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June 20, 2018

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VIA 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

Dear Mayor Casale and Members of the City Council,

I'm writing to confirm a place on the Council's June 25th Workshop Agenda to continue our discussion regarding the Edgewater project and the Applicant's Reduced Density Proposal.

As we indicated during our last appearance before you on May 29, 2018, the City's recent adoption of the Local Law concerning the calculation of Lot Area per Dwelling Units has resulted in a substantial reduction in the project's unit count. The Reduced Proposal decreases the project's unit count by 61 units or about twenty percent (20%). It also reduces on-site parking spaces by fifteen percent (15%), and increases the amount of green space. The Applicant is also proposing a 140-foot walkway along the western side of the property, facing the Hudson River.

The Reduced Density Proposal is discussed in greater detail in the submission package we delivered to the City on June 12, 2018. The June 12 submission identifies and summarizes key features and additional benefits of the project as noted at our prior appearance. For ease of reference, we have enclosed an additional copy of the June 12, 2018 submission, inclusive of the revised site plan drawing for the Reduced Density Proposal, entitled Site Plan, Sheet 1 of 15, last revised June 11, 2018.

We appreciate the opportunity to appear before you on Monday to further discuss the project.

Thank you for your consideration in this matter.

Very Truly Yours,



Taylor M. Palmer, Esq.

cc: Nicholas M. Ward-Willis, Esq., City Attorney
Anthony Ruggiero, City Administrator
Arthur R. Tully, P.E., City Engineer
Lt. Timothy P. Dexter, Building Inspector
John Clarke, Beacon Planning Consultant
Anthony F. Morando, Esq.

Zoning Regulations Table

Zoning District	Required Setbacks			Proposed Setbacks			Minimum Lot Area	Actual Lot Area	Lot Width	Lot Depth	Maximum Building Coverage	Proposed Building Coverage	Minimum Distance Between Buildings	Proposed Distance Between Buildings	Maximum Building Height	Building Height	Maximum Number of Stories	Proposed Number of Stories	Max. # of Units per Building	Proposed # of Units per Building	Lot Area per Unit	Proposed Building Footprint	Allowable Density	Proposed Density
	Front	Side	Rear	Front	Side	Rear																		
RD1.7	30'	10**	25**	252'	39'	55'	5,000 sf	523,112 sf	50'	100'	25%	13%	30'	25' Average 12' minimum per variance	55'	55'	4 1/2	Varies 5 Max.	36	Varies 59 Max.	1700	89,960 sf	246	246

Zoning Summary

Zoning District:	RD 1.7
Tax Map No.:	5955-19-590022 = 10.560 Acres or 460,004 Sq. Ft. 5954-25-581985 = 0.682 Acres or 29,727 Sq. Ft. 5954-25-574979 = 0.159 Acres or 6,190 Sq. Ft. 5954-25-566983 = 0.579 Acres or 25,234 Sq. Ft. Lands Underwater = 10.035 Acres or 437,113 Sq. Ft. (UNDERWATER LANDS ARE NOT INCLUDED IN THIS APPLICATION)

Lot Area:	12,009 acres (523,112.04 sf)
Building Footprint:	69,960 square feet
Building Area:	296,840 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Residential & Vacant
Proposed Use:	Residential

