

CITY OF BEACON
One Municipal Plaza - Courtroom
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026

The Zoning Board of Appeals will meet on **Tuesday, July 18, 2017** in the Municipal Center Courtroom. the meeting starts at 7:00 p.m. at 12:00 AM.

1. Application submitted by Rina Shuman, corner lot at Madison Avenue and Prospect Street, Tax Grid No. 30-6054-46-208527-00, R1-10 Zoning District, seeking relief from Section 223-17(C) to construct a new single family house with a 12.2 ft. side yard setback *(15 ft. required)* and 37.2 ft. total side yard setbacks *(40 ft. required)*
2. Application submitted by 605 N. Macquesten Pkwy, LLC *(as a single member for 475 Main Street Beacon, LLC)*, Tax Grid No. 30-6054-37-076730-00, CB Zoning District, for relief from Section 223-17(D) to create 7 apartments in the building at 475 Main Street *(3 permitted)* **THIS ITEM POSTPONED PENDING PLANNING BOARD ACTION**
3. Application submitted by John Hagedorn & Patricia Kreger, 41 Cliff Street, Tax Grid No. 30-5954-34-745871-00, R1-5 Zoning District, seeking relief from Section 223-26(C)(1) to create parking in the required front yard
4. Application submitted by Beacon Todd, LLC, 18 West Main Street, Tax Grid No. 30-5954-26-647966-00, Linkage (L) Zoning District, for relief from Section 223-41.21 to create a 6,600 s.f. retail space *(5,000 s.f. maximum permitted)*
5. Application submitted by Stephen Spacarelli, Knevels Avenue, Tax Grid No. 30-5954-16-950472-00, R1-40 Zoning District, for relief from Section 223-17(C) to construct two new single family houses (after receiving Subdivision Approval) with one house having a 27.9 ft. front yard setback and one house having a 28.1 ft. front yard setback *(50 ft. required)*
6. Application submitted by Highview Development, LLC, 226 Main Street, Tax Grid No. 30-5954-27-860918-00, CMS Zoning District, to construct a new building which requires relief from Section 223-41.18(D)(5) for a 10 ft. rear yard setback *(25 ft. required)* and Section 223-41.18(F)(2)(a) to provide no off-street parking spaces *(8 off-street spaces required)*
7. Application submitted by DMS Consolidators, Ltd., 30 Beekman Street, Tax Grid No. 30-5954-26-660924-00, Linkage (L) Zoning District, for relief from Section 223-41.21(D)(5) to allow a zero (0) ft. building setback for the elevator shaft only which extends above the third story *(15 ft. building setback required)*

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Rina Shuman

ADDRESS: 30 Frances Road

TELEPHONE: 201-274-4771

Pequannock NJ 07440

E-MAIL: RinaShuman@optonline.net

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Hudson Land Design, P.C.
Daniel G. Koehler, P.E.

ADDRESS: 174 Main Street
Beacon NY 12508

TELEPHONE: 845-440-6926

E-MAIL: DKoehler@HudsonLandDesign.com

PROPERTY LOCATION: N corner, Madison Ave.
& Prospect Street

ZONING DISTRICT: R1-10

TAX MAP DESIGNATION: SECTION 6054

BLOCK 46 LOT 208527

Section of Zoning Code appealed from or Interpretation desired:

Relief from Section 223-17(c) for a new single family house with a 12.2 ft. side yard setback
(15 ft. required) & a total of 37.2 ft. side yard setbacks where a total 40 ft. is required

Reason supporting request:

For construction of a single-family home on an existing undersized lot, where
the buildable area does not provide adequate area for construction of a reasonable
conventional home.

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

Plot plan

Date: 6-2-17

Rina Shuman
Owner's Signature

Fee Schedule

AREA VARIANCE	\$ 250
USE VARIANCE	\$ 500
INTERPRETATION:	\$ 250

Rina Shuman
Applicant's Signature

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Rina Shuman

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

N/A

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

N/A

Applicant Address: 30 Frances Rd, Pegvannock NJ 07440

Project Address: North corner of Madison Avenue & Prospect Street

Project Tax Grid # 6054-46-208527

Type of Application Area variance

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, Rina Shuman, 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 ✓

Rina Shuman

Signature of Owner

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	<u>✓</u>	<u> </u>	<u>Jm</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<u> </u>	<u>✓</u>	<u> </u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<u> </u>	<u> </u>	<u> </u>

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

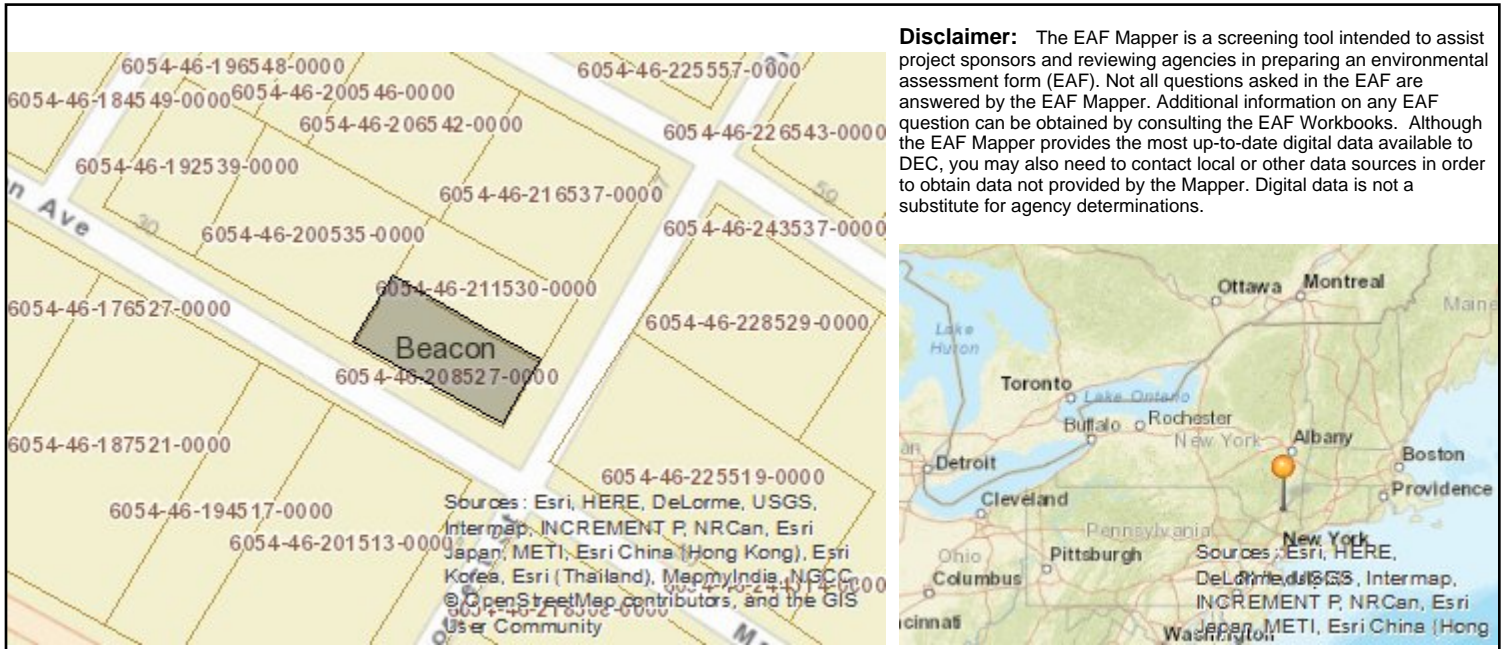
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

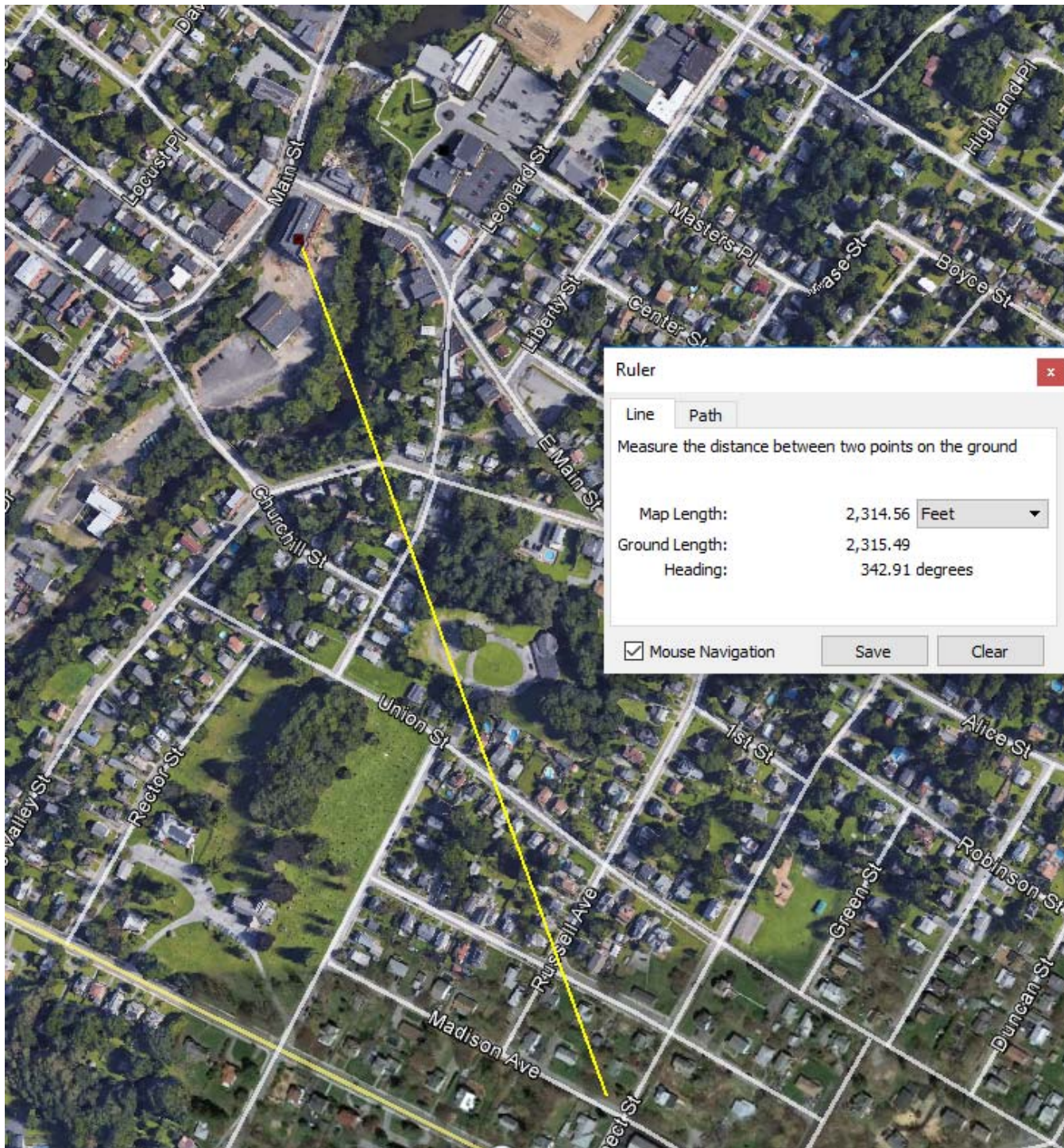
Part 1 - Project and Sponsor Information					
Name of Action or Project:					
Project Location (describe, and attach a location map):					
Brief Description of Proposed Action:					
Name of Applicant or Sponsor:			Telephone:		
			E-Mail:		
Address:					
City/PO:			State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?				NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.					
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?				NO	YES
If Yes, list agency(s) name and permit or approval:					
3.a. Total acreage of the site of the proposed action? _____ acres					
b. Total acreage to be physically disturbed? _____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres					
4. Check all land uses that occur on, adjoining and near the proposed action.					
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)					
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____					
<input type="checkbox"/> Parkland					

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>Site is located approximately 2,300 feet (per Google Earth)</u> <u>to Site C 31411B - Churchill Mills. EAF mapper provides an automatic</u> <u>yes in this case.</u>	NO	YES
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Rina Shuman</u>		Date: <u>6-2-17</u>
Signature: <u><i>Rina R Shuman</i></u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Ruler

Line

Path

Measure the distance between two points on the ground

Map Length:

2,314.56

Feet

Ground Length:

2,315.49

Heading:

342.91 degrees

☒ Mouse Navigation

Save

Clear



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

June 6, 2017

Mr. Tim Dexter
City of Beacon Zoning Administrator
1 Municipal Street
Beacon, NY 12508

Re: Variance Application
Prospect Street & Madison Avenue parcel
Tax Parcel: 6054-46-208527 (\pm 0.13-acre)
City of Beacon, New York

Dear Mr. Dexter,

Enclosed please find the following items for your review:

- Five (5) copies of a plot plan
- Five (5) copies of the Application for Appeal
- Five (5) copies of the Application Processing Restriction Law
- Five (5) copies of the short Environmental Assessment Form
- One (1) CD with the above documents electronically
- One (1) check in the amount of \$250 (area variance fee)

The aforementioned parcel is located at the north corner of Madison Avenue and Prospect Street within the City's R1-10 zoning district. As the parcel is only 5,500 square feet in area (50 feet by 110 feet), the parcel is non-conforming to the zoning district in which it lies (required area is 10,000 square feet, minimum lot width is 85 feet). To compound the problem, it is a corner lot; thereby necessitating a larger yard along the street frontages. Per Section 223-13J, *on a corner lot in any residence district, there shall be provided a side yard on the side street equal in depth to the required front yard on said lot, or, if the lot is to be occupied by a one family home, such side yard may be reduced to 25% of actual (underlining added) lot width.* We interpret this as meaning that the yard setback along Madison Avenue (refer to the plan) would then be reduced to

12.5 feet. However, we are uncertain if the intent of the code is that the yard is reduced to 0.25 of the required lot width, which would be 21.25 feet (a difference of 8.75 feet).

Therefore, we are asking for an interpretation of the definition from the Zoning Administrator. Regardless of the interpretation, there is still a need to request yard variance – the side yard is 15 feet minimum and the total of the two side yards is 40 feet minimum. The rendered decision from the Zoning Administrator will determine the extent of the requested variances.

If our interpretation of the code is correct, the requested variances will be:

1. Side yard (to the existing property to the northeast) of 12.2 feet, where 15 feet is required, thereby requesting relief of 2.8 feet.
2. Side yard (total) of 24.7 feet, where 40 feet is required, thereby requesting a variance of 15.3 feet.

