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June 27, 2017

Etha Grogan, Assistant to the Administrator  
City of Beacon  
1 Municipal Plaza  
Beacon, NY 12508

Re: Edgewater

Dear Etha:

This matter is already on the agenda for the July meeting, having been adjourned at the last meeting. Enclosed please find additional materials in support of the application, and in response to public comments relating to potential impacts on the Beacon City School District.

Submitted herewith is a Report entitled, "The Edgewater: School Impact Study" dated June 26, 2017, prepared by Cleary Consulting. Mr. Cleary's resume is attached. Five hard copies are enclosed, together with a CD containing a PDF of the report.

We also anticipate receipt of the City's consultant Traffic comments prior to the July meeting, and will be prepared to further discuss both topics.

We look forward to a continuing opportunity to respond in writing to additional public comments, if any are expressed at the July meeting, and to continuing discussions with the Planning Board on potential environmental impacts. SEQR encourages a dialogue with an applicant, during the "hard look" stage and before the finding of significance, about potential impacts of a project and the way that project changes—including those already part of the proposed action—can avoid or reduce those impacts. The SEQR Workbook recognizes that for a great deal of project, "many of the identified impacts can be or already are mitigated by changes or certain project components. Part 3 gives the reviewing agency an opportunity to examine the proposed project in relation to the potential impacts and identify if any mitigations have been included in the project plans."<sup>1</sup>

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<sup>1</sup> SEQR Workbook, Determination of Significance – Full EAF (Part 3), <http://www.dec.ny.gov/permits/91836.html>.



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We remain available to respond to any questions by the Planning Board members or City consultants.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'JL Van Tuyl'.

Jennifer L. Van Tuyl

Enclosure

cc: Taylor Palmer  
Rodney Weber  
Mike Bodendorf  
Aryeh Siegel

C&F: 3122857.1

## The Firm

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**Cleary Consulting** is a professional planning firm offering a full range of planning and environmental services for government and the private sector. Established in 1990, **Cleary Consulting** was designed and remains today, a small, intimate, personal service consulting firm. Founded by Patrick Cleary, a professional planner with over 37 years of experience in the field, the firm relies on a management philosophy which minimizes in-house staff and relies upon existing relationships with affiliated professionals to “custom fit” project personnel. In this way, Mr. Cleary is able to extensively participate in the technical elements of each project.



This approach assures clients personalized service, and a high degree of professional accountability, while simultaneously maintaining a full range of professional planning and work production capabilities. Our goal is to provide quality planning services in a timely and cost effective manner.

**Cleary Consulting** offers a broad array of planning services ranging from site specific planning studies, zoning analysis and code development, SEQRA support and Environmental Impact Statements to area wide comprehensive plans, and complete “turnkey” Planning Board support, advisory, and implementation services.

**Cleary Consulting** has established a substantial track record of providing clients with creative solutions within existing time and budgetary constraints. The firm’s work is characterized by the following qualities:



- Dependable professional service
- Creativity & ingenuity
- Accountability
- Prompt and responsive work product delivery
- Cost effectiveness



Our service represents a unique and competitive alternative.



# Services *um*

**Clearly Consulting** offers a full range of professional planning and environmental services, including:

## Board Support & Advisory Services:

- Board Support & Advisory Services
- Establishment of Planning Board Process & Procedures
- Board Training
- Technical Review of Site Plan & Subdivisions

## Environmental Planning:

- Environmental Impact Statements (SEQRA & NEPA)
- Environmental Assessments
- Site Analysis
- Natural Resource Inventories
- Environmental Design
- Wetland Analysis & Mitigations Plans

## Site Planning:

- Site Plan & Subdivision Design
- Site Development Feasibility Studies

## Comprehensive Planning:

- Comprehensive Plans
- Land Use Plans
- Neighborhood Plans
- Urban Design
- Open Space & Recreation Plans
- Local Waterfront Revitalization Planning
- Urban Renewal Plans
- New Urbanism Planning

## Public Participation:

- Community Visioning
- Consensus Building
- Meeting Facilitation



## Zoning:

- Zoning Studies
- Zoning Ordinance Drafting
- Zoning Amendments
- Zoning Mapping & Amendments
- Build-Out Analyses

## Economic & Community Development:

- Revitalization Plans
- Business Improvement District Plans
- Economic Analysis & Market Studies
- Demographic Analysis
- Community Development Activities

## Grant Solicitation & Funding Support:

- Grant Solicitation
- CDBG Packaging
- Grant Regulatory Compliance
- Foundation/Corporate Funding for Municipal Initiatives

## Transportation Planning:

- Traffic Planning & Studies
- Mobility & Circulation Studies
- Parking Analysis & Planning
- Transportation Demand Management

## Green Building & Sustainable Development:

- LEED for Neighborhood Development Certifications
- Green Building Codes & Standards
- Sustainable Development Plans





## *Patrick Cleary, AICP, CEP, PP, LEED AP AP, CNU-A*

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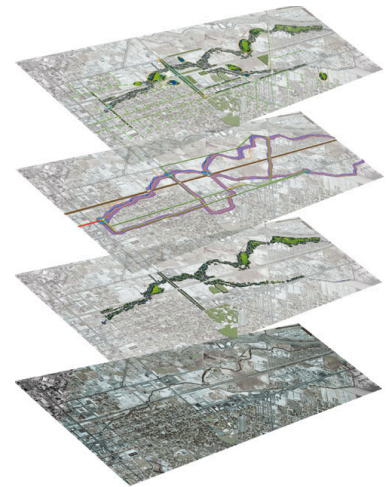
Patrick Cleary is a licensed and certified professional planner with over 37 years of experience in the field of planning. Mr. Cleary serves as the Principal of **Cleary Consulting**, and is the professional primarily responsible for the work produced by the firm.



