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October 5, 2017

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

RE: Beacon HIP Lofts - 39 Front Street  
City of Beacon

Dear Mr. Sheers:

We have reviewed the amended EAF and plans (Sheets 1 thru 7 of 10) for the project entitled "Amendment to Special Use Permit Application - Beacon HIP Lofts", as prepared by Aryeh Siegel, Architect and Hudson Land Design, and all last revised September 26, 2017. It should be noted that sheets 8, 9, and 10 of the plan set were not submitted, and should be included in the next submission set.

- Sheet 1 of 10, entitled "Site Plan"
- Sheet 2 of 10, entitled "Survey/Existing Conditions"
- Sheet 3 of 10, entitled "Landscape Plan & Lighting"
- Sheet 4 of 10, entitled "Floor Plans – Buildings 16"
- Sheet 5 of 10, entitled "Building Elevations"
- Sheet 6 of 10, entitled "Grading and Utility Plan"
- Sheet 7 of 10, entitled "Erosion and Sediment Control Plan"

Based upon our review of the submitted plans and documentation, we offer the following comments:

General Comments:

1. The applicant will require a variance for the proposed height of Building #16. When this variance is granted, it should be noted on the plans.
2. It should be noted that a dog park is proposed to the west of the Building #9 addition. As previously noted, this area should be labeled on the plan sheets. Although labeled on Sheet 6, this area shall also be labeled on Sheets 1 and 3.

Sheet 6 of 10:

1. A utility poles is located in the drive area to the west of Building No. 4. What is the disposition of this pole? If this pole is to be relocated, the plan should show where the new pole will be located. The pole shall not remain in the drive area creating a hazard to motorists.
2. *The applicant has noted that several of these poles have been removed.* If the poles have been removed, then they should also be removed from the plan.

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 shall 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: Jennifer Gray, Esq.  
Tim Dexter, Building Inspector  
John Clarke, City Planner