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Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

April 16, 2018

VIA HAND DELIVERY AND E-MAIL

Mayor Randy Casale
and Members of the City Council
City of Beacon City Hall
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater – Special Permit Application – Additional Letters of Support
Premises: 22 Edgewater Place, Beacon, New York
Tax Parcel IDs: 5954-25-581985, 5955-19-590022, 5954-25-566983 and 5954-25-574979

Dear Mayor Casale and Members of the City Council,

On behalf of the Scenic Beacon Developments, LLC, (the "Applicant"), we respectfully submit this letter in furtherance of the above-referenced application for a Special Use Permit (the "SUP Application") for a transit-oriented multi-family development project commonly referred to as Edgewater (hereinafter the "Project" or "Edgewater").

In connection with the foregoing, we respectfully submit forty-four (44) additional letters of support and approval recommendation, including additional letters of support from residents of the adjacent Tompkins Terrace Apartment Homes development. Please incorporate the enclosed as part of the official record of proceedings in connection with this matter.

Thank you for your consideration in this matter. We look forward to discussing the SUP Application with the City Council at the Council's Public Hearing this evening, Monday, April 16th.

Very Truly Yours,

A handwritten signature in black ink, appearing to be "Taylor M. Palmer".

Taylor M. Palmer, Esq.

Enclosures

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/9/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

I am (we are) the abutting or neighborhood property owner(s) of 22 Edgewater Place, Beacon, New York (the "Premises"), which is classified in the RD-1.7 Zoning District.

This letter will serve to confirm that we have had a chance to review the application of Scenic Beacon Developments, LLC (the "Applicant"), to the Planning Board and City Council of the City of Beacon, requesting Site Plan Approval, Subdivision Approval and Special Use Permit Approval to build 307 new market-rate apartments, parking and open space amenities on the Premises.

I (We) have reviewed the application materials and/or have walked the property and have become familiar with the proposal. This shall confirm that I (We) have no objection to the Edgewater development, and that the location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to the two (2) streets that give access to it are such that the Edgewater development be in harmony with the appropriate and orderly development of the RD-1.7 Zoning district in which it is located. Indeed, the proposed access and improvements to the Premises create improved accessibility to the Metro-North Station.

Given the Edgewater project's conformance to the Special Use Permit standards, we therefore recommend that the City Council approve the Special Use Permit for the multi-family development.

Very truly yours,

Dina Tinsley
Signature(s)

ANA TINSLEY
Print Name(s)

14 Tompkins TERR
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/7/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

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Very truly yours,

Maureen Monaco
Signature(s)

Maureen Monaco
Print Name(s)

23 Tompkins Terr.
Address

Beacon, NY 12508

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4-6-18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

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Given the Edgewater project's conformance to the Special Use Permit standards, we therefore recommend that the City Council approve the Special Use Permit for the multi-family development.

Very truly yours,

Manuel Gonzalez
Signature(s)

MANUEL GONZALEZ
Print Name(s)

14 MARA AVE Beacon NY 12508
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4-4-18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

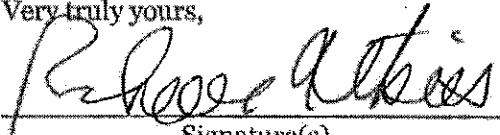
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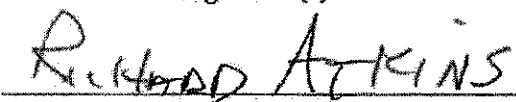
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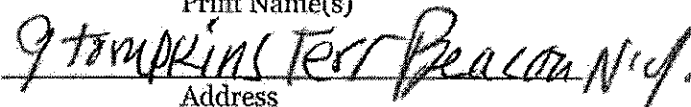
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Given the Edgewater project's conformance to the Special Use Permit standards, we therefore recommend that the City Council approve the Special Use Permit for the multi-family development.

Very truly yours,


Signature(s)


Print Name(s)


Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: April 5 2018

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

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Given the Edgewater project's conformance to the Special Use Permit standards, we therefore recommend that the City Council approve the Special Use Permit for the multi-family development.

Very truly yours,

Candy Santiago
Signature(s)

CANDY SANTIAGO
Print Name(s)

97 Tompkins Street Beacon N.Y. 12508
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4-7-18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

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Very truly yours,

Michael R. Bulld
Signature(s)

Michael A Bell Sa
Print Name(s)

78 TAMPKINS TERRACE
Address BEACON NY 12508

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE:

4-4-2018

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

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Given the Edgewater project's conformance to the Special Use Permit standards, we therefore recommend that the City Council approve the Special Use Permit for the multi-family development.

