



CITY OF BEACON, NEW YORK
ONE MUNICIPAL PLAZA
BEACON, NY 12508

Mayor Randy Casale
Councilman Lee Kyriacou, At Large
Councilman George Mansfield, At Large
Councilwoman Peggy Ross, Ward 1
Councilman Omar Harper, Ward 2
Councilwoman Pam Wetherbee, Ward 3
Councilman Ali Muhammad, Ward 4
City Administrator Anthony Ruggiero

**City Council Workshop Agenda
April 24, 2017**

Workshop Agenda Items:

1. Fire Department Relocation Update
2. Workforce Affordable Housing
3. Churchill Street Parking Lot - Overview of Plan
4. Consideration of Planning Board's Circulation of Notice of the Planning Board's Intent to be Lead Agency for SEQRA Review.
5. Renewal of an Agreement with Millennium Strategies for Grant Writing and Administrative Services
6. Budget Amendments
7. Hudson River Anchorages

Executive Session:

1. Matters Pertaining to Personnel
2. Sale of Real Property



SITE REVIEW & RECOMMENDATIONS

April 2017

City of Beacon Site Selection Report

Mitchell Associates
Architects & the
Beacon Site Selection
Committee

Report of the City of Beacon: Site Selection for the New Fire Station

Submitted April 24, 2017

Table of Contents

1. Executive Summary	3
2. Prior Studies.....	5
2.1. Phase 1 Feasibility Study of Alternative Solutions for Existing Fire Stations (Mitchell Associates Architects, 2006)	
2.2. A Comprehensive Multi-Level Operational Analysis of Fire Services (MMA Consulting Group, Inc., 2010)	
2.3. Develop an Implementation Plan to Consolidate Beacon's Three Firehouses (TriData Division, System Planning Corporation, 2014)	
2.4. Study of Necessary Repairs to the Existing Stations (Mitchell Associates Architects, 2016)	
3. The Current Study.....	8
3.1. Site Selection Committee (2015 - 16)	
3.2. Goals	
4. Study Methodology	10
4.1. Program	
4.2. Sites and the Narrowing Criteria	
4.3. Site Comparisons	
5. Final Three Sites under Consideration	20
5.1. Elks Club Site	
5.1.1. Option 1	
5.1.2. Option 2	
5.1.3. Option 3	

5.2. Memorial Park/Dog Park Site

5.3. Mase Fire Station Site

6. Recommendations & Next Steps22

6.1. Recommendations

6.2. Next Steps

7. 2016 Program Document24



1. Executive Summary

The primary purpose of this study was to identify appropriate locations for a new fire station for the City of Beacon and to develop cost comparisons of the final recommended sites. The Site Selection Committee (Committee) and Mitchell Associates Architects (Architect) reviewed prior studies and developed a Program that described the Fire Department's needs for a new headquarters station. The Program describes the spaces required to carry out firematic, administrative, living, and social functions and includes room diagrams and space usage analysis, resulting in a square footage estimate for the building. (This Program is located in Section 7 of this Report.) Evaluations were conducted of more than 17 potential sites, initially based on the following basic requirements for site selection: 1) shortest possible response time, 2) adequacy of site size and shape to fit the Program needs, and 3) City-owned or reasonable to acquire.

The Architect then expanded on these requirements by developing two matrices to more fully evaluate the Physical Characteristics and the Firematic Characteristics of each site (Section 4). After visiting the sites and using the two matrices, sites were compared and six of the sites were designated for further study. These sites were as follows:

1. Elks Club
2. The County Office Building
3. Memorial Park/Dog Park
4. Sargent School West
5. Sargent School East
6. Mase Hook and Ladder Fire Station

Three Sites as Finalists

Three of the sites were rejected for various reasons, including difficulty acquiring the site and less favorable response time. Finally three sites are under consideration: Elks Club, Memorial Park/Dog Park, and the Mase Hook and Ladder Fire Station. As presented in Recommendations Section 6, it was determined that any of the three sites could meet the needs of the Department and would be a responsible choice.

Mase Hook and Ladder Site

The first choice is the Mase Station site, given that it had the best average response times, would continue the historic identity of the Department, and is located in the City's center, thus affording a visible presence that could highlight the City's heritage and services. As a smaller site, it would require acquiring adjoining properties (old city hall and the hall portion of the Veterans Memorial Building). This could be an advantage in that it would create shared service opportunities with the Veterans, offer potential consolidation of municipal office space, and provide well located public meeting space. Challenges with this site include the need for demolition of the former city hall and the hall portion of the Veterans Memorial Building, renovation, acquisition of private property, and limited parking. These disadvantages could be

balanced by the positive aspects of improving the City's historic buildings and adding to the civic presence downtown.

Memorial Park/Dog Park

The second site under final consideration is the Memorial Park/Dog Park site located on Fishkill Ave. north of the City. This is a large site (2.4 acres) that could accommodate parking and outdoor training. As it is located on a partially wooded hill, some cut and fill would be required to improve the site. Though the response time is the longest of the three finalist sites, it is not significantly longer. As designated park land, the site would require negotiations for use, which could slow the approval process. Dog Park representatives indicated that they would be very willing to have their current area relocated to an adjacent area on the site, with an equal/better park provided as part of the construction.

Elks Club with Three Options

Also under final consideration is the Elks Club site located on Wolcott Ave. Response time would be good and access to Route 9D would be provided. This site's topography and shape would provide good apparatus access and straight forward design and construction options. However, given the size of the portion of the parcel available from the owner, the site would have to be combined with other parcels in order to provide for parking. Three preliminary site plans were drawn up to better understand each of three options (Elks Club site as offered, Elks site as offered plus school property, and Elks Club site as offered plus 906 Wolcott Ave.).

Option one is too small for parking and would not allow for a training area.

Option two would require acquiring property across the street from the Elks property from the School District in order to support parking. This would leave the Elks property to house the station, which would make for a tight site and no outdoor training area. Construction would need to be staged across the street on the proposed parking lot site. When approached with this concept the School Board was not favorably inclined. No vote has been taken at this time.

Option three would require purchasing residential property and closing a portion of Fulton Ave.

Conclusion

As noted, all three of the finalist sites have advantages and drawbacks and all are good candidates that meet response time requirements. Weighing each site's characteristics, the Committee and Architect have recommended the Mase Station site as the first choice. It is hoped that the extensive analysis provided as part of this review will provide a strong basis for the Council to make a decision regarding site selection and that the decision can be made as soon as possible, given the inevitability of rising costs over time.

2. Prior Studies

2.1 Phase 1 Feasibility Study of Alternative Solutions for Existing Fire Stations (Mitchell Associates Architects, 2006)

Summary: In 2006 Mitchell Associates Architects (MAA) performed a study of alternatives to maintaining operations from three separate fire stations. The goals of this study were to: 1) perform a preliminary evaluation of the physical conditions at the three existing fire stations to determine in a general sense their adaptability for renovations and/or additions; 2) develop a program (user needs analysis) to identify needs over 25 years; 3) determine if any of the three stations could accommodate an addition sufficient to meet the forecasted needs; and 4) evaluate alternative site for a new station if the existing stations could not be adapted to meet needs.

Findings and Recommendations:

Thirteen sites were evaluated in Task 4:

1. South Avenue Park
2. The Elks Club
3. Sargent School Access Road, West Side
4. Sargent School Access Road, East Side
5. Former Ski Lodge
6. Left of, and adjacent Madame Brett
7. Memorial Park
8. Chem Prene
9. Adjacent City Hall
10. North Cedar Street
11. Old DMV site on Main Street
12. Brandley Dye Works
13. 578 Main Street

Each building was found to have significant deficiencies ranging from life safety risks to impediments to proper fire station operation. Thompkins Hose had the fewest problems; however, it was far from meeting current standards. Headquarter and Engine One were found to be inadequate facilities, given their current condition. The needs analysis determined required square footage for improvements and additions to the stations for various combinations of number of companies and number of stories. Thirteen alternative prospective sites for a new station were visited. Preliminary budgets for several alternative solutions were developed. Based on cost and operational needs, the architect and Committee concluded that a new central station was a “compelling” idea. Sites suggested were as follows: Memorial Park, South Avenue Park, two Sargent sites, the Elks Club site and the Brandley Dye Works.

At that time, each of the three companies felt that if they were to give up their existing stations and consolidate into a central facility, the new facility would need to provide

separate redundant spaces such as company offices and company meeting rooms. The result was a proposed building of 33,677 to 35,424 sq. ft., at a cost of \$6.9 to \$7.4 million for the building if built in 2007 (excluding land purchase and “soft” costs).

2.2 A Comprehensive Multi-Level Operational Analysis of Fire Services (MMA Consulting Group, Inc., 2010)

Summary: The primary purpose of this study was to identify approaches for strengthening the effectiveness of the Beacon Fire Department (BFD) and to promote a plan to improve the organization, safety operations, deployment, and management of the Department. Much of the focus and many of the recommendations made in the Report highlighted communication, organization, morale, recruitment, and retention.

Findings and Recommendations: Thirty-four recommendations were made in the following areas: leadership, initial response improvements, organization, fire station location and deployment, apparatus, training and recruitment, including the following:

- There was no shared understanding of the fire protection needs of the City.
- The reduction in the number of volunteers and the lack of a shared vision for the future of the Department have affected the capacity of the Fire Department to serve the public.
- The current three fire station response model no longer meets the needs of the City.

Recommendations included the following:

- The City of Beacon must take prompt action to end, and reverse, the deterioration of the fire and rescue system in the City.
- Hire a full-time fire chief.
- Establish a recruitment and retention program for volunteer firefighters.

Those recommendations that related directly to this Report on Site Selection included the following:

- Construct a new fire station;
- Keep the three stations operational until such time as a new station is built;
- Develop a consolidation plan.

Response time mapping was performed, and it was determined that the vast majority of the City can be responded to in less than four minutes from the current headquarters location (Mase).

2.3 Develop an Implementation Plan to Consolidate Beacon's Three Firehouses (TriData Division, System Planning Corporation, 2014)

Summary: The goal of this study was to obtain information that would allow the City of Beacon to 1) properly place its fire department facilities into one central location; and 2) make informed, cost effective decisions about prioritization and allocation of resources toward a centralized station. The scope of this study included reviewing the 2006 study, determining the best location for a new station, determining if any of the three existing stations could be modified to become a central station, appraising the stations for resale value, identifying advantages of consolidation, and providing schematic plan diagrams, cost estimates, and a timeline for consolidation.

Findings and Recommendations: None of the three existing sites were considered viable to be converted into modern fire facilities. It was noted that a single station could effectively cover the City. A "cursory and preliminary" programming analysis indicated that a station size of 22,500 sq ft was required (24,300 sq. ft. with an addition to Tompkins Hose). Hard costs for 22,500 sq. ft. would be in the range of \$7.0 to \$7.3 million for the building, if built in 2010 (excluding land purchase and "soft" costs.)

Regarding response times:

- The Verplanck Ave. – Cannon St. Practice site was found to provide excellent four-minute coverage to all the areas of the highest population density, with slightly extended travel times to the very south of the City (p. 26).
- Lewis Tompkins Hose Station was found to be not well suited for a single station site because of its non-central location. The station is located too far west to provide good response times to the east side of the City, such that rebuilding the current Lewis Tompkins Hose Station would necessitate continuing to respond from an additional satellite station.
- The current Mase Hook and Ladder Station ("Headquarters") was found to be better than any of the proposed locations from a response perspective, including the Cannon St. Practice Field site.

Appraised property sales values were listed as follows:

- Beacon Engine - \$250,000
- Mase Hook & Ladder - \$280,000
- Lewis Tompkins - \$850,000

2.4 Study of Necessary Repairs to the Existing Stations (Mitchell Associates Architects, 2016)

In 2016, under a grant from Dutchess County, Mitchell Associates Architects (MAA) was retained to recommend repairs to the existing three stations that could be performed for an approximate total cost of \$125,000. The repairs were to be *“necessary short term repairs that will bridge the time to consolidation from the existing stations to a new facility.”* Items were determined and the repairs were sent out to bid and awarded to Cornerstone Restoration in September of 2016. An Initial Punch Walk was performed by MAA on 11/7/16 and subsequent Deficiency Reports were generated for each of four (4) Projects.

As of this writing, the following items are incomplete and in need of immediate completion by Cornerstone Restoration:

1. Exterior Painting Project: Field confirmation by MAA that all provided Punch Items have been addressed and completed.
2. EIFS Project: Field visit by MAA that all work scope has been completed and ready for Initial Punch Walk.
3. General and Structural Repairs Project:
 - Field confirmation by MAA that all provided Punch Items have been addressed and completed.
 - MAA review and approval of Hollow Metal Door and Hardware Submittal
 - Completion by Cornerstone of all door replacements per Contract
4. Roof Repairs Project:
 - Field confirmation by MAA that all provided Punch Items have been addressed and completed.
 - Field review and confirmation that recent leak at Station 1 was not created by Cornerstone and has been remediated.

3. The Current Study

3.1. Site Selection Committee

In July of 2015, the City empaneled a committee (Committee) to evaluate alternative sites for a consolidated fire headquarters, and to make their recommendation to the Council.

The Committee members are:

- Chief Gary Van Voorhis
- Lt. Timothy Dexter
- Anthony Ruggiero (City Administrator)
- Tom Dicastro, Sr. (Past Chief)

- Terry Davis (Past Chief)
- Jeff Simko (Retired Career Firefighter)
- Rodney Weber (Developer/Taxpayer)
- Joseph Donovan (Architect/Developer/Taxpayer)

3.2. Goals

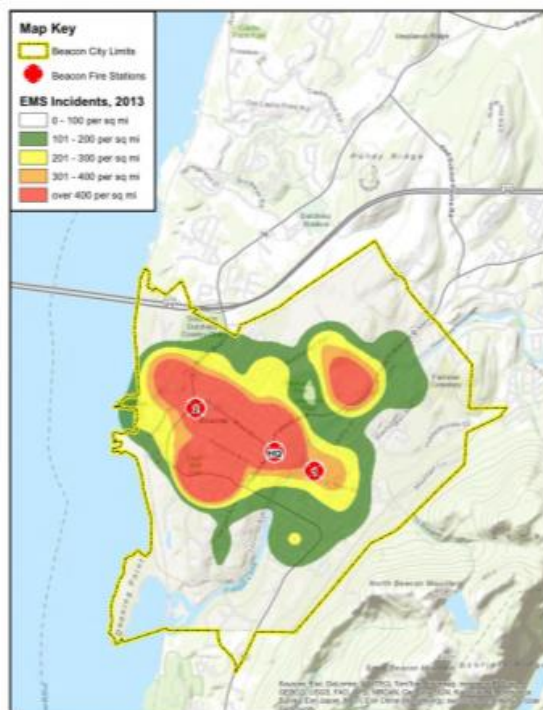
The Committee was to work with an architect that would be chosen by evaluating responses to a February, 2016, Request for Qualifications (RFQ). The RFQ defined the architect's task as ***"assisting the Committee with identifying appropriate locations for a new station and developing cost comparisons by location."*** The proposed elements of the study were described in the RFQ as:

- Review the prior programming studies, with the Fire Chief modifying as needed, and publish the results, which will be considered the program (Program) for a new City of Beacon Fire Headquarters (Station). It is understood that there is no anticipated schedule for when the Station may be built.
- Based on the Program, develop one or more preliminary footprints to be used in evaluating prospective sites to locate the Station.
- Evaluate up to ten (10) candidate sites to locate the Station, and rank them according to a system that the Architect is to develop in conjunction with the Committee.
- For the site ranked Number 1, develop the following:
 - Schematic site plan
 - Schematic floor diagrams proving that the program fits the site plan
 - Building massing model
- Schematic estimate of hard and soft costs for this scheme, including land acquisition and site development costs.
- For each of the other sites, develop the following:
 - Block diagram building footprint
 - Conceptual site plan
- Conceptual cost difference comparing the 1st and 2nd ranked site, including the difference in land acquisition cost and site development costs.

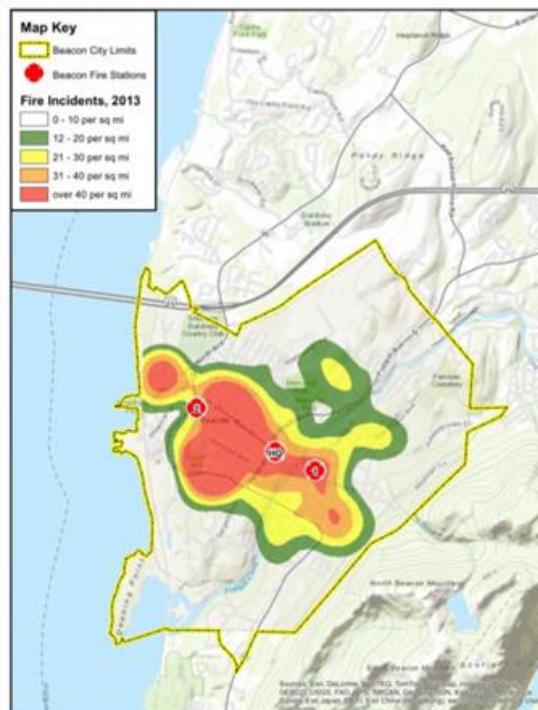
The Committee set as basic requirements for site selection:

- The site should have the shortest possible response time.
- The minimum size should adequately fit the station that would be defined through programming.
- The site should either be City-owned, or reasonable to acquire.

In addition, the site location should be located appropriately regarding the call data summarized in the 2014 TriData report.



EMS Incidents 2013 (TriData Report)



Fire Incidents 2013 (TriData Report)

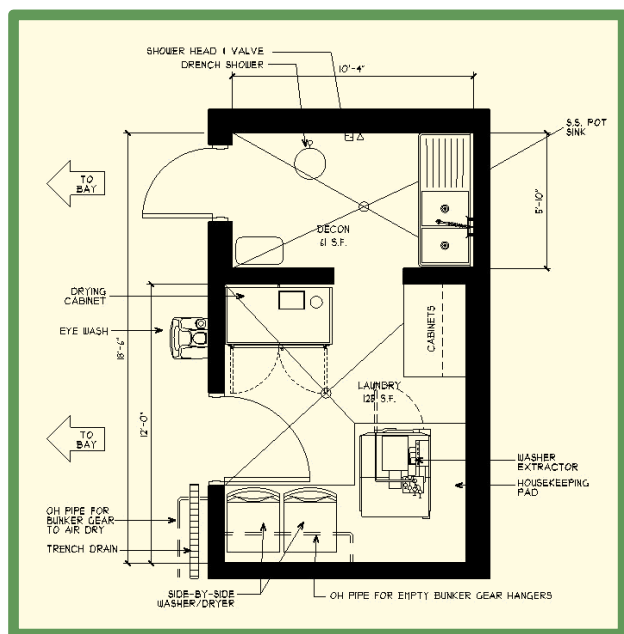
Over the course of this effort, the full Committee met 13 times, with many other sub-committee meetings held with the Architect on sites and with other stakeholders. The Committee evaluated over 17 sites that ranged in size from 0.15 to 4 acres.

In December of 2016, the City received a grant from Dutchess County to allow design work to begin on a station to be located on the selected site. The work of this grant is required to be performed in 2017.

4. Study Methodology

4.1 Program

The first task of the committee was to develop a space needs program. This was the third time that a program was developed for the city (prior done in 2006 & 2014). Through a series of meetings with the Fire Chief, each space was evaluated in great detail in order to provide an accurate description and size for each space. Each space was drawn, showing the equipment and required clearance for safe operation. The drawing of the Decon/Laundry is shown below as an example.



Decon/Laundry

The program analysis resulted in a required total building size of approximately 24,300 sq. ft. This compares with 33,677 to 35,424 sq. ft. from the 2006 study, and 22,500 sq. ft. from the 2014 study. The proportions of the building program break down as follows:

- Apparatus Bay – 24%
- Firematic Support Spaces – 12.5%
- Administrative Spaces – 10.2%
- Firefighter's Spaces – 13.0%
- Public Spaces – 12.1%
- Miscellaneous Spaces – 8.5%
- Corridors & Walls – 19.8%

4.2 Sites

With the program in hand, the Committee evaluated more than 17 sites, including:

1. BVAC Headquarters (1 Arquilla Drive)
2. The block of 280 Main Street
3. 578 Main Street
4. Amacord Café (296 Main Street)
5. Chem Prene (511 Fishkill Avenue)
6. County Office Building (220 Main Street)
7. Elks Club (900 Wolcott Avenue)
8. Hammond Practice Field (Verplank & Matteawan)
9. Former High School (211 Fishkill Avenue)
10. Knights of Columbus (25 Townsend Street)
11. Madame Brett (50 Van Nydeek Street)

12. Mase Hook & Ladder (425 Main Street)
13. Memorial Park/Dog Park
14. Penzetta Law (33 Henry Street)
15. Sargent School East
16. Sargent School West
17. South Avenue Park
18. Tallix (Hanna Lane/Fishkill Avenue)
19. Tompkin's Hose (13 South Avenue)

Two Matrixes were used to evaluate the sites. Matrix 1 looks at the physical characteristics including size, slope, drainage, potential environmental issues, cost, buildability, etc. Matrix 2 looks at firematic characteristics such as response time, drive-through capability, ease of traffic control, available space for training, etc.

Site No.	Site Name	Lot ID #	Lot Size (acres)	1 - Size and Shape	2 - Topography Cut/Fill	3 - Build-ability	4 - Utilities	5 - Drainage	6 - Detrimental Natural Features	7 - Demolition	8 - Underground Waste/Hazardous Mat	9 - Acquisition Cost	10 - Potential Negative Reaction	Land/Site Points	Initial Rank
----------	-----------	----------	------------------	--------------------	-------------------------	-------------------	---------------	--------------	----------------------------------	----------------	-------------------------------------	----------------------	----------------------------------	------------------	--------------

Matrix 1 – Physical Characteristics of the Sites:

Physical Criteria

Size & shape
 Topography
 Buildability
 Utilities
 Drainage
 Detrimental natural features
 Demolition
 Underground waste & hazardous materials
 Acquisition cost
 Potential negative reaction

Site No.	Site Name	1 - Road Frontage and Shape	2 - Apparatus Exiting & Returning	3 - Traffic Control	4 - On-Site Circulation	5 - Parking	6 - Drive-Through Capability	7 - Accessibility	8 - Land Available For Expansion	9 - Land Available For Outdoor Activities	10 - Location Impact on Response Time	Firematic Points	Land/Site Points	Total Points	Final Rank
----------	-----------	-----------------------------	-----------------------------------	---------------------	-------------------------	-------------	------------------------------	-------------------	----------------------------------	---	---------------------------------------	------------------	------------------	--------------	------------

Matrix 2 – Firematic Character of the Sites

Firematic Criteria

Road frontage and shape
 Apparatus exiting and returning
 Traffic control
 On-site circulation
 Parking
 Drive-through capacity
 Accessibility
 Land available for expansion
 Land available for outdoor activities
 Location impact on response time

Early in the course of evaluation the majority of these sites were rejected for reasons including:

- Too small
- Too steep
- Unable to be used due to existing deed restrictions such as Hammond Field and South Avenue Park

4.3 Site Comparisons

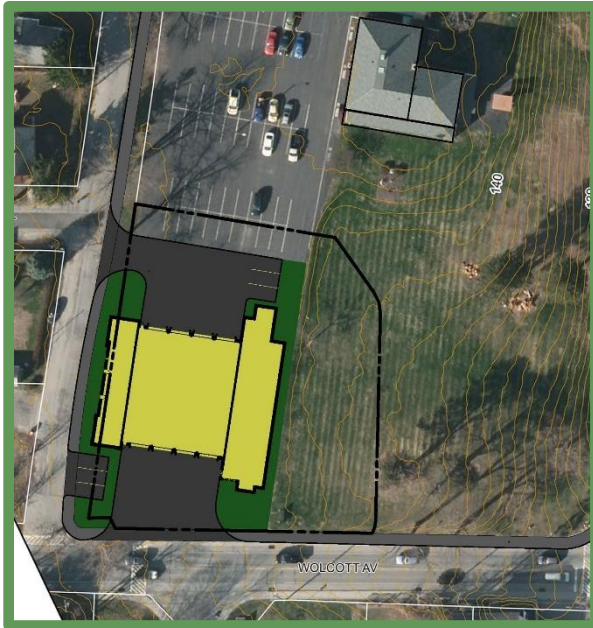
Using the two matrices to rate the remaining sites from most to least desirable, in May of 2016 the Committee voted to eliminate all but six sites.

#	Name	Address	Size	Lot #	Notes
1	Elks	900 Wolcott Street	1.6 acres	004630	360' frontage x 190' deep
2	County Office Bldg	223 Main Street	1.8 acre	834908	18,000 sq ft building??
3	Memorial Park		2.4 acres	164006	Take 400' x 280'. Deed Restriction needs State action.
4	Sargent School West		TBD		
5	Sargent School East		TBD		Building on Wolcott may cost \$450,000. Very steep site
6	Mase Hook & Ladder	425 Main Street	1 acre	026773, 035764	Assessed value of old city hall \$400,000.
7	Tallix	4 Hanna Lane	TBD	783889	Too small to fit station
Rejected by Committee on 5/3/16					
#	Name	Address	Size	Lot #	Notes
8	Hammond Field	Verplank & Matteawan	1.4 acres	004020	250' across Verplanck x 260' deep - possible issue re. Teenage pedestrians. Deed restriction prevents use
9	Amacord Café	276 Main Street	160' x 209'	910884, 913881, 915879, 917889, 920893, 931894, part of 921882	Too small
10	BVAC	1 Arquilla Drive	2.04 acres	291002	Too far North
11	Chem Prene	483 Fishkill Avenue	4 acres +/-	473210	317' x 550' - too far North
12	K of C	25 Townsend St	5 acres	383149	Too far North
13	Madame Brett	50 Van Nydeck Ave.	1.1 acres	020730	245' frontage x 200 deep. Too small.
14	Penzetta Law	33 Henry Street	.51 acre	986773	Bldg acquisition cost \$557,000. Too small
15	South Avenue Park	3 West Center Street	1.5 acres	746730	Take 330' x 200'
16	Zabo	578 Main Street	1.2 acres	154834	In flood plain

Sites 1-6 remained after the first cut and a number of site plans were developed for each of these sites:

7. Elks
8. The County Office Building
9. Memorial Park
10. Sargent School West
11. Sargent School East
12. Mase Hook and Ladder

Elks



Elks 1 – Parcel as Offered



Elks 2 - Parcel with School Parking



Elks 3 – Parcel with 906 Wolcott

County Office Building



Scheme #1

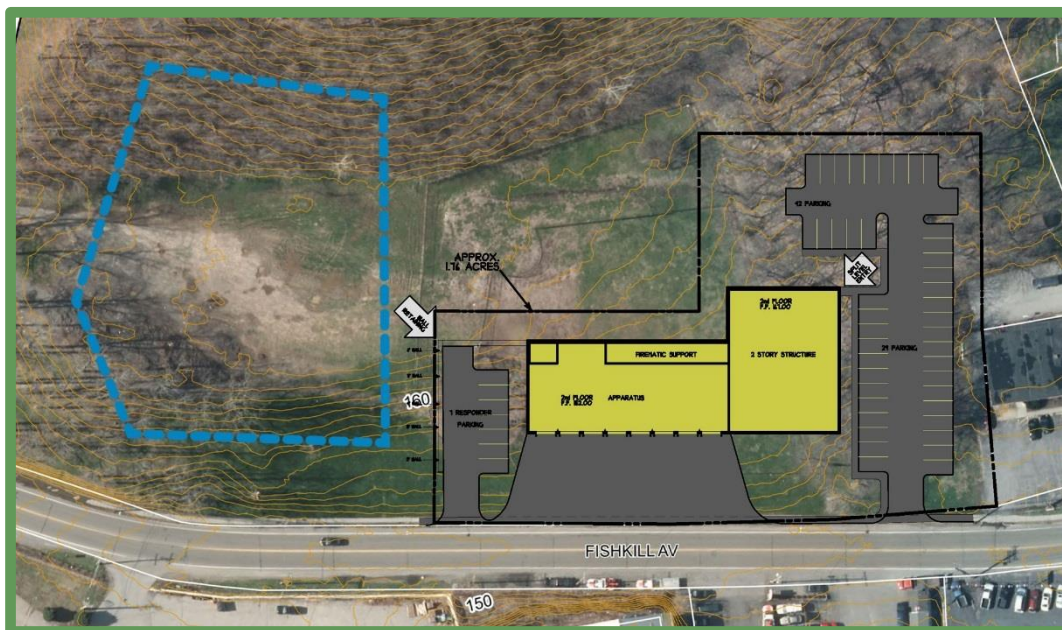


Scheme #2



Scheme #3

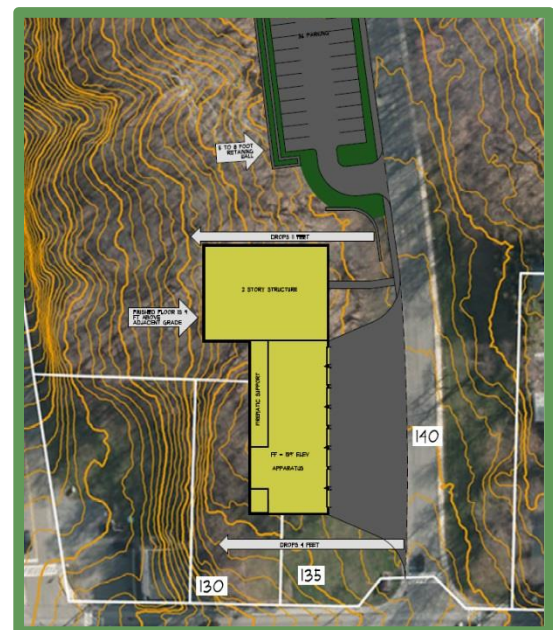
Memorial Park



Sargent School West



Sargent School East



Mase Hook & Ladder

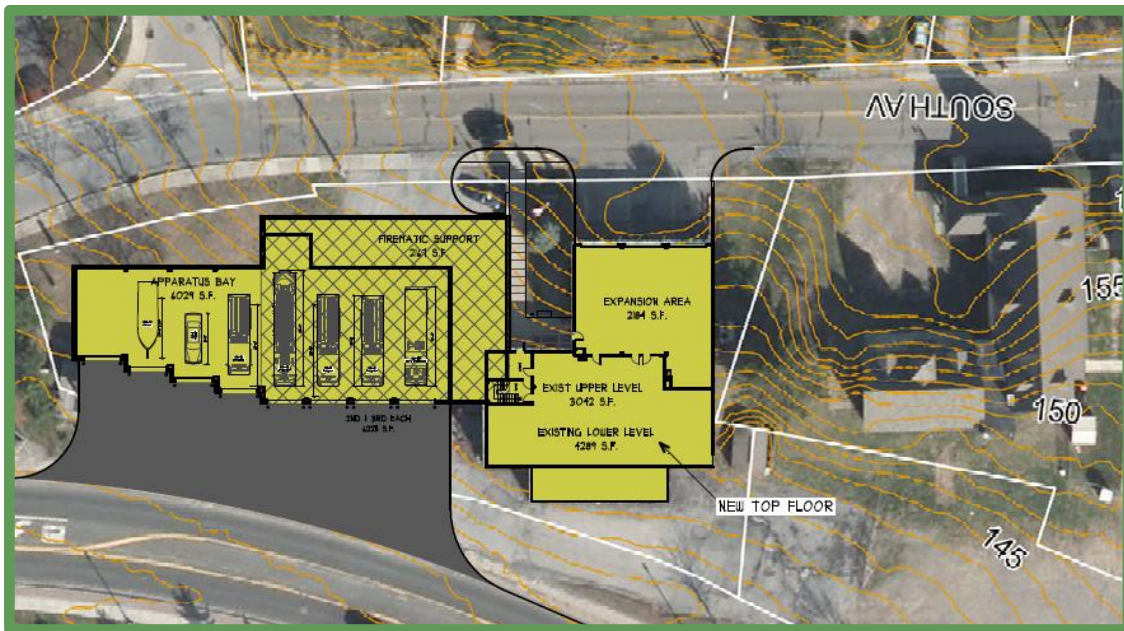
In spite of the belief that it was the best location in terms of response time and its ability to provide energy and an amenity to Main Street the Mase site was rejected by the Committee at first due to size limitations. The lot by itself is approximately $\frac{1}{4}$ acre. The size problem was partially overcome by the concept of acquiring the old city hall, increasing the size to approximately $\frac{3}{4}$ acre. The site was fully embraced by the Committee with the idea of incorporating the adjacent space of the American Legion's Bingo Hall, bringing the size up to approximately 1 acre.

Six separate schemes were prepared for the Mase site. Shown below is the Scheme that includes the property of the former city hall, and the Bingo Hall.



Other Site Diagrams

Site plan diagrams were created for a number of the sites that were rejected. The drawn plans helped demonstrate that these sites could not effectively be used. Two examples follow:



Tompkins Hose



Church Parking Lot

The diagrams for both additions and renovations to Tompkins Hose, and developing the church parking lot at Beacon Street and South Avenue demonstrate that although physically possible to build these projects, the result would be wholly unsatisfactory for modern firematic operations.

5. Final Three Sites Under Consideration

5.1. Elks Club Site

Located on Wolcott Ave. between Fulton Avenue and Tioranda Avenue in a residential neighborhood, the site in question is part of the large expanse of lawn to the south of the Elks Club building. It is clear and slopes to Tioranda, providing good access for the apparatus, and presents few site issues for new construction. The site also has adequate response times and is a good location as a southern “gateway” property for traffic coming to Beacon from the south.

The Committee met with representatives of the Elks’ Club to determine the Club’s willingness to sell this part of their parcel to the City and received a reasonably favorable response. However, given the size of the area the Elks are willing to sell, the site must be combined in some way with various other parcels in order to provide the required number of parking spaces for the station.

5.1.1. Option 1 - Elks Parcel as Offered

This is the 0.64 acres that the Elks have shown a willingness to sell. The area around the station would be extremely tight. No outdoor training or recreation could occur, and no parking lot is possible. That said, it is possible that the Elks would make their parking lot available for training and parking. There would be no place to stage or manage the construction.

5.1.2. Option 2 - Elks Parcel as Offered Plus School Parking

This site is created by combining the roughly 0.64 acres that the Elks have shown a willingness to sell and approximately 0.63 acres on the east side of Sargent Ave. adjacent Wolcott Ave. The school site will support a 44-car parking lot. The area around the station (parcel offered by Elks) is extremely tight. No outdoor training could occur at this site. Construction activities would need to be staged across the street on Beacon School District property that is proposed to be parking lot. Although no formal vote has yet to be taken, the School Board was not favorably responsive when approached with this option for discussion.

5.1.3. Option 3 - Elks Parcel as Offered Plus 906 Wolcott Ave.

By combining the roughly 0.64 acres that the Elks have shown a willingness to sell with the existing residential property at 906 Wolcott Ave., and demapping (closing) a portion of Fulton Ave., an approximately 1.06 acre site is available with approximately 360 ft. of frontage. This site will support a 32-car parking lot. The area around the proposed station (comprised of the parcel sold by Elks and the demapped portion of Fulton) is fairly tight. Little to no outdoor training could occur. This plan would require purchasing the residential property at 906 Wolcott.

5.2. Memorial Park/Dog Park Site

The site is located on Fishkill Ave. north of the City center and is the area next to Memorial Park currently occupied by the Dog Park. Approximately 2.4 acres in size, the site is by far the largest investigated but it is perched on a partially wooded hill that would require cut and fill to construct a station. Additionally, the site is currently designated as a park, which would require decommissioning at both State and Federal levels. Although not significantly different, the site has longest average response time of the three final selections.

The Committee met with representatives of the Dog Park to determine the members' willingness to allow the City to use the site for a new station. The representatives were very willing, provided that a park equal to or better than their current park would be provided as part of the construction. This is easily accommodated on site.

At approximately 2.4 acres, it is significantly the largest site, with plenty of room for construction activities, parking, training activities and future expansion. It is the only site with potential for growth in the future. The proposed parking lots will accommodate 73 vehicles. As City property, there is no acquisition cost, and no future loss of tax revenue.

5.3. Mase Hook & Ladder Fire Station Site

The site is located at the corner of Main Street and Fishkill/Teller Avenues and is at or near the geographic center of town. Currently, the Fire Department responds out of Mase Hook and Ladder at this location, a fire station originally built in 1911, and this location has the advantage of having the best average emergency response times. In order to fit the required building program and parking on the site, the acquisition of the old city hall building and property is necessary, along with the demolition of the existing Veterans' bingo hall at the rear of the historic Veterans' Memorial Hall. The new station would, in effect, be a major addition to the existing station, and would connect to Memorial Hall. Given the current zoning under consideration, the building could extend upward to four stories, providing ample space for potentially relocating other city agencies.

The Committee met with representatives of all three Veterans' Associations at Memorial Hall to determine the members' willingness to allow the City to absorb the existing Bingo Hall portion of the building into a new fire station. The representatives were willing to participate in further discussions. Some of the initial thoughts on requirements from the veterans in return for their agreement were that the City provide equal space in the new station for bingo, meetings, and other fundraising activities; provide for the renovation of the historic front portion of the building; and provide for the protection and reinstallation, if necessary, of memorials and other significant landscape features located on the grounds.

With the acquisition and demolition of the old City Hall and the Bingo Hall portion of Memorial Hall, the site would contain approximately 0.9 acres. The existing Mase Fire Station would be renovated, and attached to new construction. The project would reinforce and enhance Main Street, providing city services in the business/pedestrian core.

A visible presence on Main/Teller/Fishkill would continue the historic identity for the Fire Department and the City. The project would provide shared service opportunities for the veterans and be available for other public meeting functions. It also would offer a potential for municipal office consolidation. There would be additional costs related to acquisition, demolition, and renovation.

The current design approach does not require the acquisition of the adjacent Verizon parking area. This could be evaluated in order to assure the ability for future expansion.

6. Recommendations & Next Steps

6.1. Recommendations

After a very thorough review of possible site locations, including site diagrams for several of the more promising sites, three sites were considered as the most appropriate sites: the Elks Club site, the Memorial Park/Dog Park site, and the Mase Fire Station site. All three sites are capable of supporting fully functional stations and any of the three would be a responsible choice. There were advantages and disadvantages to each of the sites, as listed below:

Elks Club Site:

Advantages:

- Response time, including access to Route 9D
- Potential size of site
- Flat topography and shape are good for design and construction
- Gateway to the City center from the south

Why it is not the first choice:

- Not the shortest average response time
- Expandability and parking needs require additional private property acquisition
- Complicated acquisition to make functional
- Residential neighborhood

Memorial Park/Dog Park Site:

Advantages:

- Largest potential parcel, easiest for expansion, parking, etc.
- Ease of construction
- Outdoor training benefit
- Current public ownership, no lost tax revenue
- Non-residential neighborhood

Why it is not the first choice:

- Longest average response time

Complications and uncertainty associated with NYS and Federal restrictions on park land

Mase Fire Station (first choice)

Advantages:

- Best average emergency response drive times
- City services in business/pedestrian core
- Visible presence on Main/Teller/Fishkill
- Historic identity for Fire Department & the City
- Shared service opportunities including Veterans & public meeting
- Potential for municipal office consolidation

Challenges:

- Additional Costs
 - Demolition
 - Renovation
 - Acquisition of private building
- Limited parking

Addressing the Challenges:

- Cost premium buys additional civic value
- Historic buildings are long-term public assets
- Parking options available

6.2 Next Steps

The Committee recommends that the Council make a decision regarding site selection as soon as possible. Once the Council decides which site they prefer, the Committee and/or the Administration could further evaluate site acquisition costs and hurdles. At this time, construction costs are escalating at about 4% per annum; this will increase the costs of the project over time, no matter which site is chosen. The Dutchess County Grant for Design Services, which needs to be acted upon during 2017, is another time-sensitive factor. Station design can happen once a site is chosen. The Committee and Mitchell Associates would be happy to talk further about sites.

7. 2016 Program Document

MITCHELL ASSOCIATES ARCHITECTS

• EMERGENCY SERVICES FACILITIES •

Fire Station Program Document

Project Name: Beacon Fire Headquarters

1st Program Meeting Date: 4/18/16

Printout Date: July 5, 2016

Filename: Beacon Fire Program 2106

This document is not meant to be limited to an inventory of what you currently have.

Indicate what you currently need for proper operations and try to forecast what you will need for the future.

