

ARYEH SIEGEL

ARCHITECT

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

Re: 296 Main Street Bar, Beacon, New York
Site Plan Application – Responses to Comments

May 28, 2019

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 September 6, 2019. Lanc & Tully does not have comments that need to be addressed.

John Clarke Planning and Design Comment Responses:

Site Plan Comments:

1. The Zoning Regulations Table has been updated regarding front setback, building frontage, and minimum landscaped area.
2. The site plan has been updated to add more landscaping. The landscaped area is 10% of the site area.
3. The parking table has been corrected. The Building Inspector confirmed that the 1964 parking exemption applies to this application.
4. Hours of operation has been updated on the site plan.
5. The previously proposed fence has been changed to a hedge and gate. This is reflected on the site plan.
6. The front step will remain, and is shown to remain on the demolition plan.
7. The public entrance is through the courtyard from Main Street.
8. A Narrative has been included in this submission regarding use of the garage doors and other items.

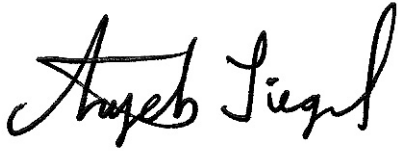
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9. Sheet 4 has been updated and corrected.

10. Comment acknowledged.

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

Sincerely,

A handwritten signature in black ink, reading "Aryeh Siegel". The signature is written in a cursive, flowing style with a large initial 'A' and 'S'.

Aryeh Siegel
Aryeh Siegel, Architect