

**APPLICATION FOR SPECIAL USE PERMIT**

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

**IDENTIFICATION OF APPLICANT**

Name: Andrew G. MacDonald  
Address: 97 Roosevelt Drive  
Poughquag, NY 12570  
Signature: *Andrew MacDonald*  
Date: 10/28/2019  
Phone: 914-645-4351

*(For Official Use Only)*

Application & Fee Rec'd  
Initial Review

Date Initials  
10-29-19 AG  
11-13-19

PB Public Hearing

Sent to City Council

City Council Workshop

City Council Public Hearing

City Council Approve/Disapprove

**IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL**

Name: Daniel G. Koehler, P.E.  
Address: 174 Main Street, Beacon, NY 12508

Phone: 845-440-6926  
Fax: 845-440-6631  
Email address: dkoehler@hudsonlanddesign.com

**IDENTIFICATION OF SUBJECT PROPERTY:**

Property Address: 1182 North Avenue, Beacon, NY 12508  
Tax Map Designation: Section 5955 Block 19 Lot(s) 747060  
Land Area: 0.676 acres total (after Lot Line alteration) Zoning District(s) R1-7.5

**DESCRIPTION OF PROPOSED DEVELOPMENT:**

Proposed Use: Proposed 726 sqft of artist studio space and 646 Accessory apartment within proposed single-family residence  
Gross Non-Residential Floor Space: Existing 0 Proposed 726 sqft  
TOTAL: 726 sqft non-residential; 646 sqft residential accessory apartment  
Dwelling Units (by type): Existing 0 Proposed 2  
TOTAL: 2

**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 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 FOR SITE PLAN APPROVAL**

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

**IDENTIFICATION OF APPLICANT**

Name: Andrew G. MacDonald  
Address: 97 Roosevelt Drive  
Poughquag, NY 12570  
Signature: *Andrew MacDonald*  
Date: 10/29/19  
Phone: 914-645-4351

*(For Official Use Only)*

Application & Fee Rec'd  
Initial Review  
Public Hearing  
Conditional Approval  
Final Approval

Date Initials  
10-29-19 EB  
11-13-19

**IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL**

Name: Daniel G. Koehler, P.E.  
Address: 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: 1182 North Avenue, Beacon, NY 12508  
Tax Map Designation: Section 5955 Block 19 Lot(s) 747060  
Land Area: 0.68 acres total (After lot line alteration) Zoning District(s) R1-7.5

**DESCRIPTION OF PROPOSED DEVELOPMENT:**

Proposed Use: Lot Line realignment of Existing Lots into 2 new lots with a single-family residence, accessory apartment and artist studio on new lot.  
Gross Non-Residential Floor Space: Existing 0 sqft Proposed 728 sqft  
TOTAL: 728 sqft  
Dwelling Units (by type): Existing 1 Proposed 2  
TOTAL: 3

**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: Andrew G. MacDonald

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

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

Applicant Address: 97 Roosevelt Drive, Poughquag, NY 12570

Project Address: 1182 North Avenue, Beacon, NY 12508

Project Tax Grid # 5955-19-738049 & 747060

Type of Application Lot Line Realignment, Site Plan and Special Use Permits

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, Andrew MacDonald, 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 AM
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 AM
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 AM

Andrew MacDonald

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.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>AM</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>AM</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>AM</u>

**CITY OF BEACON  
SITE PLAN SPECIFICATION FORM**

Name of Application: 1182 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:		
<b>LEGAL DATA</b>		
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.		
<b>NATURAL FEATURES</b>		
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.		
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.		
<b>EXISTING STRUCTURES, UTILITIES, ETC.</b>		
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.		
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.		
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.		

<b>PROPOSED DEVELOPMENT</b>	<b>YES</b>	<b>NO</b>
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.		
Any proposed division of buildings into units of separate occupancy.		
The location, direction, power, and time of use for any proposed outdoor lighting.		
The location and plans for any outdoor signs.		
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.		
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.		
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.		
Any contemplated public improvements on or adjoining the property.		
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.		
Elevations of all proposed principal or accessory structures.		
Any proposed fences or retaining walls.		
<b>MISCELLANEOUS</b>		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.		
Erosion and sedimentation control measures.		
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.		

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

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Applicant/Sponsor Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**APPLICATION FOR SUBDIVISION APPROVAL**

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

**IDENTIFICATION OF APPLICANT**

Name: ANDREW G. MACDONALD  
Address: 97 Roosevelt Drive  
Poughquag, NY 12570  
Signature: Andrew MacDonald  
Date: 10/29/2019  
Phone: 917-645-4351

*(For Official Use Only)*

Preliminary Application Rec'd 10-29-19 EB  
Application Fee: \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Preliminary Plat Approved: \_\_\_\_\_  
Final Plat Approved: \_\_\_\_\_  
Recreation Fee: \_\_\_\_\_  
Performance Bond: \_\_\_\_\_

**IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL**

Name: Daniel G. Koehler, P.E.  
Address: 174 Main Street, Beacon, NY 12508

Phone: 845-440-6926  
Fax: 845-440-6637  
Email address: dkoehler@hudsonlanddesign.com

**IDENTIFICATION OF SUBJECT PROPERTY:**

Subdivision name or identifying title:  
MacDonald Subdivision

Street which property abuts: NYS Route 9D (North Avenue) and Ralph Street

Current Tax Map Designation: Section 5955 Block 19 Lot(s) 738049 & 747060

Property (does) (~~does not~~) connect directly into a (State) (~~County~~) highway. NYS Route 9D

Land in subdivision (~~is~~) (is not) within 500 feet of a Municipal boundary.

Total area of property is 0.68 acres

**ITEMS TO ACCOMPANY THIS APPLICATION**

- a. One electronic and five (5) **folded** copies of a subdivision plat showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- b. An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- c. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

**CITY OF BEACON  
FINAL SUBDIVISION PLAT  
AND CONSTRUCTION PLANS SPECIFICATION FORM**

Name of Application: 1182 NORTH AVENUE SITE PLAN

<b>FINAL SUBDIVISION PLAT</b>	<b>YES</b>	<b>NO</b>
The final subdivision plat shall be drawn clearly and legibly on transparent tracing cloth with black waterproof ink, at a scale no smaller than one inch equals 100 feet but preferably at a scale of one inch equals 50 feet. The sheet size shall not exceed 36 inches by 48 inches. If the size of proposed subdivision required a drawing larger than this, two or more sheets may be submitted, with match lines clearly indicated, and an index map shall be prepared on the same size sheet.		
The final plat shall contain the following information:		
Proposed subdivision name or identifying title, name, and address of owner of record and of subdivider (if other than owner), certification and seal of the registered engineer or licensed land surveyor who prepared the plat, names of the owners of record of adjoining properties and of properties directly across the street or private road, graphic scale, approximate true North point, and date.		
The location and dimensions of all boundary lines of the proposed subdivision, and all existing and proposed streets, private roads, lot lines, easements and rights-of-way, with sufficient data to readily determine the location, bearing and length of all such lines and to reproduce such lines upon the ground.		
The names of all existing and proposed streets and private roads.		
The locations of all water bodies and watercourses.		
The location of all existing buildings, including identification of all buildings to be removed as a condition of plat approval.		
The total acreage included in the entire subdivision, and the identification number and acreage of all lots and land reservations within the proposed subdivision.		
Location of all existing and proposed monuments.		
A site location map, at a scale of one inch equals 400 feet, showing the location of the subject property with respect to neighboring properties, streets and private roads.		
Notations explaining any drainage, sight slope, street widening, park area or other reservations or easements, including any self-imposed restrictions or covenants.		
Endorsement of approval by the Dutchess County Health Department.		
Plan for the provisional delivery of mail, as approved by the local postmaster.		
Endorsement of the owner as follows:  <div style="text-align: center;"> <p>“Approved for filing: _____”</p> <p>Owner _____ Date _____</p> </div>		



<b>PRELIMINARY CONSTRUCTION PLANS</b>	<b>YES</b>	<b>NO</b>
The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:		
Location and sizes of any existing water, sewer storm drainage and other utility lines and structures within and nearby the proposed subdivision.		
The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage, and other utility services.		
Proposed street or private road profiles and cross-sections showing the approximate grade of proposed streets or private roads, the relationship of existing to proposed grades, and the proposed grades, and the proposed vertical curvature along the center line of all new streets or private roads.		
Location of all existing and proposed monuments and other subdivision improvements.		
Such additional information as may be required by this chapter, the Zoning chapter, or the Planning Board.		

FINAL SUBDIVISION PLAT <i>(continued)</i>	YES	NO
<p>Form for endorsement by Planning Board Chairman as follows:</p> <p>“Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of _____, 20_____, subject to All requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plat, as approved, shall void this approval.</p> <p>Signed this _____ day of _____, 20_____, by _____, Chairman  _____, Secretary</p> <p>In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place.</p>		
<p>Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.</p>		
<p>Stormwater pollution prevention plan. A stormwater pollution prevention plan consistent with the requirements of Chapter 190 and with the terms of preliminary plan approval shall be required for final subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 190, Article II. The approved final subdivision plat shall be consistent with the provisions of Chapter 190.</p>		

FINAL CONSTRUCTION PLANS	YES	NO
<p>Final construction plans and profiles shall be prepared for all proposed streets, private roads and other required improvements. Plans shall be drawn at the same scale as the final plat and on the same size sheets, but not on the same sheets. The following information shall be shown:</p>		
<p>Plans and profiles showing the location and a typical cross-section of street and/or private road pavements including curbs and gutters, sidewalks, manholes and catch basins; the location of street or private road trees, lighting and signs; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants; the location and size of all water, gas or other underground utilities or structures; and the location and design of any other required improvements.</p>		
<p>Profiles showing existing and proposed elevations along the center line of all streets and private roads. Where a proposed street or private road intersects an existing street or private road, the elevation along the center line of the existing street or private road within 100 feet of intersection, shall be shown. All elevations must be referred to established U.S. Government of approved local benchmarks, where they exist within ½ mile of the boundary of the subdivision.</p>		
<p>The Planning Board may require, where steep slopes exist, cross-sections showing existing and proposed elevations of all new streets and private roads every 100 feet at five points on a line at right angles to the center line of the street or private road, said elevation points to be at the center line of the street or private road, each property line, and points 30 feet inside each property line.</p>		
<p>Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision.</p>		

<b>FINAL CONSTRUCTION PLANS (continued)</b>		
Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas.		
Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet _____ of _____.		
A notation of approval, on all sheets as follows  <p>“Approved by:</p> <p>_____ Date _____</p> <p>Owner _____ Date _____</p> <p>and _____</p> <p>_____ Date _____</p> <p>Planning Board Chairman _____ Date _____</p>		
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.		

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

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Applicant/Sponsor Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_