

APPLICATION FOR SITE PLAN APPROVAL

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: Paola Ochoa (Mother Gallery)
Address: 16 W Church St
Beacon, NY
Signature: [Signature]
Date: 01.25.19
Phone: 646-386-6014

(For Official Use Only)

Application & Fee Rec'd

Initial Review

Public Hearing

Conditional Approval

Final Approval

Date Initials

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Hudson Land Design Professional Engineering
Address: C/O Daniel G. Koehler, P.E.
174 Main Street Beacon NY 12508

Phone: 845-440-6926

Fax: 845-440-6637

Email address: DKoehler@HudsonLandDesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 1154 North Ave

Tax Map Designation: Section S954

Block 26

Lot(s) 740983

Land Area: .10 Ac

Zoning District(s) CMS

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: 2 Art Galleries, 1 per Floor

Gross Non-Residential Floor Space: Existing ~~4,561~~ 4,561 sf Proposed ~~4,561~~ 4,561 sf

TOTAL: 4,561 sf

Dwelling Units (by type): Existing N/A

Proposed N/A

TOTAL: N/A

ITEMS TO ACCOMPANY THIS APPLICATION

- One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.
- One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.
- An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: 1154 North Avenue Site Plan

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.

	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	✓	
LEGAL DATA		
Name and address of the owner of record.	✓	
Name and address of the applicant (if other than the owner).	✓	
Name and address of person, firm or organization preparing the plan.	✓	
Date, north arrow, and written and graphic scale.	✓	
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.		✓
Approximate boundaries of any areas subject to flooding or stormwater overflows. (Notation)	✓	
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features. (Notation, except trees)	✓	
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures.	✓	
Paved areas, sidewalks, and vehicular access between the site and public streets.	✓	
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property. (existing water and sanitary connections)	✓	
Other existing development, including fences, retaining walls, landscaping, and screening.	✓	
Sufficient description or information to define precisely the boundaries of the property.	✓	
The owners of all adjoining lands as shown on the latest tax records.	✓	
The locations, names, and existing widths of adjacent streets and curb lines. (except width)	✓	
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the properties.	✓	

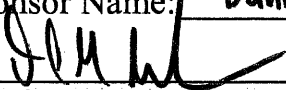
PROPOSED DEVELOPMENT		YES	NO
The location, use and design of proposed buildings or structural improvements.		✓	
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	(N/A)		✓
Any proposed division of buildings into units of separate occupancy.		✓	
The location, direction, power, and time of use for any proposed outdoor lighting.	(details forthcoming)	✓	
The location and plans for any outdoor signs.	(details forthcoming)	✓	
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.		✓	
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	(existing to remain)	✓	
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	(connections shown)	✓	
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	(N/A)		✓
Any contemplated public improvements on or adjoining the property.	(N/A)		✓
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	(limited site work)		✓
Elevations of all proposed principal or accessory structures.	(photographs provided)	✓	
Any proposed fences or retaining walls.	(N/A)		✓
MISCELLANEOUS			
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.		✓	
Erosion and sedimentation control measures.	(N/A)		✓
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.		✓	
An indication of proposed hours of operation.		✓	
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	(N/A)		✓

For all items marked "NO" above, please explain below why the required information has not been provided:

- Existing Contours - not available. The proposal calls for very limited site work.
- Other items checked "No" are not applicable to the project.

Applicant/Sponsor Name: Daniel G. Koehler, Engineer for applicant

Signature:



Date:

1/29/2019

FOR OFFICE USE ONLY

Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • <http://cityofbeacon.org/>

INDIVIDUAL DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any person(s))

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION AName of Applicant: PAOLA OCHOAAddress of Applicant: 16 W. CHURCH STTelephone Contact Information: 646.386.6014**SECTION B.** List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
The Lindley Co	4 CROSS ST BEACON NY 12508	917.687.0486	1/17/2018 fee simple	

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon?

☐

YES

☒

NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

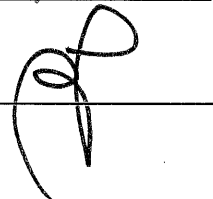
☐ YES

☒ NO

I, Paola Ochoa being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) PAOLA OCHOA

(Signature) _____



APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: The Lindley LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

Janet St. Goar

List all properties in the City of Beacon that you hold a 5% interest in:

pls see attached

Applicant Address: 4 Cross St, Beacon

Project Address: 1154 North Avenue, Beacon

Project Tax Grid # _____

Type of Application Site Plan Approval

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Janet St. Goar, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon ✓
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon _____
3. ALL tax payments due to the City of Beacon are current ✓
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon _____
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon _____
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current ✓

Janet St Goar
Signature of Owner

member
Title if owner is corporation

Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)

NO YES Initial

ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)

____ _

ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

____ _

**Beacon Property List –
Janet St Goar**

Location	Property Type	Number of Residential	Number of Commercial
Hudson Todd LLC			
25 North Elm St	Single Family	1	0
321 Main St - Binnacle Books	Mixed Use	1	1
23 Beacon St	Single Family	1	0
40 Church St	Single Family	1	0
12 Ralph St	Single Family	1	0
172 Main St - Riverwinds Gallery	Commercial plus 2 upstairs apt.	1	2
19 Paye St	Single Family	1	0
16 Grove St	Two Family	2	0
6 South Cedar St	Single Family	1	0
8 South Cedar St	Single Family	1	0
62 South Brett St	Single Family	1	0
6 Commerce St	Single Family	1	0
21 W Main St	Single Family Semi-Attached	1	0
Beacon Todd LLC			
18-20 W Main St	Commercial warehouse	0	14
The Lindley LLC			
1154 North Ave	Commercial	0	2
13 W Church St	2 Family	2	0
7 High St	Single Family	1	0

Main St, The Lindley Todd LLC		88 apartments, 18 commercial	
134 Main St	Mixed Use retail+apts	4	1
142 Main St	Mixed Use retail+apts	4	1
144-146 Main St	Mixed Use retail+apts	8	3
150 Main St	Mixed Use retail+apts	5	1
152 Main St	Mixed Use retail+apts	15	1
160 Main St (unimproved)	land	0	0
127 Main St (unimproved)	land	0	0
129 Main St	Mixed Use retail+apts	3	1
131-137 Main St	Mixed Use retail+apts	9	3
145 Main St	Mixed Use retail+apts	10	2
149 Main St	Mixed Use retail+apts	9	1
201-211 Main St	Mixed Use retail+apts	18	5
15 W.Church (unimproved)	land	0	0
17 W.Church (unimproved)	land	0	0
19 W.Church (unimproved)	land	0	0
23 W.Church (unimproved)	land	0	0