



CITY OF BEACON
One Municipal Plaza
Beacon, New York 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

May 15, 2017
City Council Agenda

Call to Order

Pledge of Allegiance

Roll Call:

Public Comment:

Each speaker may have one opportunity to speak up to three minutes on any subject matter other than those which are the topic of a public hearing tonight. Please sign in at the podium. This segment will last no longer than thirty minutes, with speakers recognized in the order they appear on the sign-in sheet. A second public comment opportunity will be provided later in the meeting for those who do not get to speak during this first segment.

Public Hearings:

- Continuation of the Public Hearing on the Local Law to Amend Chapter 223 of the Code as it Relates to Off-Street Parking

Reports:

- Council Member Ali Muhammad
- Council Member Omar Harper
- Council Member Lee Kyriacou
- Council Member George Mansfield
- Council Member Pam Wetherbee
- Council Member Peggy Ross
- City Administrator, Anthony Ruggiero
- County Legislators
- Mayor Randy Casale

Local Laws and Resolutions:

1. Resolution to Adopt a Local Law Amending Chapter 223, Article III, Section 26, Subsection C Concerning Off-Street Parking
2. Resolution Selecting the Memorial Park Dog Park Location as the Site of the Single Consolidated Firehouse
3. Resolution Authorizing an Agreement with MAA for Architectural and Design Services Related to the Consolidated Firehouse Project
4. Resolution to Schedule a Public Hearing for June 5, 2017 to Receive Comments Concerning a Special Use Permit Application for Property Located at 177 Main Street
5. Resolution to Authorize the Common Ground Farm to Hold a Ticketed Event at the Pavilion at Memorial Park
6. Resolution Establishing Energy Benchmarking Requirements for Certain Municipal Buildings
7. Resolution to Approve the Appointment of a Part-Time Police Assistant

Approval of Minutes:

- Minutes of April 17 and May 1, 2017

2nd Opportunity for Public Comments:

Each speaker may have one opportunity to speak up to three minutes on any subject matter other than those which are the topic of a public hearing tonight. This segment will last no longer than thirty minutes. Those who spoke at the first public comment segment are not permitted to speak again.

Adjournment:

City of Beacon Council Agenda
5/15/2017

Title:

Continuation of the Public Hearing on the Local Law to Amend Chapter 223 of the Code as it Relates to Off-Street Parking

Subject:

Background:

ATTACHMENTS:

Description	Type
LL Chapter 223 Off-Street Parking	Local Law
PB comments on parking dimen	Backup Material
DCPD Off-Street Parking	Backup Material

LOCAL LAW NO. ____ OF 2017

**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,
Article III, Section 26
Subsection C concerning
Off-Street Parking.

A LOCAL LAW to amend Chapter 223, Article III, Section 26 concerning the specific parking specifications for off-street parking.

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

Section 1. Chapter 223, Article III, Section 26, Subsection C of the Code of the City of Beacon entitled “Location, use, design, construction and maintenance” is hereby amended as follows:

§ 223-26. Off-Street parking, loading and vehicular access.

...

C. Location, use, design, construction and maintenance.

- (1) Location. The off-street parking facilities which are required by this section shall be provided on the same lot or premises with such structure or land use; except that off-street parking spaces required for structures or land uses on two or more adjoining lots may be provided in a single common facility on one or more of said lots, provided that a binding agreement, in a form approved by the Corporation Counsel, assuring the continued operation of said parking facility during the life of the structure or the land use the parking is designed to serve, is filed on the land records

prior to approval of the plans for said parking facility. In any residence district, no off-street parking facility shall be developed in any required front yard or in any required side or rear yard adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in § 223-17C.

(2) Parking Specifications

- (a) Each parking space provided in an unenclosed area shall be at least nine feet wide and at least ~~20~~ 18 feet long, except that the Planning Board, in approving a plan under § 223-25, may permit that portion of the total required parking which is specifically set aside for and limited to employee parking to have a width of at least 8 1/2 feet and a depth of at least ~~20~~ 18 feet. This possible exception shall not be permitted in the CB District.
- (b) Each parking space which is bordered by walls or columns on two or more sides shall be not less than 10 feet wide nor less than ~~20~~ 18 feet long. Enclosed or garaged parking areas shall not contain any columns, walls or other obstacles which would prevent or obstruct the use of any parking space.
- (c) The maneuvering area needed to permit parked vehicles to enter and exit off-street parking spaces shall have a width of at least ~~25~~ 24 feet, except where the Planning Board approves a lesser distance as adequate for areas with parallel or angled parking spaces ~~and except where such area is also utilized for the through circulation of vehicles, in which case a minimum width of at least 30 feet shall be provided.~~

- (3) Landscaping. Except for parking spaces accessory to a one-family dwelling, all off-street parking areas shall be ~~curbed and~~ landscaped with appropriate trees, shrubs and other plant materials and ground cover, as approved by the Planning Board based upon consideration of the adequacy of the proposed landscaping to assure the establishment of a safe, convenient and attractive parking facility with a minimum amount of maintenance, including plant care, snowplowing and the removal of leaves and other debris. At least one tree with a minimum caliper of three inches at a height of four feet above ground level shall be provided within such parking area for each 10 parking spaces

- (a) Wherever possible, planting islands, at least eight feet in width, shall be provided to guide vehicle movement and to separate opposing rows of parking spaces so as to provide adequate space for plant growth, pedestrian circulation and vehicle overhang. Such planting islands and the landscaping within them shall be designed and arranged in such a way as to provide vertical definition to major traffic circulation aisles, entrances and exits, to channel internal traffic flow and prevent indiscriminate diagonal movement of vehicles and to provide relief from the visual monotony and shadeless expanse

of a large parking area. ~~Curbs of such islands shall be designed so as to facilitate surface drainage and prevent vehicles from overlapping sidewalks and damaging landscaping materials.~~

- (b) The Planning Board may require curbing to facilitate surface drainage and prevent vehicles from overlapping sidewalks and damaging landscaping materials. ~~In all off-street parking areas containing 25 or more parking spaces, at least 10% of the total parking area shall be curbed and landscaped with trees, shrubs and other plant materials.~~
 - (c) No obstruction to driver vision shall be erected or maintained on any lot within the triangle formed by the street line of such lot, the outer edge of the access driveway to the parking area and a line drawn between points along such street line and access drive 30 feet distant from their point of intersection.
- (4) Grades, drainage, paving and marking. All proposed and required parking facilities, regardless of size, shall be graded, surfaced, drained and maintained throughout the duration of their use so as to comply with the New York State Stormwater Management Design Manual, as amended from time to time, and/or Chapter 190, Stormwater Management and Erosion and Sediment Control, of this Code, or other acceptable stormwater management practice(s), as deemed suitable to the City Engineer to the extent necessary to avoid nuisances of dust, erosion or excessive water flow across public ways or adjacent lands. The drainage analysis for said parking facilities shall include pre- and post-development conditions as well as remediation and/or mitigation of stormwater runoff. The maximum slope within a parking area shall not exceed 5%. In RD and RMF Districts and in nonresidential developments, the Planning Board shall require the provision of suitable markings to indicate individual parking spaces, maneuvering area, entrances and exits.
- (5) Traffic circulation. In order to encourage safe and convenient traffic circulation, the Planning Board may require the interconnection of parking areas via access drives within and between adjacent lots. The Board shall require written assurance and/or deed restrictions, satisfactory to the Corporation Counsel, binding the owner and his heirs and assignees to permit and maintain such internal access and circulation and inter-use of parking facilities.
- (6) Two or more uses on same lot. Where two or more different uses occur on a single lot, the total amount of parking facilities to be provided shall be the sum of the requirements of each individual use on the lot, except that the ~~Board of Appeals~~ Planning Board may approve the joint use of parking space by two or more establishments on the same lot or on contiguous lots, the total capacity of which is less than the sum of the spaces required for each, provided that said Board finds that the capacity to be provided will substantially meet the intent of this article by reason of variation in the probable time of maximum use by patrons or employees at such

establishments and provided that such approval of such joint use shall be automatically terminated upon a change of use at any such establishment.

(7) Designed residence and multifamily residence districts.

- (a) In RD and RMF Districts, in order that some of the required parking spaces may be convenient for use by visitors as well as by occupants, 2/3 of the required car spaces for a residential building shall be directly accessible to the normal approach from the street to each a main entrance to that building and within 100 feet of that entrance. ~~Upon recommendation from the Planning Board that a specific parking plan will provide comparable convenience of parking space location, the City Council may so modify the above requirement in approving any specific apartment development plan.~~
- (b) In RD or RMF Districts, ~~not more than 50% of the required parking shall be provided in enclosed or garaged areas. Roofed areas, open on at least two sides, shall be considered open or unenclosed spaces. off-street parking lots shall be located behind, underneath, or to the side of the building. Any parking to the side of the building shall be screened from street views by a low wall, hedge, fence, and/or other landscaping and, whenever possible, it shall be located at least 40 feet from any property line that fronts on a street.~~

Section 2. Ratification, Readoption and Confirmation

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

Section 3. 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 4. 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 5. Effective Date

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



Memorandum

Planning Board

TO: Mayor Randy Casale and City Council Members

FROM: Etha Grogan
for Planning Board Chairman Sheers and Planning Board Members

RE: Proposed Local Law Amending Chapter 223, Article III, Section 26 Subsection C
– Off Street Parking

DATE: May 10, 2017

As requested the Planning Board reviewed the proposed amendment to the City Code concerning amendments that would reduce the depth of parking stalls and width of parking aisles, allow the Planning Board to require curbs at their discretion, switch authority to approve joint use of parking space by two or more establishments from the Zoning Board of Appeals to the Planning Board, and change location of parking in the RD and RMF zoning districts so that it is under the building, to the side of the building with proper screening.

A comprehensive review and discussion of the proposed amendments took place during their April 11, 2017 and May 9, 2017 meetings. After considering the purpose of changing the regulations, members voted unanimously to recommend the proposed amendments be adopted as outlined. If you have any questions, please feel free to contact me.

**Dutchess County Department of
Planning and Development**

 Fax info
 To
 Dept
 Fax #

 Date 5/1 # pgs 1
 From
 Phone #

239 Planning/Zoning Referral - Exemption Communities

Municipality: City of Beacon

 Referring Agency: ☐ Planning Board ☐ Zoning Board of Appeals ☒ Municipal Board

Tax Parcel Number(s):

Project Name: LL to Amend Ch. 223, off street parking

Applicant: City of Beacon

Address of Property:

**Parcel(s) within
500 feet of:**

- ☐ State Road _____
- ☐ County Road _____
- ☐ State Property (w/public building or recreation area)
- ☐ County Property (w/public building or recreation area)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Rezoning involving all map changes
- ☒ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals
- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Date Response Requested (if less than 30 days): May 1, 2017

If subject of a previous referral, please note County referral number(s):

* These actions are only exempt in municipalities that signed an Intermunicipal agreement with Dutchess County to that effect.

FOR COUNTY OFFICE USE ONLY

Response from Dutchess County Department of Planning and Development
No Comments:

- ☒ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Project Withdrawn
- ☐ Exempt from 239 Review

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete — municipality must resubmit to County
- ☐ Incomplete with Comments — municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: 4/25/17

Date Received: 4/25/17

Date Requested: 5/1/17

Date Required: 5/24/17

Date Response Faxed: 5/1/17

Notes:

☐ Major Project

Referral #: 17-144

☐ Also mailed
hard copy

Reviewer: Jennifer Longo

City of Beacon Council Agenda
5/15/2017

Title:

Resolution to Adopt a Local Law Amending Chapter 223, Article III, Section 26, Subsection C Concerning Off-Street Parking

Subject:

Background:

ATTACHMENTS:

Description	Type
Res. to adopt LL re off-street parking	Resolution



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. _____ OF 2017

**RESOLUTION ADOPTING LOCAL LAW NO. _____ OF 2017 TO AMEND CHAPTER 223,
ARTICLE III, SECTION 26, SUBSECTION C, CONCERNING OFF-STREET PARKING**

BE IT RESOLVED, that the City Council of the City of Beacon hereby adopts the local law amending Chapter 223, Article III, Section 26, Subsection C, concerning off-street parking.

Resolution No. _____ of 2017			Date: <u>May 15, 2017</u>				
<input type="checkbox"/> <input type="checkbox"/> Amendments						<input type="checkbox"/> 2/3 Required	
<input type="checkbox"/> <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					
		Pamela Wetherbee					
		Peggy Ross					
		Mayor Randy J. Casale					
		Motion Carried					

City of Beacon Council Agenda
5/15/2017

Title:

Resolution Selecting the Memorial Park Dog Park Location as the Site of the Single Consolidated Firehouse

Subject:

Background:

ATTACHMENTS:

Description
Res. Firehouse

Type
Cover Memo/Letter



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. _____ OF 2017

**SELECTING THE MEMORIAL PARK DOG PARK LAND AREA AS THE
LOCATION OF A SINGLE CONSOLIDATED FIREHOUSE**

WHEREAS, over the past several years, the City of Beacon, its fire companies and City residents have had an opportunity to receive, read and review various reports commissioned with respect to providing fire protection in the City, including but not limited to, the reports titled (1) Phase I Feasibility Study of Alternative Solutions for the Existing Fire Stations, dated 2006; (2) A comprehensive multi-level operational analysis of fire services for the City of Beacon, dated 2010; and (3) Development and Implementation Plan to Consolidate Beacon's three firehouses, dated 2014; and

WHEREAS, in July, 2015 the City Council adopted a resolution authorizing the Administration to take the next steps to consolidate fire services for the community to a single location; and

WHEREAS, at the City Council's request, the Mayor formed a committee to identify locations that could meet Beacon's fire service needs in a single firehouse (the "Search Committee"); and

WHEREAS, the Search Committee, with the assistance of Mitchell Associates Architects, examined several potential areas for location of a new firehouse and thereafter, issued a report to the City Council identifying potential locations, the approximate costs associated with each locations and the positives and negatives of such locations; and

WHEREAS, the Search Committee has appeared at several City Council Meetings to discuss its report and recommendation that the new firehouse be constructed on an approximately 1.75 acre of land, commonly known as the Memorial Park Dog Park, located on Fishkill Avenue near Delevan Avenue; and designated and known as tax lot 164006; and

WHEREAS, the City Council has discussed the Search Committee's report and recommendations at several of its meetings.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Beacon upon consideration of all reports and the recommendations from the Search Committee hereby selects the Memorial Park Dog Park area as the location for the construction of the new City of Beacon consolidated firehouse; and

BE IT FURTHER RESOLVED, that the City Administrator is directed to take the necessary steps to obtain all necessary approvals authorizing the alienation of the Memorial Park Dog Park area, including but not limited to surveying of the area, preparation of a resolution seeking a Home Rule Request for the alienation of the Memorial Park Dog Park area and SEQRA analysis of the alienation of the area.

