

ARYEH SIEGEL

ARCHITECT

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

Re: 208 Main Street
Site Plan Application – Comment Response

May 28, 2019

Dear Mr. Gunn & Board Members,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated April 4, 2019; and in Lanc & Tully's Memorandum dated April 1, 2019 regarding the 208 Main Street application.

John Clarke Planning & Design Comment Responses:

1. The 4th floor step back has been revised to create a 15' step back at the Main Street, Digger Phelps, and rear yard where the property abuts another zoning district. The floor plans show the relocated stair between the 3rd and 4th floor levels of Unit 9.
2. The EAF description of proposed action and question B.a have been revised to reflect that the Planning Boards approves Special Permits in the CMS District.

Question D.2.d.i has been answered.

3. A narrative has been submitted regarding the conditions for a 4th floor Special Permit in relation to the requirements of Section 223-41.18 E(7)
4. The Sheet 1 site plan drawing shows the 25 foot dimension from the back of the previously approved addition to the rear property line.

Lanc & Tully Comment Responses:

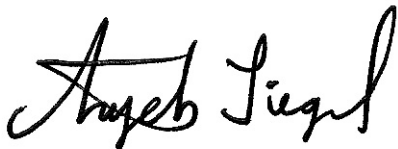
1. A note has been added to Sheet 1 noting the original site plan approval date by the Planning Board.

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2. Note 6 was revised to indicate the date the Certificate of Appropriateness was issued.
3. The note on the site plan "Line of existing 2 story building with proposed 3rd story addition has been revised to include the proposed 4th story addition.
4. The 4th floor step back has been revised to create a 15' step back at the Main Street, Digger Phelps, and rear yard where the property abuts another zoning district.
5. Additional information has been submitted regarding the comments from the July 28, 2018 comment letter. The I & I Report from July 2018 and the Drainage Bond Estimate from July 2018.

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

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

Sincerely,
Aryeh Siegel
Aryeh Siegel, Architect