

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

The Zoning Board of Appeals will meet on **Tuesday, October 16, 2018** in the Municipal Center Courtroom. A training work session will take place at 7:00 p.m. and the regular meeting will begin immediately thereafter, but not later than at 7:30 PM.

1. Continue public hearing on application submitted by PIE Developers, 53 Eliza Street, Tax Grid No. 30-6054-29-031870-00, R1-5 Zoning District, seeking relief from Section 223-17(C) for a Use Variance to allow a 9-unit multi-family development
2. Application submitted by Adrienne Thompson, 41 VanKleeck Avenue, Tax Grid No. 30-6054-40-394652-00, R1-10 Zoning District, seeking relief from Section 223-17(C) for a 418 sq. ft. second floor addition over the first floor structure with a 2.6 ft. rear yard setback (*35 ft. required*) and 3.2 ft. side yard (*15 ft. required*)

City of Beacon Planning Board
10/16/2018

Title:

53 Eliza Street

Subject:

Continue public hearing on application submitted by PIE Developers, 53 Eliza Street, Tax Grid No. 30-6054-29-031870-00, R1-5 Zoning District, seeking relief from Section 223-17(C) for a Use Variance to allow a 9-unit multi-family development

Background:

ATTACHMENTS:

Description	Type
53 Eliza Street Cover Letter	Cover Memo/Letter
53 Eliza Street - Site Plans	Plans
53 Eliza Street Exhibit A	Backup Material
53 Eliza Street Exhibit B	Backup Material
53 Eliza Street Exhibit B-1	Backup Material



445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

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

September 25, 2018

VIA HAND DELIVERY
AND E-MAIL

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

Re: Application For Use Variance – Supplemental Submission & Responses to Comments
Property: 53 Eliza Street, Beacon, New York (Tax ID: 130200-6054-29-031870)

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

On behalf of PIE Development Company, Inc., (the “Applicant”), the owner of the above-referenced Property, we respectfully submit this letter in furtherance of the above-referenced application for a Use Variance that proposes to replace the existing legal non-conforming commercial use on the residentially zoned Property with multi-family apartments consisting of nine (9) total units. This letter also provides information in response to comments the Applicant received from the public, and from this Board and its consultants at the initial Public Hearing session held on Tuesday, September 18th (the “Public Hearing”).

RESPONSES TO PUBLIC COMMENTS & ZONING BOARD MEMBER COMMENTS:

A. Public Comments in Support of the Project:

The Applicant has received tremendous support for the proposed residential use on the Property. As this Board is aware, the Applicant has received twenty-three (23) letters of support and approval recommendation, which includes support from each of the owners of parcels that are adjacent to and abutting the Property, and others from throughout the surrounding neighborhood and in the community. Additionally, at the initial public hearing, several residents spoke in favor of the application, including comments that the Project is “in-line with what’s in the community” today and that the Project will be “much better for the character of the neighborhood” than the existing commercial use and commercial vehicles traveling on Eliza street and into the Property. The Planning Board’s referral memorandum dated September 12, 2018 also provides that “[a]fter careful consideration members supported the change of use from commercial to residential...”



September 25, 2018

Page -2-

B. Responses to Public Comments on the Project from the Public Hearing:

In addition to the above supportive comments, the Applicant provides the following responses to comments from the Public Hearing.

1. What are the potential traffic impacts of the proposed residential use?

Applicant Response: Following questions from the Planning and Zoning Board regarding whether there would be any potentially negative environmental impacts relating to traffic as a result of the conversion from the existing commercial use to a residential use, the Applicant retained the services of Maser Consultant, P.A., in order to review any potential traffic impacts and to formally respond to these comments. The Applicant will provide a copy of the Maser's forthcoming Traffic Evaluation under separate cover, which will be submitted well in advance of its October 16th meeting.

2. Where does the land cost figure come from in Exhibit B (the Financial Analysis), and is the land cost based on the property with or without the variance or as-is?

Applicant Response: The land cost figure is taken from the Appraisal that was included in the original Financial Analysis, which was submitted to this Board as Exhibit B to the Applicant's August 28th Use Variance Application package. The land cost provided in the appraisal reflects the Property as-is. A revised copy of the Financial Analysis is attached hereto as **Exhibit B**, which includes additional supporting information in **Exhibit B, Tab 1**.

3. Can you please explain how your plan is consistent with the Comprehensive Plan in Beacon?

Applicant Response: The Applicant respectfully submits this Project embodies critical aspects of the Comprehensive Planning and the existing neighborhood character, and further that the proposed residential development on the Property is consistent with the City's Comprehensive Plan. As noted in the Applicant's initial submission, the City's 2017 Comprehensive Plan Update included the goal of "[e]ncourag[ing] housing development at relatively greater densities within and adjacent to the central business district... [and] to encourage residential development of... underutilized industrial sites..." (pg. 23) [emphasis added].¹ The Comprehensive Plan also notes that in preparing the plan "[m]any agreed that housing density on and near Main Street should be increased, particularly in the area between Elm and Teller; [and that] participants felt that more people living in the vicinity of Main Street would help ensure the economic vitality of Main Street"

¹ CITY OF BEACON, 2017 COMPREHENSIVE PLAN UPDATE, at 23, available at: http://cityofbeacon.org/pdf/Beacon_Comprehensive_Plan_Final-040417.pdf.

(page 51).² Additionally, Multi-family housing conveniently located within walking distance of Main Street and the Train Station is supportive of the Smart Growth strategy of transit-oriented development.

The proposed residential Project is significantly more consistent with these goals than the existing non-conforming commercial use. Further, the size and scale of the proposal on this large, irregularly shaped lot, is well-suited for this residential use that is designed with architectural features consistent with the character of the neighborhood. This residential Project will support Main Street businesses. It's residential nature and proposed building design will also maintain the scale and pattern of the existing built environment with high architectural qualities.

4. *Which Zoning District is the Premises located in; what is the permitted building height and will the units be for sale or rental; and will this encourage residential properties to seek commercial use variances?*

Applicant Response: The Premises is presently zoned R1-5, and the property is located in proximity to properties zoned in the CMS and abutting the RD-5 Multi-Family Zoning District, where three (3)-story multi-family developments are permitted. Two (2) of the proposed three (3) buildings include garages below the units, while the adaptively reused building in the rear will remain at one (1)-story. Each of the proposed buildings will comply with the maximum building height, which is 35 feet, as confirmed by the Building Department and will accommodate the proposed nine (9) for-sale condominium units.

Further, this Application is somewhat unique and atypical because it seeks to use the Property for a residential purpose that is clearly less intense and onerous than existing and non-conforming industrial and commercial uses. This is unlike situations where applicants seek variances to permit the use of their land in a more intense way than zoning permits (for example, seeking to operate a commercial office with contractor storage in a residential zone. The pending Applicant is seeking to do the opposite. The Project will replace the existing commercial use with a *residential use*, bringing the Property further into conformity with surrounding uses, development patterns and the intent of residential zoning.

5. *Does the property currently have any variances?*

Applicant Response: Pursuant to a F.O.I.L. review of the City's files for the Property, we understand it *does not* have any existing variances. This was confirmed by the Building Department. Additionally, although it is not a variance, the Property is presently used for the storage of contractor equipment and vehicles

² CITY OF BEACON, 2017 COMPREHENSIVE PLAN UPDATE, at 51, available at: http://cityofbeacon.org/pdf/Beacon_Comprehensive_Plan_Final-040417.pdf.

with a commercial office building that fronts on Eliza Street, that has been deemed a pre-existing, legal, non-conforming use.

6. *How many single-family homes could be developed if the property was subdivided?*

Applicant Response: As more fully-detailed in the Applicant's Financial Analysis submitted to this Board original as **Exhibit B** to the Applicant's August 28th Variance Application package,³ Hudson Land Design determined that this large Property could be subdivided into three (3) developable lots, each of which could be improved by a single family home (for a theoretical total of three (3) single family homes). The enclosed Financial Analysis confirms that subdividing the very large lot into two (2) and even three (3) lots and improving each with a single-family detached house "for rent" or "for sale" development will result in significant losses in either scenario. Indeed, the Project is respectful of this concept by only proposing three (3) buildings with nine (9) total residential units. The proposed layout also centralizes or clusters development in a way that will preserve more open space on the property. It also internalizes parking on the site and allows for the adaptive reuse of the rear building as compared to single-family development involving three (3) single-family homes on the large irregularly shaped lot that would not achieve these goals or provide similar benefits.⁴

7. *What is the Applicant using as a basis in the Financial Analysis that the Applicant cannot realize a reasonable return under the existing R1-5 Zoning; if the Property can sell for \$1.2 million; couldn't it be sold to another contractor, for more?*

Applicant Response: Please see the attached updated Financial Analysis provided in **Exhibit B**, which includes correspondence from Gate House Realty in **Exhibit B, Tab 1** that confirms the market value for 5,000 sq. ft. of warehouse contractor/storage space, and failed attempts to list the property due to the residential nature of the site and the large size of the Property. Notably, the Appraisal contained in the Financial Analysis identifies that the value of the Property, including the building, is actually \$900,000, so it would not list or sell for more to another contractor. See **Exhibit B, Tab 1**, enclosed letter from Gate House Realty. Further, the Financial Analysis confirms that the market value for renting the premises (approximately \$5,500-\$6,000 per month for a limited commercial contractor/storage tenant) would be less than half of the carrying costs, which is not economically viable.

³ Note: A copy of the Revised Financial Analysis is attached hereto as **Exhibit B** for further reference.

⁴ Note: Zoning Code Section 223-12(D) concerning "irregularly shaped lots" provides that "[w]here a question exists as to the proper application of any of the requirements of this chapter to a particular lot or parcel because of the peculiar or irregular shape of the lot or parcel, the Board of Appeals shall determine how the requirements of the chapter shall be applied."

Additionally as more fully detailed in the Applicant's August 28th submission, the Financial Analysis explains why none of the permitted uses could result in a reasonable return on the Property.⁵ The Financial Analysis concludes that none of the permitted uses under zoning, including the pre-existing legal non-conforming use would provide a reasonable return. It also concludes that the use of the Property for residential use, as proposed, is the only viable use, and that the number of units requested, nine (9) units, is the minimum variance that would provide a reasonable return.

8. *Will the residential development provide sufficient firematic access?*

Applicant Response: The Applicant's consultant has previously met with the Building Department, and while the buildings have been designed to provide firematic access, the same will be confirmed again with the Building Department.

9. *Has the alleged hardship been self-created?*

Applicant Response: Please see the below detailed analysis, which provides further justification regarding how the Applicant satisfies this particular use variance criterion.

**THE PROJECT WARRANTS THE ISSUANCE OF THE NECESSARY VARIANCE RELIEF AND THE
ALLEGED HARDSHIP HAS NOT BE SELF-CREATED**

A. The alleged hardship has not been self-created.

The hardship has not been self-created for several reasons. As prescribed in Zoning Code Section 223-55(C)(1), when considering whether to grant a use variance, the Board of Appeals must consider the following criteria:

- 1) The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
- 2) The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
- 3) The requested use variance, if granted, will not alter the essential character of the neighborhood; and

⁵ Technically, analysis of allowable special permit uses is not required in proving that a reasonable return cannot be realized from any of the uses permitted in the zone. Muller v. Williams, 88 AD2d 725 (3d Dept. 1982). Notwithstanding, such uses are no more viable for this Property than the uses permitted by right.



September 25, 2018

Page -6-

- 4) The alleged hardship has not been self-created.

It is respectfully submitted that the Applicant's August 28th submission to this Board shows that the applicable zoning regulations and restrictions and changes to the character of the neighborhood have caused unnecessary hardship for the Applicant's residentially zoned property. Further, adaptively reusing the existing non-conforming commercial Property to accommodate the proposed residential Project in a manner that replaces existing non-conforming buildings is the minimum variance necessary and adequate to address the unnecessary hardship.

Accordingly, in furtherance of the Applicant's discussions with the City Attorney and in response to comments from this Board as noted above, the Applicant is pleased to provide further justification regarding how the Applicant has demonstrated to this Board that "[t]he alleged hardship has not been self-created."

I. The need for a use variance only arose decades after the Property was acquired due to a gradual shift in the character of the area that rendered the legal nonconforming commercial use onerous and obsolete.

The ZBA is familiar with the continuing Renaissance in the City of Beacon and increasing demand for residential accommodations. The Applicant's proposed Project and multi-family use of this Property is more compatible with surrounding land uses than the uses permitted under existing zoning, and at the same time will preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

Indeed, when the Applicant sought to purchase the commercial Property in 1998 in order to operate a commercial use for office, storage and a contractor's yard for his electrical business, the Applicant obtained a determination from City of Beacon Building Inspector dated August 26, 1998 that confirmed the existing use of office and storage for a contractor is considered to be a pre-existing, legal, non-conforming use.⁶ See **Exhibit A** - 1998 Commercial Use Determination. The Applicant has owned the property since March

⁶ See, *Kontogionnis v. Fritts*, 131 A.D.2d 944 (3d Dept. 1987) (the court found that the ZBA's finding that the petitioner's hardship was "self-created" was without merit, holding that "[t]he record establishes that petitioner did not construct the recreation building in 1974 with the goal of converting it into a multifamily dwelling several years down the line... [and] [i]n such circumstances, the grant of a use variance may be appropriate."

1999 and has abided by the limitation for over twenty (20) years.⁷ Over those twenty (20) years the residential uses in the community have intensified and have eroded the suitability of this Property for the limited commercial use. The character of the neighborhood, although mixed to some degree when the Applicant purchased the Property, has become more residential as the result of development by others, not the Applicant – which post-acquisition developments were not self-imposed.⁸

Ultimately, there has been a serious, obvious and undeniable gradual shift in character in the area from 1998 to 2018 and the Applicant did not purchase the property with eye on developing multi-family nearly twenty (20) years later. Accordingly, it is respectfully submitted that the need for a use variance only arose decades after the property was acquired due to this gradual character shift and, thus, the alleged hardship is not self-created.

II. The Zoning for the Property changed from commercial, including the ability to construct multi-family residential units, to multi-family residential and single-family residential, and ultimately, to only permitting single-family residential, furthering the unnecessary hardship for the Applicant.

The Property is presently zoned in the R1-5 (1-Family Residence District) and is surrounded by residential uses. The Property, however, was previously zoned commercial in the OB – Office Business non-commercial district and has been occupied for decades by non-conforming commercial and office buildings and related uses, including an autobody shop and the presently permitted existing legal non-conforming office, storage and

⁷ See, 54 Marion Avenue, LLC v. City of Saratoga Springs, 162 A.D.3d 1341 (3d Dept. 2018) (holding that “the need for a use variance only arose decades after the property was acquired due to a gradual shift in the character of the area that rendered the permitted residential use onerous and obsolete, petitioners sufficiently alleged that the hardship identified by them ***was not self-created***” [bold and italic emphasis added]).

⁸ See, Siano v. City of Saratoga Springs Zoning Bd. of Appeals, 21 Misc.3d 1115(A) (Sup. Ct. Saratoga County 2006) (the court held that the Applicant satisfied the criterion that the hardship was not self-created, holding in relevant part that: “[o]n the one hand, when petitioners acquired the property, they knew that it was zoned for residential use, and indeed, have abided by that limitation for over 10 years. On the other, since their acquisition, the commercial uses in the neighborhood have intensified, particularly directly across the street. These post-acquisition changes have further eroded the attractiveness or suitability of this property for residential use. The character of the neighborhood, although mixed to some degree when petitioners purchased the property, has become more commercial as the result of development by others, not petitioners. None of these post acquisition developments was self-imposed”).

contractor's yard. The Applicant is now seeking to adaptively reuse the Property and change its use to one of less nonconformity and in a manner consistent with the area's existing residential zoning and multi-family character of adjacent properties. Indeed, the existing character of the neighborhood, in addition to the Property's unique size and existing commercial use make it particularly appropriate to accommodate this nine (9) unit multi-family development.

