



300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Jennifer L. Van Tuyl
JVanTuyl@cuddyfeder.com

July 25, 2017

BY HAND DELIVERY and e-mail

Lt. Timothy Dexter, Building Inspector
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

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

Re: River Ridge Views, LLC
Applications for Site Plan approval; Subdivision (Lot Line Change) Approval
Premises: 12 Ferry Street, City of Beacon, New York (Parcel "L")

Dear Lt. Dexter and Chairman Sheers and Planning Board members:

River Ridge Views, LLC hereby submits its proposal to develop the property known as "Parcel L" into a for-sale townhouse project with 18 units (2 of which are BMR units and one of which is a bonus market rate unit). The property will be a for sale project of individually owned townhouses. Common lands, including the parking areas and amenity spaces, will be owned by a property owners association. The application is based upon the zoning and comprehensive plan amendments adopted by the City Council on October 17, 2016. During the several months that have passed since the zoning action, the applicants have been working with the Reformed Church to develop and refine an acceptable plan, and with various consultants including Hartgen Associates and Maser Consulting relating to the specifics of the proposal, in order to properly address the concerns that had been raised about development on this property by the Planning Board and by the public. The applicants believe that they have developed a plan which is a positive addition to the neighborhood, is compatible with the adjoining Reformed Church property, and furthers the goals of the Comprehensive Plan and the Local Waterfront Revitalization Plan. The details of the proposal are discussed at length in the Project Narrative attached to this letter.

Enclosed herewith are the following applications relating to the above property:

1. Application for Site Plan approval for the 18 unit Townhouse project

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2. Application for lot consolidation and subdivision approval, to create 18 individual townhouse lots, each with minimum size of 1800 SF.
3. Application for Coastal Consistency Determination as the property is within the LWRP.
4. The Applications will also require a Certificate of Appropriateness for development within the Historic District Overlay, as well as architectural review by the architectural subcommittee.

The Project Narrative that summarizes the features of the Project applies to all of the above applications.

Under SEQR, the action is Type I because it is located on a parcel next to the Old Dutch Reformed Church, which is listed on the National Register of Historic Places. A Full EAF, Part 1, is enclosed, with supplementary materials relating to visual impacts, LWRP consistency and archeology. A Phase 1A Report prepared by Hartgen Associates is included. An LWRP consistency evaluation prepared by Aryeh Siegel is included. The full traffic study upon which the EAF responses are based will be completed by the date of the August meeting.

River Ridge Views LLC files these applications as contract vendee of the property. Authorization by the owner to make this application is also enclosed.

Also enclosed are checks for the application fees and escrow.

A CD-ROM of the application materials is also enclosed.

We look forward to appearing before this Board on August 8th to present this application and respond to any preliminary questions. Since coordinated review is required, we request that the Planning Board authorize the circulation of lead agency notice to all involved agencies.

In the meantime, should the Planning Board, its consultants or City Staff have any questions or comments, please do not hesitate to contact any of the applicant's consultants.

Thank you for your consideration in this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'J. Van Tuyl', is written over a light blue horizontal line.

Jennifer L. Van Tuyl, Esq.

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Enclosures:

Five (5) copies of the following documentation:

1. Subdivision Approval Application Form;
2. Site Plan Approval Application Form;
3. Subdivision Plat prepared by TEC Land Surveying;
4. Site Plan prepared by Aryeh Siegel, AIA, with engineering drawings prepared by Hudson Land Design;
5. Three copies of a preliminary Stormwater Pollution Prevention Plan.

cc: Jennifer Gray, Esq., Planning Board Attorney

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