



*Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
13 Chambers Street, Newburgh, New York 12550
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com*

January 29, 2019

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

Re: 1154 North Avenue Site Plan Application
Tax ID: 5954-26-740983 (\pm 0.11 acre)
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has enclosed the following materials for the Planning Board's consideration at your next available regularly scheduled meeting:

- Application for Site Plan Approval (original plus 4 copies);
- Individual Disclosure Form (original plus 4 copies);
- Application Processing Restriction Law (original plus 4 copies);
- Infiltration and Inflow letter report (original plus 4 copies);
- Site Plan Set prepared by bar Down Studio – 2 Sheets (5 copies);
- Door and Hardware Submittals (5 copies);
- Copy of the above noted items on CD; and
- Two checks for application and escrow fees in the amount of \$1,640.00 (Ochoa check #199) and \$1,500.00 (Ochoa check #200), respectively.

The project involves the interior renovation of both the first and second floors of the existing building located at 1154 North Avenue (NYS Route 9D), with the addition of a low impact gravel walkway along the rear of the building to serve as access to the second floor. Minor renovations to the exterior of the existing building will be the replacement of an existing overhead door on the rear (east) side of the building and addition of lighting at the rear entrance.

The proposed use will be two separate art galleries. Paola Ochoa is the project applicant and will occupy the first-floor art gallery to be known as Mother Gallery. The second-floor gallery will be known as Parts & Labor. As the site is located within the Central Main Street (CMS) zoning district, these uses are as of right and require site plan approval (based on CMS parking requirement in comparison to the previous {storage} use parking requirement – refer to notes on the Site Plan sheet).

Please note that we are seeking relief of the parking requirement from the Planning Board based on the existing site geometry and proximity to the intersection of North Avenue with Main Street (refer to Parking Note 3).

Please also note that we have not submitted an environmental assessment form (EAF). We believe that this project is classified as a Type II action with regard to 2018 SEQRA amendments (effective January 1, 2019), specifically Part 617.5(C)(18), which added a new express Type II category for re-use of a commercial structure, which appears to be applicable in this instance. The new category classification carries a caveat that the action does not meet or exceed any of the thresholds in Section 617.4 (Type I action list). We do not believe that there are any Type I thresholds exceeded by this action.

In addition, it should be noted that the site is not located within the established boundary of the Local Waterfront Revitalization Program or within the bounds of the Historic District and Landmark Overlay Zone.

We look forward to discussing the design details of the project with you and your Board members and will seek to schedule a site plan public hearing following our discussion.

Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,

A handwritten signature in dark ink, appearing to read "Daniel G. Koehler", with a long horizontal flourish extending to the right.

Daniel G. Koehler, P.E.
Principal

cc: Paola Ochoa, Applicant (via email)
Bar Down Studio, architect for Applicant (via email)
Michael A. Bodendorf, P.E. (HLD File)