

ARYEH SIEGEL
ARCHITECT

Mr. John Dunne, Zoning Board Chairman
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 123 Rombout - My Four Dghtr's Realty Corp.
Use Variance Application

April 25, 2017

Dear Chairman Dunne and Members of the Zoning Board of Appeals,

On behalf of the Applicant, we respectfully submit this letter and enclosure to formally respond to comments raised at the Public Hearing on Tuesday, April 18th, regarding the Use Variance Application for 123 Rombout Avenue.

We offer the following responses:

1. Carmen Lapine, 26 West Center Street, commented about proposed access to the Premises, including whether access will be provided from West Center Street.

Response: The Premises has frontage on Rombout Avenue, and the proposed one-story building will be accessed via the existing driveway and parking area located off of Rombout Avenue, as shown on the proposed Site Plan. A copy of the updated Site Plan is enclosed, which includes minor changes to the parking areas reflecting the comments from neighbors during the Applicant's roundtable on April 13th.

2. Jeffrey Young, 145 Rombout Avenue, stated that he is in favor of the proposed application, but he expressed concerns about maintenance issues with the adjacent building located at 139 Rombout Avenue, which is not owned by the Applicant. He also expressed concern about a roof-mounted cell tower also located at 139 Rombout Avenue.

Response: While the maintenance and cell-tower issues addressed relate to an adjacent property that is not owned by the Applicant, the Applicant proposes to construct a residential apartment building, which the Applicant submits will contribute positively to the neighborhood by reducing vagrancy in the area.

3. Kate Hope, 130 Rombout Avenue, expressed concerns about current maintenance on the Premises.

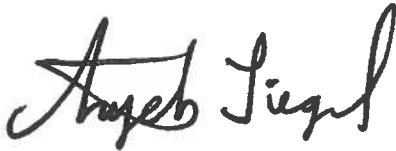
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Response: The Applicant spoke with Ms. Hope following the Zoning Board of Appeals meeting and explained the features of the proposed one-story apartment building. The Applicant explained that the building will be maintained as a residential building, in accordance with an approved site plan. The Applicant further explained that a residential use would bring positive activity back to the building and property, involving market-rate tenants that are vigilant to help control vagrancy in the area. Additionally, the Applicant spoke with Ms. Hope about site plan review details, including parking at the Premises, which would be further reviewed by the Planning Board should the requested use variance relief be granted by this Board.

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

Sincerely,

A handwritten signature in black ink, reading "Aryeh Siegel". The signature is written in a cursive, flowing style with a large initial 'A' and 'S'.

Aryeh Siegel
Aryeh Siegel, Architect