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**ENGINEERING AND SURVEYING, P.C.**

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August 7, 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 regarding the above application:

- Correspondence dated July 30, 2019 from Hudson Land Design.
- Revised Short Environmental Assessment Form dated July 30, 2019.
- Three-page plan set titled “The Hose Company, LLC” with the latest revision date of July 30, 2019, as prepared by Hudson land Design.
- Two-page architectural elevation 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. As previously noted, 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. Based upon the “Exiting Conditions” plan the existing gravel parking and fence line at the rear of the building appear to encroach on to the neighboring parcel. If there is an easement or agreement in place for this encroachment, a copy of the easement or agreement should be submitted to the Planning Board. If not, the applicant should either obtain an agreement or easement from the neighboring parcel or remove the encroachments.

3. The modifications proposed within the municipal parking (curbing removal, striping, etc.) lot should receive approval from the Beacon City Council as the working is being conducted on City property. Although the applicant notes that this is a carry over from the previously approved site plan, it should be noted that the previous site plan never received final approval.
4. 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. The applicant's engineer should prepare a cost estimate and submit the estimate for review.

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