

John Clarke Planning and Design

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

Date: July 6, 2017

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

I have reviewed a Title Survey dated August 19, 2014, and response letters from Hudson Land Design and Aryeh Siegel, revised EAF Part 1, , and a 6-sheet Amended Special Use Permit Application set, all dated June 27, 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

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 concerns 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