Very truly yours,

Pedro Gonzalez

Signature(s)

Pedro A Gonzalez

Print Name(s)

18 Tompkins Terr

Address

BEACON NY

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4-7-18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

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Very truly yours,

Jesús C Osuna Jesús C Osuna
Signature(s)

65 Tompkins Terrace
Print Name(s)

Beacon NY 12508-1606
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 3-31-18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

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Very truly yours,

Vanessa Diaz } Vanessa Diaz
Signature(s)

Print Name(s)

10 Tompkins Ten Beacon NY
Address
12508

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/15/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

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Very truly yours,


Signature(s)

Jessica Jackson
Print Name(s)

89 Tompkins Terrace Beacon NY 12508
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/4/18

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Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

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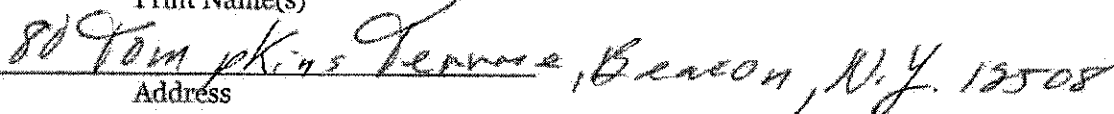
Very truly yours,



Signature(s)



Print Name(s)



Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 3/31/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

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Very truly yours,

FRAN CISCO CORREA
Signature(s)

Francisco Correa
Print Name(s)

27 Tompkins Lane
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 3/31/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

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Very truly yours,

Donald S. Dever Smith
Signature(s)

Print Name(s)

12 TOMPKINS TERRACE
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4-11-18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

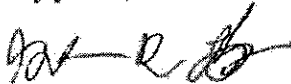
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development.

Very truly yours,



Signature(s)

George Leo

Print Name(s)

906 Wolcott Ave

Address

Beacon NY

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/11/2018

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

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development.

Very truly yours,


Signature(s)

Adem Ojika
Print Name(s)

10 Sisco Pl Beacon, NY 12508
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/12/18

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Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

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Very truly yours,


Signature(s)

Paula Greene
Print Name(s)

12 Hask. Pl. Beacon NY.
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/11/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

I am (we are) property owner(s)/and or resident(s)/and or a business owner(s) of
Beacon, New York.

This letter will serve to confirm that we have had a chance to review the application of
Scenic Beacon Developments, LLC (the "Applicant"), to the Planning Board and City Council of
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Approval to build 307 new market-rate apartments, parking and open space amenities on the
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Premises create improved accessibility to the Metro-North Station.

Given the Edgewater project's conformance to the Special Use Permit standards, we
therefore recommend that the City Council approve the Special Use Permit for the multi-family
development.

Very truly yours,


Signature(s)

Sherry Coleman
Print Name(s)

145 Main St. Beacon, N.Y.
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/11/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

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development.

Very truly yours,



Signature(s)

Darryl Coleman

Print Name(s)

145 Main St Beacon, N.Y.

Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: _____

4-11-18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

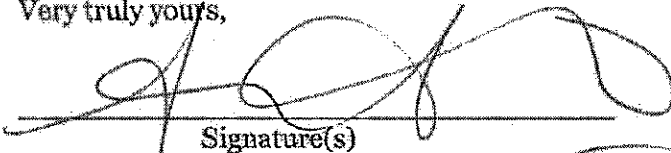
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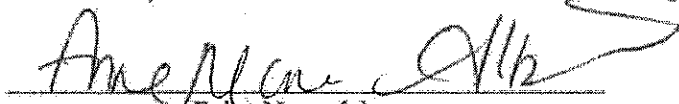
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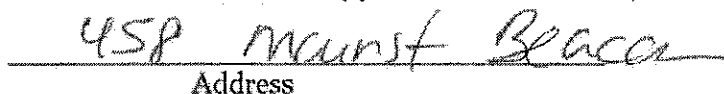
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Signature(s)



Print Name(s)



Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/11/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

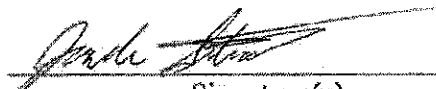
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development.

Very truly yours,



Signature(s)

Joseph Steele

Print Name(s)

18 Sunnyside Rd, Beacon NY, 12508

Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/11/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

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development.

Very truly yours,


Signature(s)

Evan Winkler
Print Name(s)

9 South Street Beacon N.Y.
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: _____

4/13/2018

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

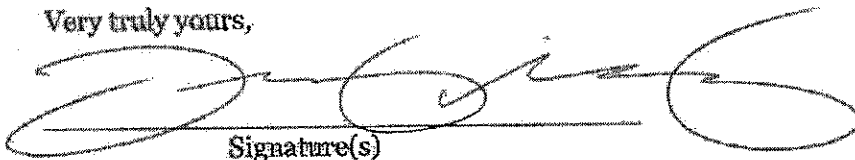
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development.

