

ARYEH SIEGEL
ARCHITECT

Etha Grogan
Planning Board Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 511 Fishkill Avenue
Site Plan Application

December 25, 2018

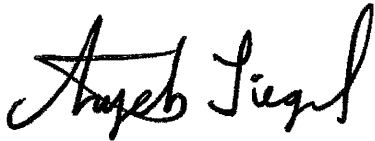
Dear Etha,

Please find enclosed:

- (5) sets of drawings, dated December 25, 2018
- Electronic Files on CDROM

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

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ARCHITECT

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

Re: 511 Fishkill Avenue Street, Beacon, New York
Site Plan Application – Responses to Comments

December 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 December 7, 2018. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated December 4, 2018.

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged. The existing chain link fence along Fishkill Avenue is shown to be removed on the survey / existing conditions plan on Sheet 2.
2. Comment acknowledged.
3. Comment acknowledged. The EAF has been revised.
4. The parking spaces are 18' long, with generally 24' aisles, except as required to maintain the number of parking spaces proposed along the perimeter of the lot. So in some cases the aisles exceed 24' in order to maintain the parking count.
5. Trees have been added in the new parking lot.
6. A sidewalk connection from the new parking lot to the building entrance has been added.
7. The turning radius for trucks will be confirmed.
8. ADA parking will remain where it is because of grading issues near the building. A crosswalk has been added to the site plan.

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9. The proposed lighting fixture specification has been added to the plan. The fixture matches the existing installed fixtures.
10. New landscaping has been noted. The tree types are based on the existing planting schedule included in the submission.

Lanc & Tully Comment Responses:
General Comments

1. The project title has been changed on the engineering drawings to make them consistent with the 511 Fishkill Avenue title on the Site Plan drawings.
2. Question E.2.h.iv of the EAF has been modified.
3. Question E.3.h of the EAF has been modified.
4. The Applicant is in the process of obtaining proposals from a traffic consultant. The consultant will coordinate with NYSDOT requirements.
5. Comment acknowledged.
6. A SWPPP will be provided, as well as the soil test results.

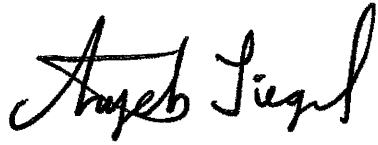
Sheet 1 of 13

1. The numbers on the isometric lighting lines has been enlarged for clarity.
2. The fire egress door has been eliminated due to a plan change.
3. A legend has been added to the site plan.
4. The graphic scale is no longer obscured
5. A north arrow has been provided.
6. Lighting in the new parking lot has been modified for additional coverage.

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

ARYEH SIEGEL
ARCHITECT

Sincerely,

A handwritten signature in cursive script that reads "Aryeh Siegel". The signature is fluid and elegant, with the first name "Aryeh" and last name "Siegel" clearly distinguishable.

Aryeh Siegel
Aryeh Siegel, Architect