If the decision rendered is that in accordance with the secondary interpretation (using the minimum required lot width), the requested variances will be the same as above, plus item two that follows:

1. Side yard (to the existing property to the northeast) of 12.2 feet, where 15 feet is required, thereby requesting relief of 2.8 feet.
2. Side yard (to Madison Avenue) of 12.5 feet, where 21.25 feet is required, thereby requesting relief of 8.75 feet.
3. Side yard (total) of 24.7 feet, where 40 feet is required, thereby requesting a variance of 15.3 feet.

In either case, the required total side yard of 40 feet renders a buildable area of roughly 10 feet wide by 40 feet deep (note that the parcel is not square, so these provided dimensions may be slightly inflated), which is inadequate for construction of a reasonable conventional single-family home.

We assume that the deficient lot area and deficient lot width, since these components are pre-existing non-conforming, do not need a variance; however, we respectfully request a determination on the same. We refer to section 223-12(I), which we believe addresses this situation. Of course, if we are incorrect and a variance is required for those components, please add that to the list of requested variances.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Daniel G. Koehler", with a stylized flourish at the end.

Daniel G. Koehler, P.E.
Principal

cc: Rina Shuman (via email)
Michael A. Bodendorf, P.E. (HLD file)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

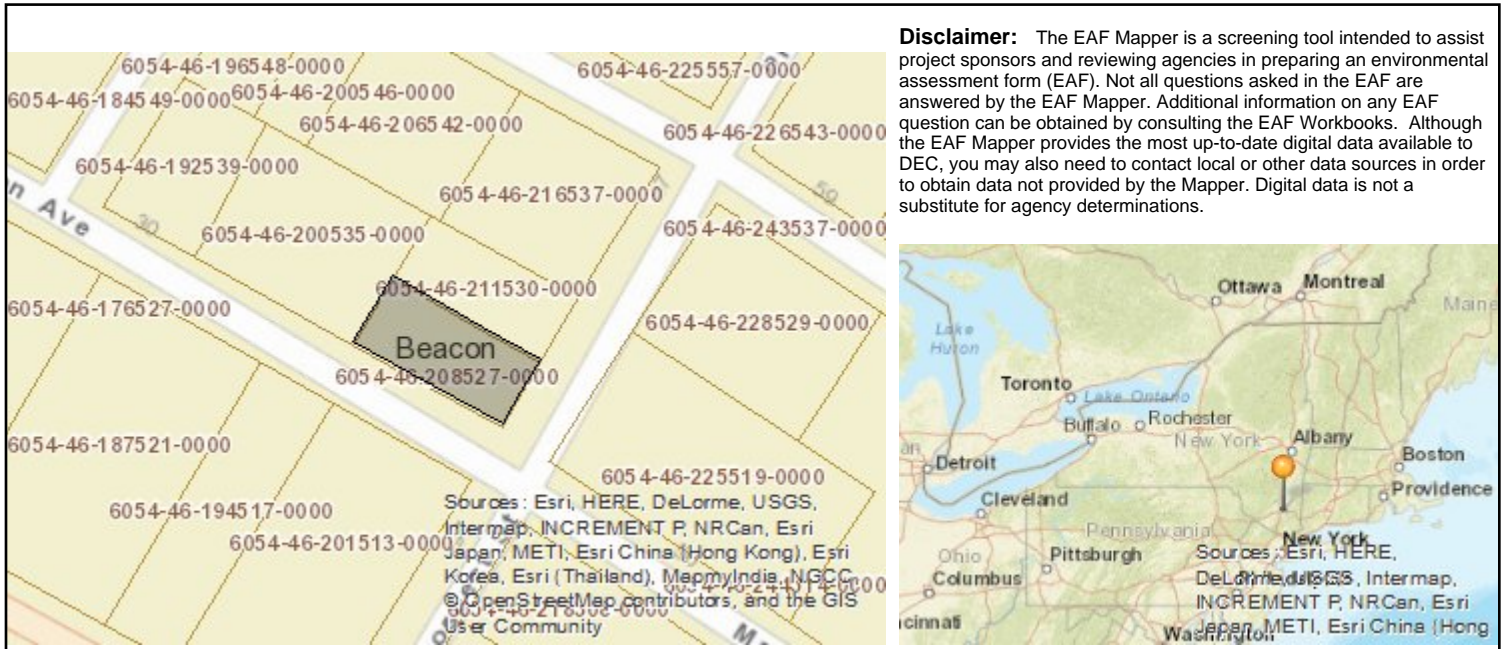
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.				
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:				
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

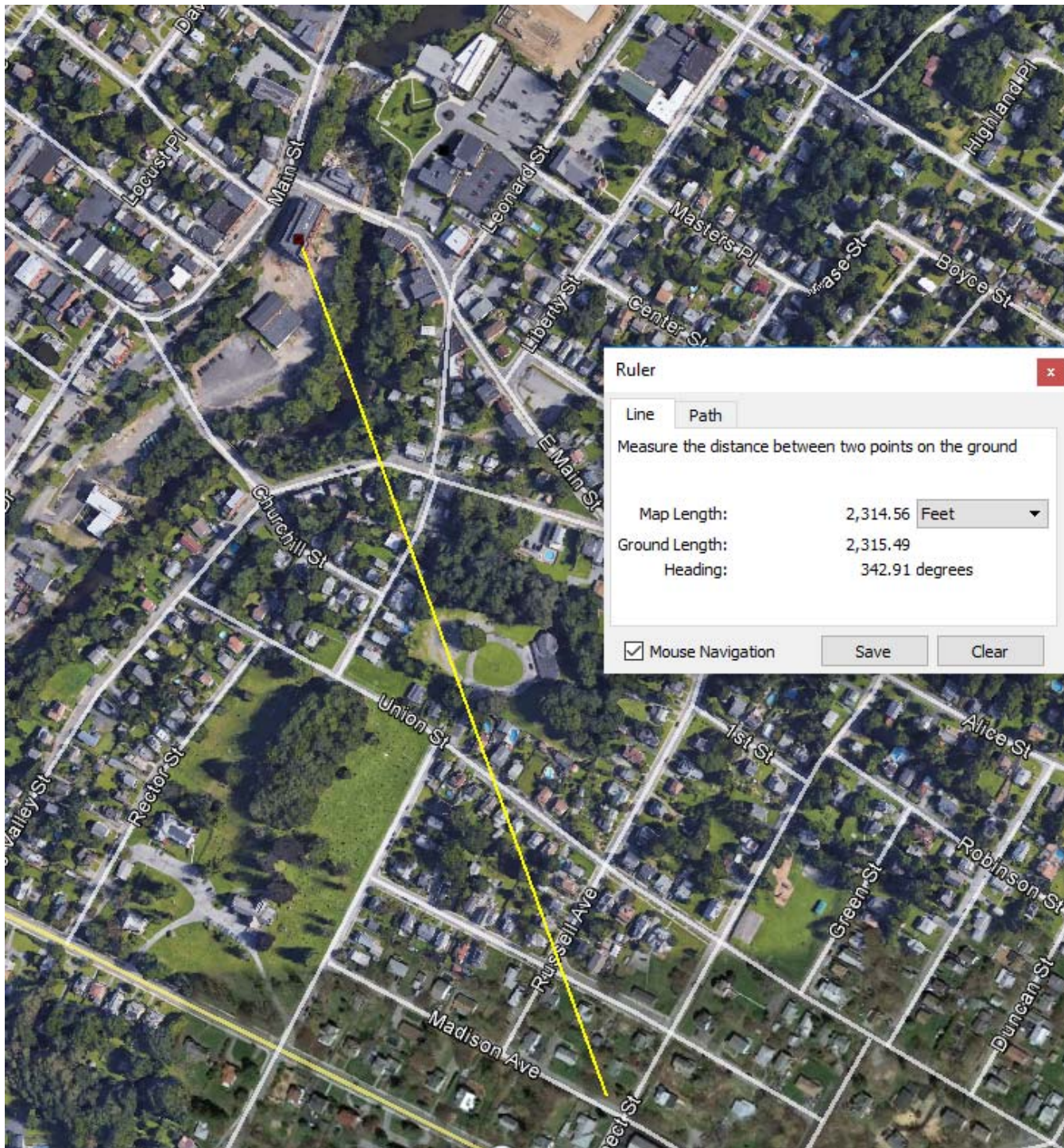
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
7. Is the site of the proposed action located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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>Site is located approximately 2,300 feet (per Google Earth)</u> <u>to Site C 31411B - Churchill Mills. EAF mapper provides an automatic</u> <u>yes in this case.</u>	NO	YES
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Rina Shuman</u>		Date: <u>6-2-17</u>
Signature: <u><i>Rina R Shuman</i></u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Ruler

Line

Path

Measure the distance between two points on the ground

Map Length:

2,314.56

Feet

Ground Length:

2,315.49

Heading:

342.91 degrees

☒ Mouse Navigation

Save

Clear

City of Beacon Planning Board
7/18/2017

Title:

475 Main Street

Subject:

Application submitted by 605 N. Macquesten Pkwy, LLC (*as a single member for 475 Main Street Beacon, LLC*), Tax Grid No. 30-6054-37-076730-00, CB Zoning District, for relief from Section 223-17(D) to create 7 apartments in the building at 475 Main Street (*3 permitted*) ***THIS ITEM POSTPONED PENDING PLANNING BOARD ACTION***

Background:

ATTACHMENTS:

Description	Type
475 Main Application	Application
475 Main Street, Floor Plan, Elevations	Backup Material

Table of Contents

5-30-17 Submission		Page
1.	<u>5-30-17 Submission Cover Letter</u>	1
2.	<u>Exhibit A - Application Form</u>	9
3.	<u>Exhibit B - 1992 Use Variance for 7 Apartments</u>	11
4.	<u>Draft Exhibit C - Google Maps</u>	12
5.	<u>Exhibit D - Full EAF (signed)</u>	15
6.	<u>Sheet 1 Site Plan ZBA_170530</u>	30
7.	<u>Sheet 4 Elevations ZBA_170530</u>	31



300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

May 30, 2017

**VIA EMAIL AND
HAND DELIVERY**

Hon. John Dunne
and Members of the Zoning Board of Appeals
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application: Area Variance For Minimum Lot Area
Premises: 475 Main Street, Beacon, New York (Tax ID: 6054-37-076730)

Dear Chairman Dunne and Members of the Zoning Board of Appeals:

This letter is respectfully submitted on behalf of On behalf of 605 N. Macquesten Parkway, L.L.C., as a single member for 475 Main Street Beacon LLC, (the "Applicant"), the owner of the above-referenced Premises, in connection with an application for an area variance for proposed modifications to an existing mixed-use building in order to construct seven (7) apartments. See **Exhibit A** – ZBA Application Form. The Premises is classified in the CB – Central Business Zoning District and has two (2) street frontages, with an existing (3)-story building frontage located on the south side of Main Street, west of the intersection with Tironda Avenue, on which the 'L'-shaped Premises also fronts. The Premises is comprised of 5,362+/- sq. ft. of land, which is currently improved by a mixed-use building, with a retail/gallery on the Main Street frontage and one (1) residential unit.¹ The existing building is adjacent to similar commercial/retail and residential mixed-use buildings located along Main Street and no changes are proposed to the footprint of the existing building.

This proposal involves the construction of a two (2)-story addition to the rear of the one (1)-story existing building to create seven (7) apartments. The 800+/- sq. ft. retail/gallery space will remain at the Main Street frontage.² The proposed building alterations and addition to the existing mixed-use building conforms to the applicable requirements set forth in the Zoning Code of the City of Beacon (the "Zoning Code"), but for the proposed lot area per dwelling unit, requiring an area variance from this Board. The City of Beacon Zoning Board of Appeals ("ZBA")

¹ Note: In 1992, the Beacon Zoning Board of Appeals granted a density variance to construct seven (7) apartments on the Premises, which will be discussed herein.

² The proposed improvements will include one (1) residential unit on the first floor in the rear of the building; three (3) units on the second floor, including one duplex unit with space on the first floor and three (3) units on the third floor.



05/30/2017

Page -2-

granted a density (use) variance on April 21, 1992,³ which approved a total of seven (7) residential units. The Premises has since been rezoned into the CB District where multi-family dwelling units are permitted. The CB District requires a minimum lot area of 1,500 sq. ft. per dwelling unit. Under the current zoning, while a three (3)-story building is permitted, the minimum lot area requirement only permits three (3) apartments as-of-right. Thus, the proposed addition requires a *de minimis* area variance of 5,138 sq. ft.⁴

Notably, as this Board may be aware, pursuant to the recommendations in the recent Comprehensive Plan Update, the City Council has undertaken to amend the Zoning Code to extend the Central Main Street (CMS) District to the upper and lower sections of Main Street that are currently zoned CB.⁵ As identified in the Comprehensive Plan, “[t]he CMS encourages infill development by raising development potential and lowering parking requirements” the purpose being “... to allow for continued commercial vitality and mix use of area along Main Street.”⁶ Indeed, under the City’s proposed rezoning as currently drafted, the existing improved Premises *would not* be subject to density restrictions, and the Applicant would not be required to obtain area variance relief for the proposed multi-family units. Accordingly, it is respectfully submitted that the Applicant’s proposal is consistent with the existing and proposed development along Main Street.

AREA VARIANCE RELIEF REQUESTED

The Applicant is requesting that the Zoning Board of Appeals (“ZBA”) grant area variance relief from:

- Zoning Code Section 223-17(D), Schedule of Regulations for Nonresidential Districts, Permitted Principal Uses. Pursuant to the Zoning Code Section 223-17(D), in the CB Zoning District:

“Residential density shall be as permitted and regulated in the RMF-1.5 Multifamily Residence District.”

³ Enclosed as **Exhibit B**, please find copy of 1992 Density Variance. Notably, at the time the Use Variance was granted, the Premises was zoned in the GB Zoning District, which did not permit residential.

⁴ Note: Zoning Code Section 223-26(B)(2) provides that parking is not required for the Premises, because the building was in existence on April 20, 1964, and the new use is less than 25% greater intensity than the use existing in 1964.

⁵ CITY OF BEACON COMPREHENSIVE PLAN UPDATE, dated March 29, 2017, at page 171 (the “Comprehensive Plan Update”).

⁶ See Comprehensive Plan Update, at 171.



