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July 2, 2018

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

RE: 242 Main Street
Amended Site Plan
Tax Lot No. 5954-27-874910

Dear Mr. Gunn:

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

- Application for Site Plan Approval
- Short Environmental Assessment Form, dated June 26, 2018.
- Plan entitled "Amended Site Plan Application – 242 Main Street – Storage Addition", dated June 26, 2018, as prepared by Aryeh Siegel, Architect.

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

1. As question No. 20 on page 3 of 3 of the EAF has been checked yes, a description should be provided as requested on the form.
2. Does an access easement exist for 242-244 Main Street over Lot 2? If so, this should be noted on the plans. If not, then an easement should be provided at this time for access.
3. The title of the approved site plan referenced in Note 1 should be added to this note.
4. The plan currently shows the only access to the storage area occurring from the exterior. Is there any proposed access from the interior of the building into the storage area? If so, this should be shown on the "1st Floor Plan" detail shown on the plan.

This completes our review at this time. Further comments may be forthcoming 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: Jennifer Gray, Esq.
Tim Dexter, Building Inspector
John Clarke, City Planner