

ARYEH SIEGEL

ARCHITECT

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

April 24, 2018

Dear Mr. Gunn & Board Members,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated April 5, 2018; and in Lanc & Tully's Memorandum dated April 5, 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 having the surveyor identify trees over 8" diameter.
3. The Planning Board determined that, although they have the ability to modify lot width requirements when certain conditions are met, they determined that the Applicant should apply for a variance to modify the lot width requirement. Once the SEQR determination has been made by the Planning Board, the Applicant will request a Zoning Variance from the Zoning Board of Appeals to allow the lot width to be less than 75 feet.
4. The survey has been corrected to show the total square foot area of the existing parcel.
5. An LWRP Consistency Report has been submitted.
6. For a total number of parking spaces between 1 and 25, one accessible parking space is required per Table 208.2 of the 2010 ADA Standards for Accessible Design. There are 23 parking spaces proposed. Therefore, the Applicant is providing one accessible parking space.
7. The Applicant contends that an additional sidewalk along Tompkins Avenue is not warranted. There is already a sidewalk on the south side of Tompkins Avenue, and a marked crosswalk at

the controlled intersection of Tompkins Avenue and North Avenue. The existing sidewalk along Route 9D provides direct pedestrian access to both the existing and the proposed building. Further, the majority of clients will drive to the site and utilize the internal parking lot and sidewalk system located on the site. Finally, it is our opinion that a sidewalk on the north side of Tompkins Avenue would not be extended to the west. The existing grades along the north curb of Tompkins Avenue rise in elevation sharply west of the property requiring grading and rock cut and potential disturbance to the access to the existing registered historic place to the west. The Applicant believes that a terminated sidewalk would lead to a potential mid-block crosswalk on Tompkins Avenue, which we do not feel would be sited in an appropriate or safe place.

8. The trees will be a minimum of 3" caliper. Our Landscape Designer responds as follows to the comments: *"The two trees flanking the Parking Lot grow to 50', not 15-30', as the comments state. They are Holly trees and work very well with the existing architecture of the house. Unlike other large evergreens, such as White Pine, Holly does not drop large limbs, which makes it a safer bet. Regarding the three trees outside the window of the existing house: With our changing global weather, I would never advise a client to plant three large shade trees so close to the structure, which is why I recommended ornamentals."*
9. The existing sign will be kept in its existing location. A second sign, matching the original existing sign in all details, is proposed to be installed near the existing sign in order to be able to accommodate all potential tenants. The sign will be the same except for the sign plaques that will reflect current tenants.
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:

Site Plan (Sheet 1 of 5)

1. Sight distance information has been included on the plan in this submission.

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



Sincerely,
Aryeh Siegel

ARYEH SIEGEL

ARCHITECT

Aryeh Siegel, Architect