

**BEACON PLANNING BOARD**  
**ONE MUNICIPAL PLAZA - SUITE 1**  
**BEACON, NEW YORK 12508**  
*Phone (845) 838-5002 Fax (845) 838-5026*  
*John Gunn, Chairman*

February 20, 2018

Mayor Casale & City Council Members  
One Municipal Plaza - Suite One  
Beacon, New York 12508

RE: Special Use Permit  
"Edgewater"

Applicant: Scenic Beacon Developments

Dear Mayor Casale & Council Members:

At their February 14, 2018 Planning Board meeting, members reviewed a Special Use Permit application from Scenic Beacon Developments, LLC, to construct seven apartment buildings containing a total of 307 units following the demolition of two existing structures and the merger of four lots into a single 12-acre parcel located in the RD-1.7 zoning district. The Planning Board reviewed the Special Use Permit application for completeness and to identify relevant planning-related information for the Council's analysis of the Special Use Permit application. The Planning Board's review is not intended to supplant the City Council's role in reviewing the Special Use Permit application for compliance with the relevant standards of review.

A comprehensive review of this project has been underway including review of the proposed parking layout, architectural design, emergency services access, retaining walls, access to the Metro North Train Station, density, stormwater design, water and sewer capacity, and other relevant site planning issues, as well as studies and reports on Viewshed Analysis, School Impact Study, Traffic Impact Study, Threatened and Endangered Species Habitat Suitability Assessment Report, and a Phase 1A Archeological Investigation. On December 12, 2017, the Planning Board issued a Negative SEQRA Declaration and LWRP Consistency Determination for the project known as "Edgewater".

The Special Use Permit application is complete and the associated Site Plan is zoning compliant following the issuance of three variances by the City Zoning Board of Appeals on January 17, 2018. A few key items in the Special Use Permit application documents should be corrected or elaborated on during City Council review: Clarification should be made to the comparisons made from Tompkins

Terrace and Colonial Springs with regard to lot coverage; parking provided vs. requirements, and a mathematical error in Table 1 of the School Impact Study.

The Planning Board notes that although the proposed buildings comply with the Zoning Code's height limitation of 55 feet, the perceived height of the buildings which have parking below the first floor is greater than 55 feet. In this Zoning District, "a maximum of one story of parking under a building shall not count toward the maximum building height limitation in feet and stories." (Footnote "n" §223-17.C, Schedule of Regulations for Residential Districts). Two of the proposed buildings contain one story of parking under the building.

A copy of the application and Site Plan are enclosed for your information. If you have any questions regarding the Planning Board's action, please call me.

Yours truly,

A handwritten signature in blue ink that reads "John Gunn" with a stylized flourish at the end.

John Gunn, Chairman