

ARYEH SIEGEL
ARCHITECT

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

Re: 16 West Main Street, Beacon, New York
Site Plan Application – Responses to Comments

November 26, 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 November 8, 2019. Please refer to JMC's response letter regarding Lanc & Tully's letter dated November 8, 2019.

Please note that the Zoning Enforcement Officer determined that parking is permitted on Parcel 2 with a Special Use Permit from the City Council. JMC has submitted an alternate site plan sketch showing parking on this parcel. This will also provide additional landscaped area so the project will meet the landscaped area percentage requirements. We are submitting this alternate site plan for the Planning Board's consideration and determination before JMC updates the rest of their drawings.

John Clarke Planning and Design Comment Responses:

1. A project narrative has been submitted. Additional items mentioned in this comment will be submitted if requested by the Planning Board, and as appropriate.
2. An LWRP Consistency Report has been submitted.
3. An aerial photo was presented at the November Planning Board meeting. A copy will be submitted.
4. Please refer to the JMC comment response letter.
5. The Table of Land Use has been revised, and will be submitted after review of the proposed parking area on Parcel 2.
6. Bicycle storage has been provided in the building for 20 bikes. We will review the feasibility of additional bicycle parking on the site
7. Please refer to the JMC comment response letter.

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8. Please refer to the JMC comment response letter.
9. The fence specification will be revised to eliminate chain link fencing and replace it with another fence type.
10. This is a 4 story building. Portions of the uphill section of the building are below the line of the sidewalk on the street side. However, these spaces are either common space and not apartments, or windows are provided in other areas.

Elevations will be provided with detailed notes on materials, dimensions, and building heights in future submissions

Comment Acknowledged. We understand that the project will be referred to the Architectural Review Board Subcommittee

The main entrance of the building will be modified to provide more emphasis

The lobby door design has been revised to eliminate door swings interfering with the sidewalk clearance. The submitted floor plans reflect this change

Lanc & Tully Comment Responses:

General Comments

1. Please refer to the JMC comment response letter.

Site Plan

1. Please refer to the JMC comment response letter.

Erosion and Sediment Control Plan

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Erosion and Sediment Control Plan

1. Please refer to the JMC comment response letter.

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

Sincerely,

ARYEH SIEGEL

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A handwritten signature in black ink, reading "Aryeh Siegel". The script is fluid and cursive, with the first letter of each word being significantly larger and more stylized than the others.

Aryeh Siegel
Aryeh Siegel, Architect