05/30/2017

Page -3-

- In relevant part, Zoning Code §223-17C, the Schedule of Regulations for Residential Districts, in the RMF-1.5 Multi-Family Residence District, the minimum lot area per dwelling unit is 1,500 sq. ft., but not more than 24 dwelling units. The existing lot area is 5,362 +/- sq. ft., and based on this lot area three (3) dwelling units are permitted as-of-right. This area variance is sought to allow seven (7) dwelling units, which requires a 10,500 sq. ft. minimum lot area. Thus, an area variance of 5,138 sq. ft. ($10,500 - 5,362 = 5,138$) is requested.

AREA VARIANCE STANDARDS:

In considering the granting of the requested area variance, New York State General City Law §81-b and Zoning Code §223-55(C)(2) provide that a ZBA shall consider the benefit to the Applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. For the following reasons, we respectfully submit that upon balancing the area variance criteria, the granting of the requested area variance is warranted:

Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

The granting of the requested area variance for the proposed building alterations and additions will not produce an undesirable change in the character of the neighborhood, nor will it be a detriment to nearby properties.

Currently, as shown on the enclosed Site Plan and Building Elevations, approximately two-thirds (2/3) of the existing building is three (3)-stories. *See also Exhibit C* – Google Map Images. Through this application, the Applicant merely proposes an addition that will make the existing building three-stories uniformly throughout. Under the current zoning, the maximum building height is 35 feet. As shown on the enclosed Building Elevations, the proposed addition does not propose to exceed the permitted building height, but rather, the permitted density within the building is the relief sought.

As indicated above, the City Council is currently in the process of rezoning the CB Zoning District consistent with the recommendations in the Comprehensive Plan Update. Specifically, the zoning is being changed to remove density restrictions, consistent with existing approvals in other mixed-used developments along Main Street. Indeed, immediately west of the Premises are mixed-use commercial and apartment developments on the south side of Main Street, including apartments above Brother's Trattoria, and the redevelopment of the Beacon Theater. Additionally, the Beacon Hotel is located west of the Premises on the north side of Main Street.



05/30/2017

Page -4-

Further, the current CMS Zoning District permits up to a four-story building, where only three (3) is proposed herein.⁷ The proposed alterations and additions to the existing building are also consistent with the demonstrated land use pattern along Main Street, and the proposed apartments only modify the interior of the building. Indeed, if the building was built with only three (3) apartments, which is permitted as of right, it is respectfully submitted that the proposed addition could be constructed to three (3) stories without variance relief. However, demand in Beacon has increased the need for additional for sale and rental units, and the size and shape of the unique building and lot has created a hardship to develop units consistent with the current demand and so the instant relief is sought herein.

The Applicant is not submitting an application for a variance to increase the building height – a three (3)-story building is permitted in the CB Zoning District. However, in connection with the Site Plan review for the Premise, the Applicant's architect, Aryeh Siegel, AIA, has also reviewed the potential shadow impacts to adjacent properties for the as-of-right building height. Notably, the properties adjacent to the Premises are also zoned in the CB Zoning District and can be constructed to three (3)-stories. Further, no changes are proposed to the building footprint, and the requested relief is limited to the density of the structure consistent with the recommendations in the Comprehensive Plan Update.

Notwithstanding the above, Courts in this jurisdiction have held that where the record reveals that where many lots in the immediate neighborhood of the subject parcel do not comply with the lot area zoning requirements a Zoning Board's denial of a requested lot area variance will not be upheld.⁸ Indeed, it is understood that "[g]enerally, when an applicant is seeking variances to conform to that which is prevalent in the neighborhood, absent other overriding considerations, a denial of relief is likely to be found arbitrary."⁹

Although an area variance is being requested herein, the requested density is *de minimis* considering the existing building and conditions, and the as-of-right development that permits the building to be three (3) stories. The proposed 7-unit development simply furthers the intent of

⁷ Zoning Code Section 223-41.18(D)(7).

⁸ See Sautner v. Amster, 284 A.D.2d 540 (2 Dept. 2001)(denial of lot area variance was improper where it was based on claim that variances would create undesirable change in character of community or would cause significant impact on rest of neighborhood, where large number of lots in neighborhood were the same size as proposed lots); Easy Home Program v. Trotta, 276 A.D.2d 553 (2 Dept. 2000)(denial of lot area variance is improper where 11 lots in the immediate neighborhood of the subject parcel do not comply with the lot area zoning requirements); see also Cassano v. ZBA of Village of Bayville, 263 A.D.2d 506 (2 Dept. 1999)(denial of variance overturned where at least 9 houses in immediate neighborhood, including the house next door, had similar decks with deficient setbacks).

⁹ Daneri v. ZBA of Town of Southold, 2010 WL 4155289 (N.Y. Sup. 2010).



05/30/2017

Page -5-

the recommendations in the Comprehensive Plan Update, which would remove such density limitations. Thus, there will be no undesirable change and no adverse impacts to the character of the Main Street mixed-use neighborhood by the granting of the minimum lot size area variance, which is consistent with the character of the neighborhood.

Whether the benefit sought by the applicant can be achieved by some method, feasible to the applicant to pursue, other than the area variance.

Zoning Code §223-55(C)(2)(b)(2) requires the ZBA to consider “whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.” The range of appropriate alternatives is limited by two (2) standards: First, the alternative must still provide the benefit sought by the applicant and, second, it must be feasible for the applicant to pursue. A ZBA may not deny a variance and attempt to relegate an applicant to an alternative design that is a “profound departure” from, or substantially more costly than, the design proposed in the variance. Corporation of Presiding Bishop of Church of Jesus Christ of Latter Day Saints v. ZBA of Town/Village of Harrison, 296 A.D.2d 460 (2d Dept. 2002). See also, Baker v. Brownlie, 248 A.D.2d 527 (2d Dept. 1998) and Salkin, New York Zoning Law & Practice § 29:36 Administrative Relief from Zoning Regulations: Variances.

This application proposes modest building alterations and additions to an existing building that is primarily three-stories. Given the site constraints as an ‘L’-shaped lot and the existing development along Main Street, the proposed additions are situated and designed in a manner that allows for meaningful development of the Premises while maintaining consistency with the surrounding uses. Further, as discussed herein, the existing building could be developed to three (3)-stories as-of-right, but the size of three (3) apartments would be too large to meet the demand for units in the City of Beacon. Thus, it respectfully submitted that are no other feasible alternatives other than pursuing more intense uses of the Premises to achieve the benefit of the alterations and additions sought herein.

Whether the requested area variance is substantial.

It is respectfully submitted that upon consideration of the facts and circumstances in this situation, the requested area variance is not substantial. The substantiality of a variance cannot be judged solely by a comparison of the percentage deviation from the mandated requirements of the Zoning Code. In considering whether a variance is substantial, the ZBA shall examine the totality of the circumstances within an application. See Friends of Shawangunks, Inc. v. Zoning Bd. of Appeals of Town of Gardiner, 56 A.D.3d 883, 886, 867 N.Y.S.2d 238, 241 (3d Dep’t



05/30/2017

Page -6-

2008)(although variances were substantial the ZBA properly determined area variances will not have a substantial impact on the community); *see also* Schaller v. New Paltz Zoning Bd. of Appeals, 108 A.D.3d 821, 824, 968 N.Y.S.2d 702, 705 (3rd Dep't 2013)(upholding ZBA determination that an area variance was not substantial when compared to the nearby buildings).

Thus, the overall effect of granting the relief is the appropriate inquiry. The ZBA must consider the surrounding neighborhood and nearby lots when determining whether the Application is substantial.¹⁰ The requested minimum lot area variance involves a *de minimis* change from the existing conditions, and indeed, the proposed number of apartment units was previously approved by the ZBA. The proposed development permits the existing building to be constructed to the permitted height under the Zoning Code, and allows for apartments that are consistent with the demand and similar developments along Main Street in the CB Zoning District. Additionally, if the Premises was improved as a different, more intense as of right use, the building could be constructed to the proposed three (3)-story building height, which would comply with the Zoning Code requirements and a variance would not be required. Accordingly, there will be no adverse impact whatsoever to the surrounding properties or the adjacent properties in the CB Zoning District.

To the extent the ZBA may believe otherwise, we respectfully remind the Board that the mere fact that a variance may be deemed "substantial," or fails to meet one of the other five factors, does not preclude application of the *overall* balancing test. Church of Jesus Christ of Latter Day Saints v. ZBA of Town/Village of Harrison, 296 A.D.2d 460 (2d Dept. 2002) (determination that a request that was determined "substantial" did not excuse Zoning Board of Appeals from applying the overall balancing test).

The Applicant has submitted plans and information establishing that the proposed alterations and additions to the existing building are consistent with the character of the neighborhood and maintain the building in the Historic District. As described above, neighboring properties will not be adversely impacted by the proposed project and therefore the variances must not be considered substantial when looking at the totality of the variance application. The design of the proposed additions is reflective of other properties within the immediate vicinity of the Premises

¹⁰ See Crystal Pond Homes, Inc. v. Prior, 305 A.D.2d 595 (2 Dept. 2003)(Court overturned lot area application for 12,750 square foot lot where 21,780 was required where there were a substantial amount of substandard lots in area); Gonzalez v. ZBA of Putnam Valley, 3 A.D.3d 496 (2 Dept. 2004)(denial overturned where record showed substandard lots next to subject lot and other nearby nonconforming structures similar to that sought by applicant).



05/30/2017

Page -7-

and therefore not a departure of the overall design of the neighborhood. Thus, the requested relief is not substantial.

Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, as noted above, since the existing building can be improved to three-stories as-of-right, and the proposed use is consistent with the mixed-use development along Main Street. In addition, the proposed variance will not adversely impact the environment. The proposed addition will not change the building footprint, and the proposed addition is consistent with the Comprehensive Plan Update recommendations.

The area variance requested before this Board constitutes an Type I action under the State Environmental Quality Review Act ("SEQRA"). A Long Environmental Assessment Form ("EAF") is enclosed as **Exhibit D**.

Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

The area variance requested herein is not self-created, but instead are the result of the hardship created by the 'L'-shaped lot and the existing development on the Premises. As discussed above, the design presented herein seeks to use a portion of the existing building otherwise undeveloped with a revenue generating use, thus permitting the benefit sought herein. The proposed use is consistent with the prior 1992 Density Variance, which permitted seven (7) apartments for the Premises. This area variance is now requested because the Premises was rezoned to the CB Zoning District after issuance of the 1992 variance. The proposal is also consistent with the recommendations in the Comprehensive Plan Update to remove density restrictions for Premises zoned in the CB Zoning District located along Main Street.

The proposed alterations and additions realize the use of the Premises. Therefore, it is respectfully submitted that the Applicant's request for relief here is not self-created, and to the extent that the ZBA may believe otherwise, we respectfully remind the ZBA that this factor is not dispositive pursuant to N.Y. Village Law § 7-712-b(3)(b)(5). See Daneri, 98 A.D.3d 508 (self-created nature of difficulty is not preclusive of the ability to obtain an area variance).



05/30/2017

Page -8-

CONCLUSION

For the reasons set forth above, and as will be further discussed at the public hearing on this matter, the Applicant respectfully requests that the aforementioned area variance be granted to provide relief from the City of Beacon Zoning Code for the minimum lot area per dwelling unit for four (4) additional residential units where three (3) are permitted as-of-right on the Premises. The above list of factors is a tool for the Board to use in determining whether to grant the Application. They should not overwhelm or substitute for the required balancing. No single factor is determinative in assessing an area variance application. However, the Premises and how it compares to the existing neighborhood is a key consideration.

It is respectfully submitted that the that the proposed area variance is [the minimum variance necessary and adequate,] and that the benefit to the Applicant if the area variance is granted outweighs any possible detriment to the health, safety and welfare of the neighborhood or community by such grant.

In support of this application, please find enclosed one (1) original copy of the instant letter with the following documents:

- Exhibit A: City of Beacon Application of Zoning Variance;
- Exhibit B: Prior Use Variance Approval – City of Beacon ZBA, rendered April 21, 1992, permitting a total of seven (7) residential units;
- Exhibit C: Google Maps Aerials of the Premises; and
- Exhibit D: Completed Long Environmental Assessment Form.

In further support of this Application, we respectfully submit site plans entitled “Special Use Permit Application – 475 Main Street”, prepared by Aryeh Siegel, Architect, dated March 27, 2017, and last revised May 30, 2017.

In addition, this submission includes a check made payable to the City of Beacon in the amount of \$250, representing the Area Variance application filing fee.

Should the ZBA or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me. Thank you for your attention to and consideration of this matter.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Taylor M. Palmer'. Below the signature, the name 'Taylor M. Palmer' is printed in a standard font.

Taylor M. Palmer

cc: Edward J. Phillips, Esq., Jennifer L. Van Tuyl, Esq.; Aryeh J. Siegel, AIA

ZONING BOARD OF APPEALS
City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: 475 MAIN STREET BEACON, LLCADDRESS: 101 Castleton Street
Pleasantville, NY 10570TELEPHONE: (914) 484-2606E-MAIL: jeffmear@themeargroup.com

APPLICANT (if not owner): _____

ADDRESS: 605 North MacQuesten Parkway
Mount Vernon, NY 10552605 N. MACQUESTEN PARKWAY, L.L.C. as a single member for
475 MAIN STREET BEACON, LLCTELEPHONE: (914) 484-2606E-MAIL: jeffmear@themeargroup.comREPRESENTED BY: Taylor M. Palmer, Esq.
Cuddy & Feder LLPADDRESS: 445 Hamilton Avenue, 14th Floor
White Plains, NY 10601TELEPHONE: (914) 761-1300E-MAIL: tpalmer@cuddyfeder.comPROPERTY LOCATION: 475 Main StreetZONING DISTRICT: CB (Central Business)TAX MAP DESIGNATION: SECTION 6054BLOCK 37 LOT 076730

Section of Zoning Code appealed from or Interpretation desired:

Section 223-17 (D) in the CB Zoning District.Section 223-17 (C)

Reason supporting request:

* See attached narrative description *

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

* See attached narrative and related enclosures *Date: May 30, 2017475 MAIN STREET BEACON, LLCBy: 

Owner's Signature

605 N. MACQUESTEN PARKWAY, L.L.C., as a single
member for 475 MAIN STREET BEACON, LLCBy: 

Applicant's Signature

Fee Schedule

AREA VARIANCE	\$ 250
USE VARIANCE	\$ 500
INTERPRETATION:	\$ 250

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

APPLICATION PROCESSING RESTRICTION LAW**Affidavit of Property Owner**Property Owner: 475 MAIN STREET BEACON, LLCIf owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.
605 N. MACQUESTEN PARKWAY, L.L.C.JEFF MEAR, JULIAN MEAR Managing Members

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

195 FISHKILL AVE & 475 MAIN STApplicant Address: 605 N. MacQuesten Parkway, Mount Vernon, NY 10552Project Address: 475 Main Street, Beacon, NY 12508Project Tax Grid # 6054-37-076730Type of Application Area Variance

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.

