



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

Mayor Randy Casale  
Councilmember Lee Kyriacou, At Large  
Councilmember George Mansfield, At Large  
Councilmember Terry Nelson, Ward 1  
Councilmember John E. Rembert, Ward 2  
Councilmember Jodi M. McCredo, Ward 3  
Councilmember Amber J. Grant, Ward 4  
City Administrator Anthony Ruggiero

September 17, 2018  
7:00 PM  
City Council Agenda

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Public Comment:**

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

**Public Hearings:**

- A public hearing to receive public comment on a Special Use Permit application for the HIP Lofts project
- A public hearing to receive public comment on a Special Use Permit Application for 21 South Avenue

**Reports:**

- Council Member Amber J. Grant
- Council Member John E. Rembert
- Council Member Lee Kyriacou
- Council Member George Mansfield
- Council Member Jodi M. McCredo
- Council Member Terry Nelson
- City Administrator, Anthony Ruggiero
- County Legislators
- Mayor Randy Casale

**Local Laws and Resolutions:**

1. A resolution appointing Police Officer Ruffolo
2. A resolution appointing Police Officer Sequist
3. A resolution granting a special use permit for 21 South Avenue
4. A resolution awarding the contract for the Beekman Street Bridge Joint Repairs to A. Servidone/B. Anthony Construction Corp., JV

**Approval of Minutes:**

- Approval of Minutes from September 4, 2018

**2nd Opportunity for Public Comments:**

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

**Adjournment:**

**City of Beacon Council Agenda**  
**9/17/2018**

**Title:**

**A public hearing to receive public comment on a Special Use Permit application for the HIP Lofts project**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description	Type
HIP Lofts presentation	Backup Material
Hartgen letter	Backup Material
PPT_Beacon Lofts_FINAL	Backup Material



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Fishkill, New York 12524  
T 845 896 2229  
F 845 896 3672  
[cuddyfeder.com](http://cuddyfeder.com)

Jennifer L. Van Tuyl, Esq.  
[jvantuyl@cuddyfeder.com](mailto:jvantuyl@cuddyfeder.com)

September 14, 2018

Hon. Randy Casale, Mayor  
and Members of the City Council  
City of Beacon City Hall  
1 Municipal Plaza  
Beacon, New York 12508

Re: Beacon HIP Lofts Special Permit Application

Dear Mayor Casale and Members of the City Council,

I am writing regarding the upcoming public hearing on the application for a special permit to allow 29 additional artist live-work units at Beacon HIP Lofts.

Application Summary:

This is an application to amend a Special permit granted by the Council in January 2014, which approved 143 artist live-work units in January 2014. A copy of the existing special permit is attached.

The amendment seeks Council authorization for an additional 29 Artist Live work units, to be placed in a newly constructed Building 16, bringing to the total number of Live Work units to 172. The applicant has agreed that it will not seek any further artist live work units on the property, although the density provisions of the zoning law would theoretically allow a maximum of 243 live-work units. An essential element of the project is the elimination of the commercial laundry on the site which has been a high-volume water user of approximately 26,000 gpd. The removal of the commercial laundry will also remove 3 unattractive buildings which are non-contributing to the historic setting. The Application also proposes to eliminate a previously approved 4-story residential building immediately adjacent to the Fishkill Creek that contained 24 units, and will surrender any rights to the height variance previously granted for that 4-story building. Overall, the proposal would concentrate the residential units toward the center of the site and create additional open space in the area close to Fishkill Creek.

The recent amendments to the Historic Preservation Law (134-7)

At the workshop on August 27<sup>th</sup>, we noted that HIP Lofts is an historic property within the HDLO, and that the Council's special permit review would consider the recently updated provisions about historic appropriateness and compatability of new construction. Historic appropriateness was a key element in the design of the project. To provide documentation to the Council that the

3861160.1



September 14, 2018

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proposed special permit project meets the standards of 134-7, the applicant will have several experts speak at the public hearing:

- Beth Selig, MA, RPA, of Hudson Valley Cultural Resource Consultants. Her graduate work focused on the occupational revolution in the 19<sup>th</sup> century and the growth of industrial factories in New York State. Stephanie Roberg-Lopez, a partner in the firm, will also be present. Her master's thesis at Yale was on the subject of historic mill buildings. Ms. Selig will address the appropriateness and compatibility of the proposed Building 16 from the point of view of the history of the Groveville Mills complex, and the historic setting. Hudson Valley Cultural Resource Consultants prepared the historic studies that were part of the project applications, and coordinated the project review by New York State Office of Parks, Recreation, and Historic Preservation (OPRHP). Attached is a letter report summarizing the Findings of Hudson Valley Cultural Resource Consultants.
- Walter Wheeler, preservation architect and Senior Architectural Historian at Hartgen Archeological Associates, who is also president of the Society for Preservation of Hudson Valley Vernacular Architecture. Mr. Wheeler will address the appropriateness and compatibility of the proposed Building 16 from the architectural and historic point of view. The application materials before the Council already contain a letter from Mr. Wheeler about the compatibility of the proposed size and height of the proposed new building (Exhibit H to Special Permit Application). I anticipate receipt of a further letter from Mr. Wheeler specifically addressing the elements of the recent amendments to section 134-7. If I receive it prior to the public hearing, I will promptly email it to the City for distribution and posting.

The remaining enclosures were included in the Council Packets prior to the workshop on August 27<sup>th</sup>, but have not previously been formally submitted to the Council by the applicant:

1. The letter from the Planning Board to the City Council dated March 15, 2018 recommending that the special permit be granted.
2. The Zoning Board of Appeals Resolution dated February 28, 2018, granting a height variance for building 16 of 52 feet at the third story, with a recessed 4<sup>th</sup> story of an additional 14 feet.
3. An enlarged copy of the graphic showing the relative ground elevations of Route 52 and the proposed location of Building 16. At the workshop on August 27<sup>th</sup>, I distributed an 8 1/2 x 11 copy of a graphic showing the ground level elevation of the proposed Building 16, as compared with the elevation of Route 52 and the City Water Department property on the other side of the Fishkill Creek. This graphic shows that the ground elevation at the location of Building 16 is 24 feet lower than the ground elevation at Route 52, and 29 feet

C&F: 3861160.1



September 14, 2018

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lower than the elevation on the opposite side of the Fishkill Creek at the City Water Department. This factor will reduce the apparent height of the new building when viewed from either point of view. At the workshop, the 8 /12 x 11 graphic proved somewhat hard to read. I will hand out larger copies at the Public Hearing in the attached 11 x 17 format. The copy posted to the website should be easily readable.

Thank you for your consideration, and we look forward to presenting information about the project at the public hearing.

Very truly yours,

A handwritten signature in blue ink, appearing to read "JL Van Tuyl". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jennifer L. Van Tuyl

cc: Nicholas Ward-Willis, Esq.  
Anthony Ruggiero, City Administrator



## HUDSON VALLEY

Cultural Resource Consultants, Ltd.

3 Lyons Drive Poughkeepsie, NY 12601

914-456-3698 • 845-702-0869

September 14, 2018

Beacon HIP Lofts, LLC  
16 Squadron Boulevard  
New City, NY 10956  
Attn: Jennifer Van Tuyl

Re: Beacon HIP Lofts  
Beacon City Council Presentation  
Front Street  
Beacon, Dutchess County, NY

Dear Ms. Van Tuyl,

Thank you for the materials you provided on September 5, 2018 which include the amended provisions of the Beacon City Code relating to special permit review within the Historic District Overlay (HDLO), which set forth standards for reviewing proposed construction in the context of the historic character of the surrounding area, and consideration of the compatibility of the proposal in terms of scale and height with the surrounding properties and the neighborhood. You have also forwarded to me copies of materials considered by the City of Beacon Planning Board in its SEQR Negative Declaration, and the City Zoning Board of Appeals in granting the height variance for the proposed building.

I am familiar with the HIP Lofts site, as my firm prepared the Phase 1A Literature Search and Sensitivity Assessment for this property, and supervised the coordination with the State Historic Preservation Office (SHPO) relating to the proposed restoration and reconstruction of buildings on the site. I therefore write this report to assist the Council in carrying out its duties in reviewing the proposed Special Permit to allow artist live-work units in the LI zoning district. My report assesses the appropriateness of the proposed improvements, including the construction of the new Building 16 in the historic context of the property, and the compatibility of its scale and height with the property, the surrounding properties, and the neighborhood. Walter Wheeler, Architectural Historian with Hartgen Archaeological Associates, has written a separate evaluation which addresses appropriateness and compatibility from an architectural perspective. I have reviewed Mr. Wheeler's letter which is part of the record before the Planning Board and Zoning Board of Appeals, as well as other materials and reviews by the City consultants.

### GROVEVILLE MILLS

Based on the information reported in the Phase 1A Literature Search and Sensitivity Assessment, the first structures constructed in the location of the Groveville Mills Historic District were built prior to 1820. Abraham Dubois operated a grist mill along Fishkill Creek, which he sold to Samuel Upton in 1820. The grist mill was converted to a fulling and carding mill a few years later. The fulling and carding mill, owned by the Glenham Company, operated until 1858, when the demand for military uniforms led to the company expanding its factories and production capacity. It was during this period of the mill's operations that tenement buildings, which served as worker housing, were first constructed on the property. The Glenham Company filed for bankruptcy in 1873. In 1876, A. T.

Stewart acquired the mill complex, tenements and a nearby farm. He demolished the extant structures, and built an extensive carpet factory.

In addition to the new brick factory buildings, Stewart built Italianate-style worker housing to the north of the factory buildings, and constructed a bridge over Fishkill Creek. Stewart's carpet mill closed in 1893. The History of Dutchess County, written by Frank Hasbrouck, indicates that in 1909 the machinery at the mills had been sold for scrap, and the buildings were unoccupied.

Throughout the twentieth century, ownership of the Groveville Mill Complex changed frequently, with each new owner modifying the layout of the complex to suit their needs. These changes can be seen on the Sanborn Fire Insurance maps that document the features of the industrial complex in the early twentieth century.

The Groveville Mill Historic Complex is an important historical site. It is one of the first factory complexes in the Hudson Valley Region to provide worker housing on the premises. The construction of the bridge over Fishkill Creek connected the factory to the residential hamlet of Matteawan, providing easy access to the residences in this neighborhood. The Italianate style residential structures located northwest of the factory buildings were not the first worker housing constructed on the property, as tenements had been built on the site as early as the 1860s.

Well into the late nineteenth century, the Fishkill and Beacon areas remained rural. The owners of the Glenham Company and later A. T. Stewart, needing a reliable source of labor, saw that the best way to obtain the employees needed to run the large factory complex was to provide housing. Stewart demolished the tenements built by the Glenham Company and built the residences that are currently located within the historic complex. By providing housing on site, Stewart was able to assemble the workforce needed to run the factory, which in 1875 included 700 employees.

#### APPLICABLE STANDARDS:

Chapter 134 of the Code requires evaluation of the appropriateness of the proposed construction with the existing setting and compatibility of the scale and height of the new construction in relation to the property, surrounding properties and the neighborhood.

Assuring such compatibility of design was an integral part of the evaluation of the proposed project and the review by the State Historic Preservation Office. The proposed design would construct a larger Building 16, but would also eliminate a 4-story building closer to the Creek and remove the non-contributing commercial laundry buildings which presently surround Building 16. The proposed new Building 16 is 52 feet tall to the third floor level, with a recessed 4<sup>th</sup> floor that is 14 feet tall, for a total of 66 feet. At this time, the highest structure within the complex is the tower located on the roof of Building 11, which is 67 feet high.

The applicant has submitted documentation to the reviewing Boards that the proposed massing of the building is appropriate in the context of the mill complex, which contains a number of large buildings. The applicant has also established that the massing of the building is appropriate, as it is located in the center of the property, substantially set back from Route 52 and from the Fishkill Creek, and that the elevation at the property line of the proposed Building 16 is 24 feet lower than the elevation at Route 52, and 29 feet lower than the elevation at the Beacon water plant, across the Fishkill Creek, thus substantially reducing the perceived height of the new building. The Planning Board has issued a Determination of Significance finding that the proposed Building 16 will not create any significant adverse impacts. The Zoning Board of Appeals has issued a height variance to authorize construction of the building, finding that, "The City Zoning Board of Appeals, in granting a height variance, has found that, "The proposed height is not out of character with the existing mill complex," and that Building "will not produce an undesirable change in the character of the neighborhood and will not be a detriment to nearby properties."

Walter Wheeler, Architectural Historian with Hartgen Archaeological Associates, stated in a letter dated Jan. 17, 2018 that the proposed building "is in keeping with the existing setting and Historic Preservation guidelines for such construction, and will not have a detrimental effect on nearby properties or the character of the

neighborhood.” Weston Davey, Historic Site Restoration Coordinator, Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation, reviewed the project and stated that the “proposed new construction...appears to be appropriate to the surrounding historic district (Comment Letter 01/05/2018).” Tim Lloyd, Archeologist with the Office of Parks, Recreation and Historic Preservation stated “I have no concerns regarding the project's potential impacts to archaeological resources (CRIS Communication 11/29/17).”

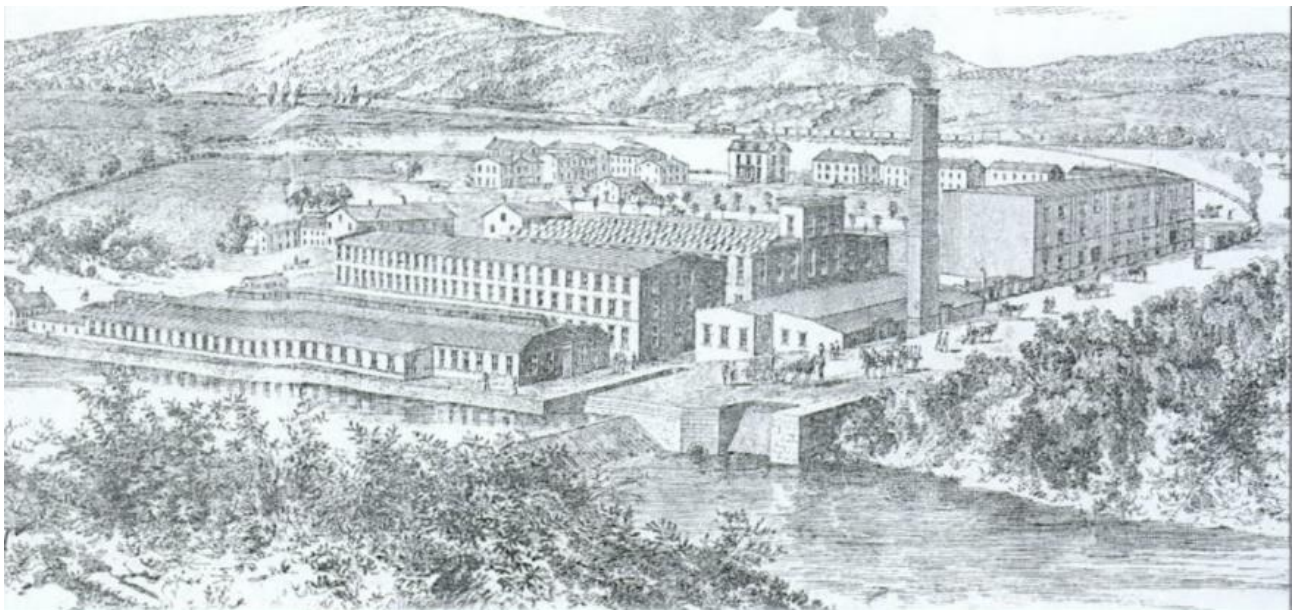
My evaluation leads me to concur with the above findings, based on the historic context of the Mill complex.

## FINDINGS

In the late nineteenth and early twentieth centuries, the historic mill complex spanned the entire space between Building 16 and Building 9 (1904 Sanborn Map). The buildings included two vacant structures, a sizing building and a printing and coloring structure. These buildings were torn down, and a new building identified as the Mill No.3 Bleachery and Washhouse was constructed adjacent to the north side of Building 9. An alleyway was located between the Bleachery building and Building 16, which was historically a drying and storage building. The Mill No. 3 building was torn down in 2000.

Based on the historic layout of the mill complex, particularly southeast of Building 16, the proposed massing of the new structure is not out of context with the historic layout of the Groveville Mills Historic District. This southern area of the mill complex was once completely covered with brick factory buildings. These connected structures would have created a visual image of one very large structure.

In the nineteenth century, the tower on Building 11 was not the tallest structure within the complex. A brick chimney was located to the northeast of Building 11 on the far side of the Machine House, which is documented as being 100 feet high. This chimney is visible on the 1879 lithograph of the mill complex (below). An 80 foot high water tower was added to the complex in 1912 (1912 Sanborn Map).



Groveville Mills, circa 1879. (Source: Robert Murphy, *History of Beacon* 1998)

The historic Sanborn Maps (1904-1912) also show that Building 4, which was a series of conjoined small warehouses, was four stories high, with an overall height of 55 feet above grade. The 1879 lithograph shows this building, in the northeastern portion of the complex, as being at or close to the height of the tower on Building 11. In 1919 the height of the building was mapped between 43 feet and 57 feet above street level. The variation is due to alterations made to the landscape on the northeastern side of the structure that would have altered the overall

elevation of the street. In 1879 a rail spur was located in this area, followed by a side street in the early twentieth century, and in 1990 a large parking lot.

Based on the historic layout of the mill complex, the proposed height of the new structure is not out of context with the historic layout of the Groverville Mills Historic District. The varying heights of Building 4, the height of the water tower and brick chimney, along with the tower on Building 11 would have created a higher height envelope for the historic complex.

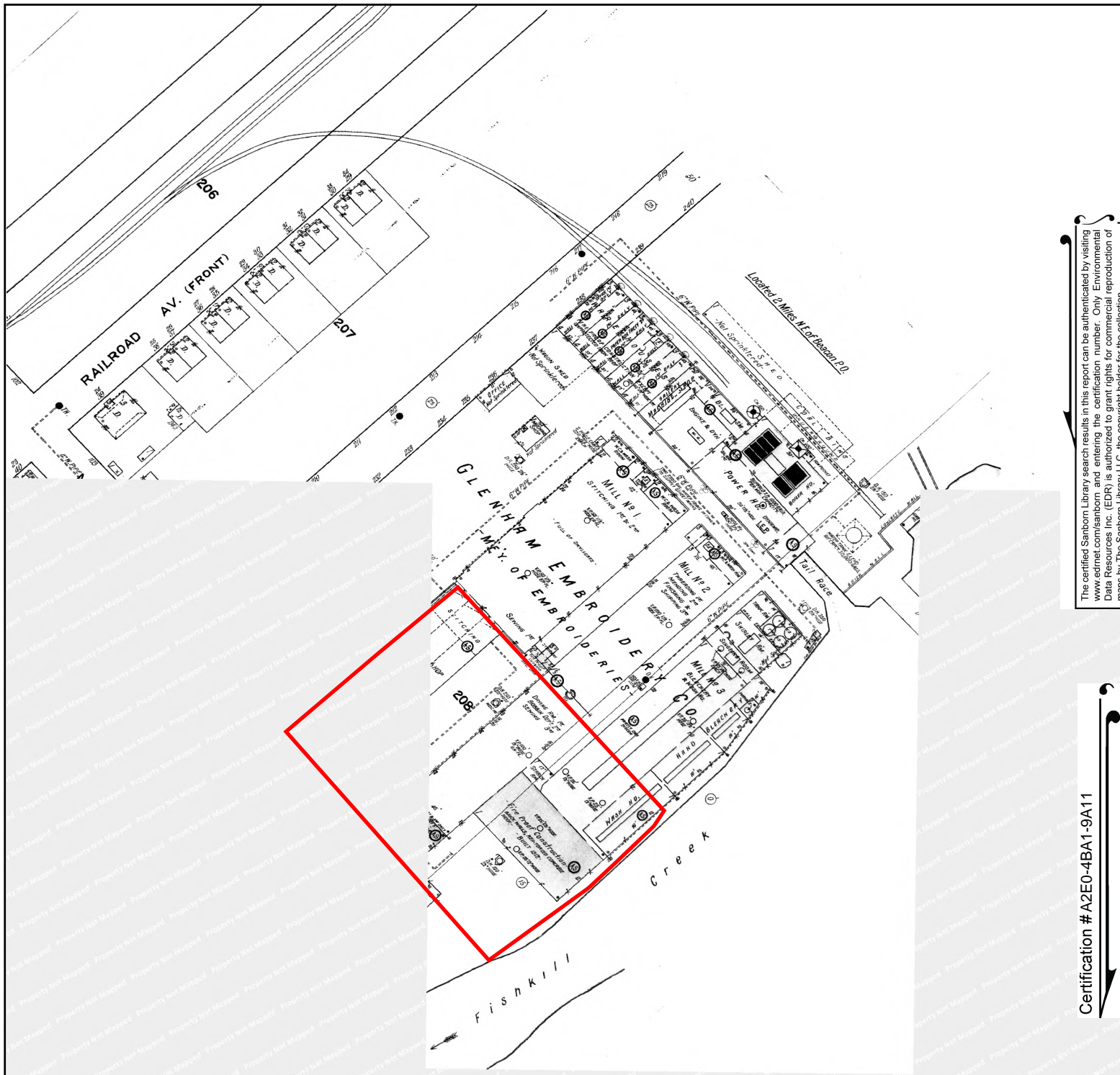
#### CONCLUSION

The layout, purpose and ownership of the Groverville Historic Complex buildings have changed dramatically over time, beginning at the close of the eighteenth and early nineteenth centuries. The buildings within the historic complex have undergone almost continuous episodes of demolition and rebuilding. It is the opinion of HVCRC that the proposed Building 16 design is in keeping with the historic context of the complex, and that the proposed height and massing will not negatively impact the historic context of the Groverville Mills Historic District.

Sincerely,

A handwritten signature in blue ink that reads "Beth Selig". The script is cursive and fluid.

Beth Selig, MA., RPA,  
President, Hudson Valley Cultural Resource Consultants



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Certification #A2E0-4BA1-9A11

Site Name: Beacon Lofts

Address: 84 Mason Circle

City, ST, ZIP: Beacon, NY 12508

Client: Hudson Valley Cultural Resource Consultants

EDR Inquiry: 5098293.1

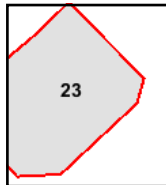
Order Date: 11/06/2017

Certification # A2E0-4BA1-9A11

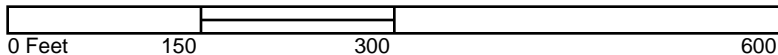
Copyright 1919

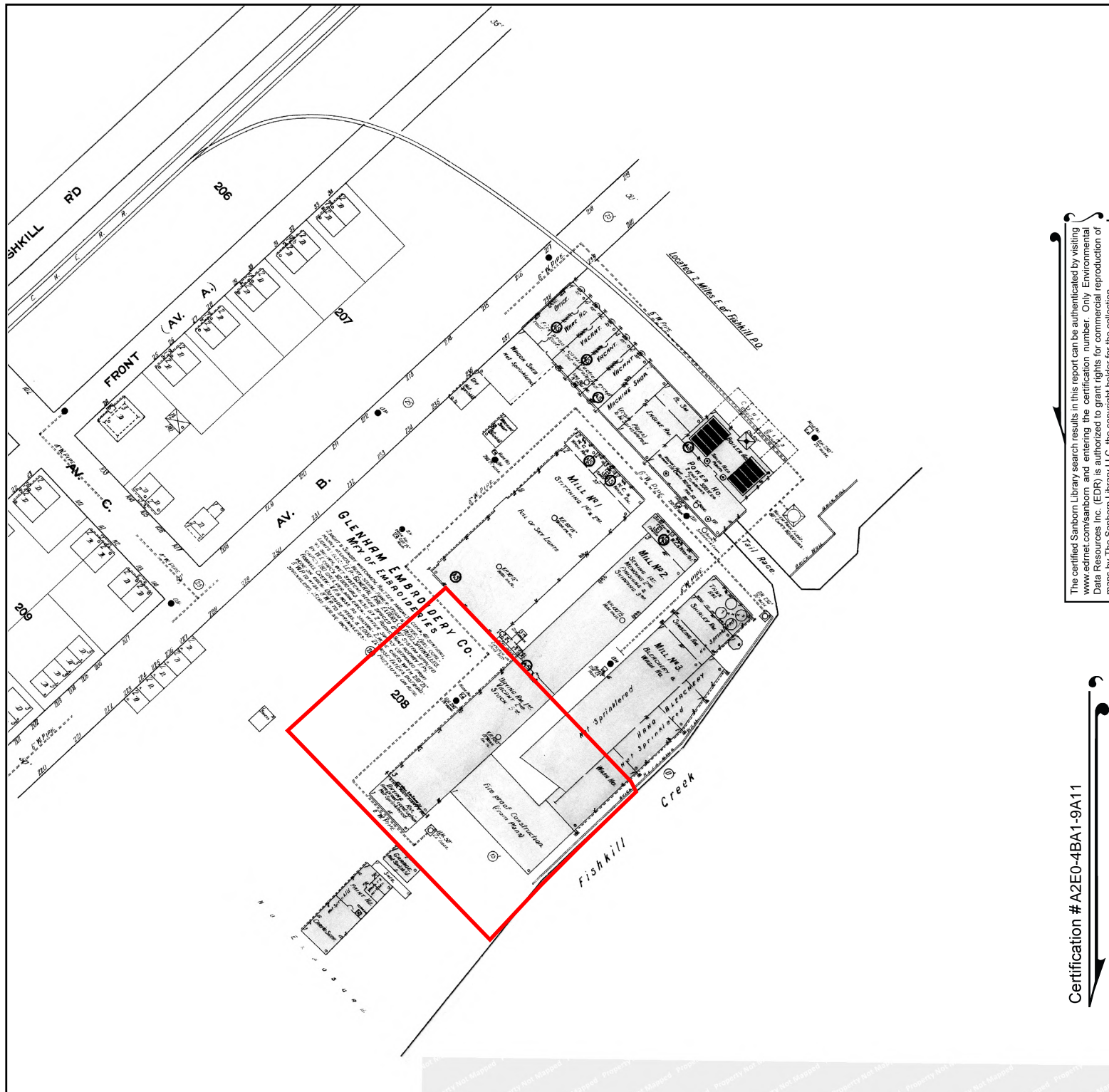


This Certified Sanborn Map combines the following sheets.  
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Volume 1, Sheet 23





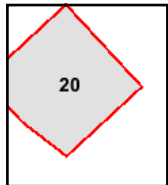
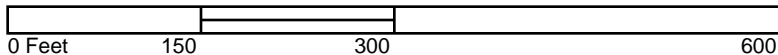
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Certification #A2E0-4BA1-9A11