A General Information

- A1. Number of Members: Total: **94** Career: **14, incl. admin.** All Volunteers: **80** Active Volunteers: **30**
Exempt: **40** Fire Police: **6** Junior: **4** Female: **1**
- A2. Typical Turnout: **6-7 (includes career staff). 12+ volunteers if there is a fire.**
- A3. Number of calls/year: **1,600 (1,000 ems, 34 structure fires)**
- A4. Administrative Staffing: **The Chief**
- A5. Number of Companies or Departments involved: **3**
- A5.1. **Beacon Engine**
- A5.2. **Mase Hook & Ladder**
- A5.3. **Lewis Thompkins Hose**
- A6. Date of Dept. monthly meeting: **1st Tuesday of the month**
- A7. Location: **In each station**

B Functional Activities in Building

- B1. Types of response:
- B1.1. Fire: **Yes**
- B1.2. EMS: **Yes**
- B1.3. Heavy Rescue: **Yes**
- B1.4. HAZ MAT: **Yes**
- B1.5. Water Rescue: **Yes**
- B1.6. Confined Space Rescue: **Yes**
- B1.7. High angle rescue: **Yes**
- B2. Training activities in building:
- B2.1. **Daily for career, weekly for volunteer**
- Training activities on site:
- B2.2. **Daily for career, weekly for volunteer**
- B3. Fuel Filling Station: **At DPW**
- B4. Other uses of apparatus bay:
- B4.1. **Open house tours, facility tours, fire prevention week**

B5. Sleeping Over:

B5.1. Now

.5.1.1. Intermittent, short duration: **Storm coverage by volunteers**

.5.1.2. Long term: **Career firefighters**

B5.2. Future

.5.2.1. Intermittent, short duration: **Storm & emergency coverage by volunteers**

.5.2.2. Long term: **Career firefighters**

B6. Standing by:

B6.1. Will other fire companies park their apparatus in the bay under certain circumstances: **Yes.**

.6.1.1. Describe: **When Beacon's resources are fully committed for an extended time.**

.6.1.2. Is their access to the building to be limited: **Yes**

.6.1.3. Describe: **Bay & designated support spaces.**

B7. Emergency Shelter:

B7.1. Who stays in building: **This will not be a designated shelter, but the general public will be welcome during disasters.**

B7.2. Special needs: **Access control.**

B8. Firematic Business:

B8.1. Describe: **Chief, assistants & volunteer officer.**

B9. Social Business:

B9.1. Describe: **Each of the 3 companies has civil officers.**

B10. Other: **Elections, large municipal gatherings, municipal use of conference room.**

B11. Meetings:

B11.1. Type: **Trustees (3 sets); size: 5-6; frequency: monthly, plus**

B11.2. Type: **City insurance (NYMOR)**

B11.3. Type: **City wide OSHA training**

B11.4. Type: **Police training**

B12. Social Life:

B12.1. Daily recreation – describe: **Promote physical training**

B12.2. Periodic recreation – describe: **Department picnics**

B12.3. Outdoor recreation – describe: **Basketball hoop, picnic table & grill**

B13. Access control:

B13.1. Electronic access: **Yes**

APPARATUS

1 Apparatus Bays

- 1.1 Number of vehicles: **7**; # of bays: **4 double deep – NEED 82' DEPTH**
 - Front Line Vehicles**
 - 1.1.1 Name: **33-12**; type: **Engine**; length: **33'**; weight: **34,020 lbs.**
 - 1.1.2 Name: **33-45**; type: **Ladder**; length: **42'**; weight: **76,800 lbs.**
 - 1.1.3 Name: **33-55**; type: **Heavy Rescue**; length: **36'**; weight: **42,820 lbs.**
 - 1.1.4 Name: **33-11**; type: **Engine**; length: **31'-6"**; weight: **39,640 lbs.**
 - Second Line Vehicles**
 - 1.1.5 Name: **33-1**; type: **Command**; length: **16'-6"**
 - 1.1.6 Name: **33-99**; type: **Boat (behind engine)**; length: **28'**
 - 1.1.7 Name: **33-13**; type: **Engine**; length: **29'-6"**; weight: **28,360 lbs.**
- 1.2 Type of bays:
 - 1.2.1 Drive-through: **Yes**; quantity: **1 or more**
 - 1.2.2 Double deep: **Yes**; quantity: **All**
- 1.3 Wash bay: **No**; Where: **Wash in place**
- 1.4 Plan for future expansion of bays: **Yes**
- 1.5 Overhead doors:
 - 1.5.1 Front:
 - 1.5.1.1 Number: **4**
 - 1.5.1.2 Width: **13'-4"**; Height: **14'-0"**
 - 1.5.1.3 Windows: **Yes**
 - 1.5.2 Rear:
 - 1.5.2.1 Number: **4**
 - 1.5.2.2 Width: **13'-4"**; Height: **14'-0"**
 - 1.5.2.3 Windows: **Yes**
- 1.6 Number of gear lockers in apparatus bay: **16**
 - 1.6.1 Locker size: **20" x 20"**
- 1.7 Signage requirements: **Currently use "Spotted Dog." Want video observation of turnout gear room & responder parking to see new arrivals.**
- 1.8 Trench drains: **Yes**; Layout: **Centerline of trucks**
- 1.9 Wall mounted water hose reels: **Yes**; Quantity: **4**; Tempered: **No**
- 1.10 Fume exhaust: **Yes**; Type: **tailpipe source capture**
- 1.11 Truck fills:
 - 1.11.1 Wall hydrant: **Yes**; Quantity: **One, on center column**
 - 1.11.2 Outdoor hydrant: **Yes**; Quantity: **One**
- 1.12 Exterior wall hydrant: **Yes**; Quantity: **One facing apron for hose washing, w/ 2 1/2" NST discharge**

- 1.13 Overhead electrical drops: **Yes**; Quantity: **9 (rescue needs 2)**
- 1.14 Overhead airdrops: **No (on board compressors)**
- 1.15 Wall mounted air hose reels: **Yes**; Quantity: **Air reel on center column**
- 1.16 Hand wash sinks: **Yes**; Where: **At all doors to occupied portion of fire station**
- 1.17 Water fountain/bottle filling station: **Yes**
- 1.18 Epoxy flooring: **Yes**
- 1.19 Wall construction type: **Cmu w/ epoxy paint**
- 1.20 Size: **5,849** sq ft if double deep,

1A Alternate Back-In Apparatus Bay

- 1A.a Size: **6,760** sq ft

FIREMATIC SUPPORT

1B Mezzanine

- 1B.1 Use: **Training & storage**
- 1B.2 Training Features: **Ladder evolutions, bail out, confined extrication, mask confidence, etc.**
- 1B.8 Size: **961** sq ft

2 Storage Room #1

- 2.1 Items to be stored:
 - 2.1.1 **12 - 5 gal. foam pails**
 - 2.1.2 **6 – HAZMAT booms & pads**
 - 2.1.3 **Speedi-Dry**
 - 2.1.4 **Portable pumps & hard suction line**
 - 2.1.5 **Portable generators**
 - 2.1.6 **Traffic cones**
 - 2.1.7 **Sand bags**
 - 2.1.8 **55 gallon drum of DEF**
 - 2.1.9 **Etc.**
- 2.2 Security: **No**
- 2.3 Adjacencies: **Apparatus floor**
- 2.4 Size: **216** sq ft

3 Storage Room #2

- 3.1 Items to be stored:
 - 3.1.1 **Heads & fittings**
 - 3.1.2 **Adapters**
 - 3.1.3 **Spare firefighting tools**
 - 3.1.4 **Spare fire extinguishers**
 - 3.1.5 **Salvage tarps**

- 3.1.6 **Indian Tanks**
- 3.1.7 **Rakes, shovels, pikes & poles, axes**
- 3.1.8 **Etc.**

- 3.2 Security: **No**
- 3.3 Adjacencies: **Apparatus floor**
- 3.4 Size: **216** sq ft

4 Turnout Gear Storage Room

- 4.1 Operational Comments:
 - 4.1.1 Response pathway
 - 4.1.1.1 **On route from parking to apparatus floor**
- 4.2 Quantity of Lockers: **30**
- 4.3 Describe Lockers: **Mesh w/ topside storage rack**
- 4.4 Locker Size: **20" x 20"**
- 4.5 Adjacencies: **Apparatus Floor**
- 4.6 Size: **205** sq ft

5 Quarter Master

- 5.1 Items to be stored:
 - 5.1.1 **Flashlights & batteries**
 - 5.1.2 **Non-issued PPE (fire coats, pants, helmets, boots, gloves goods, rope, rescue webbing, etc.)**
 - 5.1.3 **Fire police equipment**
- 5.2 Security: **Yes**
- 5.3 Adjacencies: **Apparatus floor**
- 5.4 Size: **205** sq ft

6 Hose Storage

- 6.1 A room, or on the floor: **_recess under mezzanine**
- 6.2 Hose racks: **#1; Size: 12' by 3 tier**
- 6.3 Hose drying: **No**
- 6.4 Hose washer: **No**
- 6.5 Hose winder: **No**
- 6.6 Inventory:
 - 6.6.1 5" LDH: **15 @ 100'** [7 ½" footprint]
 - 6.6.2 3" LDH: **10 @ 50'** [5" footprint]
 - 6.6.3 2 ½" LDH: **10 @ 50'** [4" footprint]
 - 6.6.4 1 ¾" LDH: **30 @ 50'** [3" footprint]
 - 6.6.5 Total LF of hose rack = **24 [1 12' rack]**
- 6.7 Adjacencies: **Apparatus floor**
- 6.8 Comments: **3 tier rack to length**
- 6.9 Size: **32** sq ft

7 EMS Storage Room

- 7.1 Operational Comments:
 - 7.1.1 **Secure area for medical supplies**
- 7.2 Items to be located in this space:
 - 7.2.1 **Lockable cabinet**
 - 7.2.2 **Counter w/ base & wall cabinets**
 - 7.2.3 **Open shelving**
 - 7.2.4 **Storage of backboards**
- 7.3 Security: **Locked door that opens to bay**
- 7.4 Adjacencies: **Apparatus floor**
- 7.5 Size: **100** sq ft

8 Mechanic's Work Room

- 8.1 Use: **Equipment repair**
- 8.2 Workbench: **Yes**
- 8.3 Tool storage: **yes**
- 8.4 Stationary power tools: **Grinder**
- 8.5 Air: **Yes**
- 8.6 Water/Sink: **Yes**
- 8.7 Flammable Storage: **Yes**
- 8.8 Other items to be located in this space:
 - 8.8.1 **Vice**
- 8.9 Security: **Not locked**
- 8.10 Adjacencies: **Apparatus floor**
- 8.11 Size: **196** sq ft

9 DeCon/Laundry

- 9.1 Sink: **Yes**; Foot Pedal: **Yes**; Number of sink chambers: **2**
- 9.2 Gear washer/extractor: **Yes**, size: **60 lb capacity**
- 9.3 Cabinet gear dryer: **Yes**
- 9.4 Residential type clothes washer & dryer: **Yes**
- 9.5 Drench shower: **yes**
- 9.6 Backboard/Etc. cleaning: **Yes**
- 9.7 Holding tank: **No**
- 9.8 Other: **Barrel for dirty items**
- 9.9 Adjacencies: **Apparatus floor**
- 9.10 Comments: **Shelving for soaps & solutions**
- 9.11 Size: **186** sq ft

10 Hazardous Waste Storage

- 10.1 Operational Comments:
 - 10.1.1 **Storage of red bag**
- 10.2 Location: **Under mezzanine stair**
- 10.3 Security: **NA**
- 10.4 Adjacencies: **Apparatus floor**
- 10.5 Comments: **Containment floor, polymer door & frame**
- 10.6 Size: **14 sq ft**

11 Utility Recess

- 11.1 Operational Comments:
 - 11.1.1 **Truck cleaning equipment**
- 11.2 Slop sink: **Yes**
- 11.3 Truck cleaning tool & supplies: **Yes**
- 11.4 Garbage & recycling: **Yes**
- 11.5 Curb & floor drain: **Yes**
- 11.6 Adjacencies: **Apparatus floor**
- 11.7 Size: **32 sq ft**

12 Hydration

- 12.1 Operational Comments:
 - 12.1.1 **Rehab/hydration materials**
- 12.2 Refrigerator with water bottles: **Yes**
- 12.3 Ice machine: **Yes**
- 12.4 Shelving for coolers & portable water container: **Yes**
- 12.5 Location: **In corridor adjacent apparatus bay in “clean zone”**
- 12.6 Size: **36 sq ft**

13 SCBA Compressor Room (Located on Mezzanine)

- 13.1 Sound attenuation panels: **NA**
- 13.2 External feed lines: **Yes, to heavy rescue**
- 13.3 Cascade: **4 bottles**
- 13.4 Oxygen Generator: **No**
- 13.5 House Air Compressor: **Yes**
- 13.6 Location: **on mezzanine**
- 13.7 Security: **No**
- 13.8 Adjacencies: **Above fill station room**
- 13.9 Comments: **Special ventilation requirement**
- 13.10 Size: **142 sq ft**

14 SCBA & Oxygen Fill Station Room

- 14.1 "Public" access: **No**
- 14.2 Sink: **Yes**
- 14.3 Filling station: **Yes**
- 14.4 SCBA storage: **yes**
- 14.5 SCBA repair: **Yes**
- 14.6 Air Bottles – Quantity: **12**
- 14.7 Back Packs – Quantity: **12**
- 14.8 Oxygen Generator: **No**
- 14.9 Oxygen Fill Station: **Yes**
- 14.10 Oxygen Cascade: **Yes**
- 14.11 Oxygen Bottles – Quantity: **6 on rack**
- 14.12 Security: **No**
- 14.13 Adjacencies: **Apparatus floor & EMS storage**
- 14.14 Size: **130 sq ft**

15 Janitor's Closet

- 15.1 Mop Receptor: **Yes**
- 15.2 Slop Sink: **Yes**
- 15.3 Floor Machine: **Yes**
- 15.4 Shelving: **Yes**
- 15.5 Mop/Broom Rack: **Yes**
- 15.6 Location: **Apparatus bay**
- 15.7 Comments: **Epoxy resin floor – thick coat epoxy wall finish**
- 15.8 Size: **64 sq ft**

16 Apparatus Floor Rest Rooms

- 16.1 Quantity: **One**
- 16.2 Fixture: **Sink, toilet & urinal**
- 16.3 Shower: **No**
- 16.4 Lockers: **No**
- 16.5 Location: **Apparatus Bay**
- 16.6 Comments: **Epoxy resin floor – thick coat epoxy wall finish**
- 16.7 Size: **62 sq ft**

17 Communications Room

- 17.1 View control: **Bay, apron, daily public visitors**
- 17.2 Operational Comments:
 - 17.2.1 **Monitoring all regional alarm transmissions**
 - 17.2.2 **Report writing**
 - 17.2.3 **Training homework**
 - 17.2.4 **Maps & charts**

- 17.2.5 **Memos, SOG, MSDS sheets “right to know” forms, fire plans, rip-and-run, etc. stored here**
- 17.3 Seating for how many: **4**
- 17.4 Items:
 - 17.4.1 Door operator switches: **Yes, only open**
 - 17.4.2 Traffic device control: **Maybe**
 - 17.4.3 Light switches for app bay: **Yes**; Outside: **Yes**
 - 17.4.4 Internal paging system: **Yes**
 - 17.4.5 Siren trigger: **No**
 - 17.4.6 Computer equipment: **Yes**
 - 17.4.7 Closed Circuit TV, Phones, Weather Station: Describe: **Yes**
 - 17.4.8 File cabinets: **Yes**
 - 17.4.9 Wall mounted items: **Map**
 - 17.4.10 Rechargeable items (flashlights, pagers): **Yes, plus charging racks**
 - 17.4.11 Other: **Desktop printer/scanner/fax, shelving for binders**
 - 17.4.12 Lockable storage: **Some**
- 17.5 Security: **Yes**
- 17.6 Adjacencies: **Apparatus floor, apron, public entry**
- 17.7 Comments: **Access control for visitors, service window to lobby**
- 17.8 Size: **212 sq ft**

18 Training/Hose Tower

- 18.1 Describe: **Hose drying tower with training function**
- 18.2 Comments:
 - 18.2.1 **Hose & rope drying**
 - 18.2.2 **Hose advancement training**
 - 18.2.3 **Rope rescue training**
- 18.3 Size: **147 sq. ft. x 4 floors**

ADMINISTRATION

19 Station Lobby

- 19.1 Comments: **For daily business visitors**
- 19.2 Size: **100 sq ft**

20 Conference Room

- 20.1 Uses:
 - 20.1.1 **Chief/officer meetings**
 - 20.1.2 **Small group training**
 - 20.1.3 **Select committee meetings**
 - 20.1.4 **Disaster preparedness**

20.1.5 **Emergency management**

20.1.6 **Weather event coordination**

20.1.7 **City committee/board meeting**

20.2 Seat how many: **12** at table; **16** at wall

20.3 Is there a workstation with a computer to be shared by all users: **Yes**

20.4 Adjacencies: **Admin, and lobby if possible**

20.5 Size: **473** sq ft

21 Chief's Office

21.1 Seat how many: **1 plus up to 3 opposite**

21.2 Use: **Daily operations**

21.3 Location: **Admin area**

21.4 Security: **Yes**

21.5 Adjacencies: **Conference**

21.6 Size: **175** sq ft

22 Chief's Storage Room

22.1 Use:

22.1.1 **High value items to be controlled by chief, such as pagers, etc.**

22.1.2 **Personnel files**

22.1.3 **Training records**

22.1.4 **Union files**

22.1.5 **ISO reports, etc.**

22.2 Security: **Yes**

22.3 Adjacencies: **Chief's office**

22.4 Size: **71** sq ft

23 Volunteer Officers

23.1 Seat how many: **5 @ study carrels w/ work stations**

23.2 Use: **Daily operations**

23.2.1 **Apparatus check lists**

23.2.2 **Training books & records**

23.2.3 **Personnel files**

23.3 Location: **Admin area**

23.4 Security: **Yes**

23.5 Comments: **File cabinets and shelving**

23.6 Size: **194** sq ft

24 Career Staff Office

24.1 Seat how many: **3 at countertops**

24.2 Use:

24.2.1 **Report writing by career staff**

24.2.2 **Mandated training assignments for both fire & EMS**

- 24.3 Security: **Yes**
- 24.4 Comments: **File cabinet & cubbies over work surface**
- 24.5 Size: **133 sq ft**

25 Fire Prevention & Education Storage

- 25.1 Use: **Educational material for public & City personnel**
- 25.2 Security: **No**
- 25.3 Comments: **Flat file, files, shelving & “Sparky”**
- 25.4 Size: **97 sq ft**

26 Work Space

- 26.1 Purpose:
 - 26.1.1 Copier: **Yes**
 - 26.1.2 Fax: **Yes**
 - 26.1.3 Recycling: **Yes**
 - 26.1.4 Mailboxes: **Yes**
 - 26.1.5 Work Surface: **Yes**
 - 26.1.6 Storage Cabinets: **Yes**
- 26.2 Security: **No**
- 26.3 Adjacencies: **Conference & offices**
- 26.4 Size **90 sq ft**

27 Records Storage

- 27.1 Security: **Yes**
- 27.2 Adjacencies: **Offices**
- 27.3 Comments: **Secure storage for file cabinets**
- 27.4 Size: **100 sq ft**

28 Company Rooms

- 28.1 Use: **Company “office” and storage for memorabilia and historic uniforms.**
- 28.2 Items to be located in this space:
 - 28.2.1 **Desk & chair**
 - 28.2.2 **Parade uniforms & accessories**
- 28.3 Security: **Yes**
- 28.4 Comments: **Dry & ventilated**
- 28.5 Size: **3 rooms @ 300 sq ft each**

29 Administrative Area Rest Rooms (2 ADA Uni-Sex)

- 29.1 Location: **Office area**
- 29.2 Comments: **Toilet, urinal Sink**
- 29.3 Size: **2 @ 73 sq ft**

FIREFIGHTERS

30 Firefighters' Rest Rooms

- 30.1 Showers: **No**
- 30.2 Lockers: **No**
- 30.3 Adjacencies: **Day Room**
- 30.4 Size: **0 – see room 33**

31 Day Room

- 31.1 Kitchen/Dining:
 - 31.1.1 Dining Area Size: **481** sq ft
- 31.2 Living/T-V:
 - 31.2.1 Living Area Size: **774** sq ft
- 31.3 Location: **Private ide**
- 31.4 Security: **NA**
- 31.5 Adjacencies: **Near bunking, but noise separated**
- 31.6 Size: **1,262** sq ft

32 Exercise

- 32.1 Equipment:
 - 32.1.1 Cardio: **Yes**
 - 32.1.2 Weights: **Yes**
 - 32.1.3 Weight Machines: **Yes**
- 32.2 Location: **Away from sleeping**
- 32.3 Security: **No**
- 32.4 Comments: **Windows from corridor**
- 32.5 Size: **632** sq ft

33 Lockers/Bath

- 33.1 Showers: **Yes**
- 33.2 Lockers: **Yes**
- 33.3 Adjacencies: **Exercise**
- 33.4 Comments: **Also serves as Firefighter's area bathrooms**
- 33.5 Size: **232 (includes additional hallway bathroom)** sq ft

BUNKING

34 Bunkers/Bed Rooms

- 34.1 Number of rooms: **8**
- 34.2 Beds per room: **2**
- 34.3 Storage: **Yes**
- 34.4 Desks: **Yes**
- 34.5 Location: **Quiet area**
- 34.6 Security: **No**
- 34.7 Comments: **Evaluate notification systems**
- 34.8 Size: **8 @ 93 sq ft**

35 Bunker's Bathrooms

- 35.1 Quantity: **4**
- 35.2 Details: **Single occupant, ADA, Uni-sex, toilet, urinal, sink, shower & bench**
- 35.3 Adjacencies: **Bunking**
- 35.4 Size: **4 @ 91 sq ft**

36 Clean Area Laundry Room

- 36.1 Adjacencies: **Bunking**
- 36.2 Comments: **Washer. Dryer & counter – these items cannot be washed in the contaminated environment of the decon/laundry**
- 36.3 Size: **59 sq ft**

PUBLIC SPACES

37 Public Entry Area

- 37.1 Display cases: **Yes**
- 37.2 Bulletin board: **Yes**
- 37.3 Museum Display: **Yes**
- 37.4 Size: **250 sq ft**

38 Deleted

39 Coat Room

- 39.1 Number of coats: **160**
- 39.2 Adjacencies: **Multi-use room**
- 39.3 Size: **125 sq ft**

40 Multi-Use Room

- 40.1 Intended population: **96 @ tables, 144 @ chairs in rows**
- 40.2 Public access: **Yes**
- 40.3 Uses:
 - 40.3.1 Department meetings
 - 40.3.2 Training
 - 40.3.3 Mutual aid meetings
 - 40.3.4 Shared services meetings
 - 40.3.5 Company events & celebrations
 - 40.3.6 Municipal meetings
 - 40.3.7 Boy Scouts or other similar groups
 - 40.3.8 Elections
 - 40.3.9 Blood drives
 - 40.3.10 **No Rentals!**
- 40.4 Number of tables & size: **(30) 8 ft seminar & (16) 8 ft banquet**
- 40.5 Number of chairs: **192**
- 40.6 Projector & screen: **Yes**
- 40.7 Adjacencies: **Public entry**
- 40.8 Size: **1,500 sq ft**

41 Multi-Use Room Table & Chair Storage

- 41.1 Table rack quantity: **3 for seminar tables, 2 for banquet tables**
- 41.2 Chair rack quantity: **9 @ 16 chairs each**
- 41.3 Adjacencies: **Multi-use room**
- 41.4 Comments: **Plywood on walls up to 48"**
- 41.5 Size: **198 sq ft**

42 Multi-Use Room A/V Equipment

- 42.1 Security: **Yes**
- 42.2 Adjacencies: **Multi-use**
- 42.3 Comments: **Teaching media & projection support**
- 42.4 Size: **60 sq ft**

43 Training Prop Storage

- 43.1 Adjacencies: **Multi-use**
- 43.2 Comments: **deep shelving**
- 43.3 Size: **130 sq ft**

44 Kitchen

- 44.1 Uses: **Support multi-use room**
- 44.2 Equipment types and size:
 - Refrigerator: **Yes**
 - Freezer: **Yes**
 - Sink(s): **Pot, Hand & Scrub**
 - Dishwasher: **Yes**; Type: **Under counter commercial**
 - Stove: **Yes**
 - Oven: **Yes**
 - Cook top: **Yes**
 - Hood: **Yes, w/ ansul**
- 44.3 Center Island: **Yes**
- 44.4 Shuttered opening: **Yes**
- 44.5 Door to exterior: **If possible**
- 44.6 Adjacencies: **Multi-Use room**
- 44.7 Size: **343** sq ft

45 Storage

- 45.1 Adjacencies: **Kitchen**
- 45.2 Size: **103** sq ft

46 Public Rest Rooms

- 46.1 **Handicapped accessible**
- 46.2 Adjacencies: **Public lobby and/or multi-use**
- 46.3 Size: **273** sq ft

MISCELLANEOUS SPACES

47 Entry Vestibules (2)

- 47.1 Comments: **Code mandates airlock**
- 47.2 Size: **(2) @ 64** sq ft

48 House Keeping Storage

- 48.1 Comments: **Shelving**
- 48.2 Size: **50** sq ft

49 Office Side Janitors Closet

- 49.1 Mop Receptor: **Yes**
- 49.2 Slop Sink: **Yes**
- 49.3 Floor Machine: **Yes**

- 49.4 Shelving: **Yes**
- 49.5 Mop/Broom Rack: **Yes**
- 49.6 Comments: **Floor drain**
- 49.7 Size: **64** sq ft

50 File Server

- 50.1 Location: **Office area**
- 50.2 Security: **Yes**
- 50.3 Comments: **Adequate ventilation, small work surface**
- 50.4 Size: **60** sq ft

51 Sprinkler Room

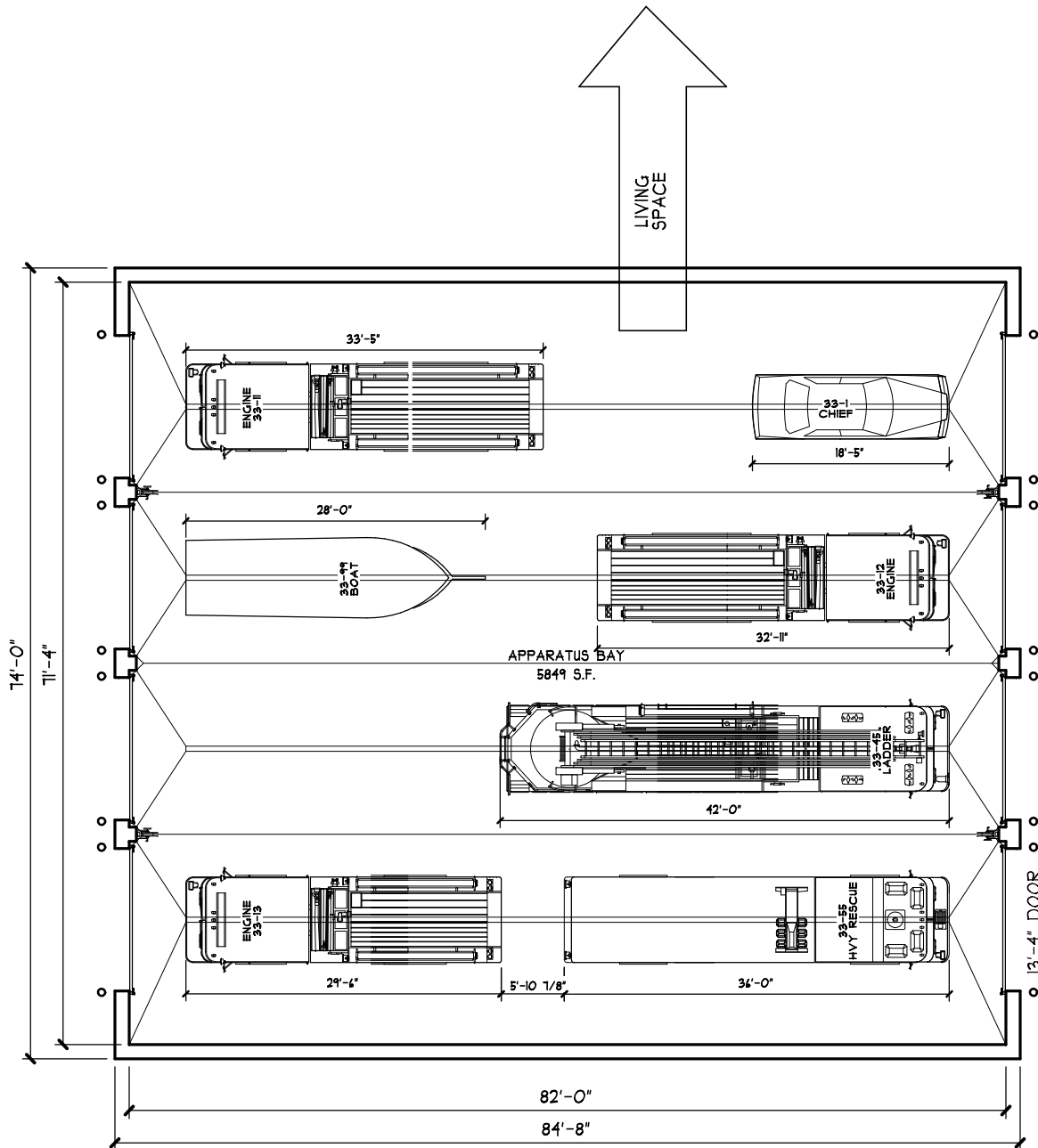
- 51.1 Assume 70 sq ft

52 Mechanical, Electrical, Plumbing, HVAC, Sprinkler, Alarm, etc.

- 52.1 Fuel type at site: **Natural gas**
- 52.2 Heating type in apparatus bay: **In-floor radiant**
- 52.3 Heating type elsewhere: **Ducted HVAC**
- 52.4 Building to be sprinklered: **Yes**
- 52.5 Hose bibs for exterior: **Yes**
- 52.6 Bay lighting type: **LED**
- 52.7 Site lighting type: **LED**
- 52.8 Generator: **Yes**
 - 52.8.1 Fuel: **Diesel**
 - 52.8.2 Location of generator: **on site**
 - 52.8.3 Circuits on generator: **All**
- 52.9 Size: **600** sq ft

Beacon Fire Station Space/Usage Final Draft

Program Item	Room Name	1st Floor Area	Mezz	2nd Floor Area	Total Area
	Apparatus Bay				
1	Apparatus Bay	5,849			5,849
	Subtotal - Apparatus	5,849			5,849
	Firematic Support				
1.1	Mezzanine		961		961
2	Storage Room #1	216			216
3	Storage Room #2	216			216
4	Turnout Gear	205			205
5	Quarter Master	205			205
6	Hose Storage	32			32
7	EMS Storage	100			100
8	Work Room	196			196
9	Decon/Laundry	186			186
10	Hazardous Waste	14			14
11	Utility Recess	32			32
12	Hydration	36			36
13	SCBA Compressor (on Mezzanine)		142		142
14	SCBA Fill Station	130			130
15	Janitors Closet	64			64
16	Apparatus Floor Restroom	62			62
17	Communications	212			212
18	Training/Hose Tower	147	441		588
	Other				
	Subtotal - Firematic Support	2,053			2,053
	Administration				
19	Station Lobby	100		0	100
20	Conference Room	473		0	473
	Conference Storage				0
21	Chief's Office	175		0	175
22	Chief's Storage Room	71		0	71
23	Volunteer Officers	194		0	194
24	Career Staff Office	133		0	133
25	Fire Prevention & Education Storage	97		0	97
26	Work Space	90		0	90
	Assistant Chiefs				0
	Shared Office				0
27	Records Storage	100		0	100
28	Company Rooms (3 @ 300 sf)	900		0	900
29	Admin Area Restrooms 2 @ 73 sf	146		0	146
	Subtotal - Administration	2,479		0	2,479
	Firefighters				
30	Firefighter's Rest Rooms (see #32)	0		0	0
	Volunteer Firefighter's Room			0	0
	Three Company Offices			0	0
31	Exercise	632		0	632
32	Lockers/Bath	95		0	95
33	Day Room	1262		0	1,262
34	Bunkrooms w/ Lockers 8 @ 93	744		0	744
	Chief's Bunk	0		0	0
35	Bunker Bathroom 4 @ 91 sf	364		0	364
	Personal Lockers	0		0	0
36	Bunker's Area Laundry	59		0	0
	Subtotal - Career Firefighters	3,156		0	3,156
	Public Spaces				
37	Public Entry Area	200		0	200
38	Deleted	0		0	0
39	Coat Room	125		0	125
40	Multi-Use	1500		0	1,500
41	Multi-Use Tables & Chairs	198		0	198
42	Multi-Use A/V	60		0	60
43	Training Prop Storage	130		0	130
44	Multi-Use Kitchen	341		0	341
45	Multi-Use Pantry	103		0	103
46	Public Rest Rooms M & F	273		0	273
	Subtotal - Public Spaces	2,930		0	2,930
	Miscellaneous Space				
47	(2) Entry Vestibules	128		0	128
48	Housekeeping Storage	50		0	50
49	Office Side Janitors Closet	64		0	64
50	File Server	64		0	64
51	Sprinkler	70		0	70
52	Mechanical/Electrical	600		50	650
53	(2) Stairwells (area per floor)	356		364	720
54	Elevator (area per floor)	58		58	116
55	Elevator Equipment Room	52		0	52
56	Elevator Foyer	80		80	160
	Subtotal - Miscellaneous Spaces	1,522		552	2,074
	Area Subtotals				
	Bay	5,849			5,849
	Firematic Support	2,053			2,053
	Mezzanine		961		961
	Office & Living	10,087		552	10,639
	Walls & Circulation				
	Apparatus Bay Walls @ 8%	468			468
	Firematic Support Walls @ 15%	308			308
	Office Area Walls @ 17%	1,715		94	1,809
	Firematic Support Circulation @ 15%	308			308
	Office Area Circulation @ 18%	1,816		99	1,915
	Subtotal - Walls & Circulation	4,614	0	193	4,807
	Total >>	22,603	961	745	24,309
	Footprint>>	22,603			22,603



**MITCHELL
ASSOCIATES
ARCHITECTS**

APPARATUS BAY

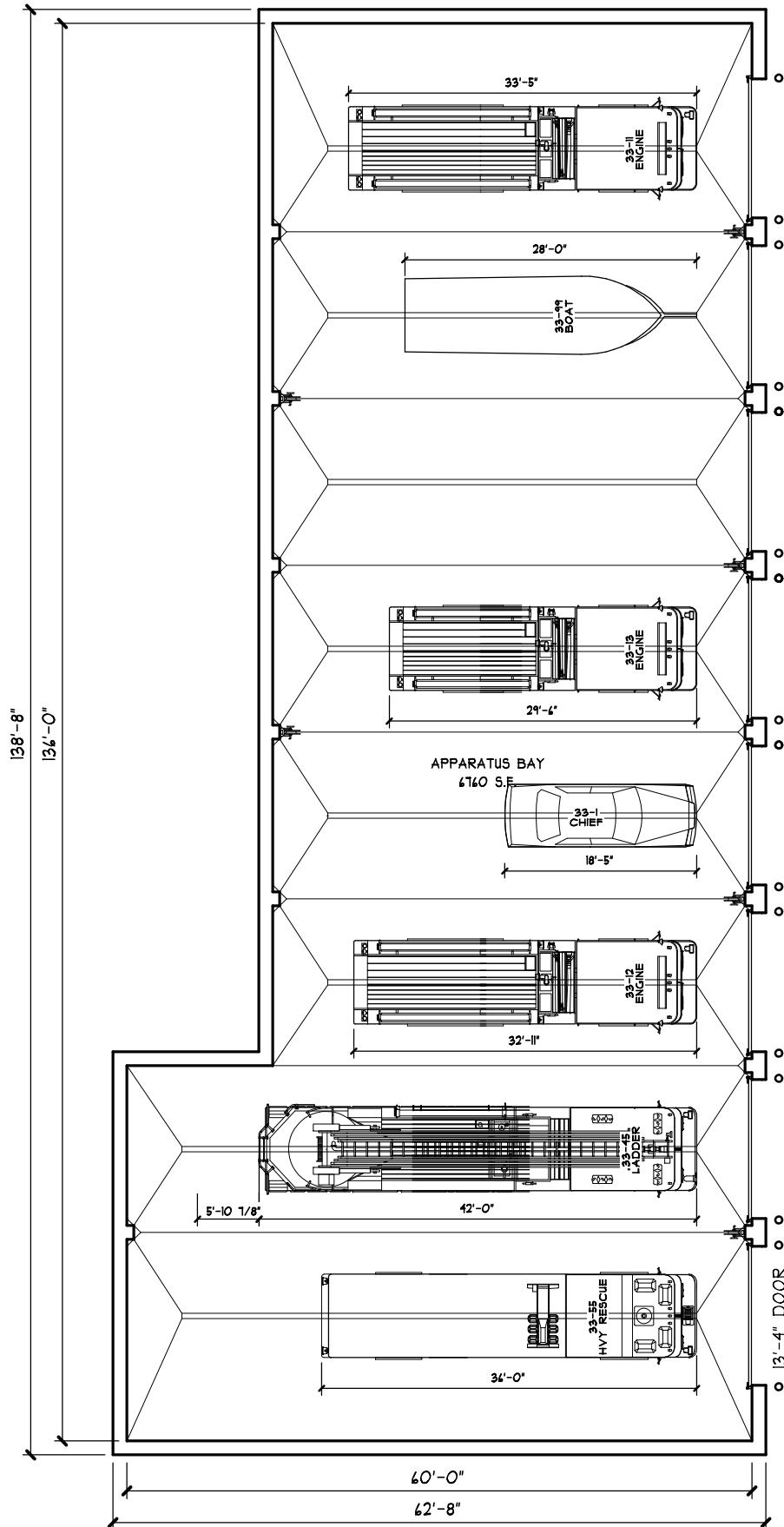
SCALE: 1/16" = 1'-0"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\01 - Apparatus Bay

01

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

ALTERNATE APPARATUS BAY

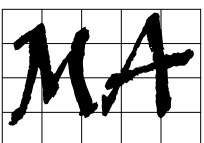
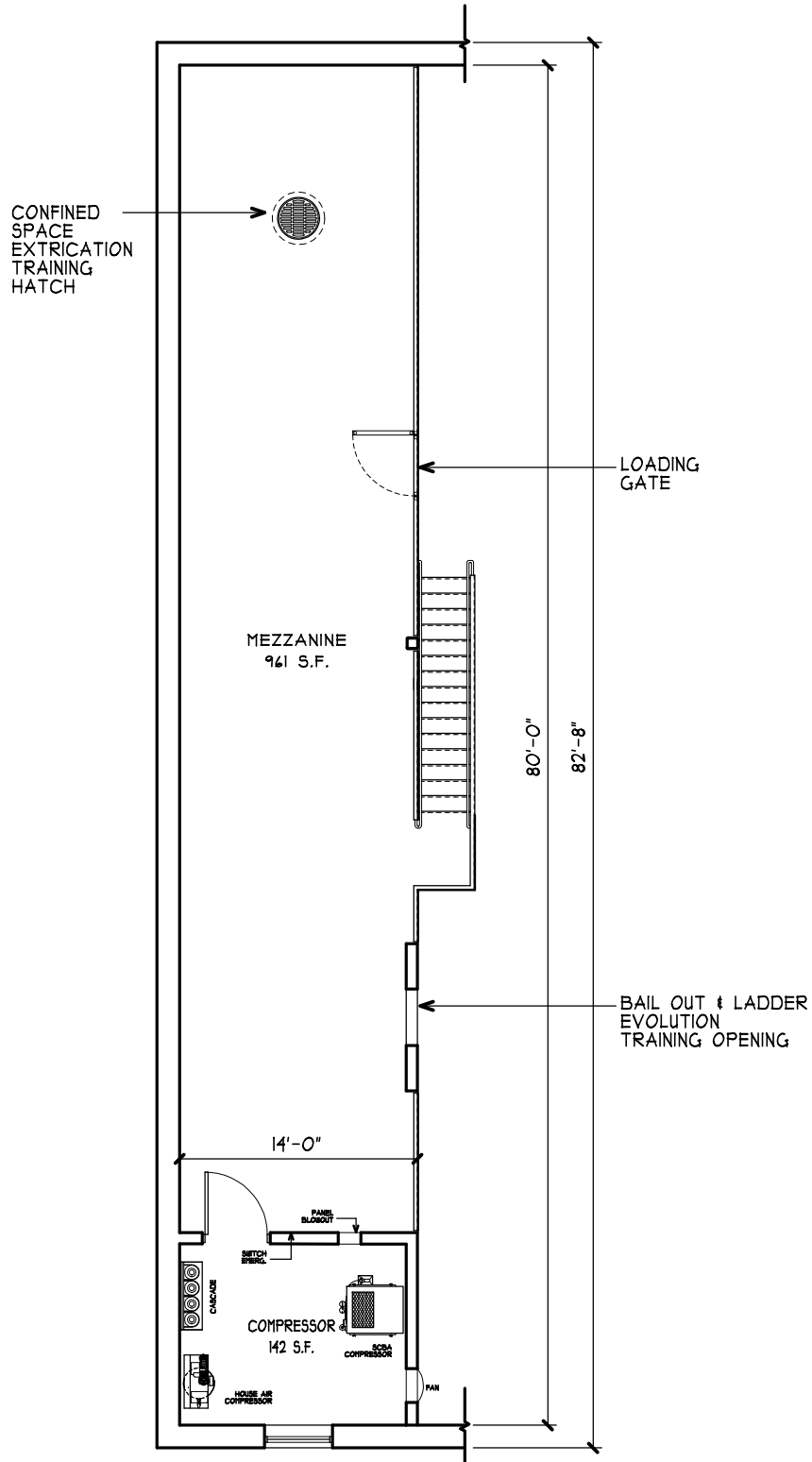
SCALE: 1/16" = 1'-0"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay 1 Firematic Support\01A - Back In Apparatus Bay

01 A

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

MEZZANINE w/ COMPRESSOR RM

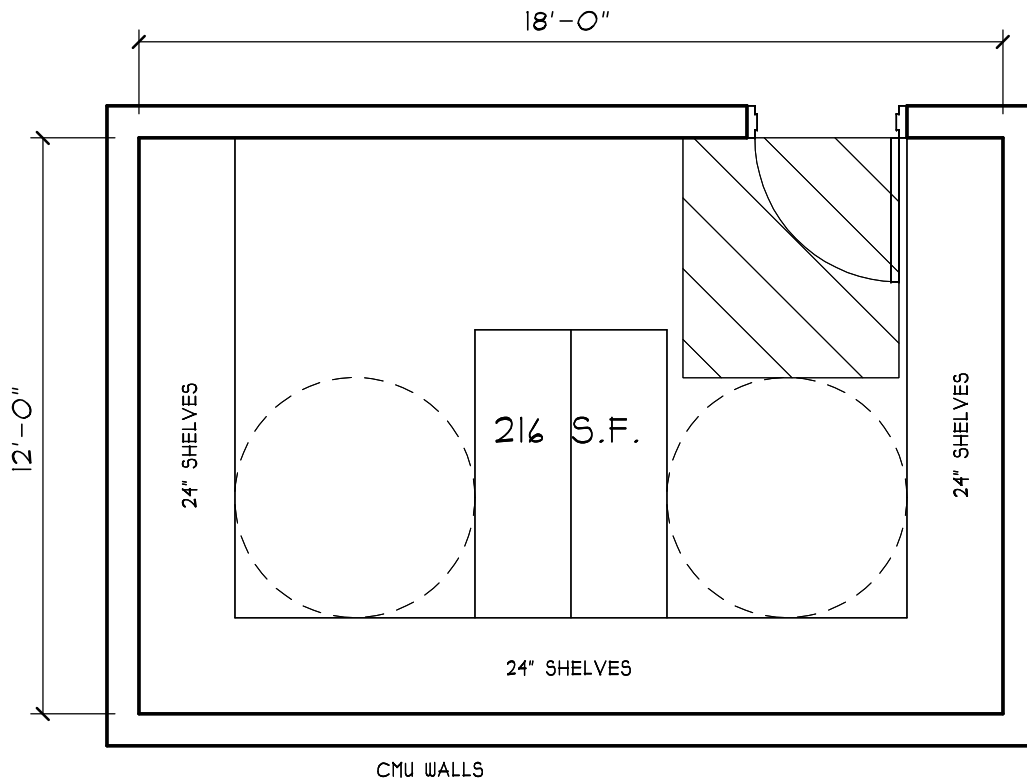
SCALE: 3/32" = 1'-0"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\OIB - Mezzanine w Compressor Room

OIB

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

FIREMATIC STORAGE

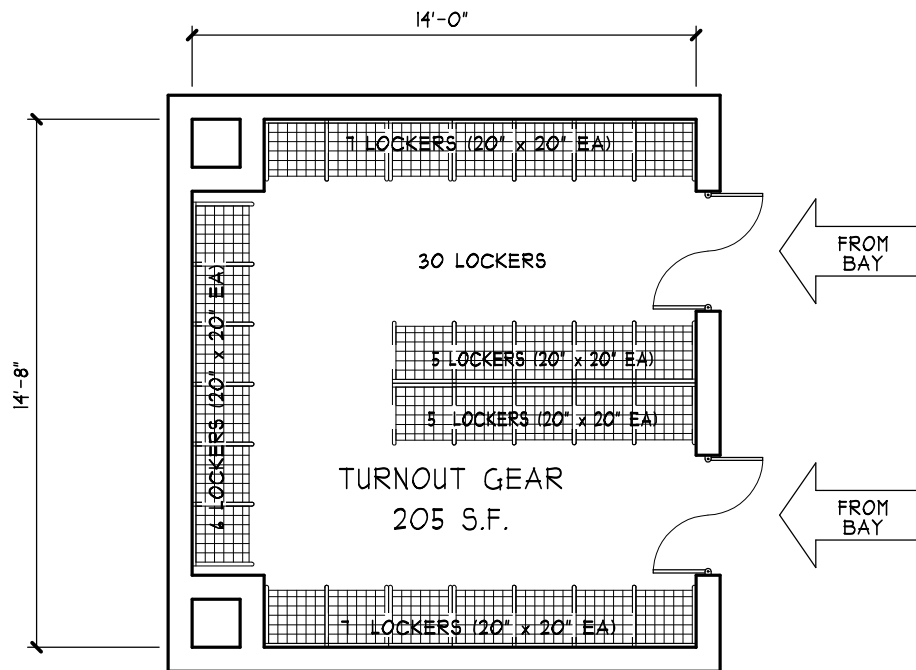
SCALE: 1/4" = 1'-0"

DATE: 5/13/2016

02 & 03

S:\W Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\2 & 3 - Firematic Storage

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

TURNOUT GEAR

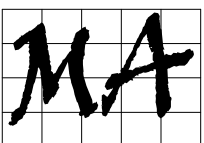
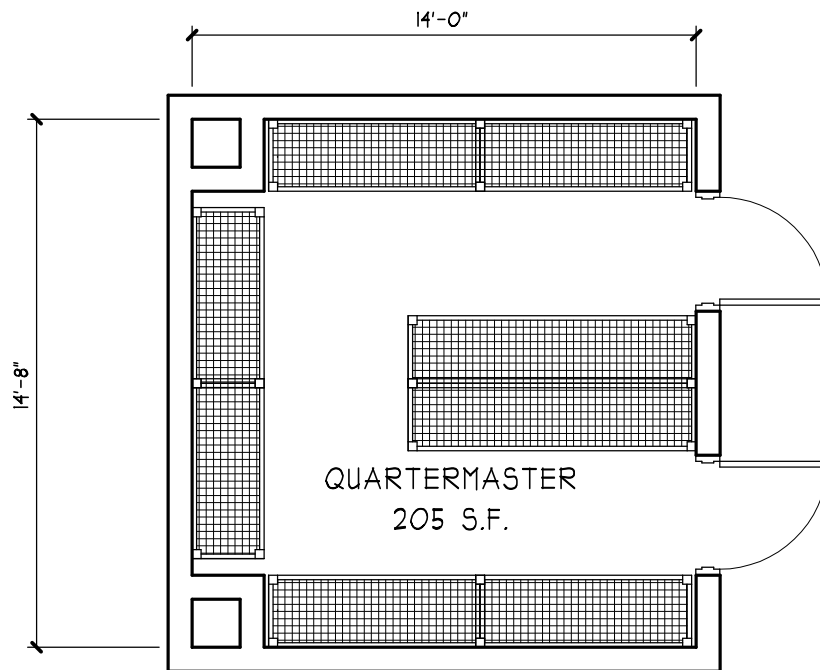
SCALE: 3/16" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\04 - Turnout Gear