Jeff Mear, Member

I, 475 Main Street Beacon, LLC, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

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

475 MAIN STREET BEACON, LLCBy: 

Signature of Owner

Managing Member

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	___	___	___
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	___	___	___
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	___	___	___



CITY OF BEACON

NEW YORK

May 11, 1992

Pamela Morin
P.O. Box 429
Beacon, N.Y. 12508

RE: Variance Application
475 Main Street
Tax Grid: 6054-37-076730

Dear Ms. Morin:

This letter is your official notification of the decision of the Zoning Board of Appeals rendered on April 21, 1992 in regards to your application for a density variance on the above referenced property.

The Board granted your request to permit a total of seven (7) residential units in the subject building, three (3) units each on the second and third floor and one (1) unit at the rear of the first floor. The remainder of the first floor will be utilized as retail space.

A copy of the notice of hearing as it appeared in the April 15, 1992 issue of the Hudson Valley News is enclosed for your records.

Yours truly,

Anne R. Thomas
Secretary
Zoning Board of Appeals

Encl.

cc: Building Inspector
Planning Board

Filed: May 12, 1992

Exhibit C

Google Map Aerials – 475 Main Street

View of Premises Facing South:

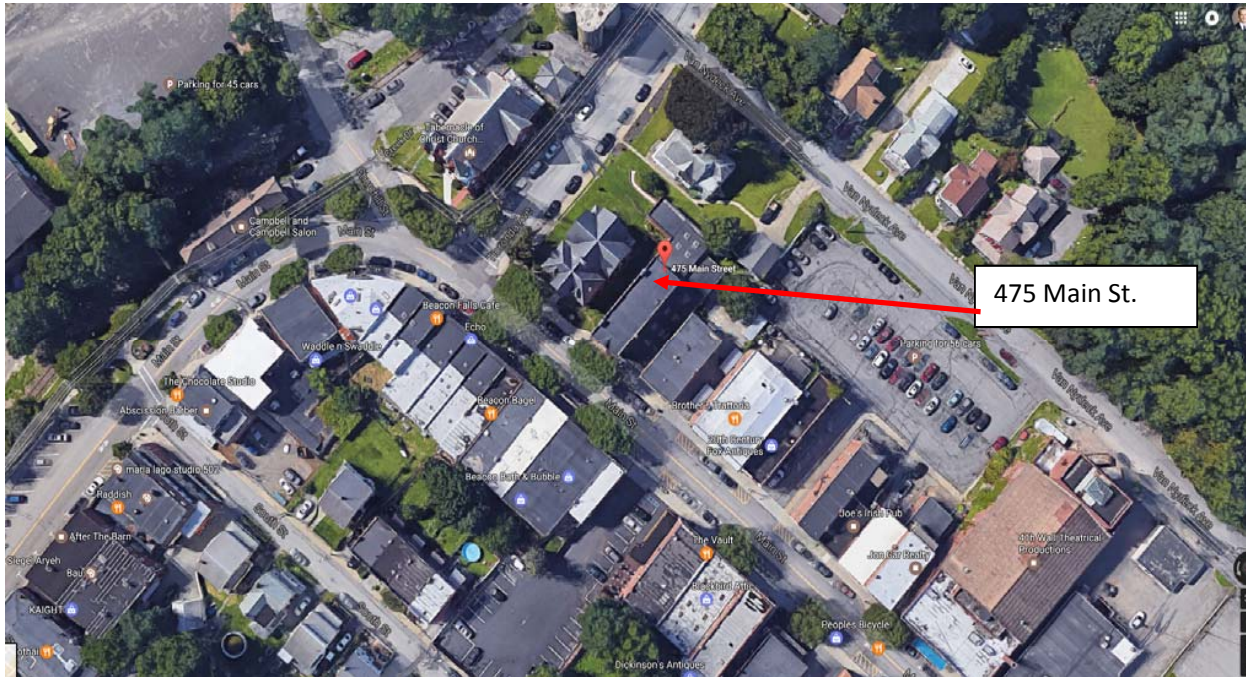


View of Premises Facing North:



Exhibit C (Cont.)

Ariel View (Birds-eye) of Premises Facing North:



View of Premises From Tironda Avenue:



Exhibit C (Cont.)

Street View of Premises From Main Street Facing South:



Street View From Main Street Premises Facing East:



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: 475 Main Street - Application for Area Variance		
Project Location (describe, and attach a general location map): 475 Main Street, Beacon, New York (Tax ID: 6054-37-076730).		
Brief Description of Proposed Action (include purpose or need): Application for Area Variance for minimum lot area per dwelling unit for proposed renovation of, and vertical addition to, existing 3-story masonry building. The addition will add two (2) floors on top of the existing 1-story section at the rear of the building. A total of seven (7) apartments and 1 (one) retail space will be created as a result of the renovation and addition.		
Name of Applicant/Sponsor: 605 N. Macquesten Parkway, L.L.C., single member for 475 Main Street Beacon LLC		Telephone: (914) 484-2606
		E-Mail: jeffmear@themeargroup.com
Address: 101 Castleton Street #206		
City/PO: Pleasantville	State: NY	Zip Code: 10570
Project Contact (if not same as sponsor; give name and title/role): Jeff Mear		Telephone: (914) 484-2606
		E-Mail: jeffmear@themeargroup.com
Address: 101 Castleton Street #206		
City/PO: Pleasantville	State: NY	Zip Code: 10570
Property Owner (if not same as sponsor):		Telephone: (914) 484-2606
		E-Mail: jeffmear@themeargroup.com
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	City Council - Special Use Permit	April 21, 2017
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Special Use Permit / Site Plan	March 28, 2017
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Central Business zone, with Parking overlay and Historic overlay	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located? Beacon City School District	
b. What police or other public protection forces serve the project site? City of Beacon	
c. Which fire protection and emergency medical services serve the project site? City of Beacon	
d. What parks serve the project site? 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)? Multi-family residential and commercial	
b. a. Total acreage of the site of the proposed action?	0.12 acres
b. Total acreage to be physically disturbed?	0.02 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.12 acres
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: 7 units	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) ii. Is a cluster/conservation layout proposed? iii. Number of lots proposed? _____ iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Will proposed action be constructed in multiple phases? 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: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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	_____	_____	_____	7
At completion of all phases	_____	_____	_____	7

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

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • 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: _____ 660 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

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

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

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

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

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

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

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

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 450 gallons/day

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

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- 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? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<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) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade to, an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8am to 5pm • Saturday: _____ 8am to 5pm • Sunday: _____ 8am to 5pm • Holidays: _____ 8am to 5pm </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8am to 10pm • Saturday: _____ 8am to 10pm • Sunday: _____ 8am to 10pm • Holidays: _____ 8am to 10pm </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8am to 5pm • Saturday: _____ 8am to 5pm • Sunday: _____ 8am to 5pm • Holidays: _____ 8am to 5pm 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8am to 10pm • Saturday: _____ 8am to 10pm • Sunday: _____ 8am to 10pm • Holidays: _____ 8am to 10pm
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8am to 5pm • Saturday: _____ 8am to 5pm • Sunday: _____ 8am to 5pm • Holidays: _____ 8am to 5pm 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8am to 10pm • Saturday: _____ 8am to 10pm • Sunday: _____ 8am to 10pm • Holidays: _____ 8am to 10pm 		

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

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.08	0.08	0
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.04	0.04	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: _____			

Page 10 of 13

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: <u>Ur (Urban Land)</u> 100 %	
_____ %	
_____ %	
d. What is the average depth to the water table on the project site? Average: _____ N/A feet	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 100 % of site	
<input type="checkbox"/> Moderately Well Drained: _____ % of site	
<input type="checkbox"/> Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 5 % of site	
<input type="checkbox"/> 10-15%: _____ % of site	
<input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100 year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500 year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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>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>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>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>i. If Yes: acreage(s) on project site? _____</p> <p>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>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>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>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
ii. Name: Howland Cultural Center, Historic Overlay District, Howland Library, Brett, Madam Catharyna, Homestead	
iii. Brief description of attributes on which listing is based: Historic Building	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe possible resource(s):	
ii. Basis for identification: Per EAF Mapper	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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 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.

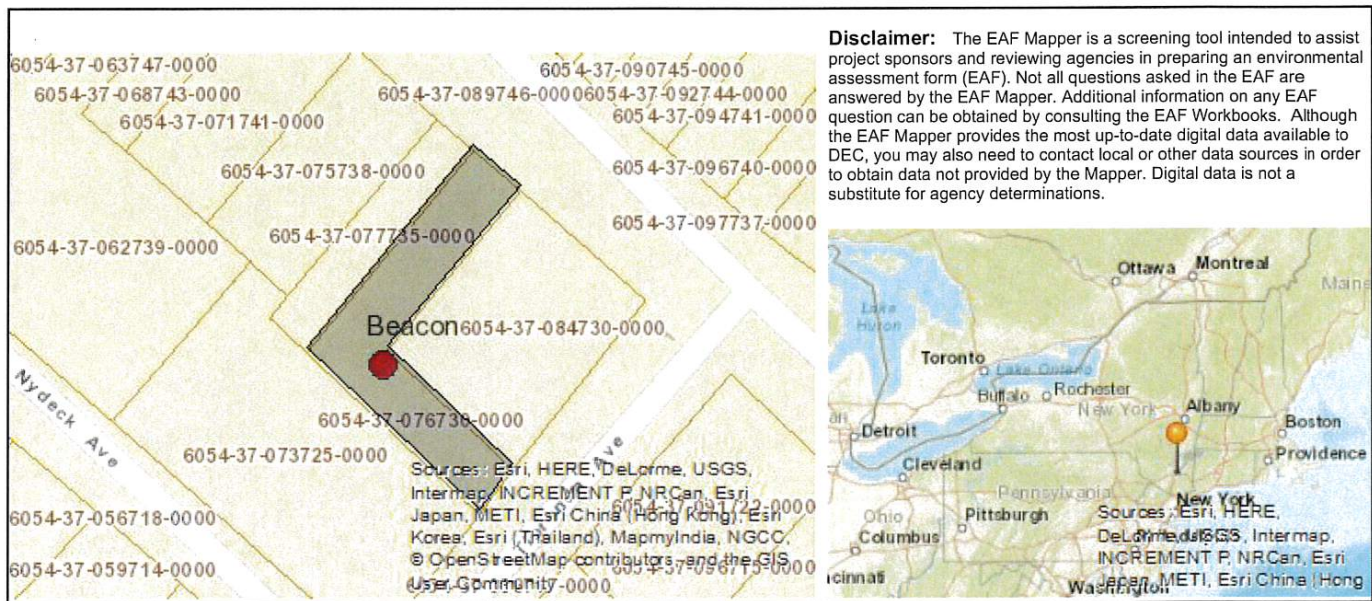
Applicant/Sponsor Name Jeff Mear Date May 30, 2017

Signature  Title Member

PRINT FORM

EAF Mapper Summary Report

Tuesday, May 30, 2017 10:43 AM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314044 , C314118
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

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

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 THE RESOLUTION AND VARIANCE. EXPOSURE, MODIFICATION OR RESCIND OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

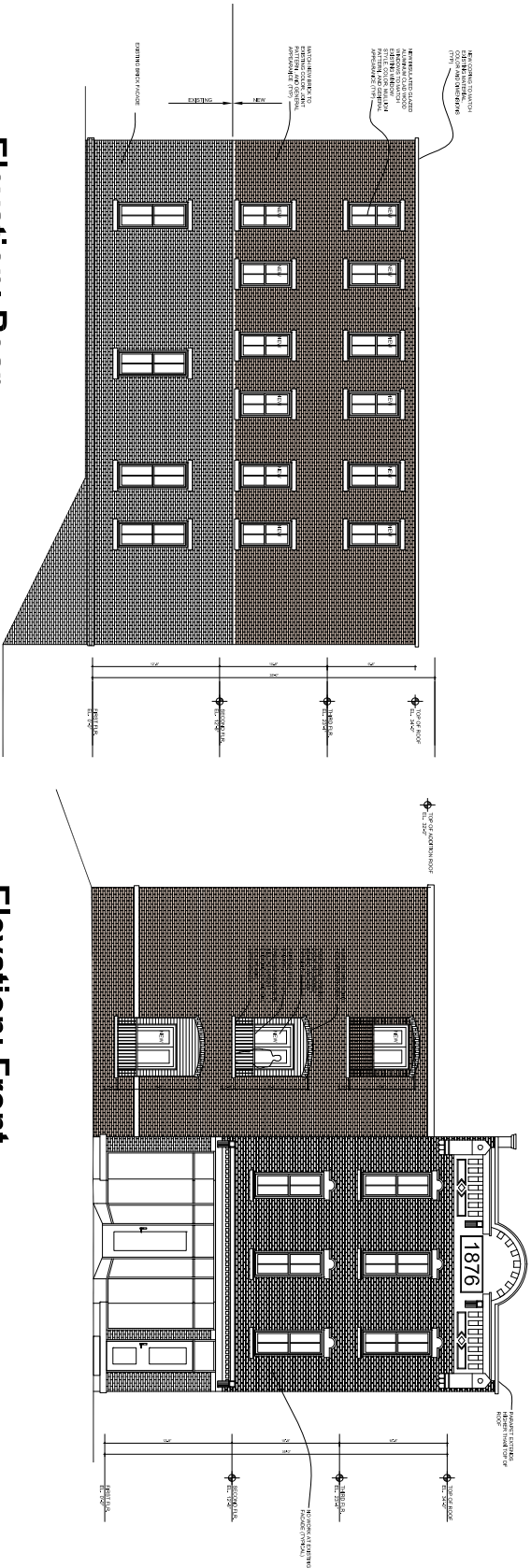
SIGNED THIS _____ DAY OF _____, 20____, BY _____ CHAIRMAN _____ SECRETARY

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

PLANT SCHEDULE		QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	Shrub	6	5-6'	lig. glabre	Sumac	30-35"	
	5-FO'	1	5-FO'	phacelurus angulatus	Bottle	5-5'	
	5-FO'	2	5-FO'	phacelurus angulatus	Bottle	5-5'	
	5-CP	21	5-CP	compensia peruviana	Sweet Fern	1 gal	
	5-PS	7	5-PS	phlox pilularis	Brick White	1 ft	

