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March 8, 2019

Mr. John Gunn
Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: Beacon 248 Development
City of Beacon
Tax Map Nos. 5954-10-993482,
6054-45-012574

Dear Mr. Gunn:

Our office has reviewed the 5-sheet plan set entitled "Site Plan – Beacon 248 Development", with the latest revision date of February 26, 2019 as prepared by Chazen Companies, along with a response correspondence dated February 26, 2019. Based upon our review of the correspondence and plans, we offer the following comments:

1. Although Section 4.2 states that there are "no wetlands observed on the project site." This should be revised to read that there are "no wetlands observed in the area of proposed construction", as the project site is the overall parcel which includes wetlands as shown on the submitted plan SP1. *Applicant notes that they are waiting for final determination from the Army Corp. of Engineers and will make any adjustments once this is received.*
2. Dutchess County Parcel Access notes that tax parcel 6054-45-012574 is currently owned by Beacon 248 Development, whereas the Existing Conditions plan (SP1) notes that this parcel is owned by Central Hudson. The plan should be updated to reflect the current owner of the parcel. The notes and information provided on this plan may also need to be updated based upon this change. *Applicant notes that this will be addressed in future submissions.*

This completes our review at this time. Further comments may be forth coming based upon more detailed future submissions to the City. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,
LANC & TULLY, P.C.


John Russo, P.E.

Cc: Jennifer Gray, Esq.
John Clarke, Planner
David Buckley, Building Inspector