

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

Date: May 9, 2018

Re: **208 Main Street Site Plan**

I have reviewed the April 30, 2019 response letter and Special Permit Narrative from Aryeh Siegel, April 30, 2019 revised Full EAF Part 1, and a 6-sheet Amendment to Site Plan Application set, with sheets 1-4 dated April 30, 2019 and sheets 5-6 dated June 26, 2019.

Proposal

The applicant is proposing to amend an approved Site Plan for a three-story building by adding a partial fourth floor with one apartment for a total of 9 units above first-floor commercial. The proposed parcel is in the CMS district.

Comments and Recommendations

1. Section 223-41.18 E(7) requires a fourth floor stepback of 15 feet behind the façade along any street frontage. The proposal does not have a 15-foot stepback for the fourth-floor stairway on the Digger Phelps Court side of the building.
2. Section 223-41.18 E(6) allows certain exceptions for rooftop accessory structures, but a stairway above 38 feet still must be set back 15 feet from the edge of the roof along any street frontage.
3. Although the rear setback on Sheet 1 is labeled as 25 feet, it should measure 25 feet on the Site Plan.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, 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