

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal

Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

November 6, 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 October 28, 2019 from Hudson Land Design.
- Three-page plan set titled “The Hose Company, LLC” with the latest revision date of October 29, 2019, as prepared by Hudson land Design.
- Eight sheet plan set from the project architect titled “Hudson Beach Glass” dated May 2019, and consisting of floor layout and elevations, along with a plan dated October 2019 providing colored renderings of the proposed project, all 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:

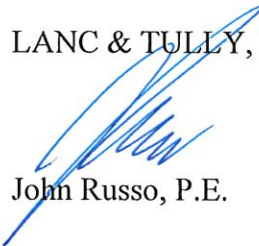
1. Based upon the “Exiting Conditions” plan the existing gravel parking and fence line at the rear of the building appear to encroach on to the neighboring parcel. If there is an easement or agreement in place for this encroachment, a copy of the easement or agreement should be submitted to the Planning Board. If not, the applicant should either obtain an agreement or easement from the neighboring parcel or remove the encroachments. *The consultant has noted that the applicant has a verbal agreement with the neighbor for the fence and use of the neighbors property for a construction staging and delivery area during construction, and that a copy of the agreement will be provided to the board when it is available.*

2. As previously noted, the modifications proposed within the municipal parking (curbing removal, striping, etc.) lot should receive approval from the Beacon City Council as the work 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.

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