

A R Y E H S I E G E L
A R C H I T E C T

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

Re: 208 Main Street
Site Plan Application – Comment Letters

June 26, 2018

Dear Mr. Gunn & Board Members,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated June 7, 2018; and in Lanc & Tully's Memorandum dated June 6, 2018 regarding the 208 Main Street application. Hudson Land Design will provide a separate letter in response to Engineering comments.

John Clarke Planning & Design Comment Responses:

1. The parking lot entry was relocated 6 feet north per John Clarke's comments. A new sidewalk was noted, and the backup area for parking space 1 was expanded by one foot to maintain the maximum area of green space.
 2. Additional green space was added near the driveway entrance for a total of 6% of the property, and 15% of the rear yard. The available area for landscape is limited by the building footprint and parking lot. The landscape requirement may be waived for lots less than 5,000 square feet. The subject property is less than 5,000 square feet.
 3. The Bulk Zoning Table has been updated to reflect recent zoning changes in the CMS zone for building height and number of stories.
 4. The trash room door was relocated to open on the striped handicapped transfer area instead of parking space 3. The metal gate is fixed.
1. Comment acknowledged. The zoning would affect any potential future development of the City's municipal parking lot.
 2. The Applicant met with the Architectural Review Board on June 22, 2018. The ARB will recommend a Certificate of Appropriateness subject to the following revisions, which will be submitted to the ARB for final review:

ARYEH SIEGEL

ARCHITECT

- a. Selected historic colors and brick sample with varied red tones are approved
- b. continue the upper cornice to the end of the brick wall at the Digger Phelps Place side façade;
- c. increase the trim dimension above the hardie siding at the rear addition;
- d. reduce the lower trim dimension at the Hardie siding at the rear addition;
- e. brick at the center façade recess up to the 2nd floor, then trim and Hardie to match the rear façade at the 2nd and 3rd floor, with trim to match the rear.

Lanc & Tully Comment Responses:

General Comments

1. The 2nd utility pole on the survey was removed.

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



Sincerely,
Aryeh Siegel
Aryeh Siegel, Architect