

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

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 October 3, 2019. Lanc & Tully does not have comments that need to be addressed.

John Clarke Planning and Design Comment Responses:

Site Plan Comments:

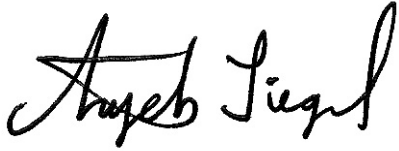
1. Plantings along the east property line have been revised. The plant specifications have a variety of plant types and the average height is between 5 and 6 feet. Additionally, a 6 foot high privacy fence has been added along the east property line.
2. Note 4 on Sheet 1 clarifies that there will be outdoor amplified music, and specifies the times and other conditions for amplified music in the courtyard.
3. The garage doors have been replaced by storefront swinging doors, which will remain closed except for emergency egress and for deliveries.
4. This note no longer applies, since the garage doors have been replaced by storefront doors.
5. The parking table has been revised per the most recent parking requirements for a "Bar" use in the CMS district.
6. A drawing of the proposed wood gate has been added to the elevation drawing.
7. The City Council approved the Bar use.

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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 with a large initial 'A' and 'S'.

Aryeh Siegel
Aryeh Siegel, Architect