Resolution No. _____ of 2017			Date: <u>May 15, 2017</u>				
<input type="checkbox"/> <input type="checkbox"/> Amendments			<input type="checkbox"/> On roll call			<input type="checkbox"/> 2/3 Required	
<input type="checkbox"/> <input type="checkbox"/> Not 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 Council Agenda
5/15/2017

Title:

Resolution Authorizing an Agreement with MAA for Architectural and Design Services Related to the Consolidated Firehouse Project

Subject:

Background:

ATTACHMENTS:

Description	Type
Res. MAA	Resolution
MMA Proposal	Agreement



CITY OF BEACON
CITY COUNCIL
RESOLUTION NO. _____ OF 2017

**RESOLUTION TO AUTHORIZE AN AGREEMENT WITH MAA FOR ARCHITECTURAL
AND DESIGN SERVICES RELATED TO THE
CONSOLIDATED FIREHOUSE PROJECT**

WHEREAS, on May 1, 2017 Mitchell Associates Architects (“MAA”) submitted a proposal for architectural and design services related to the consolidated firehouse project; and

WHEREAS, the City of Beacon seeks to enter into an agreement with MAA to perform the architectural and design services up to the 50% design level, all as more particularly described in their proposal.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Beacon hereby authorizes the execution of an agreement with MAA for architectural and design services related to the consolidated firehouse project.

BE IT FURTHER RESOLVED, that the Agreement with MAA shall be subject to review and approval by the City Administrator and the City Attorney as to form and substance.

Resolution No. _____ of 2017			Date: <u>May 15, 2017</u>				
<input type="checkbox"/> Amendments			<input type="checkbox"/> On roll call			<input type="checkbox"/> 2/3 Required	
<input type="checkbox"/> Not 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 Fire Headquarters Design Services Schematic and Design Development Phases

May 1, 2017

Project Understanding

- The City of Beacon (City) has determined that a new fire headquarters should be built at the Memorial Park, in Beacon, on Fishkill Avenue near Delevan Avenue.
- As part of locating at Memorial park, the City will relocate the current dog park to land adjacent the proposed fire station, and will provide some improvements over the current facility.
- The City has reviewed the building program that has been developed by Mitchell Associates Architects (MA) working with the City's Fire Chief, which calls for a station of approximately 24,300 square feet of space. Further review and finalization will occur as part of the work of this agreement.
- Using funds provided by Dutchess County, the City wishes to have the design process progress to approximately 50% complete.
- To this end, MA will provide Schematic Design and Design Development services as described below.
- MA's services will include the provision of the following sub-consultants:
 - Lanc & Tully will provide a topographic survey, and metes and bounds description.
 - Geotechnical Engineer to provide borings and geotechnical analysis of the site
 - Civil engineer to provide a schematic site design and design development details.
 - Structural Engineer to provide schematic framing plans and design development details.
 - Mechanical/Electrical/Plumbing/Fire Protection (MEP) Engineer to provide schematic MEP plans and design development details.
 - Estimator to provide schematic and design development estimates.
- MA will work closely with the Fire Chief, and all related committee stakeholders during this work.
- The City is subject to the bidding requirements of General Municipal Law Article 101-5A (Wicks Law) and NYS Labor Department wage rate guidelines.
- This project may be subject to City Planning Board review.

Services to Be Provided

- **Site Assessment** – A geotechnical report using soil borings and a topographic property survey will be required. Both the report and survey are critical for schematic design, cost estimating and financing. Preliminary site planning and layout will identify geotechnical test locations.
 - MA will prepare thorough checklists to guide the execution of the survey and geotechnical analysis.
 - MA will work with a surveyor of your choice or help you identify qualified alternative.
- **Schematic Building Drawings** – Schematic floor plans and elevations for the project will be created that satisfy the requirements developed in the Program. The elevations will show how the building will utilize durable materials to create a minimum 50 to 75-year building life.
 - Schematic floor plans will be created for a structure that integrates with the topography of the Memorial Park Site. Particular attention will be given to the creative utilization of the interior space to make it both efficient and responsive to your needs.
 - The elevations will depict the materials and massing that are important to convey the role of this building as a gateway to the City. Materials will reflect longevity and low – no maintenance requirements.
 - A Preliminary Section will be developed to assist understanding the building for both the City and the estimator.
 - The relevant codes including NFPA and the ADA will be reviewed in their relationship to the site and building design. MA will utilize the NYS Version of the International Building and Energy Codes and pertinent local regulations.
- **Schematic Site Design** – Working with our civil engineer, we will develop a **site design** that will identify major site improvements while addressing program needs. The **site plan** will denote features such as structures, entry/egress roads, aprons, access, parking, drives, significant landscaping and other site features.
 - MA will utilize the SEQRA short for this project.
 - We will evaluate ingress/egress, drive-through potential, emergency response safety, first responder access, outdoor training and public vehicle/pedestrian use. During the site design process we will evaluate potential additional uses for the entire site.
 - We will negotiate on your behalf with NYSDOT with regard to necessary curb cuts. The proposed water and electrical service requirements will be conceptually defined through meetings with the appropriate agencies.
- **Design Review and Approval** – We meet with you during the entire design, regulatory approval, and budget process.
 - We will advise you of important programming, cost, schedule, budget, and value engineering considerations. This proposal assumes four design review meetings with the City during this phase of the work of this project with additional internet based meetings.

- **Mechanical Systems Description** – In order to support the estimate of probable construction cost, the mechanical engineer will provide the following:
 - A narrative description of the heating, cooling plumbing and electrical systems.
 - Copies of drawings of other “similar” buildings to further clarify the systems and details.
- **Conceptual Structural System Design** – The structural engineer will provide a preliminary “one-line” structural design to assist the estimator.
- **Estimate and Budget Analysis** – Utilizing the program, space usage analysis, the schematic floor plans, elevations and site plan:
 - We will work with our professional estimating consultant to develop a hard cost estimate based on the CSI breakdown of construction divisions. This hard cost estimate is the basis for the hard and soft cost budget analysis described below.
 - We will provide the estimator with sample construction details from other buildings to allow the estimator greater insight into the building.
 - We will develop, and periodically update, a hard and soft cost budget analysis to show the total anticipated costs involved in this project. Soft costs can include professional fees, survey, geotechnical report, fixtures, furnishings and equipment (FF&E) firematic equipment, security, communications, etc.
 - If the output of the hard cost estimate results in a determination that modifications are needed in order to move forward into Design Development, tis proposal assumes a single, comprehensive revision to the program and schematic design to achieve the necessary cost adjustment.
- **Value Engineering** – This is a detailed systematic procedure intended to seek out optimum value for both the initial and long-term investments of a construction project. This includes the utilization of durable materials and evaluating their initial cost versus long-term value.
 - This procedure is an integral part of the programming and design process. Our goal is to eliminate or modify features that add cost to a facility but do not add to its quality, useful life, utility or aesthetics.
 - Using a non-adversarial, problem-solving approach, we look at trade-offs among design concepts, construction techniques, materials, systems, and operations in order to meet your budget. We utilize value engineering as a mechanism to furnish you with the information you need to choose among design alternatives.
 - From 1973 until 1986 the sole focus of our design practice was solar and energy efficient design. We bring a deep understanding of energy use to the value engineering of our projects.
- **Rendering** - We will provide a perspective rendering of the type and character shown here. This will include one mounted at 24” x 36”, 20 un-mounted color copies at 11” x 17”, and digital files for your use.



- **Design Development** – Based on the approved schematic design and schematic estimate, the design will be further developed to define the building structure, systems, and materials. This will include detailed plans, elevations, sections, wall sections and typical construction details. Building loads will be determined. Diagrammatic layouts will be provided for mechanical, electrical, plumbing, fire protection, and sprinkler systems. The technical sections of the Project Manual will be developed to a preliminary level that will identify major materials and systems and establish in general their quality levels.
 - We will lead meetings that permit the consultants to develop a program for their systems that is based on your needs.
 - Drawings will be provided by each of the consultants.
 - Site plans will be further developed to include additional details of grading, ingress/egress, utilities, and landscaping.
 - Negotiations will continue with regulatory agencies as needed.
 - We will meet with the City during this phase to review the progress of the documents, to collect additional information and answer questions.
 - Plans and specifications required for relocation of the dog park will be provided.
 - This proposal includes up to two presentations to the Planning Board.
 - Our estimating consultant will update the estimate of the Probable Cost of the Work.

The Architect shall submit the Design Development documents to the City and advise of any adjustments to the estimate of the Probable Cost of the Work, and request the City's approval.

Project Deliverables

- **Topographic Survey** – Professional Land Surveyor hired by MA
- **Geotechnical Report** – Geotechnical Engineering Consultant hired by MA
- **Schematic Building Design** – Floor plans, building elevations and a code review
- **Diagrammatic Site Design** – A site plan depicting major features
- **Mechanical Systems Description** – A description of the HVAC plumbing and electrical systems
- **Conceptual Structural System Design** – a preliminary “one-line” structural design
- **Estimate of Probable Construction Cost** – A breakdown in the standard CSI divisions of construction cost
- **Soft Cost Budget Analysis** – A forecast of possible costs of fees, fit-up, etc.
- **Value Engineering** – Systematic procedure to seek value
- **Rendering** – One 24” x 36” mounted rendering, 11” x 17” prints, and digital files for your use
- **MEP Systems Programming** – Meetings will occur with the City and each of the consultants to evaluate and approve of the proposed building systems
- **Design Development Documents** – Detailed plans, elevations, sections, wall sections and typical construction details.
- **Project Manual** – Technical sections of the Project Manual will be developed to a preliminary level
- **Design Review and Approval** – Four Schematic and four Design Development design review meetings in Beacon with internet based follow up meetings
- **Dog Park Relocation** – Plans and specifications required for relocation of the dog park will be provided
- **Design Presentation** – Presentations to the City Council as needed for them to understand the project

Project Schedule

MA can begin the work in May 2017. The work of this proposal should take approximately 4 – 6 months based upon your ability to respond to our work product and delays that may be introduced by outside agencies.

Fee for Services

Mitchell Associates Architects has never entered into an agreement for services based on a percentage fee. We strongly believe that a professional must commit to the performance of a given scope of work for a given fee. We are opposed to the use of fee structures that financially reward a professional for failing to maintain the client's budget.

Based on the above proposal, Mitchell Associates Architects will furnish the scope of services for a lump sum of **Two Hundred and Thirty-Four Thousand Dollars (\$234,000.00)**.

Additional Services Hourly Rates

- * \$185.00/Hour, Principal
- * \$175.00/Hour, Architect
- * \$145.00/Hour, Project Manager
- * \$135.00/Hour, Senior Technician
- * \$125.00/Hour, Draftsperson
- * \$115.00/Hour, Support Staff
- * Consultant -110% of Invoice

Hourly rates will increase automatically on January 1, 2018 and each January thereafter at a rate of \$5.00/ hour for each category listed.

City Responsibilities

The City will designate a committee to work with MA.

Terms and Conditions

The fee is based solely on the services proposed. These services will be defined in a standard American Institute of Architects Contract for Architectural Services. Additional services not provided for in this proposal will be billed at our hourly rates. Special printing, renderings, models, or photography will be billed at 115% of cost. Travel and food will be billed at cost. Mileage will be billed at the current federally recognized rate. Reimbursements for regularly repeated expenses are computed at 5% of the total contract amount. Billing will be monthly, based on the amount of work completed. Payment of invoice will be net 30 days.

Mitchell Associates Architects carries \$1 million of professional liability insurance. The contract will include our limit of liability clause.

City of Beacon Council Agenda
5/15/2017

Title:

Resolution to Schedule a Public Hearing for June 5, 2017 to Receive Comments Concerning a Special Use Permit Application for Property Located at 177 Main Street

Subject:

Background:

ATTACHMENTS:

Description	Type
Res. Sch PH SUP 177 Main	Resolution
177 Main SUP Application	Application
177 Main Site Plan	Plans



CITY OF BEACON

CITY COUNCIL

RESOLUTION NO. _____ OF 2017

**A RESOLUTION TO SCHEDULE A PUBLIC HEARING FOR JUNE 5, 2017 TO RECEIVE
COMMENTS CONCERNING THE SPECIAL USE PERMIT REQUEST FOR PROPERTY
LOCATED AT 177 MAIN STREET**

BE IT RESOLVED that the City of Beacon hereby schedules a public hearing for June 5, 2017 at 7:00 p.m. at City Hall, One Municipal Plaza, Beacon, New York 12508 to receive public comment concerning the Special Use Permit for property located at 177 Main Street.