04

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

QUARTERMASTER

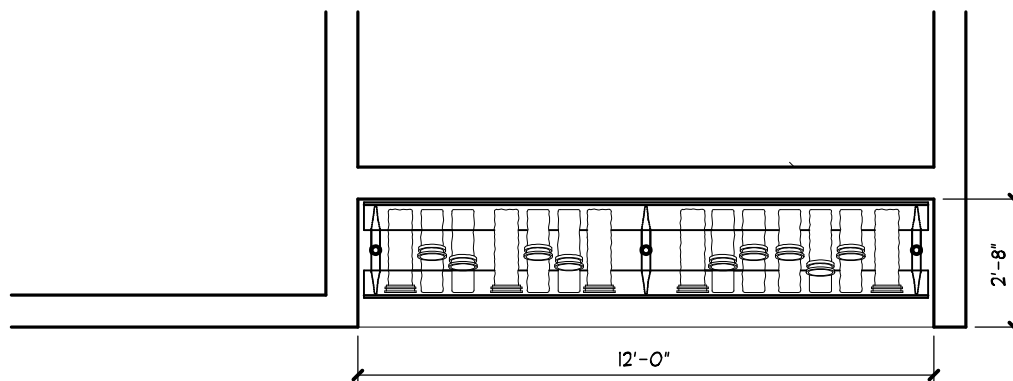
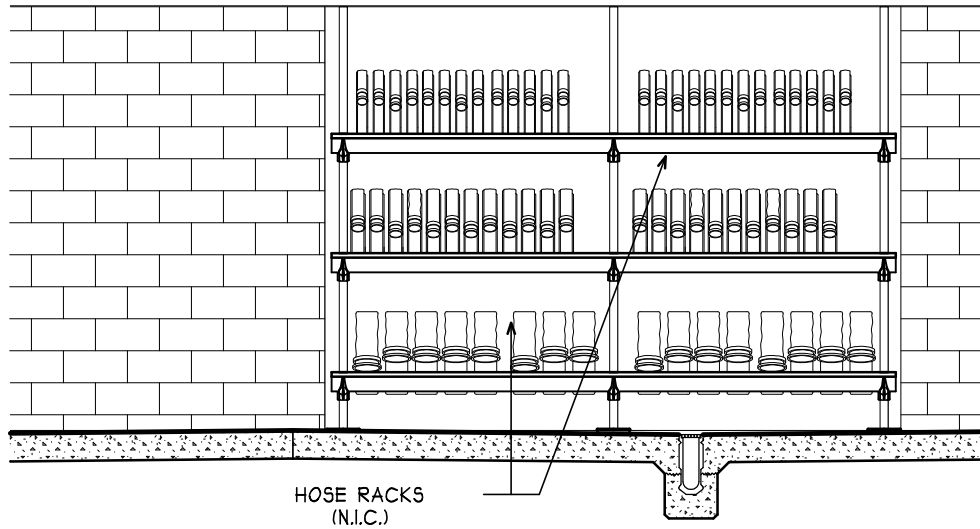
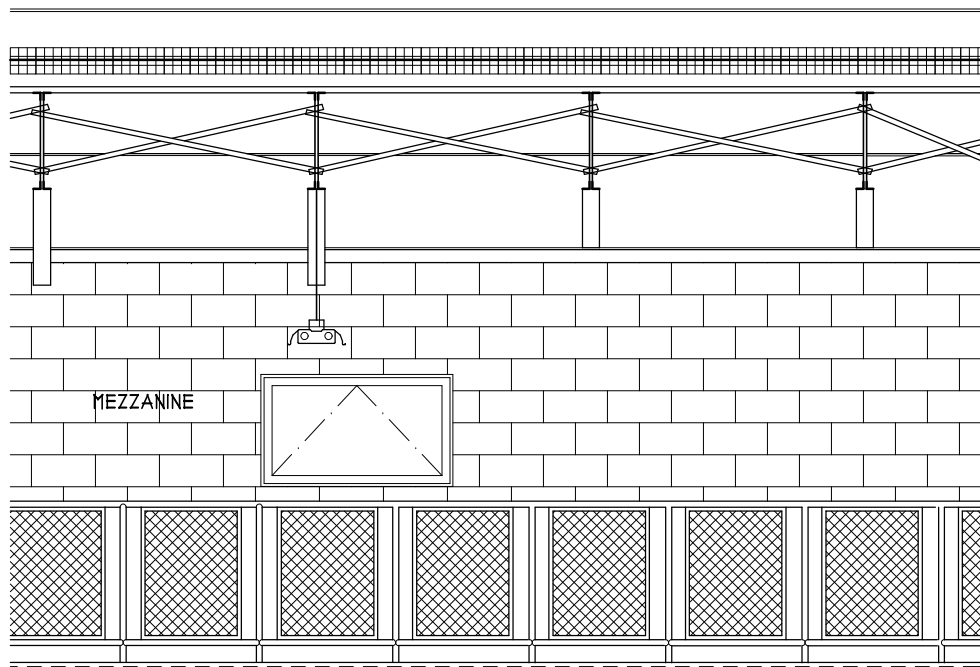
SCALE: 3/16" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\I - Apparatus Bay & Firematic Support\05 - Quartermaster

05

ROOM #



32 S.F.



MITCHELL
ASSOCIATES
ARCHITECTS

HOSE STORAGE

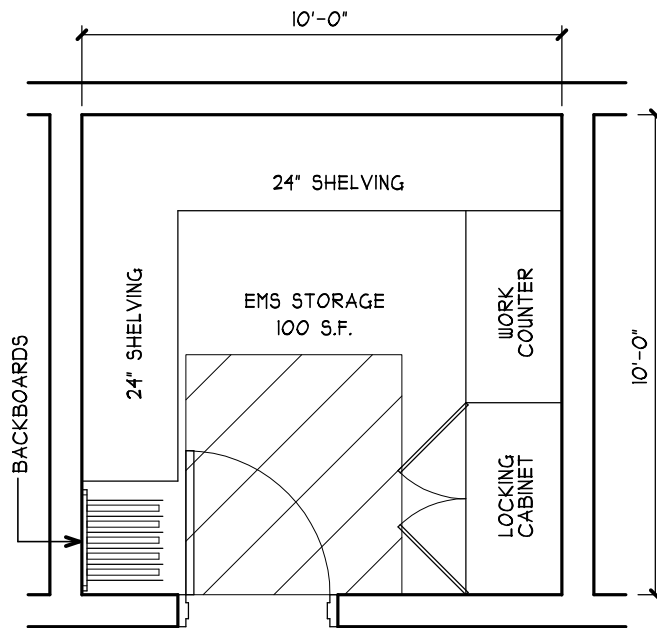
SCALE: 1/4" = 1'-0"

DATE: 6/9/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\06 - Hose Storage

06

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

E.M.S. STORAGE

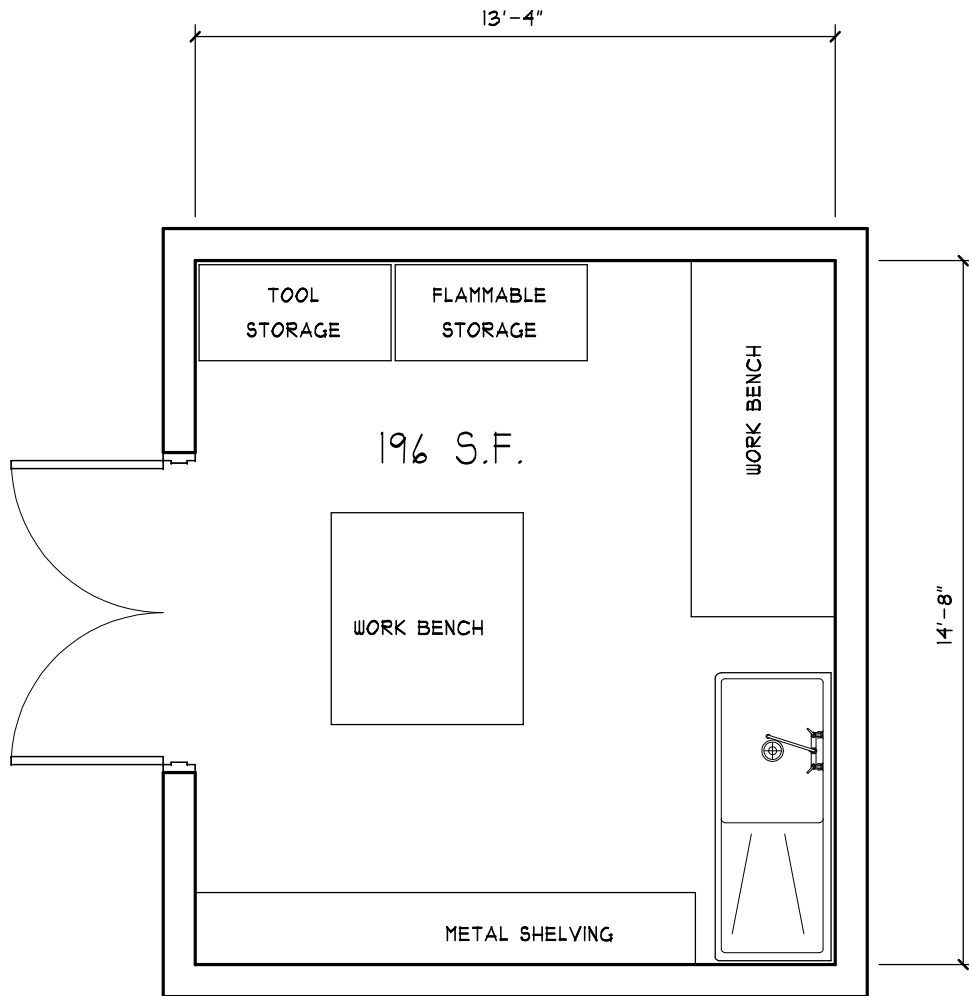
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\01 - EMS Storage

01

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

WORKROOM

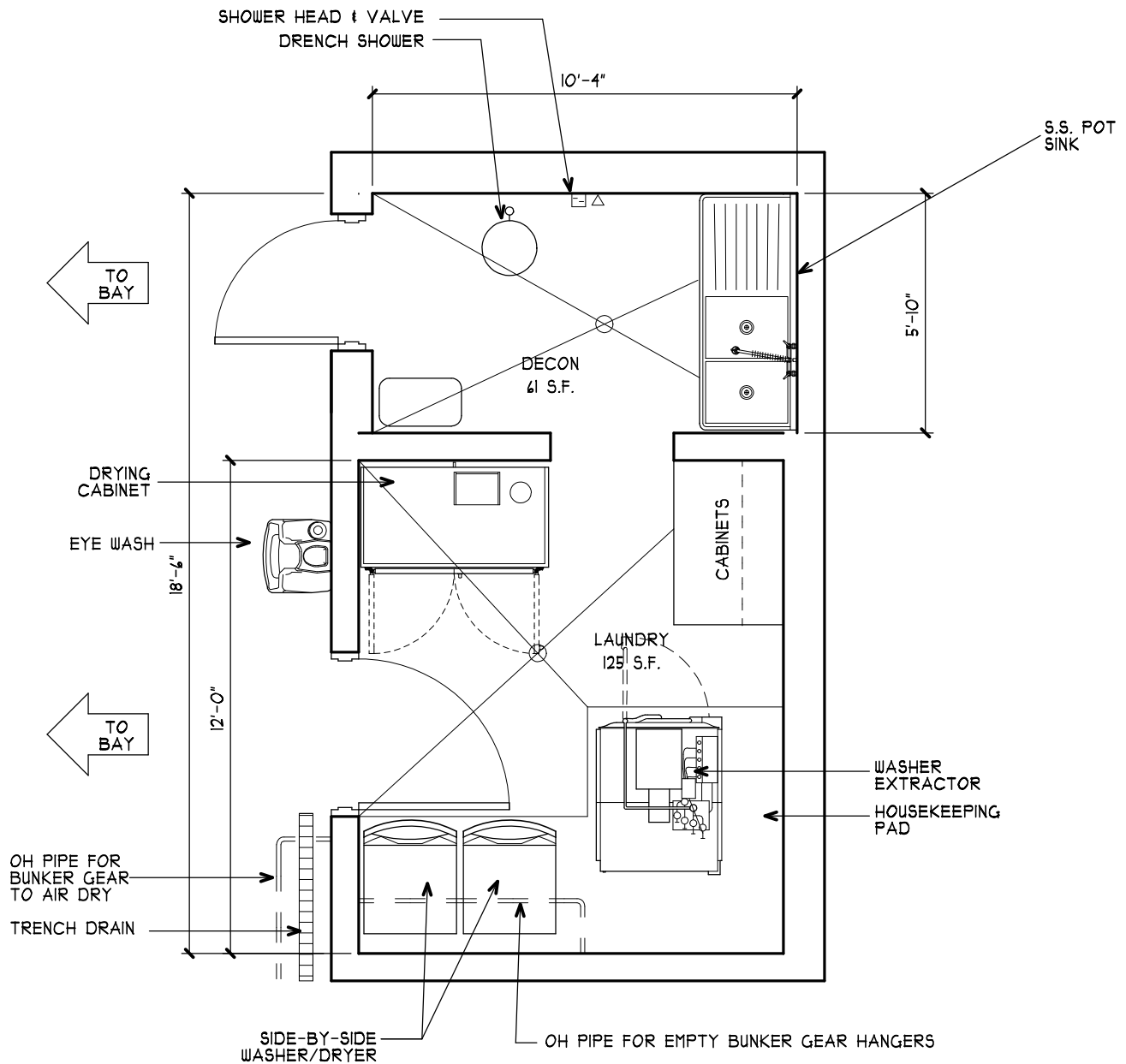
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\08 - Work Room

08

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

DECON / LAUNDRY

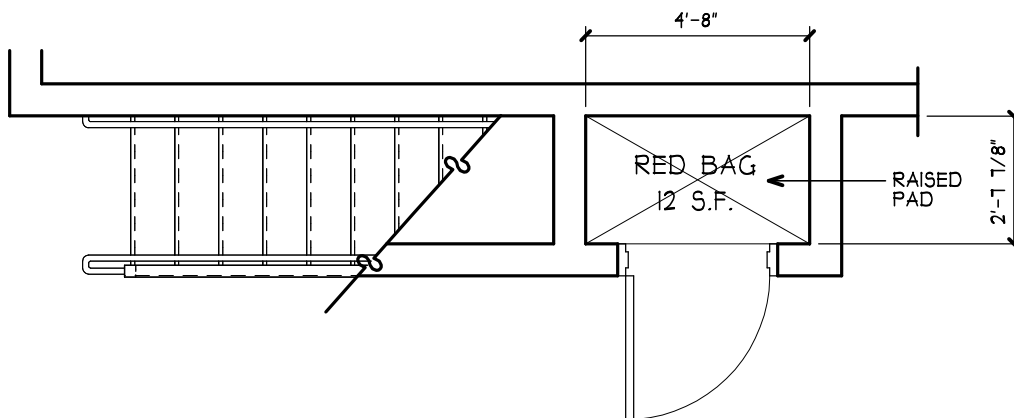
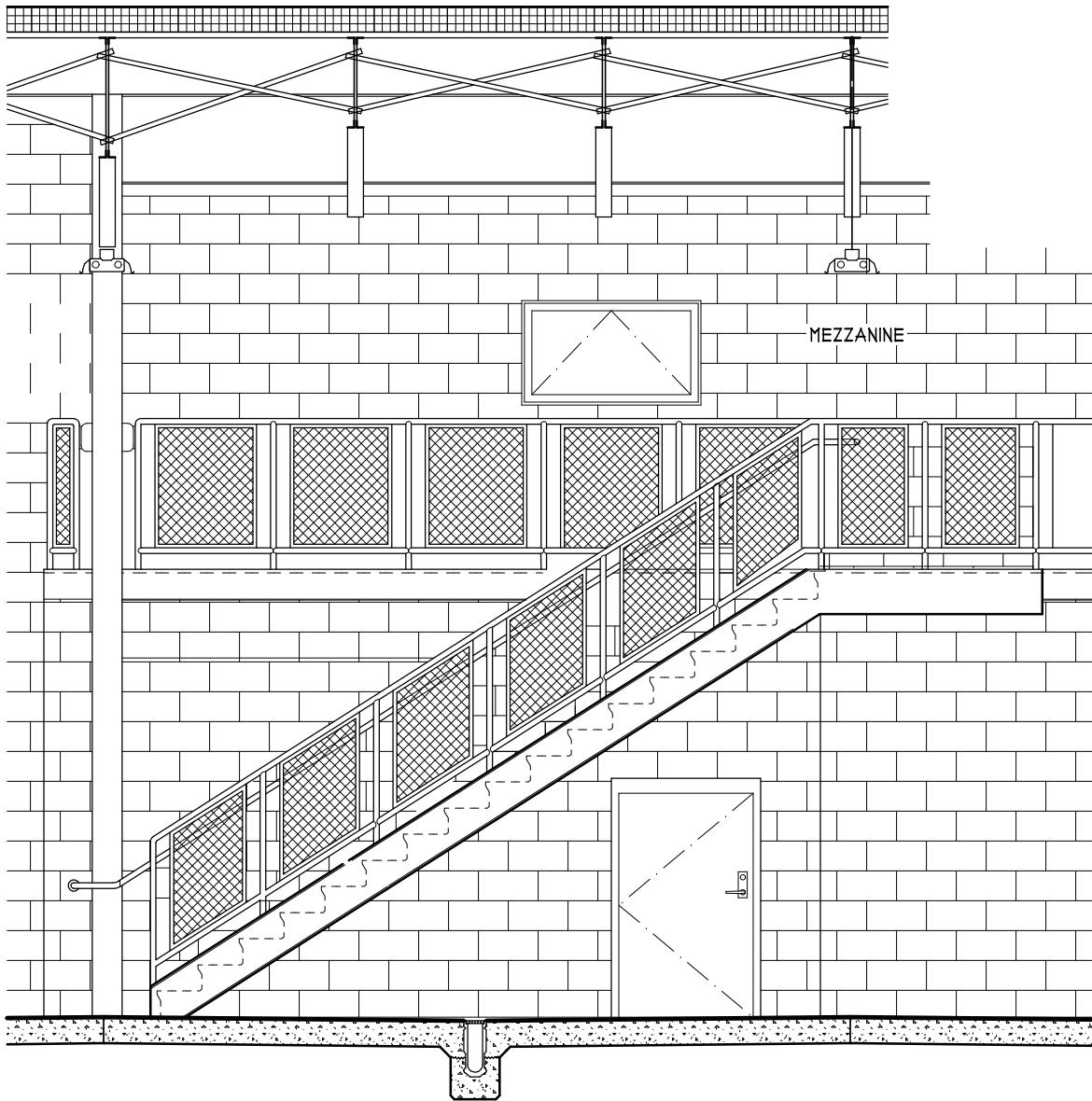
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\09 - Decon Laundry

09

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

HAZARDOUS WASTE STORAGE

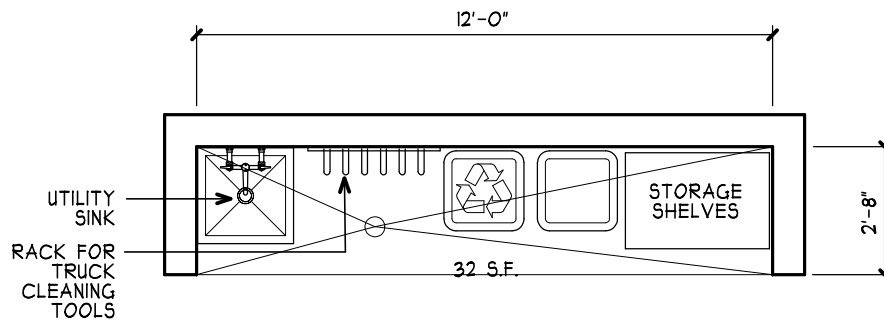
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\10 - Hazardous Waste Storage

10

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

UTILITY RECESS

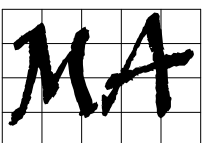
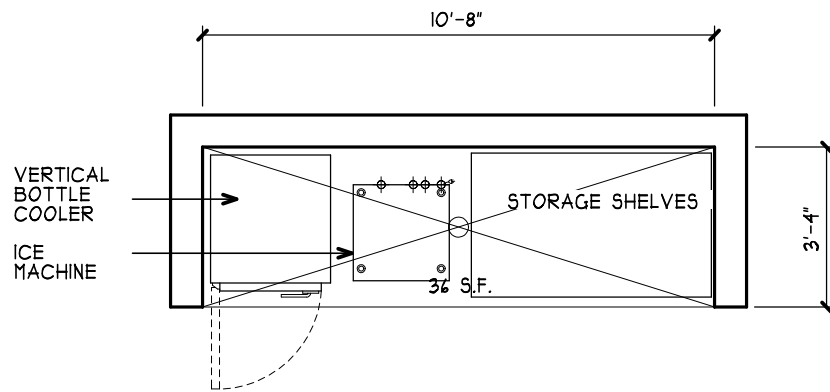
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\VI - Utility Recess

||

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

HYDRATION

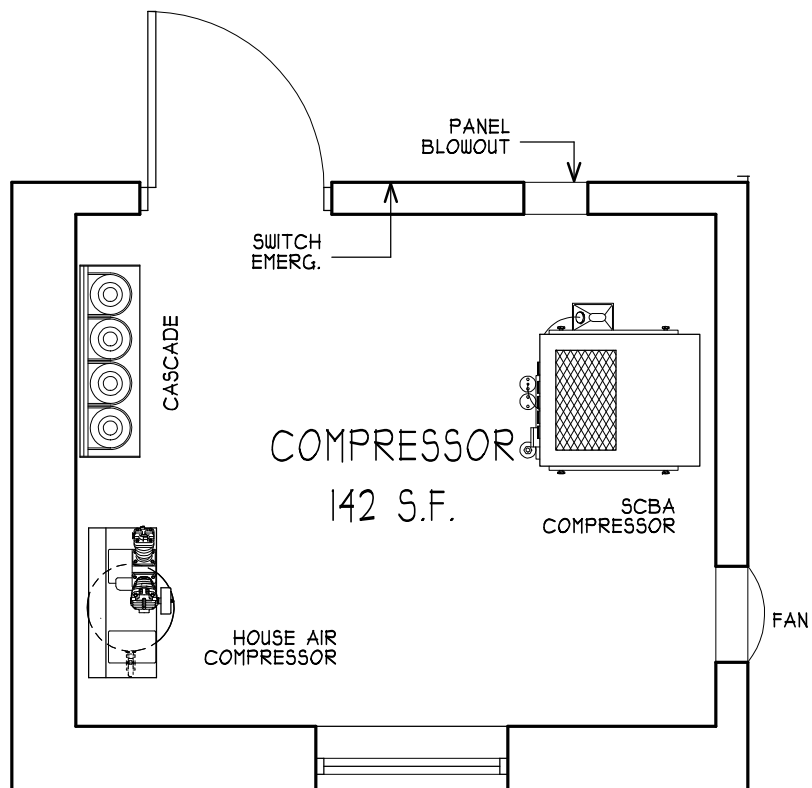
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

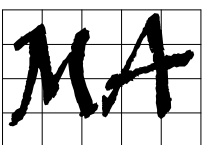
S:\J Drive\Beacon\Individual Rooms\J - Apparatus Bay & Firematic Support\J2 - Hydration

12

ROOM #



LOCATED ON MEZZANINE
SEE ROOM 01A



**MITCHELL
ASSOCIATES
ARCHITECTS**

COMPRESSORS & CASCADE

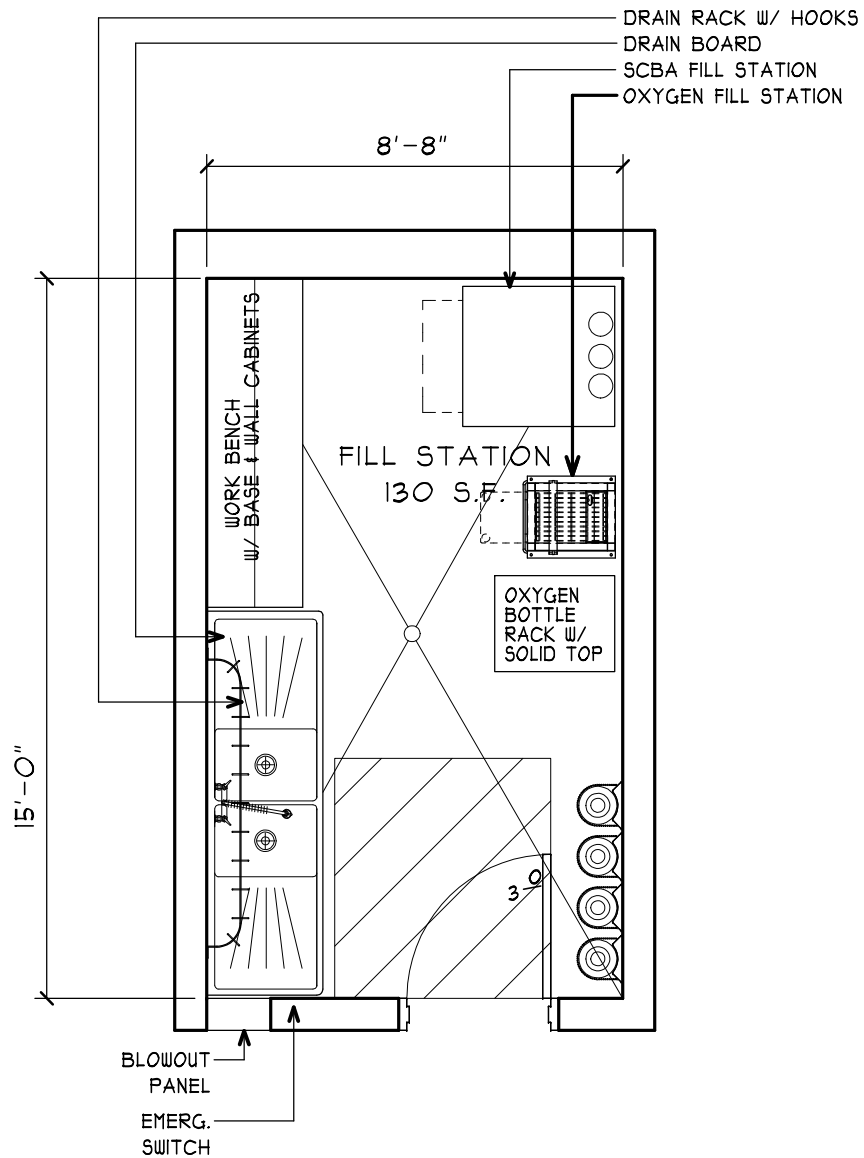
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\13 - Compressors

13

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

SCBA & OXYGEN FILL STATION

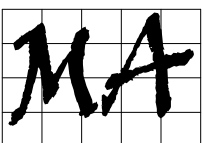
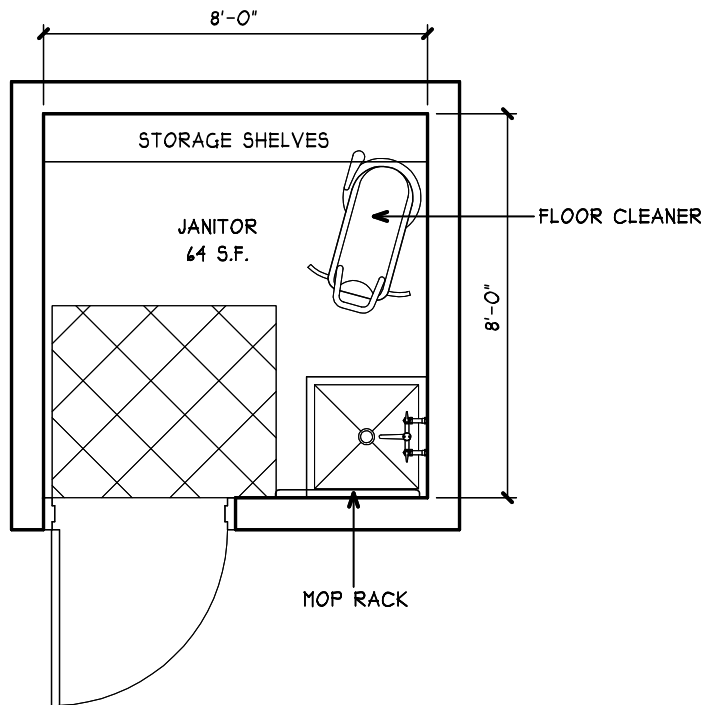
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\14 - SCBA Fill Station

14

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

JANITOR'S CLOSET

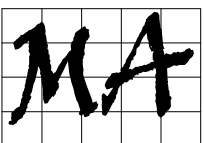
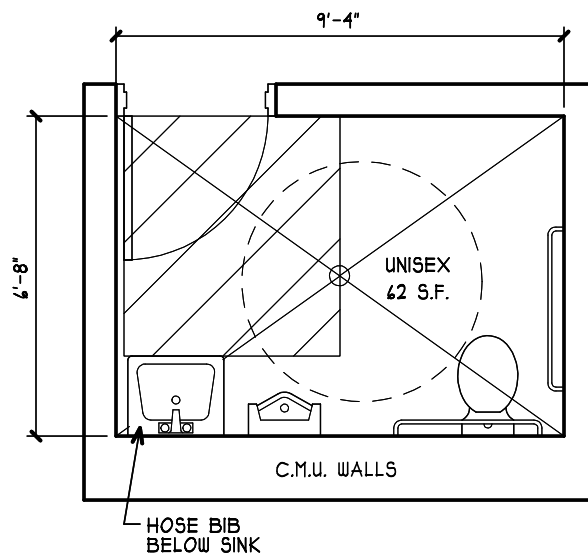
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\15 - Janitor

15

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

APPARATUS BAY BATHROOM

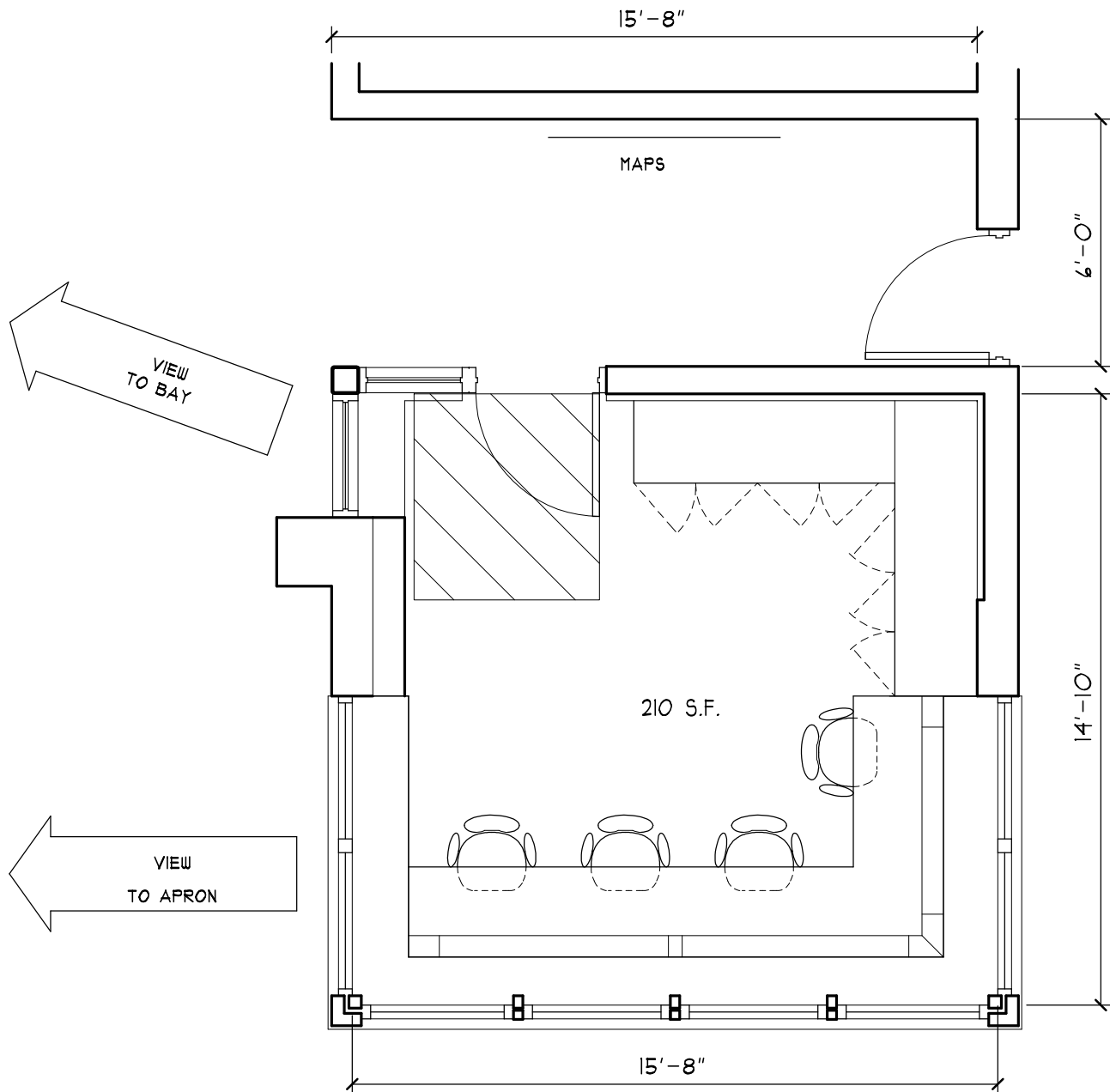
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\W Drive\Beacon\Individual Rooms\ - Apparatus Bay Firematic Support\16 - Apparatus Bay Bathroom

16

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

COMMUNICATIONS

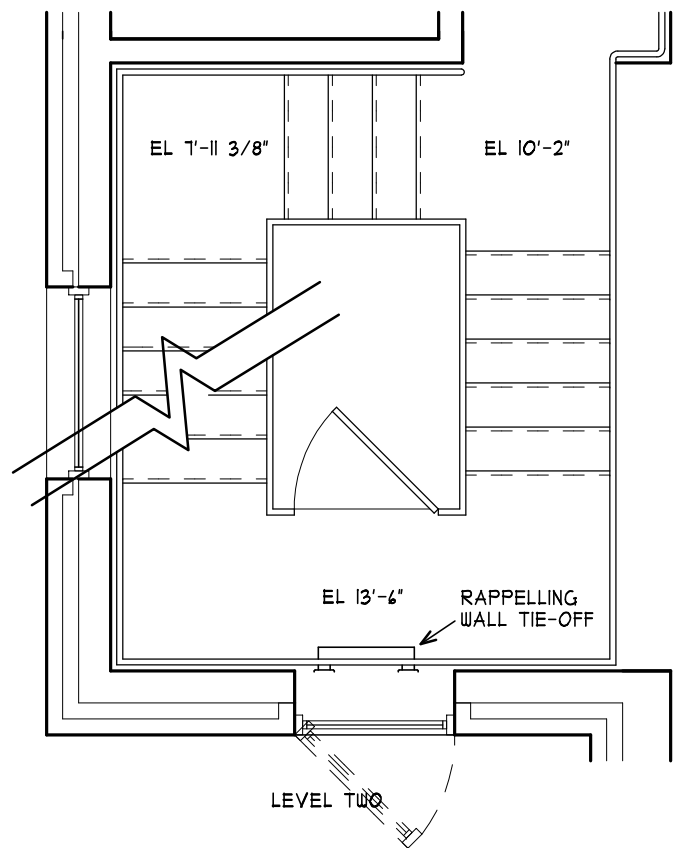
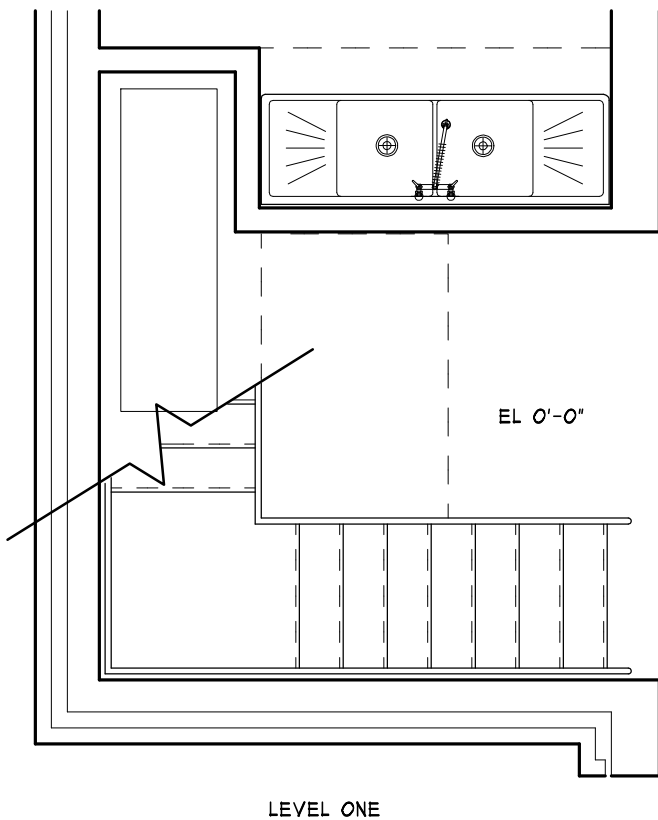
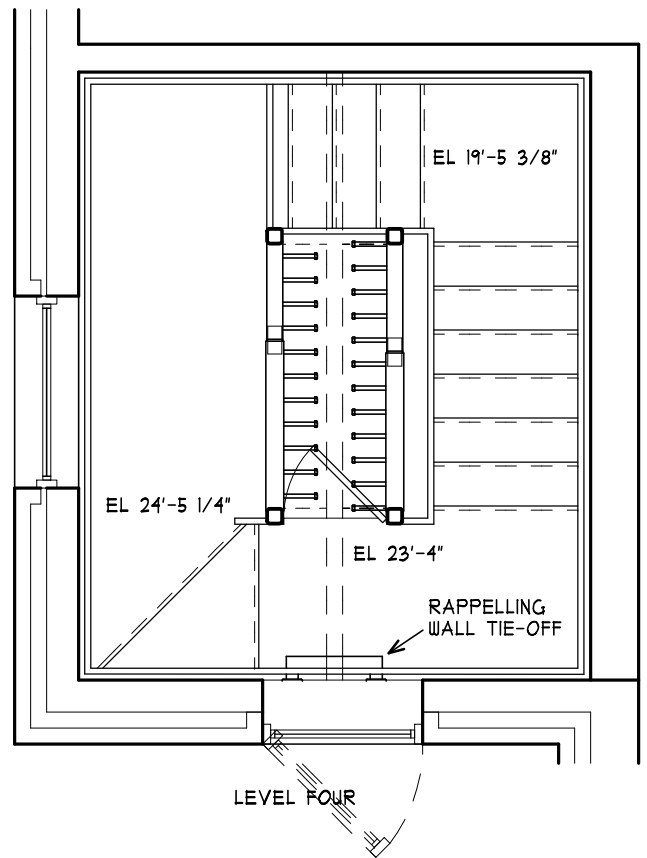
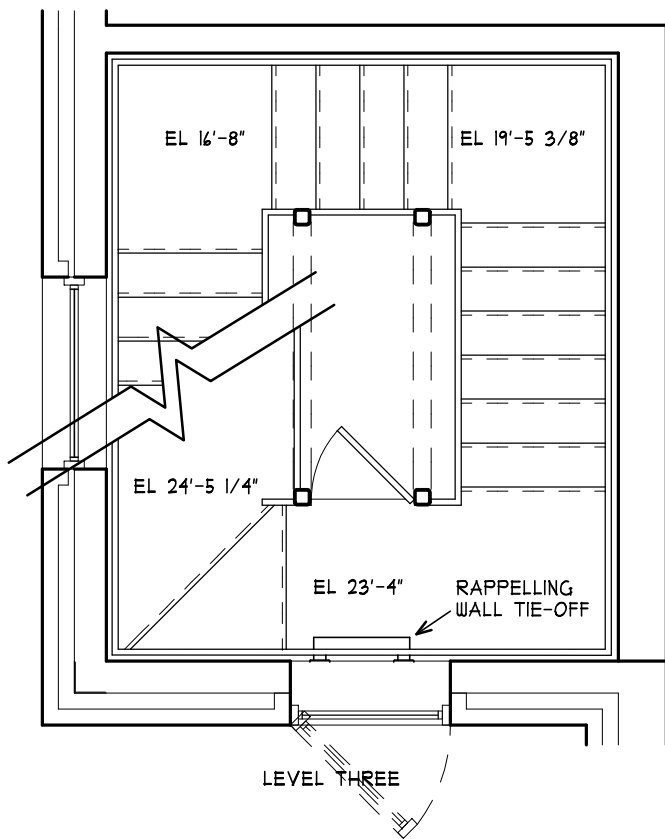
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay 4 Firematic Support\17 - Communications Room

17

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

HOSE/TRAINING TOWER

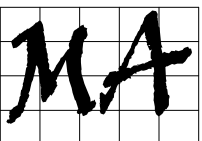
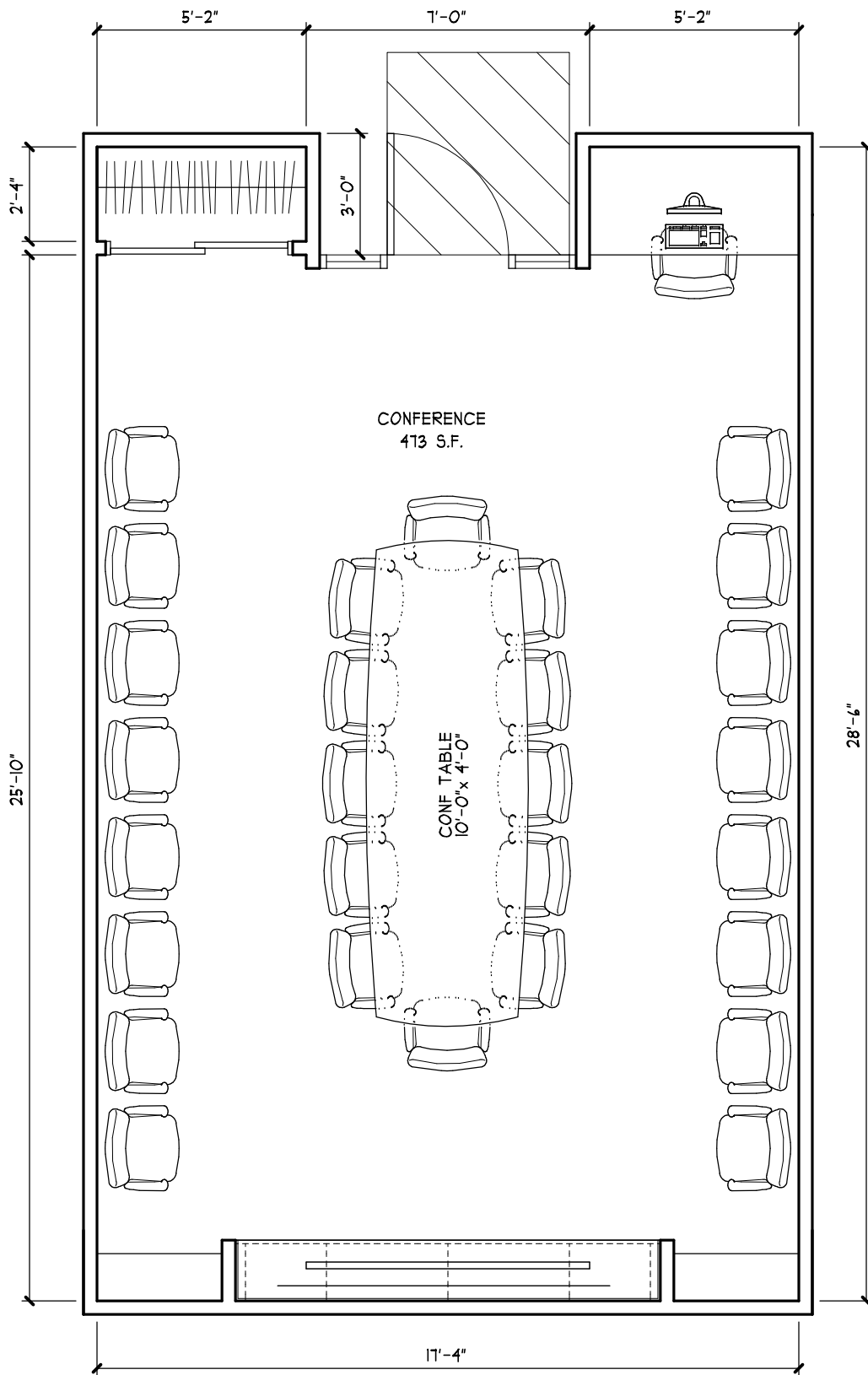
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\I - Apparatus Bay & Firematic Support\I8 - Hose Tower

