

**RESOLUTION**  
**PLANNING BOARD**  
**BEACON, NEW YORK**  
**AMENDED SITE PLAN AND CERTIFICATE OF**  
**APPROPRIATENESS APPROVALS**  
**FOR 2 EAST MAIN STREET (ROUNDHOUSE)**

**WHEREAS**, the Beacon Planning Board received an application for Amended Special Use Permit and Site Plan Approvals from 10 Boulevard, LLC (the “Applicant”), to amend its previously approved Site Plan and Special Use Permit by replacing the proposed spa with 10 additional hotel rooms in the Mill Building and replacing a private dining room in the Roundhouse Building with a hotel administrative office (the “Proposed Action”), on property located at 2 East Main Street and 10 East Main Street in the General Business (GB) Zoning District, Central Main Street (CMS) Zoning District and the Historic District and Landmark Overlay (HDLO) Zone, and designated on the Tax Map of the City of Beacon as Parcel Nos. **6054-30-168772, -164762, -176760, -184766** (the “Property”); and

**WHEREAS**, the City Council is the approval authority for the Amended Special Use Permit to permit a hotel use on the property pursuant to the City of Beacon Zoning Code § 223-18; and

**WHEREAS**, the Planning Board is the approval authority for Amended Site Plan pursuant to the City of Beacon Zoning Code § 223-25; and

**WHEREAS**, the Proposed Action includes a request for a Certificate of Appropriateness from the Planning Board pursuant to the criteria set forth in § 134-7 of the City of Beacon Code; and

**WHEREAS**, the application consists of application forms, correspondence, the Environmental Assessment Form (EAF) and professional studies and reports submitted to the Planning Board; and

**WHEREAS**, as originally approved in 2010, the project consisted of the conversion of the Roundhouse building to a hotel and spa with an 80-seat restaurant, conversion of two existing brick mill buildings to a hotel, conversion of another existing building for artist live/work spaces and an event space for approximately 250 guests, restoration of an historic hydroelectric powerhouse, and construction of 78-multi-family residential units in three buildings in the northeastern portion of the site. The project also included a subdivision of the property into two lots (one for the Hotel and Artist Live/Work component and the other for the Multifamily component); and

**WHEREAS**, on June 8, 2010, the Planning Board granted the Subdivision, Site Plan and Certificate of Appropriateness Approvals for the project; and

**WHEREAS**, in 2013 the City Council and the Planning Board approved a amendments to the Special Permit and Site Plan Approvals for the Hotel and Artist Live/Work component of the project, respectively, to permit a reduction in the total number of hotel rooms from 58 to 41, addition of a private dining room to the Roundhouse building, and addition of two Artist Live/Work spaces to the Mill Building; and

**WHEREAS**, the Amended Site Plan is shown on drawings entitled “Amendment to Site Plan,” Sheets 1-19, prepared by Aryeh Siegel, Architect; Hudson Land Design, Civil Engineer; Naomi Sachs Design, Landscape Architect; and Badey & Watson, Surveyor, last revised September 25, 2018; and; and

**WHEREAS**, the Proposed Action is an Unlisted action pursuant to the New York State Environmental Quality Review Act (“SEQRA”); and

**WHEREAS**, the Planning Board, as Lead Agency, opened a public hearing to consider comments regarding any environmental impacts of the Proposed Action on September 11, 2018 and continued the hearing to October 10, 2018, at which time the (SEQRA) public hearing was closed; and

**WHEREAS**, after taking a “hard look” at each of the relevant areas of environmental concern through review of the Environmental Assessment Form and all associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration on October 10, 2018; and

**WHEREAS**, on December 3, 2018, the City Council opened a public hearing on the Amended Special Permit application at which time all interested persons were given the opportunity to be heard and the public hearing was closed on December 3, 2018; and

**WHEREAS**, on December 3, 2018, the City Council granted the requested Amended Special Use Permit to increase the number of hotel rooms from 41 to 51 by eliminating the spa in the Mill Building and converting the private dining room in the Roundhouse Building to a hotel administrative office on the Property; and

**WHEREAS**, on December 11, 2018 the Planning Board opened a duly noticed public hearing on the application for Amended Site Plan approval concerning the Proposed Action, at which time all those interested were given an opportunity to be heard and the public hearing was closed on \_\_\_\_\_; and

**WHEREAS**, the Planning Board has reviewed the application for Certificate of Appropriateness pursuant to the requirements set forth in Chapter 134 of the City of Beacon Code; and

**WHEREAS**, the Planning Board is fully familiar with the Proposed Action and has reviewed the Proposed Action relative to all applicable provisions of the City of Beacon Code.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board hereby finds pursuant to the City of Beacon Code § 134-7 that the proposed renovations will be consistent with the historic character of the surrounding area. The continued use of the Property as a hotel is compatible with uses in the neighborhood. Furthermore, the Proposed Action involves no exterior improvements to the buildings, therefore there will not be a negative impact the historic or architectural features, value or significance of neighboring historical structures. Accordingly, the Planning Board hereby grants Certificate of Appropriateness Approval to the Project, as shown on the application materials referenced above.

**BE IT FURTHER RESOLVED**, that the Planning Board hereby grants Amended Site Plan Approval for the property located and known as 2 East Main Street, as shown on the application materials enumerated above, subject to the following conditions:

**A. Prior to the signing of the Site Plan Drawings by the Planning Board Chairman, the following conditions shall be fulfilled:**

1. All application review fees shall be paid in full.
2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.
3. The comments contained in the City Engineer's letter to the Planning Board dated October 4, 2018, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.
4. The comments contained in the City Planner's letter to the Planning Board dated December 7, 2018, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

When the conditions above have been satisfied, six (6) sets of the above referenced plans revised as per the conditions above shall be submitted for endorsement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.

**B. The following are general conditions which shall be fulfilled:**

1. All conditions, set forth in the any previous Planning Board Resolution related to the Property, and not superseded herein, shall remain in full force and effect.

