

ARYEH SIEGEL
ARCHITECT

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

Re: Ziatun Restaurant - 296 Main Street, Beacon, New York
Site Plan Application – Responses to Comments

December 25, 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 December 7, 2018. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated December 4, 2018.

John Clarke Planning and Design Comment Responses:

1. The Zoning Regulations Table has been updated to show the Maximum Front Setback, and proposed building frontage
2. The parking calculation has been corrected
3. The fence detail has been removed because the trash will be stored indoors.
4. The maple tree has been removed. The original tree location in the garden has been replaced by a sculpture, to be determined.
5. The plans have been revised to maintain the entrance door on Main Street.
6. The permeable pavers will not encroach into the existing sidewalk.
7. Minimal outdoor dining is shown for the courtyard area.
8. The existing front awning will remain, and it is noted on the plans.
9. New exterior construction elements are noted on the plans, with materials.

ARYEH SIEGEL

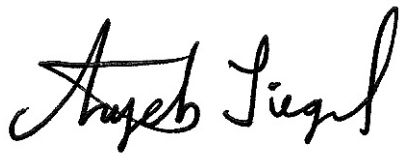
ARCHITECT

Lanc & Tully Comment Responses:

1. The owner has retained Hudson Land Design to prepare an I & I Report. It will be submitted next month.
2. Maintenance requirements for the permeable pavers is noted on the plan.
3. Minimal outdoor dining is shown for the courtyard area. No additional seating is proposed.
4. The plot plan was updated to conform to a recently acquired survey.
5. The proposed wood fence and pergola will not extend further than the existing chain link fence to be removed. The plan has been updated to reflect this.

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