Site Name: Beacon Lofts  
 Address: 84 Mason Circle  
 City, ST, ZIP: Beacon, NY 12508  
 Client: Hudson Valley Cultural Resource Consultants  
 EDR Inquiry: 5098293.1  
 Order Date: 11/06/2017  
 Certification # A2E0-4BA1-9A11  
 Copyright 1912

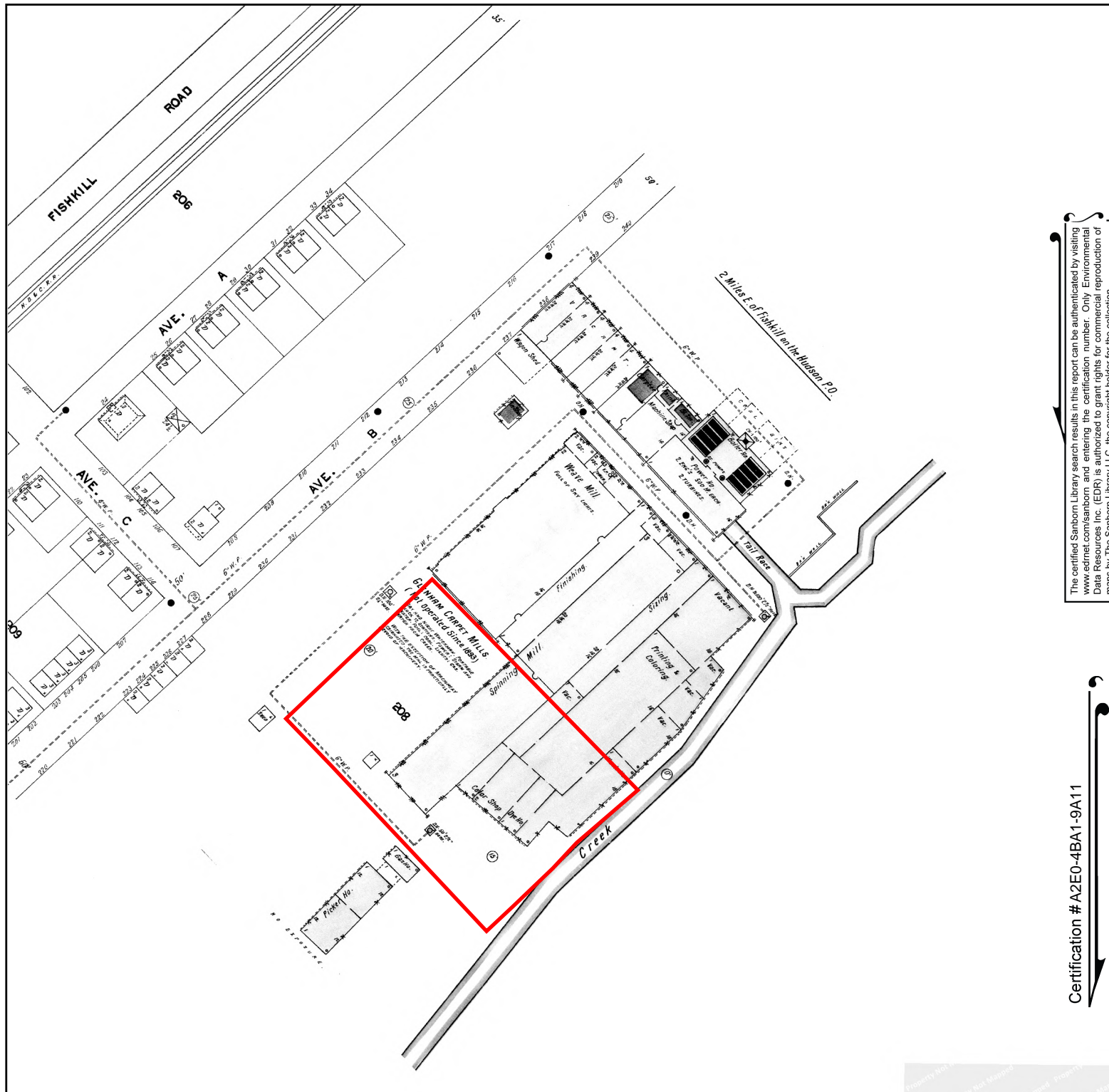


This Certified Sanborn Map combines the following sheets.  
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Volume 1, Sheet 20





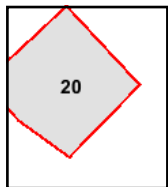
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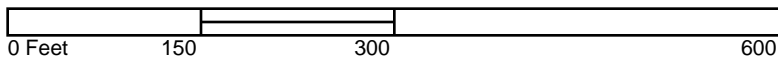
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 Address: 84 Mason Circle  
 City, ST, ZIP: Beacon, NY 12508  
 Client: Hudson Valley Cultural Resource Consultants  
 EDR Inquiry: 5098293.1  
 Order Date: 11/06/2017  
 Certification # A2E0-4BA1-9A11  
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This Certified Sanborn Map combines the following sheets.  
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Volume 1, Sheet 20





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**AMENDED RESOLUTION NO. 02 OF 2014**

**CITY COUNCIL  
BEACON, NEW YORK**

**SPECIAL PERMIT APPROVAL FOR ARTIST  
LIVE/WORK, ART STUDIO AND SELF STORAGE  
COMPONENTS OF THE BEACON HIP LOFTS PROJECT**

WHEREAS, the Beacon City Council is entertaining an application for Special Permit Approval from Beacon HIP Lofts, LLC (the "Applicant") for the project known as the Beacon HIP Lofts (the "Project" or "Proposed Action"); and

WHEREAS, the overall project consists of the renovation and re-use of several existing buildings, the construction of new buildings and general improvements to the site as follows:

1. Five existing buildings and one proposed building to contain 114 proposed artist live/work units for a total of 143 artist live/work units on the site (Buildings #10 and #9 contain 29 existing artist live/work units).
2. One existing building proposed to contain 17 artist studios.
3. A 25,000 square foot expansion of the existing self-storage use to be located in a proposed building that will be connected to the existing self-storage building.
4. A proposed fitness gym and recreation room for the use by residents only.
5. A proposed Greenway Trail that runs continuously around the property and connects to the trail on the adjacent property (the five items above constitute the "Overall Project"); and

WHEREAS, the subject of this Resolution of Special Permit Approval is the Artist Live/Work, Artist Studio and Self-Storage components of the Overall Project; and

WHEREAS, the project site is located at 3-39 and 51 Front Street and is designated 6055-04-590165 and 6055-04-535128 (the latter parcel is the adjacent vacant parcel that contains landbanked parking and the Greenway Trail) on the City tax maps (the "Subject Property" or "Site"); and

**Amended Resolution of Special Permit Approval for Artist Live/Work,  
Artist Studio, and Self-Storage Components of the Beacon HIP Lofts Project**

WHEREAS, the total property is 12.24 acres in size, is zoned Light Industrial (LI) and is in the Historic District and Landmark Overlay Zone; and

WHEREAS, 10% of the overall residential units (including the new artist live/work units) will be comprised of below-market-rate units as defined by Article IVB of the Zoning Law; and

WHEREAS, the Overall Project is shown on the following drawings, generally entitled, "Special Use Permit Application Beacon HIP Lofts" prepared by Aryeh Siegel, Architect, Hudson Land Design, LQ Design and TEC Land Surveying:

1. Sheet 1 of 15, "Site Plan," last revised October 29, 2013;
2. Sheet 2 of 15, "Survey/Existing Conditions," last revised July 30, 2013;
3. Sheet 3 of 15, "Site Demolition & Phasing," last revised July 30, 2013;
4. Sheet 4 of 15, "Landscape Plan & Lighting," last revised August 27, 2013;
5. Sheet 5 of 15, "Floor Plans – Buildings 1, 2, 3, 7, 8, 9, 9A, 10," last revised August 27, 2013;
6. Sheet 6 of 15, "Floor Plans – Building 4 & 4A," last revised July 30, 2013;
7. Sheet 7 of 15, "Floor Plans – Building 11, 12, & 16," last revised September 24, 2013;
8. Sheet 8 of 15, "Solar Panel Plan," last revised July 30, 2013;
9. Sheet 9 of 15, "Grading and Utility Plan," last revised October 29, 2013;
10. Sheet 10 of 15, "Erosion and Sediment Control Plan," last revised September 24, 2013;
11. Sheet 11 of 15, "Truck Circulation Plan," last revised August 27, 2013;
12. Sheet 12 of 15, "Site, Landscaping and Erosion & Sediment Control Details," last revised October 29, 2013;
13. Sheet 13 of 15, "Stormwater Details," last revised September 24, 2013;
14. Sheet 14 of 15, "Water and Sewer Details," last revised September 24, 2013;
15. Sheet 15 of 15, "Construction Management & Phasing Plan," last revised October 29, 2013; and

WHEREAS, the application also consists of application forms, Parts 1 and 2 of an expanded full Environmental Assessment Form (EAF) and a Traffic Impact Analysis prepared by Harry Baker & Associates, July 29, 2013; and

WHEREAS, on June 18, 2013, the Zoning Board of Appeals issued the following zoning variances to the project:

1. Relief from Section 223-17(c) to allow a building height of 47 feet (Building #9A).
2. Relief from Section 223-17(c) to allow a building height of 41 feet (Building #4A).

**Amended Resolution of Special Permit Approval for Artist Live/Work,  
Artist Studio, and Self-Storage Components of the Beacon HIP Lofts Project**

3. Relief from Section 223-15(E)(1)(c) to allow a two-sided roof mounted sign and Section 223-15(E)(1)(b) to allow a roof mounted sign exceeding allowable dimensions with the condition that they be removed after a period of 30 months; and

WHEREAS, on November 12, 2013, and pursuant to the requirements of Section 223-18.B(1) of the Zoning Law, the Planning Board recommended that the City Council approve the application for Special Permit Approval subject to the Project obtaining Site Plan Approval from the Planning Board; and

WHEREAS, the Beacon City Council is serving as State Environmental Quality Review Act (SEQRA) Lead Agency for the coordinated environmental review of the Overall Project and in that context has reviewed the above mentioned application materials; and

WHEREAS, on December 2, 2013, the City Council, as SEQRA Lead Agency, adopted a Negative Declaration regarding the Project; and

WHEREAS, on December 2, 2013, the City Council held a public hearing on the application for Special Permit Approval, at which time all those interested were given an opportunity to be heard; and

WHEREAS, the City Council is fully familiar with the Project and has reviewed the Project relative to all applicable provisions of the City Code.

NOW THEREFORE BE IT RESOLVED, that the City Council makes the following findings in accordance with Section 223-18.B(1) of the Zoning Law:

1. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
2. The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the appropriate development use of adjacent land and buildings.
3. Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.

**Amended Resolution of Special Permit Approval for Artist Live/Work,  
Artist Studio, and Self-Storage Components of the Beacon HIP Lofts Project**

4. Parking areas will be of adequate size for the particular use and properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety; and

BE IT FURTHER RESOLVED, that the City Council hereby grants Special Permit Approval to the Artist Live/Work, Artist Studio and Self-Storage components of the Project, as shown on the application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

- A. Six (6) sets of the above referenced plans shall be submitted for endorsement by the City Administrator. One set of the endorsed plans will be returned to the Applicants, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.
- B. **The following conditions shall be fulfilled prior to the issuance of any Building Permits for the Project:**

The Applicant shall seek and obtain Site Plan Approval from the Planning Board. As part of the Site Plan review and approval process matters, including but not necessarily limited to the following, shall be resolved to the satisfaction of the Planning Board:

1. The Applicant shall resolve the following item contained in the City Engineer's letter to the Planning Board dated November 8, 2013 to the satisfaction of the Planning Board:

The "Water Supply" section of the Water & Sewer Report notes that observed static pressures within the onsite water system ranged between 78 psi and 81 psi. Based upon subsequent fire flow testing at the hydrants onsite, available fire flow, while maintaining a minimum pressure of 20 psi in the water main, was only 757 gpm. Based upon the observed static pressures, additional field investigation and testing shall be conducted to determine if any valves were closed, or partially closed, during the testing, or if the lines have heavy tuberculation within them.

**Amended Resolution of Special Permit Approval for Artist Live/Work,  
Artist Studio, and Self-Storage Components of the Beacon HIP Lofts Project**

2. The Applicant shall resolve the following items contained in the City Planner's letter to the Planning Board dated November 8, 2013 to the satisfaction of the Planning Board:
  - (a) The Applicant has proposed to provide 40 additional parking spaces as landbanked parking spaces on parcel number 6055-04-535128. In accordance with Section 223-26.E of the Zoning Law, the Planning Board may waive the improvement of up to 50% of the required off-street parking spaces, provided that all of the required spaces are shown on the proposed plan and further provided that suitable agreements, satisfactory to the City Attorney are obtained assuring the City that the property owner will be responsible for the construction of such waived spaces within six months of the date such spaces may be deemed necessary by the Planning Board. The Application form shall be revised to include the additional parcel (parcel number 6055-04-535128).
  - (b) The Access Easement to be conveyed by Landgrove Realty Inc. to Beacon Lofts and Storage, LLC shall be shown on the plans.
  - (c) The Landscape Plan shall be revised to include a plant schedule for the plantings proposed adjacent to the landbanked parking area and the Greenway Trail on parcel number 6055-04-535128.
  - (d) A note has been added to the plans regarding the location of the Greenway Trail. The note shall be revised to state, "Proposed Interim Greenway Trail to Front Street. Note that the Owner and Planning Board agree to re-visit the routing of this portion of the trail (from the southeast corner of parcel number 6055-04-535128 to Front Street) in the future when an application is submitted for development of parcel number 6055-04-535128 or when the landbanked parking is required to be built. It is further agreed that the trail shall remain continuous from the southeast corner of parcel number 6055-04-535128 to Front Street."
  - (e) Details of all proposed signage for the Greenway Trail shall be provided on the plans.
  - (f) A detail of the proposed stone dust trail shall be provided on the plans.

**Amended Resolution of Special Permit Approval for Artist Live/Work,  
Artist Studio, and Self-Storage Components of the Beacon HIP Lofts Project**

- (g) Crosswalk striping shall be provided on the two parking spaces adjacent to Buildings 4 and 7 for continuation of the Greenway Trail.
- (h) The location of the generator shall be shown on the site plan. In addition, the noise specifications of the generator shall be submitted for review.
- 3. Arrangements shall be made which ensure the Project's full compliance with Article IVB, Affordable-Workforce Housing, of the Zoning Law.
- 4. Arrangements for the payment of recreation fees by the Applicant shall be made.

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

- 1. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees shall be paid by the Applicant within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within said thirty (30) day period, and an extension therefor has not been granted by the City, this resolution shall be rendered null and void.
- 2. As used herein, the term "Applicant" shall include its heirs, successors and assigns, and where applicable its contractors and employees.
- 3. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.
- 4. The approvals granted by this resolution do not supersede the authority of any other entity.
- 5. In accordance with Section 223-18.F(1) of the Zoning Law, this Special Permit Approval authorizes only the particular use specified in the permit and shall expire if:
  - a. A bona fide application for a Building Permit is not filed within one (1) year of the issuance of this Special Permit Approval; or

**Amended Resolution of Special Permit Approval for Artist Live/Work,  
Artist Studio, and Self-Storage Components of the Beacon HIP Lofts Project**

- b. If all required improvements are not made within two (2) years from the date of issuance of the Building Permit; or
  - c. If said uses cease for more than six (6) months for any reason.
- 6. In accordance with Section 223-18.F(2) of the Zoning Law, the City Council may grant one (1) or more extensions, of up to six (6) months each, to complete construction of the improvements, upon a finding that the Applicant is prosecuting construction with due diligence and has offered a reasonable explanation of its inability to complete the project. No such extensions shall be granted unless the City Council finds that all appropriate erosion control measures to protect surrounding properties are in place. The City Council may impose such conditions as it deems appropriate upon the grant of any extension. The granting of an extension of time under this section shall not require a public hearing.
  - a. Given that this resolution applies to a phased project which is proposed to be constructed over approximately seven and two-thirds (7-2/3) years, and given that said phasing is not addressed under the current City Zoning Law, the City Council hereby agrees to grant the Applicant twelve (12) six-month extensions (for a total of six (6) years), with said extensions commencing after the expiration of the two (2)-year time frame contained in Condition 5.b above.
  - b. The continued validity of the extensions in Condition 6.a above are conditioned upon the Applicant prosecuting construction of the Overall Project with due diligence and that all appropriate erosion control measures to protect surrounding properties are in place.
- 7. Any proposed revision to this approved Special Permit Approval shall be submitted to the City Council. The City Council, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis, further project review and/or a further hearing, as it may deem appropriate.
- 8. The Building Inspector may revoke this Special Permit Approval where it is found that the use of the premises does not conform with the limitations and conditions contained in the Special Permit Approval.

**Amended Resolution of Special Permit Approval for Artist Live/Work,  
Artist Studio, and Self-Storage Components of the Beacon HIP Lofts Project**

**VOTING**

	Motion	Second	Voting
Mayor Randy Casale	_____	_____	_____✓
Charles Kelly	_____	_____	_____Absent
Lee Kyriacou	_____✓	_____	_____✓
George Mansfield	_____✓	_____	_____✓
Ali T. Muhammad	_____	_____	_____✓
Peggy Ross	_____	_____✓	_____✓
Pam Wetherbee	_____	_____	_____✓

Resolution Adopted: January 6, 2014  
Beacon, New York

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DAVID H. STOLMAN  
AICP, PP  
PRESIDENT

MICHAEL A. GALANTE  
EXECUTIVE  
VICE PRESIDENT

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## FREDERICK P. CLARK ASSOCIATES, INC.

PLANNING, TRANSPORTATION, ENVIRONMENT AND DEVELOPMENT  
RYE, NEW YORK FAIRFIELD, CONNECTICUT

### MEMORANDUM

To: Mayor Randy Casale and the Beacon City Council

Date: January 3, 2014

Subject: **Beacon HIP Lofts – Amended Special Permit Approval**

As requested, attached is a draft **Amended Resolution of Special Permit Approval** in connection with the above captioned project.

The original Resolution of Special Permit Approval has been revised on page 7 to grant extensions of time to complete the proposed phased project. Revisions relative to the original resolution are shown with double underlining and ~~strikeout~~. We have conferred with the City Attorney in the preparation of the resolution.

We look forward to discussing the resolution with you.

David H. Stolman, AICP, PP  
President

### Attachment

cc: Iola C. Taylor  
Meredith Robson  
Lt. Timothy P. Dexter  
Arthur R. Tully, PE  
Nicholas Ward-Willis, Esq.  
Aryeh Siegel, Architect

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**BEACON PLANNING BOARD**  
**ONE MUNICIPAL PLAZA - SUITE 1**  
**BEACON, NEW YORK 12508**

*Phone (845) 838-5002 Fax (845) 838-5026*

*John Gunn, Chairman*

March 15, 2018

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

RE: Special Use Permit (amendment)  
39 Front Street "Hip Lofts"


Applicant: Beacon Lofts and Storage

Dear Mayor Casale & Council Members:

At their March 14, 2018 Planning Board meeting, members reviewed an application from Beacon Lofts & Storage to amend their existing Special Use Permit for the Artist Live/Work units. The project would eliminate the previously approved construction of Buildings 9A and 12, demolish Buildings 16, 18, 24, and 25, construct a larger Building 16, and extend the existing Building 9 to include one Live/Work loft. The existing Special Use Permit allowed 143 Live/Work units and the applicant is proposing to increase the number of units to 172. The Planning Board reviewed the Special Use Permit Application for completeness and to identify relevant planning-related information for the Council's analysis of the application for an amendment to the existing Special Use Permit. The Planning Board's review is not intended to supplant the City Council's role in reviewing the Special Use Permit application for compliance with the relevant standards of review.

After careful review, Board members voted unanimously to recommend the City Council issue a Special Use subject to the applicant returning to the Planning Board for amended Site Plan Approval.

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

Yours truly,  
  
John Gunn, Chairman

City of Beacon  
Zoning Board of Appeals

**RESOLUTION**

**WHEREAS**, an application has been made to the City of Beacon Zoning Board of Appeals by **Beacon Lofts & Storage**, (the “Applicant”) for a 31 foot building height variance where the maximum building height permitted is 35 feet pursuant to the City of Beacon Code § 223-17.D/223 Attachment 2:3, in connection with the proposed construction of a new building (Building 16), with 87 artist live/work units, on property located at 39 Front Street (Mason Circle) in the LI Zoning District (the “Proposed Project”). Said premises being known and designated on the City of Beacon Tax Map as **Parcel ID# 30-6055-04-590165-00**; and

**WHEREAS**, the Applicant is proposing to construct a new building, 66 feet in height, as part of the redevelopment of 8.74 acres, known as HIP Lofts. This project requires variance approval from the Zoning Board, Amended Special Permit Approval from the City Council and Amended Site Plan Approval from the Planning Board; and

**WHEREAS**, the proposed action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act; and

**WHEREAS**, the Planning Board, as Lead Agency, opened a public hearing to consider comments regarding any environmental impacts of the Proposed Action on November 14, 2017 and continued the hearing to December 19, 2017, at which time the (SEQRA) public hearing was closed; and

**WHEREAS**, after taking a “hard look” at each of the relevant areas of environmental concern through review of the Environmental Assessment Form and all associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration on December 12, 2017; and

**WHEREAS**, the Zoning Board of Appeals held a duly advertised public hearing on the application on January 17, 2018 and February 21, 2018 at which time all those wishing to be heard on the application were given such opportunity; and

**WHEREAS**, the Board closed the public hearing on February 21, 2018; and

**WHEREAS**, pursuant to New York State General City Law § 81-b(4) and Zoning Code Section 223.55(C)(2)(b), when deciding the request for an area variance:

In making its determination, the Zoning Board of Appeals

shall take into consideration 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. In making such a determination, the board shall also consider:

- [1] 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;
- [2] Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
- [3] Whether the requested area variance is substantial;
- [4] Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- [5] 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.

**WHEREAS**, pursuant to Zoning Code Section 223.55(C)(2)(c) “the Board of Appeals, in granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community;” and

**WHEREAS**, as part of its presentation, the applicant represented that it proposed to substitute the proposed amended site plan for the previously approved site plan, which would, among other elements, (a) eliminate the commercial laundry with approximately 26,000 gpd water usage; and (b) eliminate the 4 story building 9A, located along the Creek, which had received a variance for a 47 foot height, and the substitution of a one-story structure in that location which is a continuation of the existing building; and applicant further represented that it would consent that, upon issuance of all approvals for the amended site plan and the vesting of rights to complete construction of building 16 under the approved amended site plan, it would agree that the previously granted height variance for building 9A be deemed rescinded and null and void; and

**WHEREAS**, as part of its presentation, the applicant also represented that, as part of its proposed amended site plan, it was willing to commit that, upon issuance of all approvals for the proposed amended site plan and the vesting of rights to complete construction of building 16 under the approved amended site plan, it would not seek, and would not claim rights to seek, land use approvals to place additional residential units on the subject parcel

beyond the 172 Artist Live-Work units shown on the proposed amended site plan, such Declaration to be effective only for so long as the applicable zoning regulations for the subject site permit a total of 243 or fewer Artist Live-Work units; and the Applicant further represented that, upon the same conditions, it was willing to record a Declaration to the same effect, the form, content, and timing of recording of which to be approved by the City Attorney's office; and

**WHEREAS**, based upon the Record before it and after viewing the premises and neighborhood concerned and upon considering each of the factors set forth in Section 223.55(C)(2)(b)[1]-[5] of the City of Beacon Code, the Zoning Board finds with respect to the requested variance as follows:

- 1. The variance will not produce an undesirable change in the character of the neighborhood and there will not be a detriment to nearby properties created by the granting of the area variance.**

No undesirable change will be produced in the character of the neighborhood and no detriment to nearby properties will be created by the granting of the area variance. The proposed height is not out of character with the existing mill complex, since the complex already contains a building with a tower which is approximately 67 feet high. In addition, the main portion of the proposed building is only 6 feet taller (52 ft) than the existing building that it will replace (46 ft). The fourth story of the proposed building increases the height of the building to 66 feet, but the fourth story contains a proposed setback of 10 feet from the edge of the main buildings walls, so that this tallest portion minimizes its visual impact. This setback brings the perceived height of the building close to the height of the adjacent Building 10, and the building's overall height of 66 feet is within the height envelope established by nearby Building 11 of the complex, at 67 feet.

The architect designed the project in compliance with two policy documents *Preservation Brief 14, New Exterior Additions to Historic Buildings*, published by the National Park Service and written by Anne E. Grimmer and Kay D. Weeks, and the Department of the Interior's *Standards for Rehabilitation*, which provide guidelines as to how to appropriately construct additions to existing historic structures.

Furthermore, the proposed building is located in the center of the property. This location reduces potential visual impacts to properties across Fishkill Creek. However, the only property located directly across Fishkill Creek is a City Water Department industrial building. Visual impacts will be further mitigated by dense vegetation consisting of mature trees. Therefore, the requested variance will not produce an undesirable change in the character of the neighborhood and will not be a detriment to nearby properties.

**2. The benefit sought by the Applicant cannot be achieved by some method feasible for the Applicant to pursue, other than the requested area variance.**

The benefit sought by the Applicant cannot be achieved by some other method feasible for the Applicant to pursue. The Applicant is working within an existing developed historical site. The plan to redevelop HIP Lofts received initial approvals from the Planning Board and Zoning Board several years ago to restore the old factory complex at Groveville. The originally approved project included the construction of Building 9A, a 4-story building featuring 24 artist live/work lofts and renovation of Building 16 to house 36 artist live/work units. As part to the original approval of the project, the Zoning Board granted the Applicant a 7 foot building height variance for the then-proposed Building 9A, to construct a 4 story/ 47 foot building where the maximum building height in the LI District was 3 stories and 35 feet. However, subsequent engineering tests revealed that Building 16 is structurally unsound, and cannot be renovated in accordance with the original plans. Therefore, the Applicant now proposes to construct a new Building 16, with 87 artist live/work units and eliminate Building 9A. The proposed new Building 16 is designed to incorporate the units that were originally to be housed in Building 9A. In order to fit these extra units, the building must be constructed at a taller height. The requested variance is the minimum variance to accommodate the new proposal. Furthermore, eliminating Building 9A allows the applicant to meet its parking requirements without a variance.

In addition it is much more expensive to demolish a building then to renovate it as originally proposed. The Applicant was unexpectedly forced to re-evaluate the project design. The proposed unit types, including mezzanine units, which require greater ceiling height, and penthouse units help to finance the building reconstruction. Building 16 includes mezzanine units which require a 17 foot floor to ceiling separation. These units have a lower vacancy rate than non-mezzanine units and can be more easily converted to other non-residential uses without the variance. Without a variance, the applicant would reconstruct Building 9A, which would block views of the creek, decrease the amount of available greenspace on site and decrease available parking area. The Applicant will not be able to achieve the same benefits without a height variance.

