

John Clarke Planning and Design

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

Date: October 3, 2019

Re: **184 Main Street Site Plan**

I have reviewed the Site Plan and Renderings sheet, dated September 20, 2019.

Proposal

The applicant is proposing to expand an existing 1-story restaurant with a longer 1-story building and new storefront. The parcel is in the Central Main Street (CMS) district and the Historic District and Landmark Overlay (HDLO) Zone.

Comments and Recommendations

1. The existing building is in the Lower Main Street National Register Historic District and the HDLO, so it will need a Certificate of Appropriateness as part of the approval process. The proposed building design appears meet the Historic Preservation criteria in Section 134-7 and the CMS design standards in 223-41.18 J.
2. The front building elevation should be at a large enough scale to effectively represent construction details and materials on the new storefront. Proposed colors should be provided for the south and west sides.
3. One garbage container in the rear encroaches into the alley easement and beyond the fence line, which is intended to provide screening from neighboring properties.
4. The exhaust fan and any vents should be located on the site plan, as far away as possible from adjacent residential uses.

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
Joe Buglino, R.A., Project Architect