

November 26, 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 248 Tioronda Ave Development project, located in the Fishkill Creek Development (FCD) District, was granted Concept Site Plan Approval City of Beacon Common Council on November 18, 2019. We are now submitting back to the Planning Board for Site Plan approval.

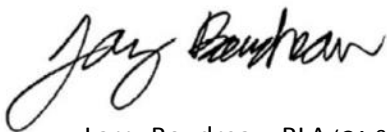
As you are aware, the approved concept site plan is proposing a multifamily development and office/ non-residential building on the property which complies with the zoning regulations for the FCD District, no variances were sought. The number of dwelling units is 64 dwelling units and the non-residential building meets the code requirement for floor area square footage. The plan also includes a public Greenway Trail.

The following items are attached:

- Site Plan Set (5 copies)
- SWPPP (1 copy)
- Architectural Sections and Elevations (11x17, 5 copies)
- CD with PDFs of Submittal Items

Please place this project on the agenda for the Tuesday December 10, 2019 Planning Board meeting. If you have any questions or need anything further, please call me at 845-486-1510. Thank you.

Sincerely,



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