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August 7, 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 regarding the above application:

- Infiltration and Inflow (I&I) Investigation report dated July 25, 2019, as prepared by Hudson Land Design.
- Set of plans entitled "Early Terrible Wine Bar" dated July 29, 2019, as prepared by Ashokan Architecture & Planning PLLC, and consisting of 8 sheets in the set.

The applicant is requesting 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:

General Comments:

1. The completed Inflow & Infiltration study of the existing site and building found illegal connections into the City's sanitary sewer collection system. The report notes that these connections shall be removed from the sewer system. Notes have been added to Sheet A-001 stating the improvements proposed. The plans should also include any necessary construction details that me be pertinent to the proposed work.
2. A copy of the description with regards to the 3-foot wide right of access on the adjacent parcel should be submitted to the Planning Board.

This completes our review at this time. Further comments may be forth coming 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