

January 30, 2019

John Gunn, Chairman  
and Members of the Beacon Planning Board  
Beacon City Hall  
1 Municipal Center  
Beacon, New York 12508

VIA HAND DELIVERY

*Re: Beacon 248 Holdings LLC – Proposed Multifamily Development and Office Building  
(Formerly Beacon 248 Development, LLC, Multifamily Development)  
248 Tioronda Avenue, City of Beacon, Dutchess County, NY  
Chazen Project #81750.00*

Dear Chairman Gunn:

The Beacon 248 Development project, located in the Fishkill Creek Development (FCD) District, was granted a Special Use Permit by the City of Beacon Common Council on August 7, 2014, and site plan approval and subdivision approval were granted by the City of Beacon Planning Board on January 13, 2015. The approved project consisted of the construction of 100 two-bedroom apartment units within four buildings and a 1,200 SF clubhouse on the 9.16-acre site. Extensions of these approvals were subsequently granted. A public Greenway Trail was proposed along the Creek. Access to the project was via an easement over the Metro North railroad property, and emergency access was proposed from Wolcott Avenue. All conditions of approval were met, and the approved plan sets were signed by the Planning Board Chairman.

The current Applicant, Beacon 248 Holdings LLC, is now proposing a site plan for a multifamily development and office building on the property which complies with the amended zoning regulations for the FCD District. The number of dwelling units has been reduced to 64 dwelling units (28 one-bedroom units and 36 two-bedroom units) and the project includes 25,400 square feet of non-residential space, which represents 27.7% of the total proposed floor area. As required, 10% of the dwelling units will meet the requirements of Article XVI.B, *Affordable Workforce Housing*. The new plan also includes a public Greenway Trail.

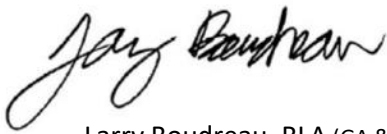
The currently proposed project was submitted to the City Council for concept plan review in July 2018. The plans have been revised in accordance with comments received, and on January 22, 2019, the City Council voted to refer to the project to the Planning Board.

The following items are attached:

- Site Plan Application with deed (5 copies)
- Full Environmental Assessment Form (FEAF) Part 1 revised January 30, 2019 (5 copies)
- Site Plan Set (5 copies)
- CD with pdfs of submittal items

Please place this project on the agenda of the agenda of the Wednesday, February 13<sup>th</sup>, Planning Board meeting. If you have any questions or need anything further, please call me at 845-486-1510. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Boudreau". The signature is fluid and cursive, with the first name "Larry" being more prominent than the last name "Boudreau".

Larry Boudreau, RLA (GA & NY), MBA  
Director of Land Development