Given the above, from the available City of Beacon files for the Property, which access to files is limited, it is known that the Property was previously zoned OB for many years according to the City's maps dated 1977 up to and including 1993. In fact, the Zoning Maps dated March 1977, February 1984, March 1991 and October 1993 all designate the Premises as OB, and, per the applicable Zoning Codes at those times, the OB district permitted all principal uses as permitted and regulated in the most restrictive adjoining residential district. According to the maps dated 1977 through at least 1993, the Property abutted properties zoned in the OB and RD-3 Zoning Districts. The RD-3 permitted multi-family uses. The Applicant entered into negotiations to buy the Property in 1998, purchasing the Property in March of 1999. The City's 2001 Zoning Map indicates that the Property was rezoned at that time from OB, and divided into two (2) districts, RD-5 (Multi-family Residence) and R1-5 – (1-Family Residence). The tale of two districts was later decided when Local Law 11 of 2018 (filed in the Secretary of State's office on June 11, 2018) revised the Zoning Map again (dated June 6, 2018), so that it now shows the entire Property located within the R1-5 District, removing the portion that was split-zoned RD-5.

Importantly, as detailed above, the Property was previously zoned to allow multi-family development, as is evidenced by the neighborhood. The gradual shift in the character of the area that rendered the legal nonconforming commercial use and the very limited single-family uses onerous and obsolete, combined with the fact that the Property has been rezoned, including during the Applicant's ownership over the last few decades affirm that the alleged hardship is not self-created.

SUMMARY:

Ultimately, the hardship exists because the neighborhood has changed greatly since the original commercial zoning classification on the Property; because commercial uses are drawn to Main Street in the City of Beacon; because as noted in the Comprehensive Plans, Main Street benefits from denser residential development in proximity to it; because the existing buildings and the existing lot are very large; and because the zoning is simply no longer congruent with neighboring



September 25, 2018

Page -9-

land uses and the City's own plans for its development.

For all the foregoing reasons, the Applicant respectfully submits that, under the test provided by the law, the issuance of the use variance is justified. The Applicant respectfully submits that there is no harm to the community that weighs against the benefit to the Applicant, and that the proposed variance is the minimum variance that meets the Applicant's needs and at the same time fully protects the character of the neighborhood and the health, safety and welfare of the community. Further, the adoption of a Negative Declaration and approval of the instant use variance would not, of course, end the City's review. Indeed the Applicant must also appear again before the Planning Board for Site Plan Review and a Site Plan Public Hearing. The Planning Board has ample authority, under its site plan jurisdiction, as well as under SEQRA, to continue to discuss and evaluate this proposal.

In further support of this Application, we respectfully submit seven (7) sets of the instant letter and the following documentation:⁹

Exhibit A: Building Department Existing Use Determination, dated August 26, 1998

Exhibit B: Revised Financial Analysis of the Proposed Development on the Property, Prepared by McAlpine Construction Co., Inc., and Gate House Realty, Including the 3-Lot Maximum Subdivision Alternative and Pre-Existing Legal Non-Conforming Commercial Use and Letter from Gate House Realty;

Additionally, we respectfully submit site plans and renderings entitled "Site Plan Application – 53 Eliza Street", prepared by Aryeh Siegel, Architect, and Hudson Land Design Professional Engineering, P.C., dated August 28, 2018 (unless otherwise noted), numbered and titled as follows:

- Sheet 1 of 5 – Site Plan;
- Sheet 2 of 5 – Existing Conditions & Demolition Plan
- Sheet 3 of 5 – Elevations;
- Sheet 3A of 5 – Alternate Elevations (dated September 23, 2018);
- Sheet 4 of 5 – Grading and Utility Plan; and
- Sheet 5 of 5 – Erosion and Sediment Control Plan.

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

⁹ A CD-ROM containing the enclosures referenced herein is also enclosed.



September 25, 2018
Page -10-

We look forward to appearing before this Board on October 16 for the continued Public Hearing regarding this Application for a Use Variance.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Taylor M. Palmer', is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Taylor M. Palmer

Enclosures;

Cc: Lt. Timothy P. Dexter, Building Inspector (1 full hard copy)
Drew V. Gamils, Esq.
Aryeh J. Seigel Architect
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.
PIE Development Company, Inc.

Bulk Zoning Regulations Table

	Required Lot Area	Lot Area per Dwelling Unit	Actual Lot Area	Required Setbacks			Proposed Setbacks			Minimum Lot Width	Proposed Lot Width	Minimum Lot Depth	Proposed Lot Depth	Minimum Distance between building on the same lot	Allowable Building Height	Proposed Building Height
				Front	Side	Rear	Front	Side	Rear							
Zoning District																
R1-5	5,000	5,000	30,307	30'	10'	30'	11.73' *	11.1' minimum at new construction	30.5' minimum at new construction	50'	108' min.	100'	208.32' min.	None	2 1/2 stories 35'	2 1/2 stories above garage 35'

* Proposed setback to conform to neighboring properties



POLE MOUNTED LIGHT (L1A)
SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 100W FIXTURE. MODEL #BPC-L-R2-1-H100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 10 FEET

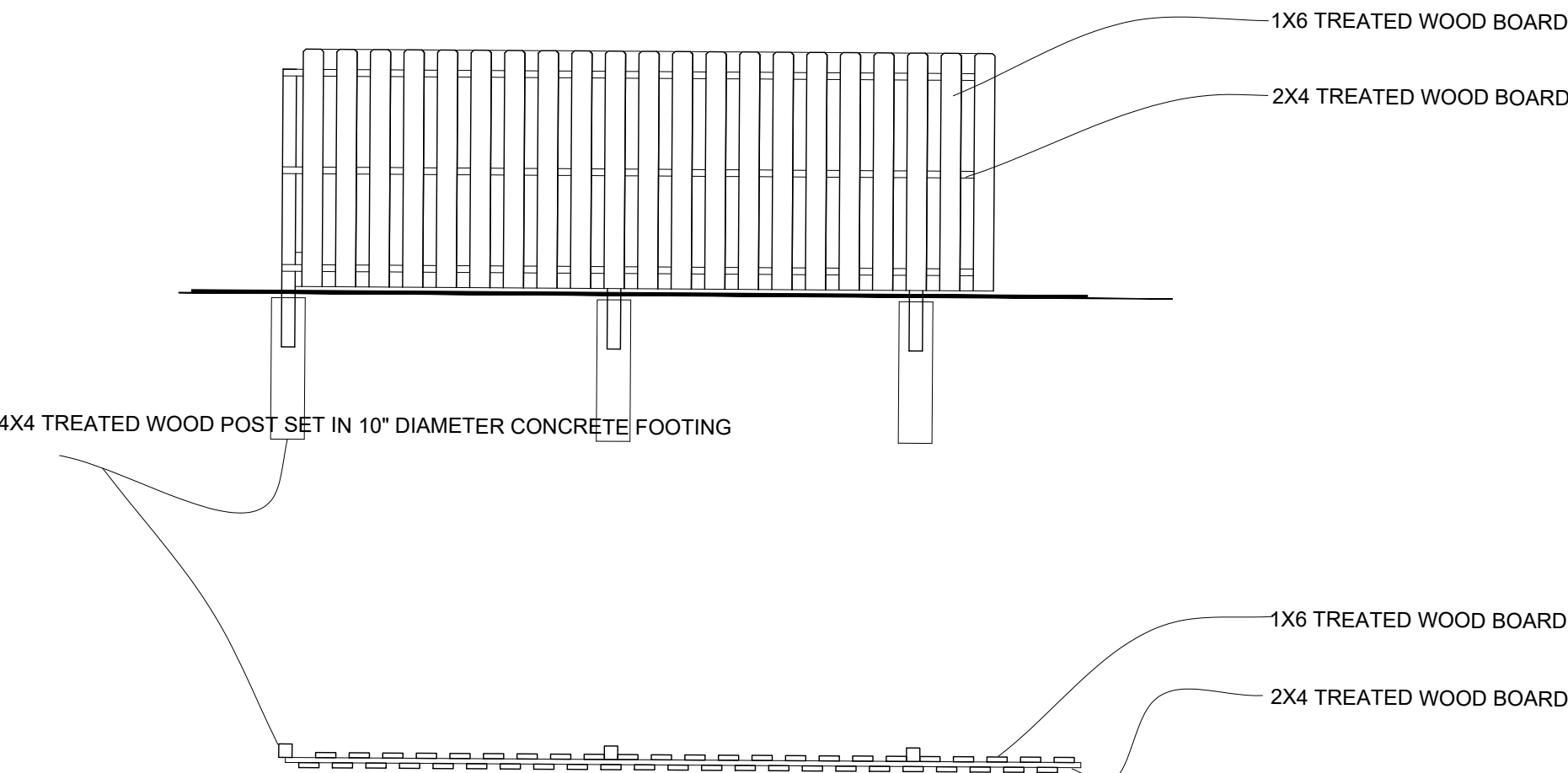
POLE MOUNTED LIGHT (L1B)
SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 150W FIXTURE. MODEL #BPC-L-R2-1-H150-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 12 FEET

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.

Lighting

Not to Scale

NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.



Shadow Box Fence Detail

Not to Scale

Owner
PIE Development Company, Inc.
53 Eliza Street
Beacon, NY 12508

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

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

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

HATCHING LEGEND

- CONCRETE SIDEWALK
- PERVIOUS PAVERS
- GRASS

BUILDING HATCH LEGEND

- RENOVATE EXISTING BUILDING TO REMAIN
- NEW CONSTRUCTION



Site Plan

Scale: 1" = 20'

Survey Date: July 23, 2018
TEC Land Surveying
15c Tioronda Avenue
Beacon, New York 12508



Location Map

Not to Scale

Zoning Summary

Zoning District: R1-5 (Residential)
Tax Map No.: 6054-29-031870
Lot Area: 0.696 Acres (30,307 sf)
Building Footprint: 9,981 square feet
Historical Overlay District: No
Parking Overlay District: No
Existing Use: Commercial office, Storage, and Contractor's Yard
Proposed Use: Multi-Family Residential

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
1 space per dwelling unit plus 1/4 space per bedroom	9 Units 18 Bedrooms	14 parking spaces
Total Required Parking Spaces		14 Parking Spaces
Total Proposed Parking Spaces		18 Parking Spaces (Note 1)

Notes:

- There are 6 units with garages. Each unit with a garage has 2 interior parking spaces for a total of 12 garage parking spaces. There are 6 surface parking spaces dedicated to the units without garages, for a total of 18 parking spaces on the property.
- A minimal portion of the parcel is in the RD-5 Zoning District. No new building is proposed in that area.
- No signage is proposed as part of this application.
- The Applicant will request a Use Variance from the Zoning Board of Appeals to allow 9 dwelling units instead of the single family residence permitted by Zoning Code. Note that the property may be able to be subdivided to allow for up to 3 single family residences.
- Trash will be stored in an exterior trash enclosure.
- The height below the drive-through entrance is 13'-0" to accommodate a fire truck.
- Unit floor plans, landscaping details and planting schedule to be provided in future submissions, pending approval of Use Variance from Zoning Board of Appeals

Index of Drawings

Sheet 1 of 5	Site Plan
Sheet 2 of 5	Existing Conditions Survey
Sheet 3 of 5	Elevations
Sheet 4 of 5	Grading, Utility and Erosion & Sediment Control Plan
Sheet 5 of 5	Construction Details

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan Application
Sheet 1 of 5 - Site Plan

53 Eliza Street

Beacon, New York
Scale: 1" = 20'
August 28, 2018

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. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.
11. Contour interval is one foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.
12. Underground utilities shown as per actual field location and maps provided.
13. Deed of Record has two disagreeing boundary descriptions. It is the opinion of the survey that the description hereon is correct and the first listed description is in error.

DEED REFERENCE

DOC# 02-1999-3089
GUIDO R. CAPOLINO
To
PIE DEVELOPMENT CO. INC.
APRIL 13, 1999

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130200-6054-29-031870-0000

AREA

30,307 Square Feet
0.696 Acres

DATE OF SURVEY

Field Completion: 7/23/18

LEGEND

—

PROPERTY LINE

SS

SANITARY SEWER LINE

ST

STORM SEWER LINE

—X—X—

FENCE

—OHW—

OVERHEAD WIRES

—

OVERHANG

⊠

GAS VALVE

⊠

WATER VALVE

⊠

ELECTRIC BOX

⊠

UNKNOWN MANHOLE

⊠

TELEPHONE MANHOLE

⊠

SANITARY SEWER MANHOLE

⊠

DRAINAGE MANHOLE

⊠

DROP INLET

⊠

LIGHT POLE

⊠

UTILITY POLE

⊠

MAIL BOX

⊠

GUY WIRE

⊠

SIGN

●

BOLLARD

●

IRON ROD FOUND

□

MONUMENT FOUND

Existing Conditions & Demolition Plan

Scale: 1" = 20'

Survey Date: July 23, 2018
TEC Land Surveying
15C Tioronda Avenue
Beacon, New York 12508

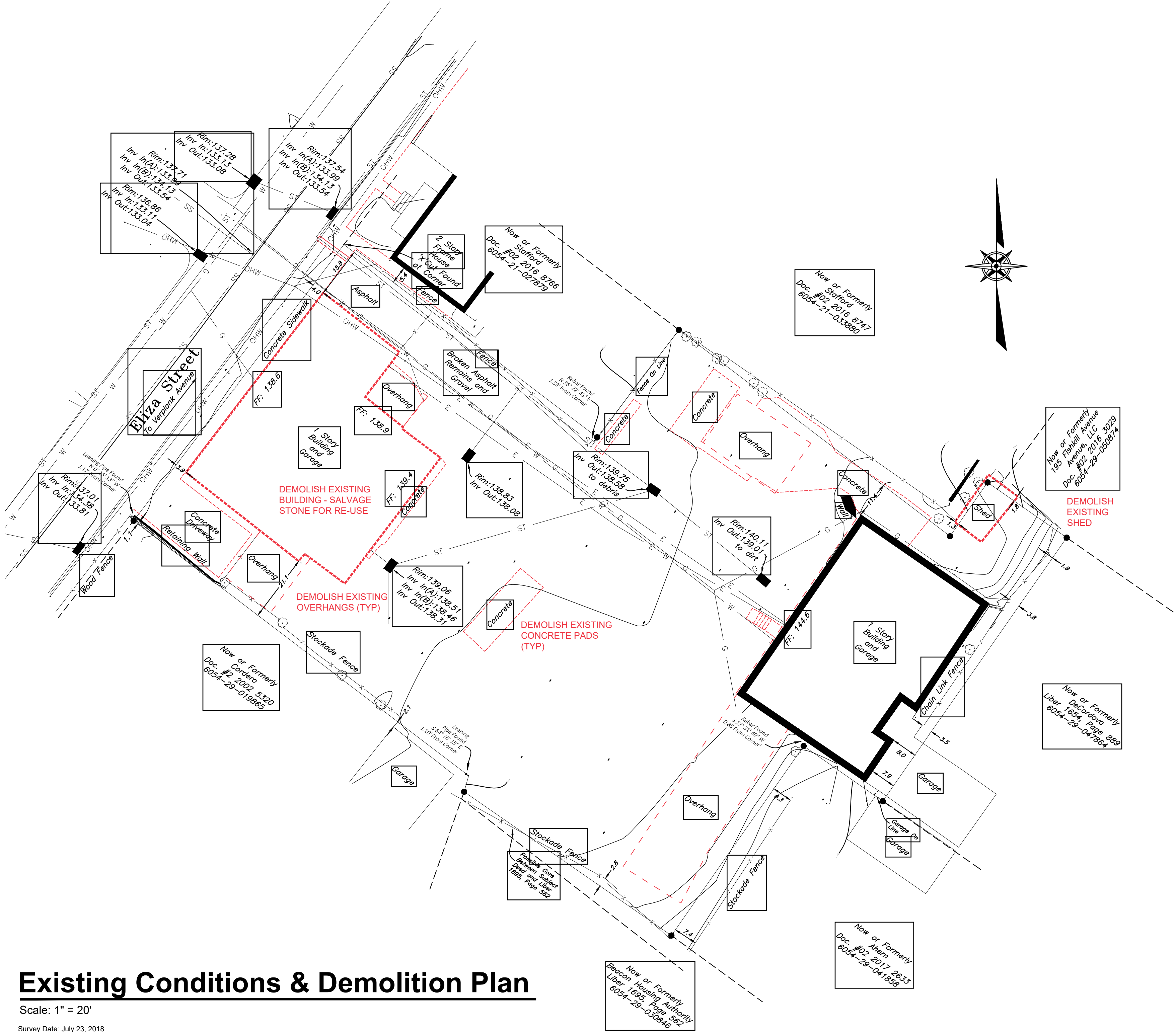


Photo of Existing Stone Building



Photo of Existing Building at Eliza Street



Photo of Existing Yard

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan Application
Sheet 2 of 5 - Site Plan

53 Eliza Street

Beacon, New York
Scale: 1" = 20'
August 28, 2018

Owner
PIE Development Company, Inc.

53 Eliza Street
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect

84 Mason Circle
Beacon, New York 12508

Surveyor:
TEC Surveying

15C Tioronda Avenue
Beacon, New York 12508

Civil Engineer:
Hudson Land Design

174 Main Street
Beacon, New York 12508



View at Existing Stone Building



View at New Building



View at New Building at Eliza Street



View at Existing Stone Building

Site Plan Application Sheet 3 of 5 - Elevations



3. View at Building Group



4. Aerial View at New Eliza Street Building

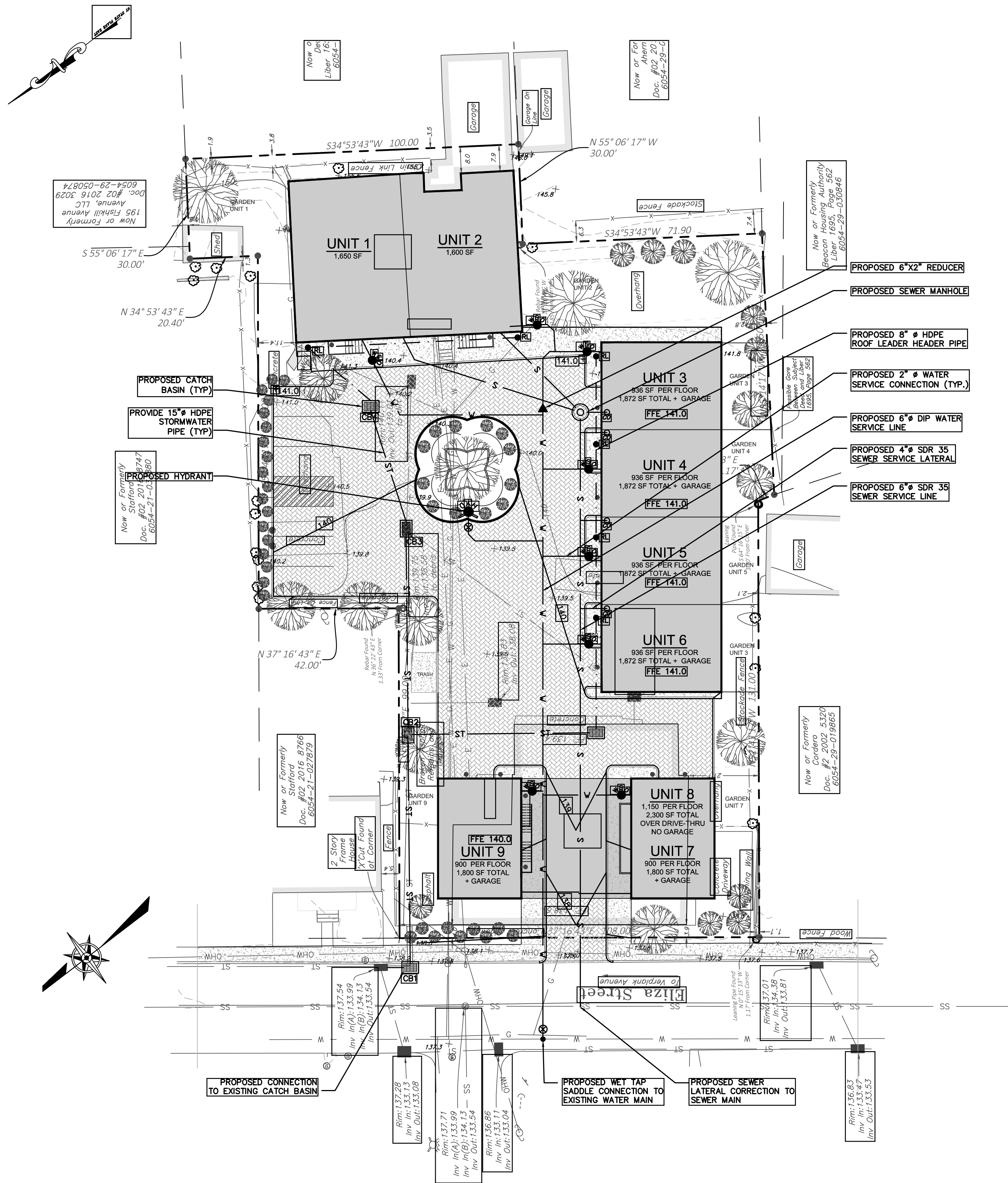


1. View at New Eliza Street Building



2. View at New Eliza Street Building

Site Plan Application Sheet 3A of 5 - Alternate Elevations



LEGEND

	EXISTING PROPERTY LINE
	EXISTING ADJOINER LINE
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	PROPOSED SEWER SERVICE LINE
	PROPOSED WATER SERVICE LINE
	EXISTING SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING OVERHEAD WIRES
	EXISTING UTILITY POLE
	EXISTING CATCH BASIN
	EXISTING FENCE
	PROPOSED CATCH BASIN WITH INLET PROTECTION
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER SHUT-OFF VALVE
	PROPOSED CLEAN OUT
	PROPOSED SILT FENCE
	PROPOSED ROOF LEADER
	PROPOSED WET TAP
	PROPOSED RETAINING WALL
	PROPOSED CULVERT
	PROPOSED UNDERDRAIN
	PROPOSED ROOF LEADER PIPE
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED CLEANOUT
	PROPOSED SEWER SERVICE LINE
	PROPOSED WATER SUPPLY LINE
	IMPERVIOUS SURFACE
	PROPOSED RIP RAP
	UTILITY CROSSING LOCATION
	PROPOSED ROOF LEADER LOCATION
	PROPOSED WATER SERVICE LINE
	PROPOSED WATER SHUT-OFF VALVE

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UPPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE SHALL BE 6" DIP.
6. THE SEWER SERVICE LINE SHALL BE 6" SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1/4" PER FOOT SHALL BE MAINTAINED).
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. MAIN STREET AND NORTH ELM STREET SHALL BE KEPT CLEAN AND SWEEP DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
10. THE TOTAL DISTURBANCE ASSOCIATED WITH THE PROJECT HAS BEEN ESTIMATED TO BE 25,716 SQUARE FEET (±0.59 ACRE).
11. THE BUILDING DEPARTMENT SHALL INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NOT EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED.
12. THE EXISTING WATER SERVICE LINE SHALL BE CUT, CAPPED AND ABANDONED IN-PLACE.
13. THE EXISTING SEWER SERVICE LATERAL SHALL BE REMOVED AND PLUGGED TO PREVENT ANY GROUNDWATER INFLOW INTO THE CITY SEWER SYSTEM.

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:
ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

PROJECT INFORMATION:

PARCEL OWNER:	PIE DEVELOPMENT COMPANY, INC.
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	53 ELIZA STREET BEACON, NEW YORK 12508
TAX PARCEL ID:	6054-29-031870
PARCEL AREA:	±0.696-ACRE
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL
ZONING DISTRICT:	R-5; R1-7

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS SKETCH PLAN PROVIDED BY A SURVEY BY TEC LAND SURVEYING.

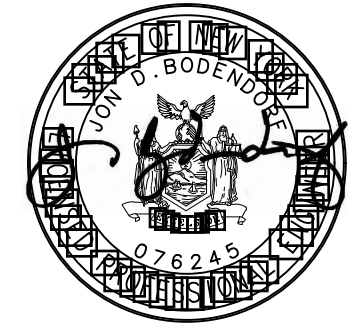
GRADING AND UTILITY PLAN

53 ELIZA STREET

226 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-031870
SCALE: AS NOTED
AUGUST 28, 2018



HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926 F: 845-440-6637

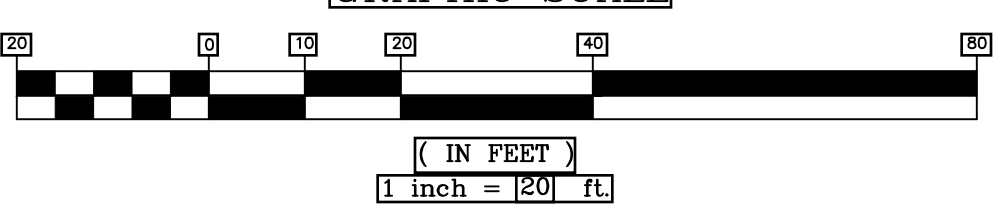


SEAL
JON D. BODENDORF, P.E.
NYS LICENSE NO. 076245
DANIEL G. KOEHLER, P.E.
NYS LICENSE NO. 082716

GRADING AND UTILITY PLAN

SCALE: 1" = 20'

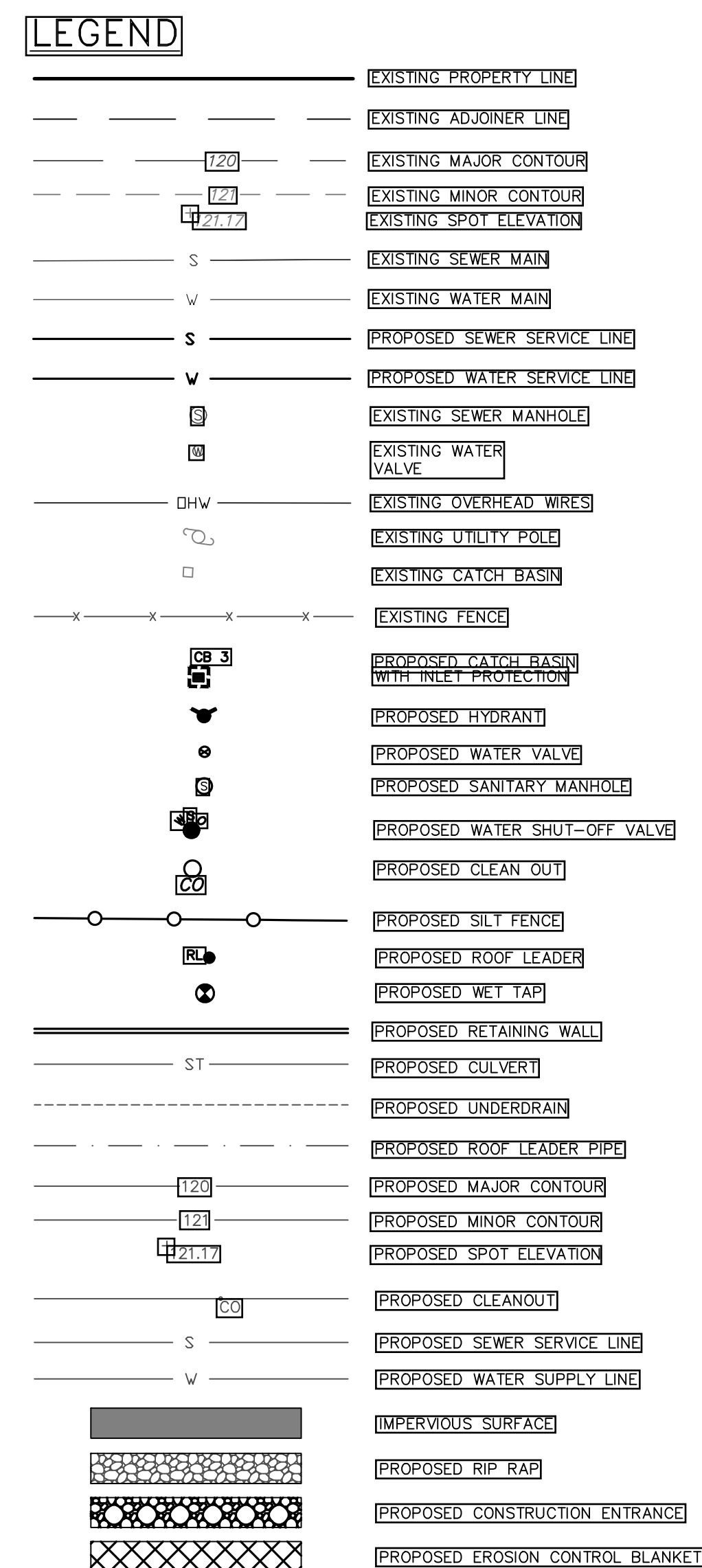
GRAPHIC SCALE



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

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

DRAWN BY:	MAB	CHECKED BY:	JDB	JOB NO.:	2018-032
REVISIONS:					
NO.	DATE	DESCRIPTION	BY		



ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

SHEET: 5 OF 5

GRAPHIC SCALE

20 0 10 20 40 60

[IN FEET]

1 inch = 20 ft.

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

[illegible]

City of Beacon
One Municipal Plaza - Suite 1
Beacon, New York 12508

Building Department

August 26, 1998

RECEIVED
AUG 28 1998

P & D Electric of Hudson Valley, Inc.
Attention: Ed Pietrowski, President
53 Eliza Street
Beacon, New York 12508

RE: 53 Eliza Street
Grid #30-6054-29-031870-00

Dear Ed:

I am in receipt of your letter dated August 14, 1998 questioning the legal use of the referenced property. The existing use of office and storage for a contractor is considered to be a pre-existing, legal, non-conforming use which may continue provided it is not discontinued for any reason for a continuous period of one year. Non-conforming uses can only be changed to a use less non-conforming as determined by the Zoning Board of Appeals. Therefore, any proposed change in the nature of the use of the building would require an appearance before the Zoning Board of Appeals. Since your intentions are to move your offices and storage for your electrical contracting business in the building, approval from the Zoning Board of Appeals will not be necessary since there is no change in the use of the building.

As previously discussed, the property maintenance in the past has been less than desirable. We will closely monitor the property for compliance with the various sections of the City of Beacon Code of Ordinances. I do understand that it is your intention to clean up the property, remove the debris and maintain it in a neat and orderly fashion. If you have any further questions regarding this issue, I can be reached at 838-5020.

Sincerely,
Timothy P. Dexter
Timothy P. Dexter, CPCA
Building Inspector

TPD:eg

August 28, 2018

McAlpine Construction Co., Inc.
217 Main Street
Beacon, NY 12508

Attention: Edward Pietrowski

Project:
53 Eliza Street
Beacon, NY 12508

Dear Sir:

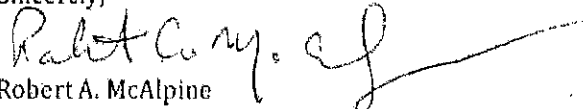
McAlpine Construction is pleased to present the attached cost analysis for the above referenced project. As you know, McAlpine Construction has been a family owned and operated business for over forty years, with projects including multi-family homes, healthcare facilities and hotels.

Most recently, in Beacon, we have completed the restoration of the Roundhouse property, 1 East Main, the Beacon theater conversion as well as the new construction of the 78 unit apartment complex know as the Lofts at Beacon Falls. Your proposed project is the combination of renovation of an existing building and new construction of attached housing.

In consultation with Gatehouse Realty (letter attached), and information provided by architect, Aryeh Siegel and engineers at Hudson Land Design, we have developed the attached cost analysis for three different scenarios for the property.

Please let me know if you have any questions or if I may be of further help.

Sincerely,


Robert A. McAlpine

Gate House Realty
492 Main St.
Beacon, NY 12508

City of Beacon ZBA
1 Municipal Plaza
Beacon, NY 12508

Date: 8/28/18

Reference: 53 Eliza St., Beacon, NY

Dear Board Members,

I am a real estate professional who has been renting and selling residential and commercial property in Beacon for over the last 20 consecutive years. I started my company, Gate House Realty, in 2001 and I am immersed in the trends and dealings of real estate in Beacon just about every day.

The current use at 53 Eliza St. is non-conforming and seemingly out of place for the surrounding neighborhood.

As a construction yard, office and warehouse, this site does not fit among the residential housing around it. The streets are narrow and are not conducive to large, noisy utility trucks traveling in and out of a residential area.

It is my professional opinion that this street and neighborhood would have more harmony if this site was converted to a more suitable residential development.

This central city residential area, has mainly moderate sized residences on small city lots located within blocks of Main St. It would seem out of place to build large single family homes here and the market would not support this type of product in this particular location.

Houses and attached residences on the surrounding streets sell in the range of mid \$200,000 to \$400,000s and are about 1500 to 1900 sqft. In my opinion, the best use for this site would be a complex of reasonably sized residences that celebrate the existing historic building along with complimenting new construction.

In order for this type of conversion to be viable, multiple family units would need to be developed to keep the prices and sizes marketable for the neighborhood. The increased density walking distance to Main St., would also presumably help the local businesses. This would not only be a huge improvement for the site but also for the City of Beacon.

Thank you for your time.

Charlotté Guernsey
Owner/Broker of Gate House Realty

53 Eliza Street
3 Single Family Homes

August 28, 2018

<u>House</u>	<u>Sq. Ft.</u>	<u>Bldg. Cost @ \$125 sq. ft.</u>	<u>Land Cost @ \$300k</u>	<u>Sale Price</u>
1	2500	312,500	300,000	\$575,000
2	2500	312,500	300,000	\$575,000
3	2500	312,500	300,000	\$575,000
Total Sq. Ft.		Bldg. Cost (\$125/sq. ft.)	Total Land Cost	Total Bldg. & Land Cost
7500		\$937,500	\$900,000	\$1,837,500
Site Cost				\$250,000
Soft Cost				\$417,500
Financing @ 5% of Cost				
A/E Fees @ 3% of cost				
CM Fee @ 6% of cost				
Broker Commission @ 6% of sale price				
Total Cost				\$2,505,000
Sale Price				\$1,725,000
Total Loss				(\$780,000)

53 Eliza Street
6 Condominium Units

August 28, 2018

<u>Unit</u>	<u>Sq. Ft.</u>	<u>Bldg. Cost @ \$125 sq. ft.</u>	<u>Land Cost @ \$150k</u>	<u>Sale Price @ \$270 sq. ft.</u>
1	1650	\$206,250	\$150,000	\$440,500
2	1600	\$200,000	\$150,000	\$432,000
3	1872	\$234,000	\$150,000	\$505,440
4	1872	\$234,400	\$150,000	\$505,440
5	1872	\$234,400	\$150,000	\$505,440
6	1872	\$234,400	\$150,000	\$505,440

Total Sq. Ft. 10,738	Bldg. Cost (\$125/sq.ft.) \$1,342,250	Land Cost \$900,000	Total Bldg. & Land Cost \$2,242,250
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Site Cost \$500,000

Soft Cost \$548,450

Financing @ 5% of Cost

A/E Fees @ 3% of cost

CM Fee @ 6% of cost

Broker Commission @ 6% of sale price

Total Cost \$3,290,700

Sale Price \$2,899,260

Total Loss (\$391,440)

53 Eliza Street, Beacon NY
9 Condominium Units

August 28, 2018

<u>Unit</u>	<u>Sq. Ft.</u>	<u>Bldg. Cost @ \$125 sq. ft.</u>	<u>Land Cost @ \$100k</u>	<u>Sale Price @ \$270 sq. ft.</u>
1	1650	\$206,250	\$100,000	\$440,500
2	1600	\$200,000	\$100,000	\$432,000
3	1872	\$234,000	\$100,000	\$505,440
4	1872	\$234,000	\$100,000	\$505,440
5	1872	\$234,000	\$100,000	\$505,440
6	1872	\$234,000	\$100,000	\$505,440
7	1800	\$225,000	\$100,000	\$486,000
8	2300	\$287,500	\$100,000	\$621,000
9	1800	\$225,000	\$100,000	\$486,000

Total Sq. Ft.	Bldg. Cost (\$125/sq. ft)	Land Cost	Total Bldg. & Land Cost
16,638 sq. ft.	\$2,079,750	\$900,000	\$2,979,750 (\$125/sq. ft.)

Site Cost **\$500,000**

Soft Cost **\$595,950**

Financing @ 5% of Cost

A/E Fees @ 3% of cost

CM Fee @ 6% of cost

Broker Commission @ 6% of sale price

Total Cost **\$4,075,700**

Sale Price **\$4,492,260**

Profit (@\$270 sq. ft.) **\$416,560**

53 Eliza Street
Beacon, NY
Site Work

August 28, 2018

Site Work @ 15,000 sq. ft.

• Demolition of existing structures	\$20,000
• Grading/ Drainage / Utilities	\$150,000
• Pavers @ \$20	\$200,000
• Curbs / Walks	\$25,000
• Landscaping	\$50,000
• Lighting	\$15,000
• Fencing	\$10,000
• Trash Enclosure	\$10,000
• Paving	\$25,000

Total: \$500,000

6 Front Street
Newburgh, New York
12550

Tel. 845-568-0600

Fax. 845-568-0699



July 5, 2018

Mr. Ed Pietrowski
P&D Electric of Hudson Valley Inc
53 Eliza Street
Beacon, New York 12508

RE: RESTRICTED APPRAISAL OF PROPERTY - Our File E806059
ED PIETROWSKI
OFFICE/WAREHOUSE BUILDINGS
53 ELIZA STREET DUTCHESS COUNTY
BEACON, NEW YORK

Dear Mr. Pietrowski:

Pursuant to your request and in accordance with the instructions set forth in the engagement letter, we are pleased to submit the accompanying Restricted Appraisal Report on the above captioned property. A restricted appraisal is a brief summary of the appraiser's findings and may not be understood properly without additional information retained in the appraiser's workfile.

The subject is an owner-occupied, ±3,400 SF office building and a ±3,500 SF warehouse building on a single, ±0.70 acre lot.

The value opinion reported below is qualified by certain assumptions, limiting conditions, certifications, and definitions, which are set forth in the report. This report was prepared for Ed Pietrowski, the client, and it is intended only for their specified use. The property was inspected by and this report was prepared by Gregory R. Langer. This appraisal report was prepared in accordance with our interpretation of USPAP, FDIC, OCC and FIRREA Appraisal Policies and Guidelines. Ms. Regina Martinez assisted in this assignment.

After careful consideration we have concluded the Fee Simple Market Value of the subject property "as is," in accordance with its highest and best use including land and improvements as of June 27, 2018 to be:

NINE HUNDRED THOUSAND DOLLARS
(\$900,000)

Thank you for asking us to serve you in this matter.

Respectfully submitted,


GREGORY R. LANGER

VALUATION CONSULTANTS, INC.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics of the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Gregory R. Langer has made a personal inspection of the property that is the subject of this report.
- No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification, other than Regina N. Martinez.
- We have not provided any appraisal or consulting services nor any other services with regard to the property, such as property management, leasing, brokerage, auction, or investment advisory services in the past three years.
- As of the date of this report, Gregory R. Langer is a Practicing Affiliate of the Appraisal Institute and is current in his continuing education cycle requirements.


GREGORY R. LANGER

Certified General Appraiser #46000043405

VALUATION CONSULTANTS, INC.

DESCRIPTION OF THE RESTRICTED APPRAISAL PROCESS

Scope of the Assignment: The subject property consists of an owner-occupied, 1-story office building & 1-story warehouse building known as P&D Electric, Inc., and located at 53 Eliza Street, Beacon, New York.

The subject property was inspected on June 27, 2018, with Ed Pietrowski, owner of the property. All areas were available to the appraiser and were inspected.

The intended use of the report is for internal management purposes with Ed Pietrowski, the intended user. The type and definition of value of the report is to determine the Fee Simple Market Value of the subject property.

The type of report requested was a Restricted Appraisal. A restricted appraisal is limited to use by only the client, and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's workfile. As per prior agreement with the client, only the Sales Comparison Approach was utilized as being most applicable. The Income Approach is less reliable as it is owner occupied. The Cost Approach was not considered applicable based on the age of the structure.

- To complete this report, the appraiser:
- A. Investigated appropriate market data for utilization of the Sales Comparison Approach to value, including researching available public records, commercial data sources, computerized databases, brokers, multiple listing services, and municipal records. Efforts were made to verify data with persons directly involved in the transactions; at the appraiser's discretion some data may be used without personal verification. The appraiser may also consider appropriate listings or properties found through observation during the data collection process. Only data deemed to be pertinent to the valuation problem was reported;
 - B. Investigated and analyzed pertinent easements or restrictions on the fee simple ownership of the subject property. No title report was available and the appraiser relied on a visual inspection to identify any readily apparent easements or restrictions;
 - C. Analyzed the data and reached conclusions regarding the market value as defined in the report of the subject property as of the date of value using the appropriate valuation approach(es) identified above;
 - D. Completed the appraisal report in compliance with the appraiser's interpretation of the *Uniform Standards of Professional Appraisal Practice* as promulgated by The Appraisal Foundation and the Code of Professional Ethics and Certification Standard of the Appraisal Institute;
 - E. Prepared a restricted appraisal report including a brief summary of the appraiser's findings. Pertinent data and analyses not included in the report may be retained in appraiser's files.

History of the Property: According to property records, the subject property has been held under the current title since 1999 and has not sold in the past three years. The subject property is not known to be listed for sale at this time.

Exposure Time: The exposure time or the length of time the subject being appraised would have been offered on the market prior to the appraisal date is twelve months. The subject is situated in an accessible residential area with adequate visibility. Sales of similar properties have sold within a one to two year period. The exposure time is estimated at twelve months.

Marketing Time: The marketing time is also twelve months. The market slowed after 2007 but appears to have stabilized, and for the same reasons as the exposure time, this property would be expected to sell within twelve months after the appraisal date.

DEFINITIONS

The following definitions are from *The Dictionary of Real Estate Appraisal, Sixth Edition*, published by the Appraisal Institute in 2015, unless otherwise noted.

Market Value: Market Value as defined by the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) and FDIC Rules and Regulations Part 323-Appraisal [(2-28-03 p.2239)}, Section 323.2(g).

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- i. buyer and seller are typically motivated;
- ii. both parties are well informed or well advised, and acting in what they consider their best interests;
- iii. a reasonable time is allowed for exposure in the open market;
- iv. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- v. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Fee Simple Estate: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Value As Is The estimate of the market value of real property in its current physical condition, use and zoning as of the appraisal date. (*Proposed Interagency Appraisal & Evaluation Guidelines, OCC-4810-33-P 20*)

Subject Property: The property that is appraised in an assignment.

DESCRIPTION OF THE PROPERTY

VALUATION CONSULTANTS, INC.

The subject property is located on the east side of Eliza Street, at the easterly terminus of Oak Street across from the intersection of Oak and Eliza Streets in the City of Beacon, County of Dutchess, State of New York. It can further be identified as Tax Map Section 6054, Block 29, Lot 031870 in the records of the City of Beacon.

The title of ownership is held by Pie Development Co., Inc., Deed Liber 2027, Page 6, recorded April 13, 1999. The address of the property is 53 Eliza Street, Beacon, New York 12508. The Census Tract Number is 2102.00.

The final 2018 assessment data is as follows:

Land	\$ 25,000
Building	\$508,500
Total	\$533,500

The final 2018 equalization rate for the City of Beacon is 100%, which equates the assessment to a market value of \$533,500. This is less than our value of the property, and is somewhat typical of this municipality. If the property were to be reassessed, the assessment could be increased. Assessments are based upon a valuation date from the previous July for most municipalities.

Beacon School 2017/2018	\$11,377.73
City, Town, County 2018	\$ 8,764.20
Total	\$20,141.93

Neighborhood

The subject is situated in a residential neighborhood between busy Main Street and highly traveled Verplank Avenue, in the City of Beacon. The land around the subject is perhaps 100% improved, with the improvements consisting primarily of single family homes and parks.

North of the subject is Beacon High School, Rombout Middle School and Memorial Park; to the south along Main Street is the central business district and there is minimal street parking along Eliza Street.

Beacon has undergone a revival of sorts in the last several years, with existing property owners upgrading their spaces and newer tenants renovating mixed-use space along Main Street and bringing in coffee shops, eateries, bars, breweries, art galleries and office spaces. Some key influences are the Dia museum, The Town Crier music venue, the restaurant and hotel called Roundhouse, Dennings Point Distillery, and Ellas Bellas gluten free bakery. The Hudson Valley Brewery opened in the fall of 2017 at 7 East Main Street. On the corner of Eliza Street and Main Street is a recently completed four story mixed use building now available for rent. There is a boutique hotel on Main Street, in the Banks Square section of the city and The Beacon Hotel

VALUATION CONSULTANTS, INC.

is now open at the east end of Main Street near the Beacon Theater. The Beacon Theater Apartment complex is currently under construction and partially finished; with approximately half of its apartments rented. There are numerous housing projects planned and/or under construction in Beacon including The Beacon Lofts and Weber Projects III LLC. The Beacon Lofts is a ±100 unit artist live/work complex off of Fishkill Avenue in Beacon. Weber Projects III LLC has finalized construction of six loft units in an old Mill building; and a second apartment complex with Weber Projects III LLC is under construction with a 60 unit condominium complex on the corner of Churchill Street and Creek Drive in Beacon along the Fishkill Creek. A three building apartment complex along Leonard Street near the Roundhouse along Fishkill Creek has completed its construction as of late 2017 and is at full occupancy. There is a 60 unit apartment complex currently under construction near the train station on Beekman Street.

The subject is situated within the Beacon School District.

According to the 2017 Census Bureau estimates, the population of the City of Beacon was 14,289, which is a 2.2% decrease from the 2010 census. Although there has been a large arrival of new residents from Brooklyn predominately, a growing population of Beaconites have been forced to move due to a major increase in cost of living.

Home sales in the City of Beacon have been steady in volume and rising in value. According to the *Mid-Hudson MLS*, there were 26 sales of single family houses in the first quarter of this year with a median price of \$340,045. This is a 8% increase in volume from 24 sales to 26 sales and a 22% increase in value compared to the same point the previous year.

The biggest influence in this neighborhood will be the consistent influx of new Beaconites from the Burroughs of New York, thus contributing to the housing market and consumerism; vacant land for the construction of multi-family properties and parking is also in high demand and influential. The Beacon train station is also highly influential within the city considering many residents are commuters into the boroughs.

Eliza Street is a paved, two lane street that travels north past the subject and provides easy access to more major highways via Verplank Avenue west to Route 9D and State Route 52 to the east; Interstate 84 is northwest from Route 9D. Eliza Street provides adequate access to the subject property.

Market Overview

Market research reveals that the subject is located just north of Main Street in the City of Beacon in a good neighborhood for residential development due to the close relation to Main Street and its proximity to Beacon High School and Rombout Middle School; Verplank Avenue is also a central route for the school bus system. The neighborhood consists of older single family home and some community buildings such as social clubs, churches and a small strip retail center. There is good demand for renovated apartment units and single family homes in Beacon, according to some local Realtors and Marko Guzijan, a Beacon developer there are several rentals with waiting lists in Beacon at the moment.

According to CoStar a comprehensive real estate data base, in the City of Beacon approximately 95% of the rental units are occupied. The vacancy rate has remained between 1-4% for the past five years. As per the 2015 Dutchess County Rental Survey, the rental market remains stable, while the sales market has improved slightly.

Land

The subject parcel totals ± 0.70 acres, according to the deed, which lists the lot square footage as 30,304 square feet. The assessor's maps indicate a measurement of ± 0.58 acres; we will rely on the measurements from the deed. No survey or site plan was provided to us.

The site has $\pm 108'$ of frontage along the east side of Eliza Street, providing for adequate ingress and egress via two curb cuts situated north and south of the main structure. The shape of the lot is irregular, but does not appear to adversely affect development. The lot is situated at street grade. The topography is generally level and there do not appear to be any easements or rights-of-way that adversely effect the property or the value.

Electricity, natural gas and municipal water and sewer are available and connected to the site.

The subject is not situated within a flood plain, as verified by the FEMA Flood Insurance Rate Map for the City of Beacon, Community Number 360217, Panel 0464E, dated May 2, 2012.

Improvements

As the date of appraisal, structural improvements on the subject property consisted of an owner-occupied, 1-story, $\pm 3,420$ square foot office building and a 1-story, $\pm 3,500$ square foot warehouse building situated on a ± 0.70 acre, residentially zoned site.

The office building is situated at the front (west) portion of the lot

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and contains four offices, a conference room, two restrooms, a kitchen and an open work area. All are of good quality with exposed stone walls. There is also storage areas at the rear of the building accessible via 3 roll-up doors.

The warehouse building is situated at the rear (east) portion of the site and sits 3½' above grade. It lies approximately 120' east/northeast of the office building. It is sectioned off into two areas, with the larger area situated to the north. To the left (north) of this building is a concrete ramp that provides access to the northern side of the building.

The subject property was constructed circa 1930 and is currently being utilized as the offices of an electrical contractor specializing in medium to large scale projects.

Construction details of the improvements are as follows:

Foundation:	Poured concrete, both buildings.
Basement:	Neither structure contains a basement.
Framing:	Stone walls with heavy wood frame columns and joists.
Exterior Walls:	Both buildings are finished with stone and masonry walls. The office building is also finished with new hardy siding.
Roof/Roofing:	Office Building: Pitched, with a layered, rubberized roof finished with a silver, water resistant sealant. Commercial Building: Gabled, with what appears to be weathered, gray asphalt shingle tiles.
Windows:	Office Building: Vinyl frame, replacement windows. Commercial Building: Metal frame, single pane windows.
Ceilings:	Office Building: Acoustic fiber tile ceilings throughout. Portions of the ceiling display sections of the original wood frame joists. Commercial Building: Open ceilings with exposed, wood frame joists, and approximately 8 skylights.
Interior Walls:	Office Building: Painted sheetrock throughout most of the interiors. Portions of the northern and southern offices contain the original stone walls. Commercial Building: Mostly stone with portions comprised of red brick.
Floors:	Office Building: Commercial grade carpet throughout most of the interior with bare concrete floors in the storage areas. Commercial Building: Bare concrete floors.
Kitchen:	Main Building: Vinyl tile floors, painted sheetrock walls and acoustic fiber tile ceilings. Formica cabinets and counter tops with one sink.

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Bathrooms: **Office Building:** One men's and one ladies room is situated along the northern portion of the building. Finishes consist of vinyl tile flooring, painted sheetrock walls and acoustic fiber tile ceilings.
Commercial Building: One restroom with two fixtures. Finishes consist of painted plaster walls and ceiling.

Plumbing: A mixture of copper, cast iron and PVC plumbing in both buildings, all of which appear in good condition.

HVAC: **Office Building:** One gas-fired boiler provides heat to baseboard components. One roof-mounted, central air conditioner provides chilled air via ceiling vents.
Commercial Building: One gas-fired boiler provides warm air to the building via ceiling mounted vents and overhead radiant heat.

Meters: Each building is individually metered for gas. There is one electric meter.

Electrical: The buildings are serviced by a 150 amp electrical feed.

Lighting: Fluorescent lighting fixtures throughout, some higher end reflective units as well.

Entrances: **Office Building:** This building contains one main entrance situated along the Eliza Street frontage and one situated near the northeast corner of the structure in the yard area. Three 8' x 8' roll-up doors provide access to the equipment storage areas at the rear.
Warehouse Building: There is one wood frame, employee entrance located along the western facade and atop a wood frame staircase. To the left of this entrance is an 8' wide, 10' high loading dock entrance and the right, an 8' x 8' loading dock entrance. Situated along the northern facade is a ground level, 8' x 8' roll-up door entrance.

Building Layout

Office Building: Offices, mechanicals, storage, restrooms.
Commercial Building: Supplies, tools, mechanicals, storage.

Allocations of Units/Area (SF)

Gross SF: ±6,920 square feet.
Main Building: ±3,420 square feet.
Commercial Building: ±3,500 square feet.
Rentable Floor Area: ±6,920 square feet.

Condition and Remaining Economic Life:

Based upon our inspection, it is our opinion that the improvements in

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the main building are in very good condition with an effective age of 5 years and a remaining life of 40 years. The improvements in the warehouse building are in average condition with an effective age of 10 years and a remaining life of 30 years.

The subject property layout appears functional for its use as an office/warehouse complex, although typically they are attached. The configuration of the improvements on the site is otherwise typical for this use.

Site Improvements

The site includes macadam topped parking for ±2 cars along the south side of the office building. There is painted wood picket fencing in this area separating it from the rear yard.

Gravel topped driveways and parking areas make up the rest of the areas between the two buildings. There is chain link fencing along the north and east boundaries; wood picket fencing separates the subject from the properties to the south. There are two, 15' wide x 20' deep, open face sheds adjacent to the commercial building along it's southern facade. There is also a similar type shed situated along the northern boundary of the site. These sheds are constructed of metal pole columns with wood clappard walls and asphalt shingle roofs. The site is also improved with concrete municipal sidewalks and lighting.

Zoning and Highest & Best Use

The subject property is situated within an R1-5 zoning district. The subject property appears to be a non-conforming use that does not meet minimal allowable used but predates the current zoning and is therefore allowed to continue.

The current Highest & Best Use of the property is to continue the use as an office and warehouse building.

The typical user of such a property is an owner. The most likely buyer of the property would be a user.

However, the trend has been for properties of this type to be redeveloped into apartments or condominiums. If approvals from the City of Beacon can be obtained for a multi-unit redevelopment of the property that would be considered idea given the location of the subject.

ZONING

The subject property is located in the City of Beacon in Dutchess County, New York, and is situated in an R1-5 One Family Residence Zoning District. The following regulations shall apply:

A. Permitted Uses:

1. Detached single family dwellings
2. Buildings, structures, and uses owned or operated by the City of Beacon
3. Church or other places of worship
4. Public schools
5. Public park, playground or other municipal recreational use.
6. Public library, art gallery or museum
7. Farm
8. Horticulture nursery
9. Private, parochial or nursery school
10. Firehouse or headquarters of a non-profit volunteer fire or ambulance organization
11. Club
12. Radio tower and transmission station
13. Hospital or sanitarium
14. Off-street parking
15. Nursing home

B. Permitted Accessory Uses:

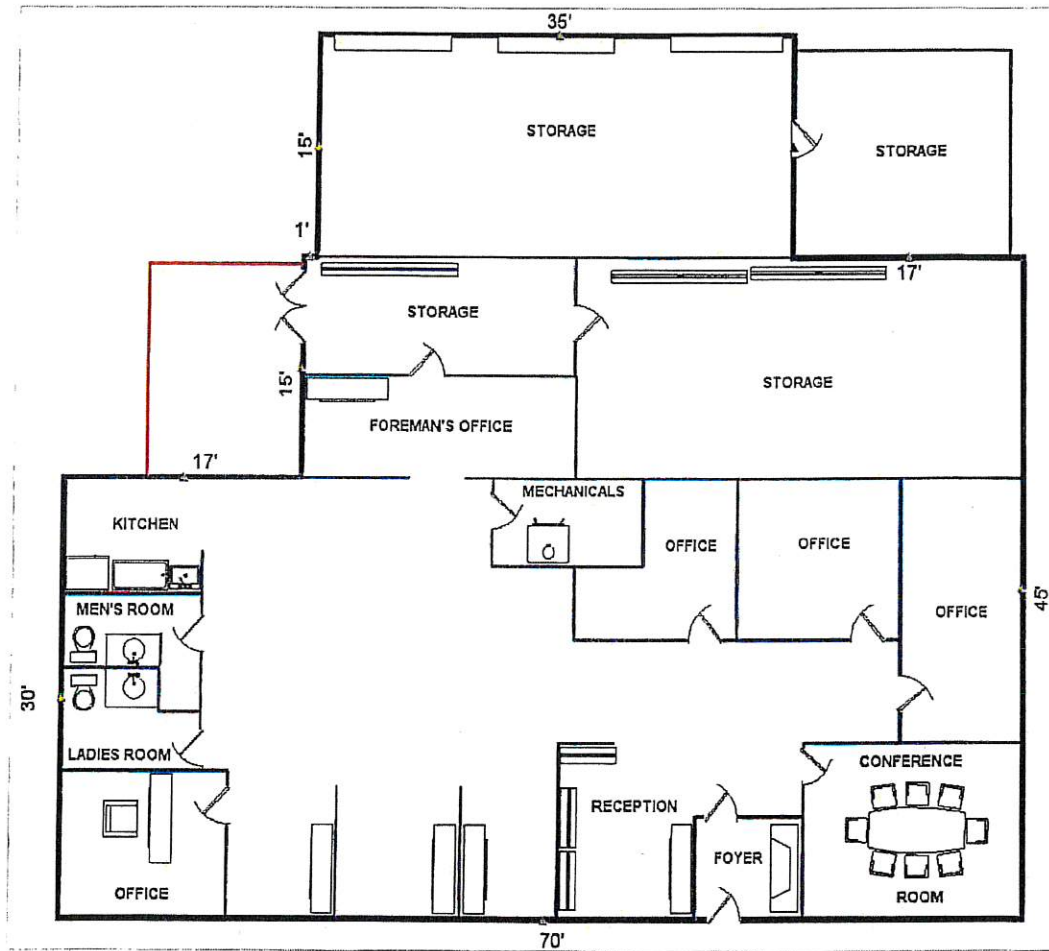
1. Private garage and off street parking
2. Private tennis court or swimming pool
3. Office of a doctor, dentist, lawyer, engineer or other professional person, when conducted in a dwelling by the inhabitant thereof
4. Customary home occupation
5. Parish house, church school room
6. Customary agricultural operation
7. Other customary accessory uses
8. Sign
9. Accessory apartment on single-family property

- | | |
|-------------------------------|----------------------|
| C. Maximum Building Height: | 35 ft or 2 ½ stories |
| D. Minimum Lot Area: | 5,000 SF per unit |
| E. Minimum Lot Width: | 50 feet |
| F. Minimum Lot Depth: | 100 feet |
| G. Minimum Front Yard: | 30 feet |
| H. Minimum Rear Yard: | 30 feet |
| I. Minimum Side Yard: | 10 feet per side |
| J. Maximum Building Coverage: | None |

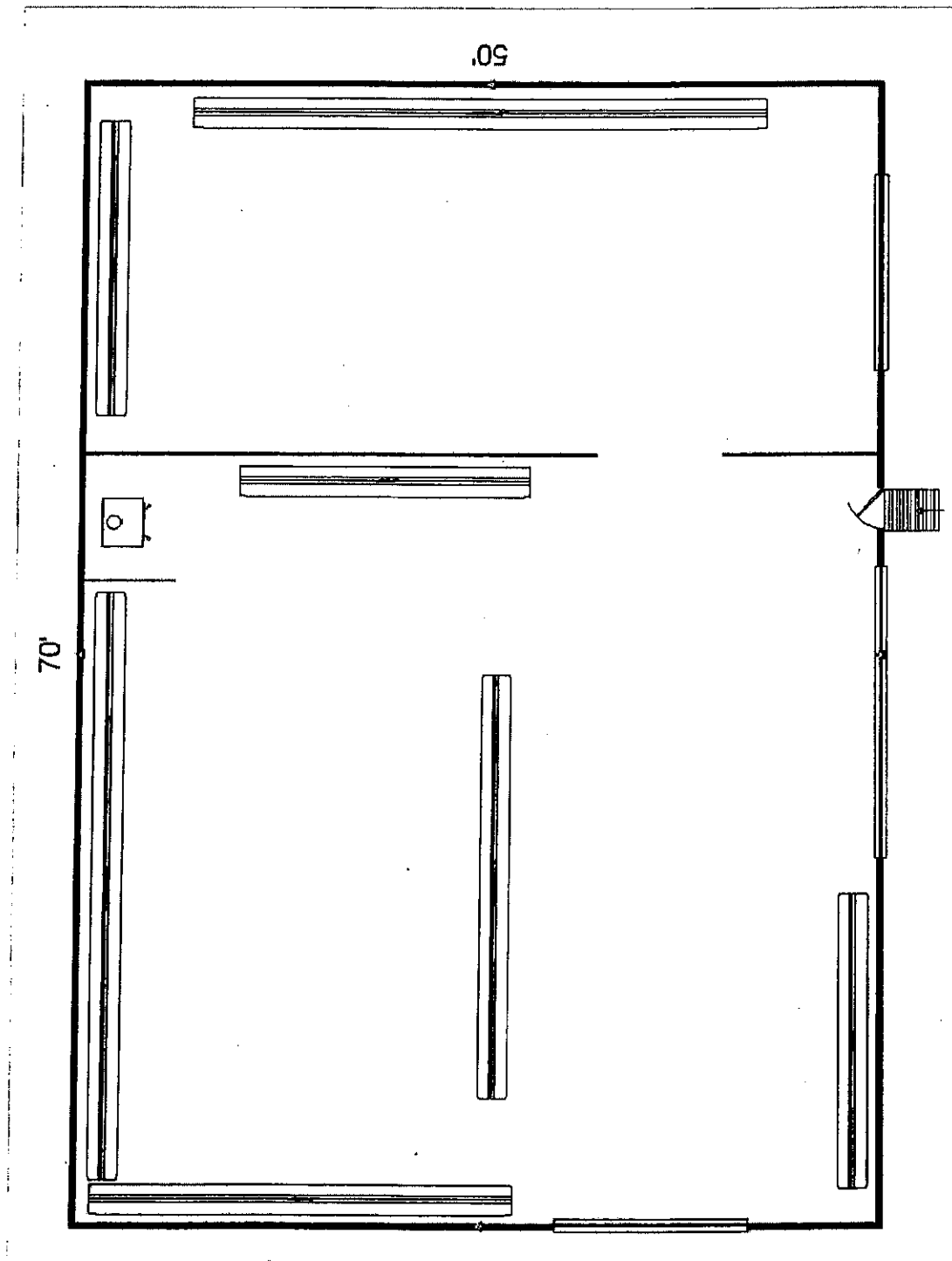
If a non-conforming use is discontinued for a period of one year, the non-conforming use status is lost and the property must conform to current regulations.

Further information and clarification may be obtained by consulting the City of Beacon Zoning Ordinance. Most uses allowed are subject to the above minimum requirements.

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BUILDING SKETCH - MAIN OFFICE BUILDING



53 ELIZA STREET, CITY OF BEACON, NY
BUILDING SKETCH - REAR COMMERCIAL BUILDING



Front view



Rear view



Side view and garage



Warehouse front view



Bathroom



Conference



Office



Warehouse



Warehouse I



Oak Street facing west



Eliza Street facing south



Eliza Street facing north





AERIAL VIEW MAP

The Sales Comparison Approach to Value

The market area was examined for sales of similar properties. There have been some limited sales of this type in the subject area during the last few years, and so the search area was expanded. Four of the most similar sales were selected for comparison.

The properties were compared on a per square foot basis, as that is typically the unit of measure when comparing commercial properties. The sales were reviewed for conditions of sale, including financing and property rights transferred. No abnormal conditions of sale were found in any of these transactions that would significantly impact upon value. The sales date back to 2016; values of commercial properties have been generally level since that time, and so no adjustments were made for changing market conditions.

Adjustments were made for differences between the comparables and the subject property as to location, land-to-building ratio, utility, zoning, building size and building condition. Where the comparable is considered inferior to the subject a positive adjustment was made; a negative adjustment was made where the comparable is considered superior.

After adjustments for differences, the Indicated Value of the subject property, via the Sales Comparison Approach, is \$130 per square foot, or \$900,000 (rounded).

SALES COMPARISON ANALYSIS

SALE	SUBJECT	1	2	3	4
SALE PRICE		\$400,000	\$299,900	\$432,000	\$785,000
BUILDING SIZE (SF)	6,920	3,176	2,460	2,500	6,000
PER SF		\$125.94	\$121.91	\$172.80	\$130.83
PROP RIGHTS CONVEYED		0%	0%	0%	0%
ADJUSTED PRICE		\$125.94	\$121.91	\$172.80	\$130.83
FINANCING TERMS		0%	0%	0%	0%
ADJUSTED PRICE		\$125.94	\$121.91	\$172.80	\$130.83
CONDITIONS OF SALE		10%	0%	0%	0%
ADJUSTED PRICE		\$138.54	\$121.91	\$172.80	\$130.83
DATE	June 2018	Aug 2017	April 2016	Feb 2016	Nov 2017
MARKET CONDITIONS		0%	0%	0%	0%
ADJUSTED PRICE		\$138.54	\$121.91	\$172.80	\$130.83
LOCATION	Eliza St Beacon Average	Fishkill Ave Beacon Superior -5%	Dewindt St Beacon Similar 0%	Fishkill Ave Beacon Superior -5%	Hanna Ln Beacon Similar 0%
LAND SIZE (Acres)	0.70	0.177	0.13	0.32	0.317
LAND/BLDG RATIO	4.41	0.48 5%	2.30 0%	5.58 0%	2.30 0%
UTILITY	Office Warehouse	Office 2 Story Inferior 5%	Warehouse 1 Story Similar 0%	Office 1 Story Similar 0%	Condominium 1 Story Similar 0%
ZONING	R1-5	H1 -5%	RD-3 0%	R1-7.5 0%	L1 -5%
BUILDING SIZE (SF)	6,920	3,176 -10%	2,460 -10%	2,500 -10%	6,000 0%
BUILDING CONDITION	Average	Inferior 5%	Inferior 5%	Inferior 5%	Inferior 5%
TOTAL ADJUSTMENTS		-5%	-5%	-10%	0%
ADJUSTED PRICE		\$131.61	\$115.82	\$155.52	\$130.83
INDICATED VALUE	\$130.00	per SF x	6,920	SF = Rounded	\$899,600 \$900,000

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RECONCILIATION

The Sales Comparison Approach is the most applicable approach for a Restricted Appraisal Report of this type of property. Therefore, our opinion of the Fee Simple Market Value of the subject property "as is," as of June 27, 2018, is \$900,000.

This is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report, for the client use. As such, it presents only summary discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated above. The appraiser is not responsible for unauthorized use of this report.

ATTACHMENT TO DEED
CAPOLINO TO PIE DEVELOPMENT COMPANY INC.

The described parcel has been recently surveyed on behalf of the purchaser and which survey has resulted in the metes and bounds description following:

ALL that certain lot, piece or parcel of land situate in the City of Beacon, County of Dutchess and State of New York being more particularly bounded and described as follows:

BEGINNING at a point on the easterly line of Eliza Street where the division line between lands now or formerly Shoulis on the north and the parcel herein described on the south intersects said road line; thence in a generally easterly and northerly direction along lands now or formerly Shoulis as follows:

S 41° 30' 00" East: 59.00 feet

N 48° 30' 00" East: 41.87 feet

S 41° 30' 00" East: 103.00 feet

and N 48° 07' 00" East: 24.06 feet to a point,

thence easterly along lands now or formerly Prospect Realty Syndicate, Inc. S 43° 56' 00" East: 30.00 feet to a point; thence southerly along lands now or formerly of DeLoe, d/b/a S 48° 07' 00" West: 100.00 feet to a point; thence in a generally westerly and southerly direction along lands now or formerly Cutler N 43° 53' 00" West: 30.00 feet and S 48° 07' 00" W 73.56 feet to a point; thence in a generally westerly direction along lands now or formerly City of Beacon Housing Authority and lands now or formerly Tarquini as follows:

N 44° 01' 00" W 78.60 feet

N 27° 13' 00" W 5.17 feet

and N 41° 30' 00" W 131.00 feet to a point

on the easterly line of Eliza Street, thence northerly along the easterly line of Eliza Street N 48° 30' 00" E 103.00 feet to the point or place of beginning

Containing 30,304 square feet more or less.

Subject to any easements and/or rights of ways of record

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous water and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental

assessment. The presence of substance such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and appraisal of the appraiser.

GREGORY R. LANGER - APPRAISER'S QUALIFICATIONS

EDUCATION:

BA - Hartwick College, Oneonta, New York Undergraduate	1976
Newburgh Free Academy - Adult Education Principles of Real Estate	1976
Real Estate Law	1977
New York State Association of Realtors Graduate Realtors Institute - Course I	1977
Marist College Society of Real Estate Appraisers Course 101 - An Introduction to Appraising Real Property	1980
Pennsylvania State University Society of Real Estate Appraisers Course 201 - Principles of Income Property Appraising	1981
Dartmouth College American Institute of Real Estate Appraisers Capitalization Theory and Techniques Parts II and III	1982
American Institute of Real Estate Appraisers Case Studies in Real Estate Valuation and Valuation Analysis and Report Writing	1983
Tampa, Florida American Institute of Real Estate Appraisers Standards of Professional Practice	1984
University of Florida American Institute of Real Estate Appraisers Real Estate Investment Analysis	1985

MEMBERSHIPS AND AFFILIATIONS:

American Institute - Practicing Affiliate

State of New York -
Certified Real Estate General Appraiser - #46-43405

COURSES/SEMINARS:

Argus Seminar	1993
Appraisal Institute Consideration of Environmental Hazards in Real Estate Valuation	1994
Appraisal Institute Understanding Limited Appraisals	1994
Orange County Community College Environmental Law and The Planning Board	1995
Appraisal Institute New Industrial Valuation	1997
Appraisal Institute Appraisal of Local Retail Properties	1998
Appraisal Institute Attacking & Defending an Appraisal In Litigation	1998

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Appraisal Institute Emerging Technologies Forum	1998
Appraisal Institute Internet Search Strategies	1998
Appraisal Institute - Course 1064-07 Case Studies in Commercial Highest & Best Use	06/2000
Appraisal Institute - Mid Hudson Chapter Standards of Professional Appraisal Practice - Part C - Course 11430	09/2002
Appraisal Institute Scope of Work: Expanding Your Range of Services	10/2003
Appraisal Institute Course 1400N - USPAP National Update Standards and Ethics for Professionals	10/2003
Manfred Real Estate Learning Center, Inc. Code #0022 - (AQ1) Fair Housing, Fair Lending & Environmental Issue	01/2004
Appraisal Institute Code #2352-07 - Appraisal Consulting: A Solution Approach for Professionals	5/2005
Appraisal Institute Subdivision Valuation	6/2005
Appraisal Institute NY State Code #2814-07 Appraising Convenience Stores	12/2005
Appraisal Institute - NY State Code #2837-02 2006 Changes to USPAP; The Demise of Departure	3/2006
Appraisal Institute - NY State Code #2839-07 Analyzing Commercial Lease Clauses	6/2006
Appraisal Institute USPAP Update Course	9/2006
Appraisal Institute - NY State Code #3023-02 Online Valuation Resources to the NY Appraiser	4/2007
Appraisal Institute - NY State Code #2994-07 Appraisal of Local Retail Properties	5/2007
Appraisal Institute - NY State Code - 3053-04 Professional Guide to Conservation Easements	8/2007
Appraisal Institute - NYS Code #2379-07 USPAP Update Course	3/2008
Argus Lease Analysis	4/2008
Appraisal Institute - An Introduction to Valuing Green Buildings	10/2008
Land Trust Alliance - Northeast Land Trust Conference Mapping Tools for Your Land Trust: Selecting and Evaluating Conservation Lands Using Online Mapping and GIS Resources	4/2009

Appraisal Institute - NYS Course #3452-07 Long Island Chapter of the Appraisal Institute Hotel Appraising- New Techniques for Today's Uncertain Times	9/2009
Appraisal Institute - NYS Code 3249-5.25 Business Practices and Ethics	11/2009
Appraisal Institute - Webinar Self Storage Buildings	01/2010
Appraisal Institute - Webinar Uniform Appraisal Standards for Federal Land Acquisitions	8/2010
Appraisal Institute - Webinar Strategies for Successfully Appealing a Real Estate Tax Assessment	9/2010
Appraisal Institute - Webinar A Debate on the Allocation of Hotel Total Assets	10/2010
Appraisal Institute - Webinar Understanding the New Interagency Appraisal and Evaluation Guidelines	2/2011
Appraisal Institute - Webinar Profiting from the New Estate Tax Law	5/2011
Appraisal Institute - Webinar Perspectives from Commercial Review Appraisers	7/2011
Appraisal Institute - Webinar The New Demand Reports	8/2011
Appraisal Institute - Webinar Understanding the Impact of the Interagency Appraisal and Evaluation Guidelines for Appraisers and Lenders	10/2011
Appraisal Institute Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets	2/2012
Appraisal Institute USPAP Equivalent Course	3/2012
Appraisal Institute - State Code: 2623-07 Online Small Hotel/Motel Valuation	3/2012
Appraisal Institute - Webinar Guides Notes 11 and 12 - What They Mean to You	6/2012
Appraisal Institute - Webinar IRS Valuation	7/2012
Appraisal Institute - Webinar Regression Analysis is Becoming Mainstream Are You Prepared?	9/2012
Appraisal Institute - Business Practices and Ethics	2/2013
Appraisal Institute - Webinar	

Property Taxation: Valuation & Consultation Services	7/2013
Appraisal Institute - State Code: 4102-07 The Discounted Cash Flow Model: Concepts, Issues and Applications	9/2013
Appraisal Institute - NYS Code 4101-07 Appraising the Appraisal: Appraisal Review-General	10/2013
Appraisal Institute - NYS Code: 4020-14 Residential & Commercial Valuation of Solar	11/2013
Appraisal Institute - Webinar Appraising Cell Towers	12/2013
Appraisal Institute 7 Hour USPAP Update Course	12/2013
Appraisal Institute - Webinar Trial Components Recipe for Success or Disaster	5/2014
Appraisal Institute - USPAP Update, 7 Hour National Uniform Standards of Professional Appraisal Practice	11/2014
Appraisal Institute - Business Practices and Ethics	5/2015
Appraisal Institute - Webinar High Volatility Commercial Real Estate Valuation Consideration and Complexities	8/2015
Appraisal Institute - Webinar Contamination and the Valuation Process	9/2015
Appraisal Institute - Raising the Bar: Complex Properties A Risk Based Approach to Allocations and Investments	9/2015
Appraisal Institute - NYS Code 4395-07 Mid Hudson Chapter - 1 st Annual Appraisal Case Studies Seminar	10/2015
Appraisal Institute - NYS Code 3625-28 Advanced Concepts & Case Studies - Course 503GD	12/2015
Manfred Real Estate Learning Center, Inc. - Course Q-0332 Supervisory/Appraiser/Trainee Appraiser Course	10/2016
Appraisal Institute - NY State Code #4530-07 Mid Hudson Chapter: 2 nd Annual Appraisal Case Studies Seminar	10/2016
Appraisal Institute - NY State Entity Code: NY Practical Highest and Best Use	6/2017
Appraisal Institute - NY State Code #4670-07 Drone Technology and Its Impact on the Appraisal Industry	6/2017
Appraisal Institute - NYS Code 4752-07 Mid Hudson Chapter: 3 rd Annual Appraisal Case Studies	10/2017
Appraisal Institute - NYS Code A4767-07 7 Hour National USPAP Update Course	12/2017

EXPERIENCE:

Valuation Consultants, Inc. 3/93 to Present
Owner and Senior Commercial Appraiser

As an owner of the company, I will review and appraise all types of commercial appraisal reports.

H.F. Ahmanson and Company 11/86 to 2/93

Served in various positions including Senior Real Estate Financial Analyst, Chief Appraiser of the Bowery and Vice President-Loan Officer. Responsibilities and duties included valuation of the commercial real estate portfolio on the Eastern Seaboard, overseeing a full staff of commercial appraisers in the Manhattan office, portfolio valuation in the acquisition of Bowery Savings Bank and Home Savings Bank, and northeast lending operations.

Eastern Savings Bank 10/85 to 11/86

Served as an Assistant Vice President in lending, as well as an Appraiser

Appraisal Services Company 10/79 to 10/85

Worked as the Senior Commercial Appraiser after previously performing residential appraisals and overseeing the residential staff.

Sold Residential Real Estate 1976 to 1979

I have appraised all types of residential property, commercial and industrial buildings, farms and vacant land.

I have had experience in court testimonials for various cases.

I have made appraisals for financial institutions, attorneys, major corporations, home guarantee programs, insurance companies and others. I have worked on assignments for the following companies:

A. GENERAL EXPERIENCE

- Abacus Bank
- Advent Valuation
- American Business Lenders
- Appraisal Management
- Astoria
- Bank of America
- Bank of New York
- Bank of the West
- Bank of Greene County
- Bank United
- Berkshire Bank
- Bloom and Bloom
- Business Lending
- Catskill Hudson Bank
- Charles Brodie, Esquire
- Chase Manhattan Bank
- Citizens Bank
- City National Bank
- City of Middletown
- City of Newburgh
- City of Poughkeepsie
- Community Bank
- Community Preservation Corporation
- Concorde Lending
- Country Bank
- County of Orange

VALUATION CONSULTANTS, INC.

County of Dutchess
 Cumberland Farms
 Cumberland Gulf
 David Brodsky, Esquire
 Dormitory Authority of State of New York
 Dwight Joyce, Esquire
 Eastern Savings Bank
 First Niagara Bank
 Freedom Bank
 Greater Hudson Bank
 Hometown Bank of the Hudson Valley (formerly Walden Federal)
 HSBC Bank USA
 Hudson Heritage Federal Credit Union
 Hudson United Bank
 Hudson Valley Bank
 Hudson Valley Federal Credit Union
 Jacobowitz and Gubits, LLP
 Jeff Bank
 JP Morgan Chase
 Key Bank of New York
 Kingston City School District
 Lakeland Bank
 Lend Lease
 M&T Bank
 Metbank
 Mahopac National Bank
 Mid Hudson Valley Federal Credit Union
 National Valuation Services
 NBT
 Newburgh Central School District
 NYS Office of Mental Retardation & Developmental Disabilities
 Orange County Trust
 Orange County Land Trust
 Orange & Rockland Utilities
 Peoples United
 Putnam County National Bank
 Putnam County Savings Bank
 Richard Drake, Esq.
 Rhinebeck Savings Bank
 Riverside Bank
 Rondout Savings
 Salisbury Bank
 Sawyer Savings Bank
 SBU
 SI Bank and Trust
 Stanley Marks and Company, CPA
 Sterling National Bank (formerly Provident Bank)
 Stevan Nosonowitz, Esquire
 Stewart International Airport
 Summit Bank
 TD Banknorth, N.A.
 Town of Chester
 Town of Newburgh
 Town of Wallkill
 Trust Company of New Jersey
 Ulster Savings Bank
 Union Savings Bank
 Union State Bank
 Vanacore, DeBenedictus, DiGiovanni & Weddell, CPA
 Valley National Bank
 Village of Walden
 Walden Savings
 Wallkill valley Federal Credit Union
 Warwick Valley School District

Webster Bank
Wells Fargo
Wilber National Bank

B. AREAS OF APPRAISAL EXPERIENCE -

New York State -

COUNTIES: Orange, Dutchess, Putnam, Rockland, Sullivan, and Ulster

FACTUAL STATISTICAL AND REFERENCE INFORMATION

An up-to-date set of area Zoning Maps and Ordinances

City maps showing existence of underground utilities

Maintenance of sales transactions by subdivisions and street name, effective dates of sale and current listing

Current community statistics referring to retail sales, bank clearance, employment, transportation routes, construction activity, and mortgage recordings

Census Tract Maps, Flood Plain Maps, Wetland Maps

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

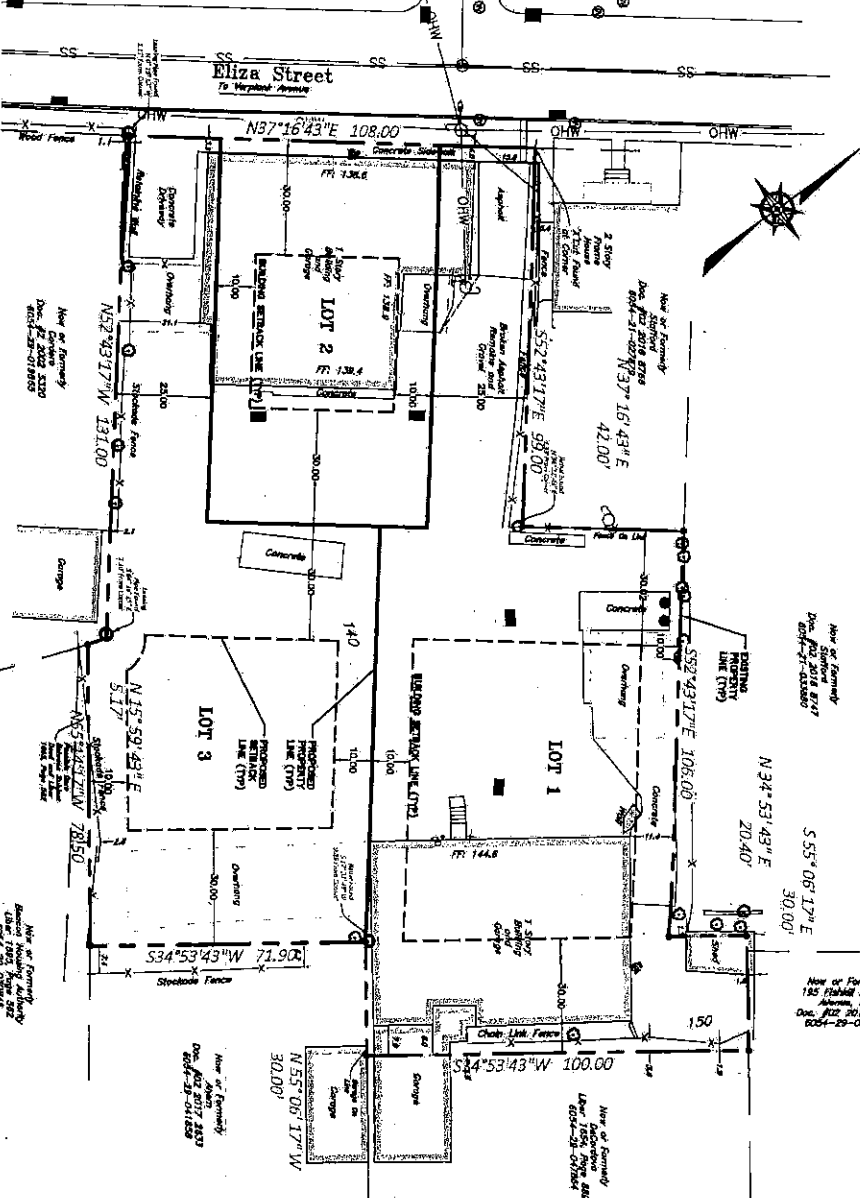
PARAMETER	OF #	LOT #2	LOT #3
MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	10,000 SQ. FT.
MINIMUM LOT DEPTH	100 FEET MINIMUM	100 FEET MINIMUM	100 FEET MINIMUM
YARD SETBACKS (RESIDENTIAL USE)			
FRONT YARD	10 FEET MINIMUM	10 FEET MINIMUM	10 FEET MINIMUM
REAR YARD	10 FEET MINIMUM	10 FEET MINIMUM	10 FEET MINIMUM
SIDE YARD (TOTAL OF TWO)	20 FEET MINIMUM TOTAL	20 FEET MINIMUM TOTAL	20 FEET MINIMUM TOTAL
MAXIMUM BUILDING HEIGHT	MAX 35 FEET, 7 STORIES	MAX 35 FEET, 7 STORIES	MAX 35 FEET, 7 STORIES
BUILDING COVERAGE	MAX 55%	MAX 55%	MAX 55%
DEVELOPMENT INTENSITY PER LOT	MAX 1	MAX 1	MAX 1

PROJECT INFORMATION:

OWNER: THE REDEVELOPMENT COMPANY, INC.
PROJECT ENGINEER: TROST LAND DESIGN P.C., 175 MAIN STREET, BOSTON, MA 02108
PROJECT LOCATION: 53 ELIZA STREET, BOSTON, MA 02108
TAX PARCEL ID: 004-28-051810
PARCEL AREA: ±0.668-ACRE
WATER SUPPLY: MUNICIPAL
SEWER DISCHARGE: MUNICIPAL
BOUNDARY DISTRICT: R1-5 (FAMILY RESIDENCE DISTRICT)

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS SKETCH PLAN PROVIDED BY A SURVEY BY TFC LAND SURVEYING.



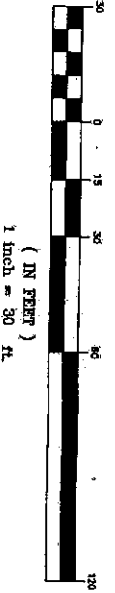
LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJOINER LINE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- PROPOSED PROPERTY LINE
- PROPERTY SET BACK LINE

AS-OF-RIGHT PLAN

SCALE: 1" = 30'

GRAPHIC SCALE



NO.	DATE	REVISION
1	07/20/18	PRELIMINARY
2	08/14/18	REVISED
3	08/14/18	REVISED
4	08/14/18	REVISED
5	08/14/18	REVISED
6	08/14/18	REVISED
7	08/14/18	REVISED
8	08/14/18	REVISED
9	08/14/18	REVISED
10	08/14/18	REVISED

**AS OF RIGHT - MAXIMUM
SUBDIVISION ALTERNATIVE
3 LOT SUBDIVISION**
53 ELIZA STREET



TROST LAND DESIGN
 PROFESSIONAL ENGINEERING P.C.
 175 MAIN STREET
 BOSTON, MA 02108
 TEL: 617-452-0000 FAX: 617-452-0007
 SHEET: 1 OF 1

EXHIBIT B-1

9/25/18 SUPPLEMENTAL FINANCIAL ANALYSIS

Gate House Realty
492 Main St.
Beacon, NY 12508

City of Beacon ZBA
1 Municipal Plaza
Beacon, NY 12508

Date: 9/24/18

Reference: 53 Eliza St., Beacon, NY

Dear Board Members,

53 Eliza St. is a non-conforming site with warehouse storage, a construction yard and offices in a residential area. This odd ball property has proven itself difficult to find a new owner (or potentially a tenant) that can coincide with it's current use.

If we were to try to rent this site, the estimated market value would be about \$5,500-\$6,000/month rent. This type of tenant is very specialized and can be difficult to find. It took us over 1 year to rent a 5,000 sqft warehouse/contractor storage space with offices on Maple St. It recently rented for \$3,700/month. Eliza St. could potentially be more difficult to find a tenant because it's much larger with a lot over 30,000 sqft. The residential street this property sits on is not appropriate for large trucks. Because of this, it can limit the type of occupants that would be able to function from this location.

About 2 years ago we had this property on the market through our office. The owner also tried to sell it on his own. Our experience was that potential buyers couldn't fit within the legal non conforming use and potential buyers that would fit couldn't make their business work on that tight street and so close to residential neighbors.

Normally I would support commercial development in Beacon but this particular location does not seem to be suited for it.

Thank you for your time.

Charlotte Guernsey
Owner/Broker of Gate House Realty

PIE DEVELOPMENT INC.
53 Eliza Street ♦ Beacon, NY 12508
Phone: 845-838-1775 ♦ Fax: 845-838-2184 ♦ Email: eppdhv@optonline.net

53 Eliza Street Expense

September 24, 2018

<u>Type of Expense</u>	<u>Amount Owed</u>	<u>Monthly Expense</u>	<u>Annual Expense</u>
1 st Mortgage	\$450,000	\$4,500	\$54,000
2 nd Mortgage	\$544,013.21	\$4,000	\$48,000
Taxes	\$20,369.48	\$1,697	\$20,364
Insurance	\$10,092.94	\$841	\$10,092
Total	\$1,024,476	\$11,038	\$132,456

Potential Rental Income

\$6,000/month \$72,000/year

Annual Loss (\$60,456)

City of Beacon Planning Board
10/16/2018

Title:

41 VanKleeck Avenue

Subject:

Application submitted by Adrienne Thompson, 41 VanKleeck Avenue, Tax Grid No. 30-6054-40-394652-00, R1-10 Zoning District, seeking relief from Section 223-17(C) for a 418 sq. ft. second floor addition over the first floor structure with a 2.6 ft. rear yard setback (*35 ft. required*) and 3.2 ft. side yard (*15 ft. required*)

Background:

ATTACHMENTS:

Description	Type
41 VanKleeck Avenue Application	Application
41 VanKleeck Avenue Elevations	Backup Material
41 VanKleeck Avenue Survey	Backup Material

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Denis & Adrienne Spencer ADDRESS: 4 Van Kleeck Ave.

TELEPHONE: 845-242-5533 E-MAIL: Adrienne5533@gmail.com

APPLICANT (if not owner): _____ ADDRESS: _____

TELEPHONE: _____ E-MAIL: _____

REPRESENTED BY: _____ ADDRESS: _____

TELEPHONE: _____ E-MAIL: _____

PROPERTY LOCATION: 41 Van Kleeck Avenue ZONING DISTRICT: R1-10

TAX MAP DESIGNATION: SECTION 6054 BLOCK 40 LOT 394652

Section of Zoning Code appealed from or Interpretation desired: Section 223.17(c) for a second floor addition over the first floor structure (418 sq. ft.) with a 2.6 ft. rear yard setback (35 ft. req'd) and a 3.2 ft. side yard setback (15 ft. req'd)

Reason supporting request:

Home only has 2 bedrooms. need an extra bedroom. also, only has 1 bathroom, need additional bathroom. we love our neighborhood & want to stay in Beacon. This will

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

Date: _____

X 

Owner's Signature

Fee Schedule

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

Applicant's Signature

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Denis & Adrienne Spencer

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:

4 Van Kleeck Ave.

Applicant Address: 4 Van Kleeck Ave. Beacon, NY 12508

Project Address: 4 Van Kleeck Ave. Beacon, NY 12508

Project Tax Grid # _____

Type of Application _____

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

I, Denis & Adrienne Spencer, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

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

X [Signature]

Signature of Owner

Title if owner is corporation

Office Use Only:

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

NO ☒

YES ☐

Initial ES

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

NO ☐

YES ☒

Initial gn

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

NO ☐

YES ☒

Initial gn

FOR OFFICE USE ONLY

Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 • <http://www.cityofbeacon.org>**INDIVIDUAL 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) 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 AName of Applicant: Denis & Adrienne SpencerAddress of Applicant: 4 Van Kleeck Ave Beacon NY 12508Telephone Contact Information: 845-242-5533**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.
Denis & Adrienne Spencer	4 Van Kleeck Ave Beacon, NY 12508	845-242-5533	4/20/04 purchase	Beacon, NY

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, Adrienne Spencer being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) X Adrienne Spencer

(Signature) X 

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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


Part 1 - Project and Sponsor Information							
Name of Action or Project:							
Project Location (describe, and attach a location map): <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">4 Van Kleeck ave. Beacon, NY 12508</div>							
Brief Description of Proposed Action:							
Name of Applicant or Sponsor: <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">Denis & Adrienne Spencer</div>		Telephone: 845-242-5533 E-Mail: Adrienne5533@gmail.com					
Address: <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">4 Van Kleeck ave.</div>							
City/PO: <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">Beacon</div>		State: <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">NY</div>	Zip Code: <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">12508</div>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;">NO</td><td style="width: 50%; padding: 2px;">YES</td></tr><tr><td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td><td style="text-align: center; padding: 5px;"><input type="checkbox"/></td></tr></table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;">NO</td><td style="width: 50%; padding: 2px;">YES</td></tr><tr><td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td><td style="text-align: center; padding: 5px;"><input type="checkbox"/></td></tr></table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? .33 acres							
b. Total acreage to be physically disturbed? 0 acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .33 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap; margin-top: 5px;"><div style="width: 50%;"><input type="checkbox"/> Urban</div><div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div><div style="width: 50%;"><input type="checkbox"/> Industrial</div><div style="width: 50%;"><input type="checkbox"/> Commercial</div><div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div><div style="width: 50%;"><input type="checkbox"/> Forest</div><div style="width: 50%;"><input type="checkbox"/> Agriculture</div><div style="width: 50%;"><input type="checkbox"/> Aquatic</div><div style="width: 50%;"><input type="checkbox"/> Other (specify): _____</div><div style="width: 50%;"><input type="checkbox"/> Parkland</div></div>							

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Adrienne Spencer Date: ~~X~~ 9/19/18

Signature: ~~X~~ 

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

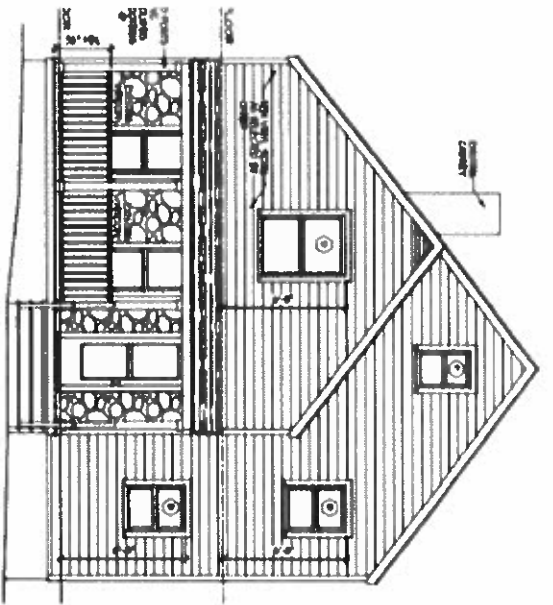
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use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

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

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

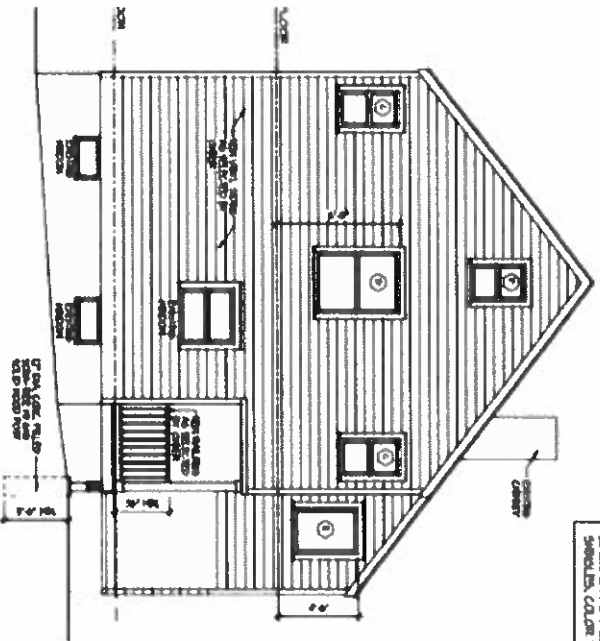
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input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

PRINT

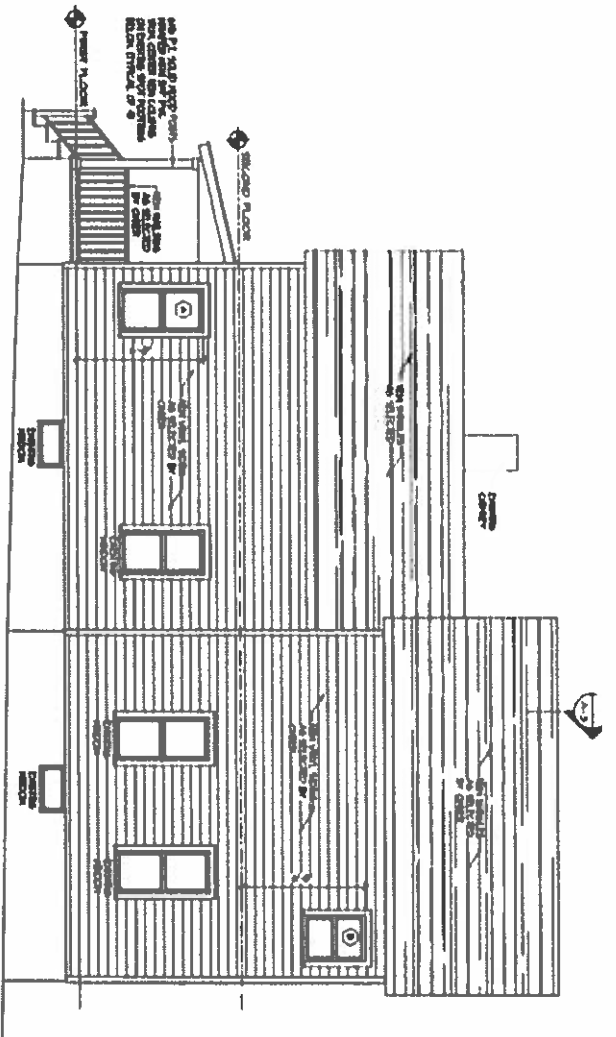


1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

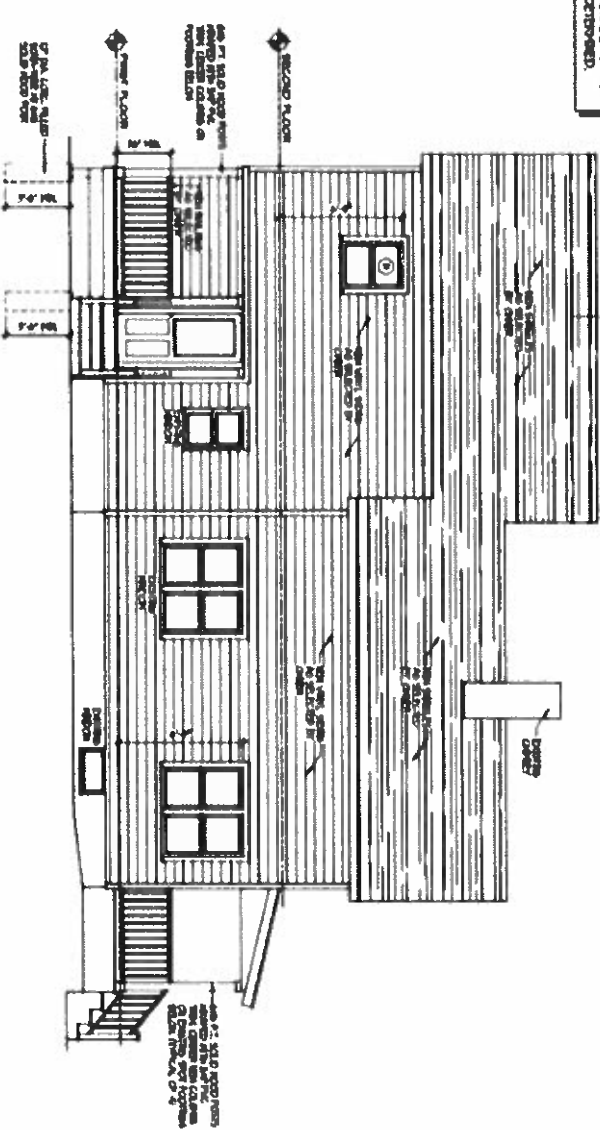
ROOFING NOTE:
REMOVE EXISTING ROOFING,
SHAKLES, PAPER AND FLASHING.
INSTALL NEW ICE AND WATER SHIELD FROM
THE DRAINAGE FACE OF THE HALL TO A
POINT ABOVE 2" BELOW THE GUTTER.
INSTALL NEW METAL FLASHING, RESAL,
NEW 5/8" INS. FIBER PAPER AND METAL
DRAIN EDGE. NEW SHAKLES TO BE
LIFTING MATCHED BROWN, GRADE APPEARANCE.
SHAKLES COLOR TO BE DETERMINED.



3 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

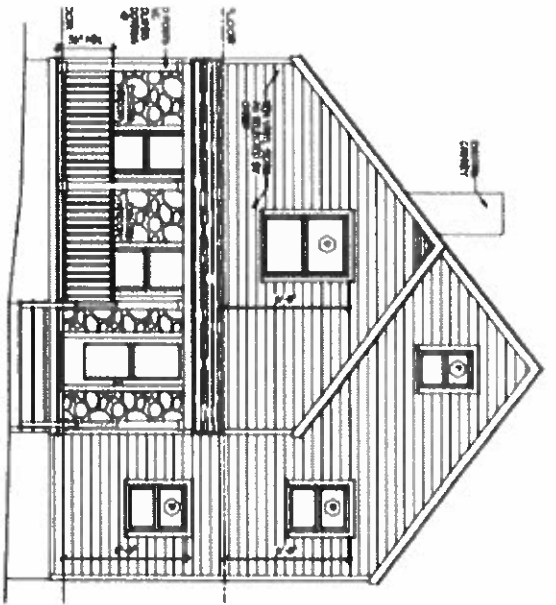


4 PROPOSED EAST ELEVATION
1/4" = 1'-0"

28 VAN KLEEK AVENUE BEACON, NEW YORK

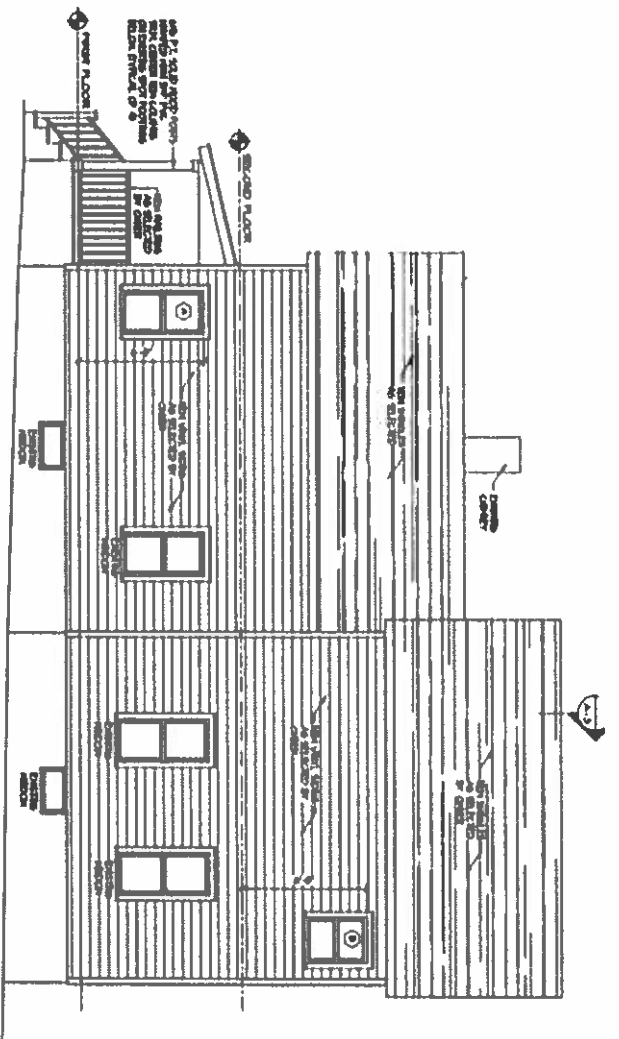
[illegible]

SPENCER RESIDENCE SECOND STORY ADDITION		PROJECT NO. 2004-01 25 VAN KLEEF AVE. BELLCAIR, PA. 2004 PROJECT BY: MCMR #
DRAWING TITLE: SITE PLAN, NOTES AND DETAILS.	DRAWING NO.: 56	DATE: 6/20/04
A-1		

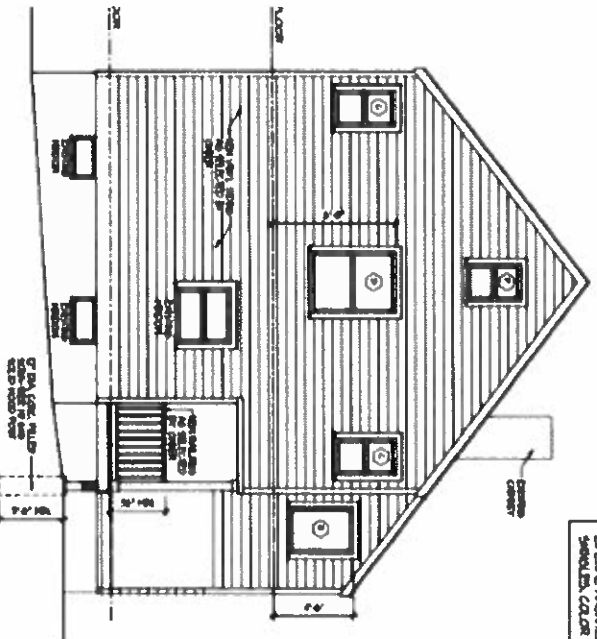


1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

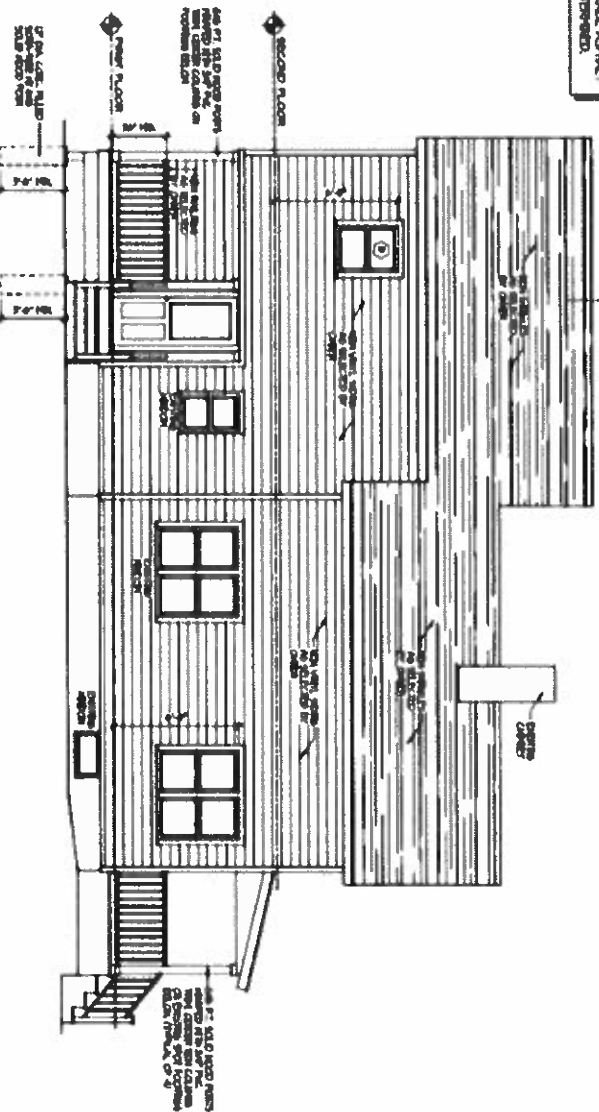
ROOFING NOTE:
REMOVE EXISTING ROOFING;
SHAKLES, PAPER AND FLASHINGS.
INSTALL NEW 1/2" AND WATER SHIELD FROM
THE EXTERIOR FACE OF THE WALL TO A
FOOT HOLE 2" INCHES THE BUILDING.
INSTALL NEW METAL FLASHINGS, METAL
DOWN EDEGE WITH SHAKLES TO BE
LAPPED WITH EXISTING SHAKLES. APPLY
SHAKLES COLOR TO BE DETERMINED.



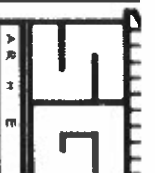
2 PROPOSED WEST ELEVATION
1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



4 PROPOSED EAST ELEVATION
1/4" = 1'-0"



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STYVENA CASH/CT
11/13/18 11/13/18

NO DATE REVISION
REVISION

PROJECT NAME:
SPENCER
RESIDENCE
S+COND STORY
ADDITION
BUILDING ADDRESS:
28 VAN KLEEF AVE
REVISION: 11/13/18
PROJECT NUMBER:

DRAWING TITLE:
PROPOSED
EXTERIOR
ELEVATIONS
DATE:
11/13/18
BY:
A-2

28 VAN KLEEK AVENUE BEACON, NEW YORK

[illegible]

4. DOORS OPEN AND AN APPROX TO CLASH FROM FLOOR
OF 4TH FLOOR CRASHED DOWN.



SITE PLAN BASED ON A SURVEY BY
NEEDEN SURVEYING
62 MAIN STREET PALMDEN N.Y.
DATED APRIL 27 2004

FIELD LOAD	12 MPa
LINE LOAD	40 MPa
SWELL LOAD	50 MPa
DEFLATION	40 MPa

THESE PLANS ARE DESIGNED BY JOHN J. ZEDER INC. AND THE NEW YORK PROFESSIONAL AND BUSINESS COLLEGE OF EDUCATION. FOR ADDITIONAL INFORMATION, CONTACT:

QUESTIONS TO ASK YOUR AGENT
 • HOW LONG HAS THE AGENT BEEN IN
 BUSINESS? HOW MANY YEARS HAS THE
 AGENT BEEN IN THE BUSINESS OF
 SELLING LIFE INSURANCE?
 • HOW MANY POLICIES HAS THE AGENT
 SELLING LIFE INSURANCE?
 • HOW MANY POLICIES HAS THE AGENT
 SELLING LIFE INSURANCE?
 • HOW MANY POLICIES HAS THE AGENT
 SELLING LIFE INSURANCE?

4. DOORS OPEN AND AN APPROX TO CLASH FROM FLOOR
OF 4TH FLOOR CRASHED DOWN.

It is a violation of the code when any educator uses his or her position to influence the political or economic interests of any group or individual, except in the case of a bona fide educational activity. This includes, but is not limited to, the following:

- using the position to influence the political or economic interests of any group or individual, except in the case of a bona fide educational activity;
- using the position to influence the political or economic interests of any group or individual, except in the case of a bona fide educational activity;
- using the position to influence the political or economic interests of any group or individual, except in the case of a bona fide educational activity;

RESEARCH

RESIDENCE

Addition

agent: in wood

1000

ADMIN: FTHJ

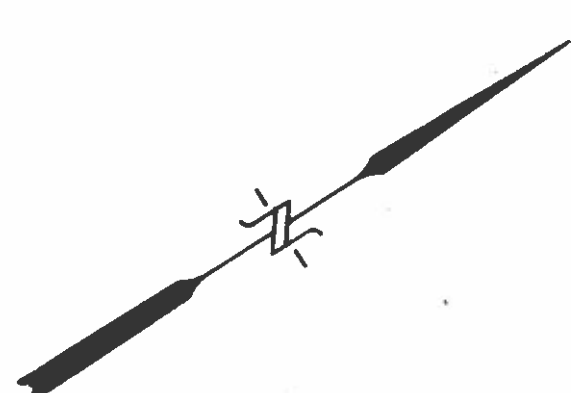
OTEC AND

DETAILS.

...

17

17



now or formerly
Plaisance

(54)

N 24°00'05"E
25.00'

(51)

now or formerly
Chastain

(52)

Thorn

VAN KLEECK AVENUE

EASEMENT TO
CITY OF BEACON

CAROLINE STREET

SURVEY PREPARED FOR
ADRIENNE THOMPSON
AND
DENIS SPENCER

SITUATE IN THE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
SCALE 1 INCH = 20 FEET
APRIL 27, 2004

OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR
EMBOSSSED SEAL SHALL NOT BE CONSIDERED TO BE
A TRUE COPY

THIS MAP IS A REPRODUCTION OF THE ORIGINAL SURVEY MAP
AND IS NOT TO BE USED AS A SUBSTITUTE FOR THE ORIGINAL
SURVEY MAP. THE LENDING INSTITUTION, GUARANTY OR CREDIT
ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
OTHER OWNERS.

as per record description, record filed map and
monumentation.

to any easements and/or right of ways that are
up to date abstract of title may show.

shown hereon is generally as described in Deed
#14, Page 44 recorded in the Dutchess County
Office.

shown hereon (XX) are shown and delineated
ertain map entitled "MAP OF LANDS OWNED BY
ELLER KNOWN AS MOUNTAIN AVENUE PARK"
orded in the Dutchess County Clerk's Office as
5, 280.

I hereby certify that the survey shown hereon is based on
an actual field survey completed on APRIL 27, 2004
and that this map was completed on APRIL 27, 2004
Certified only to:
ADRIENNE THOMPSON
DENIS SPENCER
DAVE ANTALIK AND MARY ANTALIK
ROBERT L. REDA, III
SOVEREIGN BANK, FEDERAL SAVINGS
ITS SUCCESSORS AND/OR ASSIGNS
GOLD REPUBLIC NATIONAL TRUST INVESTMENT COMPANY

Dennis F. Warden, NYS State License # 49555

of any subsurface easements, right of ways, encroachments and/or 's, if any exist, are not certified or shown hereon.	
ns or additions to this survey is a Section 7209 of the New York State w, except as per Section 7209	
ions hereon are valid for this map and of, only if said map or copies bear the al of the surveyor whose signature ion	
iden 7-11 Beekman St., Beacon N.Y.	