

ARYEH SIEGEL

ARCHITECT

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

Re: 208 Main Street
Site Plan Application – Comment Letters

May 29, 2018

Dear Mr. Gunn & Board Members,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated May 2, 2018; and in Lanc & Tully's Memorandum dated May 2, 2018 regarding the St. Lukes Church / Huson Hills Academy application. Hudson Land Design will provide a separate letter in response to Engineering comments.

John Clarke Planning & Design Comment Responses:

1. The shed and fence encroachments were resolved by the neighboring property owner relocating the shed and fence behind the property line. The updated locations are shown on the Site Plan.
2. The Bulk Zoning Table has been updated, and now includes landscaping requirements
3. The Zoning Summary has been updated to indicate that the property is not in the Historic Overlay District
4. The Building Inspector confirmed the 1964 parking exemption analysis. The EAF was revised to remove the reference to a parking variance application to the Zoning Board.
5. The parking layout was revised to place the parking space below the building overhang. Additional green space was added for a total of 5% of the property, and 14% of the rear yard. The available area for landscape is limited by the building footprint and parking lot. The landscape requirement may be waived for lots less than 5,000 square feet. The subject property is less than 5,000 square feet.
6. The lighting has been revised to eliminate the free-standing pole mounted fixture per the new parking layout.

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7. The 3rd story, in this case, does not create a requirement for an elevator, or for a second exit stair.
8. The windows have been revised in plan to reflect the elevation. The Applicant will request a meeting with the Architectural Review Subcommittee.

Lanc & Tully Comment Responses:

General Comments

1. The shed and fence encroachments were resolved by the neighboring property owner relocating the shed and fence behind the property line. The updated locations are shown on the Site Plan.
2. The Bilco door has been added to the site plan
3. The site plan has been revised to show one utility pole
4. Refer to Hudson Land Design response regarding water and sewer services
5. Refer to Hudson Land Design response regarding sight distances.

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



Sincerely,
Aryeh Siegel
Aryeh Siegel, Architect