

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

July 31, 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 April 30, 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. The Subdivision Plat shows trees over 8" diameter with species;
2. The Zoning Board of Appeals has granted a variance to allow a lot width below 75'
3. Comment noted. The Planning Board approved the proposed setback of 21.7 feet.
4. The elevations have been updated and noted. The Applicant requests that the Planning Board issue the required Certificate of Appropriateness at their next regular meeting, without a special meeting with the ARB Subcommittee. This project has been reviewed and approved by SHPO, who noted that the design is compatible with its surroundings. Additionally the City Council, in their granting of the Special Use Permit, took the appropriateness of the design into specific consideration in their approval of the SUP. The building is modeled after the Applicant's existing building and is similar to the nearby historic single family houses in appearance. Normally, a single family house would not require a meeting with the ARB Subcommittee.
5. The plan now shows 2 ADA parking spaces. Note that the location has shifted north in the parking lot because this locates the ADA spaces closest to the proposed accessible walk to both buildings, and works better with the existing grading.
6. The Applicant is proposing a walk that continues the walk from the sidewalk at 9D to the new building. The new walk leads to the sidewalk adjacent to the parking lot which leads to the

existing accessible entrance for the existing building on the corner. This was discussed with Tim Dexter as an alternate to a sidewalk along Tompkins Avenue that would require a mid-block crosswalk because the sidewalk could not continue past the subject property line to the west due to existing rock outcroppings and grading issues.

7. The proposed sign has been relocated to the front of the new building.
8. The L2 building mounted light fixtures have been revised. Additionally, a pole mounted light fixture has been added to the plan to cover the parking lot.
9. We are waiting for a stamped property survey.
10. The City Council issued a Special Use Permit for the professional office use.

Lanc & Tully Comment Responses:

General

1. Please refer to Hudson Land Design's response letter for engineering comments.

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



Sincerely,
Aryeh Siegel
Aryeh Siegel, Architect