



445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer
Tpalmer@cuddyfeder.com

December 26, 2017

BY HAND AND E-MAIL

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

Re: Edgewater – Supplemental Submission – Application for Area Variances
Premises: 22 Edgewater Place, Beacon New York

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

On behalf of Scenic Beacon Developments, LLC (the “Applicant”), we respectfully submit this letter and its enclosures in furtherance of the above-referenced application for Area Variances. The particular purpose of this letter is not to introduce new information, but rather to provide copies of the plans that were shown at the December 19th Public Hearing, following which, the Public Hearing was closed.

In connection with the foregoing, we respectfully submit additional copies of the Site Plans prepared by Aryeh Siegel, AIA, numbered and titled as follows:

- Site Plan – Sheet 1 of 15;
- Gable Building Elevation Study;
- Building Renderings & Site Sections – Sheet 9 of 15; and
- Site Plan Comparison of Landscaped Area.

Enclosed please also find a copy of the Site Plan prepared by Hudson Land Design Professional Engineering, P.C., entitled “8 & 9 Building Layout Plan”, which includes the eight (8) building plan and nine (9) building comparison, which average about +/-40% coverage and would result in the reduction of open space. Please incorporate the enclosed as part of the official record of the proceedings in connection with the above-referenced Application.

The Applicant looks forward to appearing at this Board’s January meeting. In the meantime, please feel free to reach out should you have any questions regarding the materials presented herein.

Very truly yours,



Taylor M. Palmer, Esq.

Enclosures;

cc: Drew Victoria Gamils Esq., Attorney to the Zoning Board of Appeals