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 January 10, 2020. Please refer to JMC's response letter regarding Lanc & Tully's letter dated January 8, 2020.

John Clarke Planning and Design Comment Responses:

1. A project narrative has been submitted. The narrative will be expanded to include additional studies. Please refer to JMC comment response letter.

2. Comment acknowledged. Sheet C-010 will indicate existing trees over 6" caliper and trees to be removed.

3. Comment acknowledged. The Applicant will seek referral to the City Council for a Special Use Permit for parking in the adjacent residential district.

4. For Sheet L-100 Landscaping Plan comment, please refer to the JMC comment response letter.

5. For Sheet L-600 Lighting Plan, please refer to the JMC comment response letter.

6. Please refer to the JMC comment response letter.

7. Architectural Plans
     a   Once the elevations are more thoroughly reviewed and generally accepted, additional information will be added to the elevations

     b   The building entrances were given more architectural emphasis.

    c   Rooftop accessory structures follow the requirements of Section 223-41.21 D(5)

    d   Landscaping and parking configurations have been coordinated to match the C-100 Site Plan and L-100 Landscaping Plan

    e   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