



445 Hamilton Avenue, 14th Floor  
White Plains, New York 10601  
T 914 761 1300  
F 914 761 5372  
cuddyfeder.com

June 20, 2018

Taylor M. Palmer, Esq.  
[tpalmer@cuddyfeder.com](mailto:tpalmer@cuddyfeder.com)

**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 25<sup>th</sup> 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<br>12' minimum per variance | 55'                     | 55'             | 4 1/2                     | Varies<br>5 Max.           | 36                           | Varies<br>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.<br>5954-25-581985 = 0.682 Acres or 29,727 Sq. Ft.<br>5954-25-574979 = 0.159 Acres or 6,190 Sq. Ft.<br>5954-25-566983 = 0.579 Acres or 25,234 Sq. Ft.<br>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   | 328 Parking Spaces  |

Parking & Loading

| Use & Parking Requirements   | Area / Count   | Proposed Parking Requirement               |
|--|--|--|
| Residential<br>1 space for each dwelling unit plus 1/4 space per bedroom | 246 apartments<br>328 bedrooms (for parking)<br>(25) Studios<br>(126) 1-Bedroom<br>(86) 2-Bedroom<br>(9) 3-Bedroom | 328 spaces<br>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.

Hudson River

Park

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 1<sup>st</sup> AND MARCH 31<sup>st</sup> (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 1<sup>st</sup> AND MARCH 31<sup>st</sup> (TYPICAL)

HATCHING & LANDSCAPE LEGEND

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

Site Plan

Scale: 1" = 30'

Owner:  
**Scenic Beacon Developments, LLC**  
25 East Main Street  
Beacon, NY 12508

Architect:  
**Aryeh Siegel, Architect**  
84 Mason Circle  
Beacon, New York 12508

Site / Civil Engineer:  
**Hudson Land Design**  
174 Main Street  
Beacon, New York 12508

Surveyor:  
**TEC Land Surveying, P.C.**  
15C Tioronda Avenue  
Beacon, New York 12508

Landscape Designer:  
**Landscape Restorations**  
P.O. Box 286  
Beacon, New York 12508

Site Plan

Sheet 1 of 15

**Edgewater**

Beacon, New York  
Scale: 1" = 30'  
January 31, 2017