

ARYEH SIEGEL
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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

December 31, 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 December 6, 2019. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated December 5, 2019.

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged. The Zoning Board approved the 4 requested variances at their September meeting. The City Council grants Concept Plan Approval.
2. Note that the Landscape Designer met with John Clarke to review the Sheet 4 Landscape Plan comments:
 - a The Plant Schedule has been revised
 - b Tree and shrub labels have been corrected
 - c Tree size has been increased
 - d There is at least one tree per each 10 parking spaces
 - e Additional trees have been added. Existing trees are now shown on the landscape plan
 - f Shrubs and vines have been added to screen and soften the patio wall
 - g Lighting fixture labels have been clarified
3. Regarding Sheet 6 Renderings"
 - a Comment acknowledged. The Applicant has requested a meeting with the ARB subcommittee.
 - b Notes have been added to describe, plantings at the roof. The Applicant states that there will be no rooftop mounted accessory equipment.
 - c There are 3 apartments on the 4th floor, each with access to a private roof deck. Each apartment has a bulkhead to enclose the stairs to the roof. There is also an elevator bulkhead, which is attached to the center apartment stair bulkhead.

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- d The garage door is 12' wide, centered on the garage. The driveway leading to the garage door is off-center, and is wider than the garage door.

Lanc & Tully Comment Responses:

General Comments

1. Comment acknowledged. Easements will be shown, and submitted for review.
2. The applicant has met with the Greenway Trail Committee and has revised the trail layout according to conversations and agreements with the Committee. A letter from the Greenway Trail Committee is pending.
3. Comment acknowledged. Please refer to Hudson Land Design's response letter for additional information.
4. Comment acknowledged. The Special Conditions note has been added to the plans.
5. Comment acknowledged. Please refer to Hudson Land Design's response letter for additional information.

Lot Line Alteration Plan

1. The Lot Line Alteration Plan is being updated to address comments.

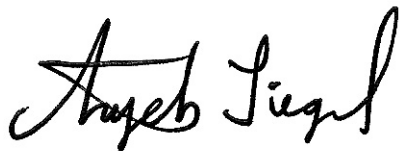
Sheet 1 of 12

1. A note regarding the Greenway Trail built off the project parcel has been added to the site plan. The Applicant is looking into how to structure the easement agreement to allow construction on this parcel.

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