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January 3, 2020

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:

- Response correspondence from Aryeh Siegel, Architect, dated December 31, 2019.
- Resolution No. 174 of 2019 granting a Special Use Permit for 296 Main Street, dated December 16, 2019.
- Set of plans entitled "Site Plan Application – 296 Main Street – Happy Valley Bar", with the latest revision date of December 31, 2019 and consisting of sheets 1 through 4 as prepared by Aryeh Siegel, Architect and Hudson Land Design.

Based upon our review of the above documents and plans, we offer the following comments:

1. Condition No. 4 on page 3 of the Special Use Permit (SUP) states "*The Applicant shall be prohibited from operating, playing or permitting the operation or playing of any live music outside on the patio.*" Based upon this condition, Note 5 on Sheet 1 of 4 should be revised to reflect the condition as stated in the SUP.

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