Resolution No. _____ of 2017			Date: <u>May 15, 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					

*BEACON PLANNING BOARD
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026
James Sheers, Chairman*

May 11, 2017

Mayor Casale & City Council Members
One Municipal Plaza - Suite One
Beacon, New York 12508

RE: Special Use Permit (amendment)
177 Main Street

Applicant: Frog Leap, LLC

Dear Mayor Casale & Council Members:

At their May 9, 2017 Planning Board meeting, members reviewed a Special Use Permit application from the Frog Leap, LLC, to amend an existing Special Use Permit at 177 Main Street. The ground floor storefront will remain and the number of apartments will be reduced from three to two. A second floor rear addition is proposed to increase the size of the duplex which the owner will occupy; the third floor one bedroom apartment and retail space will be rented. After careful review, Board members voted unanimously to recommend the City Council issue a Special Use subject to the applicant returning to the Planning Board for Site Plan Approval. City Attorney Jennifer Gray recommended the board undertake an uncoordinated SEQRA review so each agency is responsible for its own environmental review.

A copy of the application and Site Plan are enclosed for your information. If you have any questions regarding the Planning Board's action, please call me.

Yours truly,


James Sheers®

James Sheers, Chairman

APPLICATION FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANT

Name: Frog Leap, Inc.
Address: 177 Main Street
Beacon, NY 12508
Signature: 
Date: April 25, 2017
Phone: (845) 440-7122

(For Official Use Only)

Application & Fee Rec'd

Initial Review

PB Public Hearing

Sent to City Council

City Council Workshop

City Council Public Hearing

City Council Approve/Disapprove

Date Initials

4-25-17 ES

5-9-17

5-11-17

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

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

Phone: 845-838-2490

Fax: 845-838-2657

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 177 Main Street
Tax Map Designation: Section 5954
Land Area: 4,679 sf (0.107 acres)

Block 27 Lot(s) 791947

Zoning District(s) CB

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Multifamily residential, retail

Gross Non-Residential Floor Space: Existing 800

Proposed 0

TOTAL: 800

Dwelling Units (by type): Existing 3

Proposed COMBINE 2 EXISTING INTO 1

TOTAL: 2

ITEMS TO ACCOMPANY THIS APPLICATION

- Five (5) **folded** copies and One (1) digital copy of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- Five (5) **folded** copies and One (1) digital copy of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.
- Five (5) **folded** copies and One (1) digital copy 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.

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Frog Leap, Inc.

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

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

Applicant Address: 177 Main Street, Beacon, NY

Project Address: 177 Main Street, Beacon, NY

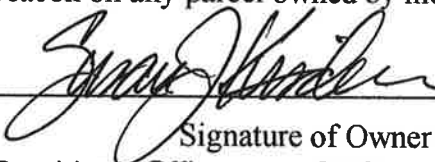
Project Tax Grid # 5954-27-79194

Type of Application Special Use Permit Site Plan

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Susan J. Kirschner, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon ☒
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon ☐
3. ALL tax payments due to the City of Beacon are current ☒
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon ☐
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon ☐
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current ☒



Signature of Owner
President, Officer and CEO

Title if owner is corporation

Office Use Only:

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

NO

YES

Initial

☒

☐

SK

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

☐

☒

SK

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

☐

☒

SK

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: **177 Main Street**

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.

	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEGAL DATA		
Name and address of the owner of record.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name and address of the applicant (if other than the owner).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name and address of person, firm or organization preparing the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date, north arrow, and written and graphic scale.		
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approximate boundaries of any areas subject to flooding or stormwater overflows.	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Elevations of all proposed principal or accessory structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any proposed fences or retaining walls.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Erosion and sedimentation control measures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
An indication of proposed hours of operation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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: 177 Main Street		
Project Location (describe, and attach a general location map): 177 Main Street, near the corner of Cliff Street		
Brief Description of Proposed Action (include purpose or need): Amendment to existing Site Plan. Applicant proposes to combine 2 apartments into 1, and add to the existing building.		
Name of Applicant/Sponsor: Frog Leap, Inc.		Telephone: (845) 440-7122
		E-Mail: soozala@earthlink.net
Address: 177 Main Street		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Same as sponsor		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): 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 Review	April 25, 2017
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No	City Council - Amended Special Use Permit	June, 2017
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
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 type="checkbox"/> Yes <input checked="" 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?

Central Business District, Parking 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? Beacon City

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

Beacon City

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

Beacon City

d. What parks serve the project site?

Memorial Park

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 and Commercial

b. a. Total acreage of the site of the proposed action? 0.107 acres

b. Total acreage to be physically disturbed? 0.107 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.107 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)? % 30 floor area Units: 1,460 sf

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: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

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

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	_____	_____	_____	3
At completion of all phases	_____	_____	_____	2

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures _____ 1	
ii. Dimensions (in feet) of largest proposed structure: _____ 35' height; _____ 25' width; and _____ 100' length	
iii. Approximate extent of building space to be heated or cooled: _____ 4,500 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: _____ 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: _____
- 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: _____ 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): _____

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

☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- 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? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</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>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</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? _____</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="margin-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="margin-left: 40px;">_____ Square feet or _____ 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="margin-left: 40px;">• If to surface waters, identify receiving water bodies or wetlands: _____</p> <p style="margin-left: 40px;">• Will stormwater runoff flow to adjacent properties? _____</p>	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</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? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</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? _____</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) _____</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 _____ Proposed _____ Net increase/decrease _____

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): _____

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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7am-5pm • Saturday: _____ 7am-5pm • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7am-10pm • Saturday: _____ 7am-10pm • Sunday: _____ 7am-10pm • Holidays: _____ 7am-10pm
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☒ No
If yes:
i. Provide details including sources, time of day and duration: _____

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No
Describe: _____

n.. Will the proposed action have outdoor lighting? ☒ Yes ☐ No
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Outdoor lighting at 1st floor entrance doors to retail spaces, and residential lobby. 8' high, shielded to prevent light spill onto neighboring properties. No change to existing lighting design

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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? ☐ Yes ☒ No
If Yes:
i. Product(s) to be stored _____
ii. Volume(s) _____ per unit time _____ (e.g., month, year)
iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No
If Yes:
i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No
If Yes:
i. Describe any solid waste(s) to be generated during construction or operation of the facility:
• Construction: _____ tons per _____ (unit of time)
• Operation : _____ tons per _____ (unit of time)
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
• Construction: _____
• Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
• 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): _____

ii. If mix of uses, generally describe:

Main Street commercial and multifamily residential; single family residential

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	0.086 acres	0.086 acres	0
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.021	0.021	0
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

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): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(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? _____ 6 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: Ur (Urban Land) 100 %
_____%
_____%

d. What is the average depth to the water table on the project site? Average: _____ 8 feet

e. Drainage status of project site soils: ☒ Well Drained: 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 100 % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % 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 _____ 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: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>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</p>	
<p>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</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>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</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>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</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>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</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information


Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Susan J. Kirschner Date April 25, 2017

Signature  Title President, Officer and CEO of Frog Leap, Inc.

PRINT FORM

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.

SIGNED THIS _____ DAY OF _____, 20____, BY _____ CHAIRMAN

_____ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

Zoning Regulations Table																
	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Maximum Building Coverage	Proposed Building Coverage	Allowable Building Height	Proposed Building Height	Zoning District Area	Allowable FAR	Allowable Floor Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CB (Central Business)	N/A	20'	25'	10.04'	0	68'-8"	100'	185.98'	NA	NA	35'	35' (No Change)	N/A	2	9,358sf	6,280sf
* Existing Condition																

Zoning Summary

Zoning District:

Tax Map No.:

Lot Area:

Building Footprint:

Historical Overlay District:

Parking Overlay District:

Existing Use:

Proposed Use:

CB - (Central Business)

5954-27-791947

4,679 Square feet

2,705 Square Feet

Included

Included

1 Mercantile / 3 Residential

(3) One Bedroom

1 Mercantile / 2 Residential

(2) Two Bedroom

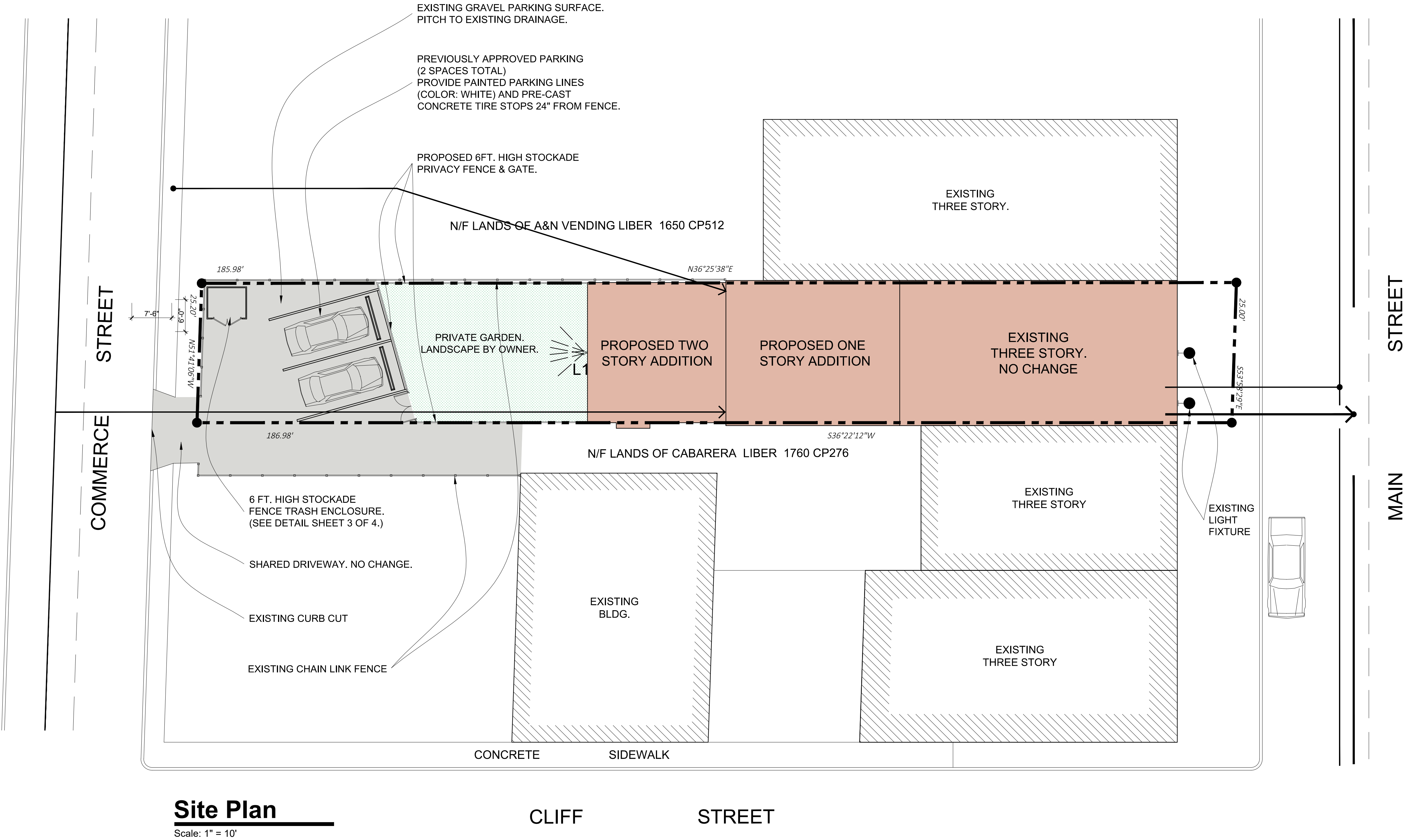
Parking & Loading

Per Beacon Zoning Resolution Section 223 -26B (1) parking requirements are waived for structures in existence in 1964, for which there is not increased intensity of use greater than 25%.

Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Current Parking Requirement
Mercantile				
1 space per 200sf	1800sf	9 Spaces	800sf	4 Parking Spaces
Residential				
1 Space per Apartment	(3) One Bedroom	3 Parking Spaces	(1) One Bedroom	3 Parking Spaces
1/4 Space per Bedroom	at (3) Bedroom	1 Parking Space	(1) Two Bedroom	
Total Required Parking Spaces		13 Parking Spaces		7 Parking Spaces
Total Proposed Parking Spaces				2 Parking Spaces Existing-Approved

Notes:

1. 13 Parking Spaces is less than 25% greater than 7 parking spaces. No parking is required. (2) Parking Spaces are provided.



Index of Drawings			
Sheet 1 of 4	Site Plan		
Sheet 2 of 4	Existing Conditions		
Sheet 3 of 4	Floor Plans		
Sheet 4 of 4	Building Section & Elevations		

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Amended Special Use Permit Application

Sheet 1 of 4 - Site Plan

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SIGNED THIS _____ DAY OF _____, 20____, BY _____ CHAIRMAN _____ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPY.