**3. The requested variance is mathematically substantial; however, this does not outweigh the other factors meriting the granting of the variance.**

The requested variance is mathematically substantial. However, in considering whether a variance is substantial, the Board must examine the totality of the circumstances within the application and the overall effect of granted the requested relief. Here, the requested height variance is not substantial in its effect. The site is located in an industrial area. The tallest building located on the site is approximately 67 feet high at the top of its tower element, which is 1 foot taller than the highest portion of the proposed building. The proposed building has also been designed with a top story setback to minimize the visual impact of its height to the greatest possible extent, while still being able to accommodate the

artist live/work units originally proposed for Building 9A. In addition, the property located directly across Fishkill Creek from the subject property is a City Water Department industrial Building.

The consolidation of Buildings 9A and 16 into one new building creates more landscaped area and results in an overall smaller building footprint. Almost all the buildings on the Beacon HIP Lofts property are substantially higher than 35 feet allowed by the current Zoning Code. The expanded height of the proposed Building 16, with its set back 4<sup>th</sup> floor, is in keeping with the scale of the rest of the property. Therefore, the Board finds that the requested variance is not substantial.

**4. The proposed variance will not 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 of the neighborhood or district. There will be no adverse effects of noise, vibrations, odor, traffic, or impact on public services caused by the granting of this variance. As part of the Coordinated SEQRA review conducted by the Planning Board as Lead Agency, the Planning Board determined that the Proposed Action will have no potential significant adverse environmental impacts. The Proposed Action will result in a decrease of 0.04 acres of impervious surface coverage. The consolidation of the artist live/work units from Building 9A into the proposed Building 16 also permits tighter clustering of the development, resulting in more open space. Therefore, the Board finds that the proposed variance will not have a significant adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

**5. The alleged difficulty was self-created but this factor does not preclude the granting of the area variances.**

The alleged difficulty was self-created. The need for the variance arises from the subsequent engineering studies that revealed that Building 16 is structurally unsound, and cannot be renovated in accordance with the original plans. The Applicant redesigned the project eliminate Building 9A and rebuild Building 16. The height variance is required to retain the artist live/work and mezzanine units originally proposed for Building 9A. The applicant redesigned the project knowing the height constraints in the Zoning District.


**NOW THEREFORE, BE IT RESOLVED**, that said application for a height variance of 31 feet to construct a new building with a height of 66 ft. where 35 ft. is permitted pursuant to 223-17.D/223 Attachment 2:3 is hereby **GRANTED** subject to the following conditions:

1. No permit or Certificate of Occupancy shall be issued until the Applicants have paid in full all application and consultant fees incurred by the City of Beacon in connection with the review of this application.

2. The Applicant has six months to commence construction following the date of issuance of the building permit and 24 months after the date of issuance of said building permit to complete construction. The Applicant has six months to obtain a building permit from the date of the Planning Board's Site Plan approval.
3. The Zoning Board of Appeals may grant a six month extension of this variance approval provided that a written request for an extension is submitted before the variance expires. Such extension shall only be granted upon a showing by the Applicant that the circumstances and conditions upon which the variance was originally granted have not substantially changed.
4. As offered and agreed to by the Applicant, and more fully described within the above Resolution, prior to the issuance of a Building Permit the Applicant shall submit for review and approval by the City Attorney as to form a deed restriction which prohibits additional residential dwelling units on the subject property beyond the 172 Artist Live/Work units currently proposed, for so long as the subject property is governed by zoning restrictions which allow 243 or fewer Artist Live/Work units, as do the Light Industrial (LI) Zoning District regulations currently applicable to the property.
5. As agreed to by the Applicant, and more fully described within the above Resolution, based in part upon the Applicant's intent that the proposed Special Use Permit and Site Plan Amendments (including the removal of Building 9A and construction of a new Building 16), will supersede the prior approved Special Use Permit and Site Plan (which included a 4-story addition to Building 9A), upon the issuance of a Building Permit and vesting of rights to complete construction of Building 16 according to the amended Site Plan, the area variance previously granted by the City of Beacon Zoning Board of Appeals by Resolution 2013-12, dated June 18, 2013, to permit Building 9A to have a height of 47 feet where 35 feet is required, is rescinded and superseded.

Resolution Approved: February 21, 2018

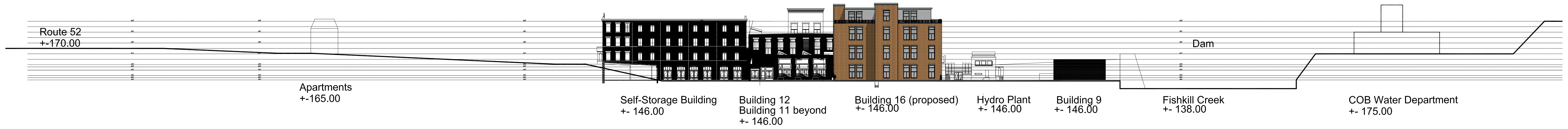
Dated: February 28, 2018

  
John Dunne, Chairman

Mr. Dunne called the roll:

Motion	Second	Zoning Board Member	Aye	Nay	Abstain	Excused	Absent
		John Dunne	X				
		Jordan Haug		X			
X		Robert Lanier	X				
	X	Judy Smith	X				
		David Jensen		X			
Motion Carried			3	2			

Received in the Office of the  
City Clerk  
February 28, 2018





14 September 2018

1744 Washington Ave Ext  
Rensselaer, NY 12144

Hon. Randy Casale, Mayor  
and Members of the City Council  
City of Beacon City Hall  
1 Municipal Plaza  
Beacon, New York 12508

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Subject: Beacon HIP Lofts

Greetings Mayor Casale and Members of the City Council,

This letter presents the findings of my review of the appropriateness of the revised design of the Beacon HIP Lofts project (39 Front Street, Beacon, New York, Tax Parcel ID: 6055-04-590165) insofar as its relationship to the recent amendments to the HDLO Law of the City of Beacon is concerned.

## Findings

I have reviewed the new Historic Preservation law for the City of Beacon (Chapter 134) with the intent of assessing the degree to which the proposed design of the proposed additions to the Groveville Mills, within the Groveville Mills Historic District for the Beacon HIP Lofts project is in compliance with respect to their spirit and intent.

Based upon my review of the applicable portions of Chapter 134 of the new zoning regulations for the City of Beacon, I find that

- According to 134-7 (1a) “new construction...shall build on the historic context with applications required to demonstrate aspects of inspiration or similarities to adjacent HDLO structures...”, and, by 134-7 (1c) that new construction “is to reinforce and extend the traditional patterns of the HDLO district”. The addition as designed addresses these concerns in a clear and direct manner.

- The letter of Beth Selig, President, Hudson Valley Cultural Resource Consultants, to Jennifer van Tuyl, dated 14 September 2018 and herewith submitted, substantially reviews the mill complex's historical and physical context, and concludes that the proposed addition "is not out of context with the historic layout of the Groverville Mills Historic District," with respect to massing and height of the proposed addition. These findings are made in reference to chapter 134-7 (2), which is intended to address the "scale and height of the proposed alteration or new construction in relation to the property itself." I concur with the findings presented in Ms Selig's letter.
- Furthermore, with respect to placement and height, I find that the present proposal respects the requirement that "[A]ny alteration or addition to an historic structure shall not damage or obscure the character-defining features of the architecture or site to the maximum extent possible" [134-7(2a)], the building is in compliance, inasmuch as it respects the remaining building's envelope, massing and detailing, and, without replicating it, substantially replaces an unsalvageable portion of the complex with a building of similar size and scale.
- With respect to 134-7(2c), which notes that the "height of any new building facades in the HDLO shall not conflict with the heights of adjacent historic structures on adjoining HDLO parcels", I find that the height of the proposed addition is well within the height envelope established by the remaining historic components of the mill complex. The additional floor introduced in the proposed new portion of the building is set back far enough to establish a continuity of height between the old and new portions of the complex along the principal elevations, and does not unduly alter the overall appearance of the complex through its scale or height.
- With respect to 134-7 (2d), which states that "[l]arger buildings or additions should incorporate significant breaks in the facades and rooflines, generally at intervals of no more than 35 feet" I find that, given the scale and detailing of the historic portions of the complex, the instruction of a series of non-structural pilasters, recesses or other repeated details would make the scale of the new and old portions of the building discordant. Clearly this section of the ordinance is intended to address buildings of smaller scale, in principally urban contexts. In addition, the utilitarian nature of the historic elements of the Groverville Mills Historic District would put them at odds with an addition which would then possess a higher level of detail if such features were introduced. The revised design, presented here, does however, introduce a shallow recess, 16" wide and 8" deep, at the juncture between the old and new portions of the building. While not explicitly indicated in the revised code, this type of detailing is recommended by the *Secretary of the Interior's Standards for the Treatment of Historic Properties* which indicate that the design of new additions should be undertaken "in a manner that makes clear what is historic and what is new" and that "[n]ew design should always be clearly differentiated so that the addition does not appear to be part of the historic resource."

- With respect to 134-7 (3d), which states that “[n]ew buildings in the HDLO should have a top-floor cornice feature and first-floor architectural articulation...” I find that, as above, such detailing would be incongruent with the extant historic components of the Groveville Mills Historic District, which form the immediate context of the addition. These features are understandably desirable in the principal contexts covered by the regulations, which consist of urban streets where such detailing is common, but are inappropriate for the Groveville Mills Historic District.

### Conclusion

It is my belief that the proposed alterations to the Groveville Mills, within the Groveville Mills Historic District, as presented are substantially in compliance with and respect the spirit and intent of the new HDLO law of the City of Beacon, as well as the requirements set out in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Regards,

A handwritten signature in black ink that reads "Walter R. Wheeler". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Walter R. Wheeler  
Senior Architectural Historian



## EDUCATION:

Rensselaer Polytechnic Institute  
Bachelor of Architecture May 1987  
Bachelor of Science, Building Science, May 1986

## QUALIFICATIONS:

36 CFR Part 61 Qualified Architectural Historian

## PROFESSIONAL EXPERIENCE:

June 1999 – Present Senior Architectural Historian  
Hartgen Archeological Associates, Inc.  
Oversee and prepare reconnaissance and intensive architectural resource surveys; literature reviews and historical documentation; field reconnaissance; report and proposal preparation for projects in New York, New England and the mid-Atlantic. Responsible for preparing documents to be reviewed by NYSOPRHP, NHDHR, MHC, VAOT, VDHP, and USACOE, for SEQR, Section 106 and NEPA. Preparation of reports generated under ACT 250 and the FCCs Nationwide Programmatic Agreement, including preparation of forms 620 and 621. Conducted resource surveys in NY, VT, MA, NJ, NH, and PA.

November 1992 – June 1999 Architectural History Consultant  
Identified, analyzed, and assessed historic structures; researched and wrote for exhibitions and publications including Historic Structures Reports; executed drawings in connection with restoration projects; and conducted reconnaissance and intensive resource surveys. Clients included Rensselaer County Historical Society; Robert Pierpont, both in Troy, NY; towns of Durham and Oak Hill, NY; Albany Institute of History and Art; Metropolitan Museum of Art; the New York Public Library, and John G. Waite Associates, Albany, NY.

May 1984—November 1992 Junior Architect  
Worked for the Office of the New York State Architect, Wagoner & Reynolds, and in the office of Robert N. Pierpont as a Junior Architect. Responsible for restoration projects including the Governor's Mansion, the New York State Capitol, and Wilborn Temple (all in Albany, NY), and the Knickerbocker Mansion, in Schaghticoke, NY.

## PRINCIPAL PUBLICATIONS:

- In preparation *Building Albany: Studies in the Vernacular Architecture of the Upper Hudson and Lower Mohawk Valleys*. Albany, NY: SUNY Press.
- 2017 "Magical Dwelling: Apotropaic Practices in the New World Dutch Cultural Hearth," in *Ruralia XI: Religious Places, Cults, and Rituals in the Medieval Rural Environment*. Turnhout, Belgium: Brepols Publishers NV.
- 2010 "Once adorned with quaint Dutch tiles...: A Preliminary Analysis of Delft Tiles Found in Archaeological Contexts and Historical Collections in the Upper Hudson Valley," in Penelope Ballard Drooker and John P. Hart, eds., *Soldiers, Cities and Landscapes: Papers in Honor of Charles L. Fisher*. New York State Museum Bulletin 513, 107-150. Albany, NY: New York State Museum.
- 2009 *Architects in Albany*. Diana S. Waite, editor. Albany, NY: Mt Ida Press/ Historic Albany Foundation. Contributed two biographical essays.
- 2005 *The Encyclopedia of New York State*, Peter Eisenstadt, editor. Syracuse, NY: Syracuse University Press, 2005. Author of entries "Philip Hooker," "Archimedes Russell," "Upright and Wing Houses," "Cobblestone Architecture," "Empire State Plaza," and "Architects and Architecture of Syracuse and Central New York."
- 2000 *The Marble House in Second Street: Biography of a Town House and its Occupants, 1825-2000*. Troy, NY: Rensselaer County Historical Society.
- 1993 *In a Neat Plain Modern Stile: The Architecture of Philip Hooker and His Contemporaries, 1796-1836*. Amherst, MA: University of Massachusetts Press.



# Beacon Lofts

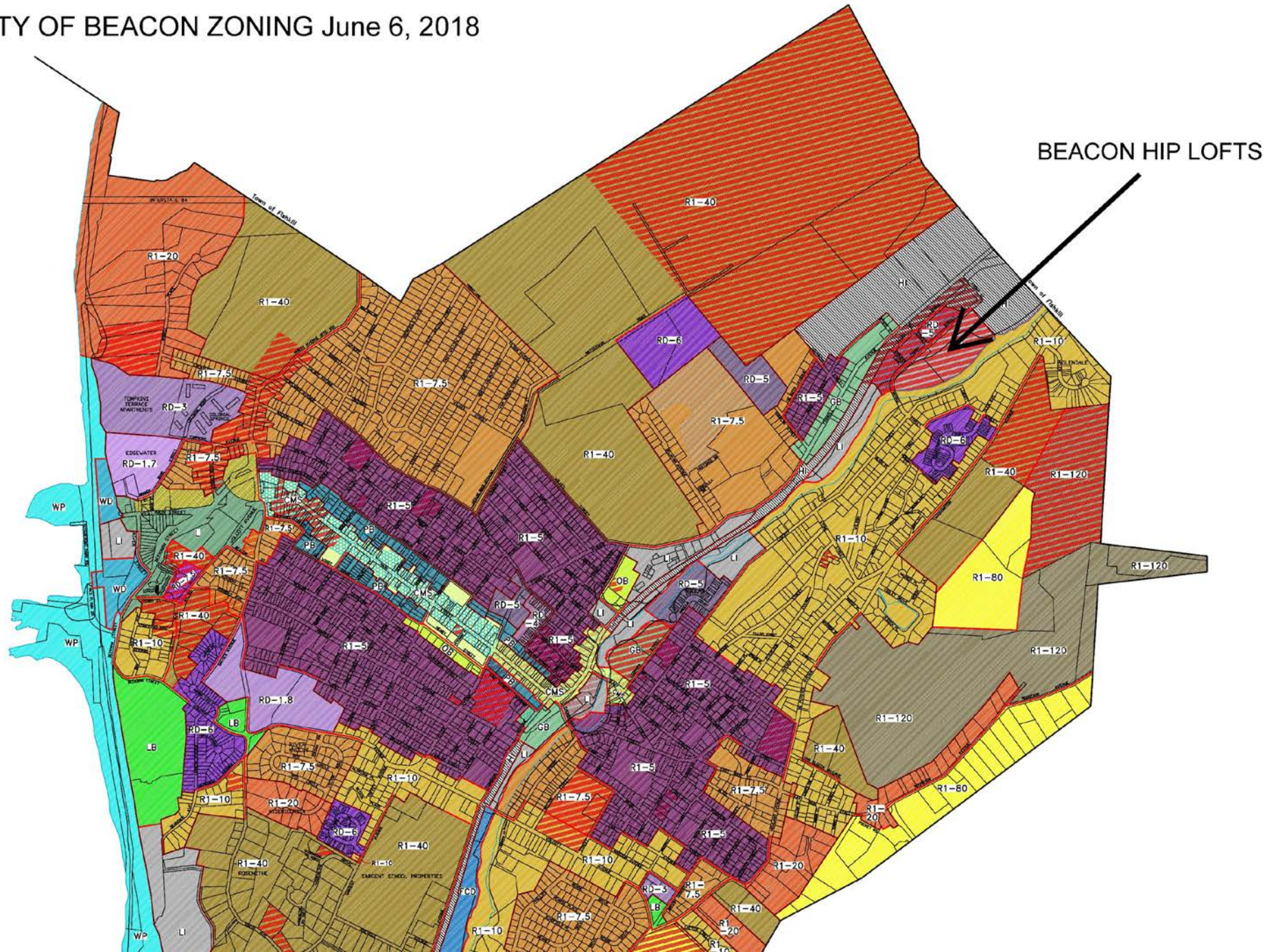


ARYEH SIEGEL  
ARCHITECT

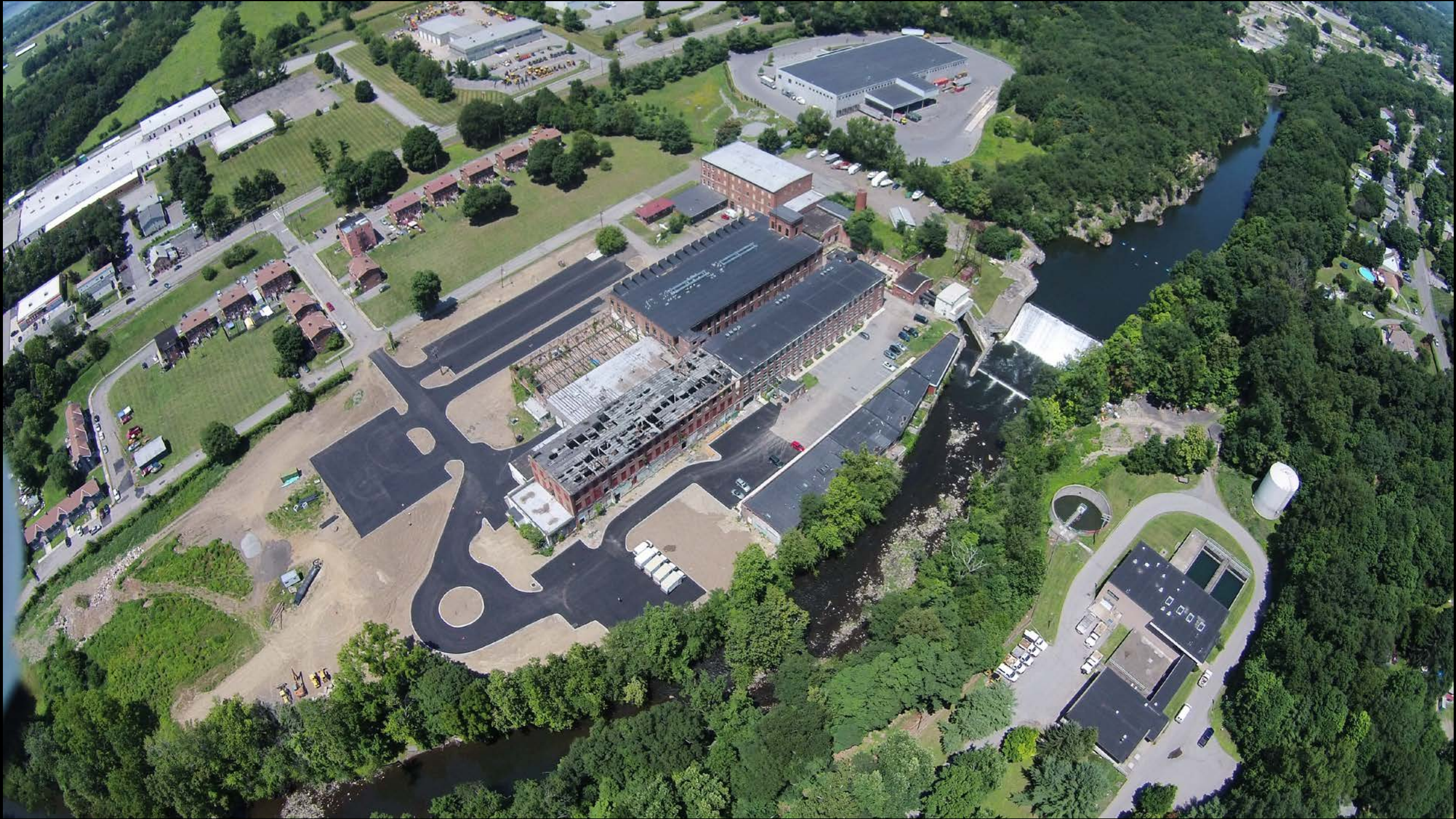


Beacon, New York

## CITY OF BEACON ZONING June 6, 2018





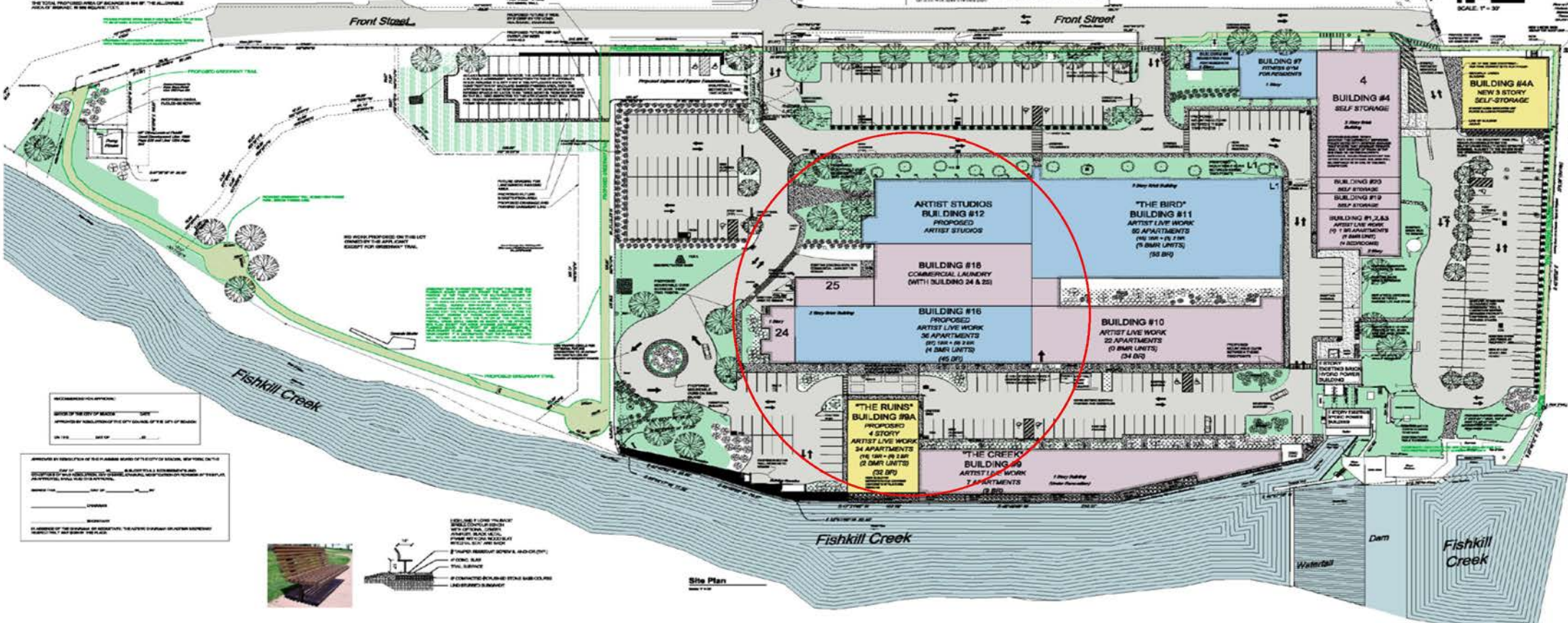


## Index of Drawings

**Journal:** *Journal of Management Education*



## Index of Drawings

[illegible]

RECEIVED BY YOU APPROVING:

CLERK OF THE CITY OF SEASON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY MEMBERSHIP OF THE CITY COUNCIL OF THE CITY OF SEASON \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BOULDER, CO  
 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 CLERK OF SAID MUNICIPALITY, CITY OF BOULDER, COLORADO, WHO TESTES TO BE  
 AN IMPARTIAL, SWORN, TRUE AND SOBER PERSON.

DEPOSED THAT \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_ CHAIRMAN  
 \_\_\_\_\_ SECRETARY

IN WITNESS OF THE CHAIRMAN OF RESOLUTION, THE AUSTIN CHAIRMAN (PLASTER)  
 SIGNED: 10.1.7 AND SIGNED THIS PAGE.

### Greenway Trail Bend

## Site Plan









Billing Summary - Download Period: 0000-00-000000  
 Billing Month: 0000-00-0000  
 Tax Month: 0000-00-0000 (Current: Support & Storage 12%)

1. ALL EXTERIOR LIGHTS ON THE RT'S SHALL BE DIRECTED AHEAD

[illegible]

Front Street

POTENTIAL FUTURE PARKING - NOT INCLUDED IN THIS APPLICATION - FOR REFERENCE ONLY

[illegible]

POTENTIAL SLIDE WORK ON

INCLUDED IN THIS APPLICATION  
- FOR REFERENCE ONLY

PLANT CONSTRUCTION TO BE COMPLETED



50.



