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September 4, 2019

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

RE: Happy Valley Bar - 296 Main Street
City of Beacon

Dear Mr. Gunn:

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

- Applications for Special Use Permit and Site Plan.
- Short Environmental Assessment Form dated August 27, 2019.
- Set of plans entitled "Site Plan Application – 296 Main Street – Happy Valley Bar", dated August 27, 2019 and consisting of sheets 1 through 4 as prepared by Aryeh Siegel, Architect and Hudson Land Design.

This parcel was last before the Planning Board in February 2019 with a project titled "Ziatun Restaurant". Based on our review of the above our office has no engineering comments 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