



445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

February 22, 2019

VIA HAND DELIVERY

AND E-MAIL (aruggiero@cityofbeacon.org)

Mr. Anthony Ruggiero
City Administrator
City of Beacon City Hall
One Municipal Plaza
Beacon, New York 12508

Re: Application for Concept Plan Approval - Mixed Use Development
Premises: 23-28 Creek Drive, Beacon, New York
Tax Parcel ID: 6054-37-037625

Dear Anthony,

On behalf of 23-28 Creek Drive, LLC (the "Applicant"), the Contract-Vendee of the above-referenced Premises, I am writing to request that the above-referenced matter be placed on the City Council's Work Session Agenda on Monday, February 25 in order to review certain changes to the Applicant's proposed Concept Plan for the proposed redevelopment of the former City of Beacon Department of Public Works ("DPW") Premises.

Pursuant to the Applicant's correspondence with your office regarding this request, we respectfully submit copies of the revised Site Plan for consideration by the City Council. As more fully shown in the enclosed Site Plan, 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.

As will be more fully discussed at the City Council's Work Session, 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., numbered and titled as follows:

- Sheet 1 of 12 – Site Plan; and
- Sheet 7 of 12 – Grading & Utility Plan.

Additionally, enclosed please also find a copy of the revised Full Environmental Assessment Form (EAF) and revised EAF Narrative.¹

¹ 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.



February 22, 2019

Page -2-

Thank you for your consideration in this matter. The Applicant looks forward to discussing the Application with the City Council at its February 25, 2019 Work Session.

Very truly yours,

A handwritten signature in black ink, appearing to read "Taylor M. Palmer".

Taylor M. Palmer, Esq.

cc: Nicholas M. Ward-Willis, Esq., City Attorney
Michael A. Bodendorf, P.E., Hudson Land Design
Aryeh J. Siegel, Architect