

A R Y E H S I E G E L
A R C H I T E C T

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

Re: 1181 North Avenue – Schofield Office
Special Use Permit Application – Comment Letters

March 27, 2018

Dear Mr. Gunn & Board Members,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated March 8, 2018; and in Lanc & Tully's Memorandum dated March 8, 2018 regarding the 1181 North Avenue application. Hudson Land Design will provide a separate letter in response to Engineering comments.

John Clarke Planning & Design Comment Responses:

1. Comment acknowledged. The EAF has been updated.
2. The Subdivision Plat has been labeled "Preliminary". We are in the process of identifying trees over 8" diameter.
3. Tim Dexter determined that the Planning Board has the ability to modify the lot width requirements, based on Zoning Code Section 223-12 (J) Building Uses and Lot, should they so desire. The lot width is too narrow by a few feet. The Applicant believes that the benefit of placing the building along the street to fill in the existing gap in buildings along North Street outweighs the slightly narrower lot width, and respectfully requests that the Planning Board modify the lot width requirement to allow the building to be located as shown on the plans.

Note that the entire building has been redesigned so that the long dimension is perpendicular to North Avenue.

4. We are waiting for corrected information from the surveyor.
5. Setback dimensions have been revised.
6. The new building design has been set back to align with adjacent buildings.

ARYEH SIEGEL

ARCHITECT

7. Parking spaces have been revised. A 5' wide walkway is shown where it was 3.75' wide previously.
8. Plantings are being reviewed and will be updated on the next submittal.
9. The sign is existing. Sign details will be provided. Lighting details have been added to the plans. There is already a sidewalk across the street. The Applicant believes that the one sidewalk is adequate for the amount of pedestrian traffic in the area.
10. Comment acknowledged. The Applicant appeared before the City Council last year to present the idea of the project. The Council at that time was supportive of the project.

Lanc & Tully Comment Responses:

General

1. The roof leaders and sump pump will be dye tested.
2. Comment acknowledged. The Applicant would like the building to align with the adjacent building fronts.
3. Easements will be developed, and shown on plans once the building location is finalized and accepted.
4. A maintenance agreement for the easements will be prepared and submitted to the attorney for review.

Site Plan (Sheet 1 of 5)

1. Sight distance will be included on the plan
2. The plan now shows the current sign location in addition to the proposed sign location.
3. No steps are proposed at the front entrance to the building. Please refer to the revised site plan with grading.
4. Proposed grading has been labeled.
5. Labels for proposed planting have been clarified.

Existing Conditions Survey (Sheet 2 of 5)

1. Tree planting detail has been enlarged

ARYEH SIEGEL

ARCHITECT

2. Shrub planting detail will be moved to Sheet 2, from Sheet 5.
3. Hudson Land Design will address the NYSDOT map.

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

A handwritten signature in black ink that reads "Aryeh Siegel". The signature is written in a cursive, flowing style.

Sincerely,
Aryeh Siegel
Aryeh Siegel, Architect