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May 24, 2018

**VIA FEDERAL EXPRESS 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 – Discussion of Reduced Unit Count

Dear Mayor Casale and Members of the City Council,

I'm writing to request a place on Tuesday's Workshop Agenda to discuss the Edgewater project.

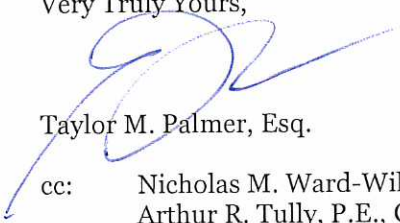
On Monday, the Council enacted the Lot Area per Dwelling Unit Local Law which had been under consideration for some months. While the potential impact on the unit count at Edgewater featured prominently in the public comment and discussion, the enacted law provides that the permissible unit count must be established based upon professional mapping and analysis of acreage and slopes.

We would like to appear before the Council next Tuesday in order to present our technical analysis of the impacts of the new law on the project's unit count. As anticipated, the unit count reduction is substantial. We recognize that the information we supply to the City will have to be reviewed and confirmed by the City Engineer.

The Applicant is still committed to the Edgewater project and wishes to proceed with the Special Permit review, subject to the reduced unit count as required by the recently enacted law. We also believe that the reduction in unit count effectuated by the recent enactment reduces many of the impacts and addresses many of the expressed concerns about the project and its contributions to the community and the riverfront neighborhood.

Thank you for your consideration in this matter. We look forward to discussing this matter with the Council on Tuesday, May 29<sup>th</sup>.

Very Truly Yours,



Taylor M. Palmer, Esq.

cc: Nicholas M. Ward-Willis, Esq., City Attorney  
Arthur R. Tully, P.E., City Engineer  
Lt. Timothy P. Dexter, Building Inspector  
John Clarke, Beacon Planning Consultant  
Michael A. Bodendorf, P.E., Hudson Land Design  
Aryeh J. Siegel, Architect  
Scenic Beacon Developments, LLC