

Hudson Valley Office

21 Fox St., Poughkeepsie, NY 12601

P: (845) 454-3980 F: (845) 454-4026

www.chazencompanies.com

Capital District Office (518) 273-0055

North Country Office (518) 812-0513

July 30, 2018

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

VIA HAND DELIVERY

*Re: Chai Builders - Fishkill Creek Development Concept Plan for 248 Tioronda Avenue
Formerly Beacon 248 Development, LLC, Multifamily Development
248 Tioronda Avenue, City of Beacon, Dutchess County, NY
Chazen Project #81056.00*

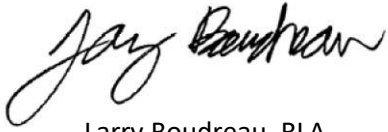
Dear Mayor Casale and Members of the City Council:

The Beacon 248 Development project was granted a Special Use Permit by the City of Beacon Common Council on August 7, 2014, and site plan approval and subdivision approval were granted by the City of Beacon Planning Board on January 13, 2015. The approved project consisted of the construction of 100 two-bedroom apartment units within four buildings and a 1,200 SF clubhouse with swimming pool, and on the 9.16-acre site. Extensions of these approvals were subsequently granted. The project site is located within the Fishkill Creek Development (FCD) District. A public Greenway Trail and pavilion were proposed along the Creek. Access to the project was via an easement over the Metro North railroad property, and emergency access was proposed from Wolcott Avenue. All conditions of approval were met, and the approved plan sets were signed by the Planning Board Chairman.

The current Applicant, Chai Builders, intends to prepare and present a site plan and building elevations for the property which comply with the newly adopted zoning regulations for the FCD District. The density calculation as shown on the concept plan title sheet indicates that the 9.18-acre site has 3.29 acres of constrained land, resulting in 5.89 net acres for the density calculation, which results in a maximum of 64 dwelling units. The proposed concept plan includes 64 dwelling units (28 one-bedroom units and 36 two-bedroom units) and 29,260 square feet of non-residential space, which represents 27.7% of the total proposed floor area. As required, 10% of the dwelling units will meet the requirements of Article XVI.B, *Affordable Workforce Housing*.

Please place this project on the agenda of the August 13th City Council workshop meeting for discussion. If you have any questions or need anything further, please call me at 845-486-1510. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Boudreau". The signature is fluid and cursive, with the first name "Larry" being more prominent than the last name "Boudreau".

Larry Boudreau, RLA
Director of Land Development