Site Plan

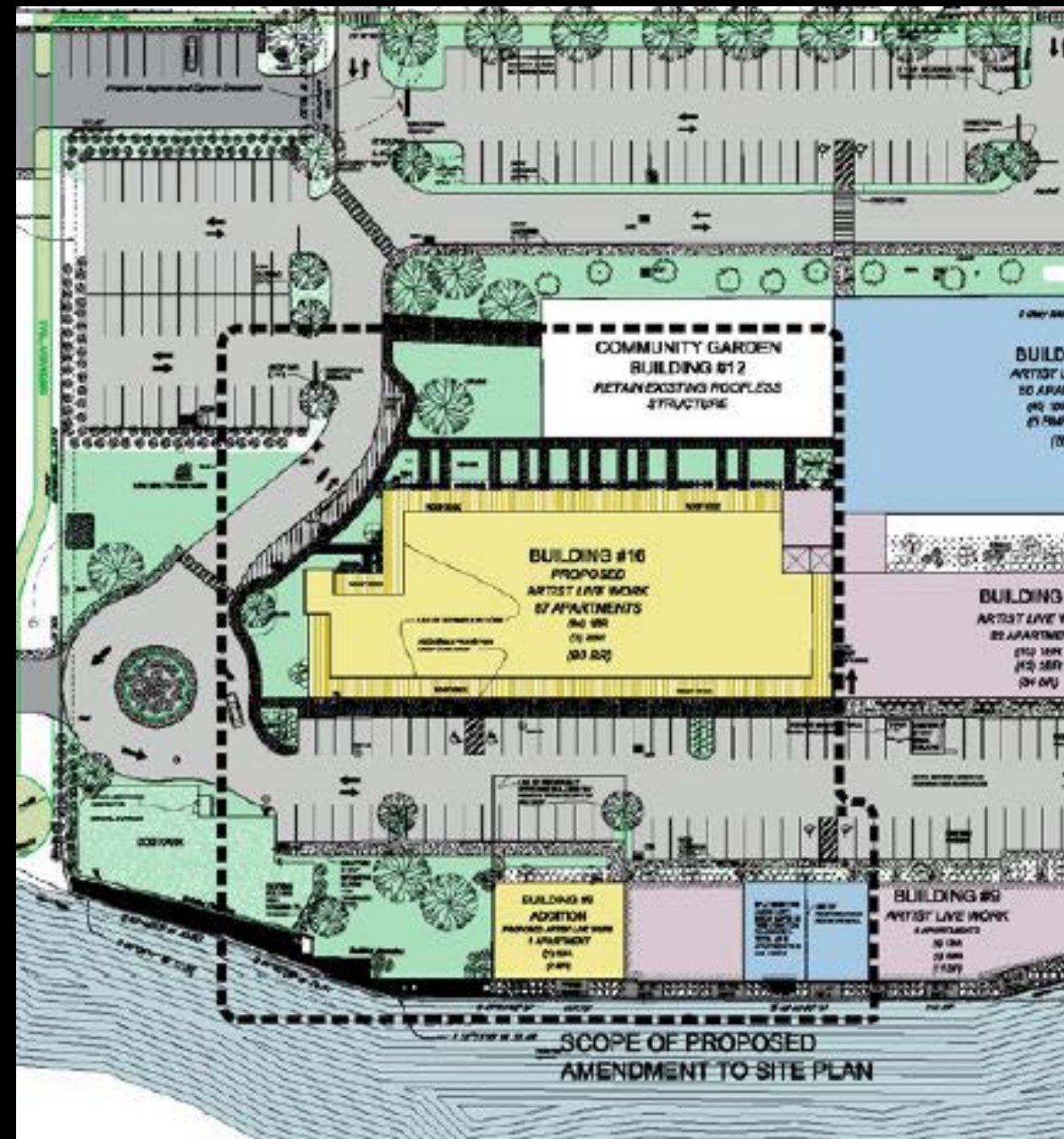
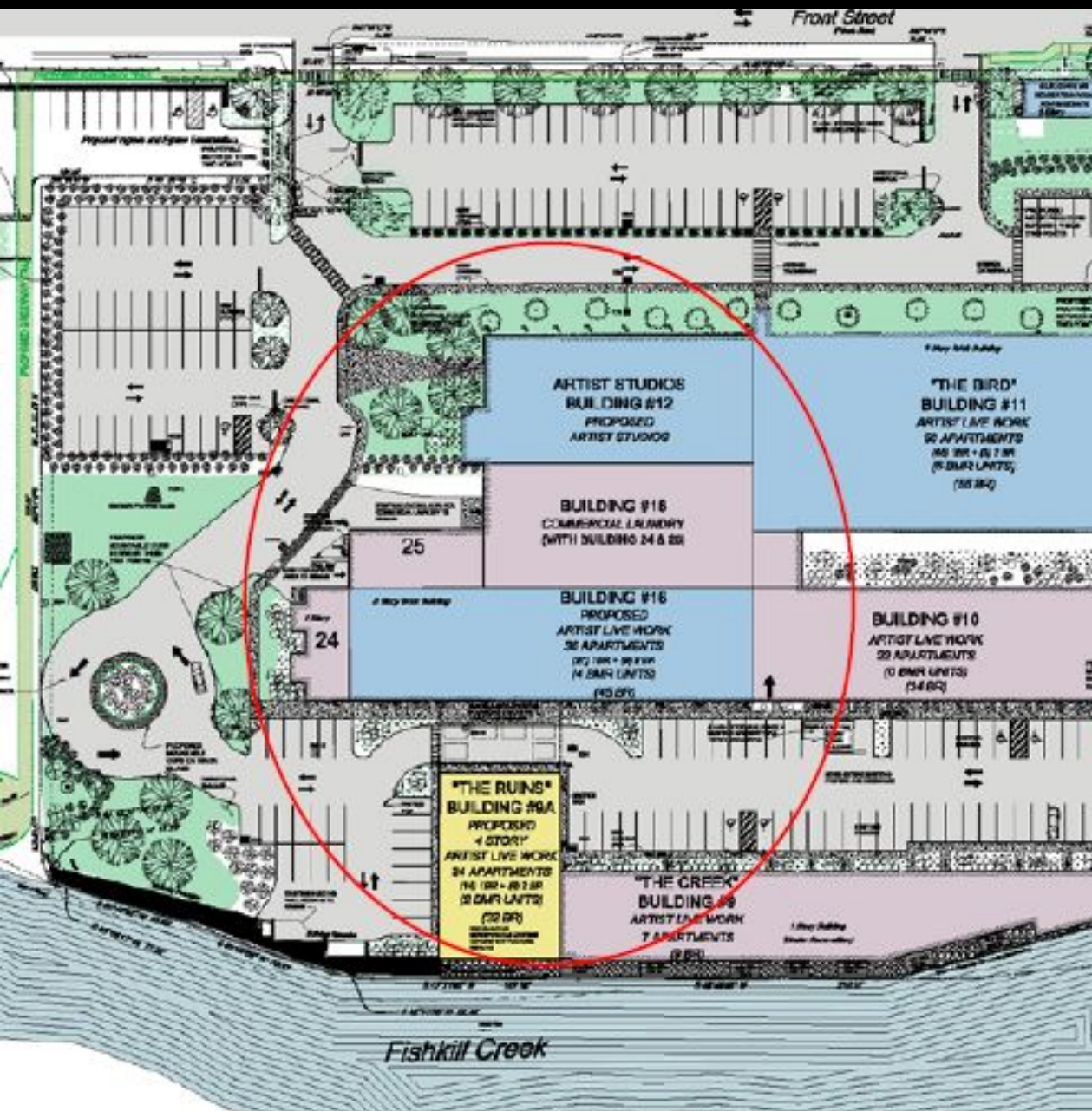


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**Lofts and Storage, LLC**  
4-838128

Shaw, H.  
Scale, A.  
July 2







View



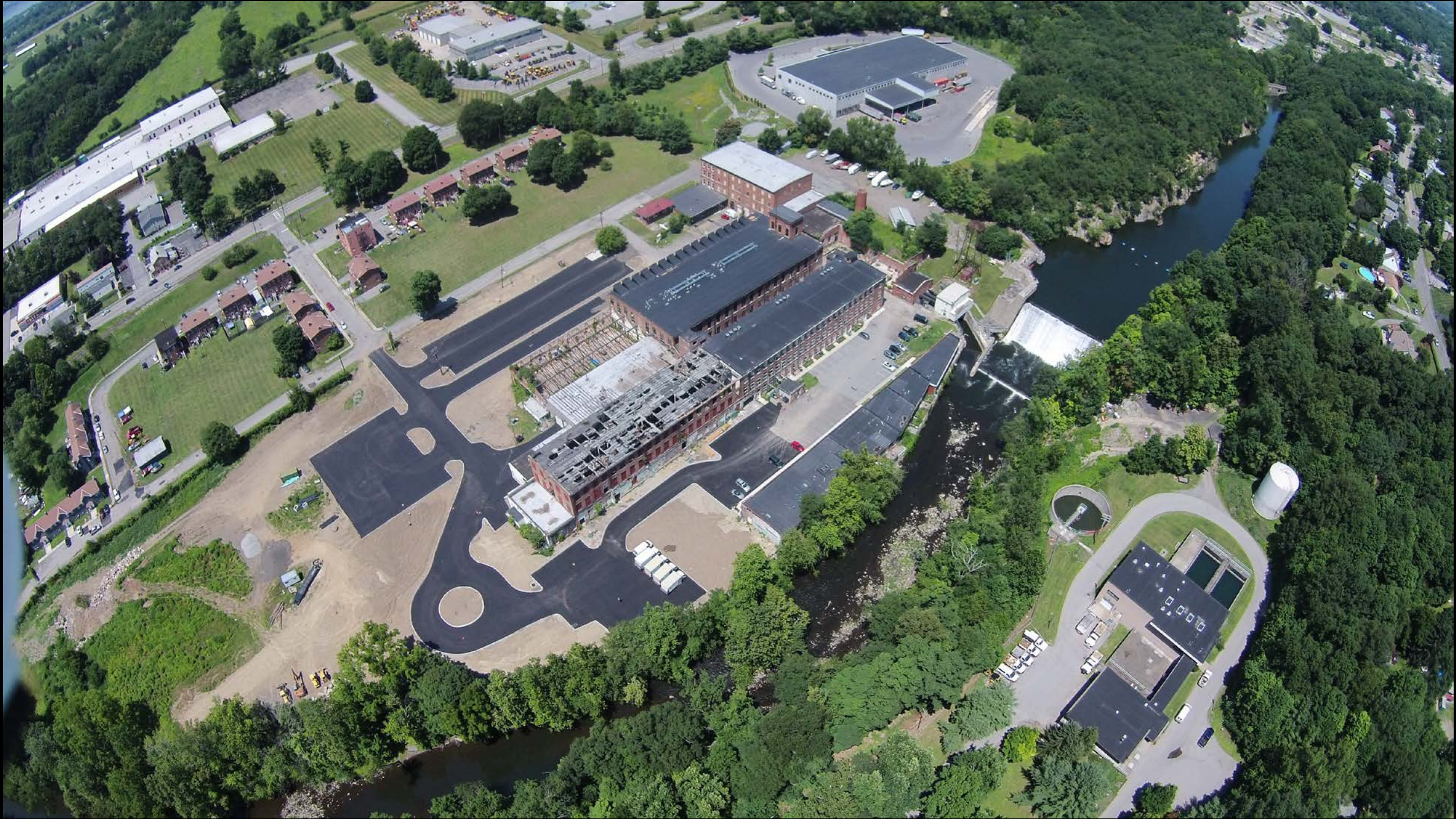
/iew



View



View





MECHTRONICS  
584285  
10.35 Ac.

542256  
5 Ac. (d)

JESCO (TRACTORS)

RE COMMUNITY  
(RECYCLE CENTER)  
9.4 Ac. (c)

CHEMPRENE

503193  
508186  
1 FAM  
APTS.  
BAR

VACANT  
594217  
1.4 Ac. (c)

CITY OF BEACON  
(VACANT LAND)

AUTO ZONE

FAMILY DOLLAR

CAR WASH

529161  
1.4 Ac. (c)  
APTS.

APTS.  
564191  
2.5 Ac. (c)

CITY OF BEACON  
(WATER DEPT.)

VACANT  
535128  
3.5 Ac. (c)  
516113

TOWNSEND ST  
ANGLAS AVE

SPENCER LN

HICKORY AVE

MILL ST

FRONT ST

MASON DR







View

Groveville Mills, Matteawan N. Y.

6432



Groveville Mills, Matteawan N. Y.

6432

View



# Groveville Historic Mill Complex

- A. Dubois operated a grist mill operating on Fishkill Creek, prior to 1820
- Samuel Upton, purchased the mill in 1820 from Abraham Dubois
  - Upton converted the grist mill to a fulling and carding mill
- The Glenham Company owned and operated the fulling and carding mill.
- The mill complex was expanded in 1858, due to the demand for uniforms during the Civil War.
- Tenements were constructed within the complex for worker housing
- The Glenham Company filed for Bankruptcy in 1876

# Groveville Historic Mill Complex

- In 1876, A. T. Stewart acquired the mill complex, tenements and a nearby farm
- Stewart demolished the extant structures, and built an extensive carpet factory.
  - Stewart built Italianate-style worker housing to the north of the factory buildings, and constructed a bridge over Fishkill Creek
- Stewart's carpet mill closed in 1893
- By 1909, the machinery within the mill complex had been sold for scrap.

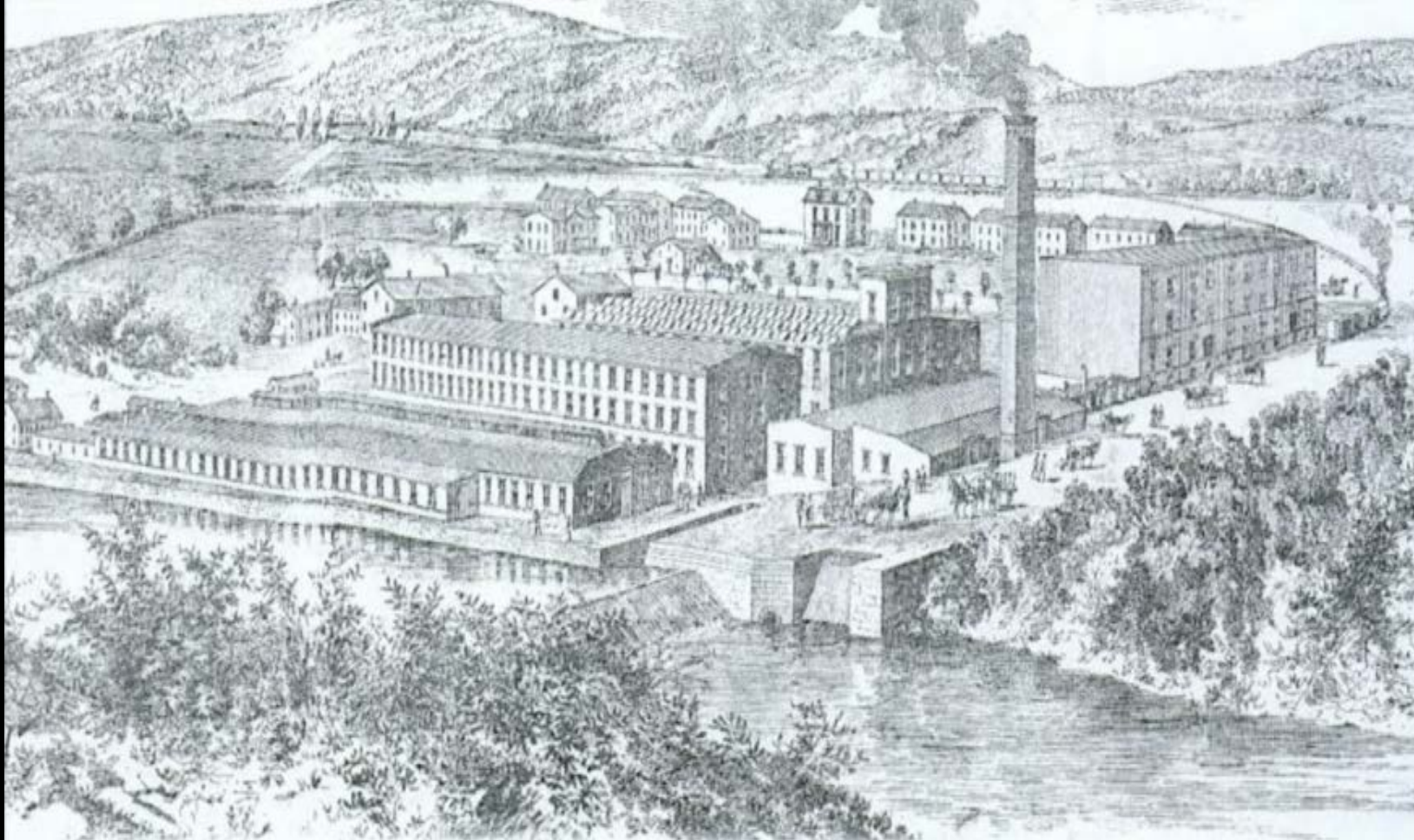
# Groveville Historic Mill Complex

- Beacon Bronze Co. in 1922
- Beacon Rayon Fabrics Co. in 1935,
- Groveville Furniture Company in 1937
- Lewittes Furniture Company in 1939-1962
- By the 1970s the factory was manufacturing carpets
- In 1979, the property was owned by the Beacon Piece Dye Company, and that the factory buildings were vacant, but the residential properties were occupied.

# Groveville Mill Historic Complex

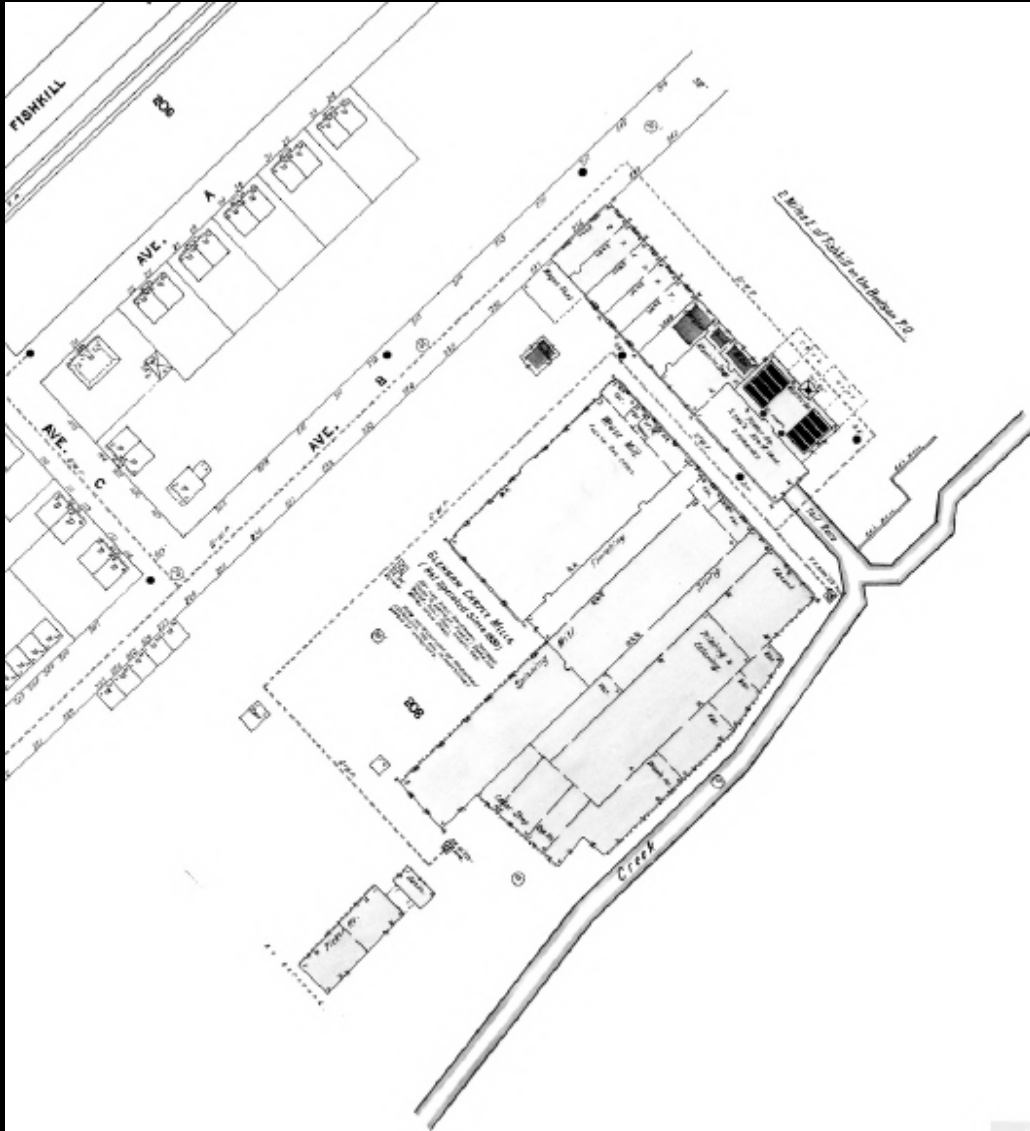
- is an important historical site
- It was one of the first factory complexes in the Hudson Valley Region to provide worker housing on the premises
- the buildings were occupied by local working class families through the twentieth century.
- The Beacon Lofts project has retained the integrity of the complex in the overall redevelopment concept, by maintaining the nineteenth century model of providing work space and housing within the same complex.

