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August 23, 2018

Mayor Randy Casale
And Members of the Beacon City Council
City of Beacon
1 Municipal plaza
Beacon, NY 12508

Re: Silos property and adjoining residential-scale historic building: 2 & 12 Tioronda Avenue
Tax parcels 6054-37-077707 and 6054-37-086717

Dear Members of the Council:

Our client, Wolfe Properties NY, LLC (the developer of the Beacon Hip Lofts and Beacon Lofts and Storage properties) is in contract to purchase two parcels on Tioronda Avenue, just south of Main Street: 0.67 acre parcel known as “The Silos,” and the adjoining small 0.06 acre lot (2 Tioronda) just north of the Silos, which contains a small residential-style building, now adapted to commercial use. The configuration of the parcels and the street view of the parcels is shown in the annexed photographs.

The Silos constitute an iconic presence in the City. Their appearance, although quite distinct from the surrounding nearby buildings, which include the Howland Center, the Spanish Pentacostal Church, and the commercial streetscape of Main Street, forms a distinct and contributing element of Beacon’s historic landscape. As we understand it, the Silos property is not in the Historic District, but the adjoining smaller lot (2 Tioronda) is within the District.

Our client, working with Aryeh Siegel Architect, is proposing to retain the building at 2 Tioronda intact. The client has also developed a unique proposal to save and restore the Silos, as part of a multifamily residential building, to contain 20 for-sale units, shown in the attached visual rendering. Our client proposes to adaptively reuse the Silos and incorporate them as the essential element in a multifamily residential building which would retain the historic association with the Silos in material, texture, and color.

We believe that this building would be a worthy addition to the historic landscape in the area. It retains the historic Silos and adaptively reuses them, and also retains the small historic structure to the north.

We look forward to presenting this proposal at the workshop on Monday. Because of the topography in the area and the massing of the larger historic Church and Howland Center on Main

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Street, we believe that the proposed building is compatible in scale with the historic structures on Main Street as well as the newly constructed multifamily uses on the other side of the Creek. It does appear, however, that the building would require a height variance (it is 3 stories tall with a level of parking underneath, whereas the GB zoning permits only 35 feet tall structures), and may also need setback variances if the proposed new amendments to the bulk table are enacted.

The applicant has commissioned the preparation of a visual simulation showing how the proposed Silos restoration project would fit into the surrounding neighborhood, and we hope to have it in time to bring it to the Council workshop on Monday.

We welcome the Council's candid assessment and comments on the merits of this proposal.

Very truly yours,

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

Jennifer L. Van Tuyl

cc: Jack Wertz
Aryeh Siegel, AIA

C&F: 3842492.1



VAN DYCKE AVE

MAIN ST

WATSON AVE

CREEK BL

CHURCH ST

086717

048723

054724

056718

059714

FM 16372

053701

055695

052690

043688

077701

073725

075738

077735

076730

084730

091722

096715

113729

113702

116712

FM 225 M - 1

066670

1.943 Ac (S)

FM 687 EA - 3

121715

1.406 Ac (S)



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5 Tioronda Ave, Beacon, NY 12508



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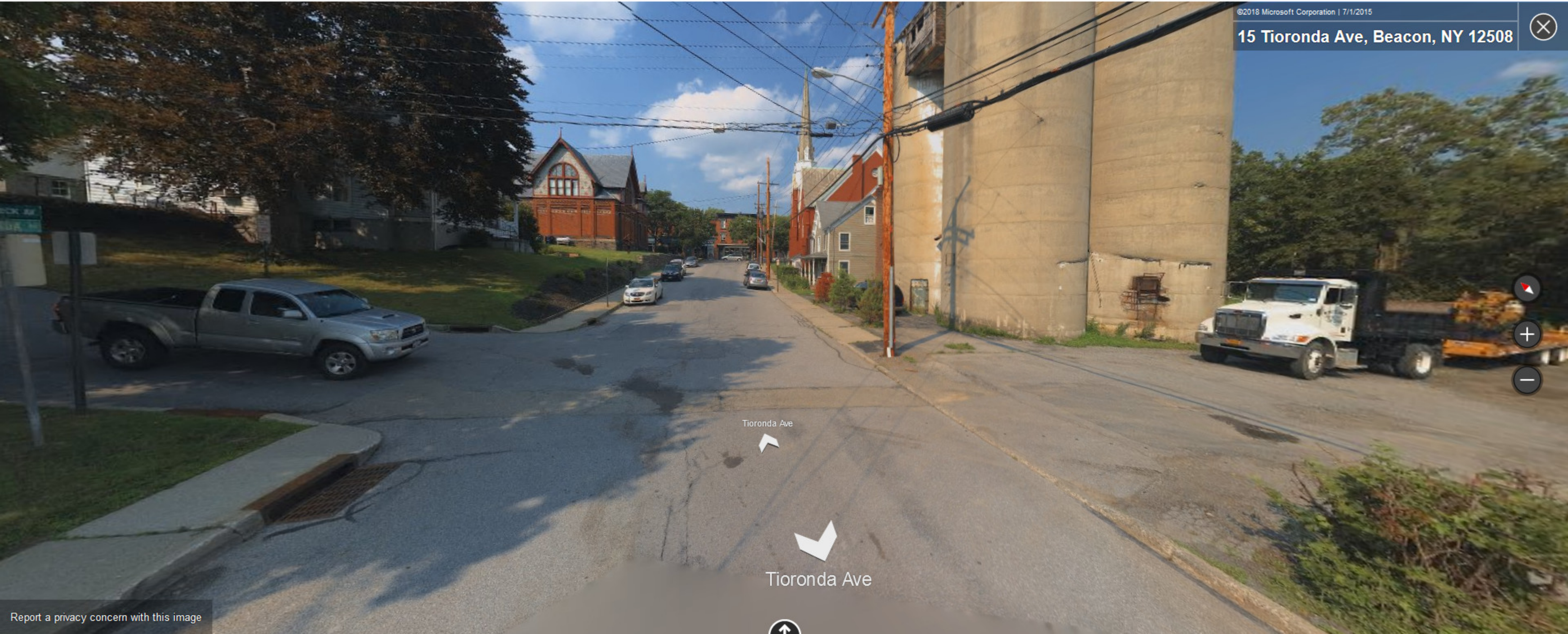


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