

APPLICATION FOR APPEAL

OWNER: THE HOSE COMPANY, LLC

ADDRESS: 162 MAIN STREET
BEACON, NY 12508

TELEPHONE: 845-831-3116

E-MAIL: Michael.benzer@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: mbenzer@hudsonbeachglass.com

REPRESENTED BY: JEFF WILKINSON, R.A.

ADDRESS: 13 CHAMBERS ST.
NEWBURGH, NY 12550

TELEPHONE: 845-565-1835

E-MAIL: HUDSONVALLEYARCH@gmail.com

PROPERTY LOCATION: 162 MAIN ST.

ZONING DISTRICT: CENTRAL BUSINESS

TAX MAP DESIGNATION: SECTION 5954

BLOCK 27 LOT 781973

Section of Zoning Code appealed from or Interpretation desired:

SECT. 223-26 AN AREA VARIANCE OF THE REQUIRED 28.5 PARKING SPACES IS NEEDED. THE OWNER CAN PROVIDE 4 OFF-STREET EMPLOYEE SPACES. THE PROJECT WOULD NOT BE FEASIBLE TO BUILD WITHOUT THE AREA VARIANCE.

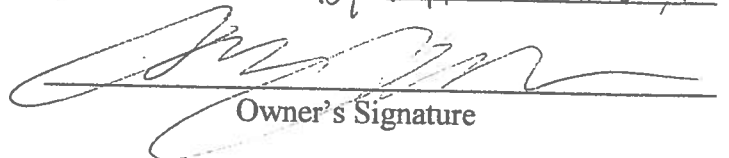
Reason supporting request:

THE PROPOSED OFFICE & STUDIO EXPANSION WILL BENEFIT MAIN ST BEACON COMMERCE. IF THE PROJECT ONLY INCLUDED HALF OF THE PROPOSED OFFICE AREA IT WOULD COMPLY WITH THE 1964 PARKING REQUIREMENTS. AN AREA VARIANCE IS

Supporting documents submitted herewith: Site Plan, Survey, etc. as required:

ATTACHED SITE PLAN DRAWING DATED 3-28-17 BY JEFF WILKINSON, R.A. REQUIRED IN ORDER TO PROCEED

Date: APRIL 19, 2017


Owner's Signature

Fee Schedule

AREA VARIANCE	<u>\$ 250</u>
USE VARIANCE	\$ 500
INTERPRETATION:	\$ 250

Applicant's Signature _____

****escrow fees may apply if required by Chairman****

Affidavit of Property Owner

Property Owner: THE HOSE COMPANY LLC

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

MICHAEL BENTER

JOHN GILVEY

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

71 MAPLE ST

Applicant Address: 71 MAPLE ST

Project Address: 162 MAIN ST

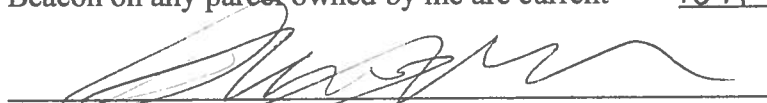
Project Tax Grid # _____

Type of Application ZONING APPEAL

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, MICHAEL BENTER, 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 YES
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon NO
3. ALL tax payments due to the City of Beacon are current YES
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon NO
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon NO
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current NA



