

**LANC & TULLY**  
**ENGINEERING AND SURVEYING, P.C.**

**John J. O'Rourke, P.E., Principal**  
**David E. Higgins, P.E., Principal**

**John D. Russo, P.E., Principal**  
**John Queenan, P.E., Principal**  
**Rodney C. Knowlton, L.S., Principal**

**John Lane, P.E., L.S.**  
**Arthur R. Tully, P.E.**

May 3, 2017

Mr. Jay Sheers  
Beacon Planning Board Chair  
City of Beacon  
1 Municipal Plaza  
Beacon, NY 12508

RE: 177 Main Street/Frog Leap, LLC  
Tax Map No. 5954-27-79194

Dear Mr. Sheers:

My office is in receipt of the following:

1. Plans entitled "Amended Special Use Application – 177 main Street", Sheet 1 of 4 thru 4 of 4, dated April 25, 2017, as prepared by Aryeh Siegel Architect and others.
2. Application for Special use Permit, Site Plan Application, Full environmental Assessment Form all dated April 25, 2017.

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

1. It appears that an easement will be required from the adjacent property owner for access to the two proposed parking spaces. This easement should be shown on the plans.
2. Additional information should be provided as to how site drainage is to be accomplished.
3. Roof leaders and footing drains (if required) should be shown on the plans.
4. An Infiltration Inflow Analysis should be provided for the existing building.
5. Lighting and Landscaping details should be provided.

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.



Arthur R. Tully, P.E.

cc: Nick Ward-Willis, Esq.  
Tim Dexter, Building Inspector  
Beacon.177.Main.5.17.art.docx