# Groveville Mills, circa 1879.

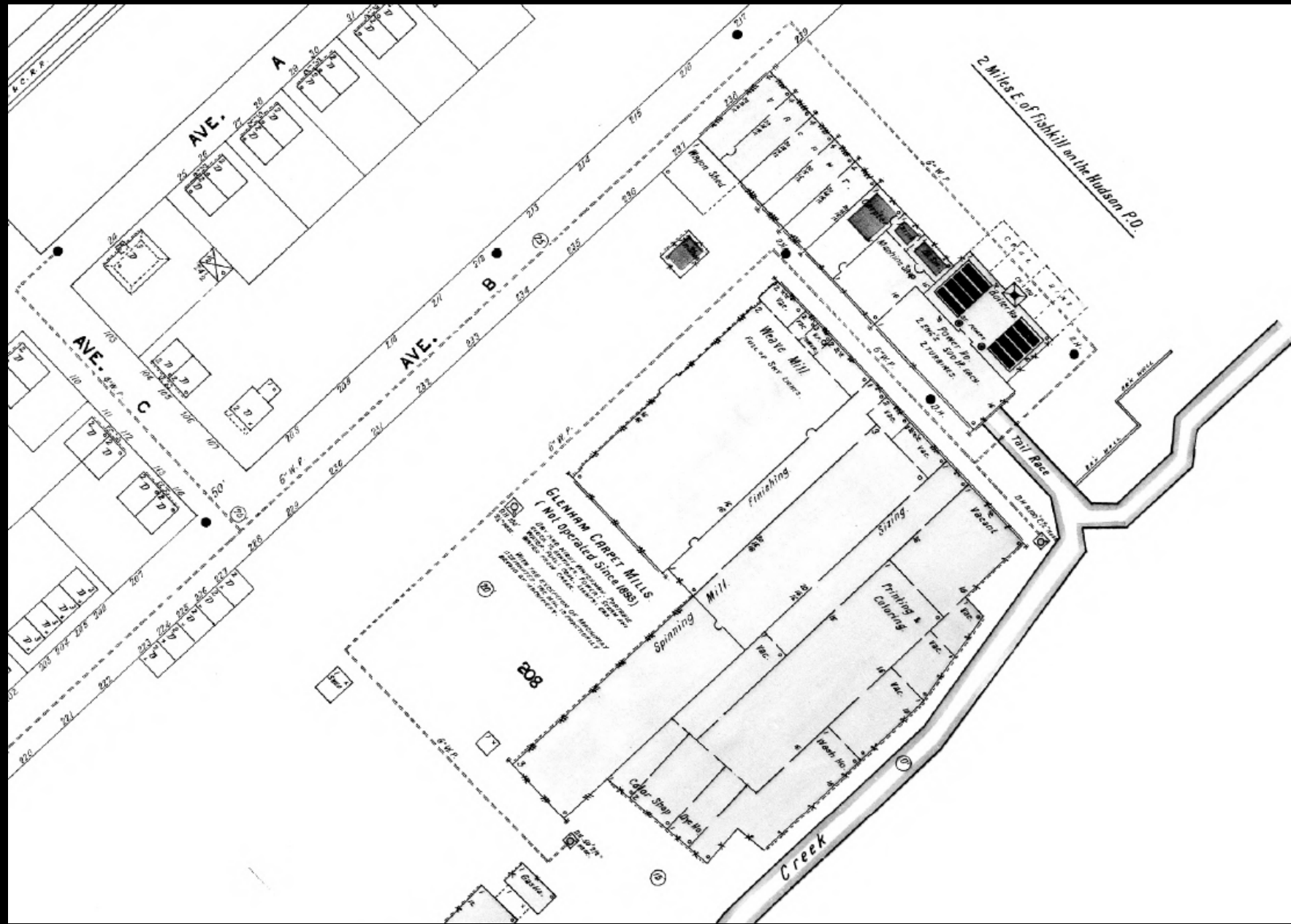


Robert Murphy, *History of Beacon* 1998

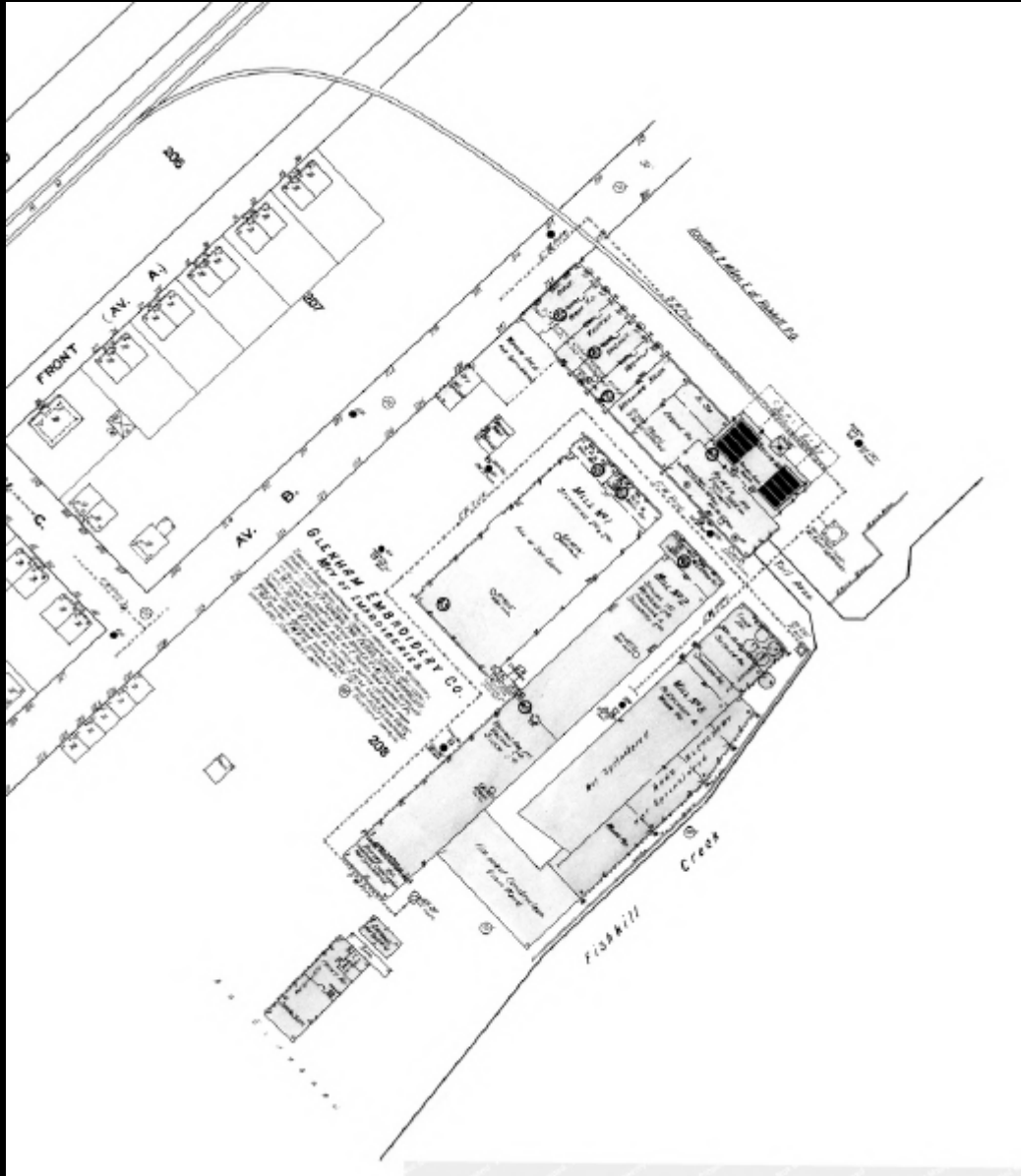
## 1904 Sanborn Fire Insurance Map



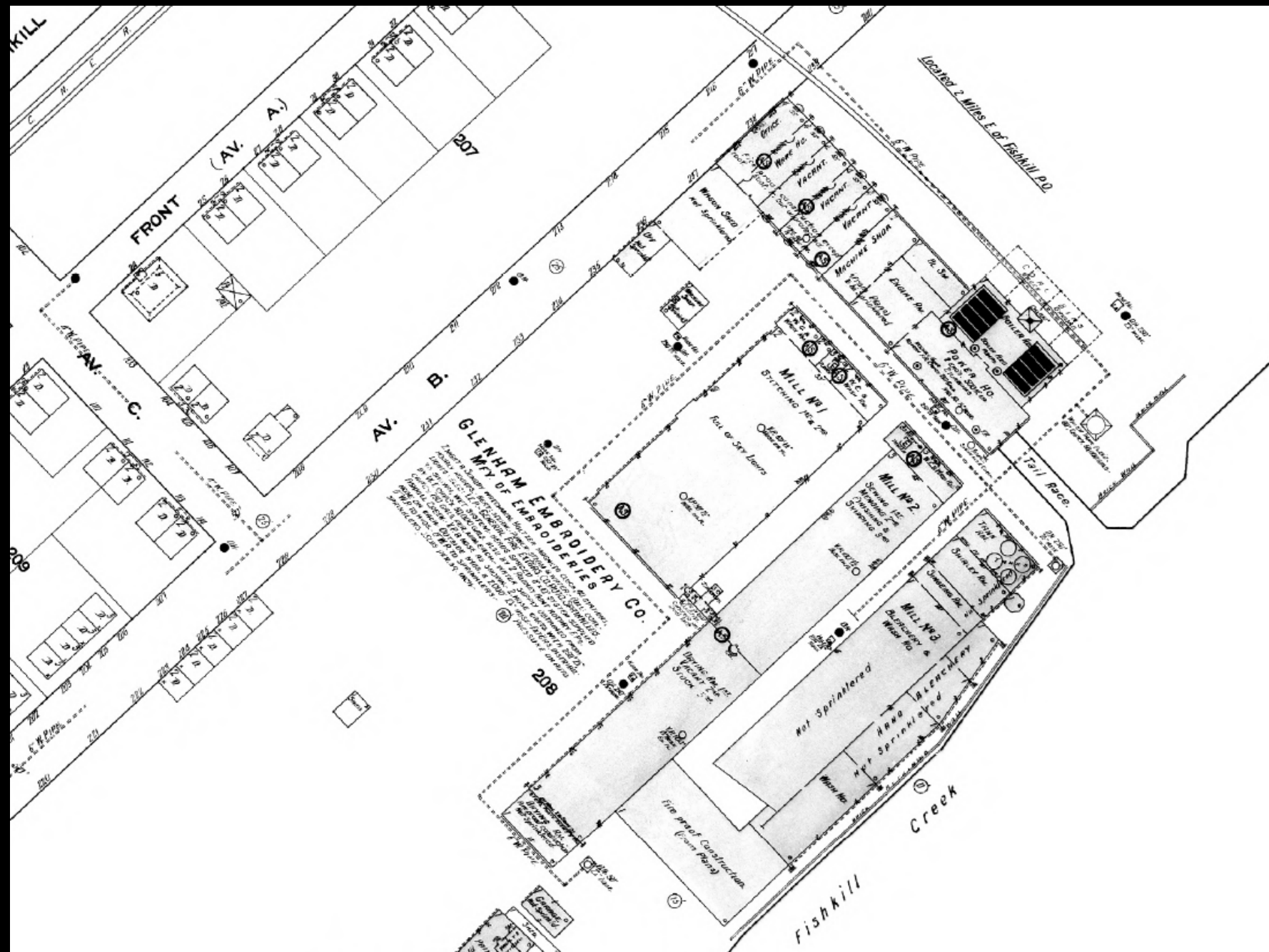
- the historic mill complex spanned the entire space between Building 16 and Building 9
- 100 foot tall chimney was located at the boiler house.
- Building 4, a series of conjoined small warehouses, was documented as four stories high, with an overall height of 55' above grade



## 1912 Sanborn Fire Insurance Map



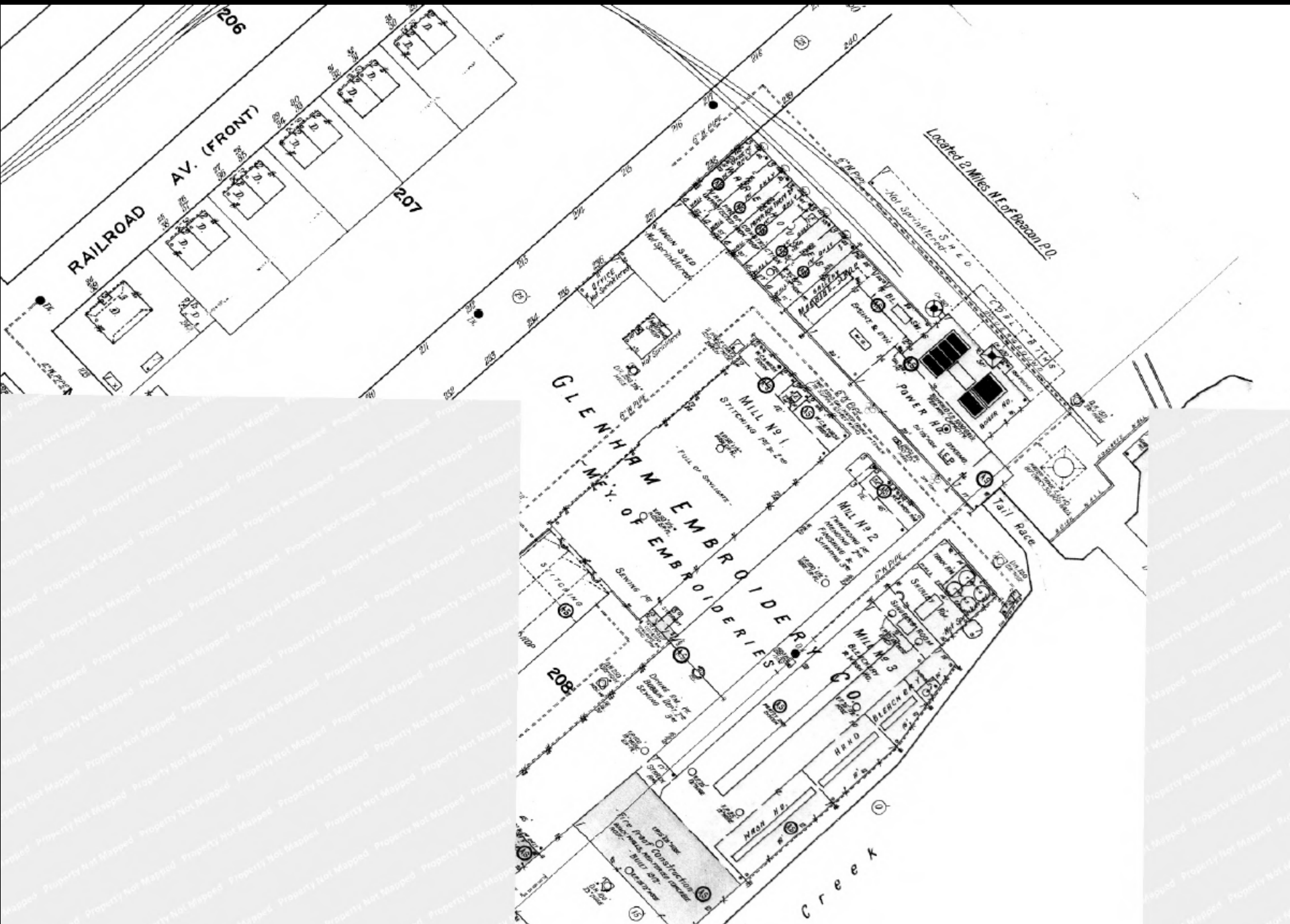
- The buildings between B. 16 and B.9 have been torn down, and a new building identified as the Mill No.3 Bleachery and Washhouse - constructed adjacent to the north side of Building 9.
- 80 foot high water tower, located near the boiler house
- 100 foot high chimney at the boiler house remains.



## 1919 Sanborn Fire Insurance Map



- the height of Building 4 was mapped between 43' and 57' above street level
- Bleachery building remains
- 80 foot high water tower, located near the boiler house remains
- 100 foot high chimney at the boiler house remains.





2000 Aerial Image. *Dutchess County Parcel Access*

# Nineteenth Century Neighbors

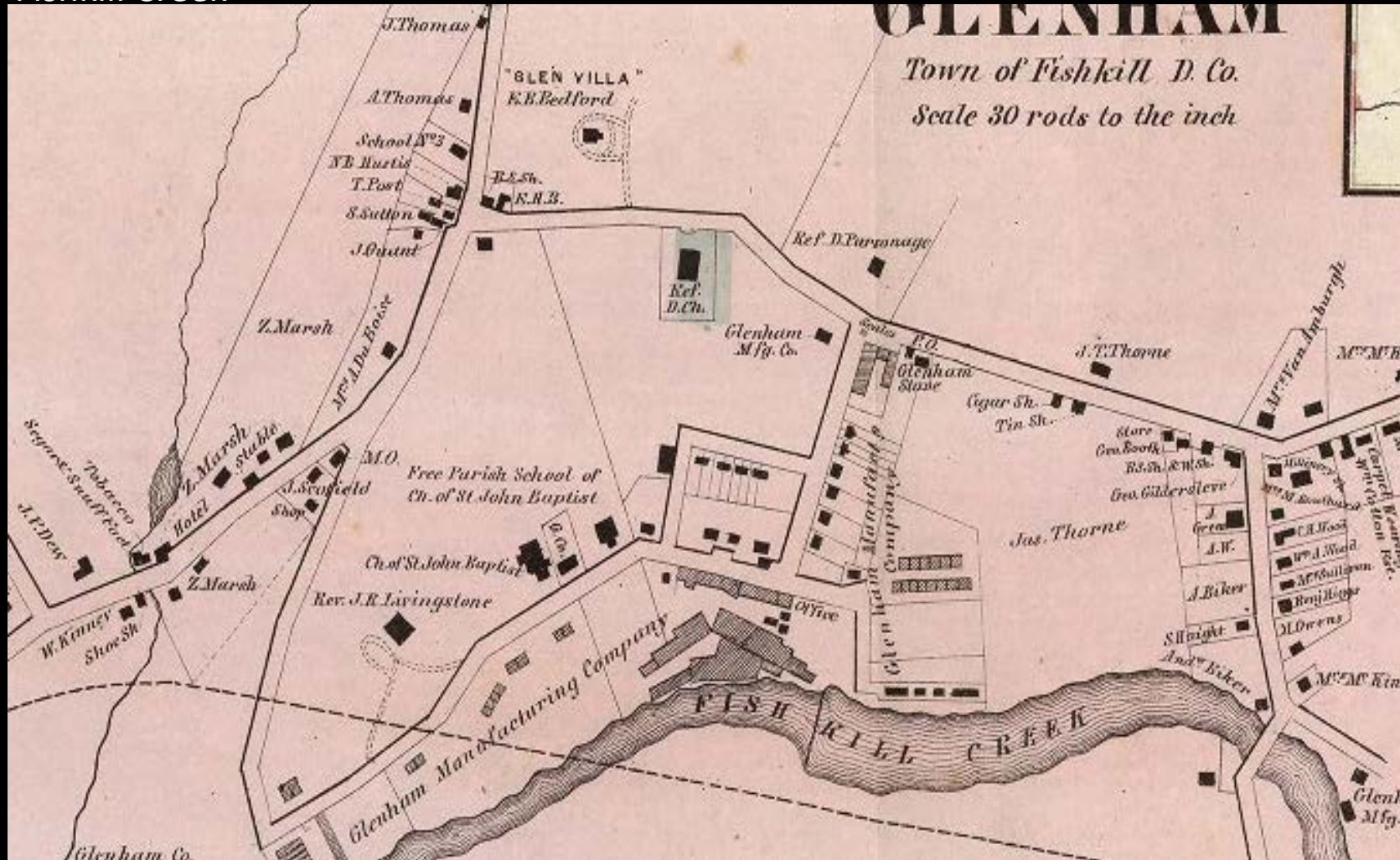
Matteawan Hatworks, Seamless clothing Manufactures, & Swift Machine Co.  
Located south of Grovelille Mills, along Fishkill Creek



Historic Birds Eye View Matteawan NY, 1886

# Nineteenth Century Neighbors

Glenham Manufacturing Company, located north of Groveville Mills, along Fishkill Creek



1867 F.W. Beers Fishkill, Dutchess County, New York.

# Conclusion

- The layout, purpose and ownership of the Groveville Historic Complex buildings have changed dramatically over time, beginning at the close of the eighteenth and early nineteenth centuries
- The buildings within the historic complex have undergone almost continuous episodes of demolition and rebuilding
- the proposed Building 16 design is in keeping with the historic context of the complex
- the proposed height and massing will not negatively impact the historic context of the Groveville Mills Historic District



Proposed  
Façade  
Design



Alternate  
Façade  
with Piers

**City of Beacon Council Agenda**  
**9/17/2018**

**Title:**

**A public hearing to receive public comment on a Special Use Permit Application for 21 South Avenue**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description

21 South Ave SUP

Type

Backup Material

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

July 12, 2018

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

RE: Special Use Permit – Three Unit Residential  
21 South Avenue

Applicant: Protestant Episcopal Diocese of New York

Dear Mayor Casale & Council Members:

At its June 12, 2018 and July 10, 2018 meetings, the Planning Board reviewed a Special Use Permit application from Protestant Episcopal Diocese of New York to rehabilitate their building 21 South Street into a three-unit residential dwelling. After careful review, Board members voted unanimously to recommend the City Council issue a Special Use Permit subject to the applicant returning to the Planning Board for Site Plan Approval. The Planning Board adopted an LWRP Consistency Determination at its July 10, 2018 meeting.

A copy of the application, LWRP Consistency Determination, and Plans are attached for your information. If you have any questions regarding the Planning Board's action, please call me.

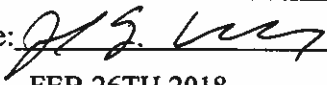
Yours truly,

John Gunn, Chairman

**APPLICATION FOR SPECIAL USE PERMIT**

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

**IDENTIFICATION OF APPLICANT**

Name: REV JOHN WILLIAMS  
Address: 15 SOUTH AVE. BEACON NY  
12508  
Signature:   
Date: FEB 26TH 2018  
Phone: 801 793 7376

*(For Official Use Only)*

Application & Fee Rec'd  
Initial Review

Date Initials

5-10-18 JB  
6-12-18

PB Public Hearing

Sent to City Council

City Council Workshop

City Council Public Hearing

City Council Approve/Disapprove

**IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL**

Name: BARRY DONALDSON ARCHITECTS  
Address: 14 KING STREET  
CROTON ON HUDSON, NY, 10520

Phone: 914 827 8249

Fax: \_\_\_\_\_

Email address: BD@BARRYDONALDSONARCHITECTS.COM

**IDENTIFICATION OF SUBJECT PROPERTY:**

Property Address: 21 SOUTH AVE. BEACON, NY 12508

Tax Map Designation: Section 5954

Block 26 Lot(s) 724907

Land Area: 20, 327 SQ FT

Zoning District(s) R1-7.5/HISTORIC DISTRICT AND OVERLAY ZONE

**DESCRIPTION OF PROPOSED DEVELOPMENT:**

Proposed Use: 3 UNIT RESIDENTIAL

Gross Non-Residential Floor Space: Existing 0 Proposed 0

TOTAL: 0

Dwelling Units (by type): Existing 1 Proposed 3

TOTAL: 3

**ITEMS TO ACCOMPANY THIS APPLICATION**

- Five (5) **folded** copies and One (1) digital copy of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- Five (5) **folded** copies and One (1) digital copy of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.
- Five (5) **folded** copies and One (1) digital copy of additional sketches, renderings or other information.
- An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

**INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH**

- a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
- b. Any reservations, easements or other areas of public or special use which affect the subject property.
- c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

**INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN**

- a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
- b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
- c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
- d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
- e. Finished floor level elevations and heights of all existing and proposed buildings.
- f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
- g. Existing pavement and elevations of abutting streets, and proposed modifications.
- h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
- i. Location and design of all existing and proposed water supply and sewage disposal facilities.
- j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
- k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
- l. Detailed landscape plan, including the type, size, and location of materials to be used.
- m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
- n. Location, size, type, and design of all existing and proposed business and directional signs.
- o. Written dimensions shall be used wherever possible.
- p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
- q. Statement of approval, in blank, as follows:

**Approved by Resolution of the Beacon Planning Board  
on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
subject to all conditions as stated therein**

\_\_\_\_\_  
**Chairman, City Planning Board**

\_\_\_\_\_  
**Date**

# APPLICATION PROCESSING RESTRICTION LAW

## Affidavit of Property Owner

Property Owner: PROTESTANT EPISCOPAL DIOCESE OF NEW YORK

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: 15 SOUTH AVE. BEACON NY 12508

Project Address: 21 SOUTH AVE. BEACON, NY, 12508

Project Tax Grid #

Type of Application SPECIAL USE PERMIT

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, JOHN WILLIAMS, 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 X
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon X
3. ALL tax payments due to the City of Beacon are current X
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon X
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon X
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current X

John Williams  
Signature of Owner

Rector  
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"/>	EW
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ST
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ST

**CITY OF BEACON  
SITE PLAN SPECIFICATION FORM**

Name of Application: J. .... ; RENOVATION OF 21 SOUTH AVE

<b>PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.</b>		
	<b>YES</b>	<b>NO</b>
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual or firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>LEGAL DATA</b>		
Name and address of the owner of record.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name and address of the applicant (if other than the owner).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name and address of person, firm or organization preparing the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date, north arrow, and written and graphic scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>NATURAL FEATURES</b>		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approximate boundaries of any areas subject to flooding or stormwater overflows.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>EXISTING STRUCTURES, UTILITIES, ETC.</b>		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other existing development, including fences, retaining walls, landscaping, and screening.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sufficient description or information to define precisely the boundaries of the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The owners of all adjoining lands as shown on the latest tax records.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The locations, names, and existing widths of adjacent streets and curb lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>PROPOSED DEVELOPMENT</b>	<b>YES</b>	<b>NO</b>
The location, use and design of proposed buildings or structural improvements.	X	
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	X	
Any proposed division of buildings into units of separate occupancy.	X	
The location, direction, power, and time of use for any proposed outdoor lighting.	X	
The location and plans for any outdoor signs.	X	
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	X	
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	X	
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	X	
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	X	
Any contemplated public improvements on or adjoining the property.	X	
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	X	
Elevations of all proposed principal or accessory structures.	X	
Any proposed fences or retaining walls.	X	
<b>MISCELLANEOUS</b>	X	
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	X	
Erosion and sedimentation control measures.	X	
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	X	
An indication of proposed hours of operation.	X	
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	X	

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

Signature: Q.S. Waz.

Date: FEB 26 2018

**FOR OFFICE USE ONLY**

Application #

**CITY OF BEACON****1 Municipal Plaza, Beacon, NY****Telephone (845) 838-5000 \* <http://cityofbeacon.org/>****ENTITY DISCLOSURE FORM**

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any person(s))

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

**SECTION A**Name of Applicant: REV JOHN WILLAIMSAddress of Applicant: 15 SOUTH AVE, BEACON NY 12508Telephone Contact Information: 801 793 7376**SECTION B. List all owners of record of the subject property or any part thereof.**

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
EPISCOPAL DICESE	1047 AMSTERDAM AVE. NY, NY	212 316 7400		

**SECTION B.** Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☒ NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

**SECTION C.** If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

**SECTION D.** Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES ☒ NO

I, REV JOHN WILLIAMS being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) John F. Williams

(Signature) 



1.

Property Profile
- 1.1.

Block No

26
- 1.2.

Lot No

724907
- 1.3.

Zoning District

R1-7.5
- 1.4.

Overlay

Historic District and Landmark
- 1.5.

Lot Area

20,790 SQ FT
- 1.6.

Building Footprint

1,409 SQ FT
- 1.7.

No. Of Floors

2.5
- 1.8.

Owner of Record
- 1.9.

Applicant

EPISCOPAL DIOCESE OF NEW YORK  
1047 AMSTERDAM AVE.  
NY, NY 10025
- 1.10.

Prepared By

BARRY DONALDSON ARCHITECTS  
14 KING ST.  
CROTON ON HUDSON, NY 10520
2.

GENERAL NOTES
- 2.1.

Conversion of existing single family home into 3 unit apartment.
- 2.2.

Existing contours to remain unchanged.
- 2.3.

Existing building footprint to remain unchanged.
- 2.4.

Property is not in a flood zone.
- 2.5.

No new signage.
- 2.6.

No new fences or retaining walls.
3.

LANDSCAPING NOTES
- 3.1.

No trees to be removed.

WATERFRONT REVITALIZATION PROGRAM NOTE

WE CERTIFY THAT THIS PROJECT CONFORMS TO THE STANDARDS AND SPIRIT OF BEACON'S WATERFRONT REVITALIZATION PROGRAM. THE PROJECT WILL IMPROVE THE SCENIC AND HISTORIC QUALITY OF THE SITE, AS WELL AS IMPROVE DRAINAGE, AND LANDSCAPING.

INFLOW AND INFILTRATION NOTE

WE CERTIFY THAT THE SITE HAS NO ILLEGAL CROSS CONNECTION BETWEEN SEWER AND DRAINAGE. ROOF LEADERS DRAIN TO SURFACE. NO SLUMP PUMP OR SITE DRAINS. MAIN HOUSE DRAIN IS TIED DIRECTLY INTO CITY OF BEACON SEWER SYSTEM

PARKING REQUIREMENTS SCHEDULE			
	CODE MIN.	CALCULATED AMOUNT	ACTUAL PROVIDED
SPACES PER UNIT	1	3	
ADDITIONAL SPACES PER BEDROOM	0.25	1.25	
		4.25	6

ZONING REGULATION SCHEDULE			
R1-7.5	MINIMUM	ACTUAL	NOTE
MINIMUM LOT SIZE	7,500 SQ FT	20,790 SQ	PASS
LOT AREA PER DWELLING UNIT	7,500 SQ FT	6,930 SQ FT	PASS
MINIMUM FRONT YARD	30 FT	20 FT	PRE-EXISTING
MINIMUM SIDE YARD	10 FT		PASS
MINIMUM REAR YARD	30 FT	N/A	
MAXIMUM HEIGHT	2.5 AND 35	32 FT	PASS
MAXIMUM BUILDING COVERAGE	30%	7%	PASS
MULTIPLE FAMILY	N/A		BY SPECIAL PERMIT



AREA MAP  
NOT TO SCALE

- GRASS

NEW TREE OR SHRUB

ASPHALT

CONCRETE

REMOVALS

OVERHEAD POWER LINES

03		
02	7/20/18	PLANNING DEPT. SUBMITTAL
01		DESIGN DEVELOPMENT
NO	DATE	ISSUE
ISSUE RECORD		
SEAL & SIGNATURE		

BARRY DONALDSON ARCHITECTS  
14 KING STREET  
CROTON ON HUDSON, NY 10520  
TEL 914-927-8240  
EMAIL BDB@BARRYDONALDSONARCHITECTS.COM

PROJECT  
Renovation of 21 South Ave.  
21 South Ave.  
Beacon, NY  
12508

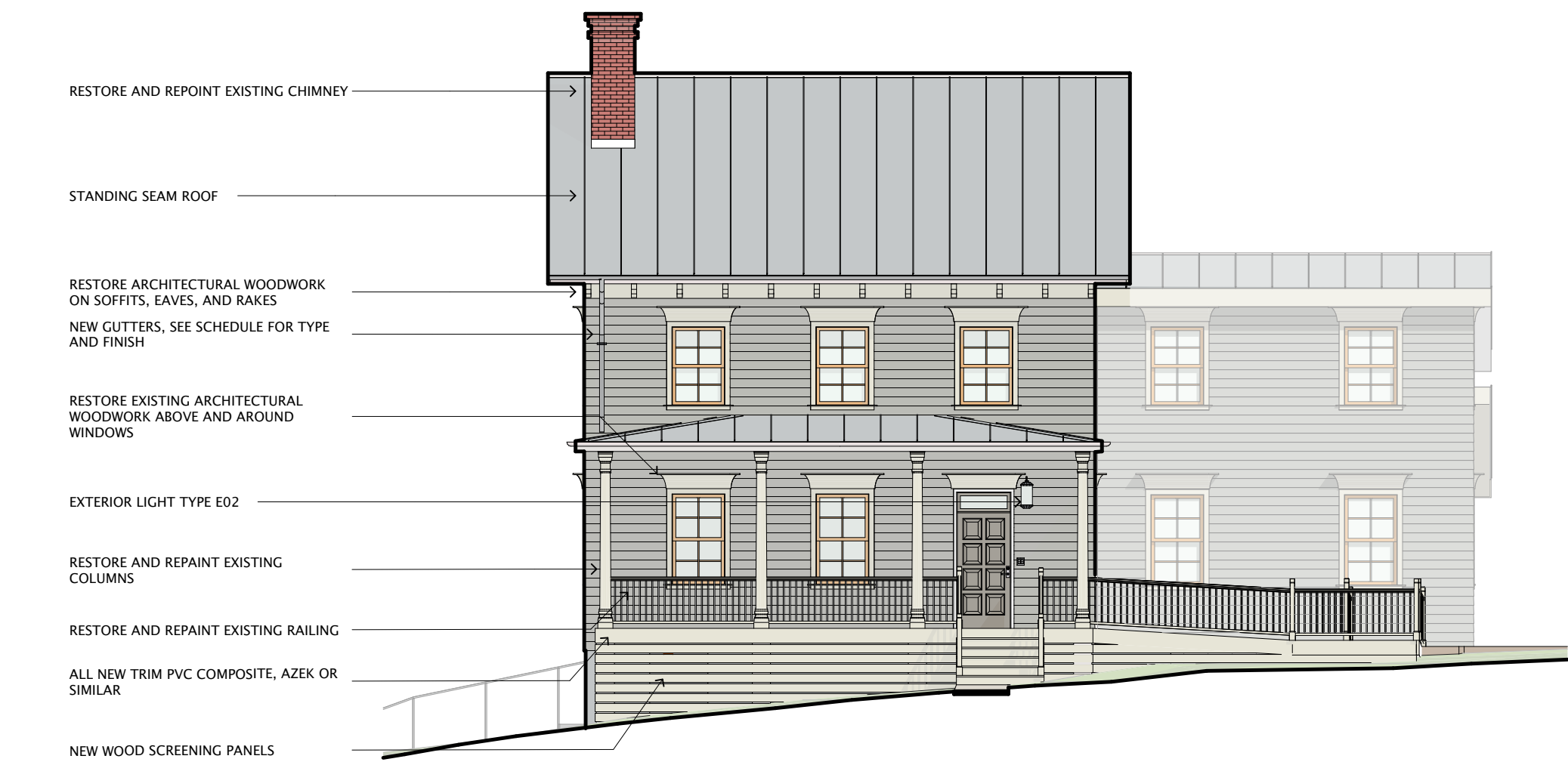
DRAWING TITLE  
SITE PLAN

JOB NO. 8032-01-01  
DATE 7/20/18  
SCALE 1" = 10'

DRAWING NO.