Very truly yours,



Signature(s)

James Montanez

Print Name(s)

31 Church Street

Address

Beacon, NY 12508

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 13 April 2018

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

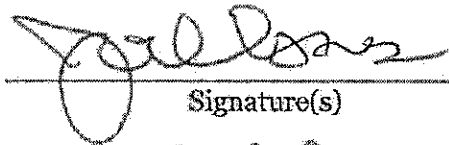
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development.

Very truly yours,



Signature(s)

Joel Goss

Print Name(s)

29 Barrett Place

Address

Beacon

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/15/2016

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

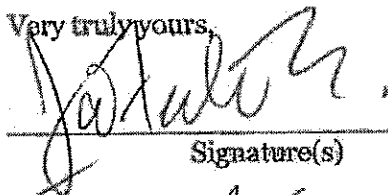
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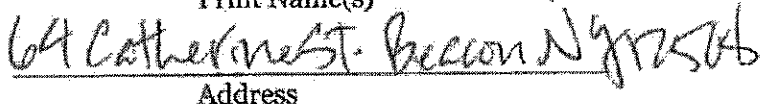
Very truly yours,



Signature(s)



Print Name(s)



Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/13/17

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: **Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval**


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development.

Very truly yours,


Signature(s)

Raman Aguirre
Print Name(s)

248 Rocky Glen Rd.
Address

Beacon, N.Y. 12508

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/12/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

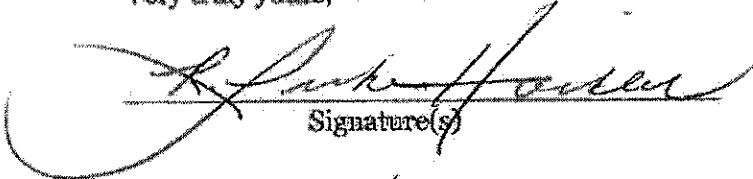
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development.

Very truly yours,


Signature(s)

R. Luke Hackler
Print Name(s)

24 St. Lukes Pl. Beacon NY
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4-11-18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

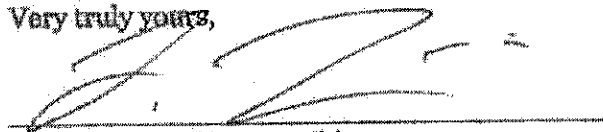
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development.

Very truly yours,



Signature(s)

Thomas Korzekwinski
Print Name(s)

12 Lucas Lane Beacon New York
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 11 April 2018

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

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Very truly yours,


Signature(s)

Clyde O. Hasag
Print Name(s)

Beacon, NY
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/11/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

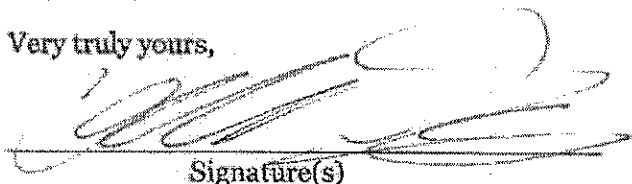
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Very truly yours,



Signature(s)

Cesar Garcia

Print Name(s)

Beacon NY

Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/13/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

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Very truly yours,

James Taylor
Signature(s)

JAMES TAYLOR
Print Name(s)

13 Harborhill Ct Beacon NY
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/14/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

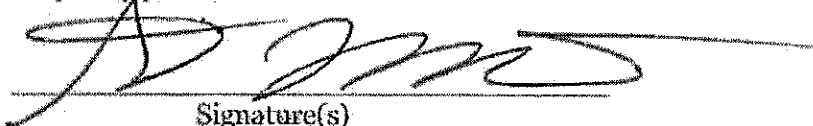
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Very truly yours,



Signature(s)

Steven Miccio

Print Name(s)

197 Rumbolt Ave Beacon

Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4.14.18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval


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Premises create improved accessibility to the Metro-North Station.

Given the Edgewater project's conformance to the Special Use Permit standards, we
therefore recommend that the City Council approve the Special Use Permit for the multi-family
development.

Very truly yours,



Signature(s)

Dawn Pascale

Print Name(s)

197 Rombout Ave Beacon NY

Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/13/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

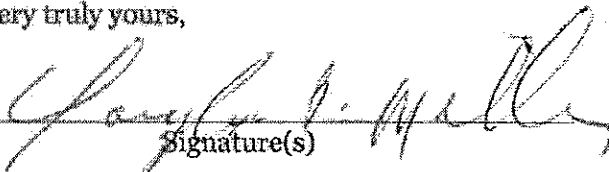
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development.

