

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

September 25, 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 September 6, 2018; and Lanc & Tully's letter dated September 6, 2018:

John Clarke Planning and Design Comment Responses:

1. The Applicant, Architect, Landscape Designer, Tim Dexter, and John Clarke met at the site of the landbanked parking area on September 19, 2018. It was agreed that no additional planting is required in this area, and that the Applicant will remove existing gravel from the area and overseed with grass. The Applicant maintains this lawn and will continue to do so. Additionally, the Applicant agreed to trim up trees near the Creek. It was agreed that a landscaping plan for this area is not required.
2. The parking lot along East Main has been noted as being in the CMS District, instead of the LB District, per a recent zoning change. The Applicant will locate 12 arbor vitae in front of the low retaining wall, per his meeting with John Clarke at the site.
3. As-built concrete walks are now shown on the site plan. The Applicant will stripe the parking lot between the Mill Hotel Buildings and Leonard Street as indicated on the site plan. The parking lot was not previously striped per the site plan.
4. The Applicant agreed to widen the drive off of East Main Street, and to add a sidewalk connection from the hotel building to the parking lot at East Main Street. Ten parallel parking spaces will be added along the widened drive.
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
2. Please refer to the updated EAF, and Hudson Land Design's comment response letter for General Comment items 2 through 5.

General Comments

1. The Applicant built the project to meet several LEED requirements, but decided not to pursue LEED certifications.

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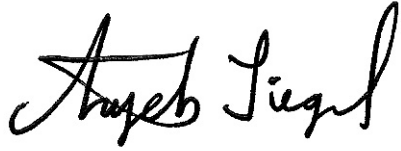
1. There are 175 spaces now show on the site plan. Ten spaces were added along the widened drive off of East Main Street. There were 165 spaces previously shown. 173 spaces are required.
2. Since 10 spaces were added along the drive off of East Main Street, it is no longer necessary to provide any parking off site.
3. 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 agreement will be submitted to the City Attorney for review and approval.
4. The Applicant, Architect, Landscape Designer, Tim Dexter, and John Clarke met at the site of the landbanked parking area on September 19, 2018. It was agreed that no additional planting is required in this area, and that the Applicant will remove existing gravel from the area and overseed with grass. The Applicant maintains this lawn and will continue to do so. Additionally, the Applicant agreed to trim up trees near the Creek. It was agreed that a landscaping plan for this area is not required.

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

ARYEH SIEGEL

ARCHITECT

Sincerely,

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

Aryeh Siegel
Aryeh Siegel, Architect