

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

Re: 3 Water Street Accessory Apartment, Beacon, New York
Special Use Permit Application – Responses to Comments

March 31, 2020

Dear Chairman Gunn and Members of the Planning Board,

Please note that the City Council approved the Special Use Permit for the Accessory Apartment at their March 16, 2020 public hearing.

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated January 10, 2020, and Lanc & Tully's Memorandum dated January 3, 2020.

John Clarke Planning and Design Comment Responses:

1. The Applicant will submit a Sub-Division Application to consolidate the lots.
2. The Bulk Regulations Table has been updated to reflect the new building configuration with the accessory apartment addition set back 30 feet from the front property line.
3. The stockade fence location has been clarified, and a stockade fence detail has been added to the plan.
4. The front concrete sidewalk has been noted to be repaired across the proposed driveway area.
5. The hornbeam hedges have been moved back away from the sidewalk.

Note that several trees are being planted on the property, visible from the street. The hornbeams along the sidewalk are considered trees, and the Myrica Pensylvanica are tall shrubs that, mixed with the other plantings along the sidewalk in front of the privacy fence, will create a densely planted face to the property as viewed from the street. The Owner would like to omit additional street trees, as suggested, in order to maintain the proposed landscaping plan.

6. The City Council approved the Special Use Permit for the Accessory Apartment.

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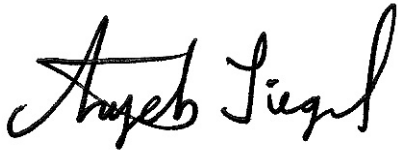
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Lanc & Tully Comment Responses:

1. Please refer to Hudson Land Design's comment letter for responses to Lanc & Tully comments.
2. Note that landscaping was added at the end of the parking stalls to limit vehicle headlight exposure to the neighboring property.
3. The gravel area has been expanded to allow for vehicle maneuvering.
4. A concrete walk has been added between the sidewalk at Water Street to the accessory apartment.

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

Sincerely,

A handwritten signature in black ink that reads "Aryeh Siegel". The signature is written in a cursive, flowing style.

Aryeh Siegel
Aryeh Siegel, Architect