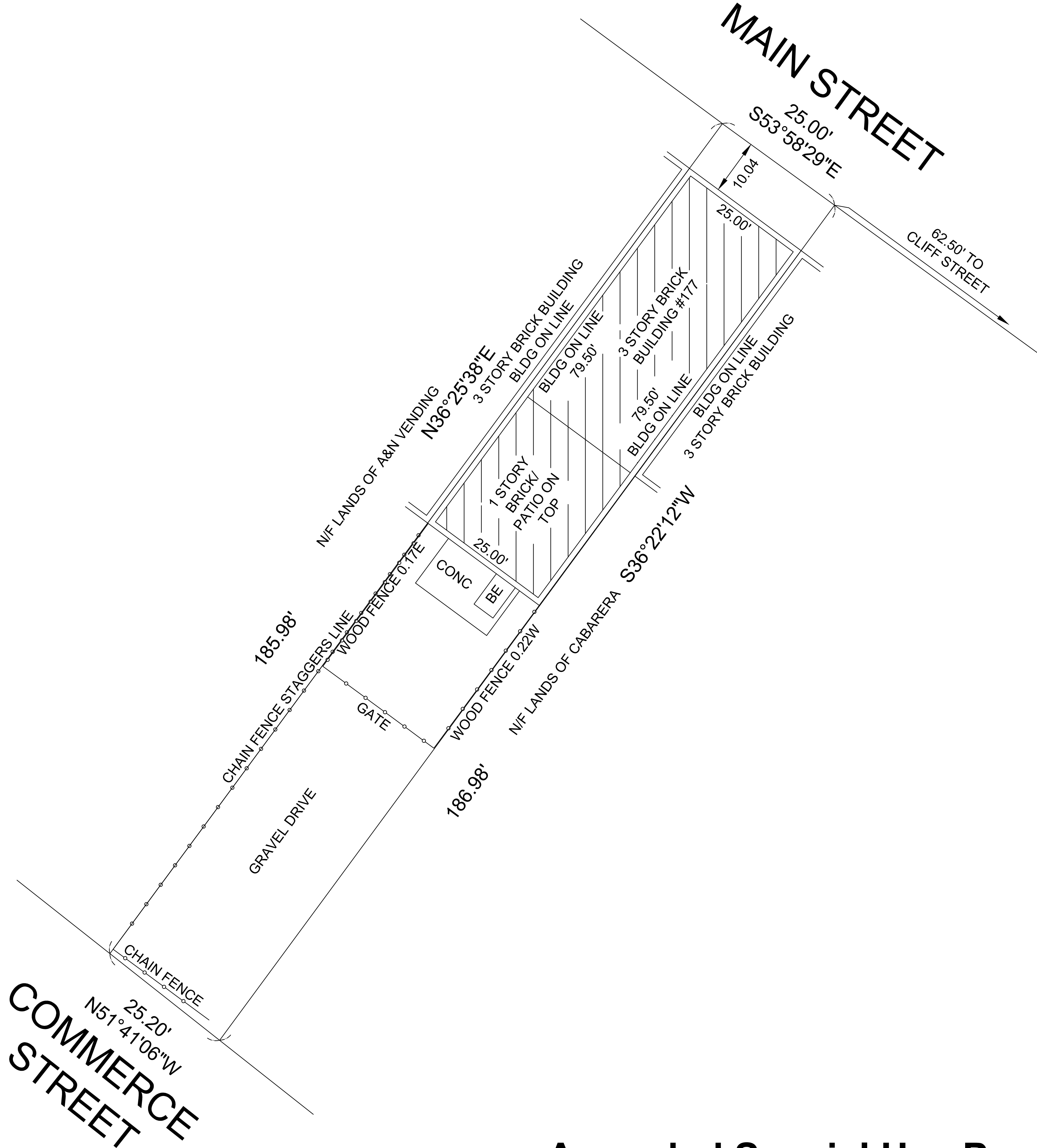
CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTI-TUTION. CERTIFICATIONS ARE NOT TRANSFERABLE

PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR TITLE SURVEYS AS ESTABLISHED BY THE L.I.A.L.S. AND APPROVED AND ADOPTED FOR SUCH USE BY THE NEW YORK STATE LAND TITLE ASSOCIATION.

THE OFFSET OR DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOL, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND ANY OTHER TYPE OF CONSTRUCTION.

SURVEY OF LOT 791947
D.C.T.M. DUTCHESS-5954-27-791947
SITUATED AT 177 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

THIS SURVEY IS CERTIFIED TO THE FOLLOWING PARTIES:
THOROUGHbred TITLE SERVICES LLC (61456)
ENTITLE INSURANCE COMPANY
HUDSON VALLEY FEDERAL CREDIT UNION
FROG LEAP INC
FRANK E. DEESSO ESQ



Existing Conditions Plan

Scale: 1" = 10'

Amended Special Use Permit Application
Sheet 2 of 4 - Existing Conditions Plan

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

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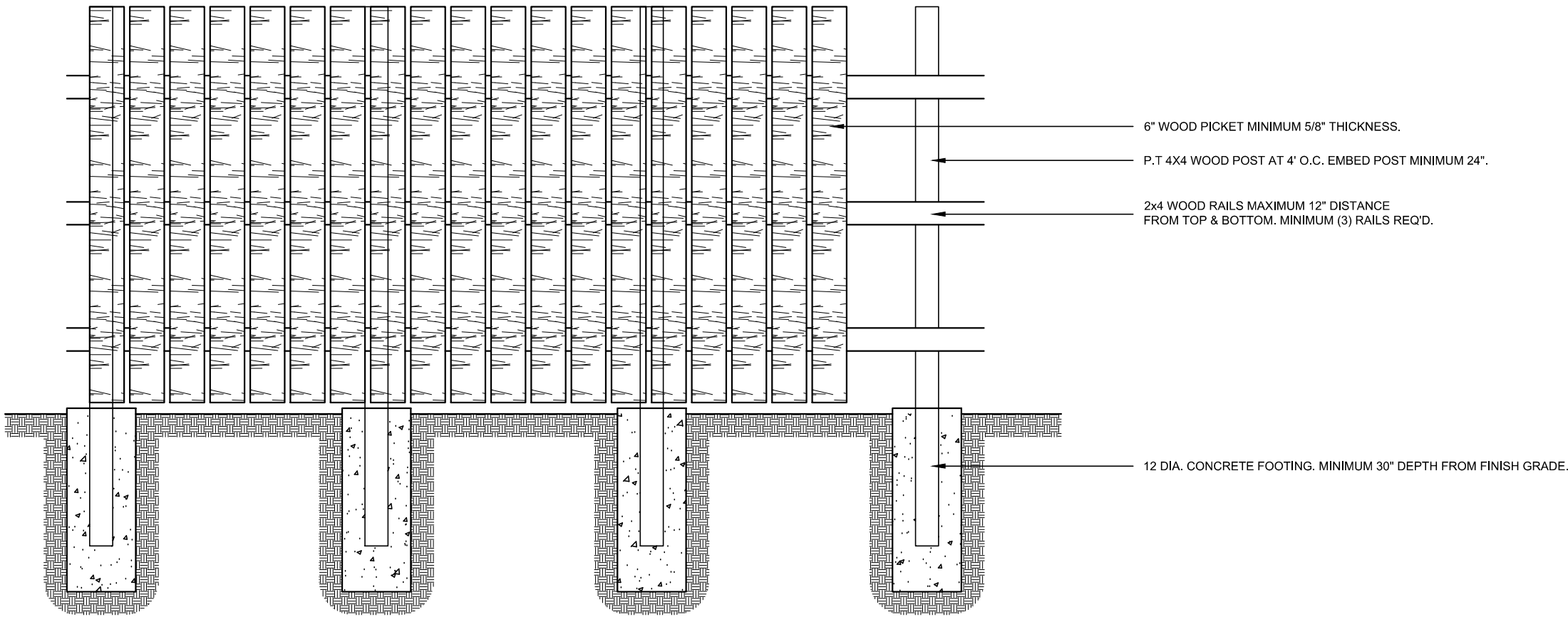


HUBBARDTON FORGE
"HOOD" OUTDOOR DARK
SKY COMPLIANT WALL
SCONCE #306563. 15" HIGH
X 6 ½" WIDE. BURNISHED
STEEL FINISH. 60 W
INCANDESCENT LAMP

NOTE: THE MANUFACTURER DOES NOT
PROVIDE PHOTOMETRIC INFORMATION
FOR THESE FIXTURES. FIXTURES WILL BE
SHIELDED TO AVOID LIGHT SPILLAGE ONTO
ADJACENT PROPERTIES, AND TO SHIELD
FROM LIGHT PROJECTING UPWARD TO THE SKY.

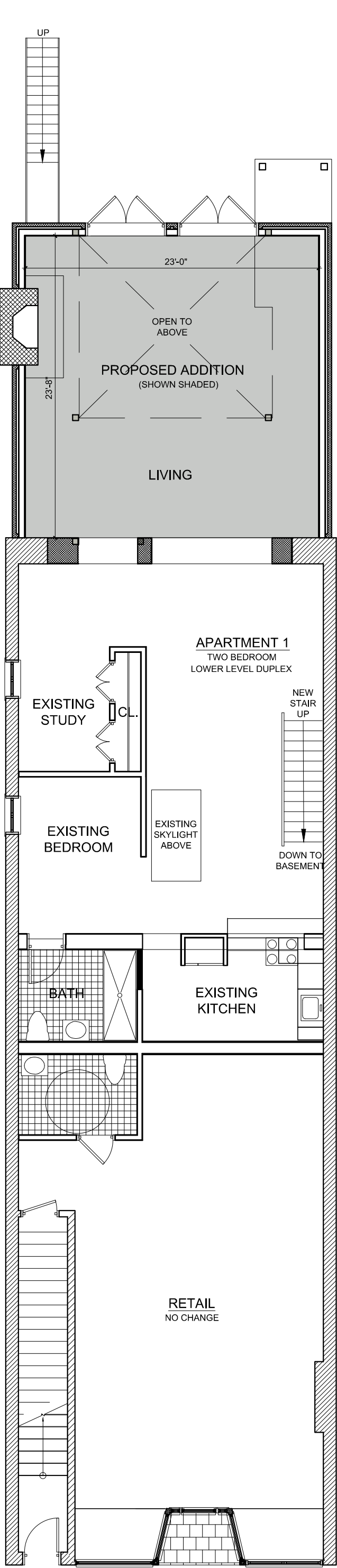
L1: Wall Mounted
Lighting Detail

Not to Scale



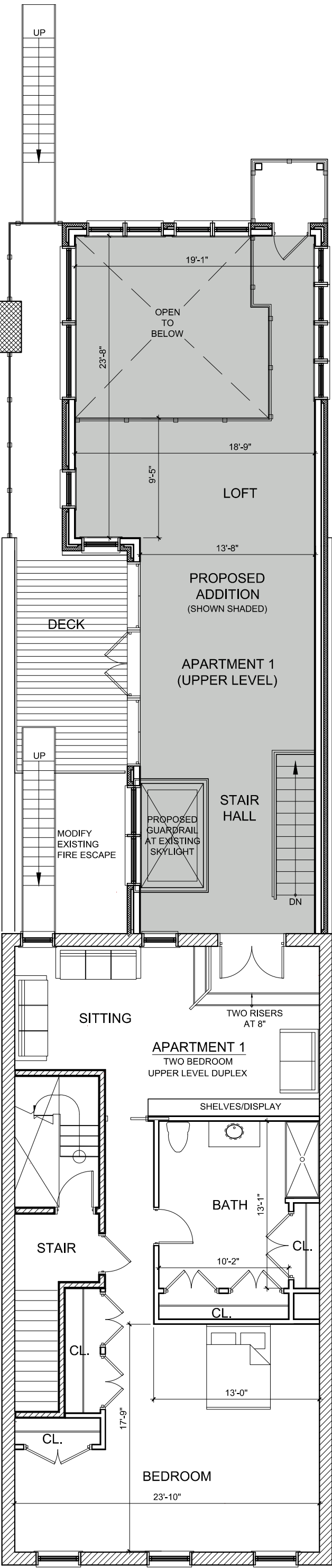
Proposed Picket Fence Elevation

Scale: 1/2" = 1'-0"



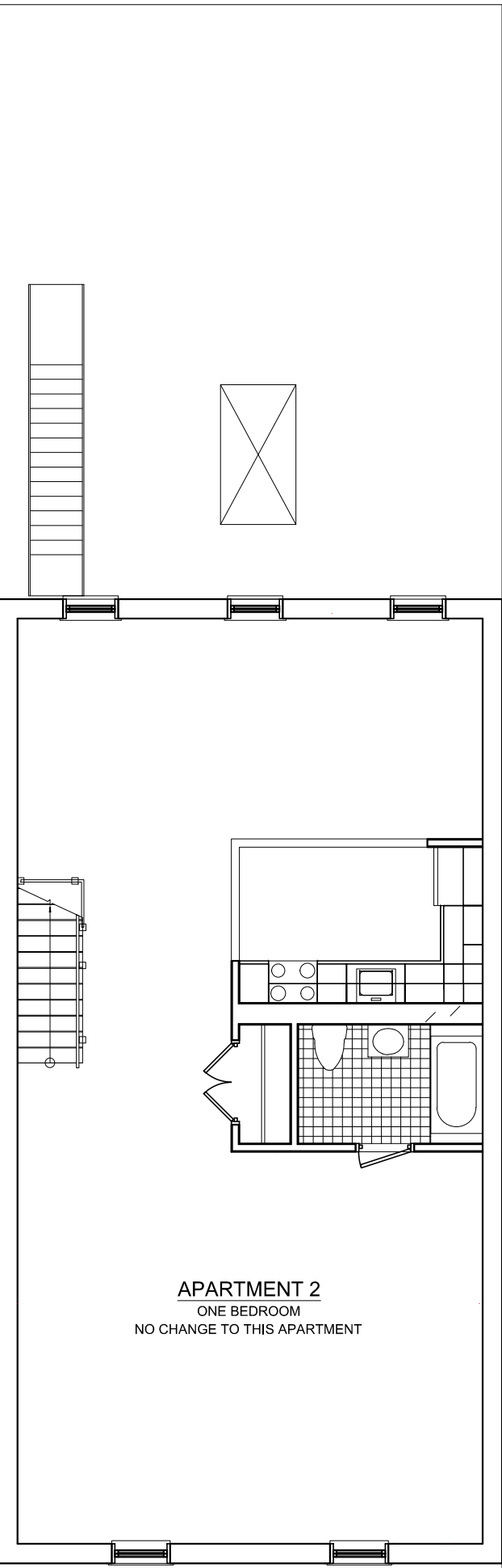
First Floor Plan

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



Second Floor Plan

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



Third Floor Plan - No Change

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

Amended Special Use Permit Application
Sheet 3 of 4 - Floor Plans

Owner:
Frog Leap, Inc.
177 Main Street
Beacon, New York 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