Prior to the formation of **Cleary Consulting**, Mr. Cleary worked in both the public and private sectors; as a municipal planner as well as a planner on the staff of consulting firms. This range of experience has provided Mr. Cleary with a comprehensive understanding and a balanced approach toward the field of planning. This in-depth knowledge translates into a keen understanding of the planning process and the characteristics of the profession.

### Professional Experience:

<u>Current:</u>	Principal, Cleary Consulting Northport, NY
<u>Previous Experience</u>	Principal Planner, Village of Port Chester Port Chester, NY
	Planner, Divney Consulting White Plains, NY
	Planner, Town of Smithtown Smithtown, NY
	Planner, McCrosky Reuter Mineola, NY



### Academic Credentials:

Master of Regional Planning Degree  
University of Massachusetts, Amherst MA

Bachelor of Arts Degree – Environmental Science/Geography  
State University of New York at Plattsburgh, Plattsburgh, NY

Real Estate Certificate  
New York University, New York, NY

New Urbanism Certificate  
University of Miami, School of Architecture



# Clients *um*

Cleary Consulting is working with, or has completed work for the following clients:

## PUBLIC SECTOR CLIENTS

### Westchester County

- Westchester County
- City of White Plains
- City of New Rochelle
- City of Mount Vernon
- City of Peekskill
- City of Rye
- Town of Harrison
- Town of Eastchester
- Town of Mamaroneck
- Town of New Castle
- Town of Greenburgh
- Town of Yorktown
- Town of Mount Pleasant
- Village of Port Chester
- Village of Tuckahoe
- Village of Dobbs Ferry
- Village of Larchmont
- Village of Ossining
- Village of Sleepy Hollow
- Village of Ardsley

### Putnam County:

- Town of Carmel
- Town of Kent
- Town of Philipstown

### New York City:

- Lower Manhattan Development Corp. (LMDC)
- Department of Environmental Protection

### Dutchess County

- Town of Beekman
- Town of Pawling

### Nassau County

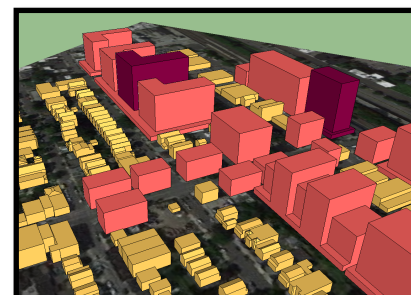
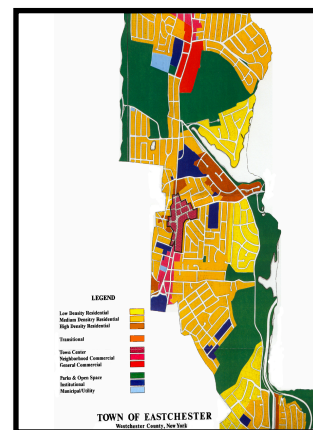
- Nassau County
- City of Glen Cove
- Village of Garden City
- Village of Thomaston

### Suffolk County:

- Suffolk County
- Town of Southold
- Town of East Hampton
- Town Southampton
- Town Shelter Island
- Town of Riverhead
- Village of Southampton
- Village of Dering Harbor
- Village of East Hampton
- Village of Greenport
- Village of North Haven
- Village of Quogue
- Village of Sag Harbor
- Village of Westhampton Beach
- Village of Westhampton Dunes
- Village of Northport

### Regional Agencies:

- New York Metropolitan Transportation Council (NYMTC)
- East End Transportation Council (EETC)
- New York State Department of Transportation
- Metropolitan Transportation Authority (MTA)



## PRIVATE SECTOR CLIENTS

- Ginsburg Development
- Liberty Associates
- Verizon Wireless
- Big V Supermarkets (Shop Rite)
- Toll Brothers
- Lowerre Partnership
- AT&T
- Starbucks
- Evergreen Homes
- Walgreens
- Cardinal McClosky Community Services
- Trammel Crow Residential
- G&S Investors

- Target
- Fairchild Properties (Hilton Hotels)
- NEXTEL
- Best Buy
- Kmart
- H.O.Penn Machinery Company
- Boniello Land & Realty
- The Read Property Group
- New York School for the Deaf
- Bedford Community Church
- Westchester Hills Golf Club
- National Realty & Development Company
- Sierra Club
- Scenic Beacon Developments



## Professional Affiliations *nm*

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Mr. Cleary is an accredited member of the American Institute of Certified Planners, and is a licensed Professional Planner in the state of New Jersey. Mr. Cleary is a member of the American Planning Association, Urban Land Institute, American Society of Consulting Planners, National Association of Environmental Professionals, New York Planning Federation, Westchester Municipal Planning Federation, Regional Plan Association, National Charrette Institute and New York Main Street Alliance.



Mr. Cleary is a member of the US Green Building Council, is an accredited member of the Congress for New Urbanism and was one of the first in the nation to obtain LEED AP certification in the specialty of Neighborhood Development (first offered in 2010).



In 2011, Mr. Cleary was a member of the first class of approximately 30 professionals nation-wide to obtain the Certified Environmental Planner (CEP) credential offered by the American Institute of Certified Planners.

Mr. Cleary formally served on the national Board of Directors of the American Society of Consulting Planners, and is the Chairman of the Village of Asharoken Planning Board.



## References *nm*

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Available Upon Request

