

ARYEH SIEGEL

ARCHITECT

John Gunn - Planning Board Chairman
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: Beacon Lofts
Special Use Permit Application – Comment Letters

January 30, 2018

Dear Mr. Gunn & Board Members,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated December 7, 2017; and in Lanc & Tully's Memorandum dated December 1, 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.

A letter from Hartgen Archeological Associates to the Zoning Board of Appeals notes that the proposed building design is consistent with the Secretary of the Interior's Standards for Rehabilitation, and noted that SHPO's review states that the proposed new construction is appropriate to the surrounding historic district.

2. The Architectural Review Subcommittee approved the design of the project at a meeting on January 11, 2018, and we understand the Subcommittee will recommend approval of a Certificate of Appropriateness to the Planning Board. Per the Subcommittee comments, windows will be added to the end of the addition to Building 9. The brick finish will continue all the way up the elevator tower. The color of the Hardie Board siding will be "Night Sky". No other changes were required by the Subcommittee.

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3. The ADA spaces are relocated as close as possible to the Elevator lobby. A street tree was added near the driveway circle and dog park entrance.

Lanc & Tully Comment Responses:

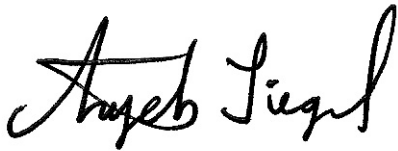
Traffic Report

1. Comment acknowledged.

General

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

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



Sincerely,
Aryeh Siegel
Aryeh Siegel, Architect