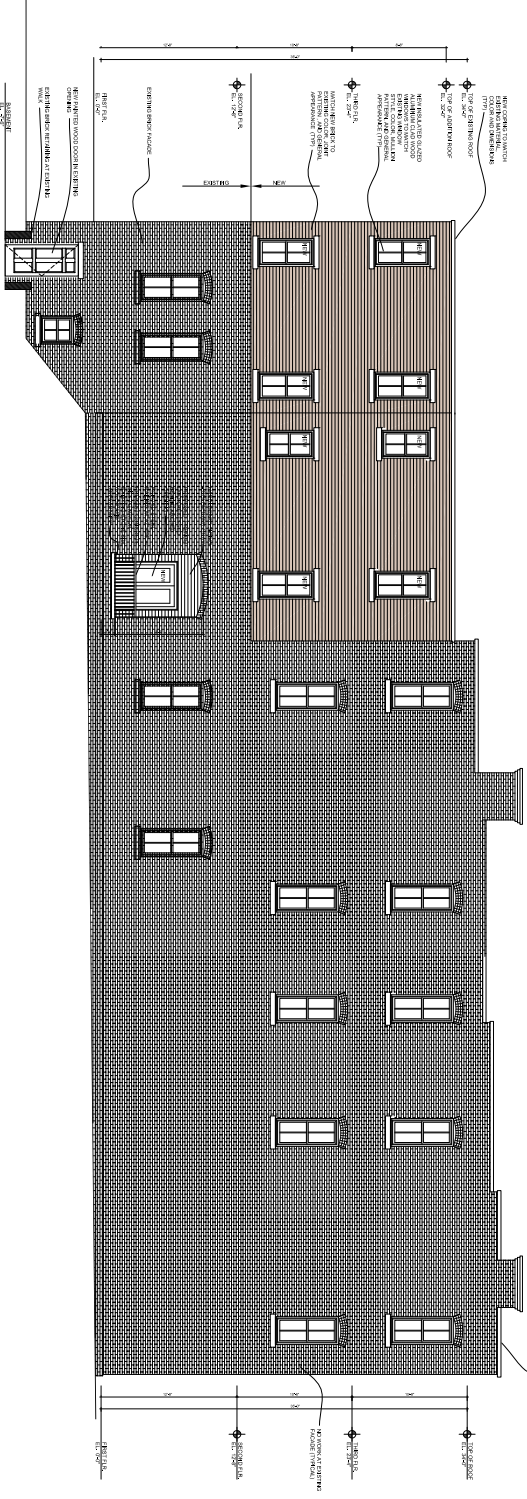
Zoning Regulations Table											
Zoning District	Required Setbacks		Proposed Setbacks		Lot Depth Required	Lot Depth Existing	Maximum Building Coverage	Proposed Building Coverage	Allowable Building Height	Proposed Building Height	Zoning Area
	Front	Side	Front	Side							
CB	0'	20'	25'	0'	100	100	NA	NA	35'	change	5,362 sf
											2
											10,724 sf
											9,048 sf





Elevation: Rear
Scale: $\frac{1}{8}" = 1'-0"$

Elevation: Front
Scale: $\frac{1}{8}" = 1'-0"$



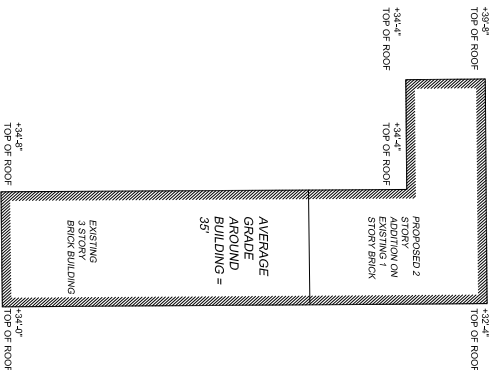
Elevation: Side
Scale: $\frac{1}{8}" = 1'-0"$

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, ENLARGEMENT, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

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

IN WITNESS WHEREOF, THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY, RESPECTIVELY, HAS SIGN IN THIS PLACE. _____ SECRETARY

REVISIONS:		
NO.	DATE	DESCRIPTION
1	04/25/17	REVISED PER PLANNING BOARD COMMENTS
2	05/30/17	REVISED PER PLANNING BOARD COMMENTS



Average Grade Diagram



View: Main Street



View: Tioronda Avenue

Special Use Permit Application

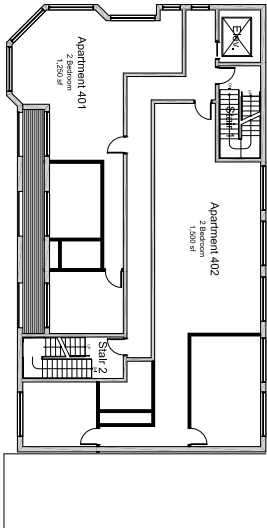
Sheet 4 of 4 - Building Elevations

Owner:
605 N. Macquesten Pkwy, LLC
101 Castleton Street #206
Pleasantville, NY 10570

Architect:
Ayeh Siegel, Architect
514 Main Street
Beacon, New York 12508

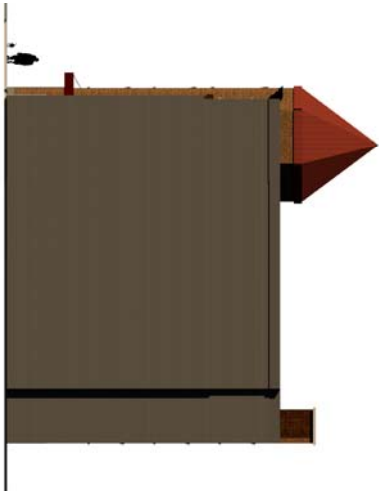
Surveyor:
Fusco Engineering & Surveying, PC
233 East Main Street
Middletown, NY 10940

475 Main Street
Beacon, New York
Scale: 1" = 10'
March 28, 2017

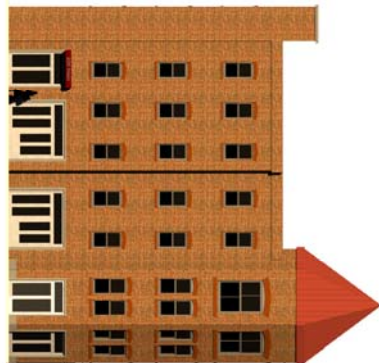


4th Floor Plan

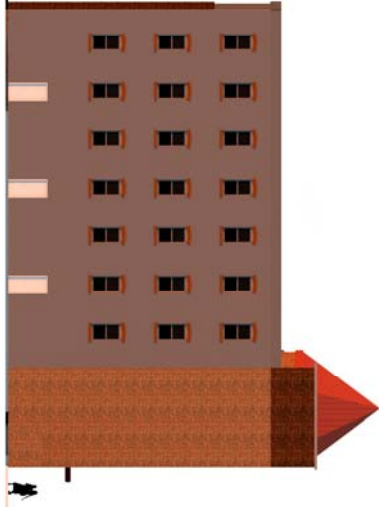
Scale: $\frac{1}{16}" = 1'-0"$



East Elevation
NTS



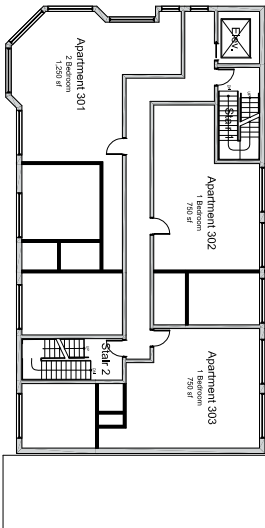
West Elevation
NTS



North (Rear) Elevation
NTS



South (Main Street) Elevation
NTS

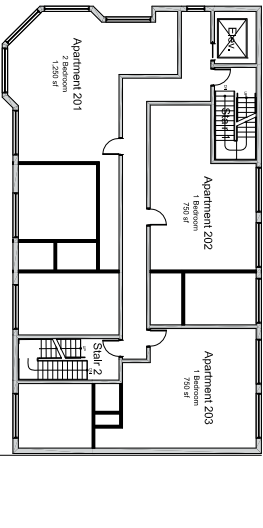


3rd Floor Plan

Scale: $\frac{1}{16}" = 1'-0"$



View



2nd Floor Plan

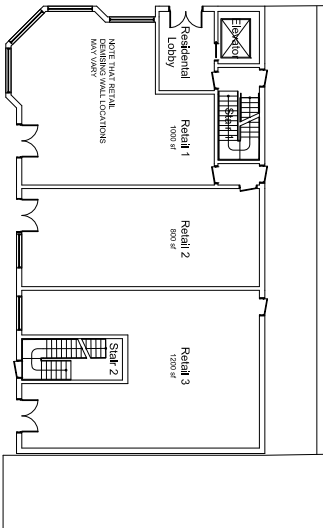
Scale: $\frac{1}{16}" = 1'-0"$



View

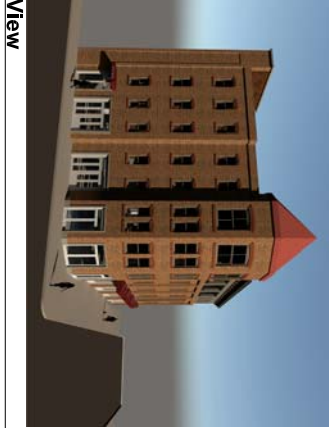


View



1st Floor Plan

Scale: $\frac{1}{16}" = 1'-0"$



View

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, ENLARGEMENT, MODIFICATION OR REVISION OF THIS PLAN, 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.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/30/17	REVISED PER PLANNING BOARD COMMENTS	ALS
2	06/27/17	NO CHANGE	ALS



View



View



View

Site Plan Application

Sheet 3 of 5 - Plans & Elevations

Owner:
Estate of Jeffrey McGarvey
C/O Epstein & Epstein,
PO Box 2, Beacon, NY 12508

Applicant:
328 Main Street, LLC
445 Main Street
Beacon, New York 12508

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
TEC Surveying
15C Tioponda Avenue
Beacon, New York 12508

226 Main Street
Beacon, New York
Scale: 1" = 10'
April 25, 2017

City of Beacon Planning Board
7/18/2017

Title:

41 Cliff Street

Subject:

Application submitted by John Hagedorn & Patricia Kreger, 41 Cliff Street, Tax Grid No. 30-5954-34-745871-00, R1-5 Zoning District, seeking relief from Section 223-26(C)(1) to create parking in the required front yard

Background:

ATTACHMENTS:

Description	Type
41 Cliff Application	Application
41 Cliff EAF	EAF
41 Cliff Survey	Backup Material

City of Beacon, New York

RECEIVED
JUN 14 2017
Paid - Eb
LIFE STREET

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: JOHN HAGEDORN PATRICIA KREGER

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: 41 CLIFF STREET

Project Address: 41 CLIFF STREET

Project Tax Grid # _____

Type of Application _____

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

I, _____, 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 NO
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 NO
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon NO
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current ✓

John Hagedorn
Signature of Owner

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	<u>✓</u>	<u>—</u>	<u>JH</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<u>—</u>	<u>✓</u>	<u>PK</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<u>—</u>	<u>✓</u>	<u>—</u>

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: CONVERSION OF GARAGE TO ART STUDIO; REPLACEMENT OF GARAGE DOOR			
Project Location (describe, and attach a location map): 41 CLIFF STREET, BEACON NY 12508			
Brief Description of Proposed Action: 1) FINISHING OF GARAGE - TO CONVERT TO ART STUDIO. DRYWALL, ELECTRIC, HVAC 2) REPLACEMENT OF GARAGE DOOR WITH DOUBLE DOORS			
Name of Applicant or Sponsor: JOHN HAGEDORN PATRICIA KREGEN		Telephone: 301 975-4970 E-Mail: jhagedorn2001@yahoo.com	
Address: 41 CLIFF STREET			
City/PO: BEACON		State: NY	Zip Code: 12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

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

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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

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

28.7

AREA = 0.14 ACRES + 1/4

CONCRETE
SLAB

37.1

S 52°58'40" E 93.00'

WOOD
DECK

CONCRETE
GARAGE

17.9'

27.2

CONCRETE
DRIVEWAY

S32°42'30"W 65.09

CLIFF
STREET

WATER
SHUTOFF VALVE

UTILITY
POLE

SEWER
MANHOLE
©

WATER
SHUTOFF VALVE

18.0'

16.1'

WOOD
DECK

2-FRAME STORY

N53°49'20"W 62.58'

3.1

7.3'

N52°07'20"W 30.43

3 STORY HOUSE

CLIFF
STREET

City of Beacon Planning Board
7/18/2017

Title:

18 West Main Street

Subject:

Application submitted by Beacon Todd, LLC, 18 West Main Street, Tax Grid No. 30-5954-26-647966-00, Linkage (L) Zoning District, for relief from Section 223-41.21 to create a 6,600 s.f. retail space (*5,000 s.f. maximum permitted*)

Background:

ATTACHMENTS:

Description	Type
18 West Main Application	Application
18 West Main EAF	EAF
18 West Main Survey & Floor Plan	Backup Material

ZONING BOARD OF APPEALS
City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Beacon Todd LLC

ADDRESS: 4 Cross St

Beacon NY, 12508

TELEPHONE: 646.284.3118

E-MAIL: Idonovan@hudsonstodd.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 18 W. Main St

ZONING DISTRICT: Linkage L-Zone

TAX MAP DESIGNATION: SECTION 5954

BLOCK 26 LOT 647966

Section of Zoning Code appealed from or Interpretation desired: section: 223-41.21

An area Variance is requested for a permitted use (retail) in an existing building governed by Zoning Code section 223-41.21

Reason supporting request:

Please see attached reason for Area Variance.

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

Please see attached documents: Neighborhood Plan, Survey, Site Plan, Building Plan, Text regarding Area Variance.

Date: 27-June-2017

JADen
Owner's Signature

Fee Schedule

AREA VARIANCE	\$ 250
USE VARIANCE	\$ 500
INTERPRETATION:	\$ 250

Applicant's Signature

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

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Due D.
noted 7/5/17
5:15pm -
will make payment
by 7/7/17 - was
unknown of 07/25/17
TDP

Property Owner: Joseph Donovan : Janet St Awar

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:

Please see attached list of owned properties in Beacon NY, 12508.

Applicant Address: 4 Cross St Beacon NY 12508

Project Address: 18 W Main St, Beacon NY 12508

Project Tax Grid # 647966

Type of Application Variance

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, Joe Donovan, 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 NO
3. ALL tax payments due to the City of Beacon are current Yes
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon NO
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon NO
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current Yes

Joe Donovan, Beacon Todd LLC

Signature of Owner

Managing member of Beacon Todd LLC

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

✓

—

jm

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

—

✓

km

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

—

✓

km

Area variance: Brett's Hardware to be located at 18 W Main St in Beacon

The variance requested is to allow this hardware store to occupy 6,600 SF in the existing building, rather than the 5,000 SF that would be allowed as-of-right.

