

ARYEH SIEGEL

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

Re: 242-244 Main Street, Beacon, New York
Site Plan Application – Responses to Comments

July 31, 2018

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated July 5, 2018; and Lanc & Tully's Memorandum dated July 2, 2018.

John Clarke Planning and Design Comment Responses:

1. A Bulk Zoning Regulations table has been added to the Site Plan Sheet
2. The parking table has been updated per the recently amended CMS District regulations. The parking requirement has not changed.
3. Existing exterior storage is now shown on the site plan, and a trash enclosure is proposed adjacent to the exterior storage to screen the trash and storage from view
4. Elevations and lighting have been added to the Site Plan sheet. Materials match existing.

Lanc & Tully Comment Responses:

1. Although the DEC Environmental Mapper indicates that the site or an adjacent property was the subject of remediation, a search of the NYS DEC Environmental Site Remediation Database did not indicate that the site or adjacent properties have been subject to ongoing or completed remediation.
2. It was determined during the site plan review and approval of the application for the property in 2011 that an easement allowing access to the subject property exists over the 11' wide right of way. This was confirmed by FP Clark Associates at the time of the application. Notes have been added to the site plan describing the determination from the 2011 Site Plan application review. See also the attached copy of the Comment Response

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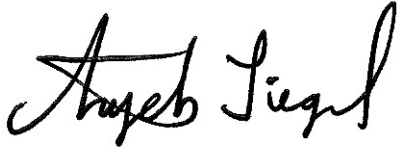
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letter dated May 31, 2011 where the question of the easement was documented as being settled at that time.

3. The title of the approved site plan referenced in Note 1 has been added to the note
4. A door has been added to the floor plan between the existing building and the proposed addition.

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