Land Use Compliance

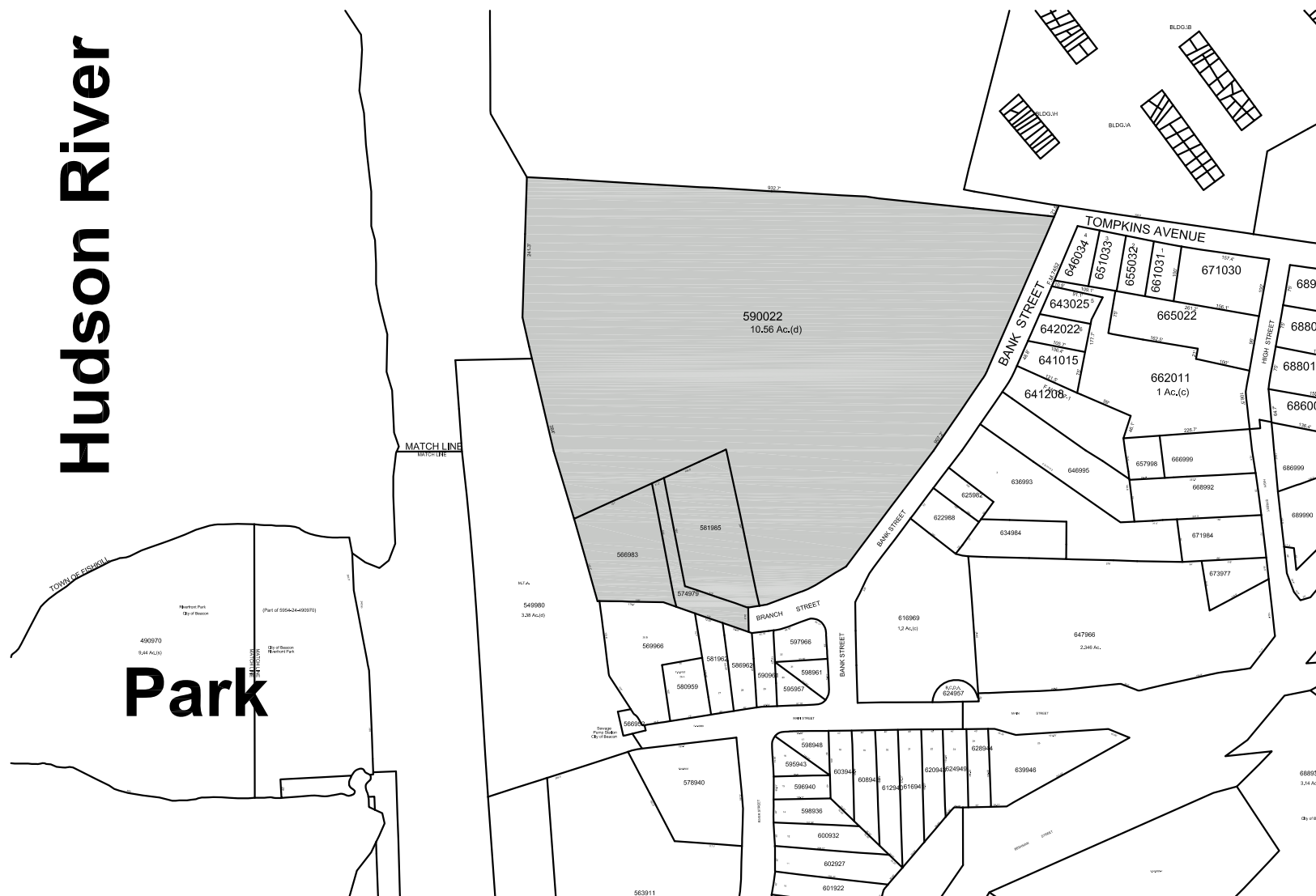
Use	Permitted / Required	Proposed
Residential	236 Dwelling Units	246 Dwelling Units (including 10 bonus units for providing BMR units)
Parking	328 Parking Spaces	329 Parking Spaces

Parking & Loading

Use & Parking Requirements	Area / Count	Proposed Parking Requirement
Residential 1 space for each dwelling unit plus 1/4 space per bedroom	246 apartments 328 bedrooms (for parking) (25) Studios (126) 1-Bedroom (86) 2-Bedroom (9) 3-Bedroom	328 spaces 246 units + (325 x .25) = 82

Notes:

- A variance to exceed the maximum number of stories from 4 1/2 stories to 5 stories has been granted by the Zoning Board of Appeals for buildings 3, 4, and 6. Variance #2018-1, dated January 17, 2018.
- A variance to exceed the maximum number of units in a building was granted by the Zoning Board of Appeals for buildings 1, 2, 3, and 6. Variance #2018-1, dated January 17, 2018.
- A variance to allow less than 30 feet between buildings has been granted by the Zoning Board of Appeals. Variance #2018-1, dated January 17, 2018.
- The Applicant proposes to land bank 45 of the 329 proposed parking spaces, as demonstrated on the site plan.
- The Applicant is proposing directional signage around the property. No other signage is proposed.
- Trash will be collected within the buildings and taken out by building personnel to the enclosed trash containers on the property. Trash and recycling pickup will be scheduled as needed.
- The applicant is proposing a total of 246 apartments. The floor plans presented demonstrate that 46 apartments can be situated in the buildings. The Applicant may change the layout of the floor plans to suit market demand, but the total number of apartments and bedrooms will not exceed what is proposed in the Application.
- The renderings of the exterior elevations show, in general, the proposed building designs and material specifications. Depending on the final layout of the apartments, the window and door arrangements may be modified to suit the floor plans, while maintaining the general appearance of the design as presented.
- Note that the project will comply with Section 223-41.9 of the Beacon Zoning Code regarding below market rate units in effect at the time of Site Plan approval. The Below Market Rate (BMR) units shall have exterior finishes and general amenities comparable to the market-rate units within the development. BMR units shall be reasonably distributed throughout the project. The BMR units shall be provided in a mix of unit types in the same proportion as all other units in the development.



Location Plan

Scale: NTS

Index of Drawings

Sheet	Index of Drawings
Sheet 1 of 15	Site Plan
Sheet 2 of 15	Existing Conditions Plan / Survey
Sheet 3 of 15	Landscape Plan
Sheet 4 of 15	Lighting Plan
Sheet 5 of 15	Lower Level / Podium Parking Floor Plan
Sheet 6 of 15	1st Floor Plan (2nd & 3rd Floors Typical)
Sheet 7 of 15	5th Floor / Roof Plan
Sheet 8 of 15	Renderings
Sheet 9 of 15	Building Elevations
Sheet 10 of 15	Grading and Utility Plan
Sheet 11 of 15	Erosion and Sediment Control Plan
Sheet 12 of 15	Profiles
Sheet 13 of 15	Site Details
Sheet 14 of 15	Stormwater Details
Sheet 15 of 15	Water and Sewer Details