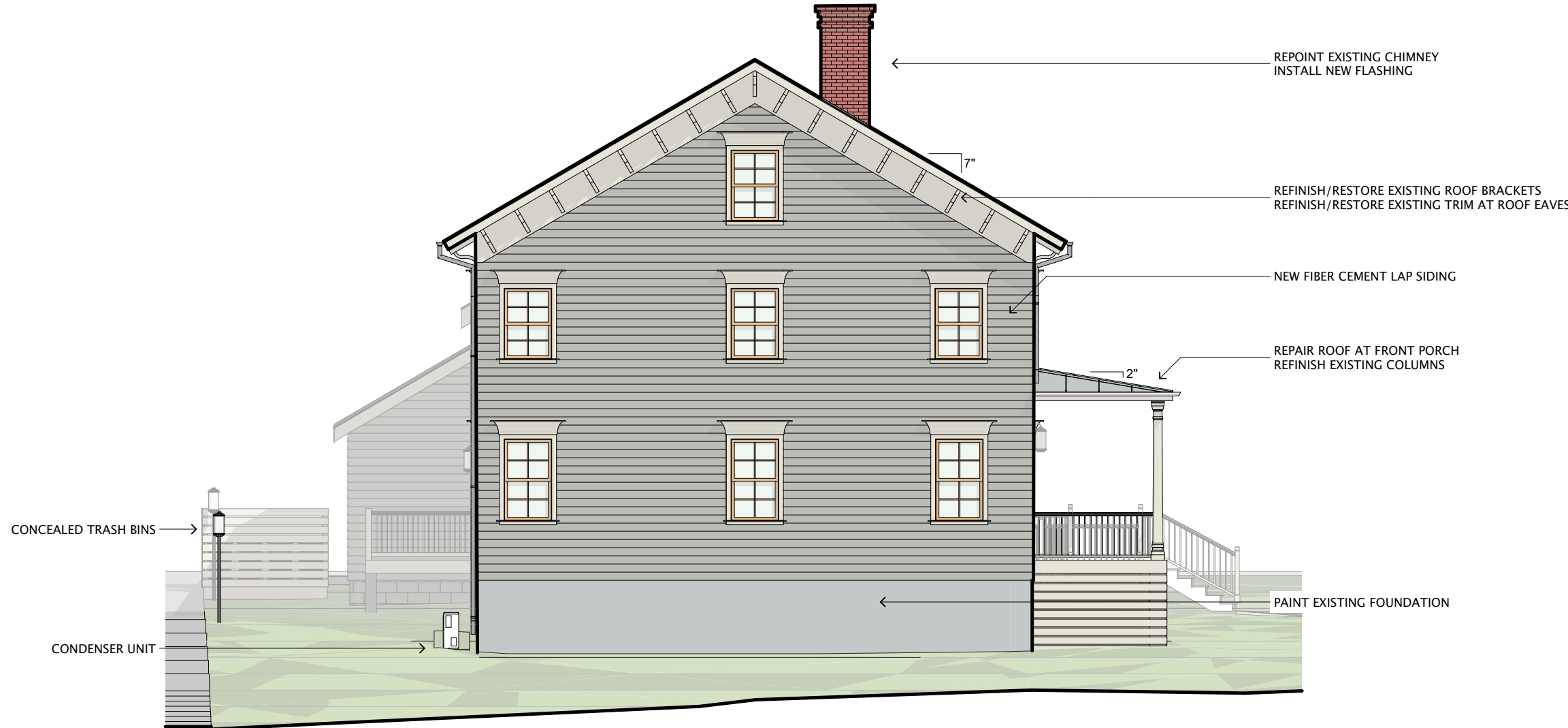


01



C1 NORTH ELEVATION

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



C2 WEST ELEVATION

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



A1 SOUTH ELEVATION

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



A2 EAST ELEVATION

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

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	WIDTH	HEIGHT	EXTERIOR FINISH	EXTERIOR FINISH SWATCH	INTERIOR FINISH	DIVIDERS	AMOUNT	NOTES
1	DOWNSTAIRS DOUBLE HUNG	MARVIN	ULTIMATE DOUBLE HUNG NEXT GENERATION	3'	5'-0"	STONE WHITE		WHITE OAK	SIMULATED DIVIDED LITE WITH SPACE BAR 2X2	13	
2	UPSTAIRS DOUBLE HUNG	MARVIN	ULTIMATE DOUBLE HUNG NEXT GENERATION	3'	4'-6"	STONE WHITE		WHITE OAK	SIMULATED DIVIDED LITE WITH SPACE BAR 2X2	13	

EXTERIOR LIGHTING SCHEDULE

ID		MANUFACTURER	MODEL	LUMENS	LIGHT COLOR	NOTES
EL-01		BAZZ	LED 410	800	3000 K	4.5" DIMMABLE
EL-02		PROGRESS LIGHTING	P560082-031 HOLLINGSWO 5TH WALL LANTERN		3000 K	
EL-03		PROGRESS LIGHTING	P540029-031 Hollingsworth Post Lantern		3000 K	

FINISH SCHEDULE

ID	DESCRIPTION	MANUFACTURER	MATERIAL	FINISH	COLOR	SWATCH	PANTONE EQUIVALENT
FN 01	CLABBARD SIDING		CEDAR	PAINTED	HARBOR GRAY BENJAMIN MOORE NUMBER: AC-25		427 C
FN 02	STANDING SEAM ROOF	MCELROY	STEEL		SLATE GRAY		424 C
FN 03	DECKING	TREX	FIBER CEMENT	TEXTURED	WOODLAND BROWN		4975 C
FN 04	TRIM AT WINDOWS	LOCAL SOURCE	PAINTED FIR	PAINTED	GLACIER WHITE BENJAMIN MOORE NUMBER: AC-40		663 C
FN 05	PROFILED TRIM AT TOP OF WINDOWS	LOCAL SOURCE	PAINTED FIR	PAINTED	GLACIER WHITE BENJAMIN MOORE NUMBER: AC-40		663 C
FN 06	REFINISHED AND PAINTED EXPOSED FOUNDATION FIELD STONE FOUNDATION	EXISTING REFINISHED		PAINTED	GRAYTINT BENJAMIN MOORE NUMBER: 1611		COOL GRAY 1 C
FN 07	EXISTING DECK RAILING - TOP RAIL	EXISTING REFINISHED		PAINTED	GLACIER WHITE BENJAMIN MOORE NUMBER: AC-40		663 C
FN 08	DECK RAILING - POSTS/BALUSTERS/BOTTOM RAIL	EXISTING REFINISHED		PAINTED	GLACIER WHITE BENJAMIN MOORE NUMBER: AC-40		663 C
FN 09	REFINISHED TRIM	EXISTING REFINISHED		PAINTED	GLACIER WHITE BENJAMIN MOORE NUMBER: AC-40		663 C
FN 10	NEW DECK RAILING	SITE BUILT	DOUGLOUS FIR	STAINED	DARK WALNUT BENJAMIN MOORE NIMBER: 1358		438 C
FN 11	RAILING AT CONCRETE WALKWAY	SITE BUILT	GALVANIZED STEEL	MATT PAINT	STORM SKY BENJAMIN MOORE NUMBER: 1616		COOL GRAY 10 C
FN 12	GUTTERS/DOWNSPOUTS		ALUMINUM		MANUFACTURER'S GREY CLOSEST TO NOTED PANTONE NUMBER		COOL GRAY 1 C

BARRY DONALDSON ARCHITECTS

14 KING STREET  
CROTON ON HUDSON, NY 10520  
TEL 914-827-8240  
EMAIL BDB@BARRYDONALDSONARCHITECTS.COM

PROJECT  
Renovation of 21 South Ave.  
21 South Ave.  
Beacon, NY  
12508

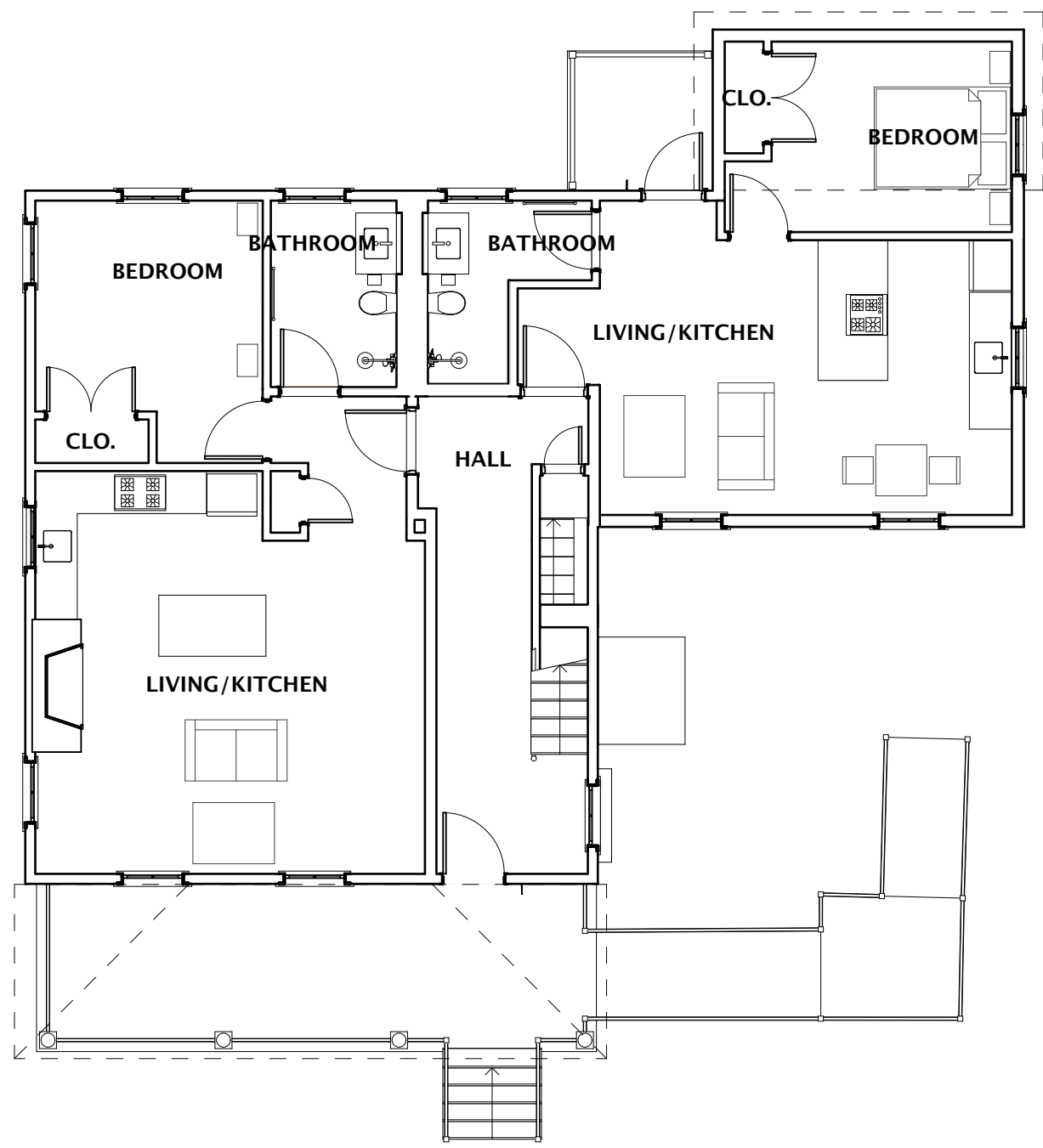
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ELEVATIONS

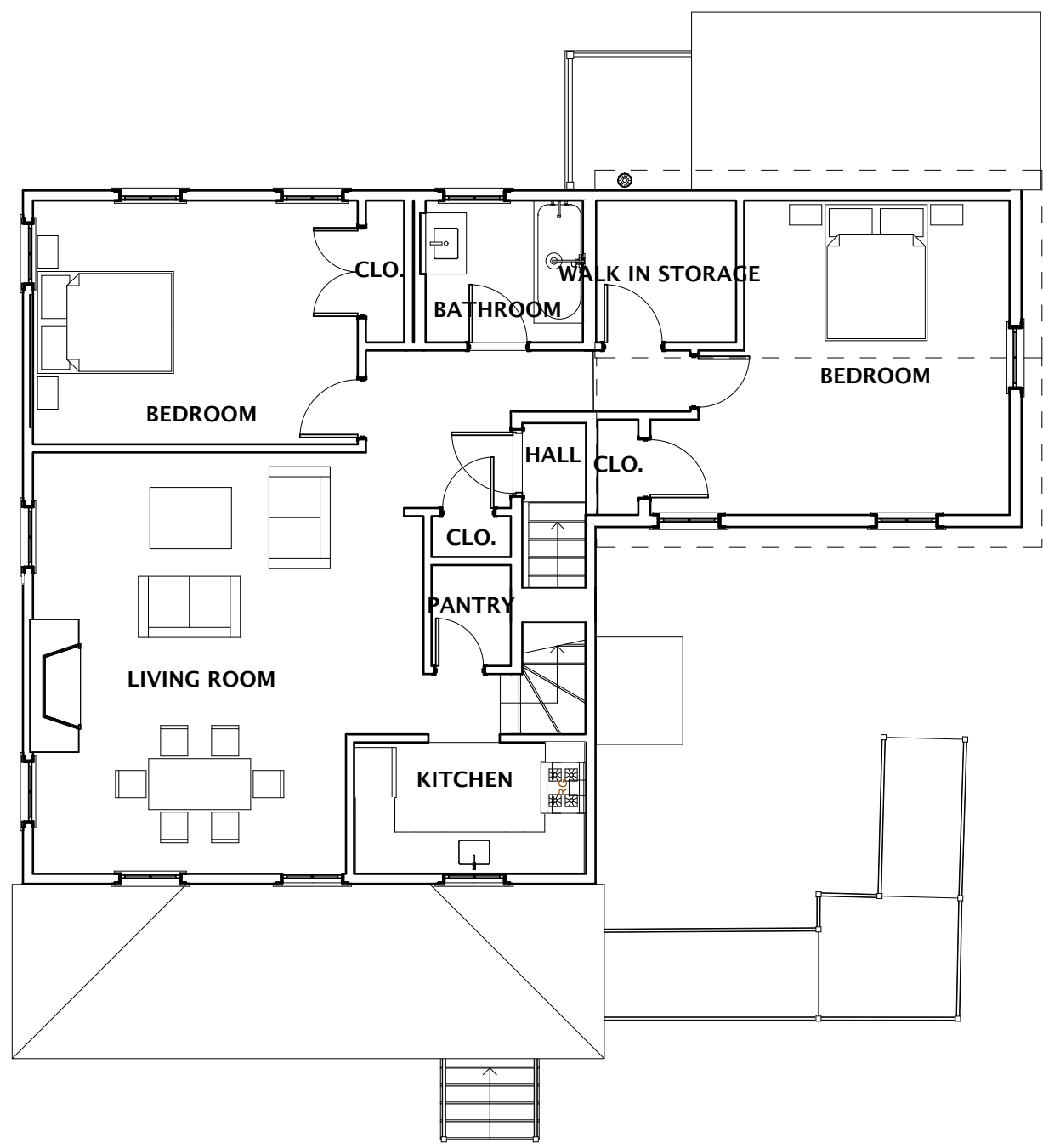
JOB NO. 8032-01-01  
DATE 7/20/18  
SCALE 1/8" = 1'-0"

DRAWING NO.

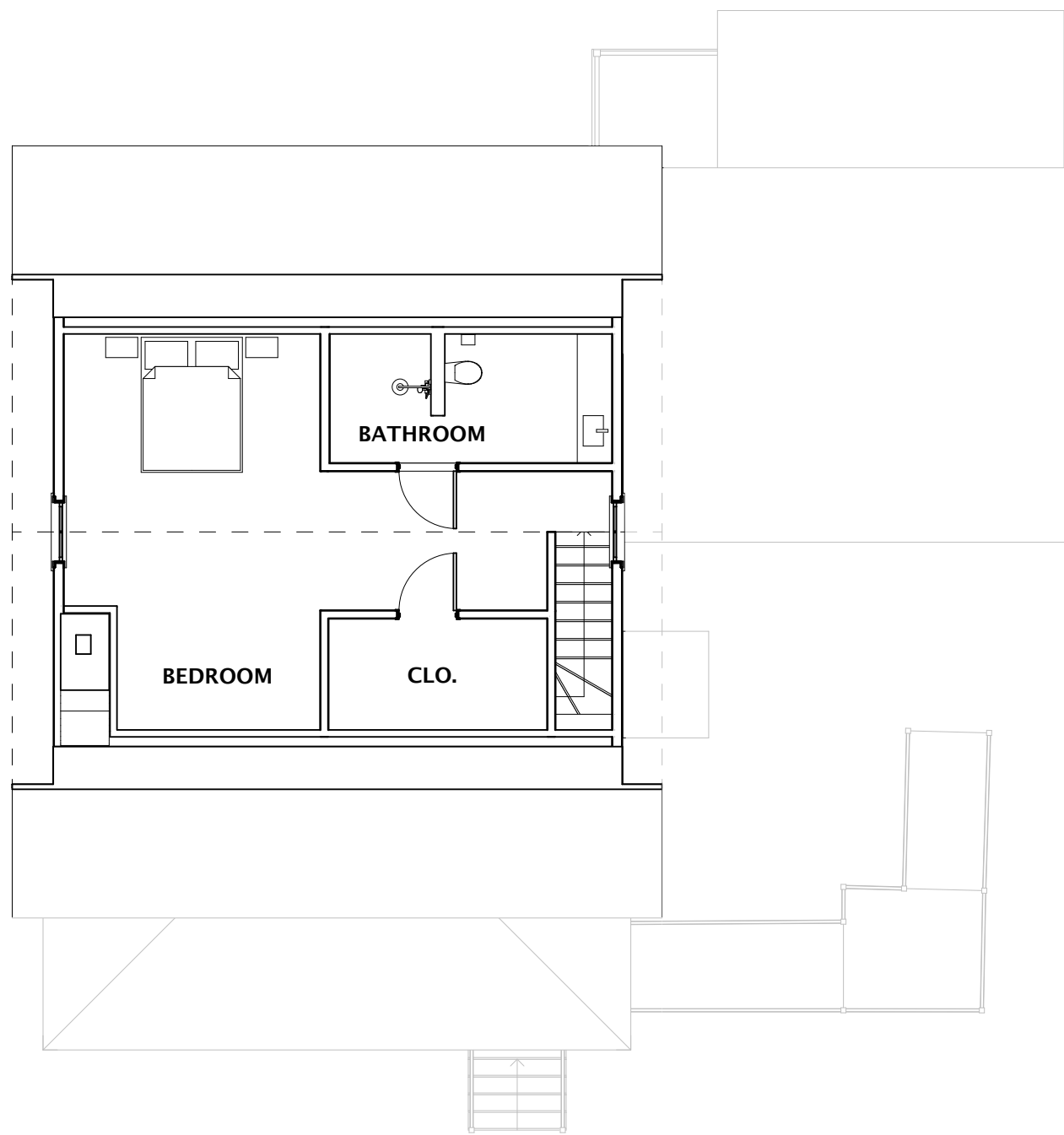
02



C1 1ST FLOOR APARTMENT 1 AND 2  
SCALE: 1/8" = 1'-0"

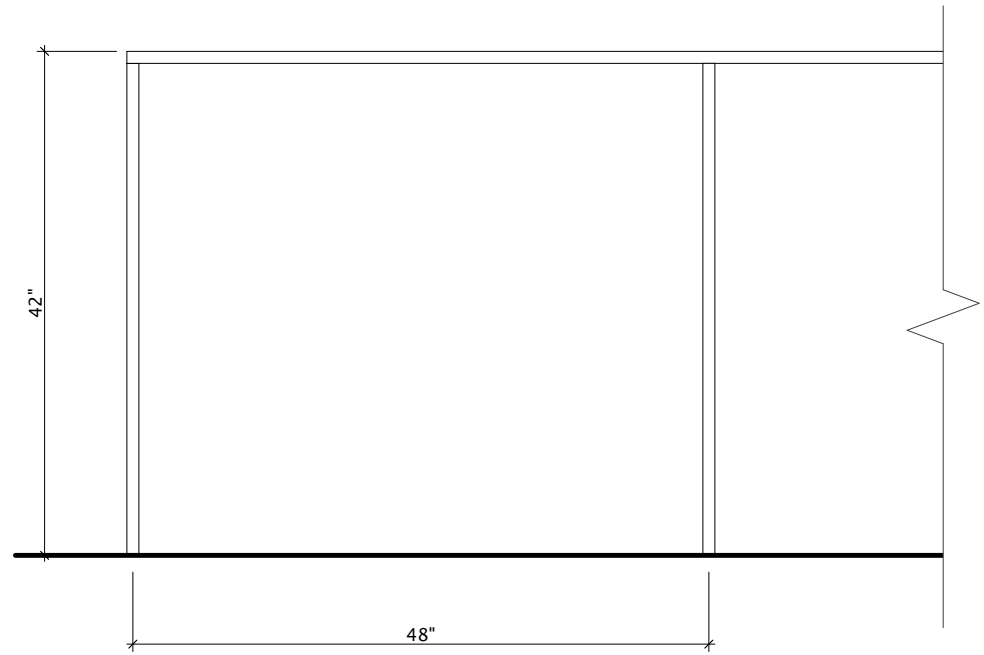


C3 2ND FLOOR APARTMENT 03  
SCALE: 1/8" = 1'-0"

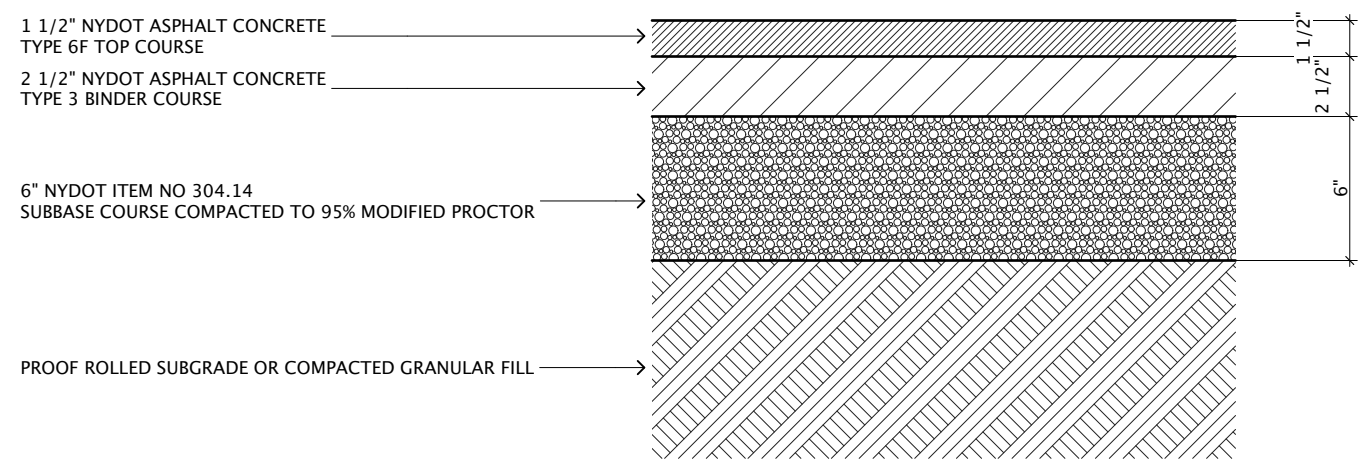


A1 3RD FLOOR APARTMENT 03 MASTER BEDROOM  
SCALE: 1/8" = 1'-0"

03		
02	7/20/18	PLANNING DEPT. SUBMITTAL
01		DESIGN DEVELOPMENT
NO	DATE	ISSUE
ISSUE RECORD		
SEAL & SIGNATURE		
BARRY DONALDSON ARCHITECTS 14 KING STREET CROTON ON HUDSON, NY 10520 TEL 914-827-8240 EMAIL BDB@BARRYDONALDSONARCHITECTS.COM		
PROJECT Renovation of 21 South Ave. 21 South Ave. Beacon, NY 12508		
DRAWING TITLE SCHEMATIC PLANS		
JOB NO. 8032-01-01	DATE 7/20/18	SCALE 1/8" = 1'-0"
	DRAWING NO. 03	

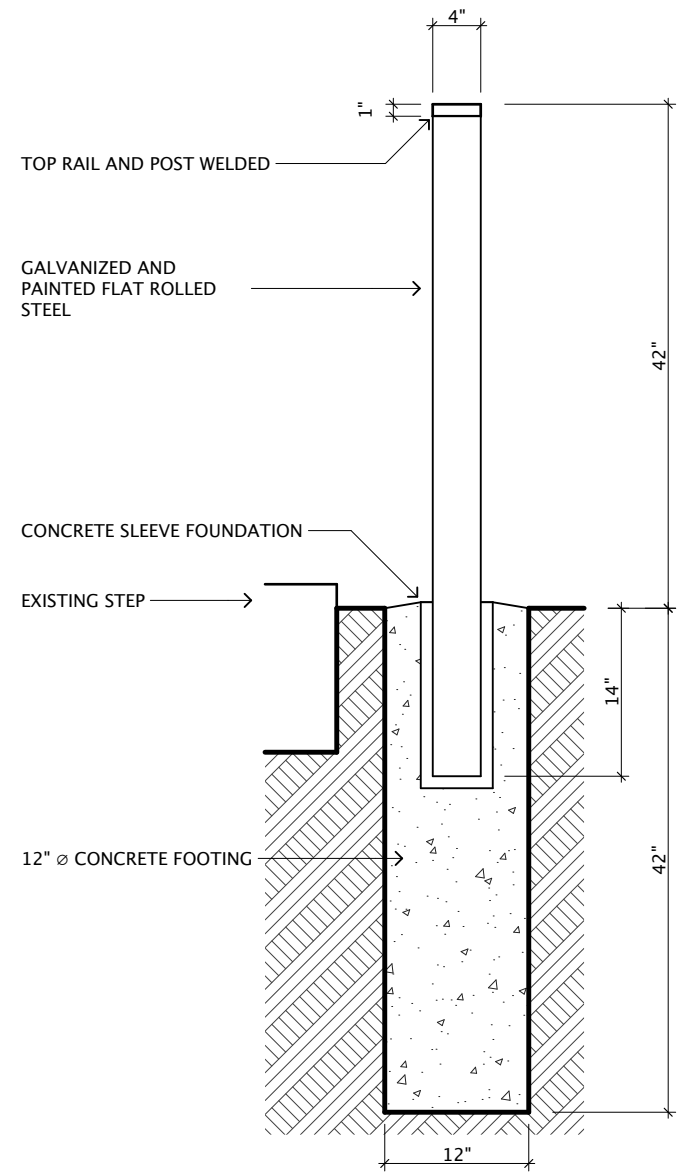


D1 SITE RAILING ELEVATION  
SCALE: 3/4" = 1'-0"

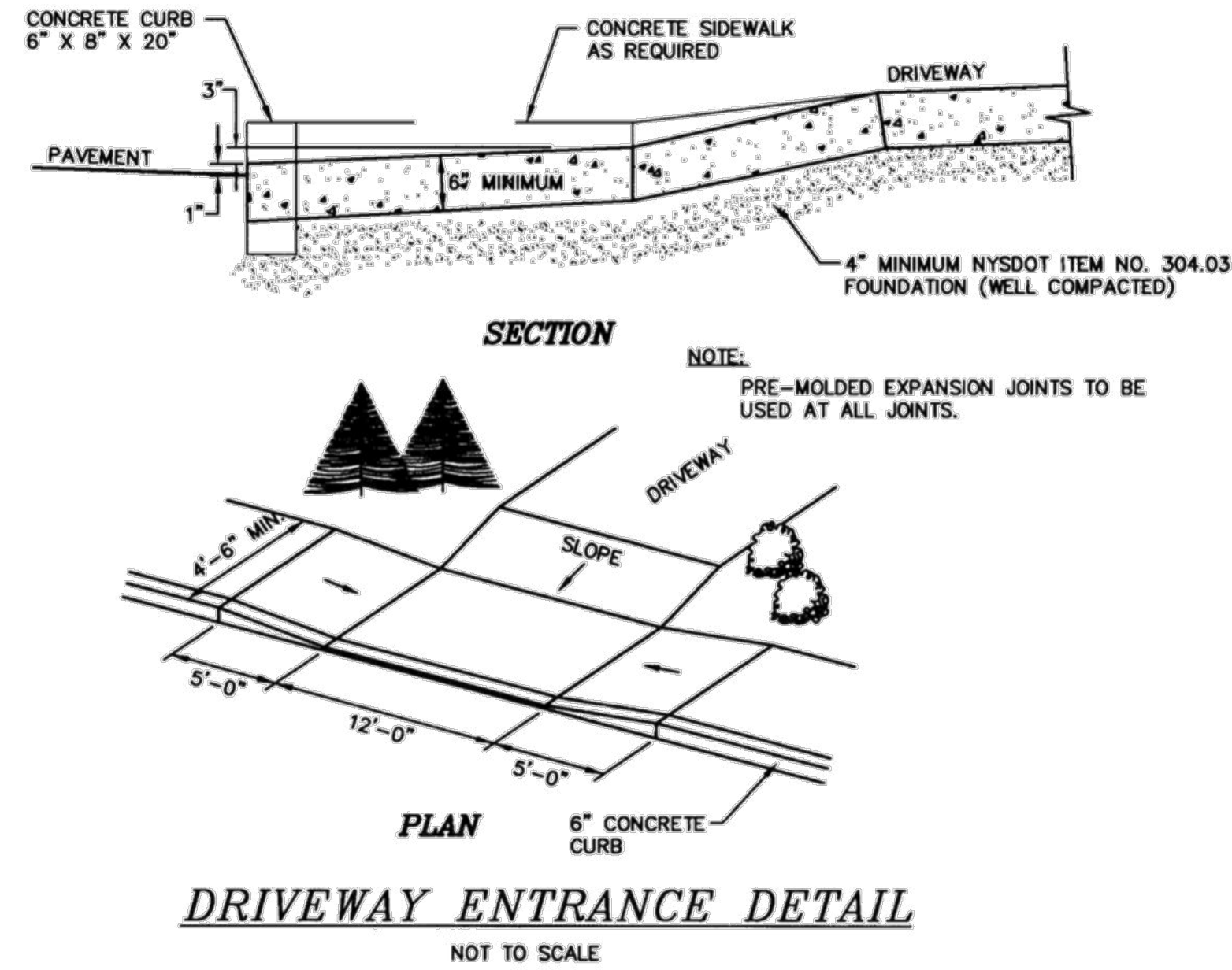


- NOTES:
1. MATERIALS AND METHODS SHALL CONFORM TO NYS DOT STANDARDS.
  2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
  3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407 - TACK COAT OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.
  4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-SCAVENAGE AND EMBANKMENT OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.

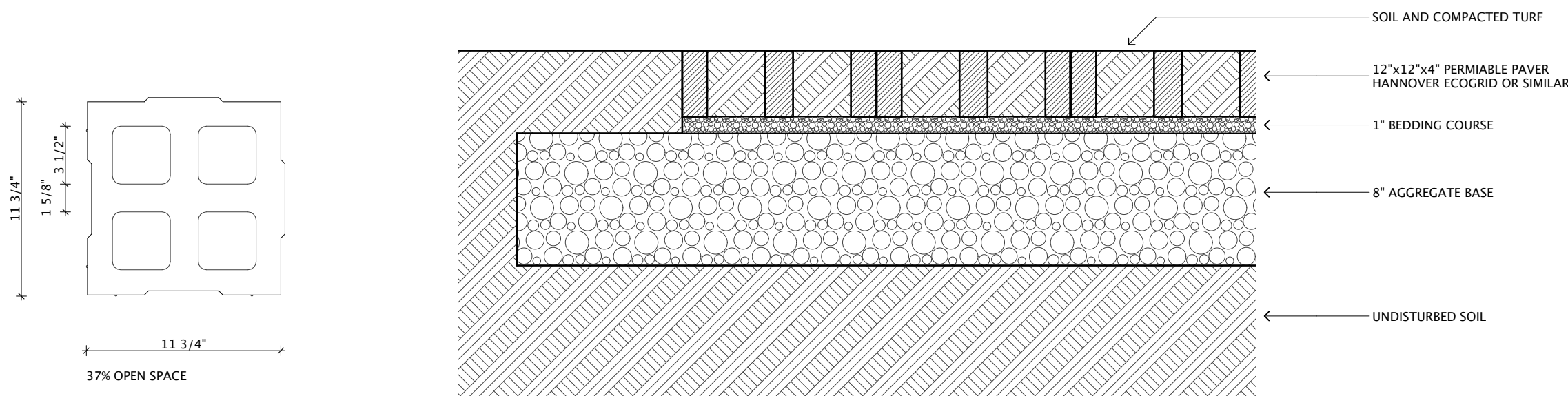
C1 NEW PAVING DETAIL  
SCALE: 1 1/2" = 1'-0"



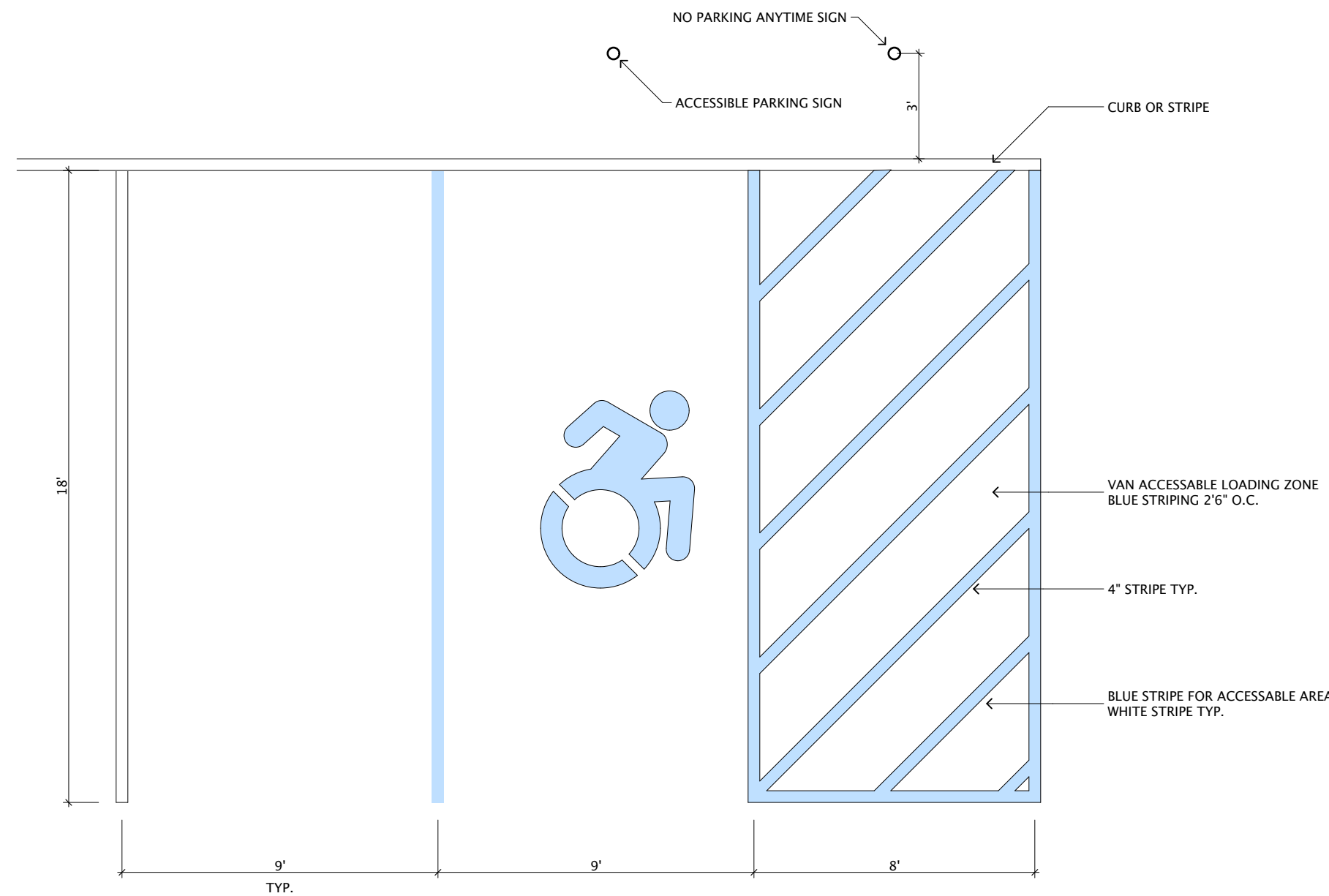
C3 SITE RAILING DETAIL  
SCALE: 3/4" = 1'-0"



C4 DRIVEWAY ENTRANCE DETAIL  
SCALE: 1" = 10'



B1 PERMIABLE PAVER DETAIL  
SCALE: 1 1/2" = 1'-0"



A4 PARKING DETAIL  
SCALE: 1/4" = 1'-0"

03		
02	7/20/18	PLANNING DEPT. SUBMITTAL
01		DESIGN DEVELOPMENT
NO	DATE	ISSUE

ISSUE RECORD

SEAL & SIGNATURE

BARRY DONALDSON ARCHITECTS  
14 KING STREET  
CROTON ON HUDSON, NY 10520  
TEL 914-827-8240  
EMAIL BDB@BARRYDONALDSONARCHITECTS.COM

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PROJECT  
Renovation of 21 South Ave.  
21 South Ave.  
Beacon, NY  
12508

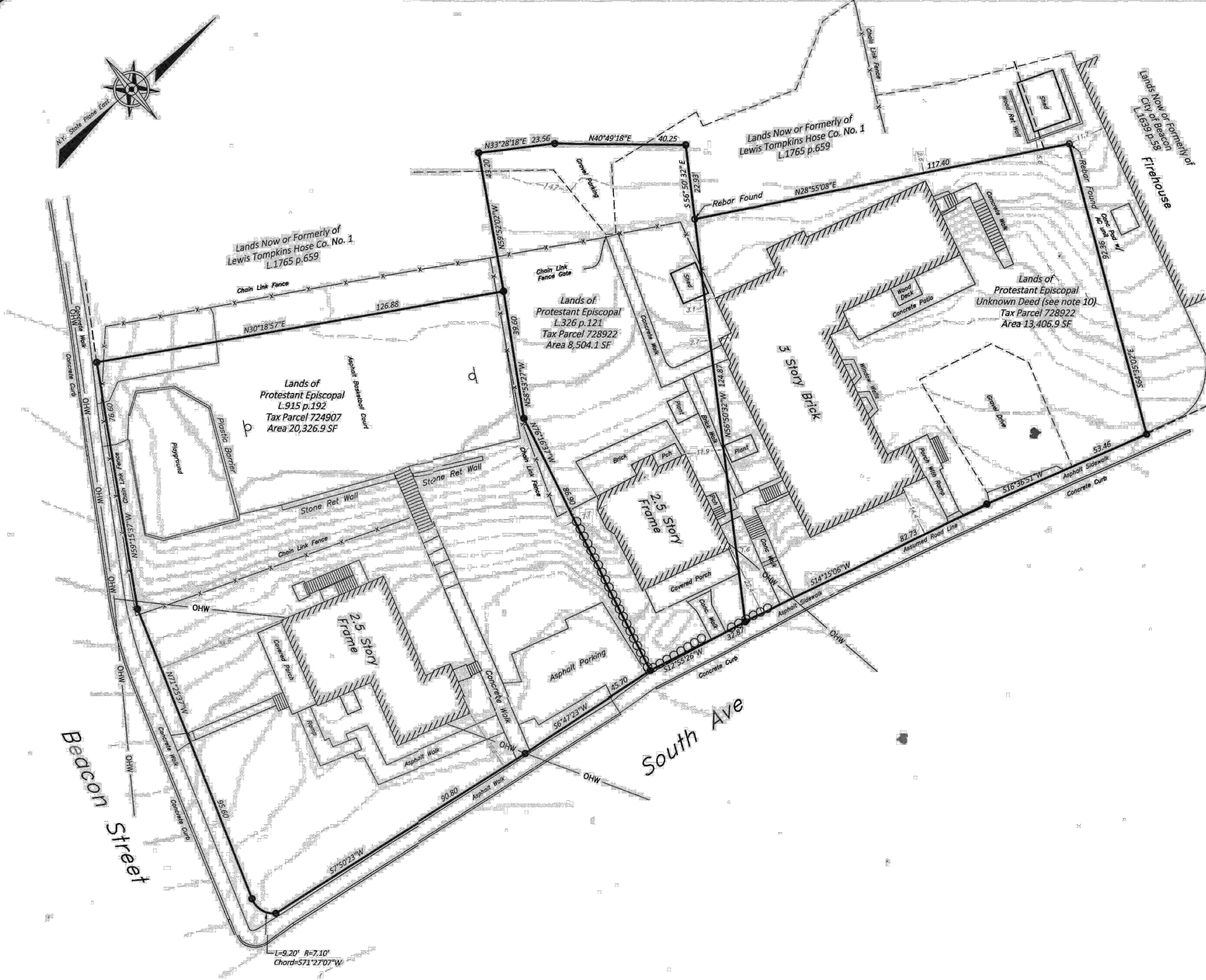
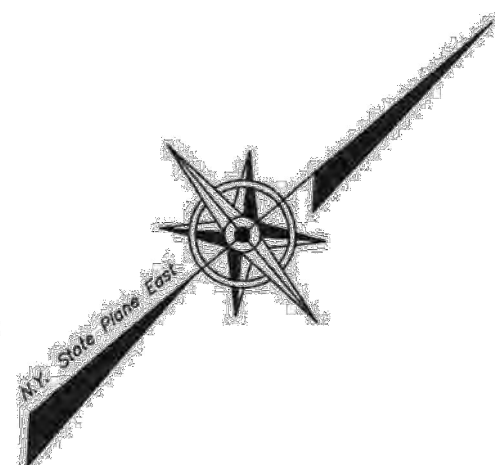
DRAWING TITLE

DETAILS

JOB NO. 8032-01-01  
DATE 7/20/18  
SCALE

DRAWING NO.

04



- SURVEY NOTES**
1. Copyright TEC Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
  2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
  3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.
  4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
  5. The certifications herein are not transferable.
  6. The location of underground improvements or encroachments are not always known, and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
  7. Subject to the findings of a current title search.
  8. Subject to covenants, easements, restrictions, conditions and agreements of record.
  9. Subject to any right, title or interest the public may have for highway use.
  10. Liber 326 page 121 only covers a portion of parcel 728922 as shown on the tax maps. No other deed has been found to cover this parcel. The parcel was constructed using adjoining deeds and an assumed road line.
  11. Reference is made to a proposed subdivision map prepared by Dennis Walden LS which was never filed with the County Clerk or signed by the Planning Board Chairman. Said map is on file at the City of Beacon Building Department and represents the adjoining parcels as currently described.
  12. Vertical Datum is NAVD88 Geoid12a as determined using RTN GPS.

rev.	date	description

**TEC**

LAND SURVEYING

156 TIORONDA AVE. BEACON, NY 12508  
PH: 845.445.6590 FX: 845.445.6591

THOMAS E. CERCHIARA, P.L.S.  
P.L.S. No. 50732

19 SOUTH AVE - BEACON

TOPOGRAPHIC SURVEY  
PREPARED FOR  
ST. ANDREWS CHURCH

CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	
address	19 South Ave
date	9/16/2015
scale	1" = 20'
project no.	15-052
project name	19 South Ave - Beacon
sheet	1 OF 1

**RESOLUTION**

**PLANNING BOARD  
BEACON, NEW YORK**

**LOCAL WATERFRONT REVITALIZATION  
PROGRAM (LWRP) CONSISTENCY DETERMINATION  
21 SOUTH AVENUE**

WHEREAS, the Beacon Planning Board received applications for Special Permit and Site Plan Approvals from Reverend John Williams on behalf of property owner, Protestant Episcopal Diocese of New York, (the "Applicant") to renovate an existing building, creating three apartments (the "Project" or "Proposed Action"); and

WHEREAS, the subject property is located at 21 South Avenue and designated on the City tax maps as Parcel No. 5954-26-724907; and

WHEREAS, the subject property is located in the R1-7.5 Zoning District, the Historic District and Landmark Overlay Zone, and the Coastal Management Zone as defined by the City's Local Waterfront Revitalization Program (LWRP) and the Proposed Action includes a request for an LWRP Consistency Determination; and

WHEREAS, the Site Plan is shown on the drawings entitled, "Renovation of 21 South Avenue - Site Plan," last revised June 19, 2018, prepared by Barry Donaldson Architects; and

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

WHEREAS, the Proposed Action is a Type II action pursuant to 6 NYCRR 617.5(c)(9) of the State Environmental Quality Review Act (SEQRA); and

WHEREAS, in accordance with Section 220-6 of Chapter 220, Waterfront Consistency Review, of the City Code, all "actions to be undertaken within the City's Coastal Management Zone shall be evaluated for consistency in accordance with the.....LWRP policy standards...."

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby finds that there are a number of LWRP policies which do not apply to the Project which policies are those that are contained in the LWRP but not listed below, and also hereby makes the following consistency findings with respect to the LWRP policies which apply to the Project:

**Local Waterfront Revitalization Program (LWRP) Consistency Determination**  
**21 South Avenue**

**POLICY 23**

*Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archeology or culture of the state, its communities or the nation.*

The subject sits is within the Historic District and Landmark Overlay District. The renovation of the existing building has been designed with consideration to the historic nature of the subject building and buildings in the vicinity, including colors, architectural features and site improvements that will enhance and restore the historic nature of the building.

**POLICY 25**

*Protect, restore and enhance natural and manmade resources which are not identified as being of state-wide significance, but which contribute to the scenic quality of the coastal area.*

The policy notes that views in proximity to the subject site should be protected and enhanced. The Project is consistent with Policy 25 because:

1. The Project will restore the building at the site in a manner that respects its architectural origins. Existing asbestos siding will be abated and replaced with attractive and historically appropriate wood siding. The side stair will be removed. New standing seam roofing will be installed. Flood lights will be repaced with architectural lighting.
2. Site work will include removing the steel fencing around the Site, making it cleaner, more attractive and keeping with the intent of Policy 25 to restore and enhance resources that contribute to the scenic quality of the coastal area. Some existing asphalt will be replaced with permeable pavers enhancing the visual appeal of the Site.
3. Landscaping will include the replacement of four large trees that were removed several years ago due to age.

**BE IT FURTHER RESOLVED**, that the Planning Board hereby determines that the Project is entirely consistent with the LWRP policies which apply to the Project.

Resolution Adopted: July 10, 2018  
Beacon, New York

  
John Gunn, Chairman  
City of Beacon Planning Board

Dated 7/10/, 2018

Motion by P. Lambert, seconded by R. Williams :

Gary Barrack  
David Burke  
Patrick Lambert  
Rick Muscat

Voting: AYE  
Voting: Excused  
Voting: AYE  
Voting: AYE

Jill Reynolds  
Randall Williams  
John Gunn, Chairman

Voting: AYE  
Voting: AYE  
Voting: AYE

**LANC & TULLY**  
**ENGINEERING AND SURVEYING, P.C.**

John J. O'Rourke, P.E., Principal  
David E. Higgins, P.E., Principal  
John Queenan, P.E., Principal

Rodney C. Knowlton, L.S., Principal  
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal  
John Lane, P.E., L.S.  
Arthur R. Tully, P.E.

July 3, 2018

Mr. John Gunn  
Beacon Planning Board Chair  
City of Beacon  
1 Municipal Plaza  
Beacon, NY 12508

RE: 21 South Ave.  
City of Beacon  
Tax Map No. 5954-26-724907

Dear Mr. Gunn:

We have reviewed the plans entitled "Renovation of 21 South Avenue – Site Plan", last revised June 19, 2018, as prepared by Barry Donaldson Architects. The applicant is proposing to convert an existing dwelling into a 3 unit dwelling, which requires a Special Use permit for the proposed project. Based upon our review of the submitted application and plans, we offer the following comments:

1. Although the applicant has conducted an Inflow & Infiltration (I&I) study of the existing site and building, of which no I&I was found as stated, a separate Certification letter signed and sealed by the licensed professional shall be provided to the City of Beacon.
2. Grading (proposed topographic lines) for the newly proposed parking lot entrance should be shown on the plans. This area should be looked at further, as the existing topography represented on the site plan does not match that as shown on the topographic survey provided.
3. Any grading proposed in vicinity of the existing parking lot on South Avenue should be shown on the plans.
4. Plans shall include construction details for the new permeable surface to be used in the area of the handicap parking lot.
5. As previously requested, the plans shall include construction details for the new driveway entrance required for the proposed parking lot on Beacon Street. Construction details shall be in accordance the City of Beacon Street Specifications and Details.

This completes our review at this time. Further comments may be forthcoming based upon future submissions. A written response letter addressing each of the above comments should be provided with the next submission. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.



John Russo, P.E.

Cc: John Clarke, Planner  
Jennifer Gray, Esq.  
Tim Dexter, Building Inspector

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: July 5, 2018

Re: **21 South Avenue, Site Plan and Special Permit**

I have reviewed a June 12, 2018 response letter from Barry Donaldson Architects, revised February 26, 2018 Full EAF Part 1, September 16, 2015 Topographic Survey, and 4-sheet Site Plan set, with sheet 1 dated June 19, 2018 and sheets 2-4 dated June 12, 2018.

**Proposal**

The applicant is proposing to renovate an existing building, creating three apartments. The proposed parcel is in the R1-7.5 zoning district, the Local Waterfront Revitalization Area, and the Historic District and Landmark Overlay Zone.

**Comments and Recommendations**

1. The applicant has prepared a brief Local Waterfront Revitalization Program consistency justification for the proposed action. The justification should also note that the proposal is consistent with Policy 23 to "protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archeology or culture of the state, its communities or the nation," including structures in locally designated historic districts.
2. Since this parcel is in the Historic District and Landmark Overlay Zone, any exterior alteration to the building or property requires a Certificate of Appropriateness consistent with Chapter 134. Now that the chain link fence, exterior stairs, and floodlight are proposed for removal and new street trees are to replace existing stumps, the plans appear entirely consistent with the Historic Preservation design standards.
3. Lighting for the parking lot and rear steps should be provided.
4. Multifamily residential is allowed in the Historic Overlay district by Special Permit from the City Council. Once the Board is in generally satisfied with the Site Plan, it should issue a recommendation to the Council on the Special Permit.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Tim Dexter, Building Inspector  
Jennifer L. Gray, Esq., City Attorney  
Arthur R. Tully, P.E., City Engineer  
John Russo, P.E., City Engineer  
Barry Donaldson, Project Architect

**City of Beacon Council Agenda**  
**9/17/2018**

**Title:**

**A resolution appointing Police Officer Ruffolo**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description  
Reso\_Ruffolo

Type  
Resolution



**CITY OF BEACON  
CITY COUNCIL**

**RESOLUTION NO. \_\_ OF 2018**

**RESOLUTION APPOINTING POLICE OFFICER**

**WHEREAS**, Katelyn Ruffolo meets the qualifications for the position of Police Officer;  
and

**WHEREAS**, the Mayor seeks to appoint Katelyn Ruffolo to the position of Police Officer with the City of Beacon Police Department and to have the City Council approve the appointment;

**BE IT RESOLVED THAT** the Mayor hereby appoints, with the consent of the City Council, Katelyn Ruffolo to the position of Police Officer of the City of Beacon Police Department effective 9/18/18.

<b>Resolution No. __ of 2018</b>			<b>Date: _____</b>				
<input type="checkbox"/> <b>Amendments</b>			<input type="checkbox"/> <b>2/3 Required.</b>				
<input type="checkbox"/> <b>Not on roll call.</b>			<input type="checkbox"/> <b>On roll call</b>				
<input type="checkbox"/> <b>3/4 Required</b>							
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		<b>Amber T. Grant</b>					
		<b>John E. Rembert</b>					
		<b>Lee Kyriacou</b>					
		<b>George Mansfield</b>					
		<b>Jodi McCredo</b>					
		<b>Terry Nelson</b>					
		<b>Mayor Randy J. Casale</b>					
		<b>Motion Carried</b>					

**City of Beacon Council Agenda**  
**9/17/2018**

**Title:**

**A resolution appointing Police Officer Sequist**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description

Reso\_Sequist

Type

Resolution



**CITY OF BEACON  
CITY COUNCIL**

**RESOLUTION NO. \_\_ OF 2018**

**RESOLUTION APPOINTING POLICE OFFICER**

**WHEREAS**, Kevin Sequist meets the qualifications for the position of Police Officer;  
and

**WHEREAS**, the Mayor seeks to appoint Kevin Sequist to the position of Police Officer with the City of Beacon Police Department and to have the City Council approve the appointment;

**BE IT RESOLVED THAT** the Mayor hereby appoints, with the consent of the City Council, Kevin Sequist to the position of Police Officer of the City of Beacon Police Department effective 9/18/18.

<b>Resolution No. __ of 2018</b>			<b>Date: _____</b>				
<input type="checkbox"/> <b>Amendments</b>			<input type="checkbox"/> <b>2/3 Required.</b>				
<input type="checkbox"/> <b>Not on roll call.</b>			<input type="checkbox"/> <b>On roll call</b>				
<input type="checkbox"/> <b>3/4 Required</b>							
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		<b>Amber T. Grant</b>					
		<b>John E. Rembert</b>					
		<b>Lee Kyriacou</b>					
		<b>George Mansfield</b>					
		<b>Jodi McCredo</b>					
		<b>Terry Nelson</b>					
		<b>Mayor Randy J. Casale</b>					
		<b>Motion Carried</b>					

**City of Beacon Council Agenda**  
**9/17/2018**

**Title:**

**A resolution granting a special use permit for 21 South Avenue**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description	Type
Reso_21 South Ave	Resolution

**CITY OF BEACON**

**CITY COUNCIL**

Resolution No. \_\_\_\_\_ of 2018

**RESOLUTION**

**GRANTING A SPECIAL USE PERMIT FOR  
21 SOUTH AVENUE**

**WHEREAS**, Reverend John Williams, on behalf of the property owner, **Protestant Episcopal Diocese of New York** (the “Applicant”), submitted an application for a Special Use Permit to renovate an existing building to create three apartments on property located at 21 South Avenue and designated on the Tax Map of the City of Beacon as Parcel ID 5954-26-724907 (the “Property”) in the R1-7.5 Zoning District, the Historic District and Landmark Overlay District and the Coastal Management Zone in the City of Beacon, Dutchess County, New York (the “Project” or “Proposed Action”); and

**WHEREAS**, the Special Use Permit Application was submitted by the Applicant in conjunction with its application for Site Plan approval; and

**WHEREAS**, the Proposed Action includes a request for an Local Waterfront Revitalization Project (LWRP) Consistency Determination and a Certificate of Appropriateness from the Planning Board pursuant to the criteria set forth in § 134-7 of the City of Beacon Code; and

**WHEREAS**, the City Council is the approval authority for the Special Use Permit pursuant to City of Beacon Zoning Code §§ 223-18 and 223-24.7; and

**WHEREAS**, the Planning Board considered the Proposed Action at its June 12, 2018 and July 10, 2018 meetings and issued a report to the City Council dated July 11, 2018 recommending approval of the Special Use Permit; and

**WHEREAS**, the Site Plan is shown on the drawing, entitled “Renovation of 21 South Avenue,” last revised July 20, 2018, as prepared by Barry Donaldson Architects; and

**WHEREAS**, the Proposed Action is a Type II action pursuant to the New York State Environmental Quality Review Act, and accordingly, no further environmental review is required; and

**WHEREAS**, the Planning Board determined that the Proposed Project is entirely consistent with the LWRP policies which apply to the project; and

**WHEREAS**, on September 17, 2018, the City Council opened a public hearing on the Special Permit application at which time all interested persons were given the opportunity to be heard and the public hearing was closed on September 17, 2018; and

**WHEREAS**, the City Council has reviewed the application for a Special Use Permit against the standards for a Special Use Permit set forth in the City of Beacon Zoning Code §§ 223-18 and 223-24.7, and finds the proposal complies with this section of the Zoning Law, as set forth below.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council hereby finds pursuant to §§ 223-18 and 223-24.7 of the City Zoning Code:

1. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
2. The existing singly family home will be converted into a three unit apartment, but the existing building footprint will remain unchanged.
3. The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the appropriate development use of adjacent land and buildings.
4. Operations in connection with the proposed multifamily special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.
5. Parking areas will be of adequate size for the particular use and properly located and suitably screened from the adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety. There is an existing asphalt lot on the site to the rear of the building. The Applicant will expand the existing driveway to the lot and will add five lined parking spaces.
6. The multifamily residential use will not exceed four units.
7. Any exterior restoration shall maintain the architectural and historic integrity of the structure. Any new construction shall be compatible with neighboring structures. The renovation of the existing building has been designed with consideration to the historic nature of the subject building and other buildings in the neighborhood, including colors, architectural features and site improvements. Such renovations will enhance and restore the historic nature of the existing structure.

8. The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes.
9. The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.
10. The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure.

**BE IT FURTHER RESOLVED**, that the City Council grants a Special Use Permit to the Protestant Episcopal Diocese of New York to renovate an existing building to create three apartments on property located at 21 South Avenue as set forth and detailed on the plans prepared by Barry Donaldson Architects, dated July 20, 2018 upon the following conditions:

1. Prior to the issuance of a Building Permit, the Applicant shall obtain Site Plan and Certificate of Appropriateness Approval from the City of Beacon Planning Board.
2. The Applicant shall reconfigure its off-street parking lot to comply with § 223-26C(1) of the City Zoning Code, which provides that no off-street parking facility shall be developed in any side or rear yard within five feet of the lot line.
3. All off-street parking areas shall be landscaped with appropriate trees, shrubs and other plant materials and ground cover as required under § 223-26C(3) of the City Zoning Code.
4. No permits shall be issued until the Applicant has paid to the City all applicable fees and professional review fees incurred in connection with review of this Application.
5. A copy of this Resolution shall be attached to the Certificate of Occupancy.
6. As used herein, the term “Applicant” shall include its heirs, successors and assigns.
7. In accordance with Section 223-18.F(1) of the Zoning Law, this Special Permit Approval authorizes only the particular use specified in the permit and shall expire if:
  - a. A bona fide application for a Building Permit is not filed within one (1) year of the issuances of this Special Permit Approval; or
  - b. If all required improvements are not made within one (1) years from the date of issuance of the Building Permit; or

- c. If said use ceases for more than six (6) months for any reason.
8. In accordance with Section 223-18.F(2) of the Zoning Law, the City Council may grant one (1) or more extensions of up to six (6) months each, to (a) complete the conditions of approval for the special permit use, upon a finding that the applicant is working toward completion of such conditions with due diligence and has offered a reasonable explanation of its inability to complete such improvements and file a bona fide application for a building permit, and (b) to complete construction of the improvements, upon a finding that the Applicant is prosecuting construction with due diligence and has offered a reasonable explanation of its inability to complete the Project. The City Council may impose such conditions as it deems appropriate upon the grant of any extension. The granting of an extension of time shall not require a public hearing.
  9. The Building Inspector may revoke this Special Permit Approval where it is found that the use of the premises does not conform with the limitations and conditions contained in the Special Permit Approval.
  10. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.
  11. The approvals granted by this resolution do not supersede the authority of any other entity.

Dated: September 17, 2018

Resolution No. _____ of 2018		Date: <u>2018</u>					
<input type="checkbox"/> Amendments		<input type="checkbox"/> 2/3 Required					
<input type="checkbox"/> Not on roll call.		<input type="checkbox"/> On roll call <input type="checkbox"/> 3/4 Required					
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Lee Kyriacou					
		John Rembert					
		Amber Grant					
		Mayor Randy Casale					
<b>Motion Carried</b>							

**City of Beacon Council Agenda**  
**9/17/2018**

**Title:**

**A resolution awarding the contract for the Beekman Street Bridge Joint Repairs to A. Servidone/B. Anthony Construction Corp., JV**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description	Type
Reso_Beekman St Bridge	Resolution
Beekman St Bridge Bid Review	Backup Material



**CITY OF BEACON  
CITY COUNCIL**

**Resolution No. \_\_\_\_\_ of 2018**

**A RESOLUTION TO AWARD THE CONTRACT  
FOR THE BEEKMAN STREET BRIDGE JOINT REPAIRS**

**BE IT RESOLVED**, that the City Council awards the Contract for the Beekman Street Bridge Joint Repairs in the amount of \$181,913.80 to A. Servidone/B. Anthony Construction Corp., JV with work hours limited to between 8:30 am and 4:30 pm weekdays.

Resolution No. _____ of 2018		Date: <u>2018</u>		<input type="checkbox"/> 2/3 Required			
<input type="checkbox"/> Amendments		<input type="checkbox"/> On roll call		<input type="checkbox"/> 3/4 Required			
<input type="checkbox"/> Not on roll call.							
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Lee Kyriacou					
		John Rembert					
		Amber Grant					
		Mayor Randy Casale					
<b>Motion Carried</b>							



COLORADO | ILLINOIS | LOUISIANA | MISSOURI | NEW JERSEY | NEW YORK | NORTH CAROLINA | PENNSYLVANIA | WASHINGTON, DC | WEST VIRGINIA

August 28, 2018

Mr. Anthony Ruggiero  
City Administrator  
City of Beacon  
1 Municipal Plaza  
Beacon NY 12508

RE: City of Beacon  
Rehabilitation of Beekman Street Bridge over Metro-North Railroad  
Review of Bids

Dear Mr. Ruggiero:

Modjeski and Masters has reviewed the bid for the subject project and offers the comments below. Please note that a review of meeting advertisement requirements or bidder responsibility is not the subject of our review.

1. A total of one (1) bid was received. The bid period was extended twice and several contractors were directly solicited to submit bids in order to get this single bid. The Contractor did know that there was no competition based on his review of the plan holders list available at the City Building Dept.
2. The apparent low bid of \$187,540.00 received from A. Servidone/B. Anthony Construction JV (ASIBACC) was 72% greater than the \$109,000 Engineer's Estimate provided to the City of Beacon as part of the bid package.
3. I spoke with Mr. Vince Mazzone of ASIBACC following the bid opening to solicit his input regarding the bid price. Mr. Mazzone stated that the small quantities of materials and the small size of the job in general were the primary causes of the higher than anticipated bid price.
4. I have also spoken with Mr. Michael Manzi, City of Beacon Highway Superintendent. He stated that an additional contractor contacted him regarding the project and chose not to submit a bid due to the small size of the project.
5. A post bid inspection of the Beekman St. bridge joints has shown significant deterioration of the joint in the past year since the initial repair sketches were provided to the City. Mr. Manzi confirmed this observation in our telephone conversation.
6. Asphalt repairs to the bridge joints may improve the riding surface for the travelling public in the near term and make the deficiencies less obvious but will in all likelihood not last even as long as previous repairs.

In light of the information above it is our recommendation that the City of Beacon move forward and accept the bid price offered by ASIBACC if the additional cost can be added to the construction budget. The cost of maintaining the bridge joints over the winter and the possibility of not getting a substantially lower bid price with a re-bid are additional factors to be considered when weighing acceptance of the higher than expected bid price. An alternative to accepting



Mr. Anthony Ruggiero

-2-

August 28, 2018

this bid would be to re-advertise the project over the winter and hope to receive competitive bids for spring construction. A general recommendation for any potential re-advertisement and future heavy highway type construction projects would be to advertise in the New York State Contract Reporter, a resource available to NYS government entities and non-profit organizations. If you have any questions regarding this review or our recommendations, please do not hesitate to call.

Very Truly Yours,

A handwritten signature in blue ink, reading 'Thomas A. Cole', is written over a horizontal line.

Thomas A. Cole, P.E.  
Associate

**City of Beacon Council Agenda**  
**9/17/2018**

**Title:**

**Approval of Minutes from September 4, 2018**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description  
Minutes\_Sept\_4

Type  
Minutes

**CALL TO ORDER**

Mayor Casale called the meeting to order at 7:00 PM

**PLEDGE OF ALLEGIANCE**

Mayor Casale led the Pledge of Allegiance

A moment of silence was observed for those who serve and have served in the United States military

**ROLL CALL**

Present:

Councilmembers George Mansfield, At Large (GM); Lee Kyriacou, At Large (LK); Terry Nelson, Ward One (TN); John Rembert, Ward Two (JR); Jodi McCredo, Ward Three (JM); Amber Grant, Ward Four (AG) and Mayor Randy Casale (RC) Total: 7, **quorum present**

Also Present:

City Administrator Anthony Ruggiero (AR); City Attorney Nick Ward-Willis (NWW)

**1<sup>ST</sup> OPPORTUNITY FOR PUBLIC COMMENT**

Speakers:

- Melissa Holland expressed concerns about construction in Beacon; empty store fronts; Special Use Permits and Public Notice Signs

**COMMUNITY SEGMENT**

- Gwenno James presented information on Spirit of Beacon Day

**PUBLIC HEARING**

- **A public hearing to receive public comment on a proposed local law to amend Chapter 211 of the Code of the City of Beacon concerning Stop Signs on Monell Place and adding No Parking to Dewindt and South Chestnut Streets**
    - There were no public comments.
- ⇒ Motion made by JM, seconded by GM to **close the public hearing**. The motion was carried unanimously by voice vote.

**COUNCIL REPORTS**

- AG- thanked the Highlands Current for their article on recycling on 8/31. City of Kingston was awarded a grant for a waste management program including composting, would like to see Council look into something similar. People have been asking about Climate Smart Communities Administrator and would like to focus more attention on that. Ward 4 polling place has changed to the First Presbyterian Church at 50 Liberty Street; Primary Elections are Thursday September 13<sup>th</sup>. Information is available on the city's website ( [www.cityofbeacon.org](http://www.cityofbeacon.org) )
- JR – shared information on the When We All Vote campaign – will post on his social media.
- LK – thankful for the diversity of our community and country. Saluted the late Senator John McCain.
- GM – advised public that the Silos project is in a very preliminary state and should it move forward it will be under scrutiny and public will have ample opportunity to share their opinions.
- JM – Primary election on Thursday September 13<sup>th</sup> (not Tuesday); wished kids and teachers good luck as they return to school; reminder that there is a heat advisory and Beacon schools are hot – remember to send water with your children
- TN – heat advisory in effect, received several calls about people leaving their dogs outside for hours at a time – reminded people to bring pets indoors and ensure there is adequate water. Will be at Hamilton-Fish Plaza on September 22<sup>nd</sup> at 10 AM for When We All Vote voter registration event.
- AR – nothing to report

- RC – reminder that tomorrow school starts and Central Hudson is doing a significant amount of work on City streets. Gas lines are being replaced on Verplank. Travel times will be longer – give yourself extra time. Reminder that passing stopped school busses is illegal. Anyone who sees someone doing so should report license plate information to the State Education Department or call the school bus garage. Watch out for pedestrians in crosswalks. Read notice of Dutchess County's Fall Cleanout for hazardous waste materials. (see attached)

#### LOCAL LAWS AND RESOLUTIONS

1. **A resolution to adopt a local law to amend Chapter 211 of the Code of the City of Beacon concerning Stop Signs on Monell Place and adding No Parking to Dewindt and South Chestnut Streets**  
⇒ A **motion was made** by TN, seconded by AG **to adopt**. The **motion was carried** unanimously by roll call vote.
2. **A resolution to adopt a local law to amend Chapter 191, Article II and Chapter 192, Section 30 concerning Street and Sidewalk Opening Permits**  
⇒ A **motion was made** by AG, seconded by JR **to adopt**. The **motion was carried** unanimously by roll call vote.
3. **A proposed local law to create Chapter 97 and amend Chapters 192, 195 and 223 of the Code of the City of Beacon concerning Driveways**  
⇒ A **motion was made** by JR **to adopt**, seconded by GM. The **motion was carried** unanimously by roll call vote.
4. **A resolution amending the Fee Schedule concerning Driveway and Parking Lot Permits**  
⇒ A **motion was made** by AG to amend the language in sections B & C of the local law, seconded by JR. The motion was carried unanimously by voice vote. A motion was made by TN **to adopt the amended local law**, seconded by AG. The **motion was carried** unanimously by roll call vote.
5. **A resolution to schedule a public hearing on October 1, 2018 to receive public comment on a proposed Local Law to amend Chapter 223, Section 61.3 of the Code of the City of Beacon concerning Public Notice Signs**  
⇒ A **motion was made** by JR **to adopt**, seconded by JM. The **motion was carried** unanimously by roll call vote.
6. **A resolution to request an extension of the scoping comment period with additional public information and scoping meetings, for the NY/NJ Harbor & Tributaries (NYNJHAT) Coastal Storm Risk Management Feasibility Study; and to complete specific studies prior to the winnowing of proposed alternatives**  
⇒ A **motion was made** by JM, seconded by AG **to adopt**. The **motion was carried** unanimously by voice vote.
7. **A resolution to schedule a public hearing on September 17, 2018 to receive public comment on a Special Use Permit application for the HIP Lofts**  
⇒ A **motion was made** by JM, seconded by GM **to adopt**. The **motion was carried** unanimously by voice vote.

**8. A resolution authorizing the City Administrator to apply for NYS Water Infrastructure Improvement Act (WIIA) Grant Assistance**

⇒ A **motion was made** by TN, seconded by JM **to adopt**. The **motion was carried** unanimously by voice vote.

**APPROVAL OF MINUTES**

⇒ A **motion was made** by AG, seconded by JR **to approve** the minutes from August 6, 2018. The **motion was carried** unanimously by voice vote.

**2<sup>ND</sup> OPPORTUNITY FOR PUBLIC COMMENT**

Speakers - none

**ADJOURNMENT**

⇒ A **motion was made** by JR, seconded by JM to adjourn. **Motion was carried** unanimously by voice vote. **Meeting was adjourned at 7:37 PM.**

Next Council Meeting is Tuesday September 17<sup>th</sup> at 7:00 PM.

Next Council Workshop is September 10, 2018 at 7:00 PM.

A video recording of this meeting in its entirety can be found here - <http://www.cityofbeacon.org/Government/videos.htm>

Submitted by Lisa Edelson

MARCUS J. MOLINARO  
COUNTY EXECUTIVE



EOIN WRAFTER, AICP  
COMMISSIONER

LINDSAY CARILLE  
DEPUTY COMMISSIONER

## COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT  
DIVISION OF SOLID WASTE MANAGEMENT



August 24, 2018

Mayor Randy Casale  
City of Beacon  
One Municipal Plaza  
Beacon, NY 12508

### Re: Hazardous Waste Disposal for Schools, Government Agencies, Farms, and Businesses

Dear Mayor Randy Casale,

Dutchess County is holding its third annual Fall cleanout for hazardous materials! The collection event to facilitate disposal of hazardous materials for Conditionally Exempt Small Quantity Generators (CESQG) is being held on **Friday, October 26, 2018**. If you meet the requirements of a CESQG you can get rid of hazardous chemicals, oil based paint, pesticides, mercury, fluorescent bulbs, and more, in a cost effective and environmentally sound manner. By taking part in this event you can save on disposal costs as you can bring your own materials and do not have to pay a hazardous waste company to go to your location using their permitted hazardous waste vehicle. Also, due to the economies of scale because of the number of generators participating in this event, this is the most cost effective way to dispose of hazardous materials.

Who are considered small quantity generators?

1. Non-residential generators that generate less than 220 lbs or approximately 26 gallons of non-acute hazardous waste per month, and
2. Generate no more than 2.2 lbs of acute hazardous waste per month.

**You must register for the event by October 5, 2018.** Mail registrations to Dutchess County Solid Waste Management, 96 Sand Dock Road, Poughkeepsie, NY 12601 or fax to (845) 462-6090 or email to [solidwastemgmt@dutchessny.gov](mailto:solidwastemgmt@dutchessny.gov). Prior to the collection event, we will forward the information to the contractor for the program, CARE Environmental, who will contact you to give you an estimate of the cost, payment options and an appointment time on the collection day. **The collection is held at 96 Sand Dock Rd, Poughkeepsie, NY.**

Collection Date	Registration Deadline	You will have quotes and appointment time by
Friday, October 26, 2018	October 5, 2018	October 19, 2018

Sincerely,

A handwritten signature in cursive script that reads "Lindsay Carille".

Lindsay Carille  
Deputy Commissioner

# Hazardous Waste Disposal Event for Schools, Government Agencies, Farms and Businesses

***Dutchess County is holding its third annual Fall cleanout for hazardous materials!***

The collection event to facilitate disposal of hazardous materials for Conditionally Exempt Small Quantity Generators (CESQG) is being held on **Friday, October 26, 2018**. If you meet the requirements of a CESQG you can get rid of hazardous chemicals, oil based paint, pesticides, mercury, fluorescent bulbs, and more, in a cost effective and environmentally sound manner.

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By taking part in this event you can save on disposal costs as you bring your own materials and do not have to pay a hazardous waste company to go to your location using their permitted hazardous waste vehicle. Also, due to the economies of scale because of the number of generators participating in this event, this is the most cost effective way to dispose of hazardous materials.

**You must register for the event by filling out the following form and returning it to the Division of Solid Waste Management by October 5, 2018 by email, fax or mail.** Prior to the collection event, we will forward the information to the contractor for the program, CARE Environmental, who will contact you to give you an estimate of the cost, payment options and an appointment time on the collection day. **The collection is held at 96 Sand Dock Rd, Poughkeepsie, NY 12601.**

For more information: (845) 463-6020 or [solidwastemgmt@dutchessny.gov](mailto:solidwastemgmt@dutchessny.gov)

Fax: (845) 462-6090 [www.dutchessny.gov/solidwaste](http://www.dutchessny.gov/solidwaste)



# Dutchess County School, Government, Farm and Business Hazardous Waste Collection Conditionally Exempt Small Quantity Generator Registration

Complete entire form (both pages) and return to:  
Dutchess County Division of Solid Waste Management  
96 Sand Dock Road, Poughkeepsie, NY 12601  
or fax to 845-462-6090 or email to [solidwastemgmt@dutchessny.gov](mailto:solidwastemgmt@dutchessny.gov)  
For further information: call 845-463-6020 or go to [www.dutchessny.gov/solidwaste](http://www.dutchessny.gov/solidwaste)

**Registration due by October 5, 2018. Event held Friday, October 26, 2018**

Event held at 96 Sand Dock Road, Poughkeepsie, NY 12601

No Registrations taken after Friday, October 5, 2018

Cost is according to fee schedule established by vendor

*Sponsored by the Dutchess County Division of Solid Waste Management, County Executive, Marcus Molinaro and the Dutchess County Resource Recovery Agency. Co-sponsored by New York State Department of Environmental Conservation*

SIGNATURE (required): \_\_\_\_\_

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Are you a (check one): School ☐ Government Agency ☐ Farm ☐ Business ☐ Law Enforcement ☐

SMALL QUANTITY GENERATORS MAY TRANSPORT A **MAXIMUM OF 220 lbs.** OF HAZARDOUS WASTE TO THIS EVENT BASED ON NYS DEC REGULATIONS

**\* Please include number of containers for each material and size of containers (ex: 4 containers, 5 gallons each).**

<u>Quantity (lbs/gallons)</u>	<u>Quantity (lbs/gallons)</u>	<u>Quantity (lbs/gallons)</u>
<b>Pesticides/Herbicides</b>	<b>Corrosives/Cleaners</b>	<b>Automotive Products/Gas/Oil</b>
Dry: _____	Dry: _____	Dry: _____
Liquid: _____	Liquid: _____	Liquid: _____
Aerosol Cans: _____	Aerosol Cans: _____	Aerosol Cans: _____
<b>Pool Chemicals</b>	<b>Paint – Oil Based ONLY</b>	<b>Photographic Chemicals</b>
Dry: _____	Liquid: _____	Dry: _____
Liquid: _____	Aerosol Cans: _____	Liquid: _____
<b>Joint Compound:</b> _____	<b>Inks:</b> _____	<b>Dry Wall Compound:</b> _____
<b>Rubber Cement:</b> _____	<b>Adhesives:</b> _____	<b>Mercury:</b> _____
<b>Roofing Tar:</b> _____	<b>Varnishes/Shellacs/Stains:</b> _____	<b>Dental Amalgam:</b> _____
<b>Driveway Sealer:</b> _____	<b>Solvents/Thinners:</b> _____	<b>Fluorescent Bulbs:</b> _____
<b>Creosote:</b> _____	<b>Aerosol Cans:</b> _____	(indicate how many and sizes!)
<b>Other:</b> _____	<b>Other:</b> _____	<b>Other:</b> _____

## CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR CERTIFICATION

I hereby certify that I am a generator of hazardous waste within the State of New York and that because of the small volume of hazardous waste generated and/or stored, I qualify for conditionally exempt small quantity generator status.

I understand that in order for conditionally exempt small quantity generator status, I must meet all three of the following conditions:

1. Generate less than 1 kg/month (2.2 pounds) of acute hazardous waste (as defined by 6 NYCRR Part 371), and never store more than this amount on site at any time; and
2. Generate less than 100 kg/month (220 pounds) of all other hazardous waste (as defined by 6 NYCRR Part 371), and never store more 1,000 kg/month on site at any time.
3. Transport a maximum of 220 lbs of hazardous waste at one time.

I further understand that if, in the future, I exceed the quantity limitations described above, I will become subject to additional regulation as a hazardous waste generator and will no longer be eligible to participate in this type of collection program.

I certify that I have the authority to make these statements on behalf of my school, government agency or business. Also, I, the undersigned, do hereby certify that the items brought for collection came from my school, government agency or business located in Dutchess County.

Signed: \_\_\_\_\_ Title: \_\_\_\_\_

Name (print): \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Organization Type: \_\_\_\_\_

Waste(s) Brought to this program:

Type of waste: \_\_\_\_\_ Quantity: \_\_\_\_\_

Type of waste: \_\_\_\_\_ Quantity: \_\_\_\_\_

Type of waste: \_\_\_\_\_ Quantity: \_\_\_\_\_

Additional Waste(s) stored on site:

Type of waste: \_\_\_\_\_ Quantity: \_\_\_\_\_

Type of waste: \_\_\_\_\_ Quantity: \_\_\_\_\_

Type of waste: \_\_\_\_\_ Quantity: \_\_\_\_\_

DATE: 9/24/2018

DATE: 9/24/2018

[illegible]