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December 22, 2017

James C. Sheers, Chairman
City of Beacon Planning Board
Beacon City Hall
1 Municipal Center
Beacon, NY 12508

VIA HAND DELIVERY

*Re: Site 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 Chairman Sheers:

The Beacon 248 Development project 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 with swimming pool, and on the 9.16-acre site. Extensions of these approvals were subsequently granted. The project site is located within the Fishkill Creek Development (FCD) District. A public Greenway Trail and pavilion were 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, CHAI Builders, intends to prepare and present a site plan and building elevations for the property which comply with the newly adopted zoning regulations for the FCD District.

Please place this project on the agenda of the January 9th, 2018, Planning Board meeting for discussion. If you have any questions or need anything further, please call me at 845-486-1510. Thank you.

Sincerely,

Larry Boudreau, RLA
Director of Land Development