The benefit to the applicant is that a larger complement of hardware merchandise could be displayed for sale.

- A local hardware store owner (a resident of Beacon, with two existing stores nearby in Newburgh and New Windsor) proposes to open a new local hardware store in the building at 18 W. Main St and requests a minimum of 6,600 SF to support a fully functional and viable business.
- The preferred sales area for this type of hardware store is 10,000 SF, the size of their Newburgh and New Windsor stores, but only 6,600 SF of contiguous area is available at 18 W Main Street, and this area will still allow them to display a nearly-complete range of hardware items for retail sale.
- A 5,000 SF store would considerably restrict the range of items that could be displayed, reducing the benefit of greater choice and convenience for customers, and reducing total anticipated sales volume for the hardware store proprietor.

The Applicant believes this variance would create no detriment to the health, safety or welfare of the neighborhood or the community.

- The hardware store will be a benign retail use serving local customers, and no negative environmental consequences are associated with the increase from 5,000 SF to 6,600 SF
- The traffic and parking associated with the commercial/retail space under consideration will be the same, regardless of whether the 6,600 SF is allocated to one business or two smaller businesses.

The Applicant believes there will be no undesirable change in the character of the neighborhood, nor will a detriment to nearby properties be created by the granting of the area variance.

- The hardware store will be located entirely within the existing multi-use building and no enlargement is proposed.
- The exterior appearance of this building is scheduled for an upgrade in the fall of 2017, regardless of whether the hardware store is 5,000 SF or 6,600 SF.

The Applicant believes the benefit sought by this area variance cannot be achieved by any other method.

The Applicant believes the requested area variance is not substantial.

- The hardware store occupies a small portion of the existing building.
- The 1,600 SF variance requested represents just 5% of the building's floor area.

The Applicant believes the proposed variance will not have any adverse effect or impact on the physical or environmental condition in the neighborhood or district.

The difficulty (the Zoning Code area limit which restricts this otherwise allowed retail use to a size which is not practical or efficient for the sale of hardware) was not self-created.

The Applicant believes the requested variance is the minimum variance necessary to permit their operation of a viable and vital local hardware store.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project:							
Project Location (describe, and attach a location map): <div style="font-family: cursive; font-size: 1.2em;">18 W. Main St Beacon NY 12508</div>							
Brief Description of Proposed Action: <div style="padding: 10px; border: 1px solid black; margin: 5px 0;">A local hardware store owner (a resident of Beacon, with two existing stores nearby in Newburgh and New Windsor) proposes to open a local hardware store and believes the permitted 5,000 SF will not support a fully functional and viable business. A minimum of 6,600 SF (just 20% of the existing 31,840 GSF building) is required to successfully display and sell a full complement of hardware items.</div>							
Name of Applicant or Sponsor: <div style="font-family: cursive; font-size: 1.2em;">Beacon Todd LLC</div>		Telephone: <div style="font-family: cursive; font-size: 1.2em;">646-284-3118</div> E-Mail: <div style="font-family: cursive; font-size: 1.2em;">Jdonovan@hudsonstodd.com</div>					
Address: <div style="font-family: cursive; font-size: 1.2em;">4 Cross St.</div>							
City/PO: <div style="font-family: cursive; font-size: 1.2em;">Beacon</div>		State: <div style="font-family: cursive; font-size: 1.2em;">NY</div>	Zip Code: <div style="font-family: cursive; font-size: 1.2em;">12508</div>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;">NO</td><td style="width: 50%; padding: 2px;">YES</td></tr><tr><td style="text-align: center; padding: 10px;">✓</td><td></td></tr></table>	NO	YES	✓	
NO	YES						
✓							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <div style="font-family: cursive; font-size: 1.2em;">City of Beacon Building Dept</div>			<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;">NO</td><td style="width: 50%; padding: 2px;">YES</td></tr><tr><td></td><td style="text-align: center; padding: 10px;">✓</td></tr></table>	NO	YES		✓
NO	YES						
	✓						
3.a. Total acreage of the site of the proposed action?		<div style="font-family: cursive; font-size: 1.2em;">2.346</div> acres					
b. Total acreage to be physically disturbed?		<div style="font-family: cursive; font-size: 1.2em;">0.018</div> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="font-family: cursive; font-size: 1.2em;">2.346</div> acres					
4. Check <u>all</u> land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap; padding: 5px;"><div style="width: 25%;"><input checked="" type="checkbox"/> Urban</div><div style="width: 25%;"><input type="checkbox"/> Rural (non-agriculture)</div><div style="width: 25%;"><input type="checkbox"/> Industrial</div><div style="width: 25%;"><input type="checkbox"/> Commercial</div><div style="width: 25%;"><input type="checkbox"/> Residential (suburban)</div><div style="width: 25%;"><input type="checkbox"/> Forest</div><div style="width: 25%;"><input type="checkbox"/> Agriculture</div><div style="width: 25%;"><input type="checkbox"/> Aquatic</div><div style="width: 25%;"><input type="checkbox"/> Other (specify): _____</div><div style="width: 25%;"><input type="checkbox"/> Parkland</div></div>							

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>Underground tanks on adjoining parcel have been removed more than ten years ago to date.</u>	NO	YES
_____		✓
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Joe Donovan, Beacon Todd LLC</u> Date: <u>27-June-2017</u>		
Signature: <u>[Signature]</u>		

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	

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

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Owner of Property, Beawn Todd
Name of Lead Agency

27 - June - 2017
Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



Date:	29 JUNE 2017
Dwg No.	A-101
Scale	AS NOTED

27 Harvard Court
White Plains, NY 10605
914 269 8699

20 WEST MAIN STREET, CITY OF BEACON
SCALE 1"=30'

Graphic Scale



Date:	29 JUNE 2017
Dwg No.	A-102
Scale	AS NOTED

27 Harvard Court
White Plains, NY 10605
914.269.8699

AHA architecture llc



PROJECT:	ZONING BOARD APPLICATION FOR 18 WEST MAIN STREET	Date:	29 JUNE 2017
ADDRESS:	18 WEST MAIN STREET, BEACON, NY 12508	Dwg No.	A-100
TITLE:	NEIGHBORHOOD MAP	Scale	AS NOTED
Drawn By			

City of Beacon Planning Board
7/18/2017

Title:

Knevels Avenue

Subject:

Application submitted by Stephen Spacarelli, Knevels Avenue, Tax Grid No. 30-5954-16-950472-00, R1-40 Zoning District, for relief from Section 223-17(C) to construct two new single family houses (after receiving Subdivision Approval) with one house having a 27.9 ft. front yard setback and one house having a 28.1 ft. front yard setback (50 ft. required)

Background:

ATTACHMENTS:

Description	Type
Knevels Avenue Application	Application
Knevels Avenue EAF	EAF
Knevels Avenue Preliminary Plat	Backup Material
Knevels Avenue Photos	Backup Material

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Stephen Spaccarelli

ADDRESS: 425 South Ave

Beacon NY 12508

TELEPHONE: (845) 264-4239

E-MAIL: clairetripley@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Hudson Land Design, PC

ADDRESS: 174 Main St

Beacon, NY 12508

TELEPHONE: 845-440-6926

E-MAIL: jbodendorfe@hudsonlanddesign.com

PROPERTY LOCATION: Knevels Ave.
and Tiovanda Ave.

ZONING DISTRICT: R1-40

TAX MAP DESIGNATION: SECTION 5954

BLOCK 16

LOT 950472

Section of Zoning Code appealed from or Interpretation desired:

Section 223-17C "Schedule of Regulations for
Residential Districts" of the City of Beacon Code

Reason supporting request:

see attached

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

Date: 6/6/17



Owner's Signature

Fee Schedule

AREA VARIANCE	\$ 250
USE VARIANCE	\$ 500
INTERPRETATION:	\$ 250

Applicant's Signature

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Stephen Spaccarelli and Claire Tipley

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: 425 South Ave., Beacon NY 12508

Project Address: Knevels Ave., and Tioranda Ave.

Project Tax Grid # 5954-16-949467 950472

Type of Application Application for Appeal (Area Variance Request)

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

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



Signature of Owner

Title if owner is corporation

Office Use Only:

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

NO

✓

YES

✓

Initial

Jm

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

✓

✓

Km

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

✓

✓

LS

Reason supporting request:

We are requesting a variance to reduce the front setback for the two houses that we plan to build on Knevels Avenue, from 50 feet to 28 feet. One of the houses will be our own home, and the other, we are building to sell. The purpose of our request is to minimize site disturbance around each house and maximize privacy. By lessening the setback, the houses will be sited on more level terrain and allow us to reduce site grading and tree removal, helping to maintain a buffer of privacy from Tioronda Avenue and the planned development along the creek. It will also preserve the viewshed looking up from Tioronda Avenue. Having spent considerable time on site, we feel that this variance will have minimal impact on the neighboring properties. In effect, the houses will be closer to a low traffic private road (that will essentially function as a shared driveway) which dead ends and receives use from only one other house. It will also put our houses more inline with this existing house. Across the private road from our building site is a buffer of trees and beyond that, Sargent Elementary School parking. Thank you for considering our request.

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

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

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

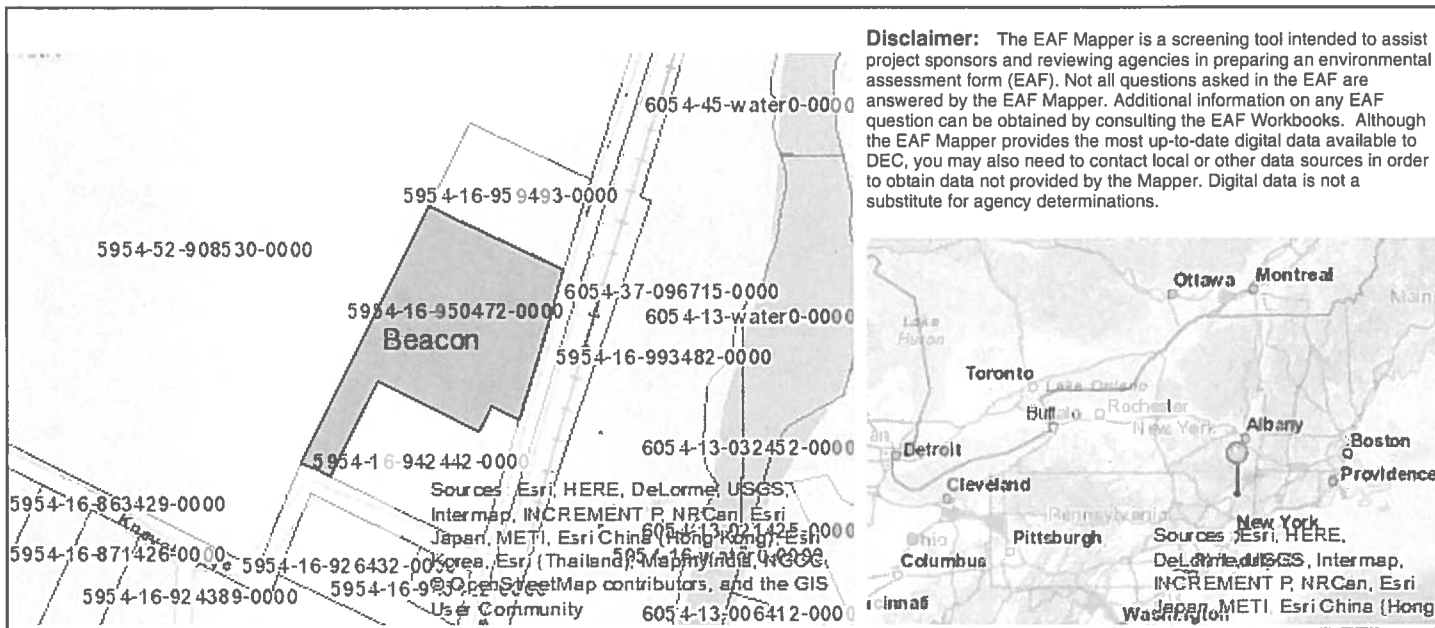
Part 1 - Project and Sponsor Information							
Name of Action or Project: Spaccarelli Subdivision - Revision to Parcel B of Filed Map 11780A							
Project Location (describe, and attach a location map): Knevels Ave and Tioronda Ave Beacon, New York, 12508 (see attached map)							
Brief Description of Proposed Action: The parcel is located on the north side of Knevels Ave and west side of Tioronda Ave within the R1-40 Residential Zoning district, consists of approximately 2.47 acres, and is currently vacant, although a single family dwelling was approved for the lot as part of Filed Map 11780A. The proposed action is to subdivide the parcel into two lots; each of which will provide for a new single family dwelling.							
Name of Applicant or Sponsor: Stephen Spaccarelli		Telephone: 845-264-4239 E-Mail: stephenspaccarelli@gmail.com					
Address: 156 Highland Ave							
City/PO: Marlboro		State: NY	Zip Code: 12542				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Approval from City of Beacon Planning Board and City of Beacon Zoning Board of Appeals			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		2.47 acres					
b. Total acreage to be physically disturbed?		0.9 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.47 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>City of Beacon School Property</u> <input type="checkbox"/> Parkland							

