

# ARYEH SIEGEL

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## ARCHITECT

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

**Re: 123 Rombout Avenue**  
*Site Plan Application – Comment Letters*

August 29, 2017

Dear Mr. Sheers & Board Members,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated August 4, 2017; and in Lanc & Tully's Memorandum dated August 3, 2017 regarding the 123 Rombout Avenue application.

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

1. Copies of the survey drawing are provide with this submission. The surveyor has to go back out to identify trees over 8" in diameter.
2. The parking lot has been reconfigured to reduce asphalt and create additional landscaped area.
3. The front parking lot has been improved as follows:
  - a. The existing walkway has been connected to the proposed residential sidewalk, and extended to the Rombout Avenue sidewalk. The existing light pole is shown to be relocated to allow the existing concrete walk to be used
  - b. One street tree and additional shrubs have been added to the planter island along Rombout Avenue to help screen the parking lot view. There is underground utility piping running through the planter that does not allow for a second tree to be added.
  - c. The parking in the existing front lot has been reconfigured with a one way aisle and angled parking
4. Photometric lighting diagrams have been added to the plan.
5. Comment acknowledged. The building design will be reviewed by the ARB Subcommittee.
6. The project will have one BMR unit in conformance with the Workforce housing provisions in Article IVB.

**Lanc & Tully Comment Responses:**

**General**

1. Additional information has been added to the Bulk Zoning Table and the Zoning Summary regarding the existing 2 story building on the site. The building will remain as is, and it's office use, site plan, and parking were granted variances in 1984. The variance is referenced in the Zoning Summary notes.
2. Refer to Hudson Land Design response.
3. Refer to Hudson Land Design response.
4. Refer to Hudson Land Design response.
5. A lighting plan with photometric information has been added to the drawings.

**Sheet 1 of 7 - Site Plan**

1. The location plan has been revised for legibility
  2. The parking calculations have been revised to reflect the existing office building. Note that a variance was granted in 1984 for parking.
  3. The metes and bounds along the southern property line have been relocated for clarity
  4. The plan now shows where front side and rear yard measurements were taken.
  5. The Bulk Zoning Table has been revised to reflect the existing office building.
  6. A lighting plan with photometric information has been added to the drawings.
  7. A sidewalk has been added from the rear exit door of the building to the pedestrian circulation system
  8. The floor plans have been updated to reflect the site plan
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- 1.

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

# ARYEH SIEGEL

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ARCHITECT

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

Sincerely,  
Aryeh Siegel  
*Aryeh Siegel, Architect*