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July 23, 2018

Mr. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: 226 Main Street Site Plan – Amended Resolution
Tax ID: 5954-27-860918
City of Beacon, New York

Dear Chairman Gunn:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) is respectfully requesting to amend Conditions B. 1. Through 6. of the ZBA resolution dated November 21, 2017. New developments have come up with respect to the required construction of parking spaces on the County-owned lot (Condition 6 within the resolution). The County has indicated to the Applicant that they do not want parking spaces constructed in the southwest corner of their lot, as there is a residential property adjacent to that area. However, the County has agreed to lease eight (8) spaces for overnight parking to the Applicant in lieu of constructing the parking spaces. The eight spaces will be designated for the residential tenants within the building. A license agreement has been drafted by the County is attached to this letter for reference. The City Mayor and Administrator both have verbally agreed to signing the annexed agreement subject to review by their attorney.

Please recall, according to §223-41.18 F. (2), the minimum amount of parking spaces shall be one space per residential unit, and 3 spaces per 1,000 sf of floor area. The total amount of parking spaces required is 8 residential and 11 retail parking spaces. According to §223-41.18 F. (3), the planning board may modify the requirements of F(2) “in its discretion, based upon information submitted by the applicant or otherwise made available in the public record, demonstrating one or more of the following:”.

§223-41.18 F. (3)(d) states “That there is sufficient public parking available within 800 feet of the site and within the CMS or PB Districts to meet foreseeable parking needs of the proposed use and surrounding uses for the duration of the proposed use.” There are two municipal parking

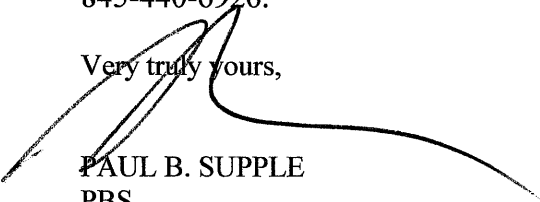
lots within 800 feet of the property – The municipal lot adjacent to 208 Main Street (former Pleasant Ridge Pizza) and the municipal lot located on Cliff Street.

The Applicant proposed to provide the following on a one time basis:

1. Seal coat and re-stripe the municipal lot adjacent to 208 Main Street with 9'X18' parking stalls and a 24' travel lane, to gain one (1) to two (2) additional parking spaces.
2. Re-stripe the parallel parking spaces on Main Street in front of the building where curb cuts used to be which will gain two (2) parking spaces.
3. Stripe three (3) parallel spaces on the east side North Elm Street which will gain three (3) spaces.
4. In addition, the Applicant will lease eight (8) spaces from the County Lot to be dedicated to the residential tenants for overnight parking.

As a result of the above proposed actions, the Applicant will be providing eight (8) residential parking spaces within the County Lot, and six (6) to seven (7) additional public parking spaces. Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Very truly yours,



PAUL B. SUPPLE
PBS

ZBA Resolution
Draft License Agreement with County
Section 223—41.18 F. of the City of Beacon Code
cc: 226 Main Street LLC