

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

Re: 234 Main Street
Site Plan Application – Responses to Comments

November 27, 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 November 9, 2018; and Lanc & Tully's letter dated November 6, 2018 .

John Clarke Planning and Design Comment Responses:

1. The Site Plan now shows nearby adjacent buildings.
2. The Bulk Table has been corrected to show the maximum front setback as 10 feet. The reference to 150 foot depth has been removed.
3. The minimum landscaped area is represented in the Bulk Table. The existing grassed area in the rear portion of the alley satisfies the landscape requirement. The chain link fencing will be removed. The existing tree in the rear alley area appears to be on the property line.
4. The rear deck will be expanded to comply with the 25 foot rear setback requirement.
5. The parking analysis has been revised to reflect current CMS standards. The Building Inspector has confirmed the 1964 parking exemption applies to this project.
6. The front plane of the new façade will not project further, at any point, than the current face of building. The Board determined that the application does not need to be referred to the Architectural Review Subcommittee.

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7. Since the 2nd floor office use is less than 2,500 sf, the space is not required to have an ADA accessible route to the 2nd floor. The side roof deck will be accessed for maintenance only, and the windows around the office area will be high, to protect privacy for the adjacent building. The Building Inspector reviewed the fire escape egress concept for the neighbor on the 2nd floor of the adjacent building, and he concluded that the proposed egress is safer than the current condition because it will lead to a fire escape route that leads safely to grade.

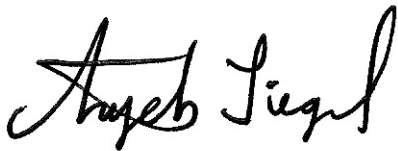
Lanc & Tully Comment Responses:

Site Plan

1. Hudson Land Design will prepare an I & I report, and a remediation plan in case any illegal connections between the storm water and sewer are found.
2. A project narrative is included with this submission.
3. The Building Inspector reviewed the fire escape egress concept for the neighbor on the 2nd floor of the adjacent building, and he concluded that the proposed egress is safer than the current condition because it will lead to a fire escape route that leads safely to grade.

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect