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July 2, 2019

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

RE: Early Terrible Wine Bar  
305 Main Street  
City of Beacon  
Tax Parcel 5954-36-908866

Dear Mr. Gunn:

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

- Application for Special Use Permit for wine and tapas bar.
- Full Environmental Assessment Form dated May 29, 2019.
- Plan titled "Survey of Property prepared for 305 Beacon LLC" dated June 17, 2019, as prepared by OICLE Land Surveying, P.C.
- Set of plans entitled "Early Terrible Wine Bar" dated June 22, 2019, as prepared by Ashokan Architecture & Planning PLLC, and consisting of 7 sheets in the set.

The applicant is requesting to be allowed to establish a Wine & Tapas Bar within the existing building located at 305 Main Street, which is located in the CMS Zone. The proposed project will require a Special Use Permit from the City Council in accordance with Section 223-41.18, Paragraph B(1)(b) of the City's Zoning Code. Based on our review of the above documents and plans, we offer the following comments:

Full EAF

1. The table under "Government Approvals" should be revised, as the City Council will need to approve a Special Use Permit for the proposed project.
2. Question C.2.a. on Page 2 of 13 should be answered.
3. The area listed in question D.1.b. should be revised, as based upon the survey the site is 0.030 acres (1,315 square feet) in size.

4. The response to question D.2.c. for water usage should be revised to 1,140 GPD, as the NYSDEC sets forth a usage of 20 GPD per seat for this type of establishment. Based upon the plans, there will be 43 seats on the interior and 14 seats on the exterior, for a total of 57 seats.
5. The response to question D.2.d. for liquid wastes should be revised as noted in the comment above.
6. The hours of operation should be provided in question D.2.i. on Page 7 of 13.
7. As this is a commercial establishment, question D.2.r. should be revised to reflect the amount of solid waste to be generated by the project during construction and during business operations. The other questions in this section should also be answered.
8. The table in question E.1.b. should be completed on Page 9 of 13.

General Comments:

1. The applicant's consultant shall conduct an Inflow & Infiltration study of the existing site and building and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report. A note should also be added to the plans granting the City of Beacon Building Department access to verify where the existing roof leaders and sump pump(s), if present, drain to.
2. The title on the plan should be revised to match that on the EAF Application.
3. The Lot area noted on Sheet A-001 should be revised to 1,315 square feet based upon the provided survey.
4. The project will require a 15-foot variance for the rear-yard and should be referred to the Zoning Board of Appeals.
5. The site plan shown on Sheet A-001 should note as to whether or not the water, sewer and gas service lines shown are existing or proposed. It should also note the size of the service lines.

6. It is recommended that the gate within the fence at the rear of the building be relocated to the rear of the site so that during an emergency, patrons will be directed out onto a paved parking lot.

This completes our review at this time. Further comments may be provided based on future submissions. 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