

**ARYEH SIEGEL**  
ARCHITECT

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Jay Sheers - Planning Board Chairman  
City of Beacon  
One Municipal Plaza  
Beacon, NY 12508

**Re: 475 Main Street**  
*Special Use Permit Application*

April 25, 2017

Dear Mr. Sheers,

Please find below our response to John Clarke Planning & Design comments in his Memorandum dated April 7, 2017 regarding the Edgewater project. Please note that a separate letter from Hudson Land Design addresses specific engineering comments from Lanc & Tully's April 4, 2017 Memorandum.

**John Clarke Planning & Design Comment Responses:**

1. The EAF has been revised and resubmitted
2. The building elevations are shown on the drawings, and all new windows are marked as "NEW" on the elevations.
3. The FAR calculation has been corrected; and the site areas have been correlated.
4. Copies of the original signed and sealed survey are submitted along with this submission.
5. The building inspector concurred with the 1964 parking waiver
6. The landscaping has been updated, and a planting schedule included in the drawings.
7. The City Attorney is making a determination about the requirement for a Special Use Permit, since there is a variance in place for the multi-family residential use.
8. No comment. The project requires a Certificate of Appropriateness.

# ARYEH SIEGEL

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## ARCHITECT

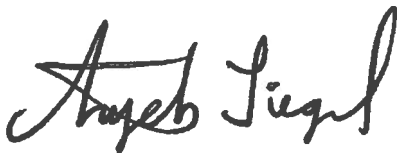
### **Lanc & Tully Comment Responses:**

#### **General Comments**

1. An I & I study will be conducted.
2. The retaining wall section has been enlarged, for legibility.
3. The retaining wall elevation has been enlarged, for legibility.
4. Proposed grading will be shown on the next submission
5. Top and bottom of retaining wall is shown on the elevation
6. Erosion control will be shown and detail on the next submission

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

Sincerely,

A handwritten signature in black ink, reading "Aryeh Siegel". The signature is fluid and cursive, with the first name "Aryeh" and last name "Siegel" clearly distinguishable.

Aryeh Siegel  
*Aryeh Siegel, Architect*