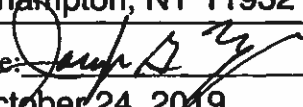


APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Farrell Building Company
Address: 2317 Montauk Highway P O Box 14
Bridgehampton, NY 11932
Signature: 
Date: October 24, 2019
Phone: (631) 537-1068

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

Date Initials
10-24-19 ES
11-13-19

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Aryeh Siegel Architect
Address: 84 Mason Circle
Beacon NY 12508

Phone: 845-838-2490
Fax: 845-838-2657
Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 16 West Main Street
Tax Map Designation: Section 5954 Block 25 Lot(s) 616969
Land Area: 1.25 acres (54,255.87 sf) Zoning District(s) LI (Linkage)

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Multi-Family Residential
Gross Non-Residential Floor Space: Existing 8,875 sf to be demolished Proposed 0
TOTAL: 0
Dwelling Units (by type): Existing 0 Proposed 62 apartments
TOTAL: 62 apartments

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.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

- a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
- b. Any reservations, easements or other areas of public or special use which affect the subject property.
- c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

- a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
- b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
- c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
- d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
- e. Finished floor level elevations and heights of all existing and proposed buildings.
- f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
- g. Existing pavement and elevations of abutting streets, and proposed modifications.
- h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
- i. Location and design of all existing and proposed water supply and sewage disposal facilities.
- j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
- k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
- l. Detailed landscape plan, including the type, size, and location of materials to be used.
- m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
- n. Location, size, type, and design of all existing and proposed business and directional signs.
- o. Written dimensions shall be used wherever possible.
- p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
- q. Statement of approval, in blank, as follows:

**Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein**

Chairman, City Planning Board

Date

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Farrell Building Company

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: 2317 Montauk Hwy, Bridgehampton, NY 11932

Project Address: 16 West Main Street

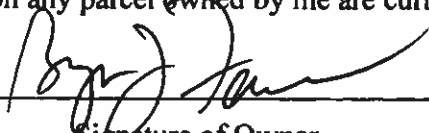
Project Tax Grid # 5954-25-616969

Type of Application Site Plan Application

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 Farrell, 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



Signature of Owner

Title if owner is corporation

Office Use Only:

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

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)

| NO | YES | Initial |
|-------------------------------------|-------------------------------------|-----------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>W</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>JS</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>JS</u> |

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: 16 West Main 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: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| LEGAL DATA | | |
| Name and address of the owner of record. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Name and address of the applicant (if other than the owner). | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Name and address of person, firm or organization preparing the plan. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Approximate boundaries of any areas subject to flooding or stormwater overflows. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other existing development, including fences, retaining walls, landscaping, and screening. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sufficient description or information to define precisely the boundaries of the property. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The owners of all adjoining lands as shown on the latest tax records. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The locations, names, and existing widths of adjacent streets and curb lines. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

| |
|----------------------------|
| 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>Farrell Communities Beacon LLC</i> | Address of Entity <i>P.O. Box 14 BRIDGEHAMPTON N.Y. 11932</i> |
| Place where such business entity was created <i>Suffolk County N.Y. BRIDGEHAMPTON NY 11932</i> | Official Registrar's or Clerk's office where the documents and papers creating entity were filed <i>State of N.Y. Dept of State</i> |
| Date such business entity or partnership was created <i>2/2/19</i> | Telephone Contact Information <i>631-537-1068</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. |
|------|-------------------------------|------------------|------------------------------------|--|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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 |
|-----------------|----------------------|----------|
| Bryan J Farrell | Farrell Building Co. | Attorney |
| | | |
| | | |
| | | |
| | | |
| | | |

SECTION E. Is any party identified in Sections A- C 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 F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

YES NO

| Current Name | Other Names |
|--------------|-------------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

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 |
|------|---------|
| | |
| | |
| | |
| | |

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 |

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

| Name | Residence or business address | Telephone number |
|------|-------------------------------|------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

YES

NO

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

| Name | Address |
|------|---------|
| | |
| | |
| | |
| | |

SECTION K. 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, Bryan J Ferrell being first duly sworn, according to law, deposes and says that I am (Title) Member, an active and qualified member of the Ferrell Communities Beacon business duly authorized by law to do business in the State of New York, and that the LLC statements made herein are true, accurate, and complete.

(Print) Bryan J Ferrell

(Signature) 

FILING RECEIPT

=====

ENTITY NAME: FARRELL COMMUNITIES BEACON LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM LLC)

COUNTY: DUTC

=====

FILED:02/22/2019 DURATION:***** CASH#:190222000954 FILM #:190222000922
DOS ID:5499963

FILER:

EXIST DATE

JANE R. KRATZ, P.C.
225 WEST MONTAUK HIGHWAY SUITE ONE
P.O. BOX 742
HAMPTON BAYS, NY 11946

02/22/2019

ADDRESS FOR PROCESS:

C/O JANE R. KRATZ, P.C.
225 WEST MONTAUK HIGHWAY SUITE ONE
HAMPTON BAYS, NY 11946

REGISTERED AGENT:

The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the biennial statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

=====

SERVICE COMPANY: UNITED CORPORATE SERVICES - 37

SERVICE CODE: 37 *

FEEs 235.00

FILING 200.00
TAX 0.00
CERT 0.00
COPIES 10.00
HANDLING 25.00

PAYMENTS 235.00

CASH 0.00
CHECK 0.00
CHARGE 0.00
DRAWDOWN 235.00
OPAL 0.00
REFUND 0.00

=====

FARRE14932

DOS-1025 (04/2007)

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the
Department of State, at the City of Albany,
on February 25, 2019.

A handwritten signature in black ink that reads "Whitney Clark".

Whitney Clark
Deputy Secretary of State

1 90222000 922

ARTICLES OF ORGANIZATION

OF

FARRELL COMMUNITIES BEACON LLC

**Under and Pursuant to Section 203 of the Limited Liability Company Law
of the State of New York**

The undersigned being the organizer of the Limited Liability Company does hereby certify:

FIRST: The name of the limited liability company is:

FARRELL COMMUNITIES BEACON LLC

SECOND: The office of the Limited Liability Company shall be located in the County of Dutchess.

THIRD: The Secretary of State is designated as the agent of the Limited Liability Company upon whom process against the Limited Liability Company may be served, and the address to which the Secretary of State shall mail a copy of any process against the Limited Liability Company served upon him is:

**c/o Jane R. Kratz, P.C.
225 West Montauk Highway
Suite One
Hampton Bays, NY 11946**

IN WITNESS WHEREOF, I hereunto sign my name this twenty-second day of February, 2019.

**/s/ Bryan J. Farrell
Bryan J. Farrell, Organizer**

