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November 28, 2017

Mr. Jay Sheers, Chairman
City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Beacon HIP Lofts & Storage
Amended Site Plan
39 Front Street
Beacon, NY

Dear Chairman Sheers:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the previously approved plan for the above reference project in response to Lanc & Tully's November 7, 2017 comment letter and John Clarke Planning and Design comment memorandum dated November 9, 2017. Below is a point by point response to the comments received.

Lanc & Tully November 7, 2017 comment letter:

Traffic Report

1. Comment noted. The Traffic Consultant has provided a revised traffic report which is included with this submission.

General Comments

1. Comment noted. Once SEQR is closed, the Applicant will seek a variance with the ZBA.
2. There is an existing water main and sewer main that run parallel to Building 16 which prohibits trees from being planted within any landscape islands along the building's frontage. As such, the tree has been moved to the southeast side of the round-about where no live utilities exist. The tree will provide shade for the Dog Park. We are meeting with the planning board consultants on Wednesday November 29th to discuss the new proposed location of the tree.
3. A drop curb accessible ramp is now provided at the proposed ADA spaces. The proposed accessible spaces have been moved slightly to the south as their current location would not allow for a ramp to be installed without interfering with the access to two of the units' entrance. The new proposed location provides adequate space for the ramp without interfering with proposed door entrances. An Accessible Pedestrian Drop Curb Ramp detail is now provided on Sheet 8 of the plan set.

4. Additional finished floor elevation notes have been added to the "Flood Plain Notes" on Sheet 6 of the Site Plan set.
5. Aryeh Siegel has responded to this comment.

John Clarke Planning and Design Comment Memorandum dated November 9, 2017:

1. Comment noted. Once SEQR is closed, the Applicant will seek a variance with the ZBA.
2. This comment has been addressed by Aryeh Siegel.
3. A revised TIS is provided in response to Lanc & Tully's comments.
4. Please see response to Lanc & Tully's General Comment #3. The close proximity of proposed door openings prevent a ramp from being installed without interfering with ingress/egress of the building. The current location will be discussed at the meeting, and other options will be explored if necessary.

Enclosed are five (5) copies of the revised plan Sheets 6 and 8 (Sheets 1 and 3 provided by Aryeh Siegel), and five (5) copies of the revised traffic report for review. We look forward to further discussing the project with you at your next available planning board meeting, and hope that there is enough information to make a SEQR determination. Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Beacon HIP Lofts and Storage
Aryeh Siegel, AIA