

John Clarke Planning and Design

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To: Jay Sheers, Chair, and the City of Beacon Planning Board

Date: June 7, 2017

Re: **177 Main Street, Amended Special Use Permit**

I have reviewed a May 30, 2017 response letter from Aryeh Siegel, an April 25, 2017 Revised EAF Part 1, a May 30, 2017 Infiltration and Inflow Investigation letter from Hudson Land Design, and a 5-sheet Amended Special Use Permit Application set, dated May 30, 2017.

Proposal

The applicant is proposing to add to the rear of a three-story structure, maintaining the ground-floor storefront and creating two apartments in place of the three existing apartments. The building is in the Central Business zoning district and Historic District and Landmark Overlay Zone.

Comments and Recommendations

1. The note under the parking table should remove the reference to a shared driveway.
2. The existing sidewalk along Commerce Street should be rebuilt across the new curb cut.
3. A note on the plan should state that the existing chain link fence is to be removed.
4. The survey sheet will need to be stamped and signed.
5. Since this application involves alterations to a property in the Historic Overlay Zone, the Board should approve a Certificate of Appropriateness under Chapter 134, Historic Preservation.

I have no further planning issues with this application. If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Tim Dexter, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect