

ARYEH SIEGEL
ARCHITECT

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

Re: Roundhouse – 2 East Main Street
Site Plan Application – Responses to Comments

August 28, 2018

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated August 9, 2018; and Lanc & Tully's letter dated August 6, 2018:

John Clarke Planning and Design Comment Responses:

1. The updated EAF using the new form has been included in this submission
2. Please see the attached Zoning Summary charts from the previously approved application and the proposed application. The Applicant notes that the current parking has been working well, and that there is not a need at this time to build out the land banked parking. The Building Inspector has not called for the landbanked parking to be built out.
3. The parking table in the EAF Narrative has been updated to correspond to the table on the Site Plan drawing.
4. The Applicant will install the previously approved landscaping in front of the parking lot fronting on East Main Street in order to screen the lot.
5. Comment noted. The project will require a Certificate of Appropriateness to review the 1 story lobby extension between the two Mill Buildings.

Lanc & Tully Comment Responses:

General Comments

1. The project engineer is preparing the comparative SEQRA analysis

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1. The parking count has been corrected to show 165 spaces on site.
2. The Applicant has decided to locate the 8 additional parking spaces on the adjacent 1 East Main Street property, with associated easements. The Applicant's attorney will draft easements for review by the City Attorney.
3. The Area/Count for the hotel rooms has been corrected to show 37 rooms in the Mill Building
4. The Site Plan notes that the 46 landbanked parking spaces will be constructed if and when the City of Beacon Building Inspector calls for them to be built out. There has been no need to do so in the years since the project was originally approved and occupied. An agreement will be drafted between the Applicant and the City regarding the landbanked spaces.

The Applicant agrees to landscape the area where the landbanked parking is scheduled to go so that it does not remain partially finished.

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

Sincerely,

A handwritten signature in black ink, reading "Aryeh Siegel". The signature is fluid and cursive, with the first name "Aryeh" and last name "Siegel" clearly distinguishable.

Aryeh Siegel
Aryeh Siegel, Architect