

ARYEH SIEGEL

ARCHITECT

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

Re: 2 Beekman Street – Riverview Funeral Home
Site Plan Application

July 25, 2017

Dear Mr. Sheers,

Please find below our response to John Clarke Planning & Design comments in his Memorandum dated July 6, 2017 regarding the Edgewater project. Please note that a separate letter from Hudson Land Design addresses specific engineering comments from Lanc & Tully's July 7, 2017 Memorandum.

John Clarke Planning & Design Comment Responses:

1. A signed and sealed survey is submitted with the application
2. The Zoning Regulations Table has been updated to include lot width
3. Please refer to the attached letter from the Applicant describing parking needs and comparison with other establishments.
4. Spot elevations are included. Grading is not proposed to be modified. The applicant requests that a full topographic survey not be required.
5. Parking has been revised per John Clarke's suggested one way circulation and angled parking.
6. A landscaping plan and schedule has been added to the drawings
7. The Applicant is in contact with Central Hudson regarding the existing pole mounted lighting, since it belongs to the utility. The fixtures are intended to be replaced with full cut-off, dark sky compliant fixtures.
8. The Applicant met with the Architectural Review Subcommittee.
9. No comment. The Applicant understands that referral to Dutchess County Planning is required.

ARYEH SIEGEL
ARCHITECT

10. An LWRP Consistency Report is included in this submission.

Lanc & Tully Comment Responses:

General Comments

1. An Inflow & Infiltration Study was completed by the City of Beacon Building Department and the site was determined to be compliant. No further action is required.

Site Plan

1. A note has been added to the Site Plan indicating where survey information is taken from.
2. Water and Sewer services are now shown on the site plan
3. Storm water piping is now shown on the site plan.
4. The existing flat roof pitches to drains at the rear of the building. The minimal additional roofing being added is decorative and does not require additional gutters and leaders.
5. The Applicant is aware that there is an existing encroachment of the northern neighbor's fence. This was also noted on the 1987 site plan application, and no action to rectify is proposed.
6. Details of proposed signage is shown on the plan.
7. Planting beds with cobblestone curbs have been added to the areas adjacent to the parking stalls. This will prevent parking in the road right-of-way.
8. Cobblestone curbing to match existing. Concrete walks are existing. Pavers to be installed per Cambridge Paver specifications. Parking lot striping and hatching is indicated on the plan.
9. A landscape plan and planting schedule are included in this submission.
10. A note has been added to the site plan indicating that the 90 gallon rolling trash container will be stored in the shed at the rear of the building.

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



Sincerely,
Aryeh Siegel
Aryeh Siegel, Architect