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	02/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS
2	03/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS
3	04/25/17	REVISE PER PLANNING BOARD COMMENTS	AJS
4	05/30/17	REVISE PER PLANNING BOARD COMMENTS	AJS
5	07/25/17	REVISE PER PLANNING BOARD COMMENTS	AJS
6	08/29/17	REVISE PER PLANNING BOARD COMMENTS	AJS
7	09/26/17	REVISE PER PLANNING BOARD COMMENTS	AJS
8	10/31/17	REVISE PER PLANNING BOARD COMMENTS	AJS
9	11/28/17	NO CHANGE	AJS
10	01/30/18	REVISE PER PLANNING BOARD COMMENTS	AJS
11	06/11/18	REVISE PER PLANNING STEEP SLOPES LAW	AJS

NOTE: EXISTING WOODLANDS TO REMAIN - REMOVE DAMAGED, DEAD, AND DISEASED TREES DURING THE TREE CLEARING PERIOD WHICH IS BETWEEN OCTOBER 1st AND MARCH 31st (TYPICAL)

FILL IN ALL GAPS WITH EVERGREEN TREES FOR CONTINUOUS SCREEN. PLACEMENT AND QUANTITY TO BE DETERMINED IN THE FIELD WITH THE LANDSCAPE DESIGNER.

NOTE: PROVIDE APPROXIMATELY 10' WIDE AREA AT PERIMETER OF DEVELOPED AREA FOR POTENTIAL RE-FORESTATION IF NECESSARY DUE TO CONSTRUCTION OPERATIONS. VERIFY EXTENT OF REQUIRED PLANTING IN THE FIELD (TYPICAL)

RE-FORESTATION PLANTING TO INCLUDE BIRCH / BEECH / MAPLE SAPLINGS

PATH GENERALLY ADJACENT TO EDGE OF BLUFF - VERIFY EXACT LOCATION IN FIELD. PROVIDE FENCE AT DROP OFF

NOTE: PROTECT EXISTING TREES ON THIS SLOPE TO THE GREATEST EXTENT POSSIBLE. IF NOT POSSIBLE TO SAVE, PLANT NEW TREES IN SIMILAR LOCATIONS

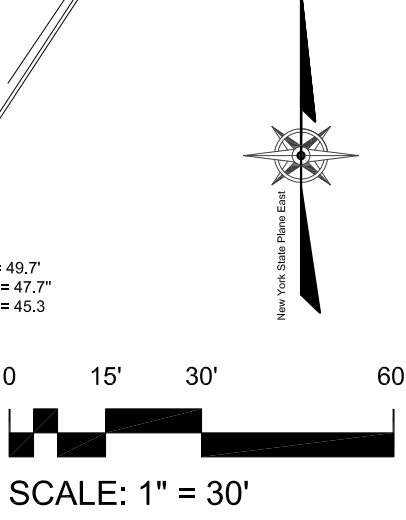
NOTE: TREES ADJACENT TO PARKING AREAS TO BE MINIMUM 3" CALIPER AT FOUR FEET FROM THE GROUND (TYPICAL)

NOTE: PROVIDE AREA AT PERIMETER OF DEVELOPED AREA FOR POTENTIAL RE-FORESTATION IF NECESSARY DUE TO CONSTRUCTION OPERATIONS. VERIFY EXTENT OF REQUIRED PLANTING IN THE FIELD (TYPICAL)

NOTE: EXISTING WOODLANDS TO REMAIN - REMOVE DAMAGED, DEAD, AND DISEASED TREES DURING THE TREE CLEARING PERIOD WHICH IS BETWEEN OCTOBER 1st AND MARCH 31st (TYPICAL)

HATCHING & LANDSCAPE LEGEND

[Hatch]	CONCRETE SIDEWALK
[Hatch]	ASPHALT PAVING
[Hatch]	GRAVEL PATH (STEEL EDGING)
[Hatch]	EXISTING WOODLAND TO REMAIN
[Hatch]	ECO-LAWN
[Hatch]	INDIAN SWITCH GRASS (G-PVS)
[Hatch]	NATIVE MEADOW (GRASSES, POLLINATOR ATTRACTING WILDFLOWERS) (ERNMX-105)
[Hatch]	GRASS - RED OCTOBER (G-AGRO)
[Hatch]	SHADED AREA BIO RETENTION MIX - (ERNMX-140)
[Hatch]	VINE - VIRGINIA CREEPER (V-PQ)
[Hatch]	EVERGREEN SHRUB (S-G)
[Hatch]	BIORETENTION AREA MIX
[Hatch]	PROPOSED NEW ORNAMENTAL NATIVE TREE
[Hatch]	PROPOSED NATIVE EVERGREEN
[Hatch]	EXISTING TREE TO REMAIN (WITH CALIPER)
[Hatch]	RE-FORESTATION / REPAIR PLANTINGS: BIRCH - BEECH - MAPLE SAPLINGS



Site Plan

Scale: 1" = 30'

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERRATA, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY _____

_____, CHAIRMAN

_____, SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.