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November 6, 2018

Mr. John Gunn
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. Gunn:

We have reviewed the Beacon HIP Lofts plans (Sheets 1 through 10 of 10) for the project entitled "Amendment to Special Use Permit – Beacon HIP Lofts", all with the latest revision date of October 2018. Based upon our review of the submitted plans and documents, we offer the following comments:

1. A letter should be provided by the consultants to state how each of the plans in the set were revised since their last submission to the Planning Board.
2. The greenway trail running along Front Street, at the intersection with Mill Street, appears to be running directly through a utility pole as shown on Sheet 1. The pole shall either be relocated, or the greenway trail adjusted.
3. To the south of the entrance across from Mill Street, where the greenway trail turns towards the Fishkill Creek, the trail appears to go over a retaining wall. We would recommend that the wall either be removed at this time since it is proposed as part of the future development, or language added to the plans as to how the trail will be adjusted in this location when, and if, the wall is to be constructed.

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 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