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February 26, 2019

BY HAND DELIVERY
AND E-MAIL

Hon. John Gunn
And Members of the Planning Board
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application for Site Plan Approval – Supplemental Submission
Premises: 23-28 Creek Drive, Beacon, New York
Tax Parcel ID: 6054-37-037625

Dear Chairman Gunn and Members of the Planning Board:

On behalf of 23-28 Creek Drive, LLC (the “Applicant”), the Contract-Vendee of the above-referenced Premises, we respectfully submit this letter and enclosures in furtherance of the above-referenced Application for Site Plan Approval proposing to redevelop the underutilized former City of Beacon Department of Public Works (“DPW”) Premises for a proposed mixed-use development consisting of 20,000 sq. ft. of commercial space and eight (8) residential apartment units (the “Project”).

This letter and its enclosures supplement our original submission to this Board, dated December 26, 2018 and it provides responses to the comments included in the Memorandum prepared by John Clarke Planning, dated January 4, 2019 and in the letter prepared by Lanc & Tully dated January 3, 2019.

Pursuant to the Applicant’s communications with City staff and in accordance with the Applicant’s continued Concept Plan review of the Project with the City Council,¹ the Applicant proposes to:

- 1) Increase the compatible commercial space in the proposed development from forty percent (40%) to sixty percent (60%) of the total development floor area; and
- 2) Reduce the total number of proposed apartment units from nine (9) units to eight (8) units, which also reduces the maximum dwelling unit size for the units.

¹ Note: The Applicant appeared at the City Council’s February 25, 2019 Work Session, and we understand that the City Council will consider the revised Concept Plan at its March 4, 2019 Regular Meeting.

As will be more fully discussed at the Planning Board meeting on March 12th, in further support of this Application we respectfully submit copies of the following site plan sheets entitled "Site Plan Application – 23-28 Creek Drive", prepared by Aryeh Siegel, Architect, and Hudson Land Design Professional Engineering, P.C., last revised February 26, 2019, numbered and titled as follows:

- Sheet 1 of 12 – Site Plan;
- Sheet 2 of 12 – Existing Conditions & Demolition Plan;
- Sheet 3 of 12 – Site Section Diagram;
- Sheet 4 of 12 – Landscape Plan & Planting Schedule;
- Sheet 5 of 12 – Building Plans;
- Sheet 6 of 12 – Renderings;
- Sheet 7 of 12 – Grading & Utility Plan;
- Sheet 8 of 12 – Erosion and Sediment Control Plan;
- Sheet 9 of 12 – Profiles;
- Sheet 10 of 12 – Site & Erosion Sediment Control Details;
- Sheet 11 of 12 – Stormwater Details; and
- Sheet 12 of 12 – Water and Sewer Details.

Additionally, enclosed please also find a copy of the revised Full Environmental Assessment Form (EAF) and revised EAF Narrative.²

Thank you for your consideration in this matter. The Applicant looks forward to initially discussing the Application with the Planning Board at its March 12th meeting and to initiating the environmental review process. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,



Taylor M. Palmer

cc: Jennifer L. Gray, Esq.
Aryeh J. Siegel Architect
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.
23-28 Creek Drive, LLC

² Note: As you are aware, as identified in City Council Resolution 187 of 2018, the Planning Board has been requested to serve as Lead Agency to undertake the Coordinated SEQRA Review the Project.