

FERRY LANDING AT BEACON, LTD.

DEVELOPERS - DESIGNERS - BUILDERS

Post Office Box 294

Beacon, NY 12508

845-464-0460

VIA HAND DELIVERY

June 21, 2019

Beacon City Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Ferry Landing at Beacon
Beekman Street
Beacon, NY 12508
Parcel Grid # 5954-33-556840

Dear Members of the Beacon City Planning Board:

Enclosed please find the following documents:

- Five (5) folded paper copies of architectural rendered elevations and perspective drawings (Page 1 of 1)
- Five (5) folded paper copies of Axonometric Diagram (Page 1 of 1)
- One (1) paper copy of revised Full Environmental Assessment Form, Part One, Pages 1 through 13
- One (1) electronic copy of the above items on USB flash drive

The above listed items are submitted in accordance with the discussions held on June 11, 2019 with the Planning Board and in contemplation of the July 9, 2019 public hearing on the Site Plan application.

In particular, the architectural rendered elevations and perspective drawings (Page 1 of 1) are provided to further the materials and cladding discussions held during the June 11, 2019 Planning Board meeting. We also look forward to meeting with the ARB of the Planning Board on June 21, 2019 at 4 PM given that the June 14th meeting previously contemplated did not materialize. We hope that these elevations and perspectives address the concepts enunciated by the Planning Board relative to the parapet, the rooftop, and otherwise.

Additionally, it should be noted that under the currently submitted building concept no chimneys, mechanical equipment, elevator shafts, antennas, wireless communication facilities, roof gardens, fences, greenhouses, solar collectors, wind energy systems, or other roof top accessory structures are proposed.

Page 2 of 2 dated June 21, 2019

With respect to the comments received from the City of Beacon's consultants, please find the following responses:

Lanc & Tully Engineering and Surveying, P.C. missive dated June 4, 2019:

1. The Creighton Manning comments were previously addressed in the March 22, 2019 submission to the City of Beacon Planning Board. Also, a draft of the proposed drainage easement was provided in the February 26, 2019 submission to the City of Beacon Planning Board.
2. Comment Noted.

John Clark Planning and Design missive dated June 6, 2019:

1. A revised Axonometric Diagram annexed to this correspondence as "Exhibit A" (page 1 of 1) indicates materials, dimensions for major building features, and the building height.
2. Comment addressed and discussed during the June 11, 2019 Planning Board Meeting.
3. Comment addressed and discussed during the June 11, 2019 Planning Board Meeting.
4. A copy of the revised Full Environmental Assessment Form, Part One, Pages 1 through 13 is provide in this submission with Question C.3.b. of the EAF answered "Yes" and Question D.1.d. of the EAF also answered "Yes". It should be noted that there were no other changes made to the EAF.
5. Comment noted.

We look forward to discussing the proposed project with the you during the July 9, 2019 public hearing.

Thank you.

Sincerely,

Thomas Elias

cc: Neil J. Alexander, Esq., Cuddy & Feder LLP