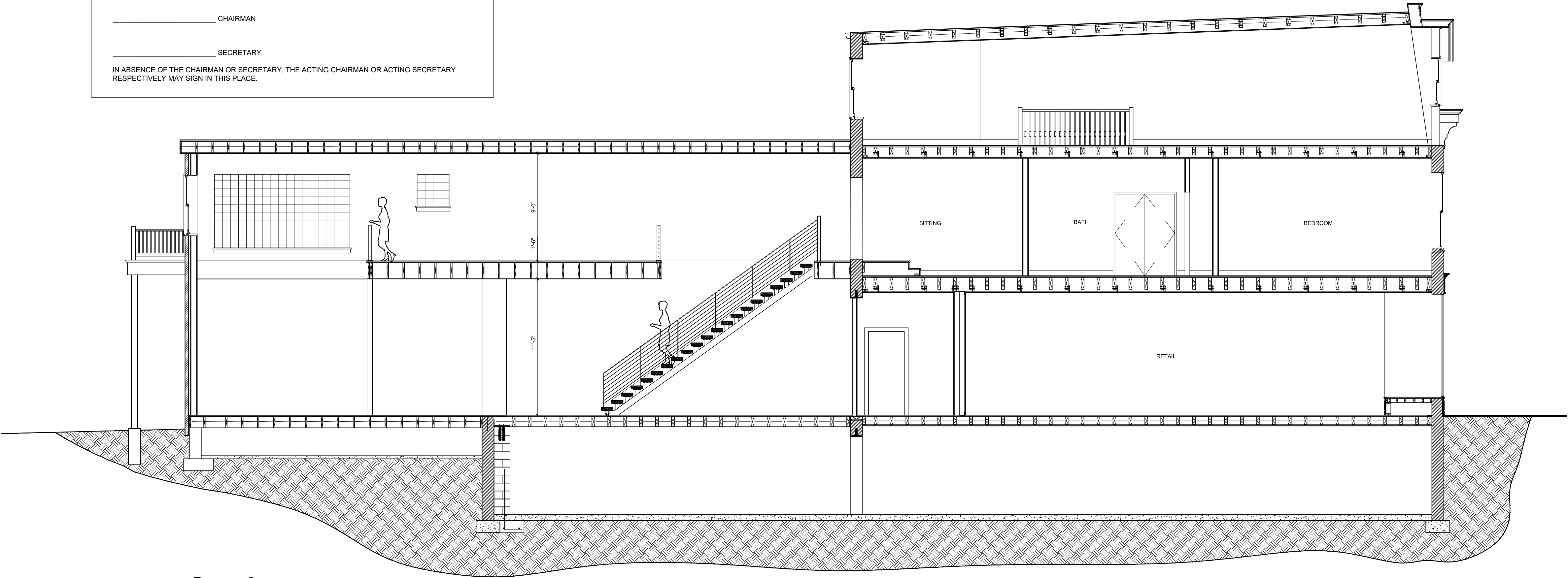
Surveyor:
David Scott Freeman
176 Bell Hollow Road
Putnam Valley, New York 10579
Tel: (631) 926-4563

177 Main Street - Renovation
Beacon, New York
Scale: As Noted
April 25, 2017

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.

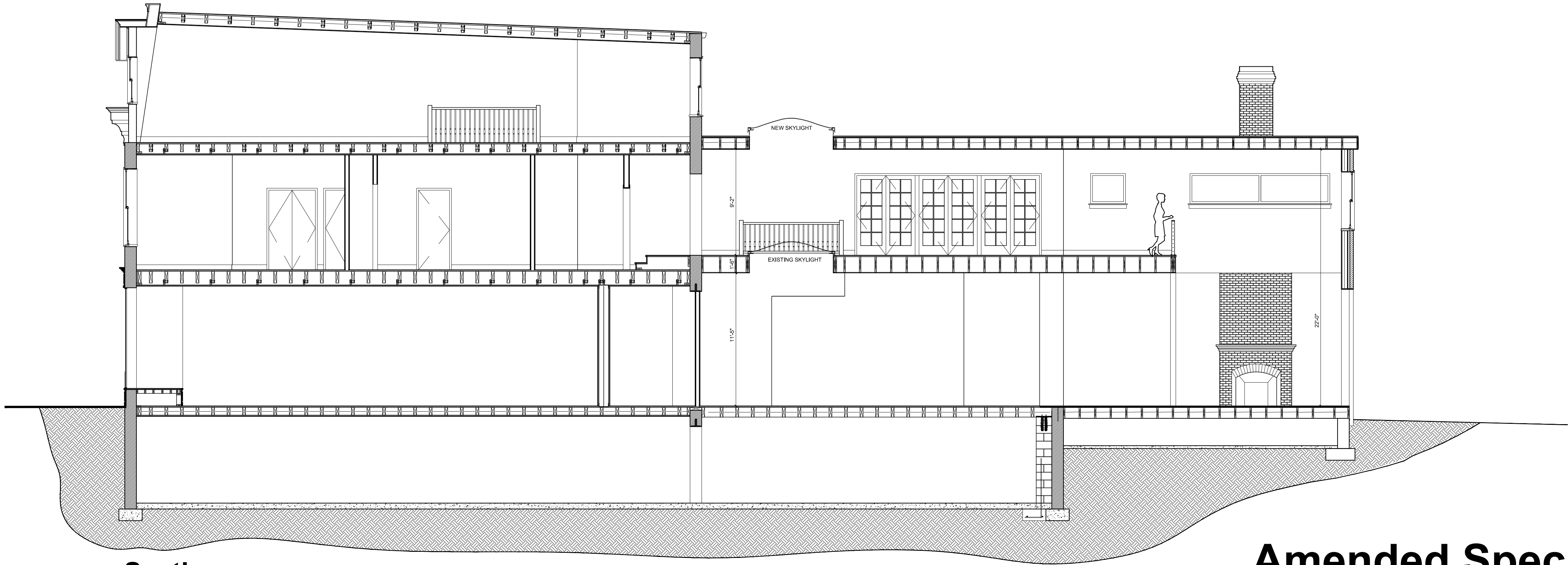
SIGNED THIS _____ DAY OF _____, 20____, BY _____ CHAIRMAN _____ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.



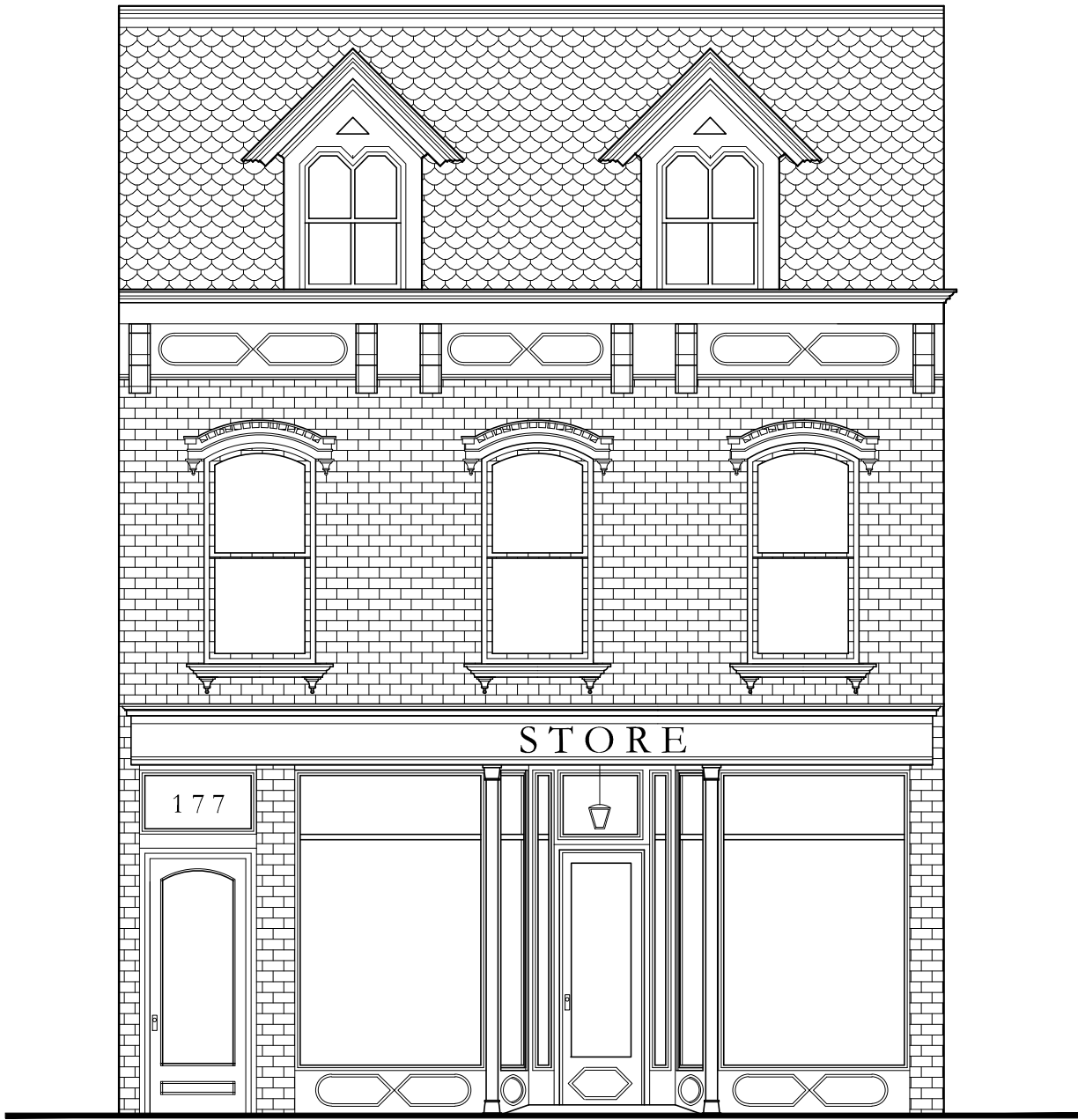
Section

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



Section

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



Front Elevation (Existing No Change)

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



Rear Elevation

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

Amended Special Use Permit Application
Sheet 4 of 4 - Sections & Elevations

Owner:
Frog Leap, Inc.
177 Main Street
Beacon, New York 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Surveyor:
David Scott Freeman
176 Bell Hollow Road
Putnam Valley, New York 10579
Tel: (631) 926-4563

177 Main Street - Renovation
Beacon, New York
Scale: As Noted
April 25, 2017

City of Beacon Council Agenda
5/15/2017

Title:

Resolution to Authorize the Common Ground Farm to Hold a Ticketed Event at the Pavilion at Memorial Park

Subject:

Background:

ATTACHMENTS:

Description

Res. Firefly

Type

Resolution



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. _____ OF 2017

**RESOLUTION TO AUTHORIZE COMMON GROUND FARM
TO HOLD A TICKETED EVENT AT THE PAVILION
AT MEMORIAL PARK**

WHEREAS, Common Ground Farm seeks to hold its annual Firefly Festival at the Pavilion at Memorial Park on Saturday, July 29, 2017 from 4:00 p.m. to 9:00 p.m. for a rental fee of \$300; and

WHEREAS, Common Ground Farm seeks to reserve the Pavilion, the restrooms and the field area at Memorial Park for Saturday July 29, 2017 and Sunday July 30, 2017, as a rain date; and

WHEREAS, the Firefly Festival is a ticketed event to raise money for Common Ground Farm and celebrate local chefs, local farms, local food and local music; and

WHEREAS, Common Ground Farm expects approximately 300 attendees; and

WHEREAS, tickets are \$40 in advance, \$50 the day of the event and kids 12 and under are free, each ticket includes unlimited tastings of both food and soft drinks and additional drink tickets will be available for purchase on site.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Beacon hereby authorizes Common Ground Farm to hold a ticketed event at the Pavilion at Memorial Park.

