

**ARYEH SIEGEL**  
ARCHITECT

---

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

**Re: Beacon Lofts**  
*Special Use Permit Application – Comment Letters*

September 26, 2017

Dear Mr. Sheers & Board Members,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated September 8, 2017; and in Lanc & Tully's Memorandum dated September 8, 2017 regarding the Beacon HIP Lofts application. Hudson Land Design will provide a separate letter in response to Engineering comments.

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

1. The EAF has been updated and resubmitted.
2. Comment acknowledged. Note that proposed Building 9A has been shortened to eliminate interference with existing utility lines and to eliminate interference with the floodway. Additional landscaping has been added to the area where Building 9A extended further.
3. Comment acknowledged. A height variance will be requested at the September Zoning Board hearing to allow Building 16 to exceed the normally required maximum height. Note that a similar variance was granted previously for the new construction of building 9A. Building 9A is now removed from the scope of work and consolidate with the new construction of Building 16.
4. The parking lot has been updated to provide for 18 foot parking spaces. A transition island has been added, and a tree included on the new island.
5. ADA designated parking spaces have been relocated from the lot across the entry street to the front of Building 16.
6. Comment acknowledged. The application will require the previously approved Certificate of Appropriateness to be updated to include the newly proposed scope of work.

# ARYEH SIEGEL

---

## ARCHITECT

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

#### **General**

1. Comment acknowledged. A height variance will be requested at the September Zoning Board hearing to allow Building 16 to exceed the normally required maximum height. Note that a similar variance was granted previously for the new construction of building 9A. Building 9A is now removed from the scope of work and consolidate with the new construction of Building 16.
2. The Dog Park is noted on the plans. Note that the dog park fence is existing and encloses an area previously indicated as open, landscaped space.
3. Refer to Hudson Land Design response.
4. Refer to Hudson Land Design response.

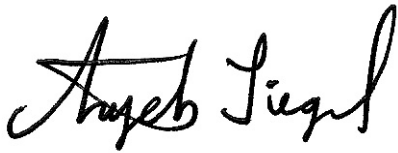
#### **Sheet 1 of 10 - Site Plan**

1. The parking count has been corrected on the plan and Zoning Summary chart

#### **Sheet 3 of 10 – Lighting and Landscape Plan**

1. Landscaping has been coordinated with utilities. Trees have been replaced with shrub planting where the trees could not be accommodated due to underground utility lines.

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



Sincerely,  
Aryeh Siegel  
*Aryeh Siegel, Architect*