

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

November 28, 2017

Dear Mr. Sheers & Board Members,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated November 9, 2017; and in Lanc & Tully's Memorandum dated November 7, 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. 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.
2. 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.
3. Comment acknowledged. The Traffic Impact Study will be reviewed by the City's consultant. Note that an updated traffic report summary from the applicant's consultant is included in this submission.
4. The relocated ADA spaces are located as close as possible to the Elevator lobby, given the available required space for the sidewalk ramps.

Lanc & Tully Comment Responses:

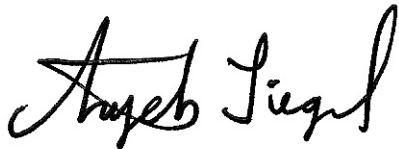
Traffic Report

1. Comment acknowledged. An updated report summary is included in this submission.

General

1. Comment acknowledged. The Zoning Variance, when granted, will be noted on the plans.
2. Refer to Hudson Land Design response.
3. Refer to Hudson Land Design response.
4. Refer to Hudson Land Design response.
5. Notes and labels have been corrected in the area of work.

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



Sincerely,
Aryeh Siegel
Aryeh Siegel, Architect