

ARYEH SIEGEL
ARCHITECT

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

Re: 177 Main Street Site Plan Amendment, Beacon, New York
Site Plan Application – Responses to Comments

March 31, 2020

Dear Chairman Gunn and Members of the Planning Board,

Please note that the City Council approved the Special Use Permit for the Accessory Apartment at their March 16, 2020 public hearing.

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated March 6, 2020, and Lanc & Tully's Memorandum dated March 5, 2020.

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged. A Special Use Permit is not required for this project because it is now in the CMS zoning district
2. The Bulk Regulations Table has been updated to reflect the CMS standards.
3. Existing exterior lighting will be replaced with new lighting that is shielded to prevent light spill onto adjacent property. The lighting will be Dark Sky compatible.
4. Comment acknowledged. The project requires a Certificate of Appropriateness.

Lanc & Tully Comment Responses:

1. Since this is a Type 2 action, the EAF is not required, and is replaced by a Project Narrative submitted with this response.

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

Sincerely,

ARYEH SIEGEL

ARCHITECT

A handwritten signature in black ink, reading "Aryeh Siegel". The script is fluid and cursive, with the first name "Aryeh" and last name "Siegel" clearly legible.

Aryeh Siegel
Aryeh Siegel, Architect