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March 5, 2020

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

RE: 511 Fishkill Avenue
City of Beacon
Tax Parcel 6055-04-580285

Dear Mr. Gunn:

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

- Application for site plan approval.
- Full Environmental Assessment Form dated November 27, 2018.
- Set of plans titled "Amendment to Site Plan Application – Industrial Arts Brewing Company" dated February 25, 2020, and consisting of Sheets 1 through 4 of 4, as prepared by Aryeh Siegel, Architect and Hudson Land Design.

Based on our review of the above, we would like to offer the following comments:

General Comments:

1. The project was previously approved in May of 2019. It is unclear as to how the recently submitted EAF was dated November 27, 2018. The EAF should be revised and resubmitted.
2. As the 1st page of the EAF notes the proposed new areas for the tenant uses. Based upon changes in use areas, the "Parking & Loading Table" on Sheet 1 should be updated to reflect these new areas and the parking calculations updated based upon the new areas.
3. The parking stalls appear to have duplicated lines in the most northerly row of the parking located to the east of the building towards the front of the site. This should be corrected to remove the duplicated lines.

This completes our review 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