

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

**Re: 16 West Main Street, 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 December 6, 2019. Please refer to JMC's response letter regarding Lanc & Tully's letter dated November 27, 2019.

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

1. A project narrative has been submitted. The narrative will be expanded to include additional studies.
2. Comment acknowledged. An LWRP Consistency Report has been submitted and accepted.
3. An aerial photo has been submitted.
4. Comment acknowledged. Please refer to the JMC comment response letter regarding Sheet C-010.
5. Comment acknowledged. The Applicant will seek referral to the City Council for a Special Use Permit for parking in the adjacent residential district.
6. Please refer to the JMC comment response letter.
7. Please refer to the JMC comment response letter.
8. Please refer to the JMC comment response letter.
9. Architectural Plans
  - a The BMR unit has been relocated. A market rate unit, which will most likely be rented for less than other similarly sized units, will be located below the bridge area. It does not work out to relocate the elevators, and the Applicant wants to maintain the unit count.

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- b The northern patio area is included in the updated floor plans.
- c Once the elevations are more thoroughly reviewed and generally accepted, additional information will be added to the elevations
- d The building entrances will receive more emphasis
- e The sidewalks have been adjusted to create a wider sidewalk at the elevator lobby entrance
- f Comment acknowledged. The Applicant will seek referral to the ARB.

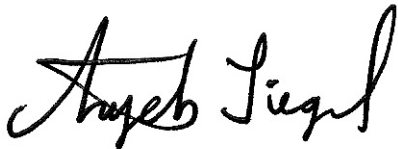
## **Lanc & Tully Comment Responses:**

### **General Comments**

1. Please refer to the JMC comment response letter.

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

Sincerely,



Aryeh Siegel  
*Aryeh Siegel, Architect*