18

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

CONFERENCE ROOM/EOC

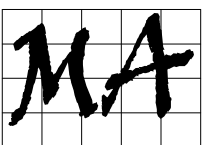
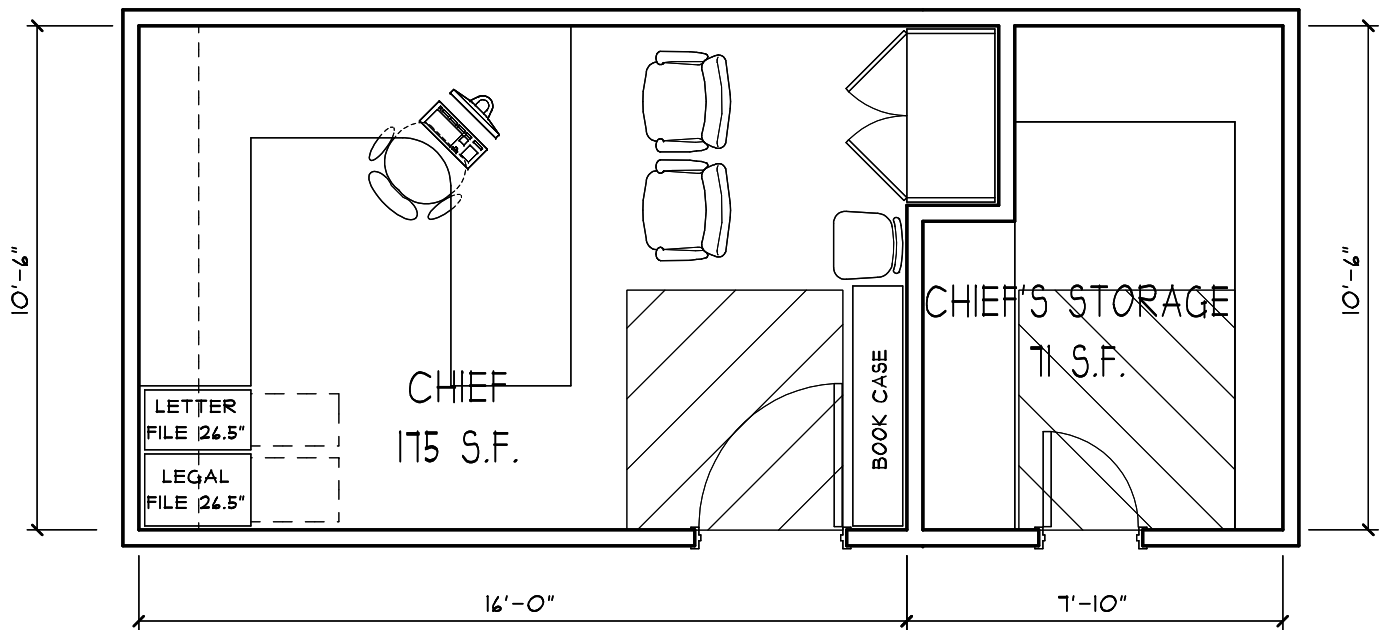
SCALE: 1/4" = 1'-0"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\20 - Conference - EOC

20

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

CHIEF'S OFFICE & STORAGE

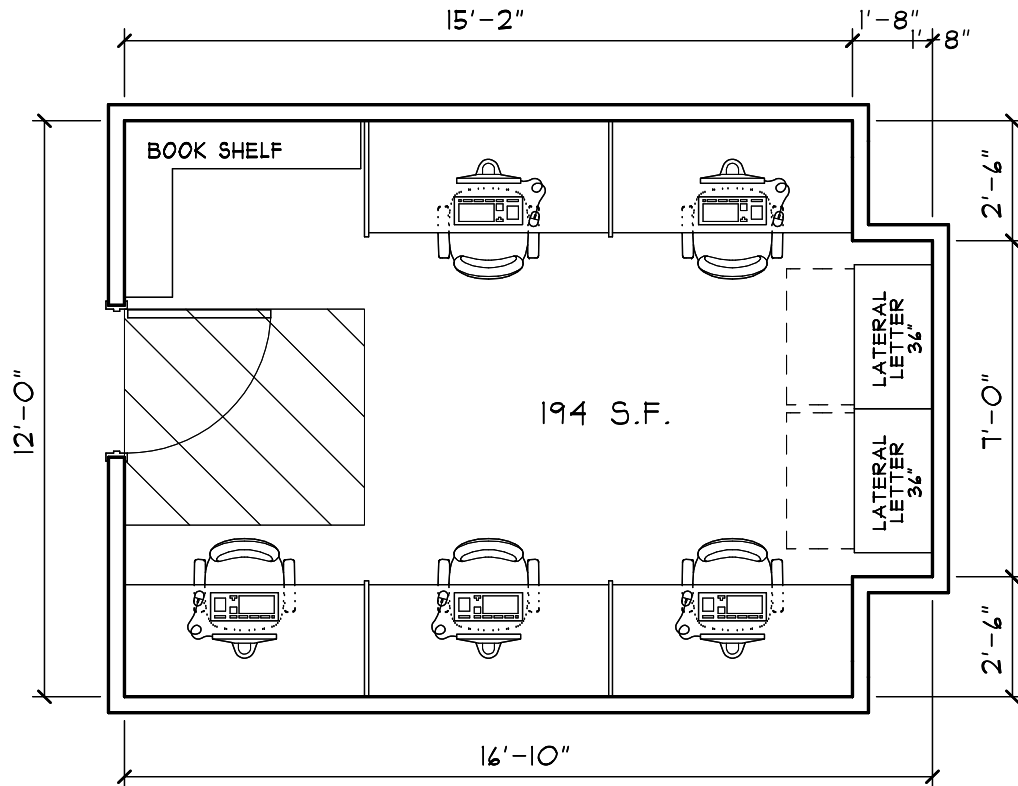
SCALE: 1/4"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\21 - Chief

21 & 22

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

VOLUNTEER OFFICERS

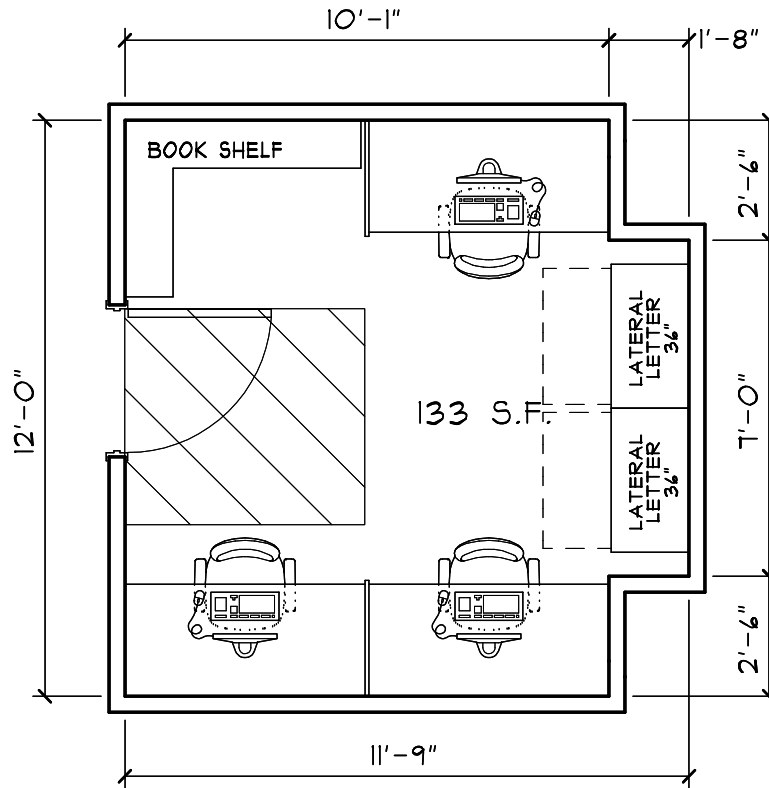
SCALE: 1/4" = 1'-0"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\23 - Volunteer Officers

23

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

CAREER STAFF OFFICE

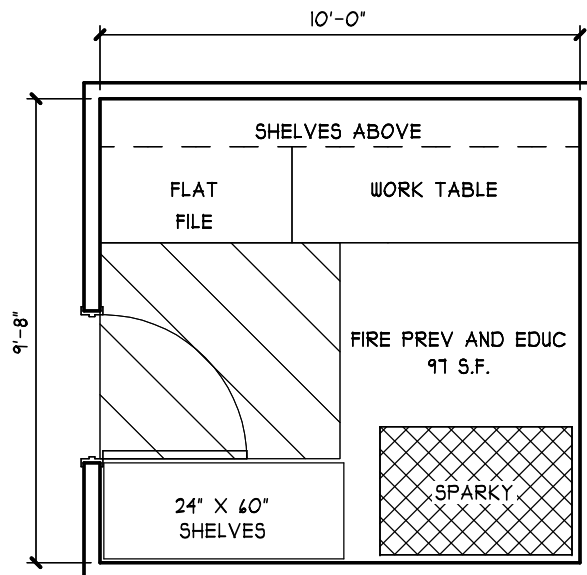
SCALE: 1/4" = 1'-0"

DATE: 1/5/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\24 - Career Staff Office

24

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

FIRE PREV. & EDUC. STOR

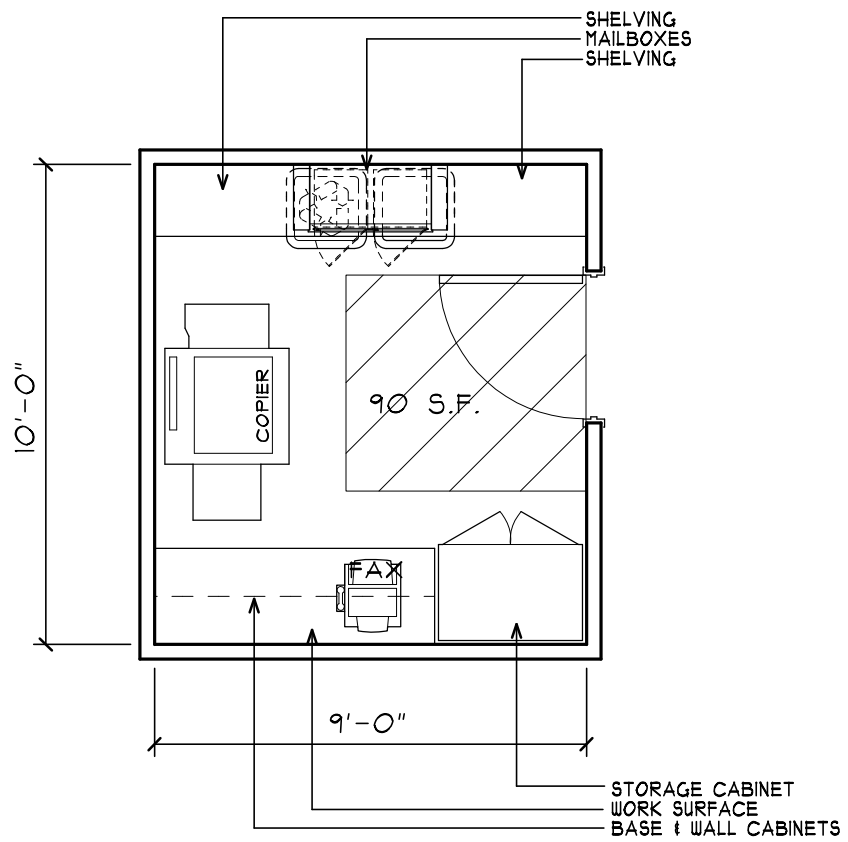
SCALE: 1/4" = 1'-0"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\25 - Fire Prev & Educ Storage

25

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

WORK SPACE

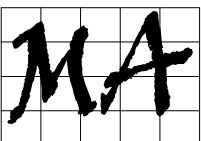
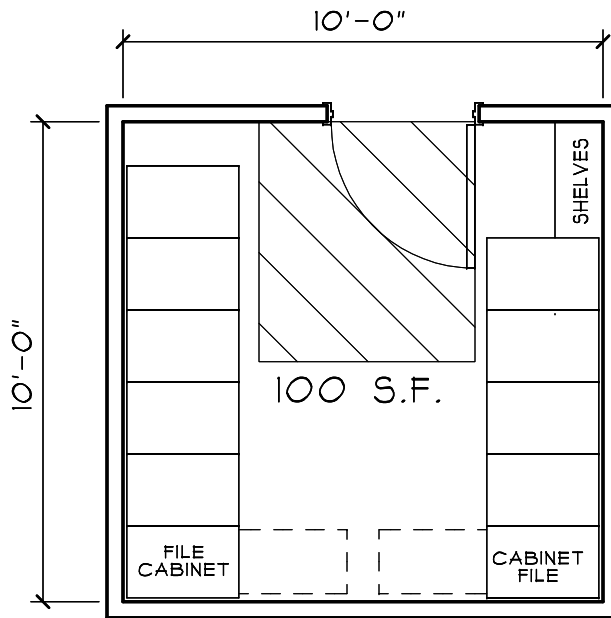
SCALE: 1/4"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\26 - Work Space

26

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

RECORDS STORAGE

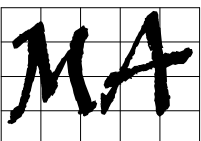
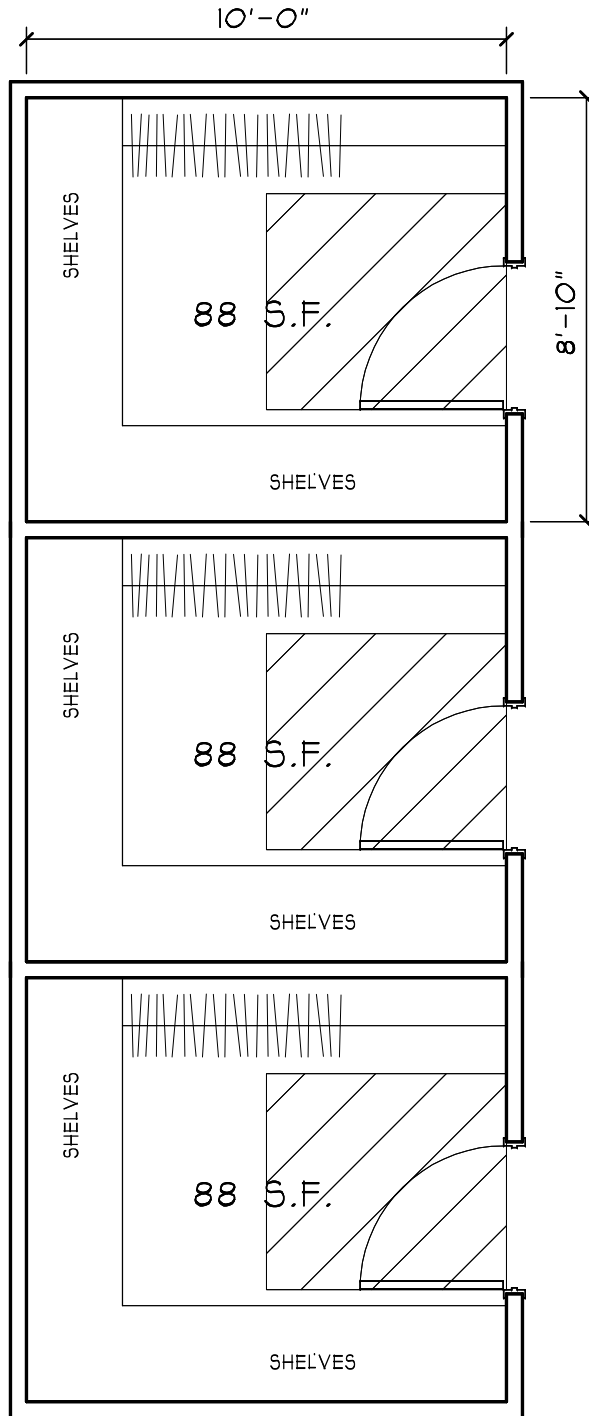
SCALE: 1/4" = 1'-0"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\2 - Administration\21 - Records

21

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

PARADE STORAGE

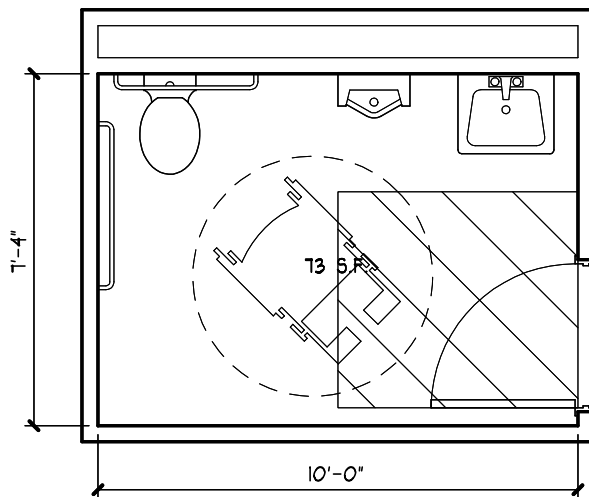
SCALE: 1/4" = 1'-0"

DATE: 6/9/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\28 - Parade Storage

28

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

OFFICE AREA ADA BATHROOM

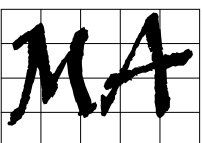
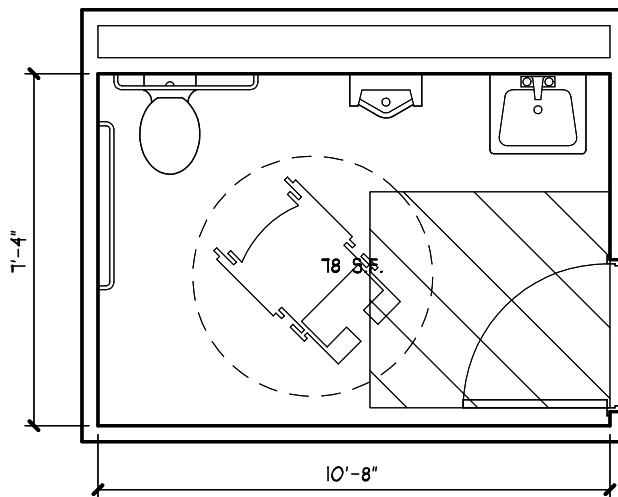
SCALE: 1/4" = 1'-0"

DATE: 6/9/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\29 - Office Area Bathroom

29

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

FIREFIGHTER'S AREA BATHROOM

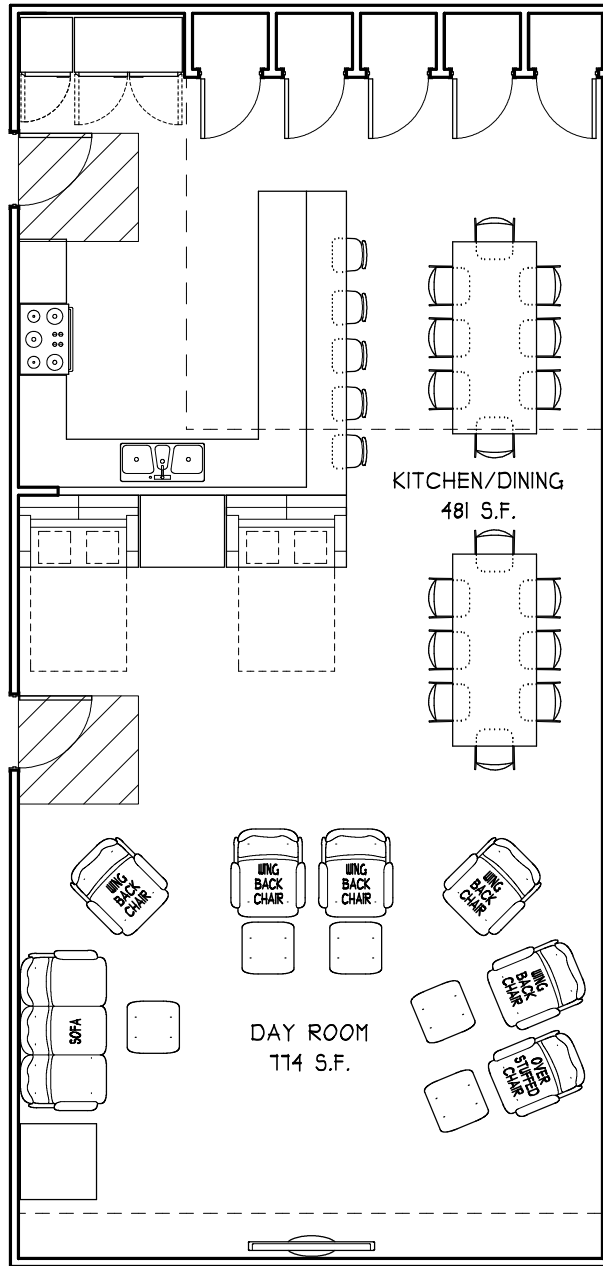
SCALE: 1/4" = 1'-0"

DATE: 6/23/2016

S:\J Drive\Beacon\Individual Rooms\3 - Firefighters\30 - Firefighter's Area Bathroom

30

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

DAY ROOM

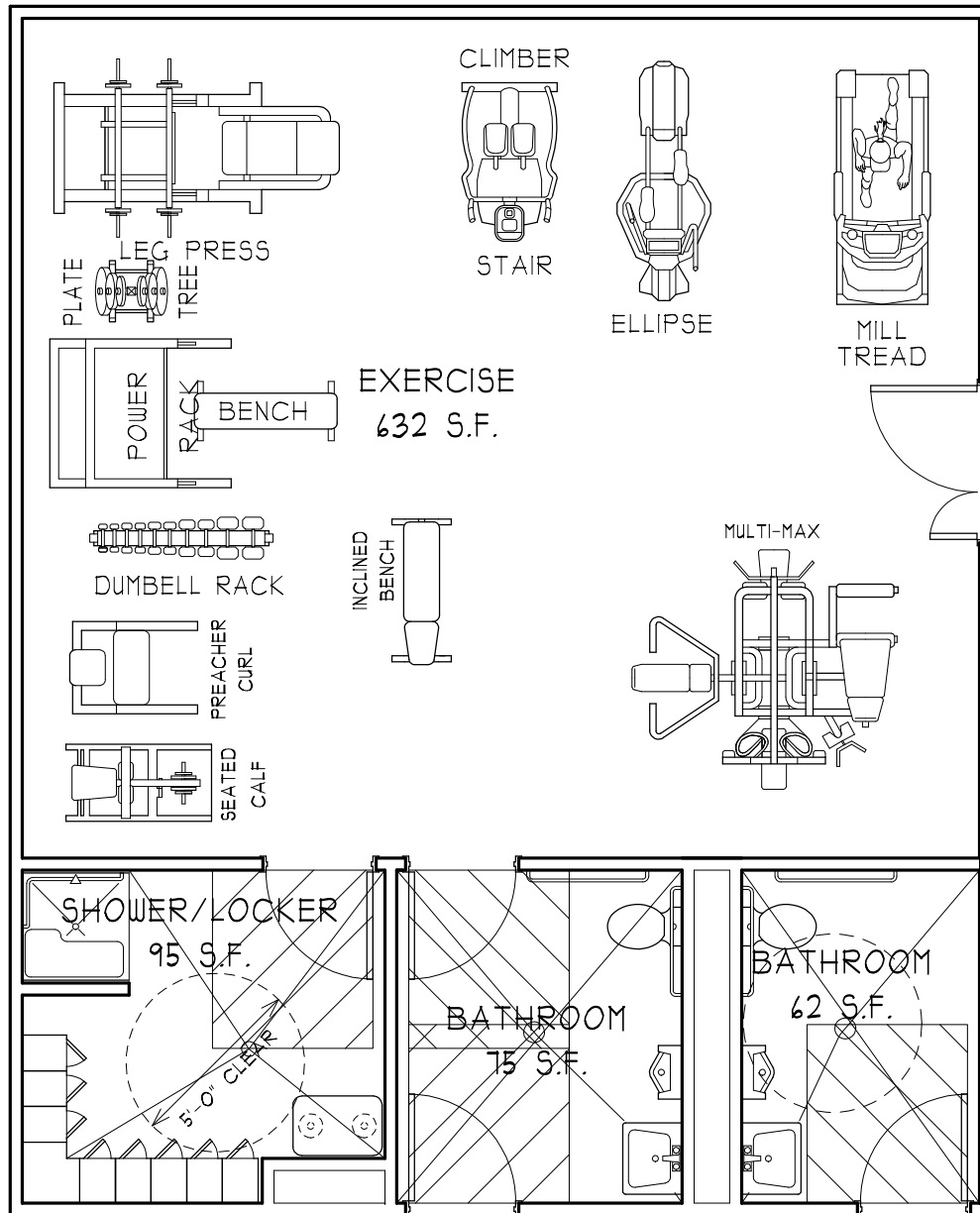
SCALE: 1/8" = 1'-0"

DATE: 6/23/2016

S:\J Drive\Beacon\Individual Rooms\3 - Firefighters\31 - Day Room

31

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

GYM W/SHOWERS & LOCKERS

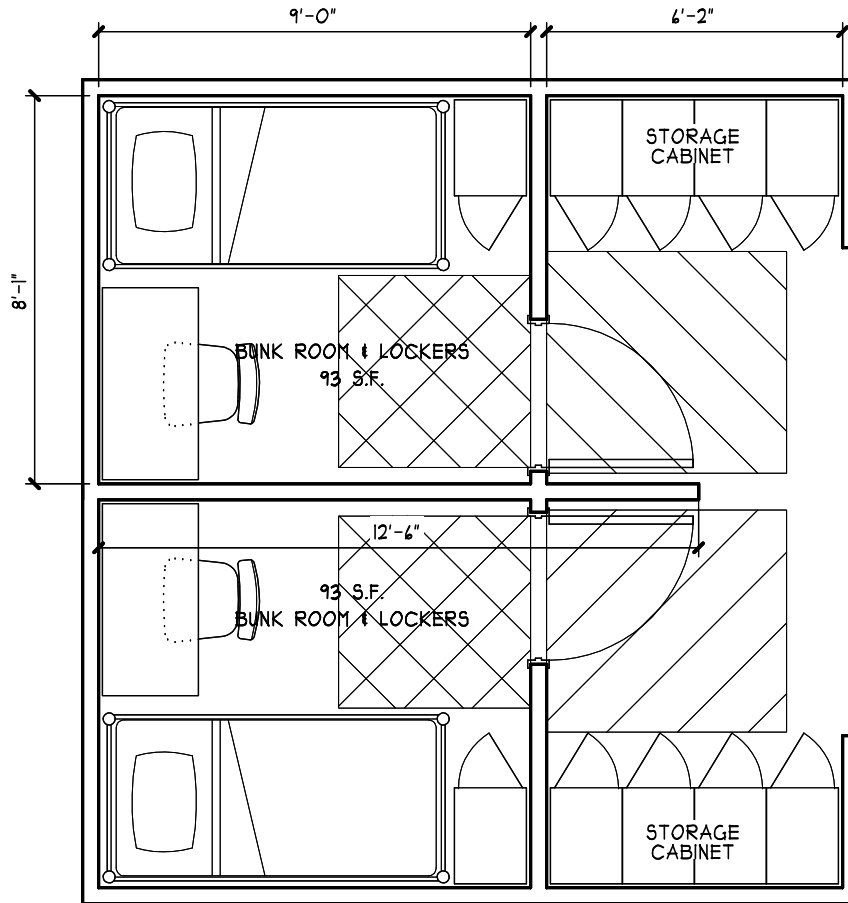
SCALE: 3/16" = 1'-0"

DATE: 6/23/2016

32 & 33

S:\J Drive\Beacon\Individual Rooms\3 - Firefighters\32 & 33 - Exercise & Lockers

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

BUNK ROOMS W/ LOCKERS

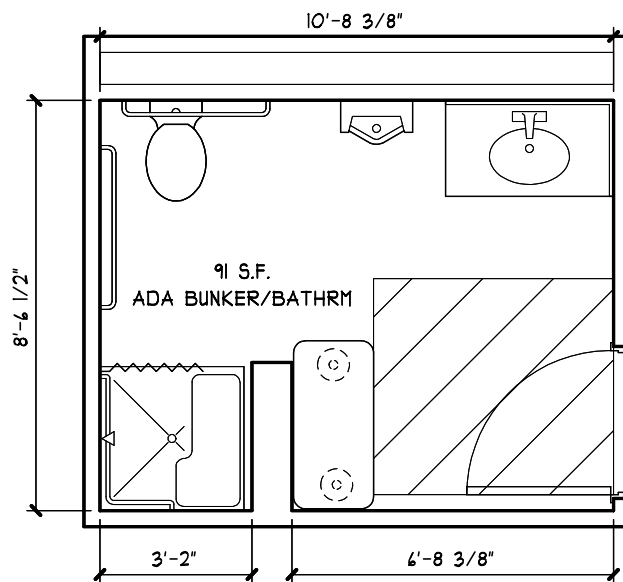
SCALE: 1/4" = 1'-0"

DATE: 6/9/2016

S:\J Drive\Beacon\Individual Rooms\3 - Firefighters\35 - Bunk Rooms

35

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

BUNKER'S BATHROOM

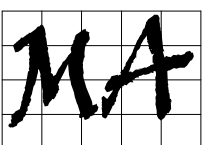
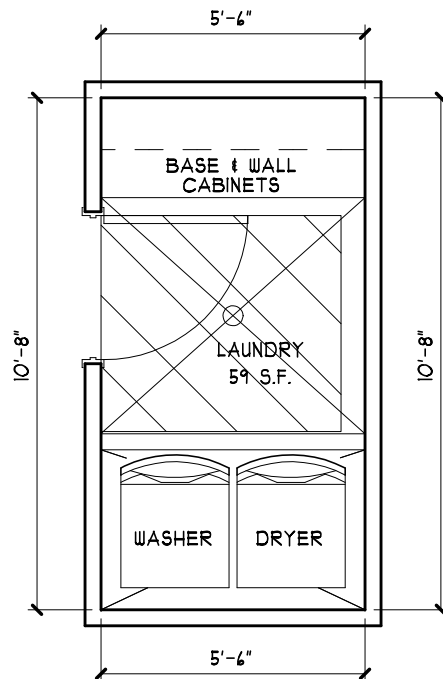
SCALE: 1/4" = 1'-0"

DATE: 6/9/2016

S:\J Drive\Beacon\Individual Rooms\3 - Firefighters\36 - Bunker's Bathroom

36

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

BUNKER'S LAUNDRY

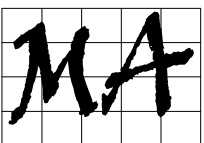
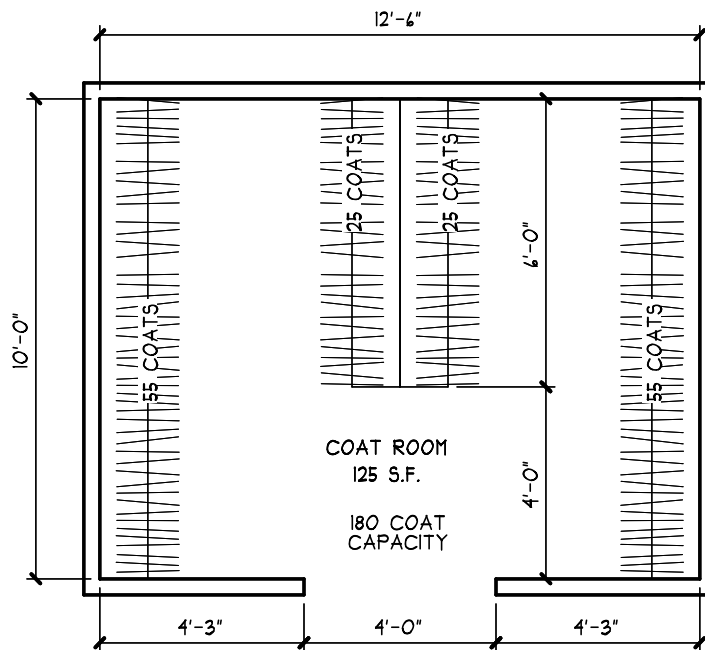
SCALE: 1/4" = 1'-0"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\3 - Firefighters\31 - Bunker's Laundry

31

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

COAT ROOM

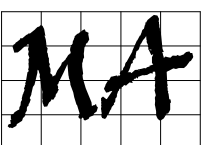
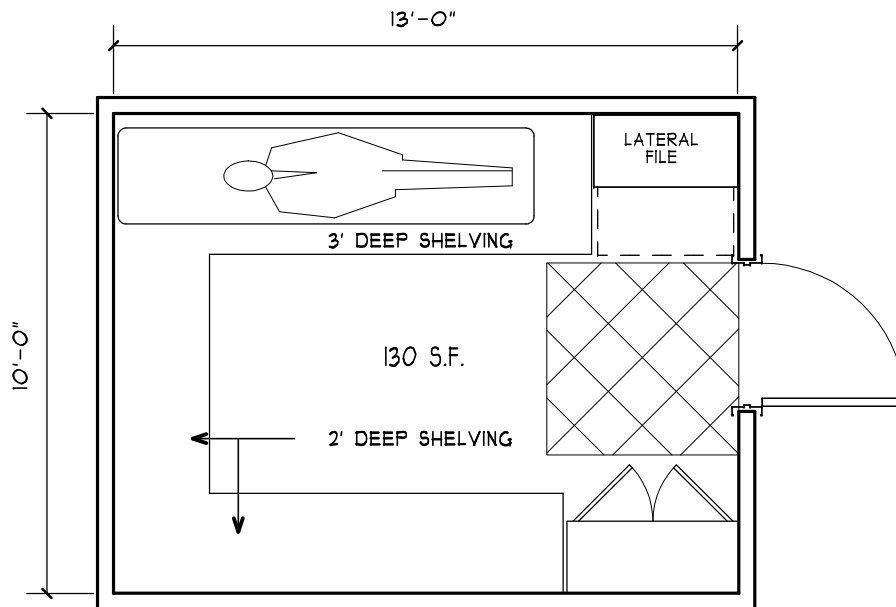
SCALE: 1/4" = 1'-0"

DATE: 6/30/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\39 - coat room

39

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

TRAINING PROP STORAGE

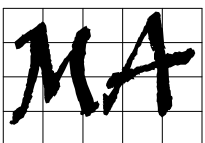
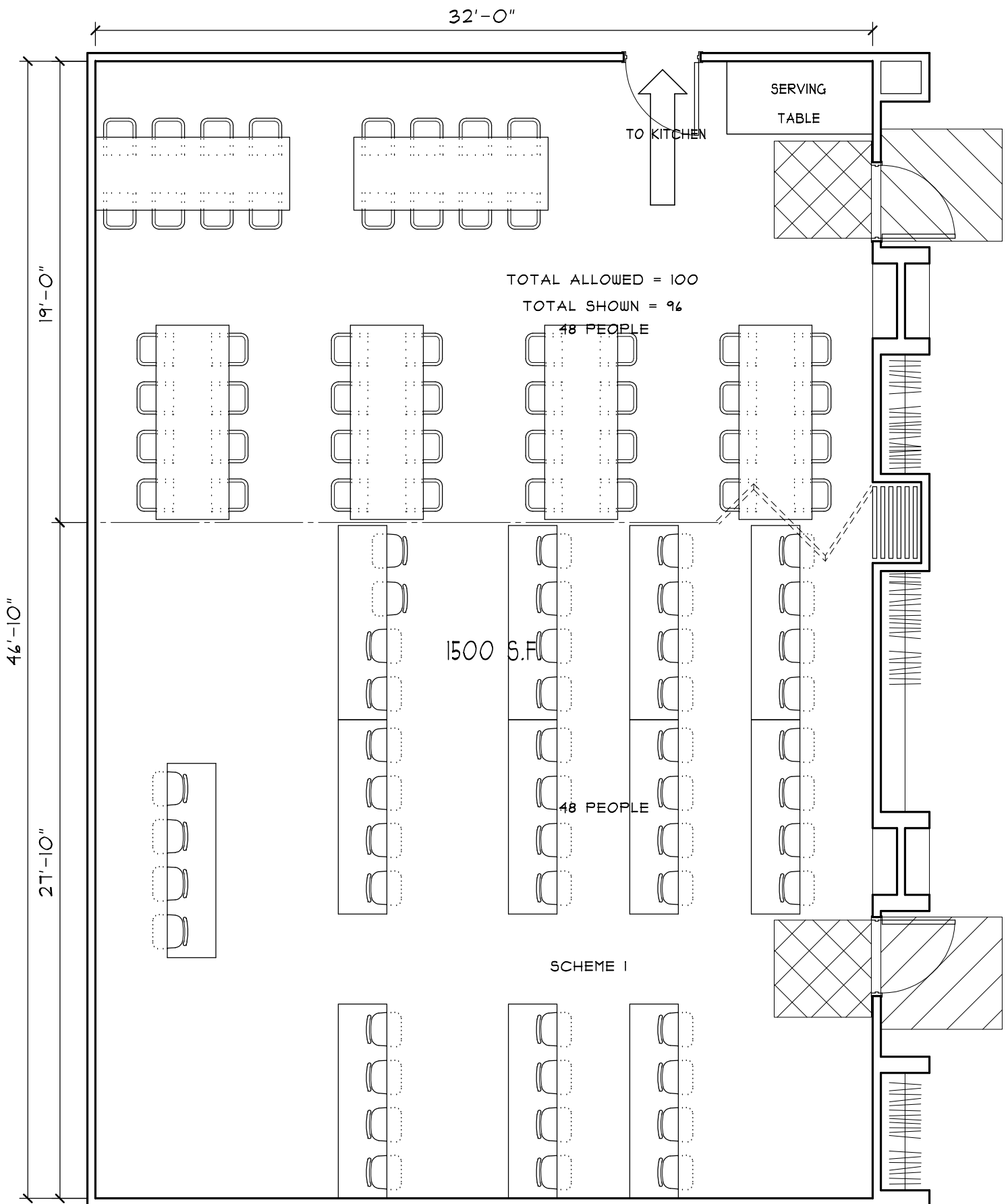
SCALE: 1/4" = 1'-0"

DATE: 6/21/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\46 - Training Prop Storage

45

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

MULTI USE

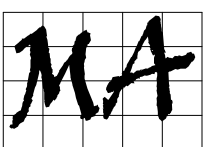
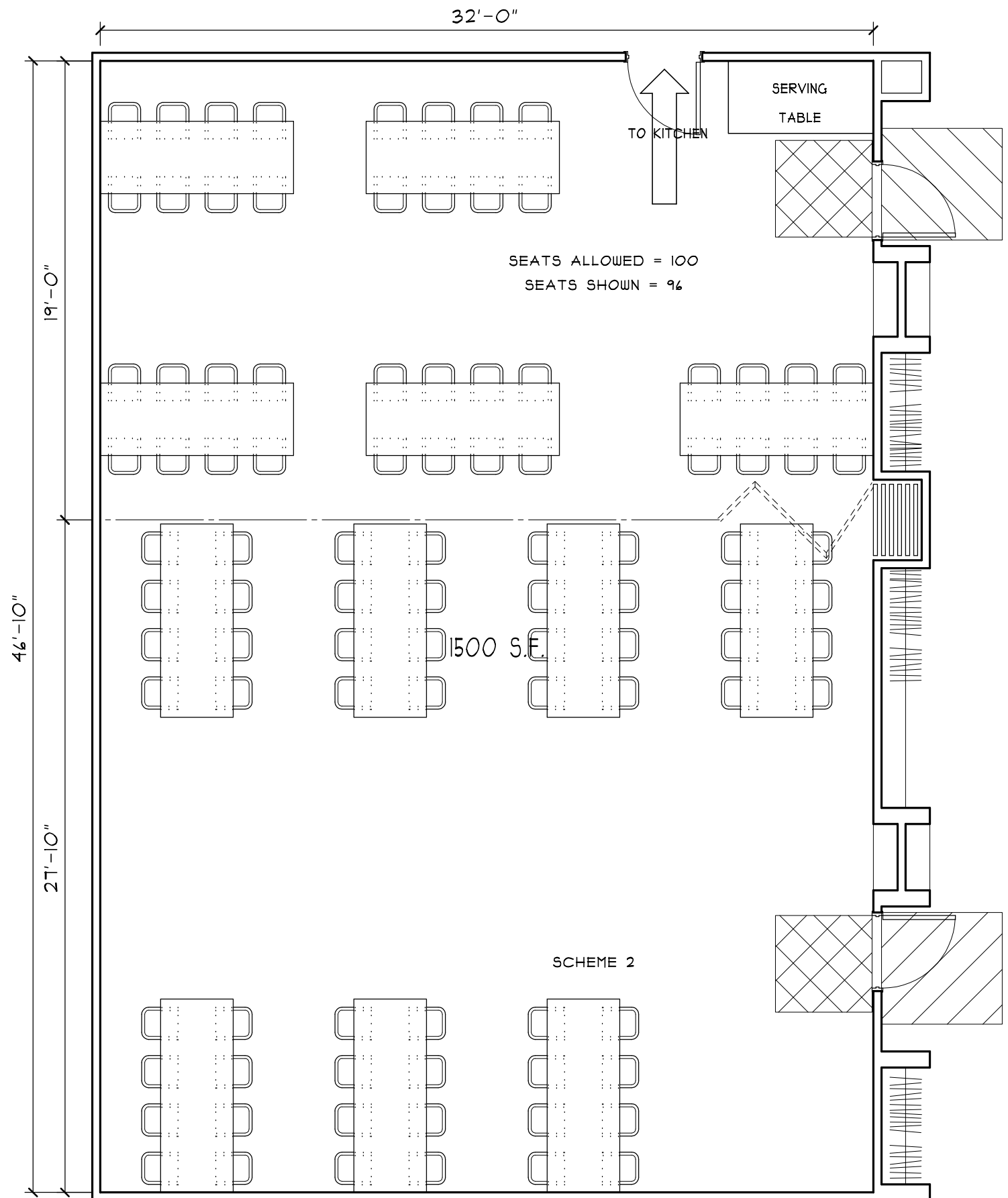
SCALE: 3/16" = 1'-0"

DATE: 6/30/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\40 - Multi-Use 1500 SF

