

APPLICATION FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANT

Name: Hudson Todd LLC
Address: 4 Cross Street
Beacon NY 12508
Signature: [Signature]
Date: 27 Aug 2019
Phone: 646-284-3118

(For Official Use Only)

Application & Fee Rec'd

Initial Review

PB Public Hearing

Sent to City Council

City Council Workshop

City Council Public Hearing

City Council Approve/Disapprove

Date Initials

8-27-19

9-10-19

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Joseph Torhan
Address: 19 Wildwood Lane
Poughkeepsie, NY 12603

Phone: 845-475-4102

Fax: _____

Email address: joe.torhan.architect@gmail.com
J.Donovan@HudsonTodd.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: Two Cross St, Beacon, NY 12508

Tax Map Designation: Section _____

Land Area: 0.28a

Block _____

Zoning District(s) CMS

4 Cross Street 5154-21-79966
Main Street 5154-21-79967
172 Main Street 5154-21-79966
Lot(s) 79966, 79967, 79967

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: retail, office workspace, residential (supportive frail elderly)

Gross Non-Residential Floor Space: Existing 1,431 Proposed 19,717

TOTAL: 19,717

Dwelling Units (by type): Existing 2 (four) Proposed 9 (nine)

TOTAL: 9

ITEMS TO ACCOMPANY THIS APPLICATION

- a. Five (5) **folded** copies and One (1) digital copy of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- b. Five (5) **folded** copies and One (1) digital copy 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.
- c. Five (5) **folded** copies and One (1) digital copy of any additional sketches, renderings or other information submitted.
- d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Hudson Todd, LLC
Address: 4 Cross Street
Beacon, NY 12508
Signature: _____
Date: 8/22/2019
Phone: 646-284-3118

(For Official Use Only)
Application & Fee Rec'd
Initial Review
Public Hearing
Conditional Approval
Final Approval

Date Initials
8-21-19
9-10-19

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Joseph Torhan
Address: 19 Wildwood Lane
Poughkeepsie, NY 12603

Phone: 845-475-4102
Fax: _____
Email address: joe.torhanarchitect@gmail.com,
jdonovan@hudsontodd.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: Two Cross Street, Beacon, NY 12508

Tax Map Designation: Section _____ Block _____ Lot(s) 799966, 798971, 793967
Land Area: 0.28 Ac, total Zoning District(s) Central Business (CMS)

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: retail, office workspace, residential (supportive affordable frail-elderly only)

Gross Non-Residential Floor Space: Existing 1431 SF Proposed 19,717 SF

TOTAL: 19,717 SF

Dwelling Units (by type): Existing 4 (four)

Proposed 9 (nine)

TOTAL: 9

ITEMS TO ACCOMPANY THIS APPLICATION

- a. 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.
- b. 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.
- c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.
- d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: Hudson Todd, LLC

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

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

Applicant Address: 4 Cross Street, Beacon, NY 12508

Project Address: Main and Cross Streets

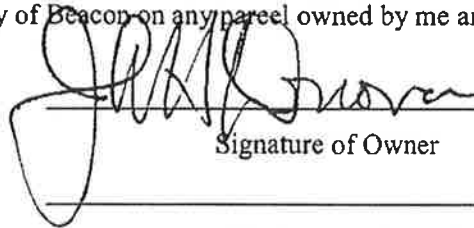
Project Tax Grid # Parcel Numbers 799966, 793967, 798971

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, Joseph Donovan, 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 X
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 X
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 X



 Signature of Owner

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	✓	—	<u>JD</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	—	✓	<u>JD</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	✓	—	<u>JD</u>

Beacon Property List - Janet St Goar & Joe Donovan

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

FOR OFFICE USE ONLY

Application #

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

ENTITY DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity <i>Hudson Todd, LLC</i>	Address of Entity <i>4 Cross St. Beacon NY</i>
Place where such business entity was created <i>Delaware</i>	Official Registrar's or Clerk's office where the documents and papers creating entity were filed <i>Wilmington, DE</i>
Date such business entity or partnership was created	Telephone Contact Information <i>646-284-3118</i>

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

SECTION C. 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.
Hudson Todd, LLC	4 Cross St Beacon Ny	646 284 3118	parcel 799966 12/20/2016	Dutchess Co.
			parcel 79897 9/18/2014	Dutchess Co
			parcel 793967 9/18/2014	

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

YES

NO

Name	Employer	Position

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address
Parcel 199966 previously owned by Area 172, Inc.	71 Maple St, Beacon

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

SECTION I. 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. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted:

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

I, Joseph Donovan being first duly sworn, according to law, deposes and says that I am (Title) member, an active and qualified member of the Hudson Todd, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Joseph Donovan

(Signature) _____

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: Two Cross Street

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:	Y	
LEGAL DATA		
Name and address of the owner of record.	Y	
Name and address of the applicant (if other than the owner).	Y	
Name and address of person, firm or organization preparing the plan.	Y	
Date, north arrow, and written and graphic scale.	Y	
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	Pending	
Approximate boundaries of any areas subject to flooding or stormwater overflows.	Y	
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.	Y	
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.	Y	
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.	Pending	
Other existing development, including fences, retaining walls, landscaping, and screening.	Y	
Sufficient description or information to define precisely the boundaries of the property.	Y	
The owners of all adjoining lands as shown on the latest tax records.	Y	
The locations, names, and existing widths of adjacent streets and curb lines.	Y	
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.	Pending	

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

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

Applicant/Sponsor Name: Hudson Todd, LLC

Signature: 

Date: 8/23/2019

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 A

Name of Applicant: Hudson Todd, LLC

Address of Applicant: 4 Cross Street, Beacon, NY 12508

Telephone Contact Information: 646-284-3118

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.
Hudson Todd, LLC	4 Cross Street	646-284-3118	September 18, 2014	Albany, NY

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

(Print) Joseph H. Donovan

(Signature) 