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February 5, 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:

- Plans titled "Site Plan Application – 296 Main Street – Happy Valley Bar" with the latest revision date of January 28, 2020 and consisting of sheets 1 through 4 of 4 as prepared by Aryeh Siegel, Architect and Hudson Land Design.

Based upon our review of the final plans, all previous engineering comments have been addressed. It is our recommendation that the plans be signed by the Chairman once the applicant has paid all outstanding bills and/or fees, addressed any outstanding comments from the City Planner, and addressed any outstanding legal issues with the attorney.

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