Resolution No. _____ of 2017			Date: <u>May 15, 2017</u>				
<input type="checkbox"/> Amendments			<input type="checkbox"/> On roll call			<input type="checkbox"/> 2/3 Required	
<input type="checkbox"/> Not 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 Council Agenda
5/15/2017

Title:

Resolution Establishing Energy Benchmarking Requirements for Certain Municipal Buildings

Subject:

Background:

ATTACHMENTS:

Description	Type
Res. Benchmarking	Resolution

**CITY COUNCIL
CITY OF BEACON**

RESOLUTION NO. ____-2017

**RESOLUTION OPTING AN ENERGY BENCHMARKING POLICY FOR CERTAIN
MUNICIPAL BUILDINGS IN THE CITY OF BEACON**

WHEREAS, New York State Energy Research and Development Authority (NYSERDA) has announced a new Clean Energy Communities program which would allow the City of Beacon access to significant grant funding to further implement clean energy actions by reducing both energy costs and greenhouse gas emissions, and

WHEREAS, one of the Clean Energy Communities "High Impact Actions" requires the City Council establish a policy which mandates the public reporting of building energy benchmarking, and

WHEREAS, establishing a building energy benchmarking system will benefit the City of Beacon and its residents by making available good actionable information on municipal building energy use to help identify opportunities to cut costs and reduce pollution in the City of Beacon, and

WHEREAS, the City of Beacon City Council desires to adopt a policy that directs that monthly building energy usage regarding electricity, natural gas, steam, hot or chilled water, fuel oil, or other product for use in a building, or renewable on-site electricity generation, for purposes of providing heating, cooling, lighting, water heating, or for powering or fueling other end-uses in the building and related facilities, as reflected in Utility bills or other documentation of actual Energy use to be formally tracked for all buildings that are 1,000 square feet or larger that are owned or occupied by the City, using the EPA Portfolio Manager in use by the City, and

WHEREAS, building reports shall be made available to the public in EPA Portfolio Manager regarding summary statistics for each covered property including Energy Use Intensity, annual greenhouse gas emissions, an energy performance score where available, and other descriptive information as required by EPA Portfolio Manager and for that data to be made available to the public via the internet on an annual basis, and

WHEREAS, the Director of Finance may exempt a particular covered municipal building from the benchmarking requirement if the Director determines that it has characteristics that make benchmarking impractical, and

WHEREAS, the Director of Finance or his or her designee shall be the administrator of this local policy and promulgate procedures necessary for the administration of the requirements of this local policy, now, therefore be it

RESOLVED, that the policy outlined in this resolution be hereby adopted and established for the City of Beacon, and, be it further

RESOLVED, that the City Clerk for the City of Beacon is directed to forward certified copies of this resolution to the appropriate City Officials.

Resolution No. _____ of 2017			Date: <u>May 15, 2017</u>				
<input type="checkbox"/> <input type="checkbox"/> Amendments			<input type="checkbox"/> On roll call			<input type="checkbox"/> 2/3 Required	
<input type="checkbox"/> <input type="checkbox"/> Not 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 Council Agenda
5/15/2017

Title:

Resolution to Approve the Appointment of a Part-Time Police Assistant

Subject:

Background:

ATTACHMENTS:

Description

Res. Appt PT Police Asst.

Type

Resolution



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. _____ OF 2017

**APPOINTMENT OF CORY DUBETSKY
AS PART-TIME POLICE ASSISTANT**

APPROVE appointment of Cory Dubetsky as a Part-Time Police Assistant of the City of Beacon Police Department effective May 18, 2017.

Resolution No. _____ of 2017			Date: <u>May 15, 2017</u>				
<input type="checkbox"/> <input type="checkbox"/> Amendments						<input type="checkbox"/> 2/3 Required	
<input type="checkbox"/> <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					
		Pamela Wetherbee					
		Peggy Ross					
		Mayor Randy J. Casale					
Motion Carried							

City of Beacon Council Agenda
5/15/2017

Title:

Minutes of April 17 and May 1, 2017

Subject:

Background:

ATTACHMENTS:

Description	Type
2017-05-01 draft minutes	Minutes
2017-04-17 draft minutes	Minutes

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council, held in the Municipal Center at One Municipal Plaza on May 1, 2017. Please note that the video recording of this meeting is available at <http://vimeo.com/channels/40154>.

Council Members Present:

Lee Kyriacou, At Large
Peggy Ross, Ward One
Omar Harper, Ward Two
Pamela Wetherbee, Ward Three
Ali Muhammad, Ward Four
Randy Casale, Mayor

Council Members Absent/Excused:

George Mansfield, At Large

Also Present:

Anthony Ruggiero, City Administrator
Nick Ward-Willis, City Attorney

A moment of silence was observed for those who work to protect human rights

First Opportunity for Public Comments: Each speaker may have one opportunity to speak up to three minutes on any subject matter other than those which are the topic of a public hearing tonight.

Speakers:

Samantha Brit: Development is pushing long-time citizens out. The community needs more affordable housing not more luxury housing. Pete Seeger sang, "This Land was Made for You and Me".

Theresa Kraft: Commends the Council for resolving the wall issue.

Lou Conway: Would love a skate park in Beacon. Has a lot of support from his peers. Has a plan for a 100% citizen funded park. **Mayor Casale:** invited him to set up a meeting regarding the skate park proposal.

Joseph _____: Gave details on the Soapbox meeting and explained the purpose. Mentioned that Ali and Pam were there.

April Farley: Invited everyone to the NAACP meeting. Gave the meeting details. Asked that "affordable housing" issue be added to an upcoming agenda. Believes it would be important to enact rent stabilization laws. Renters need amenities – there are only two laundromats in Beacon. Feels that senior citizens are being preyed upon by those wishing to buy their houses. When the seniors move out, young people will suffer.

David Eberle: Feels that diversity is the lifeblood of a City. There are not enough rental units for low-income renters. We should address all income levels.

Community Segment:

Howland Public Library Update – Amy Raff, Director
Ms. Raff distributed the Library's annual report and gave programming details.

Public Hearings:**No. 1: Continuation of the Public Hearing Regarding Workforce Affordable Housing**

John Clarke, Planner, explained the minor changes that were made to the draft local law.

Speakers:

Theresa Kraft: Reiterated her feeling that developers not be allowed to influence the City's laws.

Justin Riccobono: Feels that it is almost impossible to find property available in Beacon. Hopes that with development the market will cool.

Taylor Palmer: Spoke on behalf of the development community. Reiterated developers' request for increased density be permitted. Would like to continue the discussion about condominiums. Appreciates the City Council's and the consultant's time and attention to this matter.

Mary Linge, Hudson River Housing: Addressed the letter from CPC and advised that HRH does in fact develop subsidized projects.

April Farley: Asked council to explain some of the numbers included in the law. Should residents wait three years for the development or will they be priced out?

John Clarke, City Planner and Laura McLaughlin, HRH: Explained the figures included in the draft local law.

John McKibble: Understands the need for workforce housing for those who work here but is conflicted by the provision giving preference to City employees.

Anthony Ruggiero advised that first preference will be given to emergency responders. We hope this may help us retain our volunteers.

Motion to close the public hearing: Council Member Harper, second Council Member Wetherbee
6-0

- **Public Hearing No. 2: Local Law to Amend Chapter 223, of the Code as it Relates to Off-Street Parking.**

Mayor Casale explained the changes to Chapter 223

Speakers:

There were no public comments.

Motion to adjourn the hearing until May 15 so that Planning Board could provide their comments.
Council Member Harper, second Council Member Wetherbee
6-0

Council Member Reports:

Ali Muhammad: Thanked everyone for attending meetings and staying involved. Was nice to see the wall come down. Thanked the organizers of the Citizen Soapbox meeting. Meetings like that are what democracy looks like. Gave information on the Unity in the Community Yoga event in Green Street parking on May 11.

Omar Harper: Thanked everyone for helping out on Earth Day.

Lee Kyriacou: Is glad that everything worked out with the wall issue on Main Street. Had wanted to quote Ronald Reagan "Mr. Gorbachev, take down this wall", but did not need to since it was resolved very swiftly. Would like to talk about traffic and parking issues that he anticipates in the future.

George Mansfield: excused

Pam Wetherbee: The 344 Main Street issue gave her concerns about future development. Would like confirmation that the remedy did not cost the city anything. Attended the Citizen Soapbox meeting and heard about the skate park plan. Participated in Earth Day and thanked Mark and Brian.

Peggy Ross: Was sorry she was unable to get to the Soap Box meeting. Participated with Earth Day. There are many teachable moments for kids relative to Earth Day. Would like to workshop 344 Main to figure out what happened.

Anthony Ruggiero: Gave the history of the project at 344 Main. The wall was being built on the owner's property, which happened to span to the middle of the sidewalk. The City approached the developer with their concerns and the developer agreed to relocate the wall to align with the health food store.

Mayor Casale: Attended the Little League Parade and the Dog Parade. Thanked the Barkery and Safe Havens for their role in organizing the dog parade. Will be meeting with the skate park advocates soon. Read the proclamation from the Elks Club about Youth Week.

Resolutions, Ordinances and Local Laws:

1. Resolution to Adopt the Local Law Regarding Workforce Affordable Housing

Mayor Casale read the entire local law.

- Motion by Council Member Wetherbee, second by Council Member Ross
5-1 Council Member Muhammad voted no

2. Resolution to Authorize an Agreement with Millennium Strategies for Grant Writing and Administrative Services

- Motion by Council Member Muhammad, second by Council Member Ross
6-0

3. Resolution to Appoint Peter Hockler to the Position of Wastewater Treatment Plant Maintenance Helper

- Motion by Council Member Muhammad, second by Council Member Harper
6-0

Approval of Minutes of April 3, 2017:

- Motion by Council Member Muhammad, second by Council Member Ross
6-0

Budget Amendments:

- City Administrator read the budget amendment details

Second Opportunity for Public Comments: Each speaker may have one opportunity to speak for up to three minutes on any subject matter on which the Council can take action.

Speakers:

Clark Gebman: Continued the affordable housing comment as it relates to his property on Liberty Street. Offered a settlement to the 10-year saga.

Jodi McCredo: Gave an update on the Human Relations Commission.

Executive Session:

- Motion by Council Member Muhammad, second by Council Member Harper
6-0

Next Workshop: May 8, 2017

Next Meeting: May 15, 2017

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council, held in the Municipal Center at One Municipal Plaza on April 17, 2017. Please note that the video recording of this meeting is available at <http://vimeo.com/channels/40154>.

Council Members Present:

Lee Kyriacou, At Large
George Mansfield, At Large
Peggy Ross, Ward One
Omar Harper, Ward Two
Pamela Wetherbee, Ward Three
Ali Muhammad, Ward Four
Randy Casale, Mayor

Also Present:

Anthony Ruggiero, City Administrator
Nick Ward-Willis, City Attorney

Council Members Absent/Excused:

A moment of silence was observed for those who work to protect human rights

First Opportunity for Public Comments: Each speaker may have one opportunity to speak up to three minutes on any subject matter other than those which are the topic of a public hearing tonight.

Speakers:

Mike DiPompo: The ICE officers have been picking up illegal immigrants. Council is working on laws that have no use but to take up time.

Dennis Pavelock: All speakers should be given respect.

Community Segment:

Tina Lee: Spoke about NAMI and the history of the organization. May is Mental Health Awareness Month.

Mayor Casale read the proclamation

Brian DiFeo: Gave details of the upcoming Earth Day event.

- **Public Hearing No. 1: Continuation of the Public Hearing Regarding Workforce Affordable Housing**

Mayor Casale asked Nick Ward Willis and John Clarke, Planner to explain the intent of the local law.

Speakers:

Samantha Brit: Middle class and lower class renters are being forced out of their homes due to increases in rental costs. Gave statistics about the number of people who have no home of their own. The City does not need any more high-end units or artists' lofts. Asked if the City stands for profits or for community. Thanked the rec department for offering tuition assistance for after-school program. Also

thanked the Common Ground Farm for their help with providing food assistance through the farmers market. (Attachment No. 1)

Theresa Kraft: The City if being overdeveloped and the tall buildings will block views. City needs to stop developers from having the max density. This will be a drain on City resources.

Taylor Palmer, Representative of the Development Community: Appreciates the work that has been done on the local law. Advised that there are four points that the development community would like to make development feasible for them.

1. 2 for 1 density bonus
2. Remove the density cap
3. Increase 80% to 100% of AMI
4. Would like "for sale" units to be excluded from this local law and tabled for separate discussion.

Rodney Weber: Has done a lot of his own research on this issue. Increasing the supply of housing lowers the prices. Fighting gentrification by blocking development has the opposite effect. Beacon has a 2% vacancy rate; healthy cities have a 6% rate.

Clark Gebman: Met with Mary Paden last week. Advised that he is a certified appraiser. Gave details about appraisals of properties. Gave an option about how affordable housing can work. The Beacon Code has no provision for four-family houses.

The public hearing was adjourned until May 1. Motion Council Member Kyriacou, second Council Member Wetherbee

5-2 (Mayor Casale and Council Member Muhammad voted no)

- **Public Hearing No. 2: 2017 Capital Plan**

Speakers:

Clark Gebman: Asked what project would benefit the residents' real estate values. Recalled a story from the 1970s when the developer was going to provide a separate stormwater facility (Hugo Jensen). Feels that the City needs water pollution monitoring devices in our capital plan. We should be planning first for our safety.

Motion to close: Council Member Mansfield, second by Council Member Wetherbee
7-0

Council Member Reports:

Ali Muhammad: Suggested that the City create a dedicated Recreation Fund. Would like to talk about the differences between Section 8 and Affordable Housing. The Terrence Wright Memorial Basketball League is stating in May.

Omar Harper: Had no comments.

Lee Kyriacou: Advised that traffic and parking problems are manifest. Retracted his earlier statements on emergency access on 9D after walking and driving the route. Gave details of obtaining access. When he was a child, his family owned a 7-family house and they lived in one unit and they rented out the other six. Gave specifics about his four-family house's tax costs. Added that council might want to add more density closer to Main Street.

George Mansfield: Would like to review the Central Main Street Plan with regarding to setbacks. Negative dialog does no good. Feels it is ironic that Facebook is called Facebook when nothing about it is face to face. Attended the Chronogram Magazine symposium about what makes Beacon special and it is clear that it is our volunteerism and community involvement. Encourages the community to interact face to face rather than on Facebook. Likened the work that they are doing now to "planting trees that we may not get to experience the shade in their lifetime".

Pam Wetherbee: Agrees with George about the plans that are being made today. Encourages people to attend Planning Board meetings.

Peggy Ross: Encourages everyone to attend the planning board meeting where they will discuss Edgewater. The Earth Day clean up promises to be a nice day.

Mayor Casale: Read the ratification of the firefighters. Advised that the High School is holding a career fair on May 25.

