

**ARYEH SIEGEL**  
ARCHITECT

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Jay Sheers - Planning Board Chairman  
City of Beacon  
One Municipal Plaza  
Beacon, NY 12508

**Re: 177 Main Street**  
*Special Use Permit Amendment Application*

May 30, 2017

Dear Mr. Sheers,

Please find below our response to John Clarke Planning & Design comments in his Memorandum dated May 5, 2017 regarding the 177 Main Street project; as well as engineering comments from Lanc & Tully's May 3, 2017 Memorandum.

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

1. The EAF has been revised and resubmitted to show the the building is in the Historic District. The EAF Mapper Summary Report is included in the submission.
2. The Zoning Table has been updated to note that the 20 foot side yard setback is only required where abutting a residential district or hen a driveway is proposed between the building and lot line.
3. The two previously approved parking spaces and curb cuts have been reconfigured to eliminate the need to cross the property line. No easement is required between properties for this configuration.
4. See note 3 above regarding reconfiguration of parking spaces
5. We will obtain a signed and sealed survey.
6. Understood. A Certificate of Appropriateness is required. No work is proposed on the Main Street side of the building.

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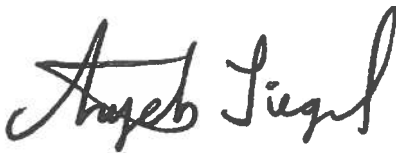
**Lanc & Tully Comment Responses:**

**General Comments**

1. See response #3 above regarding the reconfiguration of the parking spaces.
2. Site drainage information is being submitted by Hudson Land Design
3. Roof leaders and drains will be shown on plans.
4. And I & I study will be submitted
5. Lighting and landscaping will be noted on the plans.

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

Sincerely,

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

Aryeh Siegel  
*Aryeh Siegel, Architect*