



**Hudson Valley Office**

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June 21, 2019

Mayor Randy Casale and  
Members of the Beacon City Council  
Beacon City Hall  
1 Municipal Center  
Beacon, NY 12508

VIA HAND DELIVERY

*Re: Chai Builders - Fishkill Creek Development Concept Plan for 248 Tioronda Avenue  
Formerly Beacon 248 Development, LLC, Multifamily Development  
248 Tioronda Avenue, City of Beacon, Dutchess County, NY  
Chazen Project #81056.00*

Dear Mayor Casale and Members of the City Council:

At its June 11, 2019, Planning Board meeting, the City of Beacon Planning Board issued a SEQR Negative Declaration, LWRP Consistency Determination, and provided a positive recommendation to the City Council for concept plan approval. The Applicant is now seeking Concept Plan Approval by the City Council. As requested by the City attorney, the following items are enclosed:

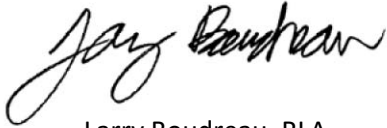
- Document entitled Consistency with FCD District Criteria for Granting Concept Plan Approval by the City Council (8 copies)
- Letters to the Planning Board, including responses to comments and attachments.
- Full Environmental Assessment Form Part 1 (8 copies)
- Architectural Section and Elevation Drawings (8 copies)
- Photo Simulations (8 copies)
- Concept Plan Set (8 copies)

A link to pdfs of the submitted documents will be provided via email.

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Please place this project on the agenda of the of the Monday, June 24<sup>th</sup>, City Council workshop meeting if possible. 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  
Director of Land Development