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July 27, 2018

Hon. John Gunn, Chairman
& Members of the Planning Board
One Municipal Plaza
Beacon, New York 12508

Re: River Ridge Views, LLC – Subdivision Approval Extension

Dear Chairman Gunn and Planning Board members:

On behalf of River Ridge Views, LLC, I am writing to request an extension of the subdivision approval. The Planning Board granted subdivision approval in this matter on March 13, 2018, meaning that, unless an extension is granted, all conditions of approval must be met by September 9, 2018. I request that the approvals be extended (two extensions of 90 days each), to extend the date for submission of a fully complying plat until March 8, 2019.

The applicant has been working diligently on the conditions relating to all aspects of the project. The Applicant has engaged counsel to prepare easement documents, and has engaged specialized counsel to prepare the homeowners association documents for submittal to the State Attorney General, and this work is ongoing.

The Applicant's consultants have submitted to both the Dutchess County Department of Behavioral and Community Health Division of Environmental Health (DCDBCH) and to the New York State Department of Transportation (NYSDOT) on February 28, 2018 and March 16, 2018, respectively. The DCDBCH responded to this submission on May 18, 2018, with a number of comments.

Preliminary comments were received from the NYSDOT on March 16, 2018, on all issues except the crosswalks on Wolcott. The Applicant's engineer made all requested plan changes, and resubmitted to NYSDOT. Responses to this resubmission have not yet been received. On June 22, 2018, the applicant received further comments from the NYSDOT vis-à-vis the crosswalk and pedestrian movements near the project. These comments are substantial and may take some time to resolve. The applicant intends to prepare the Highway Improvement Plan to begin addressing those comments in the coming weeks. The applicant's engineer has a meeting scheduled with NYSDOT today.

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NYSDOT has issued a temporary construction access work permit for the project on July 27, 2018.

The plans have been revised to address the City Planning Board's professional consultants' review comments. The applicant presented the new concrete stair located on City property to the City Council workshop on July 30th to discuss a license agreement with the applicant.

We believe that the foregoing confirms that the Applicant has been diligent in pursuing the conditions of approval. Under the circumstances, and particularly in relation to the NYSDOT comments relating to the pedestrian movements near the project, we believe that two 90-day extensions are necessary to complete all conditions, and therefore respectfully request that the Planning Board grant two (2) 90 day extensions, thus extending to March 8, 2019 the date by which all items in Condition A above must be certified as completed and the Final Plat submitted for endorsement by the Planning Board Chair.

We ask that this request be calendared for the next available Planning Board agenda.

Thank you for your consideration.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'J. Van Tuyl', with a stylized, flowing script.

Jennifer L. Van Tuyl

cc: Gary Joseph
Dan Koehler
Aryeh Siegel

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