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

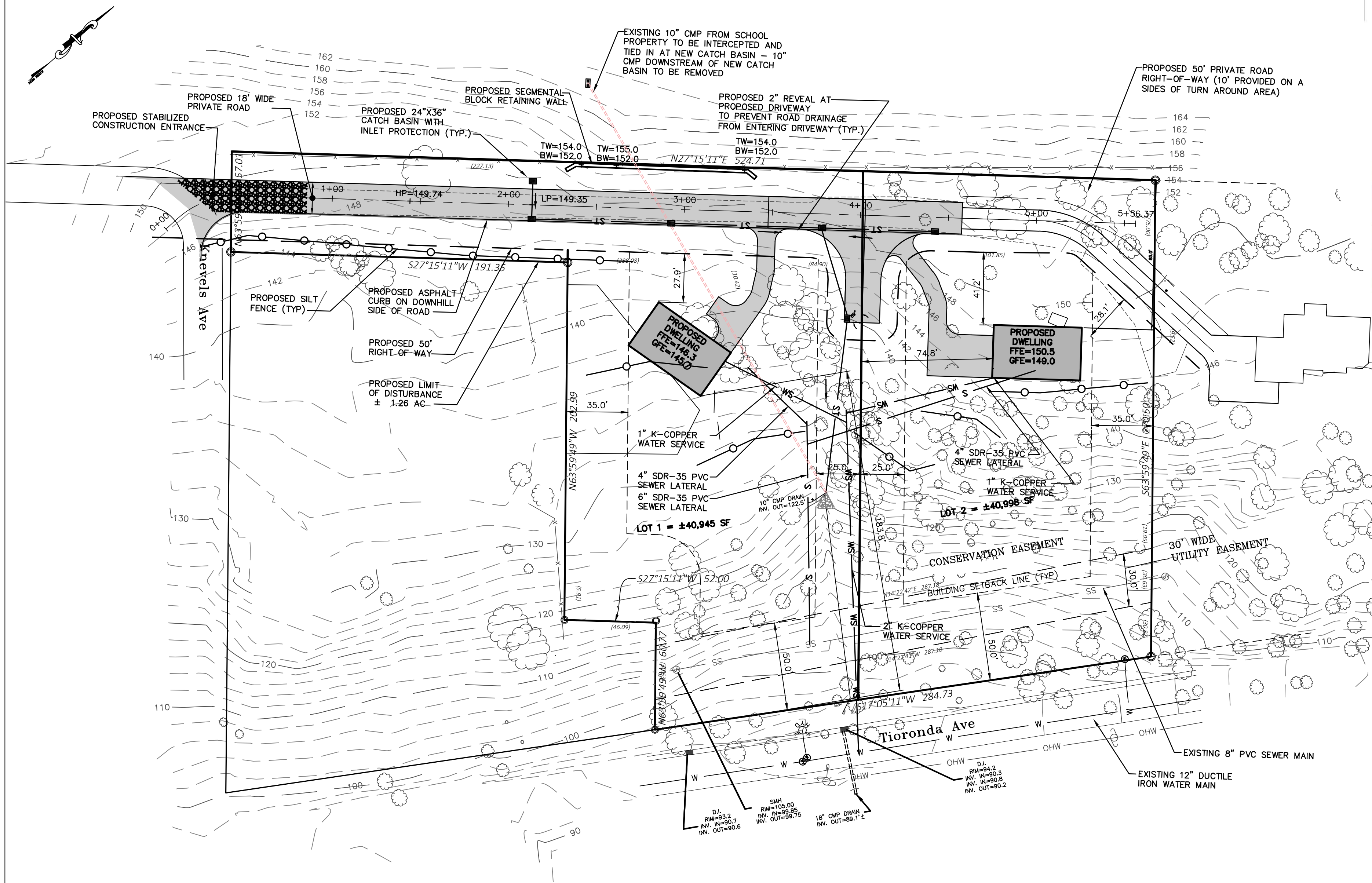
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ The NYSDEC Environmental Remediation Database indicates a former Superfund site known as "Tuck Industries" located on the east side of Tioronda Avenue.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Stephen Spaccarelli</u> Date: <u>6.6.17</u> Signature: <u></u>		

EAF Mapper Summary Report

Wednesday, March 22, 2017 1:16 PM



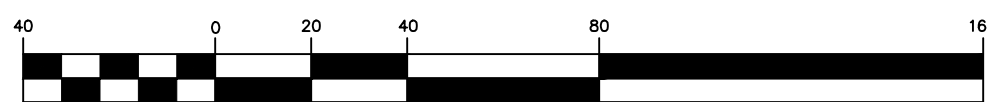
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



SUBDIVISION PLAN

SCALE: 1" = 40'

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND

- BUILDING SETBACK
- ST ----- PROPOSED STORM LINE
- W ----- PROPOSED WATER LINE
- S ----- PROPOSED SEWER LINE
- PROPOSED ROOF LEADER PIPE
- PROPOSED FOOTING DRAIN PIPE
- PROPOSED EASEMENT LINE
- PROPOSED SILT FENCE
- + 100.4 PROPOSED SPOT GRADE
- PROPOSED WATER SHUT OFF
- PROPOSED SEWER CLEAN OUT
- PROPOSED CATCH BASIN WITH INLET PROTECTION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS COMPLETED ON UNDER MY DIRECTION.

TOM CERCHIERA, L.S.

SEAL

Dig Safely.
New York
800-962-7962
www.digsafelynewyork.org

- ☐ Call Before You Dig
- ☐ Wait The Required Time
- ☐ Confirm Utility Response
- ☐ Respect the Marks
- ☐ Dig With Care

DRAWN BY: MAB		CHECKED BY: JDB	JOB NO.:	2017:004
REVISIONS:				
NO.	DATE	DESCRIPTION		BY

PROJECT INFORMATION:

PARCEL OWNER:	STEPHEN SPACCARELLI, 425 SOUTH AVE. BEACON, NY 12508
ENGINEER OF RECORD:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PROJECT LOCATION:	KNEVELS AND TIORANDA AVE., BEACON NY
TAX PARCEL ID:	954-16-950472
PARCEL AREA:	±2.47-ACRES
ZONING DISTRICT:	R1-40 ZONING DISTRICT
TOTAL PROPOSED LOTS:	TWO (ONE NEW BUILDING LOT)
POTABLE WATER SUPPLY:	CITY OF BEACON WATER
SEWAGE DISPOSAL:	CITY OF BEACON SEWER

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE ACTUAL LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED LOTS SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. TIORANDA AVENUE LANE CLOSURE FOR WATER SERVICE CONNECTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
6. ELECTRIC SERVICE FOR THE PROPOSED HOUSES SHALL BE UNDERGROUND (IF AVAILABLE), OR CONNECTED TO THE NEAREST OVERHEAD CONNECTION POINT.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
8. PER CITY GUIDELINES, THE REQUIRED SIGHT DISTANCES SHALL MEET OR EXCEED THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT.

DCDOH STANDARD NOTE:

FOR PERMISSION TO FILE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

DATE

MAP REFERENCES:

1. REFERENCE IS HEREBY MADE TO A SURVEY ENTITLED "SUBDIVISION PREPARED FOR JOSEPHINE SCADURA," AS PREPARED BY JOHN J. POST, JR., L.S. ALL EXISTING FEATURES AS SHOWN ON THE PARCEL WERE TAKEN FROM THE SURVEY MAP.
2. UPDATED BOUNDARY SURVEY PREPARED BY TEC LANDSURVEYING

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

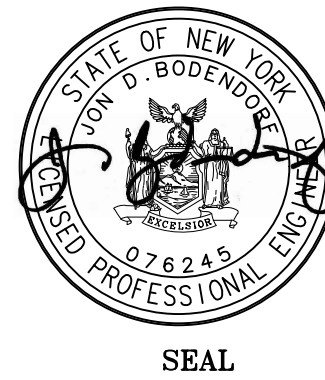
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

REVISION TO FILED MAP NO. 11780A
PRELIMINARY SUBDIVISION PLAN
SPACCARELLI SUBDIVISION

KNEVELS AVE. & TIORANDA AVE.
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-16-949467
SCALE: 1" = 40'
MARCH 28, 2017

HUDSON
LAND DESIGN

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926 F: 845-440-6837



JON D. BODENDORF, P.E.
NYS LICENSE NO. 076245
DANIEL G. KOEHLER, P.E.
NYS LICENSE NO. 082716

SHEET: 1 OF 2

Proposed
development
along the
Fishkill Creek



← Our property

Tioronda Ave

Looking
South
↓



←
Tioronda
Ave

→ Our
Houses +
Private Rd

Our houses
along this
Side of Private
Rd.

Private Rd



→ Sergeant
School
Property

City of Beacon Planning Board
7/18/2017

Title:

226 Main Street

Subject:

Application submitted by Highview Development, LLC, 226 Main Street, Tax Grid No. 30-5954-27-860918-00, CMS Zoning District, to construct a new building which requires relief from Section 223-41.18(D)(5) for a 10 ft. rear yard setback (*25 ft. required*) and Section 223-41.18(F)(2)(a) to provide no off-street parking spaces (*8 off-street spaces required*)

Background:

ATTACHMENTS:

Description	Type
226 Main Application	Application
226 Main EAF	EAF
226 Main Site Plan	Plans

ZONING BOARD OF APPEALS

City of Beacon, New York

Application for Appeal

APPLICANT: Highview Development, LLC ADDRESS: 445 Main Street

Beacon, NY 12508 TELEPHONE: (845) 765-0063

REPRESENTED BY: Aryeh Siegel Architect ADDRESS: 84 Mason Circle

Beacon, NY 12508 TELEPHONE: 845-838-2490

LOCATION: 226 Main Street ZONING DISTRICT: CMS

TAX MAP: SECTION 5954 BLOCK 27 LOT 860918

DECISION APPEALED FROM, OR INTERPRETATION DESIRED:

Relief from Zoning Code Section 223-41.18 (D)(5) Rear Yard setback requirement of 25 feet, to allow a setback of 10 feet.

Relief from Zoning Code Section 223-41.18 (F)(2)(a) requirement for 1 parking space per residential unit, to allow zero parking spaces

REASON SUPPORTING REQUEST:

The lot size does not support the full 25 foot setback. It is not feasible to build the project if the

setback is more than 10 feet. There is no room for off-street parking on the property

There are municipal parking lots within 800 feet of the property. There is adequate street parking.

SUPPORTING DOCUMENTS SUBMITTED HEREWITH: (Site Plan, Survey, etc. as required)

Site Plan and survey.

June 27, 2017

Date

Owner's Signature

Fee: \$100 with application

Applicant's Signature

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 328 Main Street LLC

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: 445 Main Street, Beacon, NY

Project Address: 226 Main Street, Beacon, NY

Project Tax Grid # 5954-27-86091

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, Brendan McAlpine, 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

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



Signature of Owner



Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>gm</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>gm</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>gm</u>

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: 226 Main Street		
Project Location (describe, and attach a general location map): 226 Main Street, at the corner of North Elm		
Brief Description of Proposed Action (include purpose or need): Demolition of existing 1 story service garage building. New construction of 4 story multifamily residential building with retail at the 1st floor		
Name of Applicant/Sponsor: 328 Main Street LLC		Telephone: (845) 765-0063
		E-Mail: bmc Alpine@highviewdevelopment.com
Address: 445 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):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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 - Special Use Permit	April 25, 2017
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none">• If Yes, complete sections C, F and G.• If No, proceed to question C.2 and complete all remaining sections and questions in Part I	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 Main Street 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? 0.126 acres

b. Total acreage to be physically disturbed? 0.126 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.126 acres

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

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

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

If Yes,

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

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

iii. Number of lots proposed? _____

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

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

i. If No, anticipated period of construction: _____ 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? ☒ Yes ☐ 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	_____	_____	_____	8
At completion of all phases	_____	_____	_____	8

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No
 If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 48' height; 84' width; and 56' length

iii. Approximate extent of building space to be heated or cooled: 12,000 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? ☐ Yes ☒ No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ 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? ☐ Yes ☒ No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 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?

- 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? ☐ Yes ☐ 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? ☐ Yes ☐ 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? ☐ Yes ☒ 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: _____ 1,708 gallons/day

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

☒ Yes ☐ No

If Yes:

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

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

☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

- Source(s) of supply for the district: _____

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

☐ Yes ☐ No

If Yes:

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

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

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

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 1,708 gallons/day

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

Sanitary wastewater

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

☒ Yes ☐ No

If Yes:

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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • 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: _____
Approximately 120,000 kwh/year

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

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

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

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ 7am-10pm
- Saturday: _____ 7am-10pm
- Sunday: _____ 7am-10pm
- Holidays: _____ 7am-10pm

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: <u>All noise associated (machinery, power tools, etc) with the construction of a 4 story apartment building during 8 AM to 4 PM, Monday through Friday.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n.. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Outdoor lighting at 1st floor entrance doors to retail spaces, and residential lobby. 8' high, shielded to prevent light spill onto neighboring properties</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

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	0.126 acres	0.126 acres	0
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• 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): 9309180, 1700416
☐ 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): B00130
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
ID: 9309180; Closed
1700416; Open
B00130: Classification Code C -Completed

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ >6.5 feet													
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Urban Land (Ur)</td> <td style="width: 20%; text-align: right;">100 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">%</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">%</td> </tr> </table>		Urban Land (Ur)	100 %	_____	%	_____	%						
Urban Land (Ur)	100 %												
_____	%												
_____	%												
d. What is the average depth to the water table on the project site? Average: _____ >6.5 feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><input type="checkbox"/> Well Drained:</td> <td style="width: 70%; text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">100 % of site</td> </tr> </table>		<input type="checkbox"/> Well Drained:	_____ % of site	<input type="checkbox"/> Moderately Well Drained:	_____ % of site	<input checked="" type="checkbox"/> Poorly Drained	100 % of site						
<input type="checkbox"/> Well Drained:	_____ % of site												
<input type="checkbox"/> Moderately Well Drained:	_____ % of site												
<input checked="" type="checkbox"/> Poorly Drained	100 % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	100 % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site						
<input checked="" type="checkbox"/> 0-10%:	100 % of site												
<input type="checkbox"/> 10-15%:	_____ % of site												
<input type="checkbox"/> 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
If Yes to either <i>i</i> or <i>ii</i> , 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
j. Is the project site in the 100 year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
k. Is the project site in the 500 year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:													
i. Name of aquifer: _____													

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>Seasonal Birds _____</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>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>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>i. If Yes: acreage(s) on project site? _____</p> <p>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>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>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>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>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: <div style="margin-left: 20px;"> 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: _____ </div>	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <div style="margin-left: 20px;"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ </div>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <div style="margin-left: 20px;"> 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. </div>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <div style="margin-left: 20px;"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? </div>	
<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 Brandon McAlpine Date April 25, 2017

Signature  Title member

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, ERRASURE, 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.

