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**BY HAND DELIVERY
AND E-MAIL**

Hon. James C. Sheers
And Members of the Planning Board
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application: Site Plan Approval for One-Story Market-Rate Apartment Building
Premises: 123 Rombout Avenue, Beacon, New York (Tax ID: 30-5954-35-749799-0000)

Dear Chairman Sheers and Members of the Planning Board:

On behalf of My Four Dghtr's Realty Corp. (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and enclosures in support of an application for Site Development Plan Approval proposing to convert the existing one and one-half (1.5)-story commercial storage buildings located on the Premises into a one (1)-story market-rate multi-family apartment building with ten (10) total units (the "Project").

PROCEDURAL INFORMATION:

An Application for a Use Variance was submitted to the City of Beacon Zoning Board of Appeals ("ZBA") by the Project's architect, by Aryeh J. Siegel, on March 27, 2017. The Project was discussed at the Planning Board's April 11, 2017 meeting.¹ Subsequently, the Applicant hosted a roundtable at the Premises, which all adjointers that received notice of the Public Hearing for the Use Variance were invited to attend in order to discuss the application. Overall, the Project was well-received.² On April 18, 2017, following two (2) Public Hearings, the ZBA granted the requested Use Variance for the proposed ten (10)-unit market-rate apartment building in place of the existing former lumber storage buildings on the Premises. Thus, the proposed apartment building is now a permitted use on the Premises.³

THE EXISTING IMPROVEMENTS ON THE PREMISES:

The Premises has been occupied for decades by commercial uses, including a pre-existing non-conforming commercial lumber yard. However, the Premises is currently located in a residential R1-5 Zoning District. The Premises is approximately 1.3 acres in size, and constitutes one of the largest lots in the R1-5 Zoning District, which has a minimum lot size of 5,000 SF. The Premises is currently improved by one and one-half (1.5)-story vacant commercial warehouse buildings, an

¹ The proposed Project is a pending application as of its date of submission to the Zoning Board of Appeals on March 27, 2017, and the Applicant has been continuously involved in applying for the same.

² Enclosed as **Exhibit A** please find copies of letters of support for the Use Variance.

³ It is respectfully submitted that Special Use Permit approval for multi-family housing *is not* required for the instant application, because a Use Variance was granted for the proposed use.



office building and an existing parking area that serves the office use and former warehouse buildings. The proposed one (1)-story apartment building will be located generally within the footprint of the prior one and one half (1.5)-story commercial buildings, setback approximately 120' from Rombout Avenue. Existing foliage screens portions of the commercial buildings that will be replaced by the apartment building and the Applicant proposes additional screening as shown on the enclosed Site Plan. *See also Exhibit B* – Google Maps Images.

The Planning Board is familiar with the continuing Renaissance in the City of Beacon. The City is becoming increasingly desirable as a residential community. The proposed one-story apartment building with 10-units is a use that would provide more support for the revitalization along Rombout Avenue, north of the City's public housing. The increasing revitalization of Rombout Avenue continues to discourage commercial and single-family residential uses, as exemplified by the properties that surround the Premises. These properties, which comprise Rombout Avenue, South Brett Street, School Street, and West Center Street, are primarily developed by uses that are not permitted in the R1-5 Zoning District, including townhouse (two-family) developments and multi-family uses; a 10-unit multi-story apartment building, and a roof-mounted cell tower. *See Exhibit A* - Images of Surrounding Properties.

THE PROPOSED PROJECT:

The Applicant proposes to adaptively reuse and convert the existing commercial storage buildings located on the Premises into a one (1)-story market-rate residential apartment building with ten (10) total units,⁴ a use that more closely resembles the neighborhood than the existing commercial storage buildings. Indeed, the proposed apartment building will be designed in a similar architectural style as properties in the neighborhood. *See* enclosed Site Plans, prepared by Aryeh J. Siegel, Architect, and Hudson Land Design Professional Engineering, P.C.

The Premises will be further improved by the addition of landscaping, which will be provided as shown on the enclosed Landscaping Plan. The proposal includes 18 additional parking spaces (including 2 handicapped spaces) where 13 total spaces are required to serve the 10 dwelling units. Lighting will be kept to a respectful minimum in keeping with the residential character of the neighborhood. Additionally, with the proposed disturbance limited to less than one (1.0) acre, the Applicant's engineering consultant, Hudson Land Design Professional Engineering, P.C., prepared a drainage report and related stormwater management needs for the Project, which are addressed and depicted on the enclosed plans.

STATE ENVIRONMENTAL QUALITY REVIEW:

The proposed Project is classified as an Unlisted Action pursuant to the State Environmental Quality Review Act ("SEQRA") regulations. It is respectfully submitted that the Project will have no significant adverse environmental impacts and the proposed use is more consistent with the neighborhood character than the prior non-conforming commercial uses. A Full Environmental Assessment Form is enclosed as **Exhibit C**.

⁴ In accordance with CITY OF BEACON, ZONING CODE, ARTICLE IVB: Affordable-Workforce Housing, one (1) unit will be designated a Below Market Rate ("BMR") unit.



CONCLUSION:

For the foregoing reasons, and as will be further discussed at the Public Hearing on this matter, the Applicant respectfully submits that because the proposed Project will be more compatible with surrounding land uses than the present use; will add handsome residential architectural features to currently vacant commercial structures; and will aid in meeting the need for increased residential housing in a rapidly-revitalizing neighborhood, site development plan approval is appropriate and warranted.

In support of this Application, please find enclosed one (1) original and five (5) copies of the instant letter with the following documents:⁵

- Exhibit A:** Letters of Support;
- Exhibit B:** Google Maps Aerials of the Premises;
- Exhibit C:** Full Form Environmental Assessment Form; and
- Exhibit D:** Site Plan Application Form.

Additionally, please find enclosed five (5) copies of the site plan entitled "Site Plan Application – 123 Rombout Avenue", prepared by Aryeh J. Siegel, Architect, dated July 25, 2017, as well as five (5) copies of the drainage report and stormwater control plans prepared by Hudson Land Design Professional Engineering, P.C., last dated July 25, 2017, numbered and titled as follows:

- Sheet 1 of 7 – Site Plan;
- Sheet 2 of 7 – Existing Conditions / Demo Plan;
- Sheet 3 of 7 – Floor Plans & Exterior Views;
- Sheet 4 of 7 – Grading and Utility Plan;
- Sheet 5 of 7 – Erosion and Sediment Control Plan;
- Sheet 6 of 7 – Site Details; and
- Sheet 7 of 7 – Utility, And Erosion & Sediment Control Details.

Also enclosed, please find a check payable to the City of Beacon in the amount of \$3,000, representing the Site Development Plan Application filing fee, as well as we second check payable to the City of Beacon in the amount of \$8,967, for the establishment of an escrow for professional fees.

We look forward to appearing at the continued Public Hearing on Tuesday, August 8th in order to review the proposed Project. In the meantime should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,


Taylor M. Palmer

⁵ A CD-ROM containing the enclosures referenced herein, is also enclosed.



Enclosures

cc: Jennifer L. Gray, Esq.; Art Tully; John Clarke; Aryeh J. Siegel, Architect; Michael A. Bodendorf – Hudson Land Design Professional Engineering, P.C.