

ARYEH SIEGEL
ARCHITECT

John Gunn - Planning Board Chairman
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 23-28 Creek Drive, Beacon, New York
Site Plan Application – Responses to Comments

October 29, 2019

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated July 5, 2019. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated July 1, 2019, which also references their comment letter dated June 7, 2019.

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged. The Applicant has met with the Greenway Trail Committee, and updated the plan according to discussions and agreements with the Committee. The trail layout has been updated on the site plan submitted.
1. Comment acknowledged. The Zoning Board approved the 4 requested variances at their September meeting. The Applicant is currently before the City Council regarding their Concept Review.

Lanc & Tully Comment Responses:

General Comments

1. Comment acknowledged. The Zoning Board approved the 4 requested variances at their September meeting.
2. Comment acknowledged. The Applicant's surveyor will provide the subdivision plat.
3. The applicant has met with the Greenway Trail Committee and has revised the trail layout according to conversations and agreements with the Committee.
4. Comment acknowledged. The flood mitigation plan has been reviewed and accepted.

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5. Comment acknowledged. Please refer to Hudson Land Design's response letter for additional information.

Sheet 1 of 12

1. A note regarding the Greenway Trail built off the project parcel has been added to the site plan.

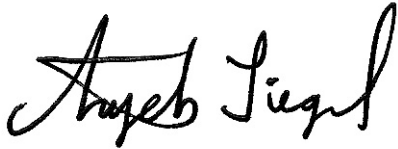
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1. Lighting details have been moved to Sheet 4 – Landscape and Lighting. There is no additional space for these details on the engineer's sheets. Instead of creating a new sheet just for the lighting details, they have been moved to the Landscape and Lighting Sheet.

Please refer to Hudson Land Design's letter for responses to additional engineering comments.

Thank you. Please let me know if you have any questions.

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect