

ARYEH SIEGEL
ARCHITECT

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

April 28, 2020

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 April 9, 2020, and Lanc & Tully's Memorandum dated April 10, 2020.

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged. The Special Use Permit was approved by the City Council on March 16, 2020.
2. The Subdivision Plat notes and tables will be updated.
3. The site plan has been corrected to show the parcel area after conveyance of a portion of the land to the City of Beacon, and consolidation of the lots. Sheet titles have been updated to reflect 6 sheets total.
4. The demolition plan has been updated to show removal of the existing chain link fence.
5. The stockade fence location has been clarified.
6. The Board did not require additional street trees to be added at the last meeting. It was determined that the landscaping visible from the street was adequate.
7. We are working with the Applicant and Central Hudson to avoid interference with the pole and bracing at the driveway.

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Lanc & Tully Comment Responses:

Sheet 1 of 6

1. The Index of Drawings and sheet numbering have been corrected.
2. The lot areas have been corrected on the Bulk Regulations Table
3. The area to be conveyed to the City of Beacon is called out on the Site Plan.
4. The stockade fence detail has been enlarged for clarity.
5. The stockade fence symbol has been modified for plan visibility.

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