Appointments:

1. Resolution Appointing Carl Garofolo as a police officer.

- Motion by Council Member Mansfield, second by Council Member Harper
7-0

2. Resolution Appointing Alyssa Orsetti as a police officer.

- Motion by Council Member Muhammad, second by Council Member Wetherbee
7-0

Captain Junjules introduced Police Officer Orsetti.

Resolutions, Ordinances and Local Laws:

3. Resolution Adopting the 2017 Capital Plan

- Motion by Council Member Muhammad, second by Council Member Mansfield
7-0

4. Resolution to Authorize the Settlement of a Tax Certiorari Matter with JP Morgan Chase Bank

- Motion by Council Member Mansfield, second by Council Member Muhammad
7-0

5. Resolution to Authorize the Settlement of a Tax Certiorari Matter with M&T Bank

- Motion by Council Member Muhammad, second by Council Member Mansfield
7-0

6. Resolution to Set a Public Hearing for May 1, 2017 to Receive Comments Concerning a Local Law to Amend Chapter 223, Article III, Section 26, Subsection C Concerning Off-Street Parking

- Motion by Council Member Wetherbee, second Council Member Ross
7-0

Approval of Minutes of March 20, 2017:

- Motion by Council Member Kyriacou, second by Council Member Muhammad
7-0

Second Opportunity for Public Comments: Each speaker may have one opportunity to speak for up to three minutes on any subject matter on which the Council can take action.

Speakers:

Clark Gebman: The Grovesville Dam sediment is a danger to the City of Beacon. The Texaco site attorney is the City Attorney. Feels that this creates a conflict of interest. Would like the City to do things in the interest of the City taxpayers.

George Mansfield commented that the comments should not be directed to individuals but to the council as a body.

Theresa Kraft: Encourages the public to come to council meetings and participate.

Lisa-Marie Martinez: Thanked the council for their time and attention with regard to the Safe City resolution. Would like to think that is more than just words on paper.

Adjournment:

- Motion by Council Member Muhammad, second by Council Member Wetherbee
7-0

Next Workshop: April 24, 2017

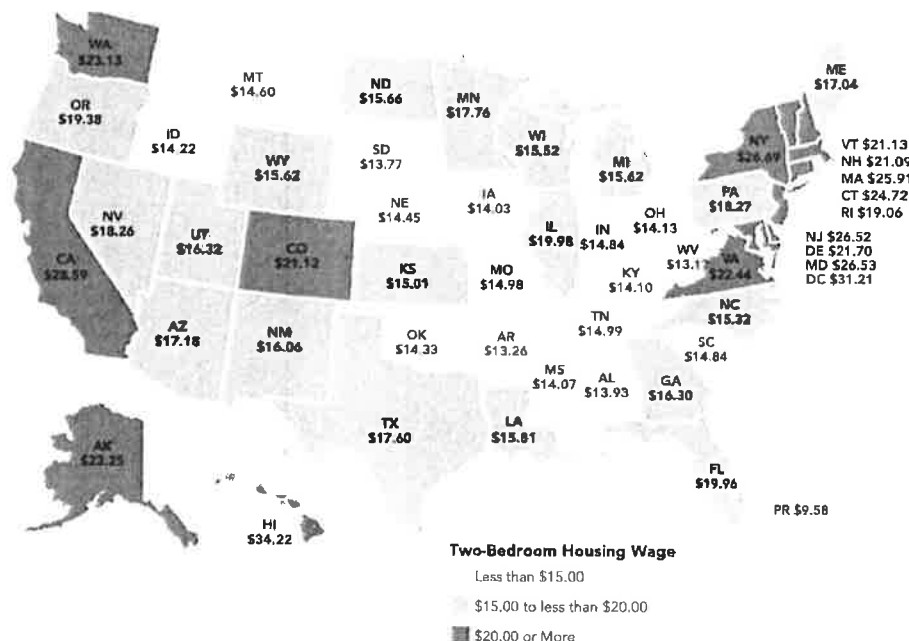
Next Meeting: May 1, 2017

OUT OF REACH 2016 FACTS OVERVIEW



THERE IS A FUNDAMENTAL MISMATCH BETWEEN THE WAGES PEOPLE EARN
AND THE PRICE OF DECENT HOUSING

WAGES NEEDED TO AFFORD RENT ACROSS THE U.S.



IN 2016,
THE
2-BEDROOM
NATIONAL
HOUSING WAGE IS



\$20.30

An American household
must earn at least **\$20.30**
an hour to afford a
modest, two-bedroom
apartment without
spending **more than**
30% of income on rent.
This wage varies from
state to state.

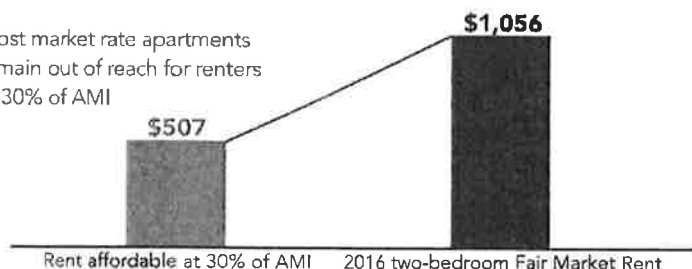
DID YOU KNOW?

1 in 4
RENTER HOUSEHOLDS OR
10.4 million
HOUSEHOLDS



**HAVE INCOMES AT OR BELOW 30%
OF AREA MEDIAN INCOME (AMI) AND
CANNOT AFFORD THE RENT**

Most market rate apartments
remain out of reach for renters
at 30% of AMI



MINIMUM-WAGE WORK DOESN'T PAY THE RENT IN MOST AREAS:

Federal minimum wage:	Annual income:
\$7.25	\$15,080

2016 one-bedroom Housing Wage:	
\$16.35	

Number of hours at minimum wage needed to afford rent:	
90	

S1901

INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)

2011-2015 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Tell us what you think. Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject

ZCTA5 12508

Households

Families

Married-couple
families

Estimate

Margin of Error

Estimate

Margin of Error

Estimate

Total	7,152	+/-364	4,271	+/-282	2,740
Less than \$10,000	4.9%	+/-2.1	3.7%	+/-2.1	0.2%
\$10,000 to \$14,999	6.7%	+/-2.5	4.5%	+/-2.7	0.0%
\$15,000 to \$24,999	11.3%	+/-2.8	9.0%	+/-3.7	4.3%
\$25,000 to \$34,999	9.0%	+/-2.4	5.4%	+/-2.7	3.9%
\$35,000 to \$49,999	8.0%	+/-2.4	9.4%	+/-3.4	6.9%
\$50,000 to \$74,999	13.3%	+/-2.5	12.2%	+/-3.0	11.1%
\$75,000 to \$99,999	15.1%	+/-3.6	16.2%	+/-3.6	19.0%
\$100,000 to \$149,999	21.0%	+/-3.3	25.0%	+/-4.4	33.0%
\$150,000 to \$199,999	7.5%	+/-2.1	11.2%	+/-3.0	16.5%
\$200,000 or more	3.3%	+/-1.3	3.4%	+/-1.4	5.0%
Median income (dollars)	68,965	+/-6,704	84,048	+/-7,350	(X)
Mean income (dollars)	81,959	+/-6,023	93,528	+/-7,843	N
PERCENT IMPUTED					
Household income in the past 12 months	34.0%	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	33.0%	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)	(X)

I am here to discuss the issue of affordable housing and gentrification in the city of beacon. For those of you who don't know what gentrification is let me paint a picture for you. ~~Lower~~ middle class and low income families and communities are forced out of their homes due to rising costs of living, once they leave the owners renovate the apartments or houses and triple the costs of rent. People buy apartments and houses for cheap and then rent them out for outrageous prices. This process destroys entire communities. According to the united states census bureau the mean income in ^{the city of} beacon in 2015 was \$81,959, this number is clearly heavily skewed. In 2015 31.8% of the beacon population made more than \$100,000 a year, while about ~~4%~~ ^{22.9%} of the population made under \$25,000 a year. I ask you what are the lives like for that ~~4%~~ ^{22.9%}? 15% of beacon's population is food insecure, that is higher than the national average of 11%. Food insecurity put simply is when someone does not know where their next meal will come from. Research shows that food insecurity leads to academic disparities and behavior issues in children. Currently in this city there are parents living with the trade off of paying bills or feeding their children nutritious meals. Would you want that for your children? Why don't these people move? The fact is many of ~~these~~ ^{the people in this situation} people have their roots in this city, moving to live somewhere more affordable would mean giving up their support systems, giving up their community and losing the roots of generations of their family planted here. I know of a number of people who have gone homeless in the past year living in beacon. When I say homeless I mean ~~these~~ people went from living in their own place to not being able to afford it, to house hopping between friends and family, some of these individuals have children living on others' couches. My generation is viewed as lazy because we live with our parents in our late 20's but I ask you, when you were in your 20's living in beacon was the cost of an apartment ~~\$350,000~~ ^{over \$1,000}? This city does not need anymore luxury buildings, artists lofts or pricy studios. This city needs more affordable housing available. The section 8 wait list is years long. There are three luxury buildings that have gone up this year, so I ask you what do you stand for, profit or community? -Samantha Brittain

a 1 Bedroom

① when proposals for new buildings of renovation old building are going to be made
time talk about criminal justice system

Erika Gibbs
11 Falconer Street
Beacon, NY 12508
May 1, 2017

Beacon City Council
1 Municipal Plaza
Beacon, NY 12508

Dear Esteemed Members of the Beacon City Council:

Recently the issue of affordable housing has been raised during Beacon City Council meetings. Samantha Brittain has done an amazing job bringing attention to this crucial topic, and I would like to share my personal story in hopes that it brings more awareness and ultimately a reasonable resolution to the ongoing issue.

I have lived in Beacon for the past 25 years, the same city where my father grew up and attended school. There has been substantial progress made in Beacon (progress has been made throughout the city but I will use Main Street as an example) – I remember back when I was attending Rombout and Beacon High in the early 2000's Main Street was unsafe, unclean, and teeming with unsavory characters. In the past 10 years, Main Street has experienced a rejuvenation along with the rest of the city. We've seen an influx in tourism; new shops, restaurants and artist studios have popped up; the city is cleaner and safer for tourists and residents alike.

With all these improvements there has been one downside that affects nearly all residents who have their roots in Beacon – families whose names are a legacy in Beacon, families who have lived in Beacon for generations and whose children grow to live in Beacon. The cost of rent has skyrocketed as Beacon experienced its Renaissance, per se, to the point where locals cannot afford to live in the city they've called home for their entire lives. These people, the backbone of the community, are being forced to move out of their hometown and are being replaced by tourists. In the meantime, they are being burdened with the decision "Do I pay my rent/mortgage and keep a roof over my family's head, or do I buy groceries and keep them healthy and fed?"

In 2007, I moved into my first apartment with my then-boyfriend on Commerce Street, an 800 square foot 1 bedroom apartment with 2 windows – one that looked at a brick wall with no sunlight, and one window in the bedroom with the luxurious view of the parking lot. In 2007, I paid \$800 per month to rent that apartment, no utilities included. It is reasonable for rent to increase over the years, but that apartment is now \$1,600 per month with the same utilities included – zero.

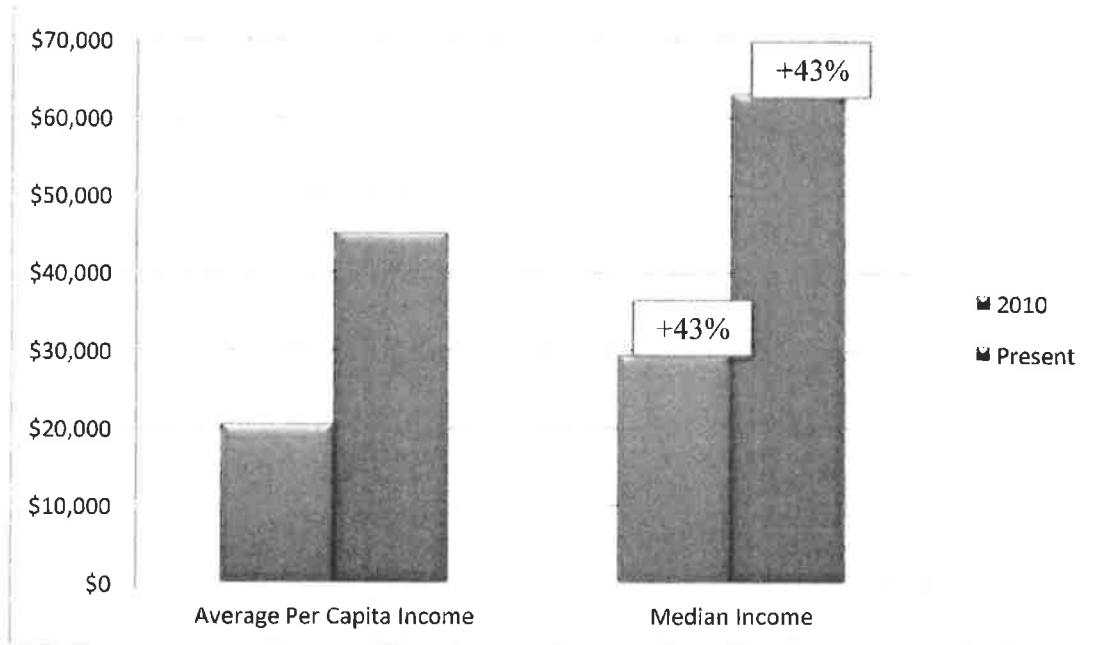
The last apartment we lived in on Main Street was \$875 per month when I first moved there in 2010. I was very lucky to have had landlords who were very conscientious of the rent situation in Beacon and tried their hardest not to gouge the rent, unlike other

apartment owners in the area. By the time I moved out in December of 2016, the rent there had steadily increased to \$1,175.

Searching for a new apartment was one of the most difficult tasks. Small studios and one bedroom apartments are going for \$1,300 to \$1,500 (mind you, these aren't luxury apartments either). It took me six months to find an affordable apartment, during which time I was in the midst of a malicious breakup but left with no choice but to stay until I found a new apartment. Eventually I did find one that is barely affordable with my salary. I commute to Westchester on a daily basis, and there have been numerous times where I have had to overdraft to pay for gas because rent and normal, required household expenses exceeded my income. Without children, sustainability is a struggle. I can only imagine the struggles faced by those with children, some of whom have a lower income than myself.

My personal situation is far from uncommon. A large portion of Beacon's population that is in their 20s still live home because financial independence is little more than an unrealistic aspiration. There is a large amount of people in their 30s that still live home because again, independence is as much of a luxury to them as the lavish apartments that keep appearing in Beacon are to the upper class that keep pushing the middle and lower working class deeper into poverty as they struggle to make ends meet with the increasing costs of living in the area they have called home for decades.

Here's a few fun facts to keep in mind: Average rent in Beacon for a 1 bedroom apartment is \$1,320 (this does not include utilities, a necessity). The cost of living in Beacon is 4% higher than the New York average, 25% higher than the national average. The cost of housing is 31% higher than the national average. Below you can see the 43% increase in not only average per capita income, but also in median income, which is largely attributed to people of wealth (i.e. property investors, former NYC-area residents).



The improvements that have been made to Beacon in recent years have made this amazing city into something greater than it ever was. However, at what point will the growth push out the people who *are* Beacon – the ones who planted their roots here so many years ago and have stayed here and raised generations here? These are the Pop Warner coaches, the Little League players, the Green Teen students. At what point will our City Council stand up for its long term residents and say enough is enough, we need to take care of our own? We, the people standing before you today in favor of affordable housing, are the ones who have invested in this city all of our lives. Where is the compassion for the community that attracted all of the tourists, incited all the changes to make Beacon better? It's a beautiful thing that so many outside of our community love to visit and have even moved to Beacon, but if the housing costs continue increasing at the rate they are, at some point soon the very people who created what attracted the positive change will soon no longer be able to afford to live in the city they've taken pride in being a part of. I implore you to take any measures within your power to ensure that this doesn't continue to happen.

Sincerely,

Erika Gibbs

Elizabeth Evans

From: Zev <zev@wolfeny.com>
Sent: Monday, April 17, 2017 2:03 PM
To: Randy J. Casale
Cc: Omar Harper; Pam Wetherbee; Ali Muhammad; George M. Mansfield; Lee Kyriacou; Peggy Ross; Anthony Ruggiero
Subject: workforce housing law

Dear Mayor, Councilmen and Town Administrator,

On behalf of my father, the president and Co-owner of Beacon Hip Lofts, I'm writing the following:

I would kindly request that the council delay the voting on the new local law amending Chapter 223 concerning affordable housing until after the Jewish holidays.

Unfortunately I was not able to attend the prior open workshop session on this law (April 10th) because it also fell on a Jewish holiday. Furthermore, the latest rounds of revisions came in the late afternoon on April 14th. As an observant Jew, I am not allowed to work on religious holidays nor allowed the use of any electronics, including a telephone.

I do care very much about this local law, which will affect my business and decision-making. I would very much appreciate the chance to share my thoughts, as others in the Beacon community have been able to do.

Thank you,

Jack

--

Zev Werberger

Project Manager | The Lofts at Beacon

C: 646.799.3346

O: 845.202.7752

To whom it may concern:

As I am unable to make it due to the Jewish holidays, and the one reason I made it the week prior was by telling my family that I was unable to make the seder, please include these comments in the public record.

While the pursuit of Workforce Housing is both noble and a necessity, the current proposal put forth by the Beacon City Council does little to address the issue on either the actual need for Workforce Housing Units to be developed in Beacon, and how best to incentivize a developer to take on the task of it's creation. As the legislation currently is drafted, It actually disincentivizes development, namely condo development, altogether for developers who are choosing to put their money into Beacon, rather than somewhere else with more security, like a Brooklyn or a Bronx project.

Not only has a study not been done to conclude how many additional Workforce Housing Units the city needs, the numbers for a developer, simply put, do not work. It requires a developer to concede a substantial part of their profits for units that to the user very well could be unaffordable, all while the city foregoes tens of thousands of dollars in taxation up front, and hundreds of thousands of dollars in just a few years. Moreover, the demand for such units is not there, nor do they make much financial sense to the potential purchaser of a condominium.

What is not understood by many who support this legislation is that every dollar in profits in Beacon, the driving motivation behind development, is worth MORE than dollars in a place like Brooklyn for condo development or the Bronx for rental unit development. The potential loss of every dollar, as demonstrated below, is a substantial loss to the developer. This makes the risk for every development where an issue in something so basic as a construction hiccup can come up, that much greater. In fact, it brings the risk level to the point that Beacon becomes a high risk place for rental units, and a place not worth going into for condominium development.

Development Costs

For any developer, there are a multitude of costs associated with any development. Outside of the hard costs, like construction, there are soft costs that are factored into it, like the architect and engineering fees. Often, a developer will come in with around 30% of the money required for a development project. The other 70% will be financed by a lending institution.

Above, I used the example of Brooklyn and the Bronx because that is where there is next to no risk. There will always be a buyer for a condo unit and a renter for a rental unit, and no unit will be vacant. The same cannot be said about Beacon. Albeit there is a thriving housing market, Beacon is still a greater risk for developers than New York City. While the overhead, namely the construction costs are less in Beacon than in the City, the thing that incentivizes development is profit margin.

Hypothetically, let's say two developers were building two different condo projects with the same square footage, one in Williamsburg, the other in Beacon. Each building will be 20,000 sf and consist of 19, 1,000 sf units, and each will borrow 70% of the money needed at a 5% interest rate on construction, and let's assume that each project takes one year.

Note: In any development of residential units, you have to remove space for common areas like lobbies, elevators, mechanical rooms and hallways that cannot be counted into the sellable square footage. Often, this number is about 7.5% of the building.

Developer A: Williamsburg

Upfront Costs

Cost to Purchase Land: \$2,500,000

Additional Cash Investment for Development Needed (30% of construction): \$3,300,000

Construction Assumptions:

Average construction cost per sf in NYC: \$550/sf¹

Total Construction Cost: \$11,000,000

Total Construction Loan: \$7,700,000 at 5%

Sale Assumptions:

Average condo per sf cost in Williamsburg: \$1,072/sf²

Value of 20,000 sf: \$21,440,000

Unsellable square footage due to common areas: 1,000sf

Value of Unsellable square footage: (\$1,072,000)

Average Sales Price per unit: \$1,072,000

Full Building Sellout: \$20,368,000

Expenses:

Repayment of Construction Loan: (\$8,085,000)

Building Profit Pre Tax and Fees: \$12,283,000

Capital Gains (31.5%): (\$3,869,145)³

3% Brokers Fees: (\$611,040)

Repayment of Initial Investment: (\$5,800,000)

Developer A Profit: \$2,002,815

Cash-on-Cash Return: 34.53%

¹ Parker, Will and Putzier, Konrad "Construction in Trump's Crosshairs, 4/1/2017 https://therealdeal.com/issues_articles/construction-in-trumps-crosshairs/

² Corcoran Realty, 4th Quarter Report, 2016 http://media.corcoran.com/pdf/reports/2016_Q4/Brooklyn_Q42016.pdf

³ https://ballotpedia.org/Tax_policy_in_New_York

Developer B: Beacon

Construction Assumptions:

Average condo construction cost per sf in Beacon: \$240/sf (all in including land purchase, debt)

Hard Construction Cost: \$200/sf

Total Construction Cost: \$4,000,000

Loan Required: \$3,000,000 at 5%

Sale Assumptions:

Average condo per sf cost in Beacon: \$280/sf

Value of 20,000 sf: \$5,600,000

Unsellable square footage due to common areas: 1,000sf

Value of Unsellable square footage: (\$280,000)

Average Sale Price per unit: \$280,000

Full Building Sellout: \$5,320,000

2 Units for WFH Max Sale: \$208,000

LOSS due to WFH: (\$144,000)

Full Building Sellout with WFH: \$5,176,000

Expenses:

Repayment of Construction Loan: (\$3,150,000)

Building Profit Pre Tax and Fees w/o WFH: \$2,170,000

Building Profit Pre Tax and Fees with WFH: \$2,026,000

Capital Gains (31.5%) w/o WFH: (\$683,550)

Capital Gains (31.5%) with WFH: (\$638,190)⁴

3% Brokers Fees w/o WFH: (\$159,600)

3% Brokers Fees with WFH: (\$155,280)

Repayment of Initial Investment: (\$1,000,000)

Developer B Profit w/o WFH: \$326,850

Cash-on-Cash Return w/o WFH: 32.69%

Developer B Profit with WFH: \$232,530

Cash-on-Cash Return: 23.25%

Actualized developer losses: (\$94,320)

Percentage of profits lost: 28.86%

Beacon Taxation w/o WFH: \$159,600/yr

Beacon Taxation with WFH: \$155,280/yr

Beacon Annual Loss in Taxation: (\$4,320/yr)

Beacon Percentage Loss in Taxation: (2.7%)

Beacon Annual Loss over 10 years: (\$43,200)

⁴ https://ballotpedia.org/Tax_policy_in_New_York

As you can see, without a Workforce Housing component, Beacon condo developments rival the returns seen in Williamsburg. Adding such a component makes Beacon far less attractive to develop, to the point of not being even worth the time for a developer or investor to leave New York to put their money into work.

There are other, and significantly better ways to address the need for Workforce Housing. In fact, being that the law is written in such a way that for every 10 units, 1 unit must be made for Workforce Housing, how many Workforce Housing units does the City feel need to be created for this demand to be met? Doesn't it make more sense to establish this number first? Further, wouldn't it make more sense to incentivize a developer to create the same amount of units needed in one or two potential sites than to scare away all developers and face the larger macroeconomic ramifications? Has the study even been done to figure out how many Workforce Housing units the city needs?

As I said above, there is nothing wrong in the very noble pursuit to Workforce Housing. In fact, I support it, but not in the way that it is currently drawn up. To any specialty housing it has to come with an incentive to developers to actually take it on. In New York City, it was 421-a, a program that abated property taxes for the creation of affordable housing rental apartments. Putting the onus of responsibility solely on developers to create these units at the expense of one-third of their profits will scare away all developers, sending them into other areas where development can rival or best New York. This is not the way forward.

The way forward is in working with developers to come up with an incentive to create affordable/workforce housing units. If there is such demand for these housing units, then it should be incentivized, not forced onto developers at the sacrifice of their profits, as well as the city's tax revenue. This is not just bad for developers in the short term, it is seriously damaging to Beacon in the long term. If there is a disincentive to develop in Beacon, the potential additional taxation revenue will disappear because the projects will not be done, and the developers will abandon Beacon for another city or community looking to attract developers to it. That is how seriously damaging this Workforce Housing component is to developments in Beacon.

What the City Council might not fully recognize is that scaring away developers has many more macroeconomic effects on Beacon as well. If there are no developers building at the rate they currently are, there will be less revenue for the directly effected business industries like: real estate brokerages, architects, engineers, construction workers, plumbers, electricians, etc. This means less business taxes to the county and the city, less money in the pockets of the workers and business owners, and possibly the need to shut their doors or let some of their workforce go. It means that there are fewer housing units, which means less patrons sampling the shops and restaurants on the street on a permanent basis, less tax revenue to the city, and potentially higher business turnover and longer sit times for empty apartments or commercial units, forcing rental rates to drop and real estate values with it. With less units available to purchase and a high demand to live in the area, a real estate bubble forms with artificially inflated home values, and with less revenue coming in from the businesses, the onus often gets put onto home owners who now will not be able to afford the tax increases, meaning that the only people capable of living there are those who can afford high property taxes and those who live here will need to sell their homes at a loss or below the market value (this is not very different than New Paltz where there is segregation by taxation).

This is not hyperbolic, these are the actual macroeconomic effects seen in other communities who have scared away developers. I point to someone like Peter H. Brown who wrote the book How Real Estate Developers Think: Designs, Profits and Community, and said, “throughout the history of the United States, where the great majority of land is privately owned, the buildings that make up American cities have been planned, designed and built almost entirely by developers, using private capital, one project at a time.” Moreover, he added in an interview with MinnPost, “A real estate development is a business venture financed by private investors and lenders who take serious risks with the objective of earning significant profits...development affects everything from home values and views to the use and enjoyment of public streets.”⁵ Why would Beacon take such a risk in turning away development for an undetermined amount of units that may not even be in demand? There are too many loose variables in play to set this precedent for developers.

Regardless, there are ways forward, but it is not currently how the legislation is written. I sincerely hope that this legislation will be tabled, and a task force created between City Council members, community activists, and developers to:

- 1) Determine how many Workforce Housing Units the city of Beacon actually needs
- 2) Build such units in a mix of private/public funding
- 3) Create an incentive program that makes such a development attractive to a developer

Thank you.

Sincerely,

Zachary Lewis
249 Main Street LLC
328 Main Street Beacon LLC

⁵ Callaghan, Peter “What most neighborhood activists don't understand about real estate development”, *MinnPost*, 4/06/16 <https://www.minnpost.com/politics-policy/2016/04/what-most-neighborhood-activists-dont-understand-about-real-estate-developme>

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