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May 8, 2020

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

RE: 416-420 Main Street  
Subdivision & Site Plan  
Tax Parcel 6054-29-05678 & 056774  
City of Beacon

Dear Mr. Gunn:

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

- Correspondence from Cuddy & Feder dated April 28, 2020
- Correspondence from Hudson Land Design dated April 28, 2020.
- Application for Special Use Permit & Entity Disclosure Form.
- Short Environmental Assessment Form dated April 28, 2020.
- Traffic Impact Study titled "416-420 Main Street", dated April 28, 2020 as prepared by Maser Consulting.
- Plan titled "Preliminary Subdivision Plat – 416 Main Street", dated April 28, 2020, as prepared by Hudson Land Design.
- Plan set titled "Site Plan Application – 416-420 Main Street", dated April 28, 2020 and consisting of Sheets 1 of 10 through 10 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:

General Comments:

1. As a subdivision is also being completed as part of the project, the applicant will need to submit an application for subdivision approval.
2. It does not appear that the proposed project is in compliance with Section 223-12, Paragraph "A" of the Zoning Code, which reads "*Lot for every building. Every building hereafter erected shall be located on a lot as herein defined, and, except as herein provided, there shall be not more than one main building and its accessory buildings on one lot, except for multifamily or nonresidential buildings in districts where such uses are permitted.*" The applicant should provide further information to the Planning Board as to how the currently proposed project is in compliance with this paragraph of the zoning or revise the project to conform with zoning requirements.

3. The rear portion of the lot located along South Street is located in the PB Zone, which allows for artist live/work, but will require a Special Use Permit issued by the City Council. Setbacks for this structure would have to comply with the least restrictive adjoining residential district, which in this case would be the R1-5 Zone. The R1-5 Zone requires one side yard of 10 feet, with both side yards having minimum of 20 feet. As presently shown on the plans, the building proposed along South Street does not comply with the R1-5 Zoning and would require a variance for the side yard along Schenck Avenue.
4. Based upon the Parking & Loading Table, the project requires a total of 24 parking spaces. The applicant is currently proposing 4 on site parking spaces and is requesting a waiver for 20 parking spaces. The Planning Board should further discuss the request for this waiver.
5. The PB Bulk Table provided on Sheet 1 of 10 should be revised to reflect the required side yard requirement for both is 20 feet.
6. Sheet 1 of 10 should show the location of the Zoning line that bisects the property.
7. The "Proposed Area" box within the Parking Table on Sheet 1 of 10 for the structure at the rear of the parcel should be revised to reflect Artist Live/Work as noted on the plan.
8. The Line/Symbol Legend on the left side of Sheet 3 of 10 should be enlarged so that it is legible.
9. A Planting Schedule shall be provided on the Sheet 3 of 10, and the various plantings on the plan should be labeled as to what is proposed based upon the planting schedule.
10. Sheet 1 and 3 of the plan set should not as to whether the plantings along the adjoining property line with the Dacey parcel or existing or proposed.
11. Sheet 6 of 10 should note the size and material of the water line in Schenck Avenue that the water service lines are proposed to connect to.
12. The utility profile on Sheet 8 of 10 should be revised to include the water and sewer crossings that the proposed storm drainage will be crossing.

This completes our review at this time. Further comments may be forth coming 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