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September 6, 2018

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

RE: 554 Main Street Site Plan

Dear Mr. Gunn:

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

- Application for Site Plan approval (including attachments), dated August 15, 2018.
- Full Environmental Assessment Form, unsigned and undated.
- Property Survey prepared by TEC Land Surveying dated February 5, 2014.
- Site Plan prepared by Gary LaTour, LS, dated last revised November 9, 2007.
- Site Plan prepared by Burns Engineering Services, P.C., dated May 30, 2017.

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

Environmental Assessment:

- Form should be signed and dated.
- Description of proposed action should be completed.
- Question D.1.c. – should be clarified to describe where proposed expansion will occur.
- Form should indicate use of outdoor lighting and sound system , if proposed.

Site Plan

- A written project narrative should be provided with the Site Plan describing proposed project, hours of operation, type of proposed outdoor operation, proposed lighting, outdoor sound system (if proposed), etc.

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  
Applicant