40

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

MULTI USE

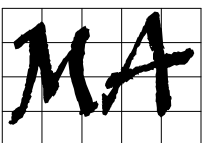
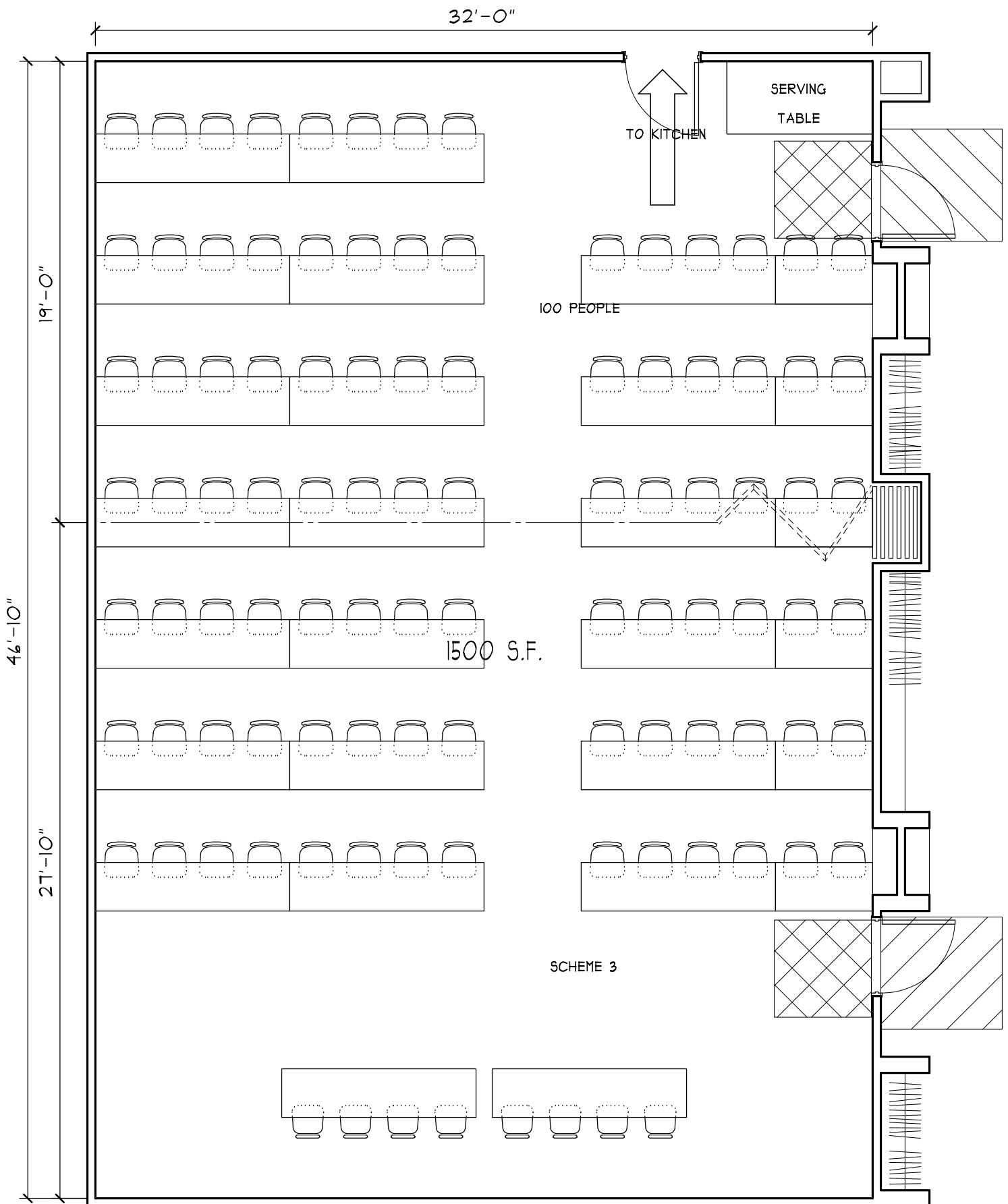
SCALE: 3/16" = 1'-0"

DATE: 6/30/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\40 - Multi-Use 1500 SF

40

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

MULTI USE

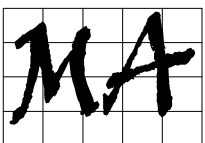
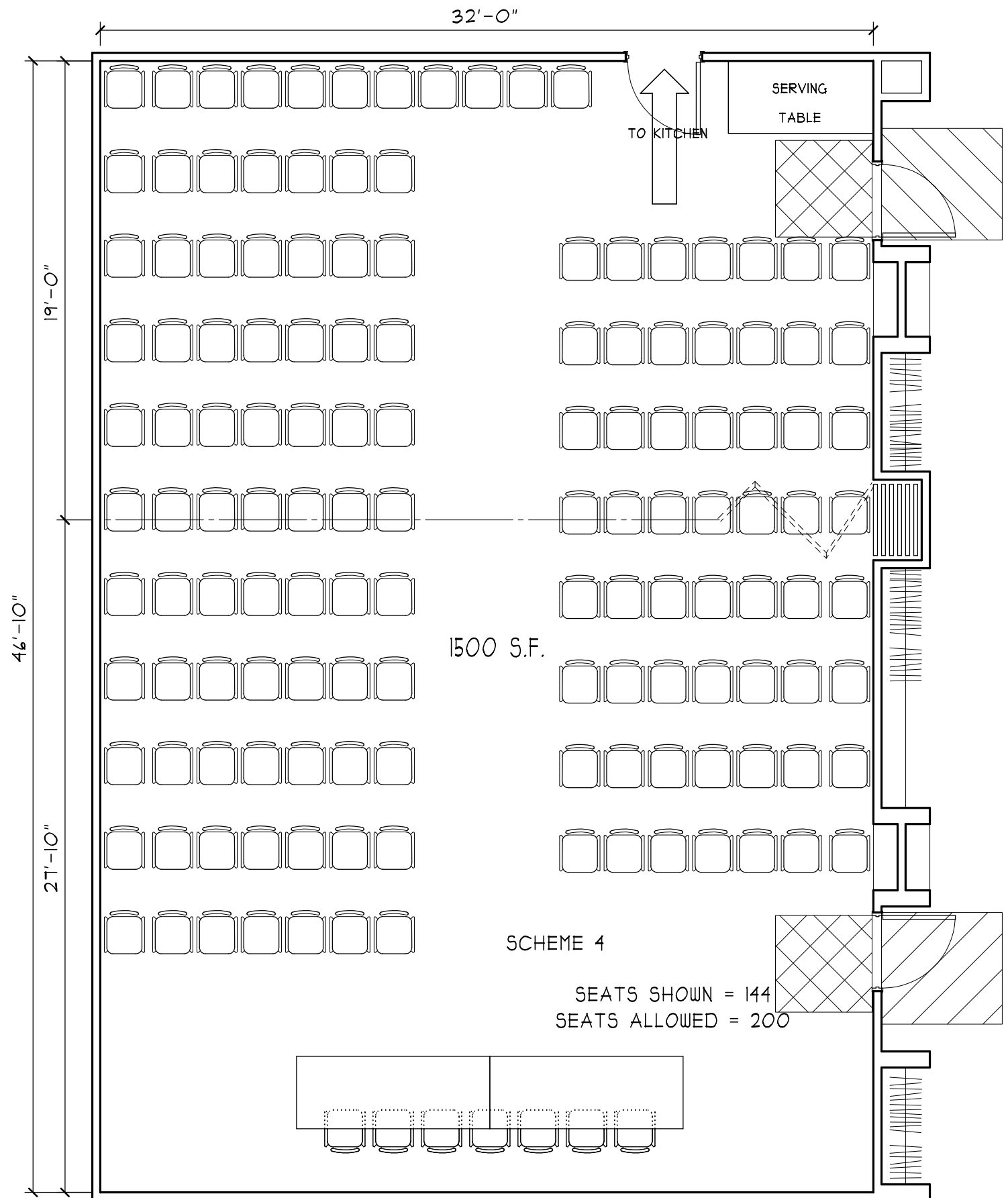
SCALE: 3/16" = 1'-0"

DATE: 6/30/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\40 - Multi-Use 1500 SF

40

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

MULTI USE

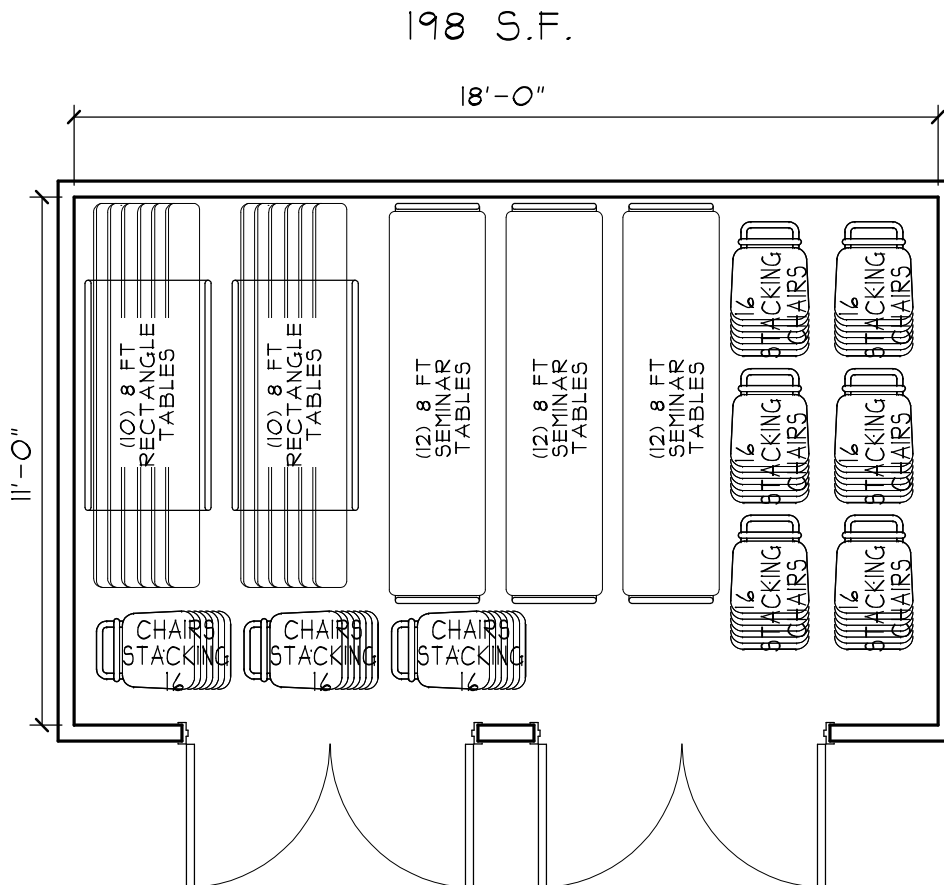
SCALE: 3/16" = 1'-0"

DATE: 6/30/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\40 - Multi-Use 1500 SF

40

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

TABLE AND CHAIR STORAGE

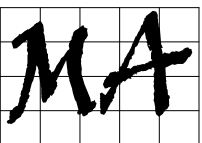
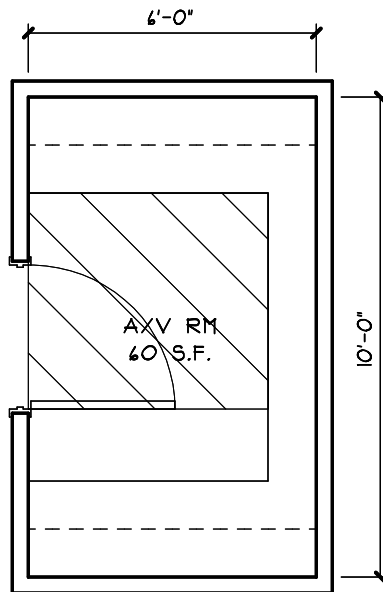
SCALE: 1/4" = 1'-0"

DATE: 6/30/2016

S:\W Drive\Beacon\Individual Rooms\4 - Public\41 - Tables & Chairs

41

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

A/V EQUIPMENT

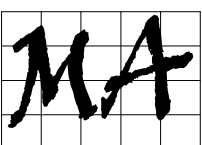
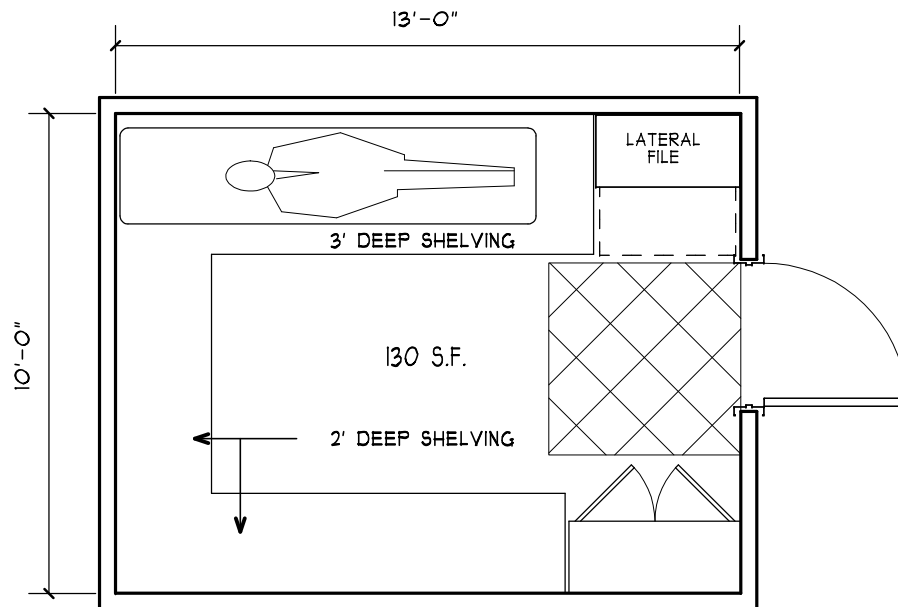
SCALE: 1/4" = 1'-0"

DATE: 6/23/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\42 - AV

42

ROOM #



MITCHELL
ASSOCIATES
ARCHITECTS

TRAINING PROP STORAGE

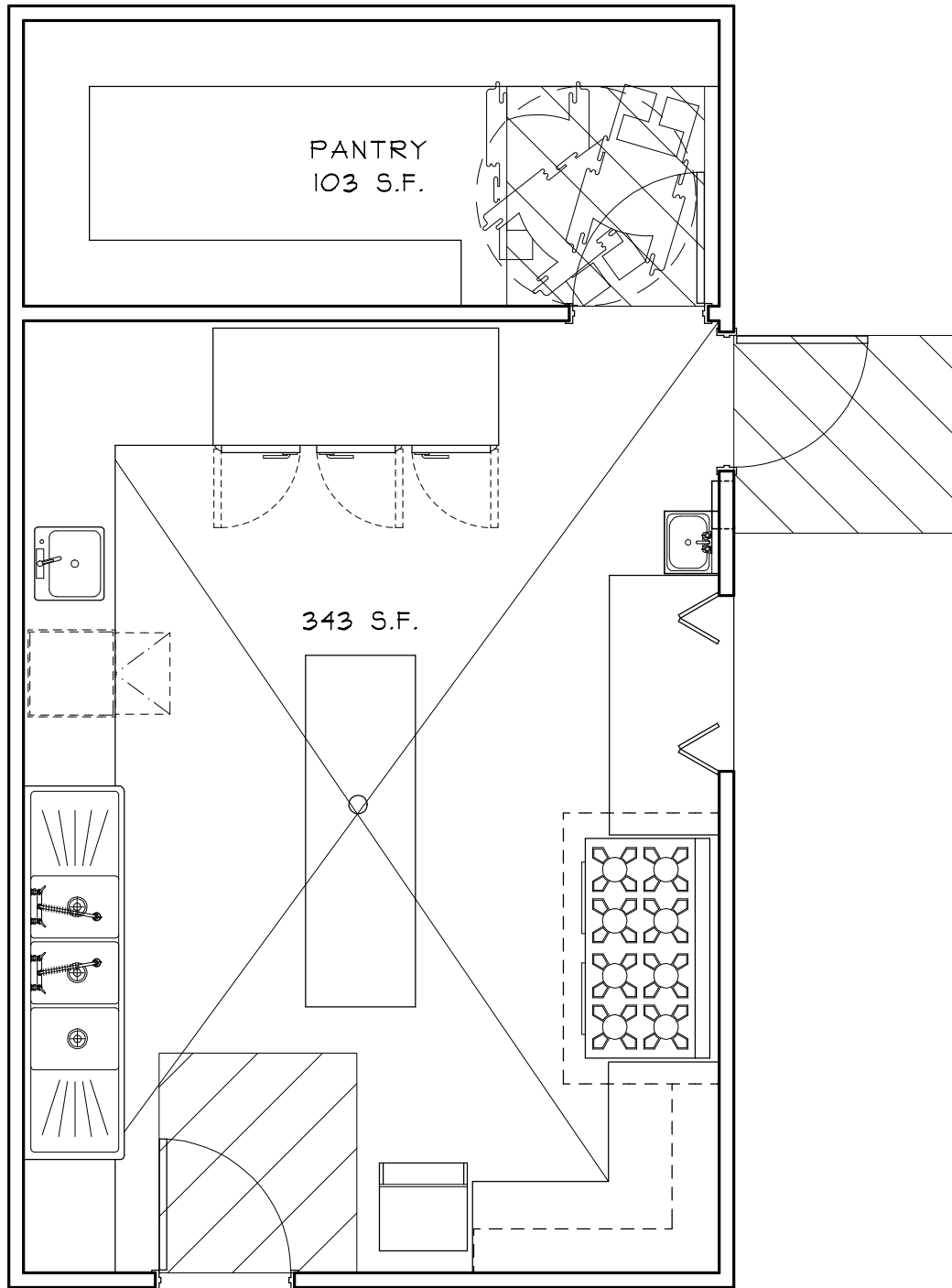
SCALE: 1/4" = 1'-0"

DATE: 6/23/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\43 - Training Prop Storage

43

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

KITCHEN & PANTRY

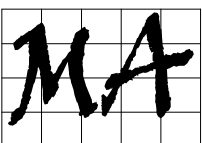
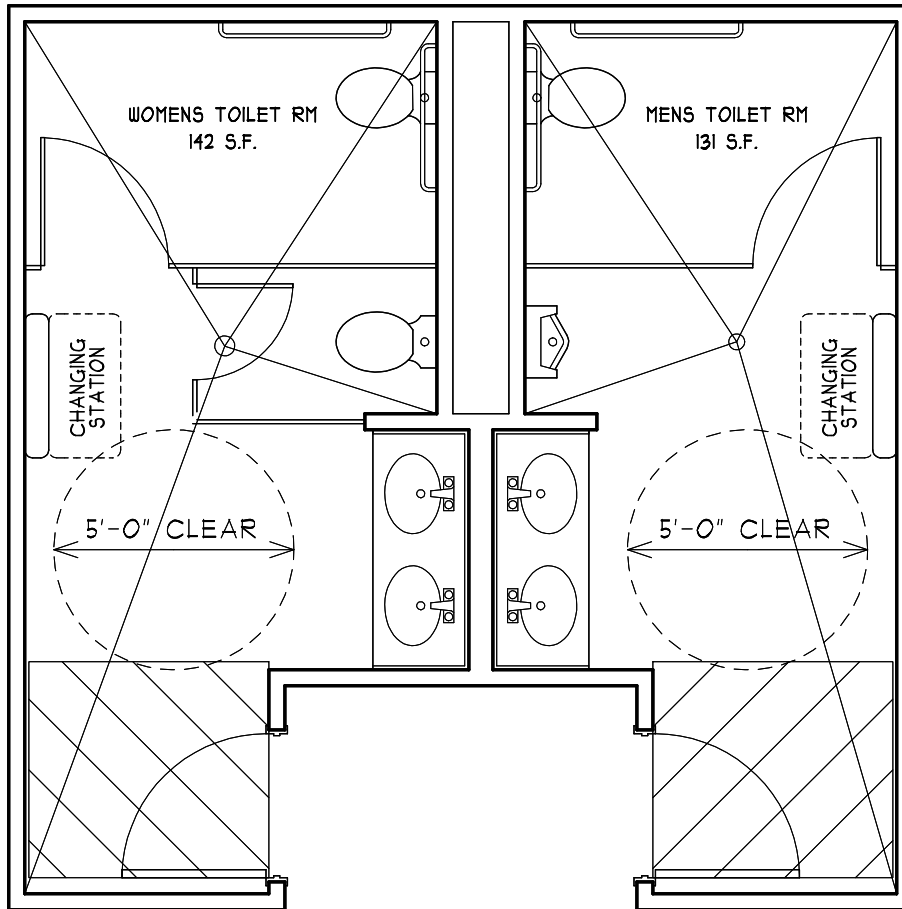
SCALE: 1/4" = 1'-0"

DATE: 6/30/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\44 & 45 - Kitchen & Pantry

44 & 45

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

PUBLIC BATHROOMS

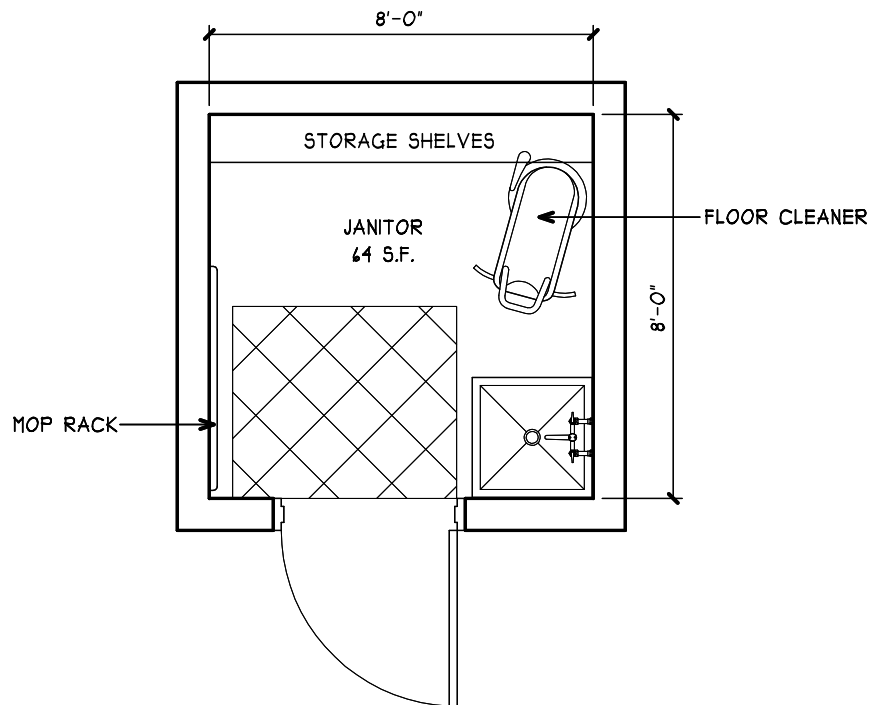
SCALE: 1/4" = 1'-0"

DATE: 6/25/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\46 - Public Bathrooms

46

ROOM #



**MITCHELL
ASSOCIATES
ARCHITECTS**

OFFICE SIDE JANITOR'S CLOSET

SCALE: 1/4" = 1'-0"

DATE: 6/23/2016

S:\J Drive\Beacon\Individual Rooms\5 - Miscellaneous\49 - Janitor

49

ROOM #



The Community Preservation Corporation

2 Church Street, Suite 207
Ossining, New York 10562

March 20, 2017

The Community Preservation Corporation (CPC) was launched in 1974 through a joint agreement between the City of New York and its leading commercial banks to restore and rebuild New York's aging neighborhoods. In the more than 40 years since, we have evolved and expanded our reach to become a consistent source of capital to underserved housing markets throughout New York City and in communities, neighborhoods, and downtowns across the New York State. CPC targets downtowns and Main St. in the Hudson Valley to assist communities in their redevelopment efforts. Beacon was one of the first Cities in the Hudson Valley targeted by CPC in the 1990's.

CPC has financed more than 170,660 affordable housing units to date. With \$9.7 billion in public and private investments, our work has helped revitalize countless neighborhoods and downtowns and provided quality housing for low-income families, senior citizens, and individuals with disabilities. Since CPC began lending in Beacon back in the early 1990's, we have financed more than 22 properties for a total of 160 residential units with total development costs of \$20MM mostly in and around your Main Street. CPC's financing leveraged \$2.3MM in subsidy for projects funded with Dutchess Co. HOME and Beacon CDBG funding. CPC is the current construction lender on 40 Leonard St., a 78-unit new construction residential rental project that is about 60 % complete. The project is on schedule and on budget and expected to be completed by summer of 2017.

As a leading nonprofit affordable housing and community/downtown revitalization finance company, we utilize our deep, strategic relationships with government agencies, local community groups, banks, and other lenders to create customized loan opportunities for our customers. As a trusted partner in your success, we work hand-in-hand with you and other municipalities to help maximize the potential of your multifamily projects and its impact on the community. As such we had met with Beacon City Mayor and City Administrator some time ago to discuss revisions to your local Law 223 concerning Affordable Workforce Housing. Establishing a well-planned inclusionary zoning program can help preserve housing affordability in gentrifying neighborhoods and promote stable housing development in underserved neighborhoods. It can nurture economic growth and income diversity, and it harnesses private development to create affordable workforce housing which in turn allows the City to use taxpayer's dollars more efficiently. Keep in mind, real estate is a business, and if the proposal doesn't enable developers to meet their bottom line it could have the opposite of its intended affect; deterring housing development and investment in some neighborhoods

We offer the following comments and suggested revisions to the Draft Proposal dated 2/17/2017 that modifies and replaces the existing Law.

For Reference: NYS HCR & Industry Standard Definitions:

Section 8 Rental Housing – Rental housing assistance program for families at extremely low - 30% of AMI - very low @ 50% of AMI and low income @ 60% of AMI as defined by the Section 8 Program guidelines. Section 8 provides rent subsidies to assist in making rental housing affordable.

Affordable Rental Housing – Rental housing affordable to families at less than 60% of AMI with rent payments that does not exceed 30% of the household income adjusted for household size including utilities.

Workforce Rental Housing – Rental housing affordable to families from 61% - 120% of AMI with rent payments that do not exceed 30% of the household income adjusted for household size including utilities.

Market Rate Rental Housing – Rental housing that is NOT income or rent restricted. Typically ranges in affordability depending upon the unit types, amenities packages etc. Typically rents in excess of 165% of AMI are considered Luxury Market Rate Rental Housing.

Affordable Homeownership Housing – For sale housing affordable to families at less than 80% of AMI with mortgage payments including PITI (principal, interest, taxes and insurance) not to exceed debt to income ratios as set by various Lenders/Fannie Mae/FHA - SONYMA is 33% – 40% of gross income of the loan applicants.

Comments/Recommendations:

1. Recommend in the interest of time the City many want to consider Workforce Rental Law Revisions now and revise the affordable home ownership revisions at a later time because the current proposal does not adequately address for-sale/homeownership units.
2. Recommend the proposed law should distinguish the guidelines between rental and homeownership/for-sale units. The income limits and other building requirements etc. should be different for for-sale housing than rental housing. Every for-sale development is not the same –could be condo flats, townhomes, single family, duplexes etc. and as such the building requirements for affordable for-sale units would be different for each type. In addition there is not a maximum rent level based on a percentage of HH income but rather the limits are based on debt to income ratios of the mortgage applicants as imposed by mortgage lenders such as SONYMA, FHA and Fannie Mae.
3. Recommend the affordable homeownership be only for “First time Homebuyers” as defined by industry standards such as SONYMA. The industry recognizes there are barriers to entry for home ownership only for first time homebuyers only. SONYMA defines affordable homeownership at less than 80% of AMI for income eligibility which is considered in the industry as “affordable homeownership”. The industry currently does not recognize or address “Workforce Homeownership”, therefore only affordable homeownership for first time homebuyers should be considered.

4. Recommend Income levels to qualify for Workforce Rental Housing should be a higher % of AMI than the rent levels as a % of AMI or the pool of eligible households will not be wide enough to capture the Workforce Families that are currently underserved.
5. The proposed law that limits household income at 70% of AMI and max. rents set at 30% of 70% of AMI is by definition Affordable Housing and not Workforce Housing. Developers will be hard pressed to develop from an economic standpoint, with such income and rent restrictions without applying for subsidy.
6. Most all housing subsidy comes with government restrictions for deeper affordability at <60% of AMI. Further most all subsidy sources will NOT allow the preferences the City of Beacon has included in 223-41.10 G of the law.
7. Recommend setting rents at 30% of not less than 80% or 90% of AMI and revising the income limit to not less than 100% of AMI for Workforce Housing.
8. Recommend inclusionary zoning means just that “inclusionary”, within the development itself.
9. Recommend if a tenant no longer qualifies for the BMR unit, that the developer offer for the tenant to remain in the unit and increase the rent to Market Rate rent and the next available like size unit be marketed as BMR unit. Granting an extension of BMR unit at BMR rents to a tenant that no longer income qualifies should be considered an exception/hardship basis as approved by the City or HRH on a case by case basis.
10. Recommend unit finishes interior and exterior be of the similar quality.
11. Recommend that if the City wants to encourage more BMR units, they should consider other/additional incentives rather than the proposed density bonus of two BMR units for one market rate unit. Economically speaking the 2 for 1 will not be an incentive to developers to build more affordable units

2016 Dutchess County Median Income \$87,100**HUD Household Income and Rent Limits**

Household Size	1	2	3	4	5	6
Household Income Limit:						
Extremely Low <30% AMI	\$ 18,350	\$ 20,950	\$ 23,550	\$ 26,150	\$ 28,440	\$ 32,580
Monthly Rent Limit*	\$ 459	\$ 524	\$ 589	\$ 654	\$ 711	\$ 815
Very Low <50% AMI	\$ 30,500	\$ 34,850	\$ 39,200	\$ 43,550	\$ 47,050	\$ 50,550
Monthly Rent Limit*	\$ 763	\$ 871	\$ 980	\$ 1,089	\$ 1,176	\$ 1,264
Low <80% AMI	\$ 46,000	\$ 52,500	\$ 59,150	\$ 65,700	\$ 71,000	\$ 76,250
Monthly Rent Limit*	\$ 1,150	\$ 1,313	\$ 1,479	\$ 1,643	\$ 1,775	\$ 1,906
<90% AMI	\$ 55,050	\$ 62,850	\$ 70,650	\$ 78,450	\$ 85,320	\$ 97,740
Monthly Rent Limit*	\$ 1,376	\$ 1,571	\$ 1,766	\$ 1,961	\$ 2,133	\$ 2,444
<100% AMI	\$ 61,000	\$ 69,700	\$ 78,400	\$ 87,100	\$ 94,100	\$ 101,100
Monthly Rent Limit*	\$ 1,525	\$ 1,743	\$ 1,960	\$ 2,178	\$ 2,353	\$ 2,528
<120% AMI	\$ 73,400	\$ 83,800	\$ 94,200	\$ 104,600	\$ 113,760	\$ 130,320
Monthly Rent Limit*	\$ 1,835	\$ 2,095	\$ 2,355	\$ 2,615	\$ 2,844	\$ 3,258

* Note Income has NOT been adjusted for utility allowance

Rents would be LESS if tenant pays Utilities

Sincerely,



Mary S. Paden, Vice President
Community Preservation Corp.

Project Profile for New Const. Project in Beacon at Market, with Current BMR Ordinance; Proposed BMR Ordinance and Proposed with Subsidy

Project Location:	EXAMPLE: 40 Unit New Construction Project , Beacon, NY		
Project Description:	New ground up construction of a 40 unit rental building with surface parking, on-site storage, fitness center, in unit laundry small fitness/community room. Upon completion there will be a total of 15 one-bedroom and 31 two-bedroom units. Inclusive of 4 BMR units -2 one bedroom and 2 two bedroom at 30% of 100% of AMI. All units will have upgraded finishes, HW Floors, etc.		
Target Market:	The project is a mixed income project with 10% or 4 units at the City of Beacon BMR current ordinance @30% of 100% of AMI Also calcuated at Proposed Ordinance @30% of 70% of AMI; 30% of 80% AMI; 30% of 60% AMI; Proposed Density Bonus +2 Mkt Rate & +4 BMR		
Projected Rent Levels: (Underwritten)	BMR one-bedroom units will be \$1,530 (Max \$1,634 - \$104 utility allowance) @100% AMI BMR two-bedroom units will be \$1,826 (Max \$1,960-\$134 utility allowance) @100% AMI BMR one-bedroom units will be \$1,097 (Max \$1,231 - \$104 utility allow) @80AMI BMR two-bedroom units will be \$1,345 (Max \$1,479-\$134 utility allow) @80% AMI BMR one-bedroom units will be \$1,040 (Max \$1,094 - \$104 utility allowance) @70% AMI BMR two-bedroom units will be \$1,238 (Max \$1,372-\$134 utility allowance) @70% AMI BMR one-bedroom units will be \$876 (Max \$980 - \$104 utility allow) @60% AMI BMR two-bedroom units will be \$1,072 (Max \$1,176-\$134 utility allow) @60% AMI		

Market Rate One Bedroom will be \$1,625; Market Rate Two Bedroom \$2,250 ALL Market Rate Rents are per GAR Market Study for Beacon dated 10/2016

Development Budget Costs:	40 Units	Approx. 65,000sf		100% Market Rate		Development Budget Costs-46 units (+2Mkt +4BMR)	
	Use of Funds			Source of Funds		Use of Funds	
Acquisition	\$1,300,000	12%	Developer Equity	\$2,800,000	26%	Acquisition	\$1,300,000 11%
Construction	\$129/sf \$8,400,000	78%	Bank Loan/Mortgage	\$8,000,000	74%	Construction	\$9,660,000 79%
Professional Fees	\$299,500	3%				Professional Fees	\$402,500 3%
Closing & Soft Costs	\$285,500	3%				Closing & Soft Costs	\$328,325 3%
Carrying Costs	\$515,000	5%				Carrying Costs	\$592,250 5%
Total	\$10,800,000			\$10,800,000		Total	\$12,283,075
Cost Per Unit	\$270,000					Cost per Unit	\$267,023

Operating Budget/Costs:	100% Market	Current Ordinance @100%	Proposed Ordinance @70% AMI	Suggested Ordinance @ 80% AMI	Proposed Ordinance + Gap Subsidy	HOME	Proposed Ordinance @70% With Bonus Density for Additional 2 Market Rate
							46 Units
BMR Units	100% Market	10%@30% of 100% AMI	10%@30% of 70% of AMI	10%@30% of 80% of AMI	10%@30% of 60% of AMI		10%@30% of 70% of AMI
BMR Rents	n/a	1-bed \$1,530-2-bed \$1,826	1-bed \$1,040 2-bed \$1,238	1-bed \$1,097 2-bed \$1,345	1-bed \$876 2-bed \$1,072		1-bed \$1,040 2-bed \$1,238
	No BMR	4 BMR Units	4 BMR Units	4 BMR Units	4 BMR Units		8 BMR Units
SOURCE of FUNDS:							
Max Perm Debt @5% Rate	\$8,000,000	\$7,800,000	\$7,500,000	\$7,600,000	\$7,450,000		\$8,100,000
Developer Equity Needed:	\$2,800,000	\$3,000,000	\$3,300,000	\$3,200,000	\$3,150,000		\$4,183,075
GAP/Dutchess Co HOME					\$200,000		
Total	\$10,800,000	\$10,800,000	\$10,800,000	\$10,800,000	\$10,800,000		\$12,283,075
Equity %	26%	28%	31%	30%	29%		34%
Cost per Unit	270,000						267,023
BMR Preferences Allowed:	n/a	Yes	Yes	Yes	No*		Yes
BMR Term	n/a	50 years	50 years	50 years	City Grant 50 years 20 years		50 years

* No preferences with Grant Funds

Rental Income	\$967,500	\$955,044	\$929,172	\$933,828	\$921,252	\$1,030,344
Parking/Storage Income	\$70,800	\$70,800	\$70,800	\$70,800	\$70,800	\$70,800
Less Vacancy & Loss	(\$55,455)	(\$54,832)	(\$53,539)	(\$53,771)	(\$53,143)	(\$58,597)
Total Income	\$982,845	\$971,012	\$946,433	\$950,857	\$938,909	\$1,042,547
Projected RE Taxes \$3600/unit	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$165,000
Operating Expenses	\$156,839	\$156,839	\$156,839	\$156,839	\$156,839	\$160,177
Total Expenses	\$300,839	\$300,839	\$300,839	\$300,839	\$300,839	\$325,177
Net Operating Income	\$682,006	\$670,173	\$645,594	\$650,018	\$638,070	\$717,370
Debt Payment @5%	\$561,206	\$547,176	526,131	\$533,146	522,623	\$575,237
Income after Debt	\$120,800	\$122,997	\$119,463	\$116,872	\$115,447	\$142,133
Cash on Cash Retun on Equity	4.31%	4.10%	3.62%	3.65%	3.66%	3.40%
Est. Market Value at 6% CAP	\$ 10,912,096	\$ 10,722,768	\$ 10,329,504	\$ 10,400,288	\$ 10,209,120	\$ 11,477,920

DRAFT LOCAL LAW NO. ____ OF 2016

**CITY COUNCIL
CITY OF BEACON**

**PROPOSED LOCAL LAW AMENDING
CHAPTER 223 OF THE CODE OF THE CITY OF BEACON**

A LOCAL LAW to
amend Chapter 223
concerning Affordable
Workforce Housing.

A LOCAL LAW to amend Chapter 223 of the Code of the City of Beacon concerning Affordable Workforce Housing.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223, Section 63 of the Code of the City of Beacon entitled “Definitions” is hereby amended to revise the following definitions:

BELOW-MARKET-RATE (BMR) UNIT

A new or rehabilitated housing unit which is restricted as to sale or rent to remain affordable to a BMR Unit Eligible Household, as defined below, ~~by generally not exceeding 30% of the maximum aggregate gross income of the household for the actual size of the household that will occupy such unit. Said housing~~ BMR rental unit must be the primary residence of the household and shall not be sublet without the consent of the City Council or its designee. BMR For-Sale units must be the primary residence of the household at the time of sale and shall at no time be sublet without the consent of the City Council or its designee.

BMR UNIT ELIGIBLE HOUSEHOLD

Rental Units: A household whose aggregate gross annual income, including the total of all current annual income of members residing in the household from any source whatsoever at the time of application (excluding the earnings of working household members of 21 years of age or younger who are full-time students), does not exceed ~~400~~ 90% of the Dutchess County area median annual income for ~~its~~ the actual size of the household size [based on the United States Census and as updated by the Department of Housing and Urban

Development (HUD)], and which household can afford the maximum rent specified in § 223-41.10F(1). ~~or sales price specified in § 223-41.10E of this chapter~~

For-Sale Units: A household whose aggregate gross annual income, including the total of all current annual income of members residing in the household from any source whatsoever at the time of application (excluding the earnings of working household members of 21 years of age or younger who are full-time students), does not exceed 100% of the Dutchess County area median annual income for the actual size of the household [based on the United States Census and as updated by the Department of Housing and Urban Development (HUD)], and which household can afford the maximum sales price as specified in § 223-41.10F(2). In addition, the net assets of the household at the time prior to purchase may not exceed 75% of the purchase price of the unit, except where such households rely, due to age or disability, on the assets in lieu of income. Evidence of disability shall be the receipt of Social Security Disability Insurance (SSDI) payments. In addition, the net assets of the household at the time prior to purchase ~~or lease~~ may not exceed 75% of the purchase price of the unit, except where such households rely, due to age or disability, on the assets in lieu of income. Evidence of disability shall be the receipt of Social Security Disability Insurance (SSDI) payments.

~~For example, for the year 2010, limitations are as follows:~~

Persons in Household	1	2	3	4	5	6
Maximum eligible income (100% of median)	\$58,400	\$66,800	\$75,100	\$83,400	\$90,100	\$96,800
Maximum housing cost (30% of gross income)						
Annually	\$17,520	\$20,040	\$22,530	\$25,020	\$26,030	\$29,040
Monthly	\$1,460	\$1,670	\$1,878	\$2,085	\$2,253	\$2,420

Eligible unit types	Studio or 1-BDR	1-BDR or 2-BDR	2-BDR or 3-BDR	2-BDR, 3-BDR or 4-BDR	3-BDR or 4-BDR	3-BDR or 4-BDR
---------------------	-------------------------------	------------------------------	------------------------------	-------------------------------------	------------------------------	------------------------------

All projects approved by the Planning Board prior to the effective date of this law, may continue to set a monthly rent, including utilities for BMR units, not to exceed 30% of 100% of the Dutchess County area median annual income. A BMR unit eligible household for projects approved by the Planning Board prior to the effective date of this law includes households whose aggregate gross annual income, including the total of all current annual income of members residing in the household from any source whatsoever at the time of application (excluding the earnings of working household members of 21 years of age or younger who are full-time students), does not exceed 100% of the Dutchess County area median annual income for its household size [based on the United States Census and as updated by the Department of Housing and Urban Development (HUD)].

Section 2. Chapter 223, Article IVB of the Code of the City of Beacon entitled “Affordable Workforce Housing” is hereby amended as follows:

§ 223-41.8 **Findings.**

The City Council of the City of Beacon acknowledges the high cost of housing compared to average earnings in the City and County, and this trend has grown more noticeable as land and housing values have increased in recent years. Maintaining and ensuring a balanced mix of housing types and sizes that are affordable to a range of incomes is essential to ensuring the long-term health of the community. Such balanced housing stock enables a variety of residents to live and work in the City, maintain family ties, and participate in community services, such as emergency services. Balanced housing is also essential to attracting and maintaining an adequate workforce, a healthy business environment, and a balanced tax base that supports local services and the quality of life. It is therefore important for the City to maintain a mix of housing choices and to require the creation of new or rehabilitated below-market-rate (BMR) units in future renovation and development. The primary purpose of this Article is to allow the City to maintain an appropriate mix of housing choices by creating a required number of quality new or rehabilitated below-market-rate (BMR) units in future renovation and development. The goal is not to offer a limited number of high-end units for a few qualified households, but to provide as many quality affordable and workforce housing units as possible, integrated throughout the City.

§ 223-41.9 **Provision of BMR units; payment in lieu thereof.**

To achieve the purposes above, the approval authority shall require that 10% of all projects containing 10 ~~20~~ or more apartment dwellings and/or attached dwellings (townhouses) as defined in §223-63 of this chapter, shall be comprised of below-market-rate units as defined and regulated in this article. Any fraction at or above 0.5 shall be rounded up to the nearest whole number, and any fraction below 0.5 shall be rounded down. ~~Notwithstanding the requirement immediately above, the City Council, at its discretion, may allow the applicant to make a payment to the City in lieu of the provision of some or all of the required BMR units, in an amount determined by the City Council to be the value of the waived BMR units; said payment shall be made into a trust fund dedicated to the provision of affordable workforce housing in the City.~~ Subject to the Planning Board's approval, Developer shall provide BMR units mixed throughout the same building(s). Units designated as BMR units must remain affordable for a minimum of 50 years from date of initial certificate of occupancy for rental properties and from date of original sale for owner-occupied units.

§ 223-41.10 **Below-market-rate units.**

- A. Finishes, amenities, size, distribution and mix. BMR units shall have exterior finishes comparable to the market-rate units within the development. Interior finishes and amenities for the BMR units shall be comparable to the market-rate units within the development, subject to approval by the Planning Board. ~~BMR shall be reasonably distributed throughout the project and t~~ The timing of the construction of the BMR units shall be in conjunction with the construction of the market rate units in the project. Further, the BMR units shall be provided in a mix of unit types in the same proportion as all other units in the development unless a different proportion is approved by the Planning Board as being better related to the housing needs, current or projected, of the City of Beacon.
- B. Minimum gross floor area.
- (1) The size of the BMR multifamily units may be smaller than the market rate units, but notwithstanding other provisions of this chapter, the minimum gross floor area per dwelling unit shall not be less than the following:
- (a) Studio/efficiency unit: 350 square feet.
 - (b) One-bedroom unit: 600 square feet.
 - (c) Two-bedroom unit: 800 square feet.
 - (d) Three-bedroom unit: 1,000 square feet.
 - (e) Four-bedroom unit: 1,200 square feet
- (2) An Applicant may seek approval from the Planning Board to construct units smaller than the minimum gross floor area set forth above, only if the Applicant constructs more units than it is required to construct pursuant to this Chapter.
- C. Occupancy standards. The minimum and maximum occupancy of a BMR unit shall be as follows:

Number of Bedrooms	Minimum Number of Persons	Maximum Number of Persons
Studio/ efficiency	1	± 2
1	1	2 3
2	2	4
3	3	6
4	4	8

D. For townhouse developments containing BMR units, frontage, building size and lot size may be reduced by up to 25% for the BMR units.

E. BMR unit eligible household. Households must meet the criteria established in § **223-63** of this chapter, within the definition of "BMR unit eligible household." Rental households shall be required to requalify with respect to said criteria on an annual basis.

F. Maximum rent and sales price.

- (1) Rental Units: The monthly rent including utilities for BMR units shall not exceed 30% of the ~~maximum figure that represents 70% of the Dutchess County's current area median income. maximum aggregate gross monthly income of an eligible household as defined in § 223-63, under "BMR unit eligible household," for the actual size of the household that will occupy such unit as set forth in Subsection C above.~~
- (2) For-Sale Units: The maximum gross sales price for a BMR unit shall not exceed ~~the maximum household expense of 30% of the figure that represents 80% of the Dutchess County's current area median income. aggregate gross monthly income of an eligible household as defined in § 223-63 for the actual size of the household that will occupy such unit as set forth in Subsection C above, relating to the.~~ This figure will be based on the sum of principal, interest, taxes, and insurance, based on industry-standard mortgage underwriting guidelines for a thirty-year fixed rate mortgage, prevailing interest rates, and a down payment of 5%.
- (3) All projects approved by the Planning Board prior to the effective date of this law, may continue to set a monthly rent including utilities for BMR units not to exceed 30% of 100% of the Dutchess County area median annual income for the household size that will occupy such unit as set forth in Subsection C income for its household size [based on the United States Census and as updated by the Department of Housing and Urban Development (HUD)].
- (4) In the event the Owner of the BMR unit governed by subsection (1) above, demonstrates to the satisfaction of the City Administrator or its designee that after a

good faith effort it is not able to rent a BMR unit pursuant to subsection (1), it may instead comply with subsection (3) above, until the unit is next offered for rent.

