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November 17, 2017

By E-mail

Chairman John Dunne
and Members of the Zoning Board of Appeals
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Fourth Supplemental Submission for 226 Main Street
Premises: 226 Main Street, Beacon, New York 12508 (SBL: 5954-27-860918)

Dear Chairman Dunne and Members of the Zoning Board of Appeals:

We respectfully submit this letter to aid the Board in completing its review of the requested variances, and in response to the Board's comments on parking at its October 16 meeting.

As requested, the Applicant met with City Staff on November 1, 2017 to discuss potential options to reasonably "enhance" the available parking in the Main Street area near the Premises (226 Main Street). The options discussed at the November 1 meeting and accepted by the Applicant are depicted on an Off-Site Parking Plan, prepared by Hudson Land Design ("HLD"). HLD submitted the Parking Plan to the Board with a summary letter dated, November 16, 2017.

HLD confirmed that the proposed parking enhancements will result in an increase of up to 20 additional parking spaces in close proximity to the proposed 226 Main Street project.¹ This is in addition to the Applicant creating at least 2 new on-street spaces by closing existing curb cuts near 226 Main Street. Collectively the Applicant is creating a net increase of up to 22 parking spaces.²

We respectfully submit that the Applicant has clearly demonstrated that the balancing tests for the requested parking variance and rear setback variance clearly weigh in favor of granting the relief requested. We ask that the Board consider taking action on each variance on November 21.

¹ The Premises is located within 800 feet of the "Pleasant Ridge" municipal lot and the County parking lot.

² The HLD Parking Plan depicts up to 18 additional spaces in the County lot. The Applicant understands that this is the maximum amount of spaces that may be created, but notes the minimum amount of additional spaces is 12.



November 17, 2017

Page -2-

The Applicant requests that to the extent the Board conditions an approval of the parking variance on completing the work shown on the HLD Parking Plan, such work should be required as a condition to fulfill prior to obtaining the first Certificate of Occupancy ("CO") for the Project.

The Applicant also requests that any condition that involves performing work in the County lot expressly state that in the alternative the Applicant may fulfill such condition by depositing a sum in the City's Parking Fund equal to the cost of completing the County lot work. The Applicant would only need to make a payment in lieu of performing the work if the City does not own the County lot at the time the Applicant is seeking the first CO for the Project. In this scenario, the Applicant would submit a cost estimate for the required work to the Building Inspector for review and approval, and thereafter, deposit the funds in the City Parking Fund. We understand that the City has done this in the past for similar parking conditions. We believe this would be appropriate in the current matter given that the County lot is not yet under the City's ownership.

We look forward to appearing at the Zoning Board of Appeals meeting on November 21, 2017. Should you have any questions, please do not hesitate to have your Counsel contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "A. Morando", is written over a faint, larger blue signature.

Anthony F. Morando

cc: Jennifer L. Gray, Esq.
Nick Ward Willis, Esq.
Drew Gamils, Esq.
Aryeh J. Siegel, AIA
Mike Bodendorf, P.E.
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