Very truly yours,


Signature(s)

Douglas P Miller
Print Name(s)

P.O. Box 69 Beacon, NY
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4-13-18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

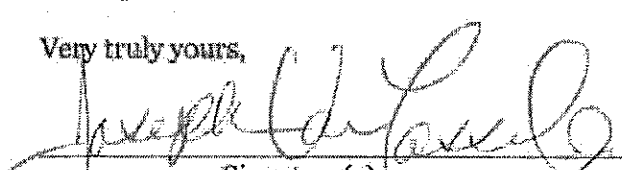
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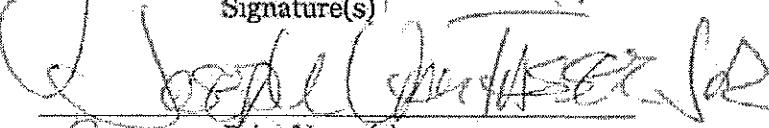
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development.

Very truly yours,


Signature(s)


Print/Name(s)

915 Lakoff Ave
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/14/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

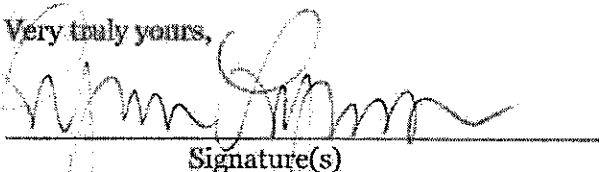
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development.

Very truly yours,


Signature(s)

Lynn Lyons
Print Name(s)

116 Exeter Circle Beacon, NY 12508
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/16/2018

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

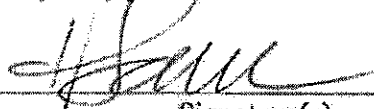
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development.

Very truly yours,



Signature(s)

HUGH L SAUER

Print Name(s)

3 NORTH ST. # 8, BEACON, NY 12508

Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4-16-13

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval


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therefore recommend that the City Council approve the Special Use Permit for the multi-family
development.

Very truly yours,


Signature(s)

Baljinder Dhaliwal
Print Name(s)

790 Wolcott Ave Beacon NY 12508
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/10/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

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development.

Very truly yours,

Carley Lyons
Signature(s)

Carley Lyons
Print Name(s)

179 Union St. Beacon NY
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: _____

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

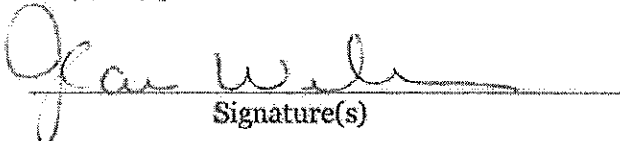
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Very truly yours,


Signature(s)

Jean Wilson
Print Name(s)

26 Dinan ST Beacon NY 12508
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/10/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

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development.

Very truly yours,

Charles Lyons
Signature(s)

CHARLES LYONS
Print Name(s)

24 PAYS AVE BEACON
Address

NY

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/10/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

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Signature(s)

BEN SPOONER

Print Name(s)

G SUSAN TERR

Address

BEACON, NY 12508

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4-10-18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

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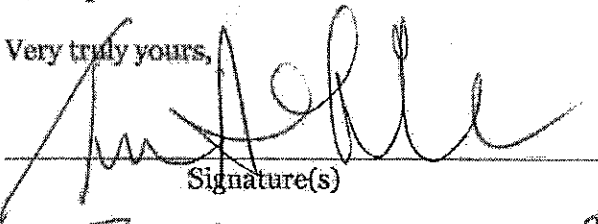
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Very truly yours,


Signature(s)

Tina Andrews Landolt
Print Name(s)

25 East Main St Apt. 4
Address
Beacon, NY 12508

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4/13/18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval


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development.

Very truly yours,



Signature(s)

Julian Kelly

Print Name(s)

451 Main St Beacon, NY 12508

Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 4-10-18

Mayor Randy Casale and
Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Edgewater - 22 Edgewater Place - Site Plan, Subdivision & Special Use Permit Approval

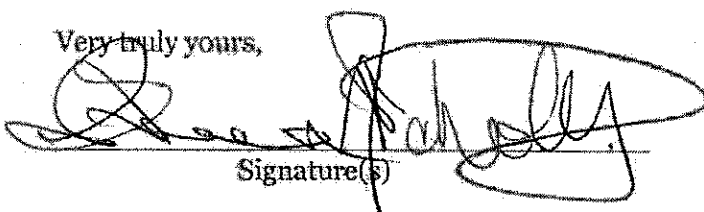
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Very truly yours,


Signature(s)

Steven Mahedy
Print Name(s)

52 Leonard St Apt 305
Address

Beacon, NY 12508