G. Categories of priority in descending order of priority.

Households applying for BMR units shall be selected on the basis of the following categories of priority:

(1) Volunteer emergency responders for the City of Beacon who have served at least five years.

(2) City of Beacon municipal employees.

(3) Employees of the Beacon School District

(4) All other residents of the City of Beacon.

~~(5) Employees of the Beacon School District.~~

~~(6) Other persons employed in the City of Beacon. The following relatives of residents of the City of Beacon: father, mother, son, daughter, brother, sister, grandparent, grandchild, father-in-law or mother-in-law.~~

~~(7) Other residents of Dutchess County.~~

~~(8) Other persons employed in Dutchess County.~~

(5) All others.

(6) Within each of the above categories, the following special groups shall receive priority in the following order:

a. Priority for rental units shall be established for all eligible households as defined in § 223-63, whose aggregate gross annual income is between 70%-80% of the Dutchess County area median annual income.

b. Priority for all for-sale units shall be established for all eligible households as defined in § 223-63, whose aggregate gross annual income is between 80%-90% of the Dutchess County area median annual income.

~~(a) Households whose head of household or spouse is 62 years of age or older.~~

~~(b) First-time homebuyers.~~

~~(c) Households whose head of household or spouse is 30 years of age or younger.~~

~~(d) — Civil servants.~~

- H. The deed, certificate of occupancy and/or rental agreement, as appropriate, for each BMR dwelling unit shall contain language, satisfactory to the City Attorney in form and substance, which states that the subject dwelling is a below-market-rate unit as defined in § 223-41.10(F)(1) § ~~223-63~~ of the Code of the City of Beacon, New York, and is subject to all restrictions and limitations as set forth therein.
- I. Resale. In the case of owner-occupied BMR units, the title to said property shall be restricted so that in the event of any resale by the homeowner or any successor, the resale price shall not exceed the maximum sales price for said unit, as determined in Subsection E ~~E~~, plus the depreciated value of capital improvements based on their estimated life for up to 5% of the price of the unit. Units designated as BMR units must remain affordable for a minimum of 50 years from date of original sale for owner-occupied units.
- J. Lease of a BMR unit.
- (1) Individual BMR unit owners may lease their units to BMR eligible unit households, as defined in § 223-63, for a period not exceeding two years, with the consent of the City Administrator or its designee ~~Council or its designee, for employment, health or other good reason as determined by the Council. Notwithstanding the sentence above, this time frame may be extended by the Council or its designee for good cause shown.~~
 - (2) Applicants for rental BMR units, if eligible and if selected for occupancy, may sign a lease for a term of no more than two years. As long as a resident remains eligible and has complied with the terms of the lease, said resident shall be offered renewal leases for a term of no more than two years each. Renewal of a lease shall be subject to the conditions of federal, state or county provisions that may be imposed by the terms of the original development funding agreements for the development or to the provisions of other applicable local law.
 - (3) If a resident's annual gross income should subsequently exceed the maximum income then allowable, said resident may complete their current lease term and shall be offered a market-rate housing unit in the development at the termination of such lease term. If no such dwelling unit shall be available at said time, the resident may be allowed to sign one additional one-year lease for BMR unit they occupy but shall not be offered a renewal of the lease beyond that expiration of said term. Tenants, who again become eligible for a BMR unit during the one-year term, shall be eligible for a renewal of their lease term.
- K. Implementing regulations. The City Council may, by resolution, adopt specific regulations to foster the efficient and equitable implementation of this chapter.
- L. Administration. The City Council shall be responsible for administering these regulations and may designate a board, commission or other organization to monitor compliance.

- M. Developer Incentives. For every two BMR units provided as part of the overall development, the developer shall have the right to ~~two~~ one additional market rate unit above the maximum number otherwise permitted under applicable provisions of this Chapter. The Planning Board may grant up to 10 additional units. District building height requirements must be maintained, but the Planning Board may modify lot area per unit, setbacks, building coverage, number of units per building, and parking requirements to accommodate the bonus unit or units.
- N. Waiver. Upon request of an applicant before the Planning Board, the City Council may modify or waive specific provisions of this Article, if it finds that the proposal meets the primary purpose of Section 223-41.8 and the project will result in more BMR units than is required pursuant to this Chapter.

Section 3. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, the Chapter 223 of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 4. Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this

Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this

Local Law; that the word “Local Law” shall be changed to “Chapter,” “Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 5. Severability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 6. Effective Date

This local law shall take effect immediately upon filing with the Office of the Secretary of State.

DRAFT

2016 Dutchess County Median Income \$87,100

HUD Household Income and Rent Limits

Existing INCOME Level at 100% of AMI

Existing RENT Level at 100% of AMI

Proposed INCOME Level at 90% of AMI

Proposed RENT Level at 70% of AMI

Suggested RENT Level at 80% of AMI

Household Size	1	2	3	4	5	6	RENT LEVELS** Set per industry standard 1.5 person/bedroom		
Household Income Limit:							1bed	2bed	3bed
Extremely Low <30% AMI	\$ 18,350	\$ 20,950	\$ 23,550	\$ 26,150	\$ 28,440	\$ 32,580			
Monthly Rent Limit*	\$ 459	\$ 524	\$ 589	\$ 654	\$ 711	\$ 815	\$ 491	\$ 589	\$ 654
Very Low <50% AMI	\$ 30,500	\$ 34,850	\$ 39,200	\$ 43,550	\$ 47,050	\$ 50,550			
Monthly Rent Limit*	\$ 763	\$ 871	\$ 980	\$ 1,089	\$ 1,176	\$ 1,264	\$ 817	\$ 980	\$ 1,089
Low <60% AMI	\$ 36,600	\$ 41,820	\$ 47,040	\$ 52,260	\$ 56,460	\$ 60,660			
Monthly Rent Limit*	\$ 915	\$ 1,046	\$ 1,176	\$ 1,307	\$ 1,412	\$ 1,517	\$ 980	\$ 1,176	\$ 1,307
70% AMI	\$ 42,700	\$ 48,790	\$ 54,880	\$ 60,970	\$ 65,870	\$ 70,770			
Monthly Rent Limit*	\$ 1,068	\$ 1,220	\$ 1,372	\$ 1,524	\$ 1,647	\$ 1,769	\$ 1,144	\$ 1,372	\$ 1,524
Low <80% AMI	\$ 46,000	\$ 52,500	\$ 59,150	\$ 65,700	\$ 71,000	\$ 76,250			
Monthly Rent Limit*	\$ 1,150	\$ 1,313	\$ 1,479	\$ 1,643	\$ 1,775	\$ 1,906	\$ 1,231	\$ 1,479	\$ 1,643
<90% AMI	\$ 55,050	\$ 62,850	\$ 70,650	\$ 78,450	\$ 85,320	\$ 97,740			
Monthly Rent Limit*	\$ 1,376	\$ 1,571	\$ 1,766	\$ 1,961	\$ 2,133	\$ 2,444	\$ 1,474	\$ 1,766	\$ 1,961
<100% AMI	\$ 61,000	\$ 69,700	\$ 78,400	\$ 87,100	\$ 94,100	\$ 101,100			
Monthly Rent Limit*	\$ 1,525	\$ 1,743	\$ 1,960	\$ 2,178	\$ 2,353	\$ 2,528	\$ 1,634	\$ 1,960	\$ 2,178
<120% AMI	\$ 73,400	\$ 83,800	\$ 94,200	\$ 104,600	\$ 113,760	\$ 130,320			
Monthly Rent Limit*	\$ 1,835	\$ 2,095	\$ 2,355	\$ 2,615	\$ 2,844	\$ 3,258	\$ 1,965	\$ 2,355	\$ 2,615

** Note RENT levels have NOT been adjusted for utility allowance

Rents would be LESS if tenant pays Utilities Example Less \$104 for 1bed \$134 for 2bed \$164 for 3bed

Preserving and Expanding Affordability in Neighborhoods Experiencing Rising Rents and Property Values¹

By Jeffrey Lubell²

Forthcoming in Cityscape

Abstract: To ensure that low- and moderate-income households can continue to afford to live in neighborhoods experiencing rising rents and property values, local governments will need to adopt comprehensive strategies that make use of multiple policy levers. This paper outlines a framework for thinking about the necessary local policies organized into six categories: preservation, protection, inclusion, revenue generation, incentives, and property acquisition.

Many urban neighborhoods are experiencing increases in rents and property values associated with an influx of higher-income households. This phenomenon (sometimes referred to as “gentrification”) can be a double-edged sword. On the one hand, it may contribute to the revitalization of older deteriorated buildings, generate increased property taxes for cities, helping to shore up city finances, and contribute to greater diversity in terms of income, race and ethnicity. At the same time, many are concerned that the rent and property value increases may push out long-time residents of these neighborhoods, undermining the full potential of these changes to enhance community diversity, disrupting longstanding cultural traditions, and depriving long-term residents of the health, educational, and quality of life benefits of living in revitalized neighborhoods.

The ideal solution would preserve opportunities for low- and moderate-income households to continue to afford to live in these neighborhoods, even as higher-income

¹ This paper is adapted from Allison Allbee, Rebecca Johnson and Jeffrey Lubell. 2015. *Preserving, Protecting, and Expanding Affordable Housing: A Policy Toolkit for Public Health*. Oakland, CA: Change Lab Solutions. The Change Lab Solutions toolkit, prepared with the support of a grant from the Kresge Foundation, provides a more in-depth discussion of the tools summarized here as well as examples of communities implementing these policies, a basic primer on affordable housing, and discussion of the connections between affordable housing and public health. Karen Cuenca and Rebecca Cohen conducted research that informed the policy guidance in the toolkit and this paper.

² Jeffrey Lubell is the Director of Housing and Community Initiatives at Abt Associates.

households move in, increasing income, race and ethnic diversity, and affirmatively furthering fair housing. To achieve this outcome, cities and counties will need to be proactive in adopting local housing strategies designed to preserve and expand the availability of affordable housing in these neighborhoods. A successful strategy will generally require the adoption of multiple policies or programs to address different aspects of the challenge and achieve a larger cumulative impact as well as advance planning to anticipate areas where rising rents and home prices are likely so the needed policies can be adopted early in the trajectory of neighborhood change. Communities will need to coordinate the actions of multiple local government agencies and build close working partnerships with many non-governmental actors, including non-profit and for-profit developers, community development corporations, advocates, and others.

The local government policies needed to address this challenge fall into six main categories:

1. ***Preservation*** – preserve existing affordable rental units
2. ***Protection*** – help long-time residents who wish to stay in the neighborhood
3. ***Inclusion*** – ensure that a share of new development is affordable
4. ***Revenue generation*** – harness growth to expand financial resources for affordable housing
5. ***Incentives*** – create incentives for developers of affordable housing
6. ***Property Acquisition*** – facilitate the acquisition of land for affordable housing

In general, these policies will be most useful in cities and counties where strong regional economies are creating an increased demand for housing in urban areas that is driving up rents and home prices. Many of these high-cost communities are experiencing rent and home price increases throughout (or in large parts of) the city or county. However, these policies also may be useful to address rising rents and home prices in particular neighborhoods within cities or counties that are otherwise considered to have a weak or stable housing market.

This paper provides a broad overview of housing policies and programs that fall into each of the six categories listed above followed by a brief discussion of cross-cutting issues that will

need to be addressed as part of a comprehensive strategy for preserving and expanding affordability in these neighborhoods.

1. Housing Strategy Components

1.1. Preservation – preserve existing affordable rental homes

The first component of an overall strategy in this area aims to preserve the affordability of existing affordable rental units despite increases in surrounding property values and rents. These units fall into two main categories: rent-restricted units and unsubsidized units. Federal and state public housing units may also need preservation, although the challenges are somewhat different and so are addressed below as a third category.

Preserving rent-restricted rental units

Most rental housing preservation efforts focus on units whose rents are legally restricted to affordable levels (rent-restricted units), generally due to the receipt by the owner of one or more government housing subsidies. Federal rental subsidies include: Project-Based Section 8, the Low-Income Housing Tax Credit (LIHTC), Section 202 Supportive Housing for the elderly; Section 811 Supportive Housing for Persons with Disabilities, the Section 236 multifamily insurance program, and USDA's Section 515 and 538 programs, as well as two HUD block grant programs: the HOME Investments Partnership Program and the Community Development Block Grant (CDBG). Some states and localities also have their own housing subsidy programs.

Preservation efforts tend to focus on units whose rents are restricted due to the receipt of government funding in part because these units are often easier to preserve than unsubsidized units and in part because some (though not all) of these housing units provide “deep” subsidies that base rents on 30 percent of household income. These deep subsidies are especially important for ensuring that poor households – including those living entirely on social security as

well as the working poor – can afford to live in the community. The deep subsidy programs include: project-based Section 8, project-based vouchers, Section 202, Section 811, and USDA’s Section 515 program.

There are three main challenges involved in preserving rent-restricted units. The first is that the subsidies giving rise to rent restrictions generally have a specific duration, after which the subsidy expires and the owner may choose to raise rents to market levels. In some programs, owners also have the choice of “opting out” during the normal term of the subsidy at various trigger points or time intervals. In neighborhoods that are experiencing or expecting to experience increases in market rents, owners generally have a financial incentive to exercise their rights to raise rents to market levels, rather than agreeing to keep rents below market levels. Counteracting financial incentives will thus be needed in many cases to convince owners to keep rents below market.

The second challenge is that some subsidized developments have accrued sizable capital needs that need to be addressed, such as roofs or furnaces that need to be replaced and kitchens and bathrooms that need to be updated. One way to address these needs is to seek residents capable of paying higher rents, allowing the development to borrow money against the higher rental stream to pay for capital improvements. This of course defeats the goal of long-term affordability. To address this issue, owners will often need a grant or below-market rate loan to pay for the needed improvements, which can itself be a quid-pro-quo for extending affordability periods.

Finally, in some cases, properties are no longer being managed actively by owners but rather are more in caretaker mode. This can happen in particular for older properties developed as tax shelters under pre-1986 tax law, where the owners are at points in their lives or careers where they are mostly waiting for the subsidy to end so they can sell the property, rather than

actively managing it as an ongoing endeavor. In these cases, it may be important to bring in new owners who are more mission-driven and focused on actively managing the properties as affordable rentals.

The following are some of the principal approaches used to preserve the affordability of rent-restricted units:

- *Preservation catalogs.* An important first step is to identify the units one is trying to preserve along with information about the type of subsidies and rent restrictions present in each development and the timing of when those subsidies are going to expire. Some of this information is already available through the National Preservation Database (www.preservationdatabase.org). But other information – notably, regarding state and local subsidies – will need to be added to complete the picture. A policy brief by the Center for Housing Policy (n.d.) provides information on how preservation catalogs work, based on examples from Chicago, Florida, Washington, D.C., New Jersey and New York City.
- *Prioritizing properties.* Once the full range of potential properties has been identified, communities can determine their priority targets for preservation by reaching out to owners to learn more about their intentions and the physical and capital needs of the property and determining the likelihood that any given property will leave the subsidized housing inventory. In general, the properties at greatest risk are: (a) located in neighborhoods with the highest market rents and (b) not owned by a mission-driven owner, such as a non-profit, but properties with high levels of accrued capital needs are also vulnerable. Where practicable, it's best to do a site-by-site analysis since circumstances can vary from property to property. This analysis in turn can facilitate a determination of how properties' needs can be met in ways that encourage the preservation of long-term affordability.

- *Targeting resources.* Communities may elect to prioritize the highest priority preservation projects for the limited resources available for housing and community development activities, including: HOME and CDBG block grants funds, the LIHTC, tax-exempt multifamily bonds, and 501(c)(3) bonds. The goal of such efforts generally is to develop a package of financial supports that can help properties meet any accrued capital needs and be in a position to continue to do so for as long a period as possible. Generally, the quid pro quo for these efforts is a long-term extension of affordability.
- *Expanding resources for preservation.* In many cases, additional funding – above and beyond the amount normally available through federal funding streams – will be needed to preserve properties. The policies discussed below under the “revenue generation” category generate flexible funding that can be used to meet a wide range of affordable housing needs, including preservation.
- *Facilitating transfers to new owners.* As noted above, the preservation challenge sometimes extends beyond providing financial assistance to ensuring that properties are owned by mission-driven owners committed to actively managing the property and preserving long-term affordability. This in turn will require the cultivation of mission-driven owners (often nonprofits) and the facilitation and financing of purchases.
- *Adopting other preservation-friendly policies.* Other policies that can help facilitate preservation of subsidized properties include: tax abatements to lower property taxes for owners that agree to preserve their properties as affordable, such as the Class S program in Chicago, advance notice policies that give subsidized renters advance notice when an owner seeks to leave a subsidized housing program, and right of first refusal policies that give either

all renters or just subsidized renters (depending on the policy) a right of first refusal to match any offer to purchase a rental property that an owner seeks to convert to condominiums.³

Galen Terrace Apartments in Washington, D.C., provides an example of preservation policies at work. A troubled project-based Section 8 property facing physical deterioration and criminal activity, Galen Terrace came under new ownership as a result of Washington D.C.'s policy that gave residents a right of first refusal in the event that a rental property was put up for sale. Members of the tenant association exercised this right in 2006 and worked with the National Housing Trust/Enterprise Preservation Corporation and Somerset Development Company to make long-needed renovations and preserve the property as affordable using a mix of low-income housing tax credits, private activity bonds, a 20-year renewal of the property's Section 8 contract, and other financing sources (National Housing Trust n.d.).

Preserving unsubsidized but affordable housing

A large share of the nation's affordable rental housing stock consists of privately owned unsubsidized units – generally older units whose rents have filtered down over time as newer units with more amenities have come online. Many of these rental units are single-family homes or homes that provide 2 or 3 units. Others are in small, midsize or larger multifamily buildings. In many neighborhoods with rents that are low compared to the city or metro area as a whole, these units – sometimes called “market-rate affordable” units – significantly outnumber the number of subsidized rental units.

Given the large numbers of these unsubsidized but affordable units, it makes sense to at least consider efforts to preserve them as affordable as neighborhoods change. But this is easier said than done. Absent the “hook” provided by a government housing subsidy, or ownership by non-profits or mission-driven for-profit organizations, there are few reasons for owners of these

³ Condo conversion protections are discussed in greater depth below in the “Protection” strategy.

buildings to forgo the profit associated with higher rents or conversion to condominiums when the market conditions allow for these higher returns.

The following are options to consider for preserving strategically important unsubsidized properties:

- *Facilitate the purchase by mission-driven owners committed to preserving the properties as affordable.* The pioneering Housing Partnership Equity Trust offers a model for preserving the affordability of market-rate rental housing that could be put to use in target neighborhoods. Organized as a Real Estate Investment Trust (REIT), the Trust raises funds to allow participating nonprofits to purchase decent-quality market-rate affordable properties for the purposes of maintaining them as affordable over time. Tenant protection laws represent another mechanism for facilitating the purchase of properties by mission-driven owners. In Washington, DC, for example, owners of rental properties who wish to sell their properties or discontinue its use as a residential property must provide residents with the first opportunity to purchase the property as well as a right to match any legitimate offer. This was the policy that facilitated the preservation of Galen Terrace, noted above.
- *Provide incentives for properties to stay affordable.* In Chicago, the Class 9 program provides a tax abatement for owners of market-rate properties that undergo substantial rehabilitation so long as they agree to maintain a certain percentage as affordable. Such programs can be helpful in maintaining market-rate units as affordable but generally have a limited duration – such as ten years. In the context of changing neighborhoods, such policies might best be considered as a bridge to maintain affordability for a ten- or fifteen-year period to provide the community with time to develop and implement longer-term options for affordability, such as the construction of LIHTC developments paired with long-term affordability covenants.

- *Bring properties into a subsidy program.* Owners of market-rate properties with substantial capital needs may find it attractive to use the LIHTC as a vehicle for recapitalizing and upgrading the development. Since LIHTC units may only be rented to households with incomes below 60 percent of the area median income (AMI) – and many target even lower-income households – this process effectively preserves the affordability of these units while also improving their quality through the investment of additional equity. The Project-Based Housing Choice Voucher program is another option that has the added advantage of creating units affordable to households with extremely low-incomes.

Preserving public housing

While most discussions of rental housing preservation focus on either privately owned rent-restricted housing or unsubsidized but affordable housing, it is also important to focus on the preservation of any public housing units that may be located within the target neighborhoods. The preservation challenge for these units does not generally refer to the preservation of affordability but rather to maintenance of the units in good physical quality. While in some cases, these units may be in good condition, in other cases, they may have substantial accrued capital needs that will require new financing to bring up to current standards.

The legal framework for public housing can make it difficult to use the LIHTC to recapitalize these properties. However, a new program called the Rental Assistance Demonstration (RAD) offers a solution that converts public housing subsidies into a form that can be married more easily with the LIHTC and other subsidy mechanisms. Congress currently caps the number of public housing units eligible to convert to RAD. See Costigan (2016) for an overview of the RAD program and its initial accomplishments.

1.2. Protection – help long-time residents who wish to stay in the neighborhood

In addition to taking steps to preserve affordable housing in target neighborhoods, communities can adopt a variety of policies to protect low-income households from being displaced by rising rents and home values and/or to help them manage the relocation process. Since many of these policies involve providing legal protections to renters, legal services and marketing campaigns will often be needed in conjunction with these policies to ensure residents are aware of and have the ability to exercise their rights.

Policies to protect residents from displacement include:

- *Condo conversion protections* protect residents of multifamily rental properties in a variety of ways from adverse impacts when the properties in which they live are converted to condominium ownership. In addition to rights of first refusal for the building as a whole – discussed above as a preservation tool – some policies require that residents be offered the right to purchase individual units in the building before they are offered to new residents. Other policies provide residents with advance notice of the conversion (so they can plan for an orderly move) and provide relocation assistance to displaced households.
- *Rent stabilization policies* specify that once an initial rent is set it can only rise by a specified amount each year. While these policies often allow rents to float to market each time a new resident is admitted – and thus do not guarantee the housing is initially affordable to any particular income level – they do promote housing stability for existing residents by limiting rent increases. Most policies allow owners to raise rents to cover investments in capital improvements, so the policies cannot offer full protection from large rent increases in areas experiencing an influx of higher-income residents. They also often apply only to older buildings.
- *Good cause eviction policies.* In some states, renters can be evicted for any reason whatsoever or no reason at all. Often, communities have the power to adopt laws that

provide increased protection, providing, for example, that owners demonstrate “good cause” for eviction, such as nonpayment of rent or intentional damage to the unit. While these protections will not help residents who simply can no longer afford the rents, they can reduce the incidence of indiscriminate evictions, giving residents more time to adjust to higher rents and, if needed, look for alternative housing arrangements. When paired with rent stabilization policies, they can promote stability for existing residents for many years.

- *Property tax protections.* Renters are not the only ones affected by higher housing costs in areas experiencing influxes of higher-income households. Homeowners with low or moderate incomes may also face higher housing costs – even if they own their homes outright – in the form of higher property taxes due to increases in assessed home values. To help protect existing owners from displacement, communities can cap the amount by which property taxes increase in a given year, set a maximum property tax level based on income, exempt a certain amount of assessed value from tax, or defer collection of increased property taxes until a property is transferred or the owner becomes deceased. By applying these policies to residents who have been in the homes for a certain period of time (e.g., 5 years), these benefits can be targeted to existing residents. Some states adopt similar policies in the form of a credit against state taxes. See Lincoln Land Institute (2012) for a compilation of residential property tax relief policies.
- *Shared equity homeownership.* This term encompasses a range of affordable ownership policies – including community land trusts, limited equity cooperatives, and deed-restricted homeownership – that are designed to provide both initial and lasting affordability. The basic approach is to use a subsidy (or inclusionary zoning) to bring homes down to a level affordable to the target income group and then to limit resale prices according to a formula designed to balance long-term affordability to the target group with an opportunity for

owners to build assets. (See Lubell 2014 and Davis 2006.) Done well, this approach can ensure that a single subsidy provides affordable housing opportunities for one generation of homebuyers after another due to the long-term affordability of the subsidized homes. For this reason, it is well suited to changing neighborhoods experiencing an influx of higher-income households.

- *Housing Choice Voucher homeownership.* In the Housing Choice Voucher Homeownership program, tenants with Housing Choice Vouchers use them to pay for homeownership costs such as mortgage payments and property taxes rather than rent. The family pays 30% of its adjusted income for housing costs and the public housing authority pays the difference between the family contribution and a “locally determined voucher payment standard” (Brennan and Lubell 2012). Communities interested in using voucher homeownership as a protective strategy for existing residents in a changing neighborhood could work with their local housing authority to ensure the option is available in the community and encourage its use in the target neighborhoods.

1.3. Inclusion - ensure that a share of new development is affordable

In addition to preserving existing affordable housing within changing neighborhoods, local governments will also want to take steps to ensure that a share of new development is affordable. The most common mechanism for doing so is “inclusionary zoning,” a land use policy that either requires or creates incentives for developers to make a share of newly developed units affordable. The related term “inclusionary housing strategy” or “inclusionary housing policies” encompasses inclusionary zoning and most of the other policies covered by this volume that help to ensure that affordable housing is available in areas experiencing new development.

Mandatory inclusionary zoning

Inclusionary zoning policies can be mandatory or voluntary. The classic mandatory inclusionary zoning ordinance specifies that a share of newly developed housing units – for example, 10 percent or 20 percent – must be affordable to households at a specified income level. In developing a mandatory inclusionary zoning policy, communities will need to determine:

- which developments are covered by the mandate;
- the share of units required to be affordable;
- the target income level of the affordable units;
- the duration of required affordability;
- whether to allow owners to pay a fee in lieu of providing units onsite.
- whether to allow owners to build units offsite in lieu of building onsite.
- what offsets, if any, to provide developers in compensation for the lost revenue associated with the affordable units.

Allbee, Johnson and Lubell (2015) provide a summary of the considerations involved in making these determinations. Jacobus (2015) has put together an in-depth guide to designing mandatory inclusionary zoning policies. Sturtevant (2016) summarizes lessons learned from research on inclusionary zoning. Levy et. al. (2012) review the inclusionary zoning policies of Montgomery County, MD and Fairfax County, VA – longstanding inclusionary policies that have together produced more than 16,000 affordable units.

In some states – notably California, Colorado and Wisconsin – courts have interpreted mandatory inclusionary zoning policies as a form of rent control, which is not permitted under these states' laws, and thus restricted the ability to apply these policies to rental housing. To address this limitation, several California jurisdictions, including San Francisco, have instituted an affordable housing fee on new rental development. Developers have the option of producing

affordable housing units in lieu of paying the affordable housing fee. (This is essentially the inverse of a traditional inclusionary zoning policy.) The high fee in San Francisco has made the affordable housing development option more attractive to developers (Hickey 2013).

Voluntary inclusionary policies / density bonuses

While most successful inclusionary zoning policies are framed as requirements, some policies have succeeded in generating affordable units through policies that are voluntary, rather than mandatory. The key to a voluntary policy is to have really strong incentives that make sense within the market context. For example, in New York City, the City rezoned formerly industrial land on the Brooklyn waterfront as residential land, providing a strong density bonus for developers that agreed to meet specified affordability targets (20% of units at rents affordable to households at or below 60% or 80% of AMI, depending on the use of other programs). Because greater density is highly valued in New York City, the program was able to generate about 2,700 permanently affordable rental units between 2005 and 2013. There were 949 affordable units built on the Brooklyn waterfront which accounted for about 13% of total units built in the area (Ullman, Freedman-Schnapp, and Lander, 2013). Ultimately, however, New York City determined it needed to produce a larger number of affordable housing units and thus, in 2016, adopted a new mandatory inclusionary zoning policy applicable to all future upzonings that requires about 25% of newly developed units in covered areas to be affordable.

While not always framed as a voluntary inclusionary policy, some communities have policies that provide – either as a matter of formal policy or as a matter of practice – that affordability will be required whenever an applicant seeks a variance from the standard zoning requirements. This has the advantage of making the nexus between affordability requirement and government benefit in the form of the zoning variance very clear. It is also a policy that can be adopted as a matter of practice even when there is insufficient political will to adopt a broadly

applicable inclusionary zoning policy. And it gives policy officials a significant level of control over individual development approval decisions, which get made on a case-by-case basis. On the downside, the policy provides less predictability to developers, as well as increased costs associated with navigating variances or special use permits for virtually every project, which can potentially depress the overall level of supply and investment in the housing market and increase housing costs for residents living in unsubsidized rental units.

1.4. Revenue Generation – harness growth to expand financial resources for affordable housing

The fourth component of a strategy for helping to ensure that families of all incomes can afford to live in areas experiencing an influx of higher-income households is to set up mechanisms for using the growth associated with new development or redevelopment to generate funding for affordable housing. The three principal policies within this category are “tax increment financing,” “linkage fees,” and “housing trust funds.”

Tax increment financing and related tools

In general, tax increment financing (TIF) is a mechanism for funding infrastructure and other public improvements through the future increases in property taxes expected to result from these investments. For example, let’s say a community wants to redevelop a distressed downtown neighborhood and needs funding for the necessary investments in roads, sidewalks, water/sewer, schools, parks, etc. These investments, in turn, are expected to increase the value of property located in the neighborhood, generating increases in property taxes. By establishing a TIF district, with specific geographical boundaries and a specific duration, a community can capture some or all of the increased property taxes that are collected after these investments are made (the “increment”) for the duration of the TIF. These funds can be used to reimburse the community for the original investment or to repay a loan that was made to finance the original

improvements. Depending on state law, the property tax increment can be used for other purposes as well, including affordable housing within the TIF district.

The key to using a TIF for affordable housing is to enact a legally binding requirement, at the time the TIF is established, to use a portion of the funds for affordable housing. For many years, this was the requirement in the state of California, where 20% of TIF revenues from TIFs established by redevelopment agencies were required to be spent on affordable housing. Several cities have similar requirements, including Madison, WI which has a 10% set-aside of TIF funds for affordable or workforce housing and Portland, OR which has committed to invest a minimum of 30% of TIF funds in affordable housing development. In other communities, there is no city-wide requirement for an affordable housing set-aside, but the requirement has been included in the authorization of the TIF when adopted by city council or other authorizing body.

One challenge with using TIFs in the context of areas with rising rents and home prices is that the enabling statutes often specify that TIFs be used only in blighted or distressed neighborhoods. In states that take a strict view of requiring blight or distress as a condition for establishing a TIF, it may make sense to seek statutory authorization for a new type of mechanism that works similarly to a TIF but can be applied equally to neighborhoods experiencing an influx of higher-income households, irrespective to whether the neighborhood starts out as blighted or distressed. Such a vehicle might conceivably tap only a portion of the “increment” as traditionally defined in TIFs, to minimize concerns of diverting funds from schools, and could have limited uses – perhaps focused only on affordable housing or on a narrow range of activities that include affordable housing.

The Homestead Preservation Reinvestment Zones established by the Texas legislature to address concerns with gentrification in parts of Austin and Dallas provide a precedent for this approach. The 2007 legislation (updated in 2013) authorizes TIF-like vehicles as well as other

housing policy options within districts designated locally within Austin and Dallas in order to, among other things, “provide affordable housing for low-income and moderate-income residents in the community; . . . promote resident ownership and control of housing; . . . keep housing affordable for future residents; and capture the value of public investment for long-term community benefit.” (H.B. 525) While the criteria for establishing the zones are still somewhat restrictive, and the specific basket of policies included in the legislation may or may not make sense in every state, the legislation nevertheless provides a precedent for other states to set up specific zones designed to capture a portion of increased property tax values for purposes of helping to preserve and expand affordable housing in changing neighborhoods.

Linkage fees

Linkage programs are another mechanism for generating funding for affordable housing in neighborhoods undergoing development or redevelopment. They are generally implemented as a fee, applied on a per-square-foot basis to new retail development.

There are a number of justifications for these fees. In areas where retail and residential developers are competing directly for land – as is often the case in changing urban neighborhoods that are characterized by mixed-use land patterns – the competition can drive up property values, aggravating affordable housing challenges. In areas where retail and residential are not in *direct* competition, such as in designated retail areas, the addition of new retail can still reinforce the cycle of neighborhood change in nearby residential areas, providing amenities that attract additional higher income households as well as workers that want to live close to work, leading to increases in rents and home values.

Linkage fees are also sometimes explained as a remedy for a “jobs-housing imbalance” in a market where commercial development begins to outpace affordable housing production. Some communities have found that commercial projects such as the construction of offices, business

parks, hotels, warehouses, and shopping centers create a demand for housing affordable to the very low and low-income households that work there. This increased demand for a limited supply of affordable units can drive up rents and home prices that potentially jeopardize the ability of existing residents to afford to remain in the neighborhood.

In implementing a linkage program, communities need to strike a balance between raising funds for affordable housing while still encouraging economic development and growth. There are also a number of legal concerns that need to be met. Generally, local governments are required to show that the linkage fee is “connected to the impacts of proposed development and that it is proportional to the nature and extent of those impacts” (PolicyLink 2002).

Linkage fees have been used successfully in a number of communities around the country. Some localities like Fairfax County, VA have implemented a linkage fee program in response to planned transit development. Others, like Boston, apply the policy citywide.

Housing Trust Funds

Many cities and states have established housing trust funds to generate flexible revenue for affordable housing. These funds can be financed in a variety of different ways, including through general revenue bonds, discretionary appropriations, document recording fees, real estate transfer taxes, linkage fees, and fees paid “in-lieu” of providing affordable units under an inclusionary zoning policy.

Many of the funding mechanisms for housing trust funds are linked to new growth and thus represent a form of ‘value capture’ similar to TIFs and linkage fees. In addition to linkage fees and in-lieu fees, these include document recording fees and real estate transfer taxes. These “dedicated” fees rise and fall with the volume of new development, and so represent a good way of generating funding when communities are experiencing new development. However, when growth slows down, these funding sources start to dry up, even if the need continues to be high

for affordable housing. The Center for Community Change (n.d.) provides a hub for information on state and local housing trust funds.

1.5. Incentives – create incentives for developers of affordable housing.

Communities can offer a range of incentives to stimulate the development of affordable housing in targeted areas. Voluntary inclusionary housing policies are essentially structured as an incentive, generally offering increases in density or relief from other provisions of the zoning code in exchange for the inclusion of affordable units within new development. This section highlights additional incentives that communities can use to stimulate the production of additional affordable housing, including:

- Tax incentives
- Parking incentives
- Expedited permitting
- Reduced impact fees
- Transfers of development rights
- Targeting of federal, state and local housing subsidies

To be effective, the incentives need to make a material difference in the bottom line for developers. This can be accomplished through a single large incentive or by combining smaller incentives together to achieve a larger collective impact.

Tax incentives

Communities have used a range of tax incentives to encourage the development and rehabilitation of affordable housing. Common tax incentives include: freezing a property's taxable assessed value after construction or rehabilitation for a period of time or providing a lower property tax rate. These policies are sometimes called tax abatements or exemptions. Some states also provide a credit against state income taxes.

Tax incentives can be used to achieve a number of different housing policy goals. In neighborhoods experiencing an influx of higher income households, communities will want to

focus on incentivizing long-term affordability. In weaker markets or in neighborhoods with higher levels of distress, they can be used to stimulate rehabilitation and new development of market-rate homes.

Parking incentives

Due to local zoning codes, developers often have to meet minimum off-street parking requirements meant to reduce traffic congestion and overcrowding. These parking spaces increase land acquisition costs which are often passed on to the homebuyer or renter. By reducing parking requirements for developments that include affordable housing, localities can decrease production costs, allowing the developments to provide more affordable housing. This tool may be particularly useful in dense, high-cost cities where land prices are very high and account for a large proportion of a development's overall costs.

For example, in Denver, CO, developers of rental housing who voluntarily agree to set aside at least 10% of the units as affordable housing receive a reduction in parking requirements, among other incentives. In King County, WA, developers receive a 50% reduction of onsite parking requirements for each affordable unit.

Expedited permitting

Another incentive for affordable housing offered by some communities is an expedited permitting process that helps to reduce development costs associated with delays in permit processing. For example, in 2009, the state of Rhode Island passed a law, *Expedited Affordable Housing Permitting*, which granted state agencies the ability to expedite the approval process for affordable housing developments that address critical housing needs. In Pinellas County, FL, affordable housing development receives priority in the permit review process with a two-week turnaround.

Reduced impact fees

Impact fees are one-time charges for new development designed to cover the costs of developing infrastructure to support that unit, such as water, sewer, and schools. Court cases have established that impact fees must have a “rational nexus” in terms of the actual impact of development on public facilities or other infrastructure. By reducing or waiving fees for affordable housing below the levels that may otherwise be required, localities can provide incentives for developers to provide affordable housing.

Transfers of development rights

A transfer of development rights (TDR) program is meant to transfer development potential from one site to another. The “sending site” sells their development rights (e.g., the right to build at all or above a certain height) to a “receiving area” where the developer can now build at a higher density or height than usually permitted by local zoning codes. While often used to preserve open space, this approach has also been used to preserve affordable housing in dense, urban areas experiencing high levels of redevelopment. One approach is for existing affordable housing to serve as “sending sites” that can grant development rights to developers of other properties, raising funds to recapitalize and upgrade the units, preserving long-term affordability. This market-based tool has the ability to preserve certain areas and encourage development in other areas that can handle increased density. Rather than increasing overall density, TDR policies use the economic value of greater density to developers in order to generate funds for the development, rehabilitation and preservation of affordable housing.

For example, a Transfer of Development Rights program in Seattle has been used to preserve affordable housing since 1985. Seattle’s Transfer Development Rights (TDR) program focuses on preserving existing low-income housing in the city. Through the program, the city can transfer development rights from low-income housing sites to downtown developments who

want more density. Nonprofits that need to rehabilitate or preserve affordable housing units sell the site's development rights to the city which are then deposited into a TDR Bank for developers to purchase.

Targeting of federal, state and local housing subsidies

Still another resource that communities have available to create incentives for the development of affordable housing in areas experiencing an influx of higher-income households is their bread-and-butter housing programs, funded by the HOME and CDBG block grants as well as a diverse array of other funding sources depending on the community, including general obligation bonds, general revenue, and state funding. In administering these programs, some communities give equal weight to applications from all parts of the community, while other communities give a preference for funding in certain priority neighborhoods. Because the resources for these programs are typically very limited, communities that wish to use their bread-and-butter programs as incentives for stimulating the preservation and expansion of affordable housing in particular neighborhoods will likely want to signal clearly in their requests for proposals and other funding plans that investments in specific target neighborhoods (or neighborhoods meeting certain criteria of need) will be prioritized for funding.

Federal funding for both HOME and CDBG has experienced cuts, leading to tight allocations that force communities to make difficult choices and reduce the scale of the impact that can be achieved directly with this funding. In considering the impact of these funding sources and decisions on how to target these funds, however, it is important to remember that these and other sources of local funding often leverage substantial additional funding through the LIHTC program. In many communities, LIHTC deals require some source of "gap funding" to cover the difference between what a project costs to develop and what the equity raised by the LIHTC and the debt supported by expected rent revenues will support. For this reason, a

community's decision to focus a substantial portion of its allocation of HOME or other funds on specific geographical areas can have an outsized impact on the production of affordable housing in those neighborhoods.

1.6. Property Acquisition – facilitate the acquisition of sites for affordable housing

One of the biggest challenges associated with preserving and expanding affordable housing in an area experiencing rising rents and home prices is gaining control of desirable sites for development or redevelopment at affordable prices. These challenges differ depending on where a neighborhood is on the spectrum of neighborhood change.

Early in the trajectory of neighborhood change – when an increase in demand is not yet apparent or has not yet expressed itself in higher rents or land prices – development sites are generally easier to acquire at comparatively affordable prices. The lower prices, however, generally reflect a heightened level of risk, at least from the perspective of market-rate developers, as the potential of the site to achieve full occupancy (or sell at prices that will generate a profit) is not yet clear. Due to this uncertainty, there is often a lengthy hold period required between the time a property is acquired and the time a property is developed, which can add costs (interest on any loans taken out to purchase the property plus responsibility for property taxes) and in some cases make it more difficult to use federal funding for the acquisition.

At this stage in the cycle, developers interested in preserving or developing affordable housing may need access to capital for land acquisition that is more patient than federal block grant funding, as well as in some cases assistance paying for property taxes while a property is in the holding period. They may also need some backstop for the risk that a neighborhood may not be ready to absorb the planned development for some period of time. While the challenges

associated with achieving full occupancy in an affordable property are different from those of a market-rate property, they are real and need to be addressed for a development to be successful.

By contrast, late in the trajectory of neighborhood change – once rents and home prices have risen substantially – the challenge is reversed. At this point, prices tend to be high but the risk that a property will not achieve full occupancy is much lower. Easy to develop sites are often hard to find and property prices generally assume that renters or purchasers will have much higher incomes than the low-income households affordable housing developers seek to serve.

At this point, developers of affordable housing do not need long-term patient capital so much as they need flexible capital that can be deployed quickly to compete effectively with private developers offering all cash purchases. They also need financing on attractive terms. To achieve affordable, flexible financing that is easy to deploy quickly, some form of credit enhancement will often be needed from the public or nonprofit sector.

Of course, many neighborhoods fall in between these two extremes. Communities that wish to maximize the availability of affordable housing in targeted neighborhoods can facilitate its development by working closely with developers of affordable housing to understand the property acquisition challenges they face and help them overcome them.

The following are two approaches that have been used to help developers acquire properties for affordable housing.

Property Acquisition Funds

Some communities have set up funds to facilitate the purchase and holding of properties for development as affordable housing. The most common model is a revolving loan fund that provides low-interest-rate loans to non-profit organizations for the acquisition of property to be developed or redeveloped as affordable housing. A second approach is a direct acquisition

model in which a single entity purchases and holds land for subsequent development by outside developers.

These funds address several factors that prevent nonprofit developers from competing on an equal footing with private developers in the private market. Unlike market-rate developers, affordable developers typically have few sources of available flexible funds to purchase property. Second, public sector funds for affordable housing development usually require a lengthy application and competition process. These factors constrain the ability of an affordable developer to successfully compete for property acquisitions in the private real estate market.

Through acquisition funds, affordable developers can access low-interest capital more quickly than through other public sector funding sources. This is made possible by the collaboration of several investors including the local government and community development financial institutions.

The New York City Acquisition Fund provides an example of how an acquisition fund can provide support for affordable housing development in a highly competitive housing market. To help level the playing field with market-rate developers, the Fund makes up to \$190 million in loans available for up to three years to developers of affordable housing for acquisition and predevelopment financing through major banks and financial institutions. These institutions are protected by a \$40 million guarantee pool that “consists of \$8 million in Battery Park City Authority revenues and \$32 million from philanthropic foundations.” (NYC HPD n.d.)

Two other funds focus more specifically on facilitating affordable housing development near transit:

- The Bay Area Transit-Oriented Affordable Housing Fund is a \$50 million fund managed by the Low-Income Investment Fund, a Community Development Financial Institution (CDFI).

The Fund focuses primarily on supporting the production and preservation of affordable

housing, but 15% of the funds are set aside for the development of neighborhood amenities including community facilities, health clinics, retail, and grocery stores. (Seifel Cons. 2013).

- The Denver (TOD) Fund is an example of the alternative model in which a single entity – the Urban Land Conservancy (ULC) – purchases and holds property for subsequent development. It was established to purchase key sites for the creation and preservation of more than 1,000 affordable housing units in “current and future transit corridors” in and around Denver (City and County of Denver. 2014. Urban Land Conservancy. n.d.)

Use of publicly owned land

Another approach to addressing the challenges associated with acquiring properties for development of affordable housing in changing neighborhoods at reasonable prices is to focus on properties owned by public agencies within the city, including properties owned by public hospital corporations, police and fire departments, school boards, and a wide range of administrative entities. Some of these sites may have vacant or underutilized land that can be used for affordable housing, such as a parking lot that is rarely at capacity. In other cases, a property may have been developed at a density that is low compared with the higher densities emerging as the community changes. By redeveloping the property at a higher density, the original purpose can continue to be served while also making space available for affordable or mixed-income development.

In addition to developing affordable housing on land controlled by a range of city agencies, some communities also seek to use the inventory of tax-delinquent properties as a source of property for affordable housing. This approach works so long as there is an adequate number of tax-delinquent properties that are desirable development sites within the target neighborhoods. As the market for housing in target neighborhoods begin to heat up, however, there are likely to be fewer tax-delinquent within them as owners find buyers willing to purchase

the properties and retire the tax debt. So this approach may work better toward the beginning of a neighborhood change cycle than toward the end.

There are a number of challenges associated with using tax-delinquent properties for affordable housing or other development, including lengthy and complicated tax foreclosure processes and challenges assembling small parcels into development sites. An excellent manual about Land Banks by Frank Alexander (2011) provides a comprehensive overview of the challenges and approaches to addressing them.

2. Cross-cutting Issues

There are a number of cross-cutting issues that will be important to address as part of a comprehensive housing strategy for preserving and expanding affordable housing in target neighborhoods:

2.1. Advance planning

Advance planning is always a good idea, but it is particularly important in this area due to the impact of rising land prices on the overall costs of an affordable housing strategy. The longer one waits to get serious about an affordable housing strategy, the more difficult and expensive it will be to acquire attractive sites for development or redevelopment as affordable housing. In some cases, the higher-income households that move into a changing neighborhood also become the strongest critics of new development, again underscoring the importance of early and comprehensive planning. Finally, it often takes a period of years to put a strategy in place and begin creating affordable units, so it's best to start early.

It's not always easy to identify which neighborhoods are likely to experience influxes of higher-income households before it happens, and as noted above with respect to land acquisition, it can be problematic to guess incorrectly. Despite the risks, it's essential to be looking ahead

and paying attention to early warning signs, rather than waiting until after the change process has taken place and having to play catch-up.

2.2. Public and private capacity

The successful execution of a strategy to address rising rents and home prices will require a high level of capacity both within and outside of government. Cities and counties can look to similar communities for models of ordinances and implementing practices, but ultimately policies will need to be customized to meet the needs of each locality. Members of the development community and advocates can help local government officials identify promising models and adapt these models to local market dynamics. A strong infrastructure of affordable housing developers will also be needed to help implement many of the policies.

2.3. Long-term affordability

Many affordable housing strategies aim to create housing that is affordable at the outset, and perhaps for the next 10 to 15 years, but do not focus sufficiently on what happens to housing prices or rents after that time period. This can be a fatal flaw for neighborhoods where home prices and rents are rising because the homes are unlikely to remain affordable after the initial affordability period ends.

There are a number of options for maintaining long-term affordability, including shared equity homeownership (on the ownership side) and long-term covenants and nonprofit ownership (on the rental side). Well-designed policies can maintain affordability for 50 years or longer, helping to maximize and maintain the value of scarce public subsidy and ensure that efforts contribute to the overall stock of affordable homes, rather than simply replacing units exiting the affordability period. In many cases, these options will require local initiative since the affordability periods required by federal law are not long-enough to preserve affordability in changing neighborhoods.

2.4. Increased density

Rents and home prices are highly sensitive to the law of supply and demand. So long as demand for housing is low and supply is high, prices and rents will tend to be low relative to other locations. But when demand for housing is high and supply is low, rents and home prices tend to go up, which is often the case in changing neighborhoods.

Allowing for density to increase is one way to make it easier to accommodate strong demand among incoming residents in a changing neighborhood without displacing existing residents and thus has a place as part of an overall housing strategy. In a neighborhood experiencing strong increases in demand for housing, it will seldom be possible to increase density sufficiently to keep housing prices and rents from rising at all; the best conceivable outcome is slower growth in rents and home prices. Policies to increase density can also be problematic if they accelerate the process of neighborhood change before a full-blow housing affordability strategy is in place. And these policies by themselves rarely produce housing in changing neighborhoods that is affordable to the very lowest incomes. But if married with a comprehensive affordable housing strategy, increased density can play an important role in providing ample space both for existing residents and newcomers and in generating new development that produces affordable units through an inclusionary zoning policy.

2.5. Reduction of barriers to development

Consistent with the discussion on density, communities may wish to consider overall reforms to their housing entitlement process that reduce barriers to new development, allowing for the supply of housing to better respond to increased demand. Density is one component of this, as are the related concepts of minimum lot size and required set-backs. Parking requirements can also be a problem by increasing the amount of land needed per unit. Other barriers include lengthy permitting processes, complicated and lengthy zoning approval

processes, and environmental requirements that do not effectively balance legitimate environmental goals with the need for an increased supply of housing. As with density limitations, it's unlikely that a barrier reduction strategy on its own will achieve a community's affordability goals. But it can be an important part of a broader strategy.

2. 6. Targeted versus city-wide policies

Many of the strategies discussed in this paper can be employed either in specific neighborhoods or city-wide. Communities will need to decide which approach to take. Targeted policies can be more impactful than broader policies given a limited amount of public subsidy to expend, but may raise political issues among residents and representatives of other parts of the community. One way to avoid the appearance of singling out particular neighborhoods is to specify that policies apply wherever certain objective market conditions apply, such as median rents above a certain level or median rents increasing at a certain rate. Some of the policies, such as tax-increment financing, can only be applied to a targeted area. In practice, many communities will end up with a combination of the two.

2.7. Building community support and political will

Political support will be needed both to pass the necessary public policies and to ensure that individual affordable housing projects can be developed. Community opposition can make or break an affordable housing project. To facilitate the necessary development and the preservation and expansion of affordable housing, communities will need to work proactively with residents and resident leaders and groups to build a trusting relationship and ensure that the city's plans for the neighborhoods respond to residents' needs and concerns.

3. Conclusion

The dynamic of neighborhood change brought about by increases in demand among higher-income households can be difficult to fine-tune. At the outset, it holds the possibility of increasing diversity, but once rent and home price pressures build up, the promise of increased diversity can give way to displacement and re-segregation. The local policy environment has the potential to be an important factor shaping the final outcome. There are a range of policy tools available to local governments to preserve and expand housing opportunities affordable to low- and moderate-income households. Communities that wish to protect long-time residents and preserve diversity will need to act proactively to adopt a suite of complementary policy tools as early as possible in the cycle of neighborhood change.

References

Alexander, Frank. 2011. *Land Banks and Land Banking*. Flint, MI: Center for Community Progress.

Allbee, Allison, Rebecca Johnson and Jeffrey Lubell. 2015. *Preserving, Protecting, and Expanding Affordable Housing: A Policy Toolkit for Public Health*. Oakland, CA: Change Lab Solutions.

Brennan, Maya and Jeffrey Lubell. 2012. "More Than a Roof: Case Studies of Public Housing Agency Initiatives to Increase Residents' Economic Security." Washington, DC: Center for Housing Policy.

Center for Housing Policy. n.d. "Taking Stock: The Role of "Preservation Inventories" in Preserving Affordable Rental Housing." Washington, DC: Center for Housing Policy.

Center for Community Change. n.d. Portal for Information on Housing Trust Funds.

<<http://housingtrustfundproject.org/housing-trust-funds/>> (accessed July 4, 2016).

City and County of Denver. 2014. "Denver Transit Oriented Development Fund." Denver Office of Strategic Partnerships.

<<http://www.denvergov.org/DenverOfficeofStrategicPartnerships/Partnerships/DenverTransitOrientedDevelopmentFund/tabid/436574/Default.aspx>> (accessed April 25, 2014).

Costigan, Patrick. 2016. "RAD at 3." *Affordable Housing Finance* website, posted on April 28, 2016. Available at <http://www.housingfinance.com/policy-legislation/rad-at-3_o> (accessed July 4, 2016).

Davis, John. 2006. *Shared Equity Homeownership: The Changing Landscape of Resale-Restricted, Owner-Occupied Housing*. Montclair, NJ: National Housing Institute.

Levy, Diane, et. al. 2012. *Expanding Housing Opportunities through Inclusionary Zoning: Lessons from Two Counties*. Washington, DC: U.S. Department of Housing and Urban Development.

Lincoln Land Institute. 2012. "Residential Property Tax Relief Programs." Cambridge, MA: Lincoln Land Institute. Available at <https://www.lincolninst.edu/subcenters/significant-features-property-tax/Report_Residential_Property_Tax_Relief_Programs.aspx> (accessed July 4, 2016).

Lubell, Jeffrey. 2014. "Filling the Void Between Homeownership and Rental Housing: A Case for Expanding the Use of Shared Equity Homeownership," in *Homeownership Built to Last: Balancing Access, Affordability and Risky after the Housing Crisis*, edited by Eric S. Belsky,

Christopher E. Herbert and Jennifer H. Molinsky. Cambridge, MA: Joint Center for Housing Studies, Harvard University, and Washington, DC: Brookings Institution Press.

Hickey, Robert. 2013. *After the Downturn: New Challenges and Opportunities for Inclusionary Housing*. Washington, DC: Center for Housing Policy.

Jacobus, Rick. 2015. *Inclusionary Housing: Creating and Maintaining Equitable Communities*. Cambridge, MA: Lincoln Land Institute, National Community Land Trust Network, and Cornerstone Partnership.

National Housing Trust. n.d. <http://www.nhtinc.org/galen_terrace_apartments.php> (accessed July 5, 2015)

NYC Department of Housing Preservation & Development. n.d. "Financing Tools: New York City Acquisition Fund." <http://www.nyc.gov/html/hpd/html/developers/acquisition_fund.shtml> (accessed April 25, 2014).

PolicyLink. 2002. "What is it?" Commercial Linkage Strategies. Oakland, CA: PolicyLink.

Seifel Consulting Inc. 2013. *Bay Area Transit-Oriented Affordable Housing Fund: Assessment and Lessons Learned*. <http://www.greatcommunities.org/wp-content/uploads/pdf/TOAH_report.pdf> (accessed May 12, 2016)

Sturtevant, Lisa A. 2016. *Separating Fact from Fiction to Design Effective Inclusionary Housing Programs*. Washington, DC: Center for Housing Policy.

Ulman S, Freedman-Schnapp M, and Lander M. 2013. *Inclusionary Zoning in New York City: The performance of New York City's Designated Areas Inclusionary Housing Program since its launch in 2005*. New York, NY: Office of Council Member Brad Lander.

Urban Land Conservancy. n.d. "Denver Transit-Oriented Development Fund."

<<http://www.urbanlandc.org/denver-transit-oriented-development-fund/>> (accessed May 12, 2016).

City of Beacon Workshop Agenda
4/24/2017

Title:

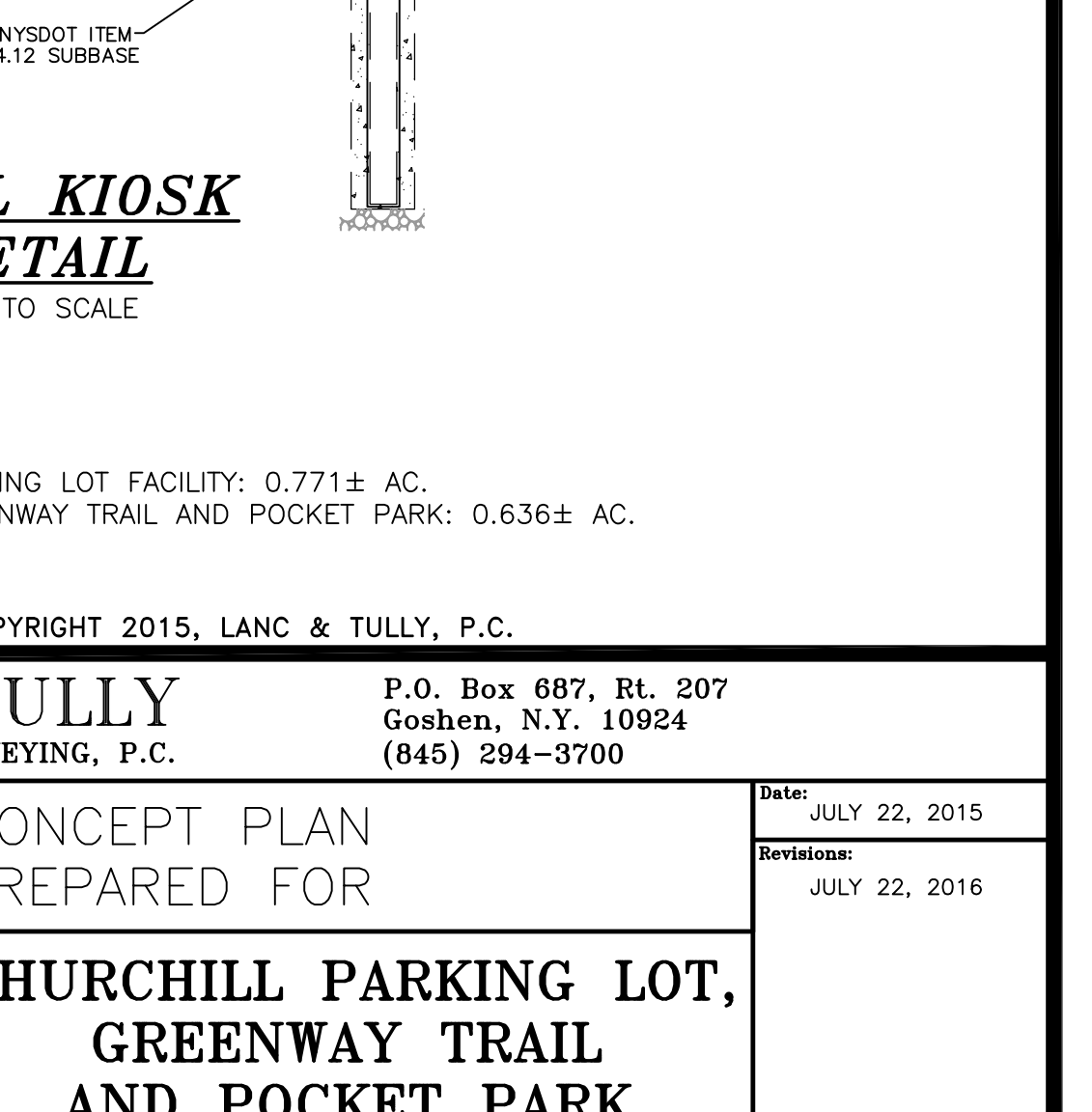
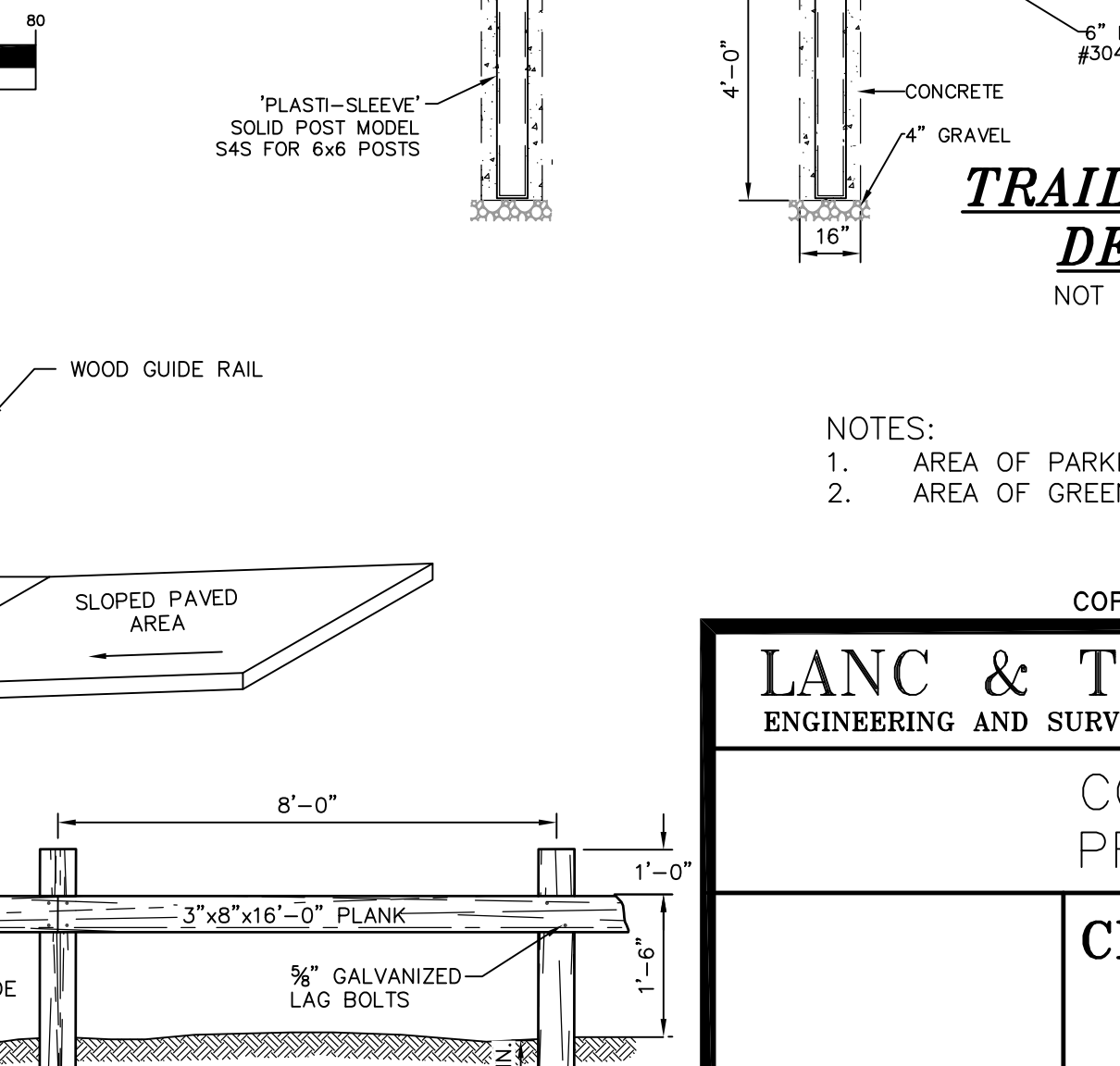
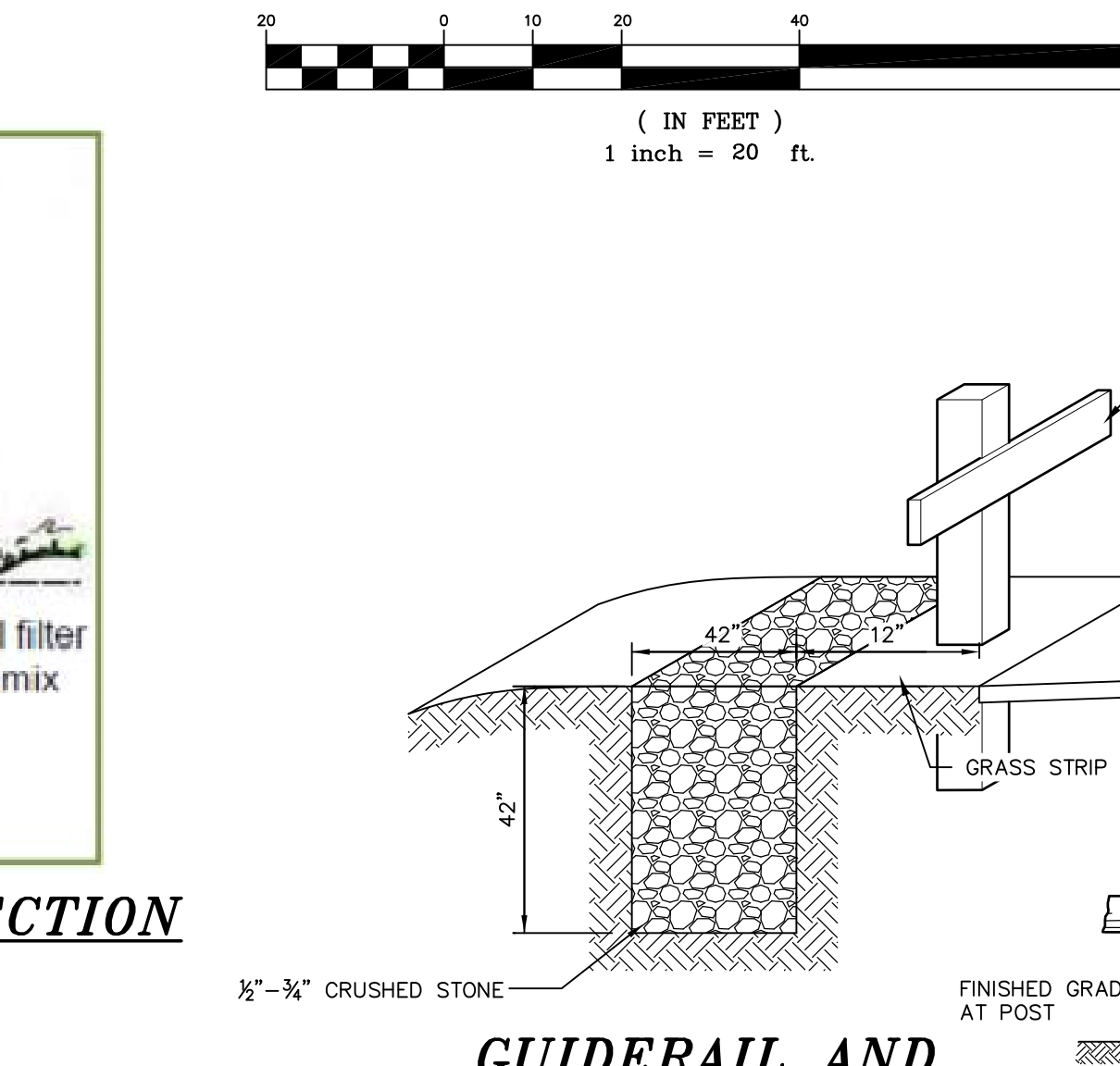
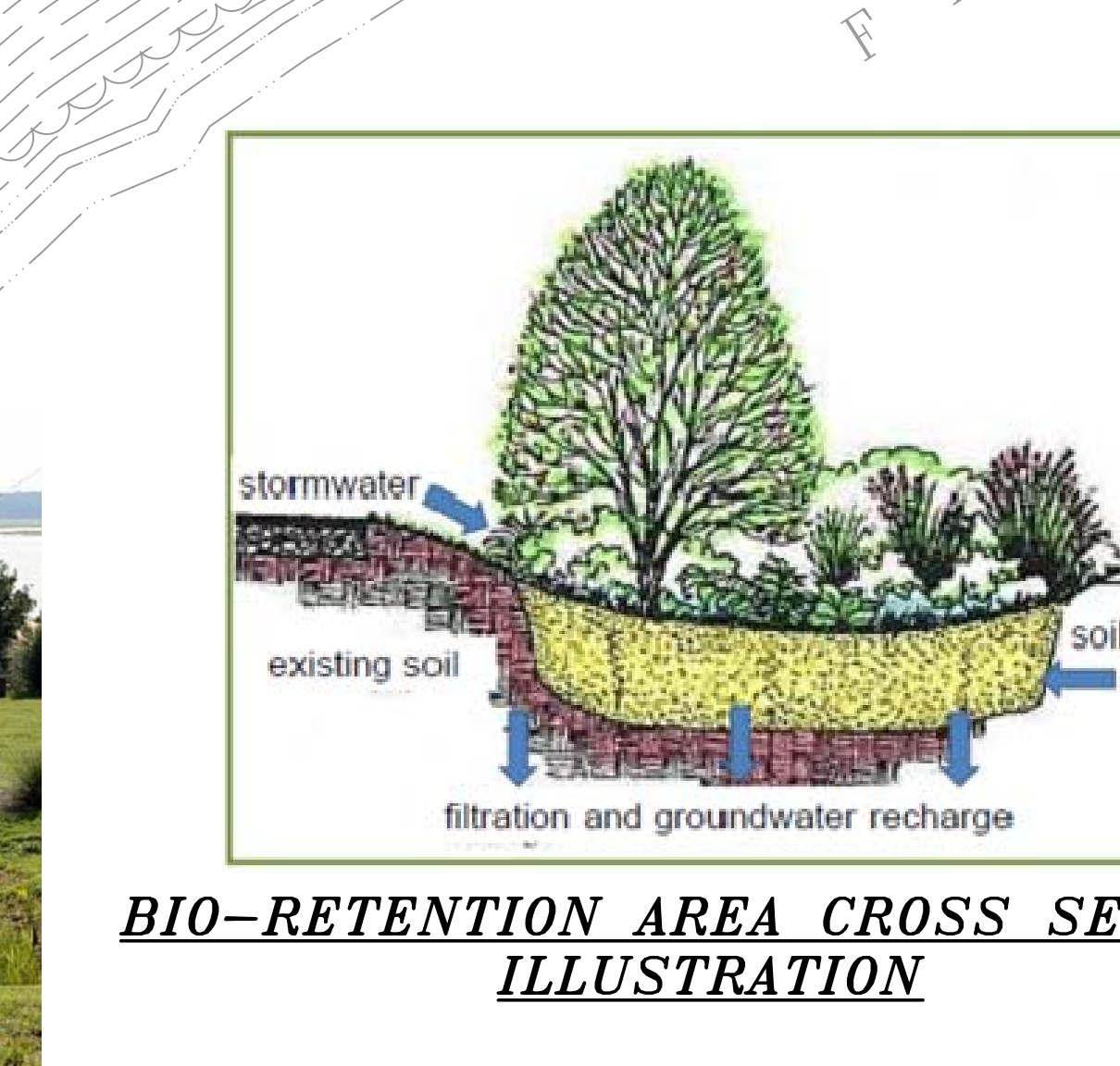
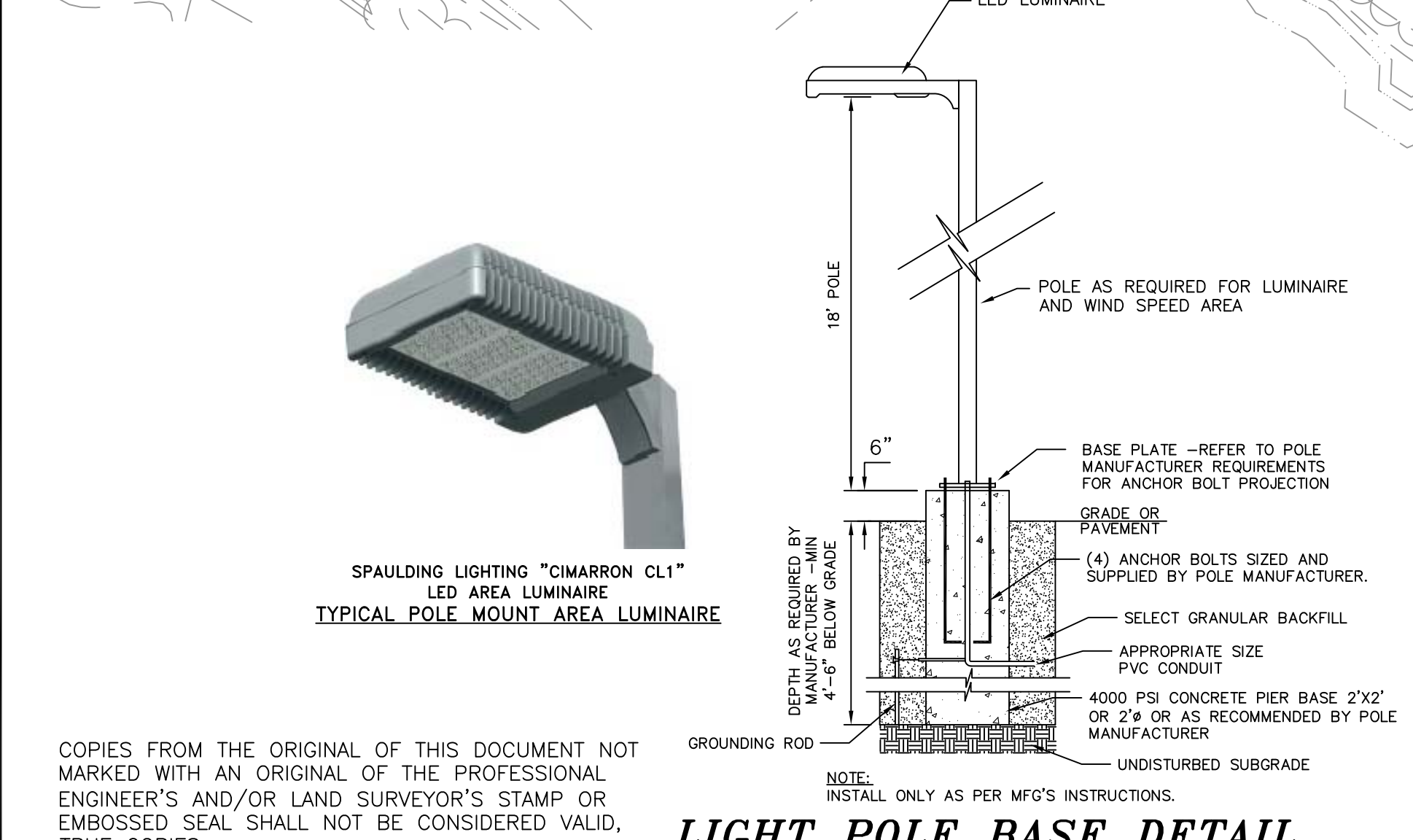
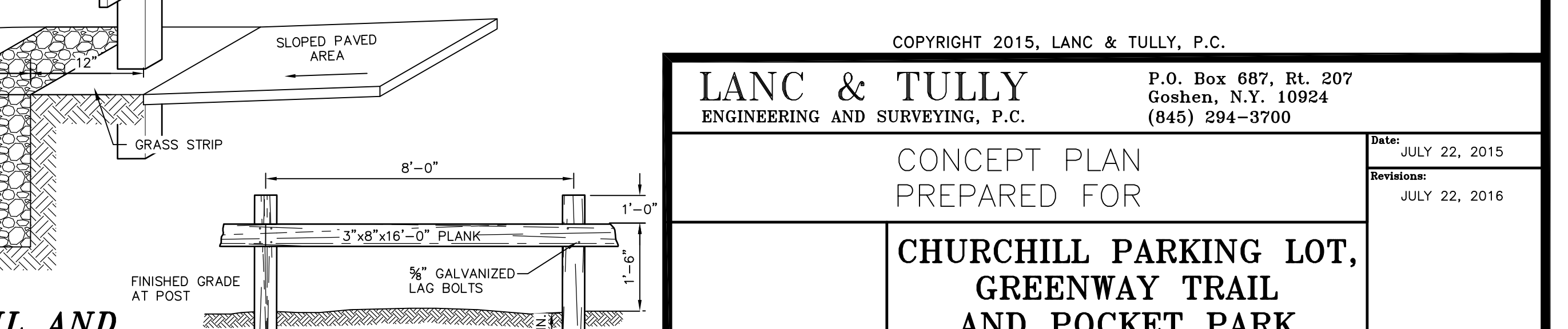
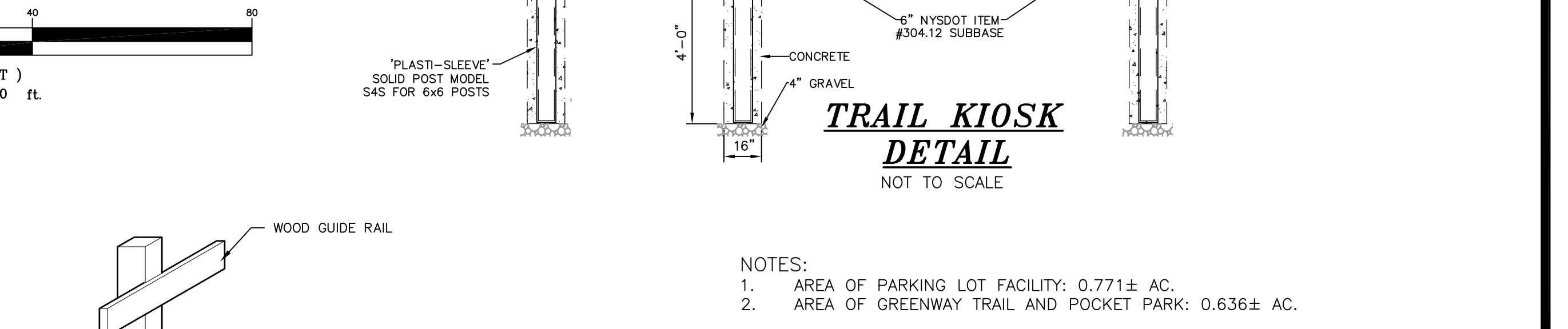
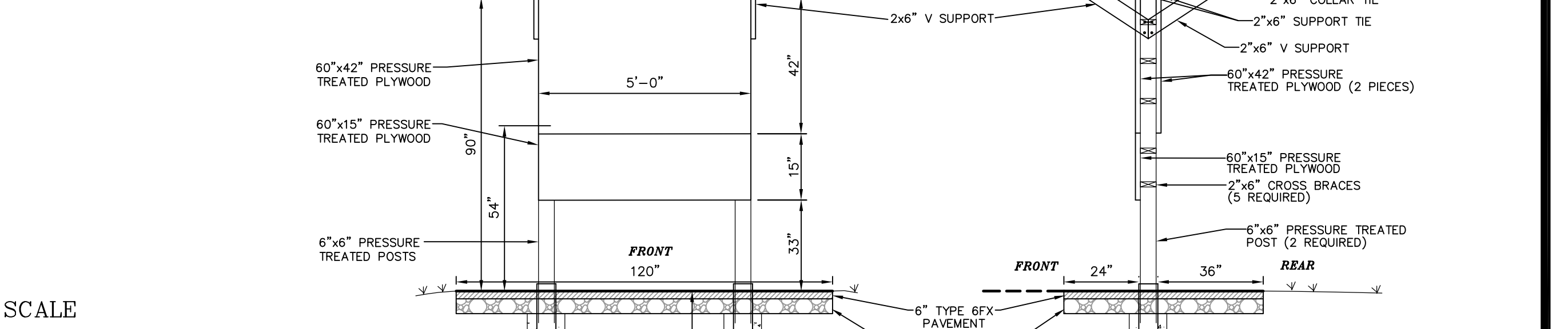
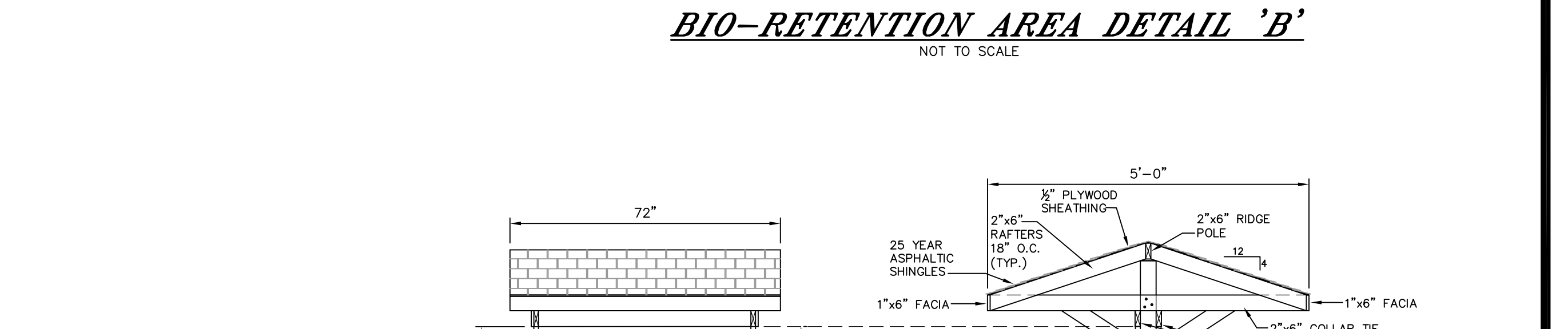
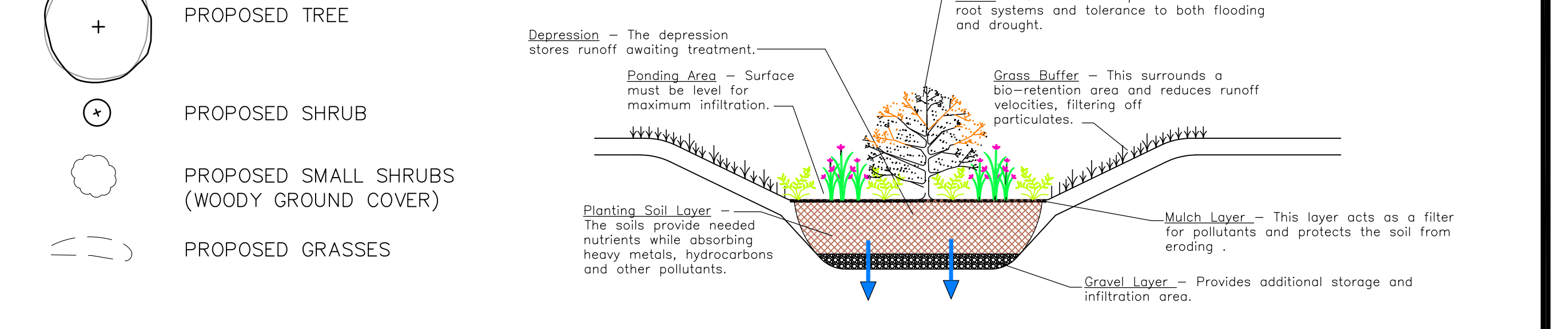
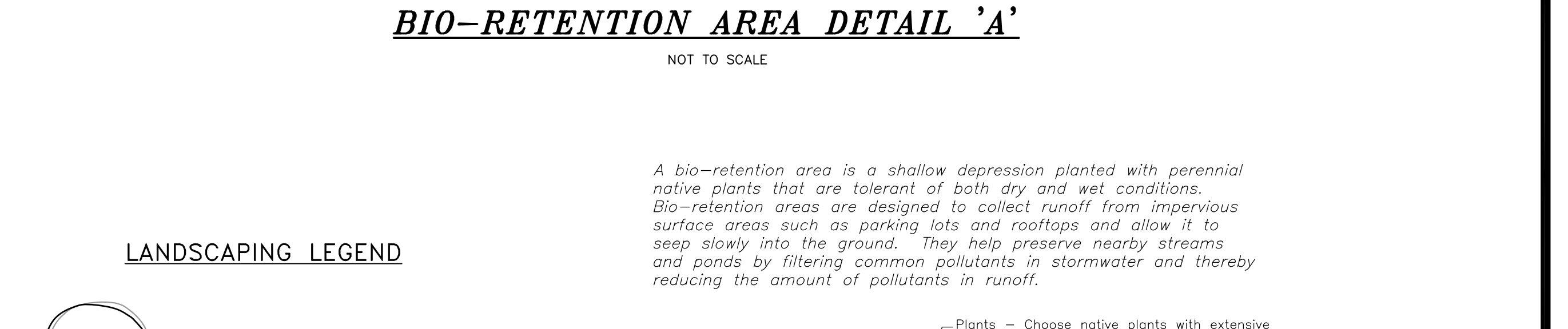
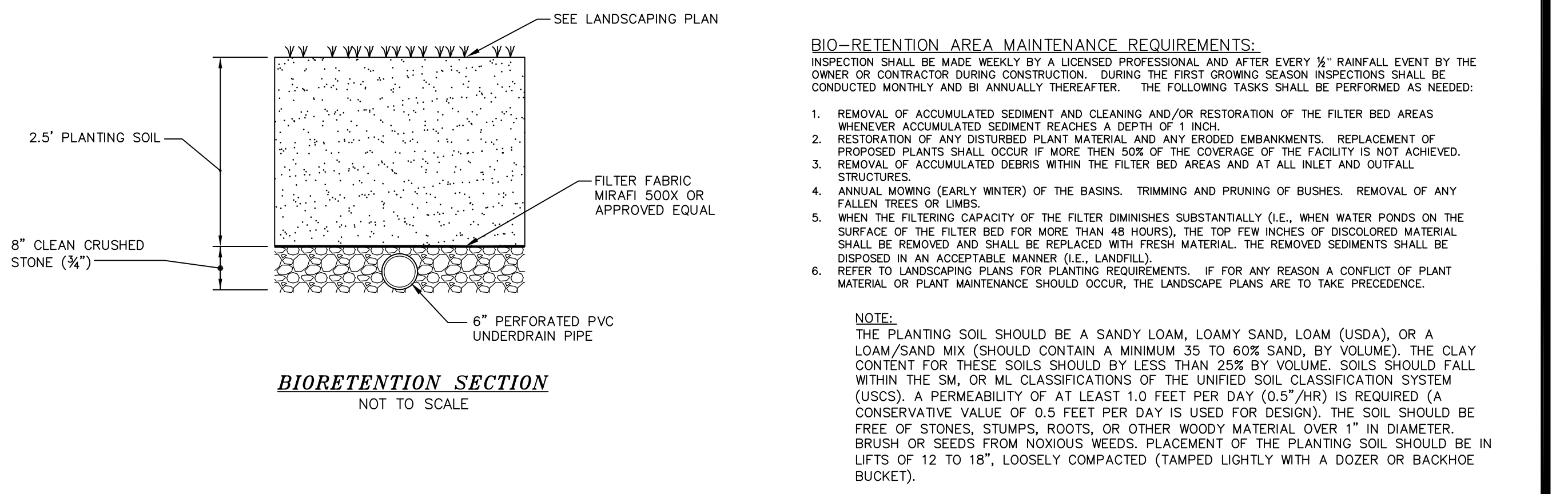
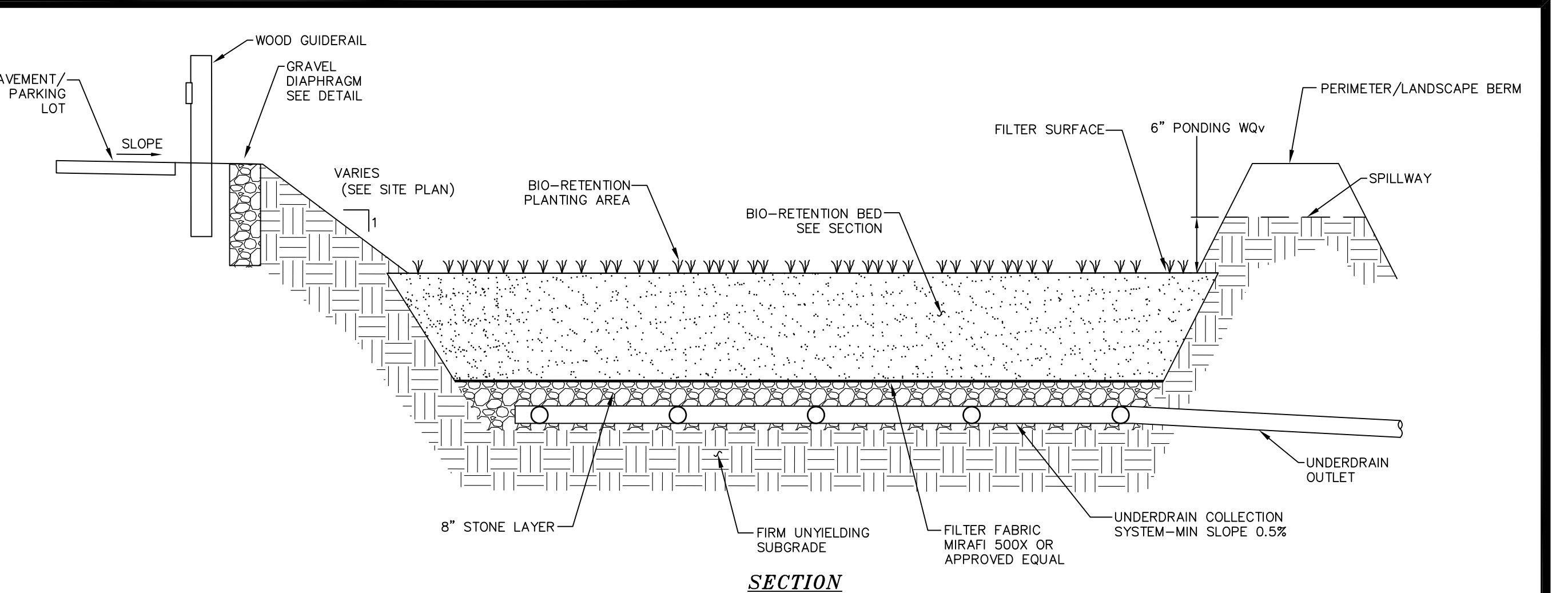
Churchill Street Parking Lot - Overview of Plan

Subject:

Background:

ATTACHMENTS:

Description	Type
Churchill Street Parking Lot Plan	Plans
Churchill St. Costs	Backup Material



Copyright 2015, LANC & TULLY, P.C.

