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July 2, 2019

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

RE: The Hose Co. – Site Plan  
162 Main Street  
City of Beacon  
Tax Map No. 5954-27-781973

Dear Mr. Gunn:

My office has received the following in regards to the above application:

- Correspondence dated June 25, 2019 from Hudson Land Design.
- Application for site plan approval.
- Short Environmental Assessment Form dated June 24, 2019.
- Two-page plan set titled "The Hose Company, LLC" dated June 25, 2019, as prepared by Hudson land Design.
- Five-page architectural plan set titled "Hudson Beach Glass" dated May 2019, as prepared by Kathleen Rifkin, Architect.

The applicant is looking to construct a 3-story addition on the back of the existing building along with an extension behind the one-story portion of the existing building. Based upon our review of the above referenced submitted plans, we offer the following comments:

General Comments:

1. The symbol used for property corners on the site plan should be revised, as this symbol represents "Round Drop Inlet" per the legend on the plan.
2. If any additional paving is proposed on site, the limits of the proposed paving should be shown on the plans.
3. The modifications proposed within the municipal parking (curbing removal, striping, etc.) lot will have to receive approval from the Beacon City Council.

4. The limits of the existing fencing to be removed along the rear of the site on the west side to allow for construction should be noted on the demolition plan.
5. The applicant should note as to whether or not there will be any impacts to the use of the existing municipal parking lot during demolition and construction, such as dumpsters, restricted parking, etc. If so, a plan showing the proposed impacts should be prepared, and said plan will need to be approved by the Beacon City Council.
6. Construction equipment and materials will only be able to access the rear of the site through the municipal parking lot. As such, we would recommend that a restoration bond be posted with the City of Beacon to ensure any damage to the parking lot is repaired.

This completes our review at this time. Further comments may be forthcoming based upon future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** 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: John Clarke, Planner  
Jennifer Gray, Esq.  
David Buckley, Building Inspector