



SCENIC HUDSON
land ■ parks ■ advocacy

SAVING THE LAND THAT MATTERS MOST

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September 25, 2017

James C. Sheers, Chairman and Members of the
City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: Mount Beacon Trailhead Parking Improvements
Application for Amended Site Plan Approval

Dear Chairman Sheers:

Please find enclosed revised drawings updated to address the comments from Lanc & Tully Engineering and Surveying, PC, dated July 31, 2017 and John Clark Planning and Design dated August 4, 2017 regarding the above referenced application.

Response to comments from Lanc & Tully Engineering and Surveying:

Comment 1: *"The plan of the parking lot should show the dimensions of the parking spaces in compliance with the current City Code. In doing so, the driving aisles should be widened to 20' minimum."*

The parking dimensions have been shown as 18' x 9' and the driving aisles have been widened to 22'.

Comment 2: *"Each sheet of the plan set should be numbered as Sheet 1 of 7, etc."*

Done

Response to comments from John Clark Planning and Design:

Comment 1: *"The Bulk Table should note that the lot width and lot depth are more than the minimum required."*

Done

Comment 2: *"The 50-foot required front yard setback for the parking lot will instead be 24.5 feet, requiring an area variance. The Board will need to make a recommendation to the ZBA."*

An area variance was granted by the ZBA on September 19, 2017.

Comment 3: *"A detailed landscaping plan for the parking lot interior and the area along the street still needs to be prepared."*

A detailed planting plan and plant list are included on Sheet 5 - Landscape Plan.

Comment 4: *"The parking spaces need to be 18 feet long with a 24-foot aisle between the spaces. The parking lot islands will have to be shorter and the gravel area wider in places to meet these minimum widths. The applicant should investigate ways to mark the edges of the gravel spaces to encourage efficient parking."*

See Comment #1 from Lanc & Tully regarding the travel aisle width. Scenic Hudson has investigated ways to delineate parking spaces and is prepared to discuss them at the Planning Board meeting.

Comment 5: *"The Board and applicant should consider a direct walkway connection from the Howland Avenue intersection access the parking lot to the trailhead sign."*

A pedestrian connection has been added.

We respectfully request to be put on the agenda for the October 11th Planning Board meeting.

Sincerely,

A handwritten signature in black ink that reads "Meg Rasmussen". The signature is fluid and cursive, with a long horizontal flourish at the end.

Meg Rasmussen
Sr. Park Planner

Encl.

cc: Rita Shaheen, Scenic Hudson
Brit Basinger, The Chazen Companies