LANC & TULLY
 ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt. 207
 Goshen, N.Y. 10924
 (845) 294-3700

CONCEPT PLAN
 PREPARED FOR

**CHURCHILL PARKING LOT,
 GREENWAY TRAIL
 AND POCKET PARK**

CITY OF BEACON
 DUTCHESS COUNTY, NEW YORK

Drawn By: JWC
 Checked By: JDR
 Scale: 1" = 20'
 The Map No.: 100-21-11010-000-00-100000
 Drawing No.: 1 OF 2
 Date: JULY 22, 2015
 Revision: JULY 22, 2016
 CDR File: 100-21-11010-000-00-100000
 Layout: 42X30
 Sheet No.: 1 OF 2
 A - 13 - 4278 - 01

CHURCHILL STREET PARKING LOT & POCKET PARK
CITY OF BEACON, DUTCHESS COUNTY, NY

PARKING LOT

All items are *complete items* & include furnishing, installation, excavation, backfilling, labor, etc., unless mentioned otherwise.

Item #	Item Description	Unit	Est. Qty	Unit Price	Total Amount
1	Bonds and Insurance	LS	1	\$20,000.00	\$20,000.00
2	Clearing and grubbing of all areas to allow for grading as shown on plans, includes grubbing of stumps, disposal of stumps and backfilling of stump excavation	LS	1	\$5,000.00	\$5,000.00
3	Removal and disposal of existing concrete curb on Churchill St.	LF	90	\$10.00	\$900.00
4	Installation of suitable material for filling of site as shown on plans. Includes supply of suitable material, filling and grading operations, compaction of material in 8" lifts max. and disposal of all wastes.	CY	250	\$25.00	\$6,250.00
5	Installation of new catch basin (1 basin north of proposed entrance on Churchill St.)	VLF	6	\$600.00	\$3,600.00
6	Installation of new catch basin curb inlet frame and grate to grade (Churchill St.)	EA	1	\$700.00	\$700.00
7	Installation of new wooden guiderail	LF	260	30.00	\$7,800.00
8	3 1/2" binder course, Type 3 for new parking area	SY	2,973	\$35.00	\$104,055.00
9	Installation of gravel diaphragm	LF	215	\$32.00	\$6,880.00
10	Grading, top soiling and seeding all disturbed areas, unless otherwise determined by Engineer in the field	SY	747	\$6.25	\$4,668.75
11	Installation of handicap signs	EA	2	\$225.00	\$450.00
12	Installation of stop sign at proposed entrance	EA	1	\$425.00	\$425.00
13	Striping of new parking area	LF	1515	\$1.50	\$2,272.50
14	Installation of handicap symbols	EA	2	\$51.00	\$102.00
15	Installation of L.E.D. light with pole	EA	2	\$10,000.00	\$20,000.00
16	Installation of conduit and electrical wiring to light poles	LF	160	\$20.00	\$3,200.00
17	Stabilized construction entrance	LS	1	\$2,500.00	\$2,500.00
18	Sediment and erosion control	LS	1	\$5,000.00	\$5,000.00
SUBTOTAL					\$193,803.25

CHURCHILL STREET PARKING LOT & POCKET PARK

City of Beacon, Dutchess County, NY

POCKET PARK & BIO-RETENTION AREA

All items are *complete items* & include furnishing, installation, excavation, backfilling, labor, etc., unless mentioned otherwise.

Item #	Item Description	Unit	Est. Qty	Unit Price	Total Amount
1	Clearing and grubbing of all areas to allow for grading as shown on plans, includes grubbing of stumps, disposal of stumps and backfilling of stump excavation	LS	1	\$7,000.00	\$7,000.00
2	Installation of suitable material for filling of site as shown on plans. Includes supply of suitable material, filling and grading operations, compaction of material in 8" lifts max. and disposal of all wastes.	CY	121	\$25.00	\$3,025.00
3	Installation of proposed retaining wall along greenway trail (square foot of wall face)	SF	153	\$40.00	\$6,120.00
4	Installation of erosion control matting	SY	293	\$5.00	\$1,465.00
5	Installation of greenway trail along the south side of site	SY	371	\$25.00	\$9,275.00
6	Grading, top soiling and seeding all disturbed areas, unless otherwise determined by Engineer in the field	SY	1,264	\$6.25	\$7,900.00
7	Installation of trail kiosk at beginning of west side of greenway trail	EA	1	\$7,000.00	\$7,000.00
8	Installation of trees – Bioretention Area	EA	9	\$1,000.00	\$9,000.00
9	Installation of shrubs – Bioretention Area	EA	87	\$150.00	\$13,050.00
10	Installation of perennials (plugs) – Bioretention Area	EA	314	\$7.00	\$2,198.00
11	Installation of grasses (plugs) – Bioretention Area	EA	300	\$7.00	\$2,100.00
12	Installation of bio-retention area, complete, including bed material	LS	1	\$30,000.00	\$30,000.00
13	Installation of built up stone & pipe walkway along greenway trail at location of bioretention outlet	LS	1	\$5,000.00	\$5,000.00
14	Installation of stepped riprap outlet to creek	CY	40	\$100.00	\$4,000.00
15	Installation of decorative stone spillway at bio-retention area	CY	20	\$100.00	\$2,000.00
16	Sediment and erosion control	LS	1	\$5,000.00	\$5,000.00
SUBTOTAL					\$114,133.00

CHURCHILL STREET PARKING LOT & POCKET PARK

City of Beacon, Dutchess County, NY

ESTIMATED PROJECT COSTS		
1	Construction of Parking Lot	\$193,803.25
2	Construction of Pocket Park & Bio-Retention Area	\$114,133.00
3	Topographic & Boundary Survey	\$5,000.00
4	Engineering design (50% complete)	\$30,000.00
5	Construction Administration	\$15,000.00
6	Construction Inspection (75 days)	\$50,000.00
Total Estimated Cost for Project		\$407,936.25

City of Beacon Workshop Agenda
4/24/2017

Title:

Consideration of Planning Board's Circulation of Notice of the Planning Board's Intent to be Lead Agency for SEQRA Review.

Subject:

Background:

ATTACHMENTS:

Description	Type
K&B Memo re Edgewater	Cover Memo/Letter
Edgewater Narrative	Cover Memo/Letter
22 Edgewater PB Package for LA	Backup Material

MEMORANDUM

TO: Mayor Randy Casale and Members of the Beacon City Council

FROM: Keane & Beane, P.C.

RE: 22 Edgewater Place
Zoning District: RD-1.7
Tax Map Nos. 5954-25-581985
5955-19-590022
5954-25-566983
5954-25-574979

DATE: April 20, 2017

The Planning Board circulated its Notice of Intent to declare itself Lead Agency for the environmental review of a residential project proposed at 22 Edgewater Place. The City Council received the Notice of Intent because it is an “Involved Agency” pursuant to SEQRA due to its approval authority over issuing a Special Permit that will be required for the proposed multifamily use. Thus, the City Council has an opportunity to be the Lead Agency, if it so chooses.

The Planning Board has approval authority over the Site Plan and Subdivision (lot merger) Applications and the Zoning Board has approval authority over several area variances that will be required for the project, as proposed. The documents circulated to you from the Planning Board with its Notice of Intent include the Full Environmental Assessment Form, Application Form and the current set of plans. Upon review of the project information, you have the opportunity to respond to the Planning Board’s Notice of Intent by indicating you have no objection to the Planning Board serving as Lead Agency, take no position on the matter, or object if you believe the City Council should be Lead Agency for the environmental review.

The Planning Board scheduled a public hearing for its May 9, 2017 meeting to solicit comments related to the environmental review of the project, subject to the City Council having no objection to the role of the Planning Board as Lead Agency. If the City Council objects to the Planning Board assuming that role, the City Council should indicate its objection prior to the Planning Board’s May meeting.

Project Description:

The residential development project is proposed by Scenic Beacon Developments, LLC (Rodney Weber) and includes the construction of seven (7) apartment buildings

containing a total of 307 units, including below-market-rate units pursuant to Section 223-41.9 of the City Code. Two existing structures on the property are proposed to be demolished. The project area currently consists of four separate lots which are proposed to be merged into a single 12-acre building lot. Water and sewer connections are proposed to be made to existing mains.

The Planning Board engaged a traffic engineer (Creighton Manning Engineering, LLP) to review the applicant's professional traffic study prepared by Maser Consulting. Traffic is expected to be one of the main areas of environmental review for this application. It is anticipated that Creighton Manning will have comments available for the Planning Board's May 9, 2017 meeting. Before the Planning Board can open the public hearing on the Subdivision, it must make a SEQRA determination of significance (for which a public hearing is not required). The Planning Board wanted the benefit of public comments before it made its determination of significance and therefore scheduled a hearing for May 9th.

The following land use approvals are required for this project:

City Council:	Special Use Permit (Multifamily)
Planning Board:	Subdivision (Lot Merger), Site Plan and Local Waterfront Revitalization Program Consistency Determination ¹
Zoning Board:	Area variances (allow buildings to have 5 stores where 4.5 is the maximum permitted; allow buildings to exceed 36 units per building; allow 25 feet between buildings where 30 feet is the minimum required)

In terms of scheduling, assuming the Planning Board is the Lead Agency, it would make its determination of significance. Variances from the ZBA must be received before the matter can be referred to the City Council. The ZBA has held a public hearing and held it open pending the issuance of the determination of significance. Once the variances are granted, the Planning Board would then issue a report and recommendation on the Special Use Permit to the City Council. Only after the City Council approved the Special Use Permit, would the Planning Board continue its review of the Site Plan and Subdivision applications.

¹ The Lead Agency pursuant to SEQRA is responsible for making the LWRP Consistency Determination pursuant to Chapter 220 of the City Code.

EDGEWATER
ENVIRONMENTAL ASSESSMENT FORM

APPLICATION FOR SITE PLAN APPROVAL
BY SCENIC BEACON DEVELOPMENTS, LLC

For Property Located at:

22 Edgewater Place

Beacon, NY

SUBMITTED TO:
CITY OF BEACON PLANNING BOARD

January 31, 2017

CONTRIBUTORS

Applicant:	Scenic Beacon Developments, LLC 11 Creek Drive Suite 102A Beacon, NY 12508
Architect:	Aryeh Siegel, Architect 514 Main Street Beacon, NY 12508
Civil Engineer:	Hudson Land Design 174 Main Street Beacon, NY 12508
Traffic Engineer:	Maser Consulting , P.A. 11 Bradhurst Avenue Hawthorne, NY 10532
Surveyor:	TEC Land Surveying PC 15 Tioronda Ave. Beacon, NY 12508

TABLE OF CONTENTS

- 1. Development Plan Overview and Description**
- 2. Site Redevelopment Plan**
- 3. Site Plan Application**
- 4. Environmental Assessment Form; Part 1**
- 5. Environmental Assessment Form; Part 2**
- 6. Traffic Impact Analysis**

Development Plan Overview and Description

Site Plan Approval Application by Scenic Beacon Developments, LLC, for Property Known Generally as, Edgewater in the City of Beacon, Dutchess County, NY

Project Description

This 12 acre site, identified herein as “Edgewater” is located in the City of Beacon, NY and is further identified as tax parcels: **5954-25-581985, 5955-19-590022, 5954-25-566983 and 5954-25-574979**

This application is for the proposed development of the above noted tax parcels, collectively referred herein as “Edgewater” and will result in the development of approximately 307 residential units, which will be a mix of studio, one-bedroom, two-bedroom and three-bedroom units.

Zoning

The entire site is located within the RD-1.7 (1,700 square feet of lot area per dwelling unit) Designed Residence zoning district. Consequently, the development proposed and described herein is permitted as-of-right, subject to site plan approval.

Storm Water

As site disturbance will exceed 1-acre when the mostly vacant parcels are built out, a full Stormwater Pollution Prevention Plan (SWPPP) is required to be prepared in order to obtain coverage under the NYSDEC SPDES General Permit GP-0-15-002. The proposed disturbance area requires quality and quantity control of the stormwater per New York State requirements along with erosion and sediment control measures.

Drainage calculations for the proposed conveyance system and any quality and quantity control facilities will be included in the SWPPP. Design of an underground site stormwater conveyance system and three infiltration basins are anticipated. .

Water Supply

At full build-out, the project is expected to require 44,990 gallons of water per day. Based on previous conversations with the City of Beacon Water and Sewer Superintendent, the

anticipated increase in daily water demand is readily available. There is a 6" cast iron (CI) water main that runs beneath Tompkins Terrace, and an 8" CI main that runs beneath Bank Street. An 8" CI spur that runs into the site beneath Branch Street from Bank Street to an existing hydrant. It is proposed to connect to the 6" CIP on Tompkins Terrace with 8" ductile iron pipe (DIP). The 8" DIP will be brought through the site to provide water supply to the new buildings which will continue down to Branch Street and connect to the 8" CIP forming a looped connection to the City water system. The new 8" water main will be dedicated to the City once installed and certified. New fire hydrants and periodic isolation valves will be provided within the site. A 20' wide utility easement will be granted to the City for maintenance purposes. Flow and pressure tests will be conducted on existing hydrants near the site to confirm that adequate flow and pressure are available for the project.

Sewage Disposal

At full build-out, the project is expected to generate 44,990 gallons of wastewater per day. Based on previous conversations with the City of Beacon Sewer Superintendent, the City's existing sewer infrastructure and sewer treatment plant have sufficient capacity to handle the anticipated increase in daily sewage load; however the West Main Street sewer pump station may require upgrades to handle the additional flows generated from this site, and other new construction sites that flow toward this pump station. Hudson Land Design has engaged in conversations with the City Engineer and Sewer Superintendent regarding the sewer pump station and force main. Discussions will continue with the engineer and superintendent as City's hydraulic model of the sewer system is updated. The site currently contains an apartment building, and a single family residence. Both structures will be demolished and removed; thereby eliminating any current inflow and infiltration (I&I) entering the City sewer system from the site..

The following table provides estimated water usage/wastewater generation at full buildout of the project, according to the NYSDEC *Design Standards for Wastewater Treatment Works, 2014*

Use	Flow Rate	Daily Water Usage/Wastewater Generation
Residential (409 bedrooms*)	110 per bedroom	44,990 gpd
TOTAL		44,990

*The current bedroom breakdown is as follows: 51 studio, 165 one-bedroom, 80 two-bedroom, and 11 three-bedroom apartments.

Summary

The proposed development, described in this application and in Environmental Assessment Forms and associated reports, would allow for the following:

- 307 new apartments, comprised of studio, one-bedroom, two-bedroom, and three-bedroom units.
- Residents will include both current Beacon residents and new residents
- Availability of smaller spaces will keep Beacon millennials here and will attract more
- Shared amenities including co-working space encouraging growth of new companies, jobs and technology.

Given the close proximity of the apartments to the train station, we can comfortably limit parking spaces to one spot per unit.

- In addition: we are proposing a bike sharing program, to be expanded to other sites in Beacon.
- We are also proposing an electric car sharing program for the residents.



CITY OF BEACON New York

James Sheers
Planning Board Chairman

Planning Board

845-838-5002

April 12, 2017

TO: **City of Beacon City Council**

Subject: **22 Edgewater Place, Tax Map Nos. 5954-25-581985, 5955-19-590022, 5954-25-566983, 5954-25-574979**
Subdivision (lot merger), Site Plan and Special Permit
Designation of Lead Agency in Accordance with SEQRA

Dear Sir/Madam:

The City of Beacon Planning Board is hereby notifying you that it has received an application for Subdivision (lot merger) and Site Plan Approval in connection with the construction seven apartments buildings containing a total of 307 units following the demolition of two existing structures and the merger of four lots into a single 12-acre parcel, with water and sewer service connections to existing water and sewer mains. The property is located on Edgewater Place within the RD-1.7 Zoning District.

The City of Beacon Planning Board hereby declares its intent to serve as the Lead Agency for the environmental review of the proposed action. Further, the City of Beacon Planning Board is hereby notifying you that, in accordance with the provisions of the State Environmental Quality Review Act (SEQRA), the Planning Board will automatically become the Lead Agency unless you submit a written objection to the Board within 30 calendar days of the mailing of this notification. Enclosed for your use, if you choose, is a form for responding to the Planning Board.

In accordance with the requirements of SEQRA, enclosed for your review are Part 1 of the Full Environmental Assessment Form (EAF) which has been prepared by the project sponsor for the proposed action, and a copy of the application.

Very truly yours,

Jay Sheers, Chairman

Enclosures: 3

cc: Lt. Timothy P. Dexter
Arthur R. Tully, PE
Jennifer L. Gray, Esq.
John Clarke, City Planner
Aryeh Siegel, Project Architect

RESPONSE FORM TO CITY OF BEACON PLANNING BOARD

To: City of Beacon Planning Board

From: _____ [please insert your agency name]

Date: _____ [please insert date]

Subject: 22 Edgewater Place, Tax Map Nos. 5954-25-581985, 5955-19-590022, 5954-25-566983, 5954-25-574979
Subdivision (lot merger), Site Plan and Special Permit
Designation of Lead Agency in Accordance with SEQRA

With respect to the declaration that the City of Beacon Planning Board intends to serve as the Lead Agency for the environmental review of the application for Subdivision (lot merger) and Site Plan Approval in connection with the construction seven apartments buildings containing a total of 307 units following the demolition of two existing structures and the merger of four lots into a single 12-acre parcel, with water and sewer service connections to existing water and sewer mains, the above identified agency:

[please check one box below]

- ☐ Has no objection to the Planning Board serving as Lead Agency.
- ☐ Takes no position with respect to the Planning Board serving as Lead Agency.
- ☐ Objects to the Planning Board serving as Lead Agency.

Printed Name

Signature

Title

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

(For Official Use Only)

Name: Scenic Beacon Developments, LLC

Application & Fee Rec'd

Date Initials

Address: 11 Creek Drive Suite 102A

Initial Review

1-31-17 eb

Beacon, NY 12508

Public Hearing

Signature: 

Conditional Approval

Date: January 31, 2017

Final Approval

Phone: (845) 440-6520

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Aryeh Siegel Architect

Phone: 845-838-2490

Address: 514 Main Street

Fax: 845-838-2657

Beacon NY 12508

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 22 Edgewater Place

Tax Map Designation: 5954-25-581985, 5955-19-590022, 5954-25-566983 and 5954-25-574979

Land Area: 12 acres (total of 4 combined parcels)

Zoning District(s) RD-1.7

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Multi-family residential

Gross Non-Residential Floor Space: Existing 0

Proposed 0

TOTAL: 0

Dwelling Units (by type): Existing 0

Proposed 307 Apartments

TOTAL: 307

ITEMS TO ACCOMPANY THIS APPLICATION

- 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.
- 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.
- One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.
- An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- 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

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: Edgewater

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 type="checkbox"/>	<input checked="" 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"/>


This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Signature: _____

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Scenic Beacon Developments, LLC
Address: 11 Creek Drive Suite 102A
Beacon, NY 12508
Signature: 
Date: January 31, 2017
Phone: (845) 440-6520

(For Official Use Only)

Preliminary Application Rec'd

Application Fee:

Public Hearing

Preliminary Plat Approved:

Final Plat Approved:

Recreation Fee:

Performance Bond:

Date Initials

1-31-17 tb

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Aryeh Siegel Architect
Address: 514 Main Street
Beacon, NY 12508

Phone: (845) 838-2490

Fax: (845) 838-2657

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

22 Edgewater Place

Street which property abuts: Tompkins Avenue, Branch Street

Current Tax Map Designation: 5954-25-581985, 5955-19-590022, 5954-25-566983 and 5954-25-574979

Property (does) (does not) connect directly into a (State) (County) highway.

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

Total area of property is 12 acres

ITEMS TO ACCOMPANY THIS APPLICATION

- Eight (8) **folded** copies of a subdivision plat showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

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

Name of Application: Edgewater

PRELIMINARY SUBDIVISION PLAT	YES	NO
The preliminary plat shall be clearly marked "Preliminary Plat", shall be drawn to a convenient scale but not less than 1" = 100', and shall contain the following information:		
Proposed subdivision name or identifying title, name, and address of property owner and subdivider (if other than owner), name and address of the surveyor and/or engineer preparing the plan, scale, approximate true North point, and date.		
The approximate location and dimensions of all property lines, the total acreage of the proposed subdivision, the location of any zoning, special district or municipal boundary lines affecting the subdivision, and the names of owners of record of properties adjoining and directly across the street from proposed subdivision.		
The location of all existing structures and pertinent features, including railroads, water bodies, water courses, wetlands, rock outcroppings, wooded areas, major trees, and stone walls, that may influence the design of the subdivision, plus accurate topography at a vertical contour interval of not more than two (2) feet. The topographic data shall be determined by field survey unless the Planning Board specifically waives this requirement and/or permits the substitution of topographic information obtained from other sources determined satisfactory for the particular case.		
The location and status of existing streets or private roads, easements and rights-of-way (if any), proposals for the layout of new streets or private roads (including widths and approximate curve radii) and any proposed easements, rights-of-way and/or reservations.		
The names of existing streets or private roads and proposed names for new streets or private roads.		
The proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.		
Location, size and nature of any area proposed to be reserved for park purposes.		
A site location sketch, at a scale of one inch equals 400 feet, showing the general situation within 1,000 feet of the applicant's property with respect to surrounding properties, streets and private roads.		
Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street or private road system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than five feet plus any other information determined necessary by the Planning Board.		
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.		

PRELIMINARY CONSTRUCTION PLANS	YES	NO
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.		


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

Name of Application: _____

FINAL SUBDIVISION PLAT	YES	NO
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="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;"> <p>“Approved for filing: _____”</p> <p>Owner</p> </div> <div style="text-align: center;"> <p>_____</p> <p>Date</p> </div> </div>		


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>		
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.		
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.		

FINAL CONSTRUCTION PLANS	YES	NO
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:		
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.		
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.		
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.		
Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision.		

FINAL CONSTRUCTION PLANS (<i>continued</i>)		
Where the design of the subdivision requires the regrading 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 <div style="display: flex; align-items: center;"> <div style="text-align: center;"> <p>“Approved by:</p>  <p>Owner</p> </div> <div style="margin-left: 20px;"> <p>_____</p> <p>Date</p> </div> </div> <p>and</p> <div style="display: flex; align-items: center; margin-top: 20px;"> <div style="text-align: center;"> <p>_____</p> <p>Planning Board Chairman</p> </div> <div style="margin-left: 20px;"> <p>_____</p> <p>Date”</p> </div> </div>		
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:

Applicant/Sponsor Name: _____

Signature:  _____

Date: _____

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Edgewater Apartments		
Project Location (describe, and attach a general location map): 22 Edgewater Pl Beacon, NY 12508		
Brief Description of Proposed Action (include purpose or need): The proposed action is to construct two residential apartment buildings with a total of 307 single-family dwelling units. This will require the demolition of an existing one family dwelling and an existing residential apartment building. The 307 new units will be a mix of studio, one-bedroom, two-bedroom and three-bedroom apartments for a total of 409 bedrooms.		
Name of Applicant/Sponsor: Scenic Beacon Developments, LLC		Telephone:
		E-Mail:
Address: 25 East Main Street		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Rodney Weber		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Site Plan	12/27/2016
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Zoning Board of Appeals - Parking Variance	
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DCDOH - Water & Sewer	3/2017
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYDEC - SPDES GP-0-015-002	3/2017
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No
If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? City of Beacon

b. What police or other public protection forces serve the project site?
City of Beacon

c. Which fire protection and emergency medical services serve the project site?
City of Beacon

d. What parks serve the project site?
Pete & Toshi Seeger Riverfront Park; Long Dock

D. Project Details**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 12 acres

b. Total acreage to be physically disturbed? 9.1 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 12 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: 12 months

ii. If Yes:

• Total number of phases anticipated 2

• Anticipated commencement date of phase 1 (including demolition) 9 month 2017 year

• Anticipated completion date of final phase 9 month 2018 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

All phases shall not exceed 5 acres of disturbance.

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	0			
At completion				
of all phases	307			

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 44,990 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: City of Beacon
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 44,990 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: City of Beacon
- Name of district: City of Beacon
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No • Will line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or <u>5.6</u> acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or <u>12</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p style="padding-left: 20px;"><u>The storm water runoff will be directed to four on site infiltration basins, and then conveyed offsite, or to the City of Beacon closed storm water system.</u></p> <p style="padding-left: 20px;">• If to surface waters, identify receiving water bodies or wetlands: _____</p> <p style="padding-left: 20px;">• Will stormwater runoff flow to adjacent properties? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☒ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing 13 Proposed 320 Net increase/decrease 307

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Central Hudson

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7AM - 7PM
- Saturday: 8AM - 5PM
- Sunday: 9AM - 5PM
- Holidays: 9AM - 5PM

ii. During Operations:

- Monday - Friday: N/A
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n.. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p><u>Parking lot and building mounted lights. All lighting fixtures will be shielded and pointed downward. Parking lot height = 16 feet.</u></p> <p><u>Closest occupied structure is approximately 59 feet.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: <u>Existing trees will be removed for construction of the proposed features; however, new landscaping will be planted as part of the project.</u></p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☒ Aquatic ☒ Other (specify): Metro North Train Station

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.2	4.8	(+) 3.5
• Forested	5.9	2.5	(-) 3.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	4.6	0	(-) 2.8
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Grass and Landscaped areas</u>	0.3	4.7	(+) 4.7

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No
If yes, provide DEC ID number(s): V00293 , C314112 , V00096 , 314069 , 546031
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

V00293-Closed. Development restrictions: C314112 - requires additional cleanup; V00096 combined with C314112; 314069 - Closed, redeveloped.
546031- Ongoing. Hudson River PCB's

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >5 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

DwB -- Dutchess - Cardigan	81.7 %
DxB -- Dutchess - Cardigan Urban	8.3 %
NwD -- Nassau - Cardigan	10.0 %

d. What is the average depth to the water table on the project site? Average: _____ >5 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 91 % of site
☒ Moderately Well Drained: _____ 9 % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 34 % of site
☒ 10-15%: _____ 22 % of site
☒ 15% or greater: _____ 44 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name	Hudson River	Classification	_____
• Lakes or Ponds:	Name	_____	Classification	_____
• Wetlands:	Name	_____	Approximate Size	_____
• Wetland No. (if regulated by DEC)	_____			

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

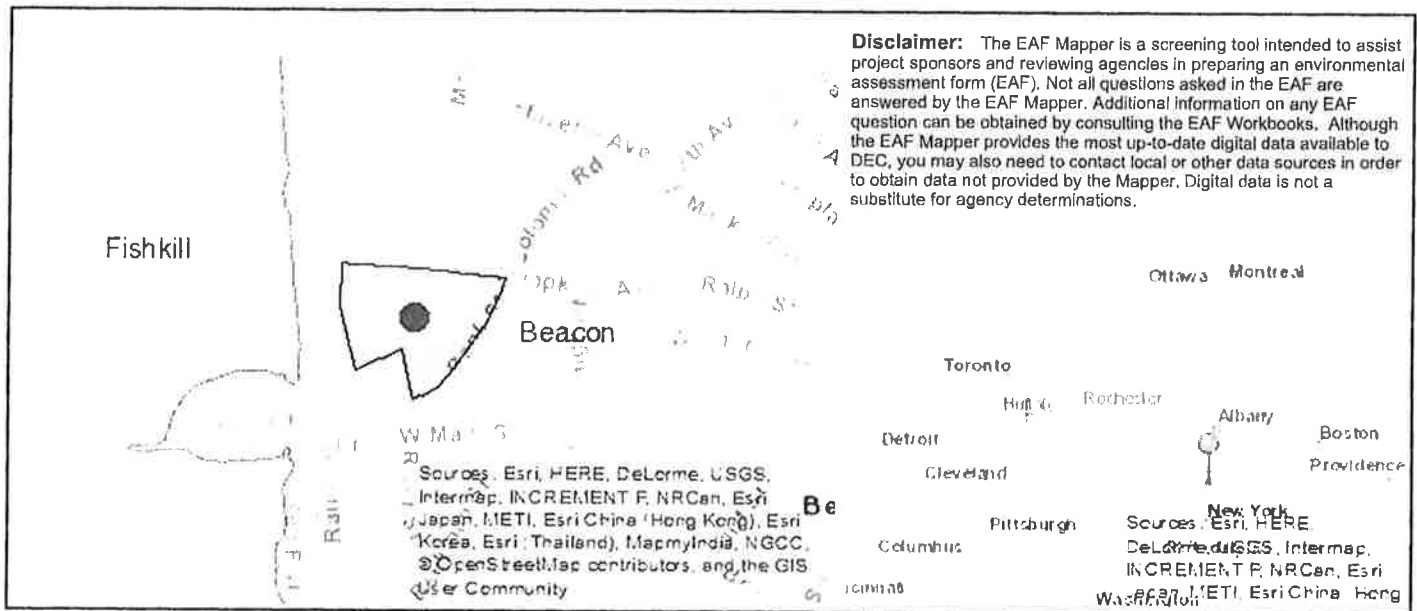
i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No
If Yes:
i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <u>White Tail Deer</u> <u>Grey Squirrel</u> </div> <div style="width: 30%;"> <u>Red Fox</u> </div> <div style="width: 30%;"></div> </div>	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <div style="margin-left: 20px;"> i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: <div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres </div> <div></div> </div> </div>	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Atlantic Sturgeon; Bald Eagle	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <div style="margin-left: 20px;"> i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____ </div>	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <div style="margin-left: 20px;"> i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____ </div>	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <div style="margin-left: 20px;"> i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____ </div>	



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00293 , C314112 , V00096 , 314069 , 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Bogardus--DeWindt House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

City of Beacon Workshop Agenda
4/24/2017

Title:

Renewal of an Agreement with Millennium Strategies for Grant Writing and Administrative Services

Subject:

Background:

ATTACHMENTS:

Description

Res. Millennium Strategies

Type

Cover Memo/Letter



CITY OF BEACON
CITY COUNCIL
RESOLUTION NO. ____ OF 2017

**A RESOLUTION AUTHORIZING AN AGREEMENT WITH MILLENNIUM STRATEGIES,
LLC FOR GRANT RESEARCH, GRANT WRITING AND RELATED
GRANT ADMINISTRATION SERVICES**

WHEREAS, the City of Beacon wishes to broaden its range of grant capabilities in order to finance various economic development and capital projects for the benefit our citizens; and

WHEREAS, Millennium Strategies, LLC possesses certain knowledge and experience in grant research, grant writing and grant management in a wide range of project areas; and

WHEREAS, Millennium Strategies, LLC submitted the attached proposal which the City Council deems to be in the best interest of the City of Beacon.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Beacon hereby authorizes the City Administrator to enter into an agreement with Millennium Strategies, LLC for grant related services for twelve months in an amount not to exceed \$34,000.00.

Resolution No. _____ of 2017			Date: <u>May 1, 2017</u>				
<input type="checkbox"/> <input type="checkbox"/> Amendments						<input type="checkbox"/> 2/3 Required	
<input type="checkbox"/> Not on roll call.			<input type="checkbox"/> On roll call			<input type="checkbox"/> 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Ali Muhammad					
		Omar Harper					
		Lee Kyriacou					
		George Mansfield					
		Pam Wetherbee					
		Peggy Ross					
		Randy Casale					
		Motion Carried					

City of Beacon Workshop Agenda
4/24/2017

Title:

Budget Amendments

Subject:

Background:

ATTACHMENTS:

Description	Type
050117 budget amendments	Budget Amendment

Council Budget Amendments
May 1, 2017 Meeting

Below are several amendments to close out the 2016 year.

1. The first amendment is to cover the costs of the salary increases and retro adjustments in the CSEA, IAFF, PBA as well as the administrative contracts. Most of the departments had enough left in their individual budgets to cover. The Fire (IAFF) contract spanned several years and although paid out in 2017, 2014-2016 were charged to the 2016 year. Below is the proposed budget amendment:

Transfer To:

A -01-1325-101000-	REGULAR SALARIES	\$	8,137
A -03-3120-100200-	POLICE CHIEF SALARY		7,862
A -03-3120-100300-	POLICE CAPTAIN SALARY		6,934
A -03-3120-120000-	HEALTH INSURANCE BUY-OUT		10,776
A -03-3410-100201-	FIRE CHIEF SALARY		2,473
A -03-3410-101000-	REGULAR SALARIES		11,336
A -03-3410-101002-	RETROACTIVE PAY		126,548
A -03-3410-820000-	SOCIAL SECURITY		6,067
A -03-3620-101000-	REGULAR SALARIES		4,080
A -05-5110-100401-	SUPERINTENDENT SALARY		2,887
A -05-5110-101000-	REGULAR SALARIES		20,623
A -05-5132-101000-	REGULAR SALARIES		7,548
	Total	\$	<u>215,271</u>

Transfer From:

A -01-1325-440700-	ANNUAL AUDIT	\$	3,500
A -01-1325-440702-	GASB 45 EVALUATION		4,637
A -03-3120-101000-	REGULAR SALARIES		25,572
A -03-3410-105101-	OVERTIME-STRAIGHT TIME		27,716
A -03-3410-447200-	REPAIR OF EQUIPMENT		29,294
A -03-3620-413000-	GAS & DIESEL		746
A -03-3620-441500-	COMPUTER SUPPORT/DATA PROC.SER		2,200
A -03-3620-447200-	REPAIR OF EQUIPMENT		1,134
A -05-5110-413000-	GAS & DIESEL		23,456
A -05-5110-411300-	BLACKTOP		4,629
A -05-5110-448000-	TREE CARE/REMOVAL		2,973
A -01-1990-400004-	CONTINGENCY-RETIREMENT		40,200
A -01-1990-400001-	CONTINGENCY FUND		49,214
		\$	<u>215,271</u>

Council Budget Amendments
May 1, 2017 Meeting

2. The second amendment is to cover the costs of the November and December legal bills. The City also had a substantial increase Fines and Forfeited bail to which some of the increase expense of the legal bills is attributable to. Below is the proposed budget amendment:

Increase Expense:

A -01-1420-450433-	TAX SETTLEMENT MATTERS	\$ 3,506
A -01-1420-450436-	IN REM & SALE OF PROPERTY	25,962
A -01-1420-450440-	FIRE/IAFF UNION MATTERS	12,190
A -01-1420-450442-	PBA/POLICE UNION MATTERS	11,532
A -01-1420-450454-	EMPLOYEE DISCIPLINE - G	2,625
A -01-1420-450461-	TRAFFIC COURT	2,361
	Total	<u>\$ 58,176</u>

Increase Revenue:

A -01-1325-261000-	FINES & FORFEITED BAIL	<u>\$ 58,176</u>
--------------------	------------------------	------------------

3. The third amendment is to cover the costs of various pieces of audio visual equipment purchased using the funds provided by Cablevision Public Education Grant (PEG). Below is the proposed budget amendment:

Increase Expense:

A -01-1680-250000-	PURCHASE EQUIPMENT	<u>\$ 10,977</u>
--------------------	--------------------	------------------

Increase Revenue:

A -01-1325-270500-	DONATIONS	<u>\$ 10,977</u>
--------------------	-----------	------------------

4. The fourth amendment is to cover the costs of increased recycle hauling during the year. Some of which is offset with additional revenue. Below is the proposed budget amendment:

Council Budget Amendments
May 1, 2017 Meeting

Increase Expense:

A -08-8160-446600-	REFUSE REMOVAL	\$ 4,315
A -08-8160-449300-	RECYCLING HAULING	43,397
	Total	<u>\$ 47,712</u>

Decrease Expense:

A -08-8160-449100-	GARBAGE HAULING & DISPOSAL	\$ 25,438
A -08-8160-449400-	RECYCLING DISPOSAL	2,000
A -01-1990-400001-	CONTINGENCY FUND	6,278
	Total	<u>\$ 33,716</u>

Increase Revenue:

A -08-8189-213000-	GARBAGE/RECYCLING CHARGES	\$ 12,675
A -08-8189-213003-	RECYCLING REVENUE	1,321
	Total	<u>\$ 13,996</u>

5. The fifth amendment is to cover the costs of increased costs of Health insurance claims during the year as well as increased MVP premiums (more than anticipated). The City does not anticipate that the claims costs for 2016 will continue into 2017 due to some of the high cost claimants becoming Medicare eligible. The substantial cost of the MVP plan for retirees will continue until all switch to Empire. Some of this cost is offset by reimbursements and the remaining can be offset by other unexpended appropriations. Below is the proposed budget amendment:

Increase Expense:

A -09-9060-840000-	HEALTH INSURANCE	\$ 289,206
A -09-9060-840100-	MEDICARE REIMBURSEMENT	10,046
A -09-9060-840500-	EMPLOYEE DENTAL INSURANCE	2,826
		<u>\$ 302,078</u>

Decrease Expense:

A -10-9730-707599-	BAN INTEREST	\$ 63,492
A -10-9710-705600-	2016 BOND INTEREST	10,548
A -05-5142-417600-	SAND & SALT	102,000
A -05-5182-422090-	STREET LIGHTS LIGHT & POWER	69,032
A -05-5142-105000-	OVERTIME	30,000
		<u>\$ 275,072</u>

Increase Revenue:

A -01-1325-126000-	HEALTH INSURANCE REIMBURSEMENT	\$ 25,369
A -01-1325-126001-	DENTAL INSURANCE REIMBURSEMENT	1,637
		<u>\$ 27,006</u>

Council Budget Amendments
May 1, 2017 Meeting

6. Amend the 2017 Highway Budget to remove the fuel tanks at the old DPW building. Below is the proposed budget amendment:

Transfer to:

A -05-5110-447300-	REPAIR OF REAL PROPERTY	<u>\$ 13,580</u>
--------------------	-------------------------	------------------

Transfer from:

A -05-5182-422090-	STREET LIGHTS LIGHT & POWER	<u>\$ 13,580</u>
--------------------	-----------------------------	------------------

7. Amend the 2017 Budget for the accumulated unused time paid to employees upon retirement (1 Superintendent of Streets, 1 Highway employee and 1 Recycle employee). Below is the proposed budget amendment:

Transfer to:

A -05-5110-190000-	SEVERANCE/RETIREMENT PAY	\$ 149,836
A -05-5110-820000-	SOCIAL SECURITY	11,462
A -08-8189-190000-	SEVERANCE/RETIREMENT PAY	33,184
A -08-8189-820000-	SOCIAL SECURITY	2,539
		<u>\$ 197,021</u>

Transfer from:

A -01-1990-400004-	CONTINGENCY-RETIREMENT	<u>\$ 197,021</u>
--------------------	------------------------	-------------------

Respectfully submitted,
Susan K. Tucker CPA

City of Beacon Workshop Agenda
4/24/2017

Title:

Hudson River Anchorages

Subject:

Background:

ATTACHMENTS:

Description	Type
Statement from Yonkers re HR Anchorages	Cover Memo/Letter
Res. Anchorages - for discussion	Resolution

Elizabeth Evans

From: Elizabeth Evans
Sent: Tuesday, April 18, 2017 2:20 PM
To: Elizabeth Evans
Subject: FW: Statement from the City of Yonkers on S5197 (Serino)/A6825 (Barrett)
Importance: High

From: Jason Baker [<mailto:jason.baker@yonkersny.gov>]
Sent: Friday, April 14, 2017 11:15 AM
Subject: Statement from the City of Yonkers on S5197 (Serino)/A6825 (Barrett)
Importance: High

April 14, 2017

Statement from the City of Yonkers on S5197 (Serino)/A6825 (Barrett)

An act to amend the environmental conservation law and the navigation law, in relation to consideration of environmental conditions when permitting petroleum-bearing vessels to enter navigable waters; and repealing section seventy-one of the navigation law relating to the petroleum-bearing vessel advisory commission.

Over the last year, the members of the Hudson River Waterfront Alliance (HRWA) have made great strides working together in opposition to the proposed anchorage expansion on the Hudson River. Today, through the common ground we share in protecting the Hudson River for the people, the HRWA now consists of more than 30 municipal governments spanning the entire Hudson River Valley, representing the mutual interests of more than 700,000 constituents. We continue to work with our partners including Riverkeeper, Scenic Hudson and most recently, the Natural Resources Defense Council (NRDC), to plan for further action pending the USCG's review of the over 10,000 public comments submitted and its decision on advancing the proposal.

Recently, the referenced legislation was introduced in Albany – seeking to enhance the State's role in the review and approval of any federal proposal to establish new anchorages on the Hudson River. While admirable in its intent and overarching objectives, the City of Yonkers has determined that it cannot support this bill in its current format. Specifically, while the City supports an enhanced role for State agencies in all decisions made at the federal level regarding the commercial use of the Hudson River, we are concerned with the provisions which would allow for the creation of "tanker avoidance zones." In authorizing the State to establish tanker-avoidance zones, the legislation in its current form will likely have the unintended consequence of forcing the designation of anchorage zones and anchorage-free zones, meaning many among us could be on the losing end of the implementation of this bill.

If passed, this legislation could also have the unintended effect of fracturing the Alliance we have formed to protect the Hudson and our riverfront communities, thus weakening our ability to effectively oppose the powerful interests who remain unified in their efforts to gain USCG approval of the anchorage expansion proposal.

For these reasons, the City of Yonkers urges HRWA members and all Hudson Valley officials to withhold support for S5197 (Serino) / A6825 (Barrett) pending further discussion with the State legislative leaders who

have sponsored this bill. Thank you for your continued partnership and please do not hesitate to contact me if you have any questions or comments on this or any other matter.

JASON BAKER

Senior Assistant to the Mayor

City of Yonkers | Office of Mayor Mike Spano

City Hall | 40 S. Broadway | Yonkers, NY 10701

(914) 377-6209

jason.baker@yonkersny.gov

**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. ____ OF 2017

**RESOLUTION IN SUPPORT OF STATE LEGISLATION FOR TANKER-
AVOIDANCE ZONES**

WHEREAS, the U.S. Coast Guard is currently considering a proposal to establish new anchorage areas along the Hudson River between Yonkers and Kingston; and

WHEREAS, the City of Beacon is home to a number of businesses that are based on recreational activities such as hiking, kayaking, sailing, and boat tours; and

WHEREAS, the City of Beacon's Main Street businesses will be negatively affected by the loss of tourism from nature-seeking visitors; and

WHEREAS, the proposed site of the moorings will impact two environmental justice areas; and

WHEREAS, the City of Beacon is committed to reducing greenhouse gases and addressing climate change; and

WHEREAS, hard won progress in the economy and in the livability index of the City of Beacon will be threatened by the U.S. Coast Guard's proposal; and

WHEREAS, whereas, the City of Beacon has documented its concerns about the anchoring of petroleum-carrying tankers, including disrupting the economic vitality of the waterfront, endangering drinking water supplies, damaging fish habitat and detracting from scenic beauty and quality of life along the river (see Resolution No. 97-2016); and

WHEREAS, New York State Assemblymember Didi Barrett has introduced Assembly Bill A06825, which would enable New York State agencies to consider environmental impacts in designating "tanker-avoidance zones"; and

WHEREAS, New York State Senator Sue Serino has introduced the same measure in the Senate as Bill S05197; and

WHEREAS, this proposal would enable New York State to take a stronger role in controlling the placement of any anchorage areas for petroleum-carrying vessels, to ensure that the needs of the Hudson River and riverfront communities are protected;

NOW, THEREFORE BE IT RESOLVED that the Beacon City Council expresses its support for Assembly Bill A06825 and Senate Bill S05197.

Resolution No. _____ of 2017			Date: <u>April 17, 2017</u>				
<input type="checkbox"/> <input type="checkbox"/> Amendments <input type="checkbox"/> <input type="checkbox"/> Not on roll call.			<input type="checkbox"/> On roll call			<input type="checkbox"/> 2/3 Required <input type="checkbox"/> 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Ali Muhammad					
		Omar Harper					
		Lee Kyriacou					
		George Mansfield					
		Pam Wetherbee					
		Peggy Ross					
		Randy Casale					
		Motion Carried					

City of Beacon Workshop Agenda
4/24/2017

Title:

Matters Pertaining to Personnel

Subject:

Background:

City of Beacon Workshop Agenda
4/24/2017

Title:

Sale of Real Property

Subject:

Background: