

**ARYEH SIEGEL**  
ARCHITECT

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

**Re: 226 Main Street**  
*Site Plan 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 226 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. The EAF Mapper Summary Report is included in the submission.
2. The Applicant is asking for relief from the following:
  - a. Rear yard setback of 10' instead of 25' required
  - b. Off Street Parking
  - c. Note that landscaping of approximately 15% of the site has been added. Therefore, relief from this is not required.
3. The existing adjacent house is shown on the site plan
4. The Zoning Summary has been corrected to show that the site is not in the Historic District
5. A street tree has been shown on the site plan
6. The building footprint has been modified to allow for an 8 foot wide pedestrian clearway. Doors will be adjusted not to swing into the clearway
7. The brick may be extended inot the former curb area, if desired by the Planning Board

8. The building requires a Certificate of Appropriateness.

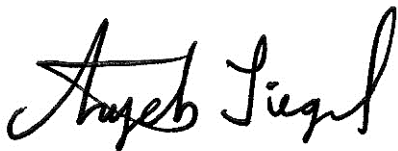
**Lanc & Tully Comment Responses:**

**General Comments**

1. Observation wells are monitoring wells. A report will be provided under separate cover.
2. Existing utilities are shown on Hudson Land Design plan Sheet 4.
3. The floor drains were dye tested to determine where they drain toward. The floor drain in the office area was confirmed that it was entering the sewer system on North Elm Street. The floor drain in the garage area was clogged; therefore, the dye test was not conducted on that drain. It should be noted that no small pipes were observed entering any catch basins in the area, and therefore, it is assumed that the drain enters the sewer main on Main Street. Both floor drains will be disconnected from the City sewer system.
4. The existing curb cut will be removed and restored to a curb and sidewalk.
5. Street tree to remain. A new street tree is proposed to be planted.
6. Roof leader locations are shown on the plans tying into a proposed drainage line that is proposed to be connected to an existing catch basin at the corner of North Elm Street and Main Street. A yard drain is proposed in the rear of the property to capture surface drainage and convey it to the City stormwater system. A note is provided within the Site Specific Notes on Sheet 4 of the plans requiring a sump pump for footing drains if required.
7. Trash will be in rolling 90 gallon containers rolled to the sidewalk area.
8. The owner will coordinate with the neighboring property owner regarding wall vents

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

Sincerely,



Aryeh Siegel  
*Aryeh Siegel, Architect*