



June 5, 2018

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

**Re: Edgewater – Modified Unit Mix – Revised School Children  
Generation**

Dear Mayor Casale and Members of the City Council,

This letter is submitted to the City Council on behalf of Scenic Beacon Developments, LLC to revise the number of school aged children estimated to be generated by Edgewater resulting from the change in the number of units from 307 to 246.

It was previously documented that the 307 units proposed in the prior plan would have generated 47 school aged children. Employing the same methodology accepted by the City during the SEQRA review of the project, the current 246 unit project would reduce the number of school age children from 47 to 41 students.

<b>PROJECTED NUMBER OF SCHOOL AGED CHILDREN GENERATED BY EDGEWATER</b>					
<b>Unit Type</b>	<b>Student Multiplier</b>	<b>307 Unit Plan</b>		<b>246 Unit Plan</b>	
		<b>Number of Units</b>	<b>Public School Students</b>	<b>Number of Units</b>	<b>Public School Students</b>
Studio	0.08	96	7.68	25	2
1 Bedroom	0.08	115	9.2	126	10.08
2 Bedroom	0.23	86	19.78	86	19.78
3 Bedroom	1.0	10	10	9	9
		<b>307</b>	<b>46.66</b>	<b>246</b>	<b>40.86</b>

Employing the refined school aged children calculation formula recommend by John Clarke, the following projection of school aged children results:

529 Asharoken Avenue • Northport, NY 11768  
Phone (631) 754-3085 • Fax (631) 754-0701  
Email: cleary@optonline.net  
www.clearyplanning.com

Units	#	Market	Ratio	PSAC	Workforce	Ratio	PSAC	Total SAC
Studio	25	22	0.07	1.54	3	.27	.81	2.35
1 BR	126	114	0.07	7.98	12	.27	3.24	11.22
2 BR	86	78	.16	12.48	8	.45	3.6	16.08
3 BR	9	8	.63	5.04	1	1.3	1.3	6.34
Totals	246	222			24			<b>35.99</b>

To further reinforce the conservative nature of both of the estimates presented above, the project at 71 Leonard Street contains 78 units (40 two-bedroom and 38 one-bedrooms) generated 3 children from the two-bedroom units, all of which are below school age. That project is comparable to Edgewater in that it is a new rental project with similar amenities.

Should you have any further questions, please do not hesitate to contact me.

Sincerely,

*Pat Cleary / dene*

Patrick Cleary, AICP, CEP, PP, LEED AP  
Cleary Consulting

cc: Rodney Weber, Scenic Beacon Developments, LLC  
Taylor Palmer, Cuddy & Feder