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March 5, 2020

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

RE: 177 Main Street
Special Use Permit Amendment
City of Beacon

Dear Mr. Gunn:

Our office is in receipt of the following documents and plans as related to the 177 Main Street project.

- Application for site plan approval
- Full Environmental Assessment Form, dated June 27, 2017.
- Plan set titled "177 Main Street – Amendment to Special Use Permit Application", consisting of 4 drawings in the set, all having a date of February 21, 2020.

Based upon our review of the above documents and plans, we have no engineering comments on the plans at this time, but we would like to offer the following:

1. As this is an amendment to a previously approved special use permit, and the cover sheet of the EAF has been updated to reflect the proposed construction of the sun room, it is unclear as to how the EAF could have been signed in June of 2017. The EAF shall be revised and resubmitted.

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