Bulk Zoning Regulations Table																					
		Required Setbacks			Proposed Setbacks			Frontage Required		Frontage Proposed		Minimum Lot Depth		Proposed Lot Depth		Allowable Maximum Height		Proposed Maximum Height		Lot Area	Floor Area
		Front	Side	Rear	Front	Side	Rear														
Zoning District		0'	0	25	6' *	0'	10'	100%	100%			75'	65'	4 stories	4 stories	5,479 sf	15,500				
	One																				
* To conform with neighboring building practices																					
** Excluding non-conforming condition																					

Location Map

Not to Scale

846933

852929

857931

860918

864924

873931

880926

862920

879914

877907

874910

872913

869916

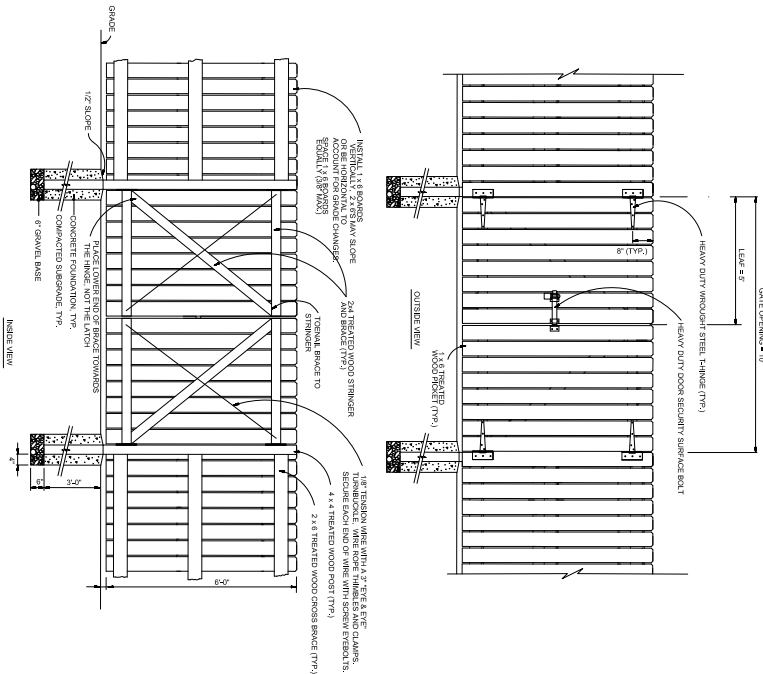
867918

860918

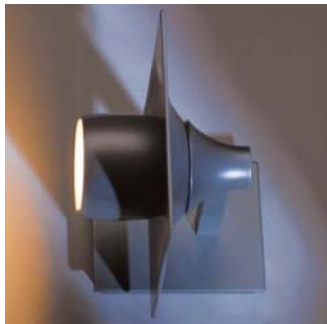
NORTH ELM STREET

MAIN STREET

MAIN STREET



Not to Scale



L1: Wall Mounted

Not to Scale

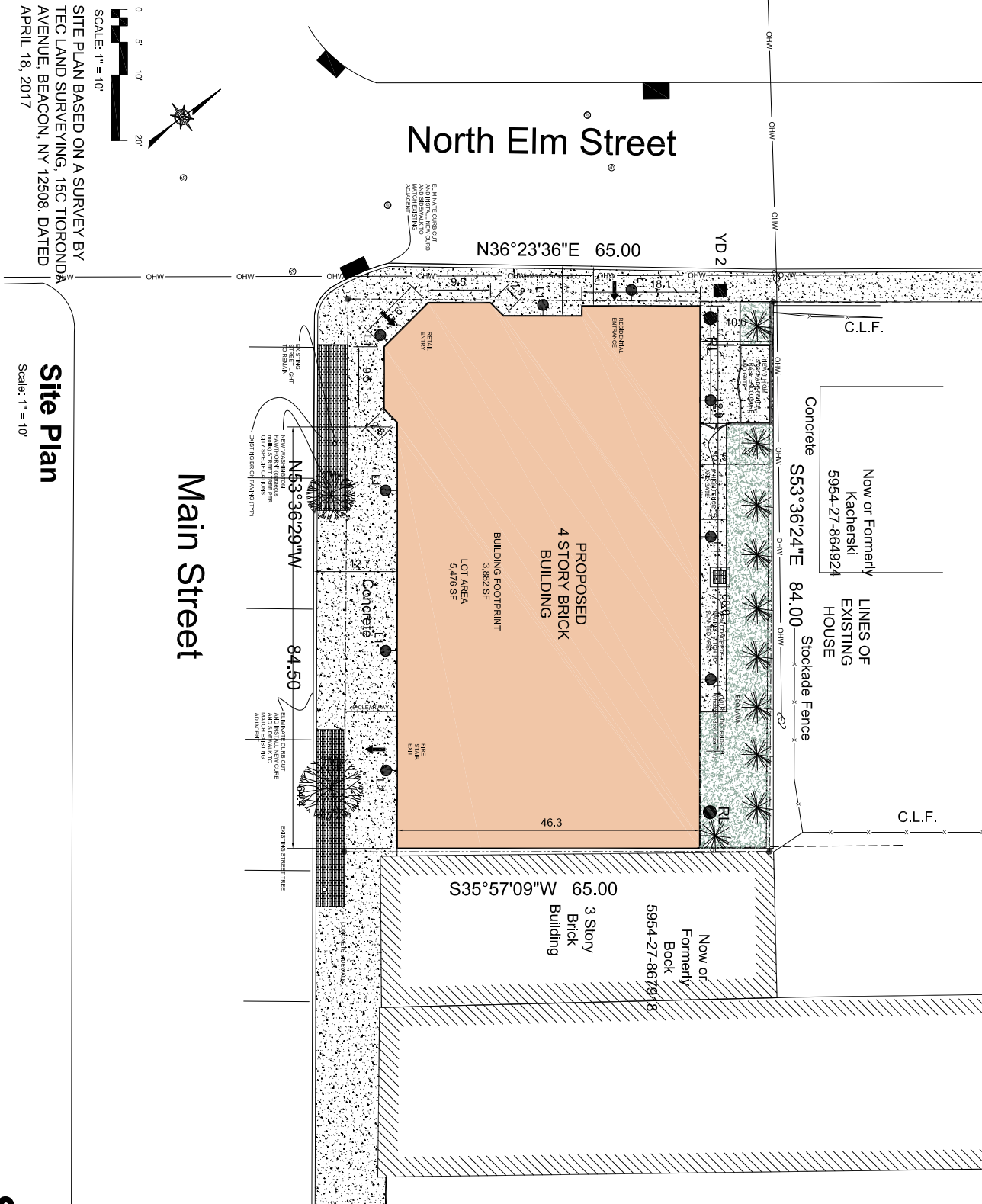
Owner:
Estate of Jeffrey McGarvey
C/O Epstein & Epstein,
PO Box 2, Beacon, NY 12508

Applicant
328 Main Street, LLC
445 Main Street
Beacon, New York 12508

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
TEC Surveying
15C Tioronda Avenue
Beacon, New York 12508



Scale: 1" = 10'

Sheet 1 of 5 - Site Plan

226 Main Street
Beacon, New York
Scale: 1" = 10'
April 25, 2017

Zoning Summary		
Covering District:	CHS (Central Main Street)	
Map No.:	054-27-86091	
Address:	01001 Main Street	
Building Footprint:	3,882 square feet	
Neighborhood:	North	
Historical Overlay District:	No	
Historic District:	Automobile Service Station	
Existing Use:	Automobile Service Station	
Proposed Use:	R-2 Residential / Retail	
Parking & Loading		
Use & Parking Requirements	Proposed Area	Current Parking Requirements
Requirement		
1 space per apartment	(B) apartments	8 parking spaces
Total		
3 spaces per 1,000 sq. ft. floor area	3,682 sq	11 parking spaces
Total Required Parking Spaces		19 Parking Spaces
Total Proposed Parking Spaces		8 Parking Spaces
		See Note 1

1. There are public parking lots within 600' of the property.
 - a. Pleasant Ridge Plaza
 - b. Dunes Country Motor Vehicles
2. The Applicant proposes a new year-round structure of 10' instead of the required structure of 25'. This allows the building to be placed closer to the existing building and to the parking lot, and to be more aesthetically pleasing to the neighborhood.
3. The Applicant proposes to use a new type of material for the exterior of the structure to make it more aesthetically pleasing to the neighborhood.
4. Required hours of operation: 10am - 10pm, Monday through Sunday, inclusive
5. Required hours of operation: 7am - 10pm, Monday through Sunday, inclusive
6. No signage is proposed as part of the application. Retail tenants will apply separately to the Planning Board for their own signage.

REVISIONS:		NO.	DATE	DESCRIPTION	BY
		1	05/30/17	REVISED PER PLANNING BOARD COMMENTS	AS
		2	06/27/17	REVISED PER PLANNING BOARD COMMENTS	AS

City of Beacon Planning Board
7/18/2017

Title:

30 Beekman Street

Subject:

Application submitted by DMS Consolidators, Ltd., 30 Beekman Street, Tax Grid No. 30-5954-26-660924-00, Linkage (L) Zoning District, for relief from Section 223-41.21(D)(5) to allow a zero (0) ft. building setback for the elevator shaft only which extends above the third story (*15 ft. building setback required*)

Background:

ATTACHMENTS:

Description	Type
30 Beekman Application	Application
30 Beekman EAF	EAF
30 Beekman Photos	Backup Material

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: DMS CONSOLIDATORS LTD ADDRESS: 108 Village Sq

SOMERS, NY 10589

TELEPHONE: 914 772 3532

E-MAIL: DESTRAUC@LDVPS.COM

APPLICANT (if not owner): MARY OLSON
OLSON + PARTNERS, INC

ADDRESS: 319 Mill St

POUGHKEEPSIE, NY 12601

TELEPHONE: 845 790 4000

E-MAIL: MARY.OLSON@PARTNERS.ARCH

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 300 BEEKMAN ST. ZONING DISTRICT: LINKAGE

TAX MAP DESIGNATION: SECTION 595A BLOCK 26 LOT 660924

Section of Zoning Code appealed from or Interpretation desired:

§ 123.41-21.D (5) BUILDING HEIGHT STEPBACK
(200) 0 ft. requested - 15 ft. required

Reason supporting request:

RELIEF OF THE REQUESTED SECTION OF THE CITY
OF BEACON ZONING ORDINANCE WILL ALLOW THE ARCHITECTURAL
DESIGN APPROVED BY PB & ARC TO REMAIN UNCHANGED.

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

PENDING

Date: 6/26/17

[Signature]

Owner's Signature

[Signature]

Applicant's Signature

Fee Schedule

AREA VARIANCE	\$ 250
USE VARIANCE	\$ 500
INTERPRETATION.	\$ 250

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: DON STRAUCH - DMS CONSOLIDATORS LTD.

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

DON STRAUCH

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

Applicant Address: 108 VILLAGE SQ., SOMERS, NY 10589

Project Address: 30 BELLMAN ST.

Project Tax Grid # 130200 - 5A6A-26-00092A

Type of Application AREA VARIANCE

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, DONALD STRAUCH, Pres DMS CONSOLIDATORS LTD, 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 ☐

DAWN M. FANNING
Notary Public, State of New York
Registration #01FA6001579
Qualified In Westchester County
Commission Expires April 26, 2019

Signature of Owner

President

Title if owner is corporation

Office Use Only:

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

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

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

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

Short Environmental Assessment Form

Part 1 - Project Information

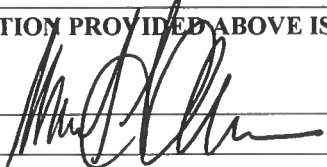
Instructions for Completing

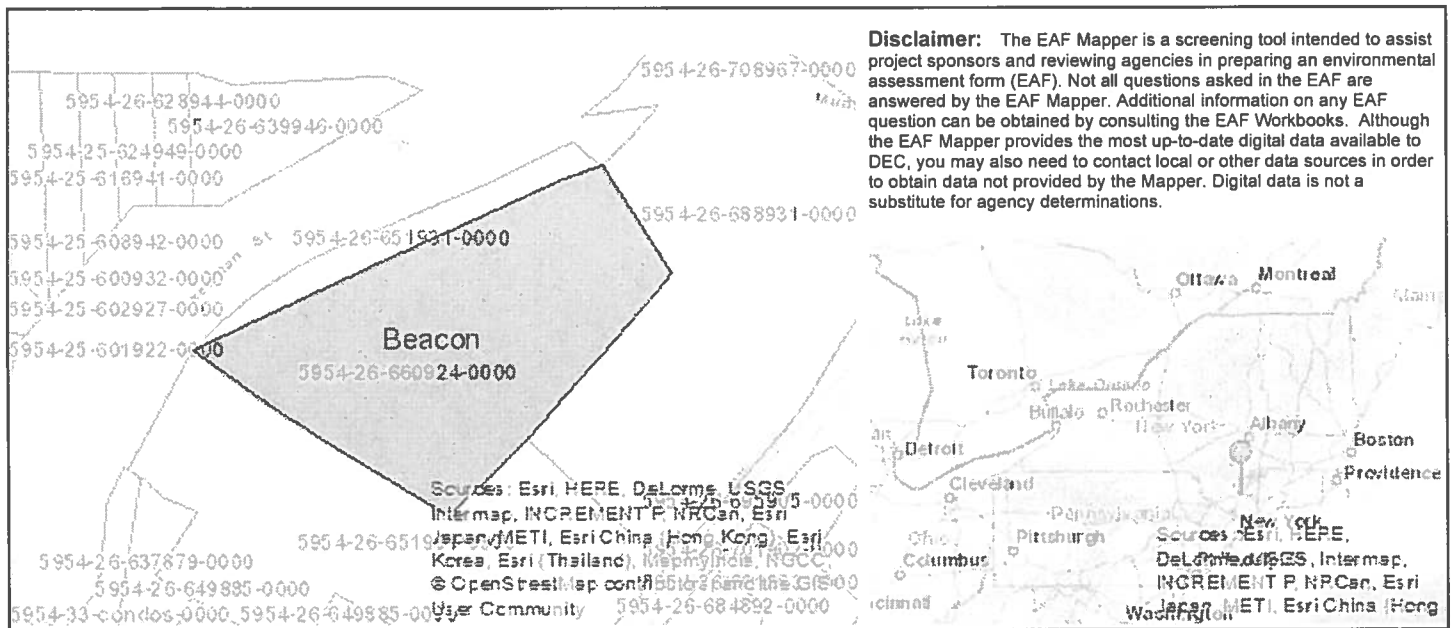
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: The View Multi Family Housing			
Project Location (describe, and attach a location map): 30 Beekman St., Beacon, NY			
Brief Description of Proposed Action: This action is to request relief from Zoning section 223.41.21.D (5) requiring a setback of 15'-0 at the third floor of construction. Relief of this section will allow the Architectural design developed with the prior Planning Board and ARC to remain.			
Name of Applicant or Sponsor: Mark Olson, AIA - olson + partners, inc.		Telephone: 845-790-4000	
		E-Mail: mark@olsonpartners.archi	
Address: 319 Mill St., First Floor			
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? 2.3 acres			
b. Total acreage to be physically disturbed? 1.0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.3 acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Mark Olson</u> Date: <u>06/26/2017</u></p> <p>Signature: <u></u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