Signature of Owner

PARTNER

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

MB

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

✓

✓

MB

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

✓

✓

MB

617.20
Appendix B
Short Environmental Assessment Form

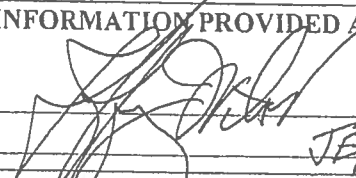
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: PROPOSED STUDIO AND OFFICE EXPANSION			
Project Location (describe, and attach a location map): 162 MAIN STREET, NW CORNER OF MAIN & CROSS, BEACON, NY			
Brief Description of Proposed Action: ENLARGE EXISTING STUDIO AREA AT HUDSON BEACH GLASS AT FIRST FLOOR FORMER GARAGE AREA. SECOND FLOOR AREA TO HOUSE EXPANDED OFFICES AND OUTDOOR TERRACE 12508			
Name of Applicant or Sponsor: THE HOSE COMPANY, LLC		Telephone: 845. 565. 1835 E-Mail: Mbenzer@hudsonbeachglass.com	
Address: 162 MAIN STREET			
City/PO: BEACON, NY 12500		State: NY	Zip Code: 12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: PLANNING BOARD & BUILDING PERMIT from City of Beacon			NO YES X
3.a. Total acreage of the site of the proposed action?		.096 acres	
b. Total acreage to be physically disturbed?		.015 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.096 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): VACANT LOT <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		✓	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	✓		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?	✓		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
		✓	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
		✓	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
		✓	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
		✓	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	✓		
	✓		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	✓		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
		✓	
		✓	
STORM WATER TO BE DIRECTED TO EXISTING CATCH BASINS LOCATED AT STREET			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: <u>FEB. 28, 2017</u> Signature:  <u>JEFF WILKINSON, R. A.</u>		

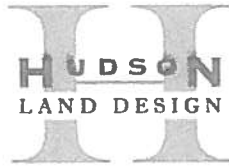
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	impact may occur	impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)



Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

March 24, 2017

The Hose Company, LLC
Mr. Michael Benzer
Mr. John Gilvey
162 Main Street
Beacon, NY 12508

Re: Infiltration and Inflow Investigation
Hudson Beach Glass site
162 Main Street
City of Beacon, New York

Dear Messrs. Benzer and Gilvey:

Hudson Land Design (HLD) has completed an infiltration and inflow investigation at the above referenced parcel as required by the City of Beacon. The investigation was conducted on March 24, 2017 at the existing building at 162 Main Street, which consists of a three-story brick façade building with a one-story addition, which serves Hudson Beach Glass.

The former fire house was constructed in the late 1800's and an addition was reputedly constructed in the 1950's. The building faces Main Street, and is located at the northwest corner of the intersection of Main Street and Cross Street.

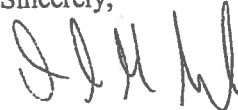
The first phase of the study consisted of an exterior inspection of the building to determine the location of roof leader discharge points. The three-story building has a flat roof that discharges northerly (to the rear of the building) where there is a gutter that collects and conveys the runoff westerly. At the northwest corner of the building, there is a downspout that visibly discharges to the surface. The one-story building also has a flat roof that pitches easterly toward a gutter that collects and conveys flow southerly. At the southeast corner of the building, there is a downspout that discharges into a corrugated pipe along the sidewalk/building interface. The collection pipe is a black corrugated plastic pipe that discharges directly into the catch basin at Cross Street. The same black corrugated pipe was observed in said catch basin. The attached exhibit 1 shows the general schematic of the above described roof drainage system.

The second phase of the study consisted of interior inspection of the building in an attempt to determine if there are any illicit connections to the building sewer line from sump pumps, floor drains and the like. HLD personnel were able to observe significant sections of interior plumbing to the point where the piping was routed beneath the first-floor bathroom (located generally in the northwest corner of the building). The pipe reputedly collects the wastewater from the bathroom and then flows southerly toward Main Street's sanitary sewer collection system. We observed a clean-out in the basement floor to support the reputed line location. At no point along the length of the visible portion of the line did HLD personnel observe any discharges other than from the standard plumbed fixtured. In addition, there were no sump pumps or floor drains observed, nor were there any unidentified pipes that connected to the line beneath the basement floor.

Based on our observations, HLD does not believe that there are any illicit connections from the building located at 162 Main Street to the City of Beacon's sanitary sewer collection system.

Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,



Daniel G. Koehler, P.E.
Principal



cc: Jeff Wilkinson, R.A. (via email HUDSONVALLEYARCH@gmail.com)
Michael A. Bodendorf, P.E. (HLD file)