

# ARYEH SIEGEL

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## ARCHITECT

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

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

October 31, 2017

Dear Mr. Sheers & Board Members,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated October 6, 2017; and in Lanc & Tully's Memorandum dated October 5, 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:**

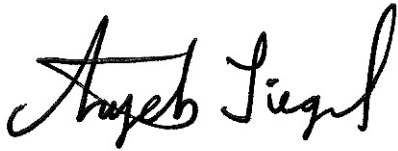
1. The new building will meet floodplain construction requirements. Refer to Hudson Land Design drawings, and comment response letter for further details.
2. Comment acknowledged. A height variance will be requested at the Zoning Board to allow Building 16 to exceed the normally required maximum height. 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. Additional photographs were presented at the October Planning Board meeting to demonstrate that the additional building height complements the overall design of the site, and is not out of place in relation to the adjacent buildings, some of which are nearly as high or higher than the proposed reconstruction of Building 16. It should also be noted that the majority of buildings on the property are higher than what is currently allowed by Zoning Code.
3. The parking lot has been updated to provide for 18 foot parking spaces. The transition islands have been reconfigured to allow 3 trees to be installed in the parking lot on islands.
4. Comment acknowledged. The application will require the previously approved Certificate of Appropriateness to be updated to include the newly proposed scope of work. Building 16 is designed to complement and reflect the same industrial detailing as can be found in all of the other buildings on the property. Brick material, window sizes and proportions all correspond to the original Building 16 and the other adjacent buildings.

**Lanc & Tully Comment Responses:**

**General**

1. Comment acknowledged. The Zoning Variance, when granted, will be noted on the plans.
2. The Dog Park is noted on the plans on sheets 1 and 3. 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.

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

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

Sincerely,  
Aryeh Siegel  
*Aryeh Siegel, Architect*