

**Dutchess County Department of
Planning and Development**

Fax Info

 To Jennifer Cocozza
 Dept Co. / Dept. Planning
 Fax # 845 486 3610

 Date _____ # pgs _____
 From Collin Milne
 Phone # 845 838 5-10
239 Planning/Zoning Referral - Exemption Communities
Municipality: City of Beacon
 Referring Agency: ☐ Planning Board ☐ Zoning Board of Appeals ☒ Municipal Board

Tax Parcel Number(s): _____

Project Name: Historic District Landmark OverlayApplicant: City of BeaconAddress of Property: Multiple Addresses (35)
**Parcel(s) within
500 feet of:**

- ☐ State Road _____
- ☐ County Road _____
- ☐ State Property (w/public building or recreation area)
- ☐ County Property (w/public building or recreation area)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Rezoning involving all map changes
- ☒ Other Local Laws associated with zoning (wellands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses

Exempt Actions:
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals
- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review
Date Response Requested (if less than 30 days): August 30, 2019

If subject of a previous referral, please note County referral number(s): _____

* These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

Please fill in this section

FOR COUNTY OFFICE USE ONLY

Response from Dutchess County Department of Planning and Development
No Comments:

- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Project Withdrawn
- ☐ Exempt from 239 Review

Comments Attached:

- ☒ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete — municipality must resubmit to County
- ☐ Incomplete with Comments — municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: 8/15/19Date Received: 8/15/19Date Requested: 8/30/19Date Required: 9/13/19Date Response Faxed: 8/26/19

Notes:

☐ Major Project
Referral #: ZR 19-260
☐ Also mailed
hard copy
Reviewer: Jennifer Cocozza

MARCUS J. MOLINARO
COUNTY EXECUTIVE



EOIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS
DEPARTMENT OF PLANNING AND DEVELOPMENT

August 26, 2019

To: City Council, City of Beacon

Re: Referral #19-260 — LL Proposing to add 35 properties to the Historic District Landmark Overlay
Parcels: see referred materials

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (GML) (Article 12B, §239-l/m).

ACTION

The City is proposing to add 35 parcels to the Historic District Landmark Overlay.

COMMENTS

We are pleased to see that the City is proposing to add additional properties to the Historic District Landmark Overlay as recommended in its Comprehensive Plan. Each property has been evaluated for its historic contributions which are detailed on the Historic Resource Inventory Forms that were completed on behalf of each property.

If not already prepared, we suggest that the City provide informational resources to property owners regarding the particulars of owning a property in the HLDC, including guidance on making home improvements and repairs.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP
Commissioner

By

Jennifer F. Coccozza
Deputy Commissioner