

*BEACON PLANNING BOARD
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026
John Gunn, Chairman*

June 14, 2019

Mayor Casale & City Council Members
One Municipal Plaza - Suite One
Beacon, New York 12508

RE: Special Use Permit – Accessory Apartment
27 Fowler Street

Applicant: Marianne Hughes-Joiner

Dear Mayor Casale & Council Members:

At its June 11, 2019 meeting, the Planning Board reviewed a Special Use Permit application from Marianne Hughes-Joiner to replace an existing garage to create a studio accessory apartment at 27 Fowler Street. The applicant has worked with the board in modifying their original proposal to address most of the Planning Board's comments thus far, and has agreed to give further consideration to the orientation of windows so that they are not directly facing the neighboring property. After careful review, three Board members present voted to recommend the City Council issue a Special Use Permit for an accessory apartment - subject to the applicant returning to the Planning Board for final Site Plan Approval. One remaining Board member present took a neutral stance on the Board's recommendation.

A copy of the application and Site Plan are attached for your information. If you have any questions regarding the Planning Board's action, please call me.

Yours truly,

A handwritten signature in blue ink that reads "John Gunn" followed by a small circular mark.

John Gunn, Chairman