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April 9, 2020

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

RE: 1182 North Ave.
Subdivision & Site Plan
Tax Nos. 5955-19-738049 & 747060
City of Beacon

Dear Mr. Gunn:

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

- Plan titled "Preliminary Subdivision Plat – 1182 North Avenue", last revised February 25, 2020, as prepared by John Decker, LS and Hudson Land Design.
- Set of plans titled "1182 North Avenue – Site Plan and Special Use Permit" with the latest revision date of February 25, 2020 and consisting of 6 sheets as prepared by Hudson Land Design.

As previously noted in our March 5, 2020 correspondence, the project was revised to eliminate the 2 artist workspaces that were previously proposed. The project now consists of the development of a 3-bedroom single-family home with an accessory apartment. Based on our review of the above plans, we would like to offer the following comments:

Subdivision Plat:

1. The plat will need to be signed and sealed by the licensed land surveyor. Prior to signing and sealing of the subdivision plat, the word "Preliminary" should be removed from the title box and title under the plan view.

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