

**ARYEH SIEGEL**  
ARCHITECT

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

**Re: 3 Water Street Accessory Apartment, Beacon, New York**  
*Special Use Permit Application – Responses to Comments*

December 31, 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 November 8, 2019, and Lanc & Tully's Memorandum dated November 6, 2019.

**John Clarke Planning and Design Comment Responses:**

1. An aerial photo has been added to the plans on Sheet 2.
2. Refer to City Attorney. It was determined that an Accessory Apartment for this property can be placed in the CMS district without re-zoning.
3. An analysis has been added to the Notes on Sheet 1 demonstrating that the Accessory Apartment meets the standards in Section 223-24.1.
4. The site plan has been revised to relocate the parking behind and to the side of the building. Landscaping has been added to the lot frontage, and a Planting Schedule has been added to the plans.
5. Notes have been added to the plan for the exterior lighting to indicate that the lighting will be shielded so that there will be no direct glare or spillover onto adjacent properties or above the horizontal plane into the night sky.

**Lanc & Tully Comment Responses:**

1. The EAF Brief Description has been updated to reflect the 1-story addition on the south side of the structure.

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2. Since the lots have been consolidated, the property and tax parcel date for the previous parcel has been removed from the plan.
3. The date of the survey has been added to the plan.
4. Comment acknowledged. The Applicant will review offering the portion of the parcel that extends into Water Street to the City for their road right-of-way.
5. Sight distance has been added for the proposed driveway.

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

Sincerely,

A handwritten signature in black ink that reads "Aryeh Siegel". The signature is written in a cursive, flowing style.

Aryeh Siegel  
*Aryeh Siegel, Architect*