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August 28, 2018

**BY HAND DELIVERY**  
**AND E-MAIL**

Hon. John Gunn  
And Members of the Planning Board  
City of Beacon  
1 Municipal Plaza  
Beacon, New York 12508

Re: Application For Site Plan Approval to Construct Multi-Family Residential Apartments  
Premises: 53 Eliza Street, Beacon, New York (Tax ID: 130200-6054-29-031870)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of PIE Development Company, Inc., (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and enclosures in support of an application for Site Development Plan Approval proposing to replace the existing legal non-conforming commercial buildings and commercial operations on the residentially zoned Premises with new multi-family apartment buildings consisting of nine (9) total units that have been architecturally designed to more closely resemble the neighborhood (the "Project").

The Premises are located within the R1-5 zoning district,<sup>1</sup> and in order for the Applicant to proceed before this Board in connection with the Site Development Plan and Architectural Review Board Approvals, the Applicant needs a use variance to authorize the nine (9)-unit apartments, which will be distributed in three (3) total buildings located generally in place of the existing commercial development on the Premises. Multi-family uses also exist and are permitted on properties in multi-family districts that abut the Property.<sup>2</sup> For this Board's consideration at this time, enclosed as **Exhibit A**, please find a copy of the Applicant's concurrent Application for a Use Variance to the City of Beacon Zoning Board of Appeals ("ZBA").

**PROCEDURAL INFORMATION:**

In connection with the above-referenced Applications, the Applicant respectfully requests to appear at the Planning Board's September 11<sup>th</sup> regular meeting, in order to discuss the Project with this Board and to consider this Board's comments in advance of the Applicant's Public Hearing at the ZBA, which Public Hearing will initially be held on September 18<sup>th</sup>.

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<sup>1</sup> Note: The Premises was formerly zoned commercial (OB). Once rezoned to residential, the northeast portion of the Premises was also located in the adjacent RD-5 zoning district. See **Exhibit B**.

<sup>2</sup> Note: Multiple dwellings are permitted by Special Permit in RD and RMF Zoning Districts in the City.

**THE EXISTING IMPROVEMENTS ON THE PREMISES:**

While the Premises have been occupied for decades by commercial and office buildings and related uses (it was previously zoned business/commercial), including an autobody shop and the presently permitted existing non-conforming office, storage and contractor's yard, the Premises is *residentially zoned*. Based on the existing multi-family development and buildings on adjacent properties and within the zoning district, together with the unique size of the property and the use of the existing buildings on the Premises, the Applicant is seeking Site Development Plan Approval to adaptively reuse the Premises for a small nine (9)-unit residential multi-family development that is more consistent with the community character.

The Premises is presently used for storage of contractor equipment and vehicles with a commercial office building that fronts on Eliza Street. The locations of the proposed residential buildings are designed to be more consistent with the adjacent residential development and will involve landscaping to screen and beautify the property. See Enclosed Site Plans and Renderings. See also **Exhibit B** – Google Maps Images and Images of Surrounding Properties.

Further, the Planning Board is familiar with the continuing Renaissance in the City of Beacon. The City is becoming increasingly desirable as a residential community. The Applicant's proposed use of this Property is more compatible with surrounding land uses than the uses permitted under existing zoning. The increased revitalization of Eliza Street and the surrounding community continues to discourage commercial and single-family residential uses, as exemplified by the apartment buildings and townhouse developments in proximity to the Property.

**THE PROPOSED PROJECT:**

The Applicant is now seeking to adaptively reuse the Property and change its use to one of less nonconformity and in a manner consistent with the area's existing residential zoning and multi-family character of adjacent properties. Indeed, the proposed apartment buildings will be designed in a similar architectural style as properties in the neighborhood. See enclosed Site Plans, prepared by Aryeh J. Siegel, Architect, and Hudson Land Design Professional Engineering, P.C.

The Premises will be further improved by the addition of landscaping to further screen and beautify the Premises. The proposal includes 18 additional parking spaces to serve the nine (9) dwelling units. Lighting will be kept to a respectful minimum in keeping with the residential character of the neighborhood. Additionally, with the proposed disturbance limited to less than one (1.0) acre, the Applicant's engineering consultant, Hudson Land Design Professional Engineering, P.C., will prepare a drainage report, construction details and related stormwater management needs for the Project, which will be addressed in a future submission.



**STATE ENVIRONMENTAL QUALITY REVIEW:**

The proposed Project is classified as an Unlisted Action for Uncoordinated Review pursuant to the State Environmental Quality Review Act ("SEQRA"). A Full Environmental Assessment Form ("EAF") is enclosed as **Exhibit C**. It is respectfully submitted that the proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. In addition, the proposed variance relief will not adversely impact the environment.

As noted above, the proposed residential multi-family units are consistent with the existing character of the residential development abutting the Premises. The proposed residential use will be a less intense use than the existing commercial use, and will have no adverse effects of noise, vibrations, odor, traffic, or impact on public services. Accordingly, the proposed redevelopment of the Premises for a residential use consisting of nine (9) units, will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

**CONCLUSION:**

For the foregoing reasons, and as will be further discussed at this Board's September 11<sup>th</sup> meeting and the subsequent Planning Board Public Hearings on this matter, the Applicant respectfully submits that because the proposed Project will be more compatible with surrounding land uses than the present use it will add handsome residential architectural features to currently vacant commercial structures and will aid in meeting the need for increased residential housing in a rapidly-revitalizing neighborhood, site development plan approval is appropriate and warranted.

In support of this Application, please find enclosed five (5) copies of the instant letter with the following documents:<sup>3</sup>

- Exhibit A:** Copy of the Application For Variance Relief to Construct Multi-Family Residential Apartments, to the Beacon Zoning Board of Appeals, dated August 28, 2018;
- Exhibit B:** Google Maps Aerials of the Premises;
- Exhibit C:** Full Form Environmental Assessment Form; and
- Exhibit D:** Site Plan Application Form.

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<sup>3</sup> A CD-ROM containing the enclosures referenced herein, is also enclosed.




Additionally, in further support of this Application, we respectfully submit copies of the site plans and renderings entitled "Site Plan Application – 53 Eliza Street", prepared by Aryeh Siegel, Architect, and Hudson Land Design Professional Engineering, P.C., dated August 28, 2018, numbered and titled as follows:

- Sheet 1 of 5 – Site Plan;
- Sheet 2 of 5 – Existing Conditions & Demolition Plan;
- Sheet 3 of 5 – Elevations;
- Sheet 4 of 5 – Grading and Utility Plan; and
- Sheet 5 of 5 – Erosion and Sediment Control Plan.

Also enclosed, please find a check payable to the City of Beacon in the amount of \$2,750, representing the Site Development Plan Application filing fee, as well as a second check payable to the City of Beacon in the amount of \$7,500, for the establishment of an escrow for professional fees.

We look forward to appearing at this Board's regular meeting on Tuesday, September 11<sup>th</sup> in order to initially review the proposed Project and for this Board's comment on referral to the Zoning Board of Appeals. In the meantime should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,



Taylor M. Palmer

Enclosures

Cc: Jennifer L. Gray, Esq.  
Lt. Timothy P. Dexter, Building Inspector  
Aryeh J. Siegel Architect  
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.  
PIE Development Company, Inc.