

# EXHIBIT C

City of Beacon  
One Municipal Plaza - Suite 1  
Beacon, New York 12508

*Building Department*

August 26, 1998

RECEIVED  
AUG 28 1998

P & D Electric of Hudson Valley, Inc.  
Attention: Ed Pietrowski, President  
53 Eliza Street  
Beacon, New York 12508

RE: 53 Eliza Street  
Grid #30-6054-29-031870-00

Dear Ed:

I am in receipt of your letter dated August 14, 1998 questioning the legal use of the referenced property. The existing use of office and storage for a contractor is considered to be a pre-existing, legal, non-conforming use which may continue provided it is not discontinued for any reason for a continuous period of one year. Non-conforming uses can only be changed to a use less non-conforming as determined by the Zoning Board of Appeals. Therefore, any proposed change in the nature of the use of the building would require an appearance before the Zoning Board of Appeals. Since your intentions are to move your offices and storage for your electrical contracting business in the building, approval from the Zoning Board of Appeals will not be necessary since there is no change in the use of the building.

As previously discussed, the property maintenance in the past has been less than desirable. We will closely monitor the property for compliance with the various sections of the City of Beacon Code of Ordinances. I do understand that it is your intention to clean up the property, remove the debris and maintain it in a neat and orderly fashion. If you have any further questions regarding this issue, I can be reached at 838-5020.

Sincerely,  
*Timothy P. Dexter*  
Timothy P. Dexter, CPCA  
Building Inspector

TPD:eg