

John Clarke Planning and Design

25 Beech Street, Rhinebeck NY 12572

jclarkeplandesign@gmail.com

845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: February 8, 2019

Re: **296 Main Street Site Plan**

I have reviewed a January 29, 2019 response letter from Aryeh Siegel and a 4-sheet Site Plan Application set with the last revision date of January 29, 2019.

Proposal

The applicant is proposing to convert an existing retail storefront and a one-story rear garage into a restaurant, maintaining the second story office use. The 0.124-acre parcel is in the Central Main Street (CMS) district.

Comments and Recommendations

1. The front step should not be noted for removal on Sheet 2 to match the note on Sheet 1.
2. The window between the garage doors along North Cedar Street should be shown on the elevations with same vertical proportions as the existing window opening to be consistent with Section 223-41.18 J(9).

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Deputy Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect