



CITY OF BEACON, NEW YORK
COURTROOM, CITY HALL
1 MUNICIPAL PLAZA
BEACON, NY 12508

Len Warner
Karen Quiana
Kevin Byrne
Jill Reynolds
J. Randall Williams
Richard Muscat
Chair John Gunn

**November 10, 2020
7:00 PM
Planning Board Agenda**

Regular Meeting

1. Continue public hearing for SEQRA environmental review on applications for Subdivision and Site Plan Approval, "Beacon Views Townhouses" 40 units, Conklin Street, submitted by Beacon Views, LLC (postponed at the applicant's request)
2. Review application for Special Use Permit, accessory apartment, 179 Union Street, submitted by John Kittredge & Amanda Gisonni
3. Review application for Site Plan Approval, gallery/garage addition, 469 Main Street, submitted by David Rich & Paulette Meyers-Rich (PhotoBook Works)
4. Review application for Special Use Permit, change from residential (rectory) to gallery, 61 Leonard Street, submitted by Beacon Historical Society (owner St. Joachim's Church)

Miscellaneous Business

1. Zoning Board of Appeals - November Meeting
2. River Ridge Pocket Park

Architectural Review

1. Certificate of Appropriateness - 2 Tioronda Avenue
2. Certificate of Appropriateness - One East Main Street, Retail 1A; Sign
3. Certificate of Appropriateness - 508 Main Street; sign

City of Beacon Planning Board Agenda
11/10/2020

Title:

Continue public hearing for SEQRA environmental review on applications for Subdivision and Site Plan Approval, "Beacon Views Townhouses" 40 units, Conklin Street, submitted by Beacon Views, LLC
(postponed at the applicant's request)

ATTACHMENTS

City of Beacon Planning Board Agenda
11/10/2020

Title:

Review application for Special Use Permit, accessory apartment, 179 Union Street, submitted by John Kittredge & Amanda Gisonni

ATTACHMENTS

[179 Union Street SUP Application.pdf](#)

[179 Union Street Site Plan.pdf](#)

[179 Union Street Floor Plan.pdf](#)

APPLICATION FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANT

Name: JOHN KITTREDGE + AMANDA GISONNI
Address: 179 UNION STREET
BEACON, NY 12508
Signature: *John D. Kittredge*
Date: 07/15/2020
Phone: 845-372-2553

(For Official Use Only)

Application & Fee Rec'd

Initial Review

PB Public Hearing

Sent to City Council

City Council Workshop

City Council Public Hearing

City Council Approve/Disapprove

Date Initials

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Mazzarelli Architects
Address: 44 N Clover St.
Poughkeepsie, NY 12601

Phone: 845-485-0275

Fax: -

Email address: mazzarch@mazzarelli.biz

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 179 Union Street, BEACON, NY 12508

Tax Map Designation: Section _____

Block _____ Lot(s) _____

Land Area: .197 acres

Zoning District(s) R1-7.5

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Accessory Unit Within single-family dwelling

Gross Non-Residential Floor Space: Existing 0 Proposed 0

TOTAL: 0

Dwelling Units (by type): Existing One Proposed One w/accessory

TOTAL: One w/accessory

ITEMS TO ACCOMPANY THIS APPLICATION

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

Chairman, City Planning Board

Date

APPLICATION FEES

Site Plan	<u>Residential</u> \$500 + \$250 per dwelling unit
	<u>Commercial</u> \$500 + \$250 per 1,000 s.f.
Special Use Permit	<u>Residential</u> \$500 + \$250 per dwelling unit
	<u>Commercial</u> \$500 + \$250 per 1,000 s.f.
Subdivision	\$ 750 for 2-4 lots + \$100 per lot
	\$1,000 for 5 or more lots + \$300 per lot
Zoning Board of Appeals	Use Variance \$500
	Area Variance \$250
	Interpretation \$250

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	\$ 2,500	\$ 1,000	Current bills + \$1,000
6-15	\$ 7,500	\$ 2,500	Current bills + \$1,000
Over 15	\$ 15,000	\$ 5,000	Current bills + \$5,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	\$ 1,500	\$ 1,000	Current bills + \$500
Up to 3,000 s.f. gross floor area	\$ 2,500	\$ 1,000	Current bills + \$1,000
3,000 to 10,000 s.f. gross floor area	\$ 2,500 + \$0.50 per sq.ft. over 3,000	\$ 2,500	Current bills + \$2,500
Over 10,000 s.f. gross floor area	\$ 7,500 + \$0.50 per sq.ft. over 10,000	\$ 2,500	Current bills + \$2,500

ZONING

<i>* if required by Chairman</i>	Initial Deposit	Depleted to	Replenishment
Use Variance*	\$ 1,000	\$500	Current bills + \$500
Area Variance*	\$ 1,000	\$500	Current bills + \$500
Interpretation*	\$ 1,000	\$500	Current bills + \$500

ARCHITECTURAL REVIEW OR CERTIFICATE OF APPROPRIATENESS *(if not currently before PB)*

<i>* if required by Chairman</i>	Initial Deposit	Depleted to	Replenishment
Single Family House*	\$500	\$250	Current bills + \$250
All others*	\$500	\$250	Current bills + \$250

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: JOHN KITTREDGE + AMANDA GISONINI

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:

179 Union Street

Applicant Address: 179 Union Street, Beacon

Project Address: 179 Union Street, Beacon

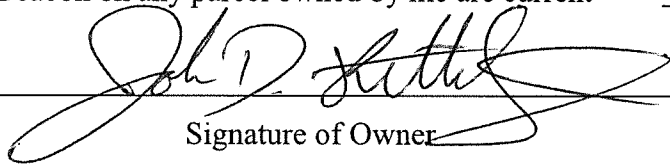
Project Tax Grid # _____

Type of Application Special Use - Accessory Unit

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

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

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


Signature of Owner

Title if owner is corporation

Office Use Only:

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

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

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

NO	YES	Initial
___	___	___
___	___	___
___	___	___

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: Special Use - Kittredge

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

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

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

For all items marked "NO" above, please explain below why the required information has not been provided:

Items marked "No" above are not applicable to this application as there will be no change in the exterior of the site or structure. Driveway may be extended within site, using stone, to accommodate 6 parking spaces total on site.

Applicant/Sponsor Name: JOHN KITTREDGE

Signature:

Date:

07/15/2020

FOR OFFICE USE ONLY

Application #

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

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

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

SECTION AName of Applicant: JOHN D. KITTREDGEAddress of Applicant: 179 UNION STREET, BEACON, NY 12508Telephone Contact Information: 845-372-2553**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.
JOHN KITTREDGE	179 UNION STREET BEACON, NY	845-372-2553	Sale on March 12, 2020	
AMANDA GISONI	179 UNION STREET	845-380-5057	March 12, 2020	

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

(Print) JOHN D. KITTREDGE

(Signature)

John D. Kittredge

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Sponsor Information.

Name of Action or Project: KITTREDGE ACCESSORY UNIT		
Project Location (describe, and attach a general location map): 179 UNION STREET, BEACON NY		
Brief Description of Proposed Action (include purpose or need): Renovation / Finishing of existing walk-out basement to provide accessory unit.		
Name of Applicant/Sponsor: JOHN KITTREDGE		Telephone: 845-372-2553
		E-Mail: kittredgej@gmail.com
Address: 179 UNION STREET		
City/PO: BEACON	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Same as above		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as above		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City Council, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☐ Yes ☒ No		
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☐ Yes ☒ No		
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☒ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

R1-7.5

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

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

If Yes,

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

C.4. Existing community services.

a. In what school district is the project site located? _____

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

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

d. What parks serve the project site? _____

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

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

Residential

b. a. Total acreage of the site of the proposed action? .197 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? .197 acres

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

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

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

If Yes,

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

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

iii. Number of lots proposed? _____

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

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

i. If No, anticipated period of construction: 6 months

ii. If Yes:

- Total number of phases anticipated _____

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

- Anticipated completion date of final phase _____ month _____ year

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

One Family Two Family Three Family Multiple Family (four or more)

of all phases

g. Does the proposed action include new non-residential construction (including expansions)?

If Yes,

i. Total number of structures

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

If Yes,

i. Purpose of the impoundment:

ii. If a water impoundment, the principal source of the water:

☐ Ground water ☐ Surface water streams ☐ Other specify:

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment.	Volume:	million gallons;	surface area:	acres
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v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?

(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging?

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials?

If yes, describe.

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting?

ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

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

- iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

- iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

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

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

- c. Will the proposed action use, or create a new demand for water? ☐ Yes ☒ No

If Yes:

- i. Total anticipated water usage/demand per day: _____ gallons/day

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

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

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

If Yes:

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

- Do existing sewer lines serve the project site? ☐ Yes ☐ No
- Will line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

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

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☒ No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

- ii. Describe types of new point sources. _____

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

- iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☒ No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☒ No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

- ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

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

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

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

If Yes:

- i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.
- ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____
- iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
- iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
- vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☒ No
- vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No
- viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☒ No

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

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: _____
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
- iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☒ No

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

i. During Construction:

- Monday - Friday: 7AM - 3:30 PM
- Saturday: —
- Sunday: —
- Holidays: —

ii. During Operations:

- Monday - Friday: All (Peridone)
- Saturday: —
- Sunday: —
- Holidays: —

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☒ No If yes: i. Provide details including sources, time of day and duration: _____	
ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☒ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally describe proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

- ☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
- ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.023	.023	0
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	174 .16	.146	.028 .014
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)	.014	.028	.014
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____	☐ Yes ☒ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____	☐ Yes ☒ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ iii. Describe any development constraints due to the prior solid waste activities: _____	☐ Yes ☒ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	☐ Yes ☒ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____	☐ Yes ☒ No ☐ Yes ☐ No

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

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

E.2. Natural Resources On or Near Project Site

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

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No

If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

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

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

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

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 95 % of site
☒ 10-15%: 5 % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No

If Yes, describe: _____

h. Surface water features.

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

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

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

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

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

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

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No

If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	☐ Yes ☒ No
If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐ Yes ☒ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	☐ Yes ☒ No
If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	☒ Yes ☐ No
If Yes: i. Identify resource: <u>Mt. Beacon</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Hiking/Perk</u> iii. Distance between project and resource: <u>.5</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	☐ Yes ☒ No
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
☐ Yes ☐ No	

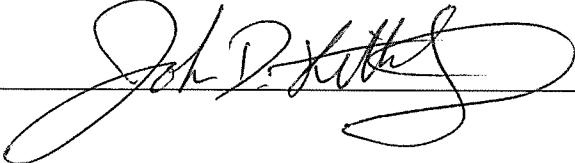
F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name <u>JOHN KITTREDGE</u>	Date <u>07/15/2020</u>
Signature 	Title <u>07/15/2020</u>

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicab

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
☒ NO ☐ YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____		☐	☐

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

I. Other impacts: _____ _____		☐	☐
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐
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6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

☒ NO

☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

(See Part 1. D.2.j)

If "Yes", answer questions a - g. If "No", go to Section 14.☒ NO☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.☒ NO☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.☒ NO☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐		
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐		
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐		
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐		
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐		
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐		
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐		
h. Other: _____ _____		☐	☐		

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐		
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐		
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐		
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐		
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐		
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐		
g. Other impacts: _____ _____		☐	☐		

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

No IMPACT

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: JOHN KITTREDGE

Address: 179 UNION STREET, BEACON, NY 12508

Telephone Number: 845-372-2553

E-mail: kittredgej@gmail.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

General Regulations - Zoning District R1-7.5		
Regulation	Allowable	Existing/Proposed
Lot Area	7500sf	8581sf*
Min. Lot Width	75ft	114.26ft*
Min. Depth	100ft	100ft*
Min. Distance Between Buildings	N/A	N/A
Stories	2.5	2*
Max. Structure Height (ft)	35ft	29ft*
Min. Structure Height	12ft	29ft*
Min.Front Yard Set-Back	30ft	31.1ft*
Min.Side Yard Set-Back	10ft	14.9ft (smallest side)*
Min. Rear Yard Set-Back	30ft	42.5ft*
Max. No. of Dwelling Units per Building	1+ Accessory	1+ Accessory
Maximum Building Coverage	30%	11%*
Existing Dwelling SF	7500sf	1860sf*
Accessory Unit SF	650sf	518sf
Parking Spaces	3	3
* - Denotes Existing Condition		

Now or Formerly
Beveridge
Liber: 2015 Page:1528
Tax Id: 6054-47-294514
Lot 4 FM 12367

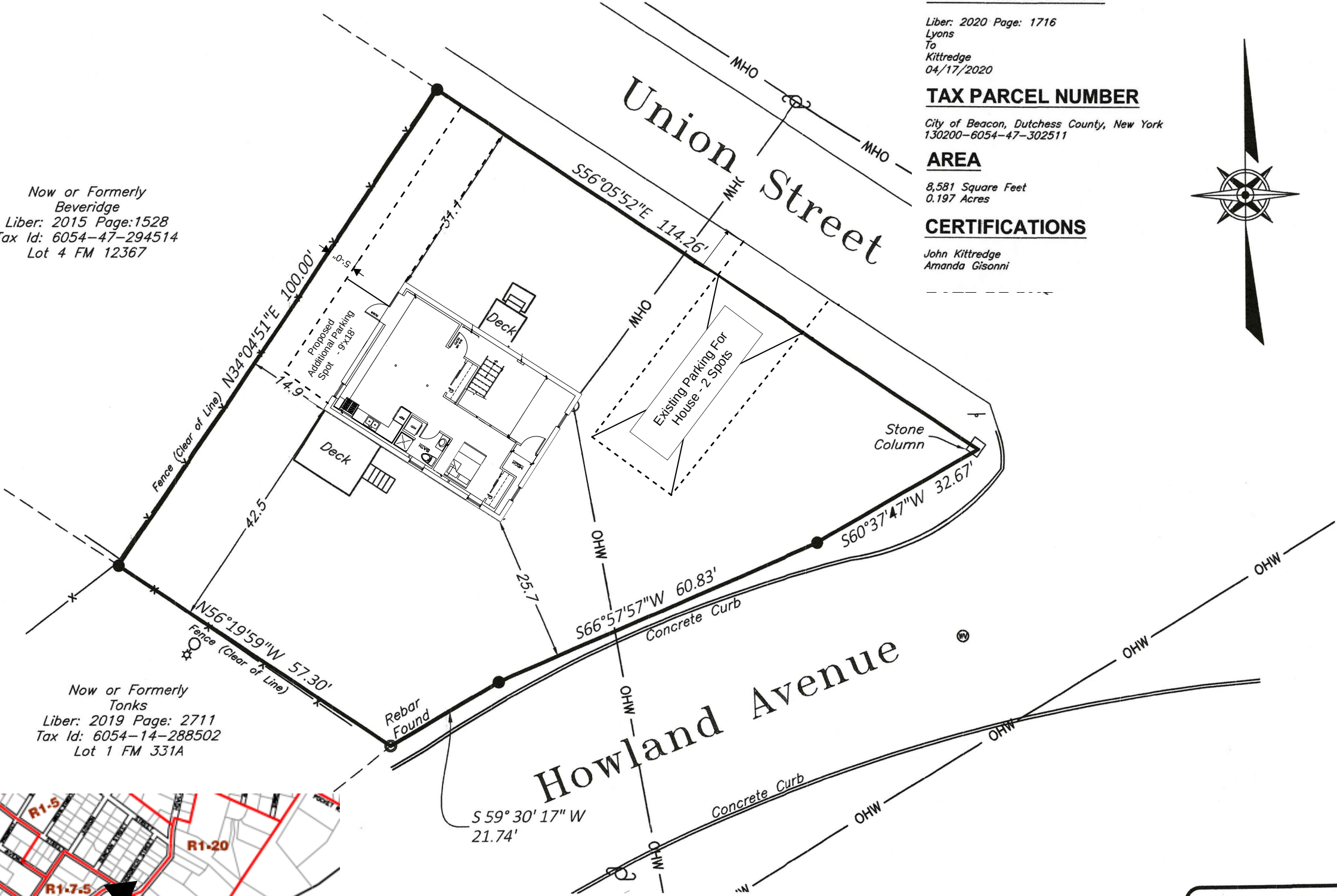
Now or Formerly
Tonks
Liber: 2019 Page: 2711
Tax Id: 6054-14-288502
Lot 1 FM 331A



Aerial View



Partial Zoning Map



DEED REFERENCE

Liber: 2020 Page: 1716
Lyons
To
Kittredge
04/17/2020

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130200-6054-47-302511

AREA

8,581 Square Feet
0.197 Acres

CERTIFICATIONS

John Kittredge
Amanda Gisonni



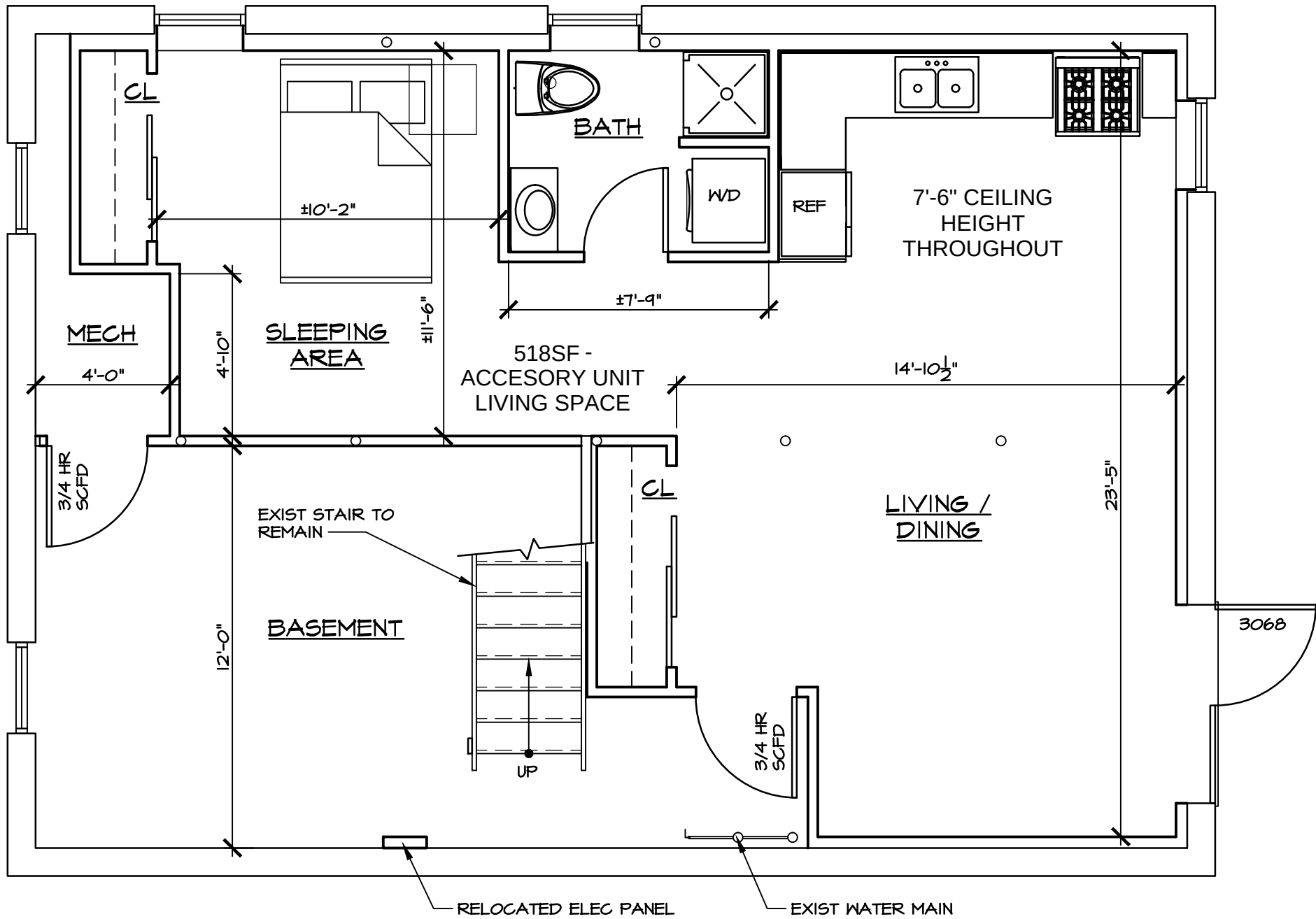
John Kittredge & Amanda Gisonni - 179 Union Street

SITE PLAN

Print 11x17 For Proper Scale

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

tax id	6054-47-302511
address	179 UNION STREET
date	drawn
scale	checked
project no.	
project name	179 UNION STREET
sheet	1 OF 1



PRELIMINARY BASEMENT PLAN
SCALE: 1/4"=1'-0"
Print 18x24 for Proper Scale

project no. 20-14	date 29 JUN 20	drawn by SB
RENOVATIONS TO: 179 UNION STREET BEACON, NY		
PRELIMINARY BASEMENT PLAN MAZZARELLI ARCHITECTURE + PLANNING, PC 44 NORTH CLOVER STREET POUGHKEEPSIE NY 12601 845 485 0275		
MAP		
PURSUANT TO SECTION 645 (b) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW		
DISTRIBUTION: DISCUSSION		
2		

City of Beacon Planning Board Agenda
11/10/2020

Title:

Review application for Site Plan Approval, gallery/garage addition, 469 Main Street, submitted by David Rich & Paulette Meyers-Rich (PhotoBook Works)

ATTACHMENTS

[469 Main Street Site Plan Application.pdf](#)

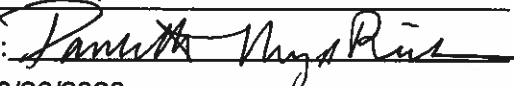
[469 Main Street Short EAF.pdf](#)

[469 Main Street Site Plan.pdf](#)

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: PhotoBook Works
 Address: 469 Main Street
Beacon, NY 12508
 Signature: 
 Date: 10/26/2020
 Phone: _____

(For Official Use Only)

Application & Fee Rec'd

Initial Review

Public Hearing

Conditional Approval

Final Approval

Date Initials

10-27-20 EB11-10-20**IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL**

Name: Chris Berg - Berg + Moss Architects
 Address: 473 Main Street
Beacon, NY 12508

Phone: 845-831-1318

Fax: _____

Email address: chris@bergmoss.com**IDENTIFICATION OF SUBJECT PROPERTY:**

Property Address: 469 Main Street
 Tax Map Designation: Section 6054 Block 37 Lot(s) 075738
 Land Area: 5,000 sf / 0.11 acres Zoning District(s) CMS

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Multi-purpose: gallery, garage.
 Gross Non-Residential Floor Space: Existing 2,142 sf Proposed 501 sf
 TOTAL: 2,643 sf
 Dwelling Units (by type): Existing one (1) Proposed one (1)
 TOTAL: no change - one (1)

ITEMS TO ACCOMPANY THIS APPLICATION

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

Chairman, City Planning Board

Date

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Paulette Myers-Rich & David Rich

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

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

Applicant Address: 469 Main Street, Beacon NY 12508

Project Address: 469 Main Street, Beacon NY 12508

Project Tax Grid # 6054 37 075738

Type of Application Site Plan

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

I, Paulette Myers-Rich, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon X
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon
3. ALL tax payments due to the City of Beacon are current X
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon
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

Paulette Myers-Rich
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

X

PR

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

X

PR

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

X

PR

FOR OFFICE USE ONLY

Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • <http://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: PAULETTE MYERS-RICH & DAVID RICHAddress of Applicant: 469 MAIN ST, BEACON, NY 12508Telephone Contact Information: 845-375-0802**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.
PAULETTE MYERS-RICH	469 MAIN ST BEACON	845-375-0802	2-15-2016 CONTRACT SALE	2-18-2016 Dutchess Cty
DAVID RICH	469 MAIN ST			

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, PAULETTE MYERS-RICH being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) PAULETTE MYERS-RICH

(Signature) *Paulette Myers-Rich*

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: 469 Main Street Addition - Site Plan review

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

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

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

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

Applicant/Sponsor Name: _____

Signature: _____

Date: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

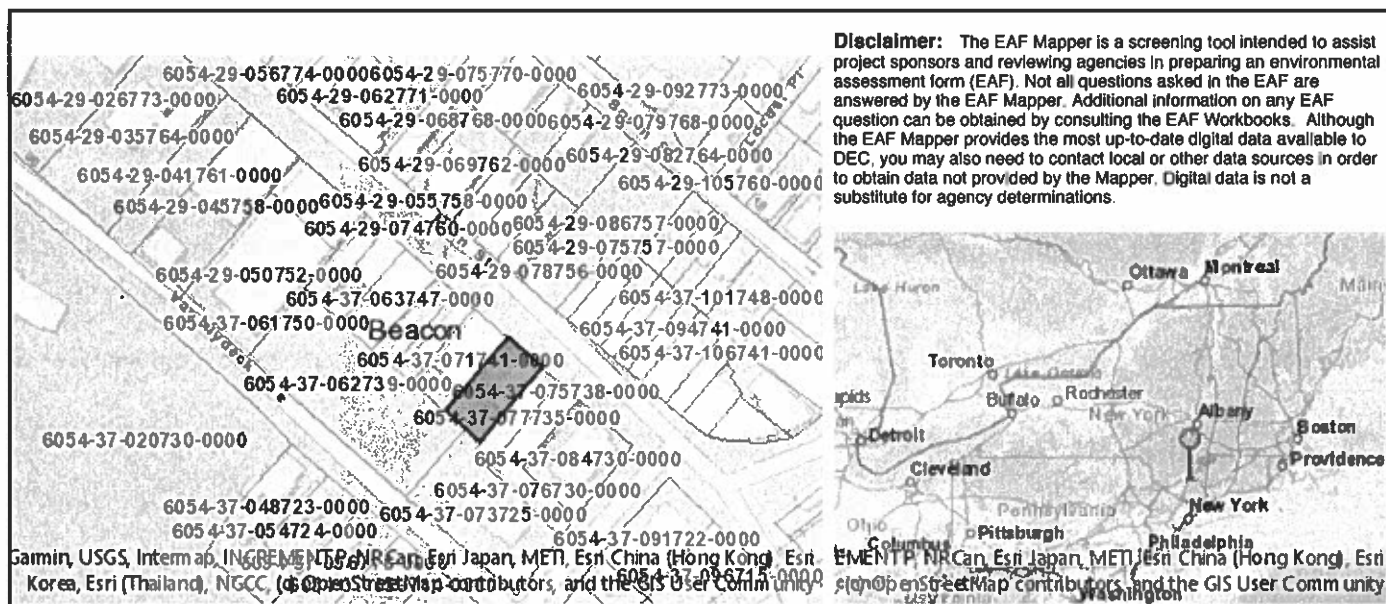
Part 1 – Project and Sponsor Information			
PhotoBook Works			
Name of Action or Project:			
PhotoBook Works multi-purpose space			
Project Location (describe, and attach a location map):			
469 Main Street, Beacon, NY 12508			
Brief Description of Proposed Action:			
The addition of a multi-purpose gallery/garage space of approximately 500 square feet (sf) within an existing side yard			
Name of Applicant or Sponsor:		Telephone: 845-375-0802	
Paylette Myers-Rich & David Rich		E-Mail: photobookworks@gmail.com	
Address:			
469 Main Street			
City/PO:		State:	Zip Code:
Beacon		NY	12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			☒ ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO YES
If Yes, list agency(s) name and permit or approval: Building Dept., Architecture Review Board			☐ ☒
3. a. Total acreage of the site of the proposed action? _____ .11 acres			
b. Total acreage to be physically disturbed? _____ .01 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .11 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
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?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>not sure which site or situation</u> <u>this was auto-filled by the state forms for application</u>	NO ☐	YES ☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Photo Book Works</u> Date: <u>10-26-20</u> Signature: <u><i>Daniel Nguyen-Rui</i></u> Title: <u>10-26-20</u>		

EAF Mapper Summary Report

Monday, October 26, 2020 9:43 AM



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

PHOTO BOOK WORKS STUDIO

469 MAIN ST,
BEACON, NEW YORK 12508

PLANNING BOARD REVIEW - 10.27.2020

PLANNING BOARD APPROVAL

RECOMMENDED FOR APPROVAL BY THE CITY OF BEACON PLANNING BOARD ON THE DAY OF 10.27.2020. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS OF REVISIONS TO THE PLAT AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRMAN _____ DATE _____

DRAWING LIST			NEW ISSUE	REVISED ISSUE	ISSUED WITH NO CHANGES
Sheet No.	Rev.	Drawing Title			
G-000.00		GENERAL NOTES			
A-101.00		WORKSHOP ADDITION			
A-201.00		ELEVATIONS			

GENERAL NOTES

LOCATION:

469 MAIN STREET, BEACON, NY 12508

TAX MAP:

130200-6054-37-075738-0000

DEED REFERENCE:

BOOK: 22016, PAGE: 1419

OWNER OF RECORD:

DAVID P. RICH & PAULETTE A. MYERS-RICH
469 MAIN STREET
BEACON NY 12508

APPLICANT:

DAVID P. RICH & PAULETTE A. MYERS-RICH
469 MAIN STREET
BEACON NY 12508

ZONING DISTRICT:

CMS - CENTRAL MAIN STREET; HISTORIC DISTRICT AND LANDMARK ZONING OVERLAY

PROPOSED USE:

ARTIST STUDIO, EXHIBITION SPACE, WORKSHOP LEARNING SPACE

NARRATIVE:

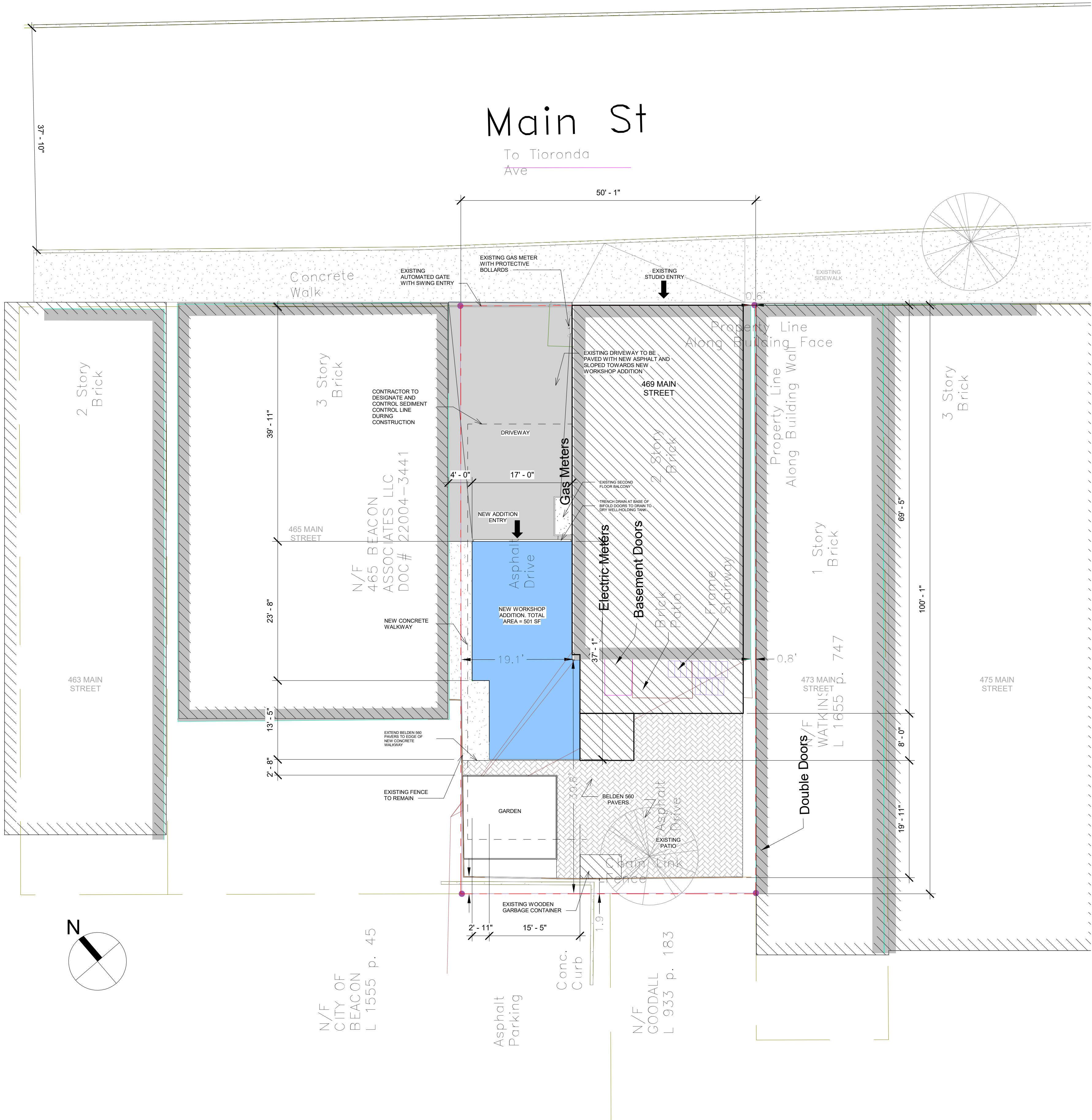
NEW ACCESSORY STRUCTURE BUILT WITHIN EXISTING PROPERTY. CURRENTLY ZONED AS CENTRAL MAIN STREET WITH A HISTORIC DISTRICT AND LANDMARK ZONING OVERLAY WITH NO CHANGES TO ZONING USE. THE PROPOSED USE AS A PLACE OF BUSINESS FOR ARTISTIC GALLERY SPACE AND WORKSHOP LEARNING FOR CHILDREN AND ADULTS.

HOURS OF OPERATION:

CURRENTLY: SATURDAY - SUNDAY: 12 PM TO 6 PM. OR BY APPOINTMENT
PROJECTED: NO CHANGE - CURRENT HOURS OF OPERATION TO REMAIN



1 SITE PLAN
1" = 10'-0"



Berg + Moss Architects

BMA

Architect:

BERG + MOSS ARCHITECTS PC
473 MAIN STREET No. 1
BEACON, NY 12508
T: 845 831 1318
INFO@BERGMOSS.COM

Consultant:

NAME
ADDRESS
PHONE
EMAIL

ZONING ANALYSIS

PROJECT DESCRIPTION:
LOCATION: 269 MAIN STREET, BEACON, NY 12508
TAX MAP: 130200-6054-37-075738-0000
LOT AREA: .11 ACRES.
ZONING DISTRICT: CMS - CENTRAL MAIN STREET; HISTORIC DISTRICT AND LANDMARK OVERLAY ZONE
EXISTING USE: COMMERCIAL
PROPOSED USE: NO CHANGE

ZONING ANALYSIS		
ZONING DISTRICT	REQUIRED BY ORDINANCE	PROPOSED
	CMS: CENTRAL MAIN STREET; HISTORIC DISTRICT AND LANDMARK ZONING OVERLAY	
LOT AREA	.11 ACRES, (4,791.6 SF)	
STREET FRONTAGE	30 FT ON MAIN STREET	
USE GROUPS PERMITTED	RESI, BUSIN, RETAIL, SOCIAL	WORKSHOP/EXHIBITION SPACE
BUILDING FOOTPRINT	N/A	+/-502 SF ACCESSORY STRUCTURE
MAX LOT COVERAGE	N/A	TOTAL +/-3500 SF LOT COVERAGE
YARD REGULATIONS (SEC. 223-17C)		
MINIMUM LOT AREA:	N/A	NO CHANGE
MINIMUM LOT WIDTH:	N/A	50' - NO CHANGE
MINIMUM LOT DEPTH:	75FT	100' - NO CHANGE
SETBACK REGULATIONS (SEC. 223-17C)		
FRONT YARD SETBACK:	10 FT MIN	NO CHANGE
SIDE YARD SETBACK:	0 FT MIN	NO CHANGE
REAR YARD SETBACK:	20 FT MIN	NO CHANGE
HEIGHT REGULATIONS (SEC. 223-17C)		
MAX HEIGHT (STORIES):	3 STORIES / MAX 38 FT	NO CHANGE
LANDSCAPE REGULATIONS		
MIN OPEN SPACE:	10%	
PARKING REGULATIONS (SEC. 223-26)		
SPACES REQUIRED:	1 SPACE PER EACH 200 SF OF GFA, EXCLUDING UTILITY AREAS	(1/200 SF OF GFA) 3500/200 : 18 SPACES
ACCESSIBLE SPACES:		1 ACCESSIBLE SPACE

HATCHING PATTERNS

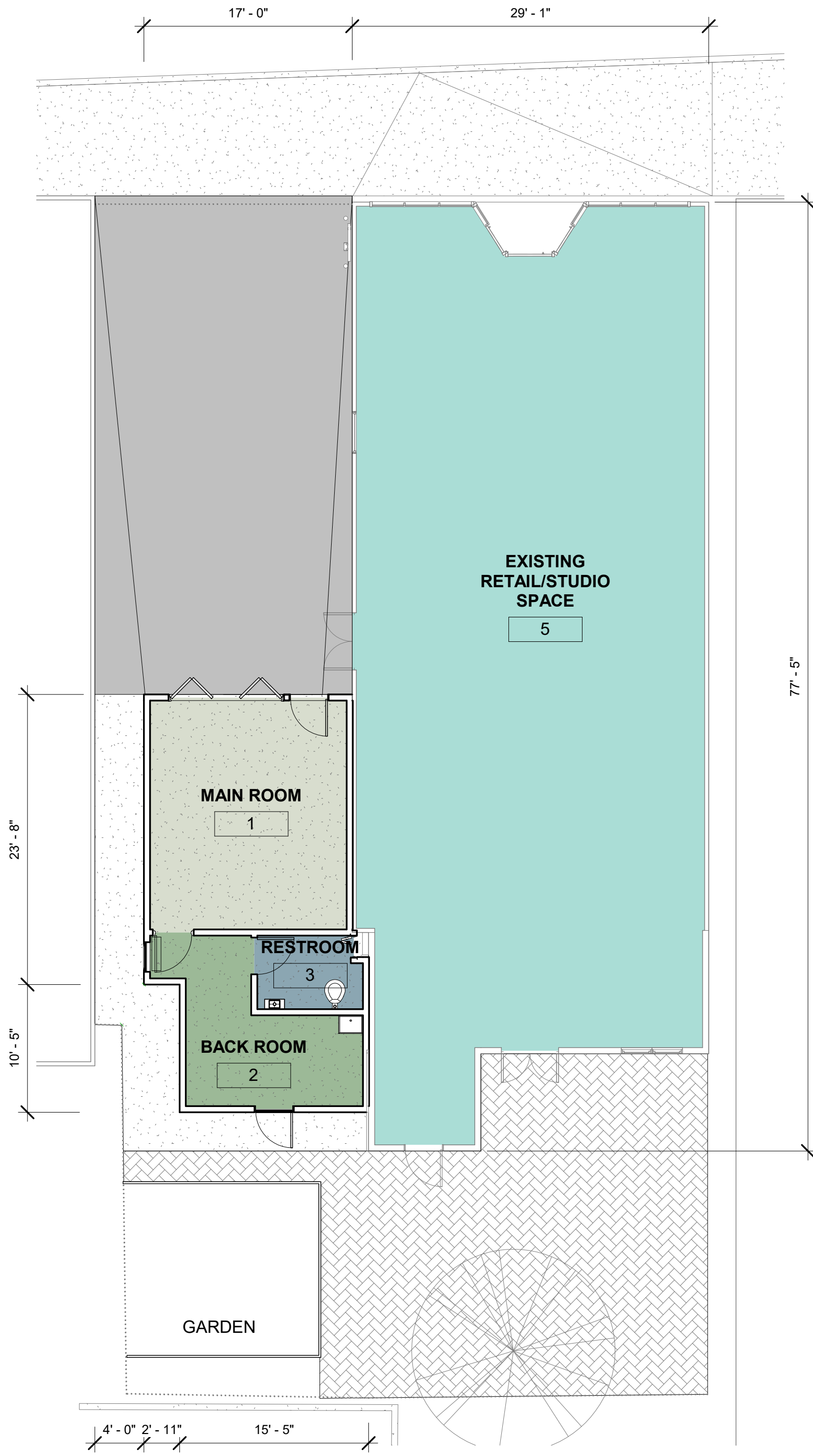
BELDEN 560 PAVERS

CONCRETE WALKWAY

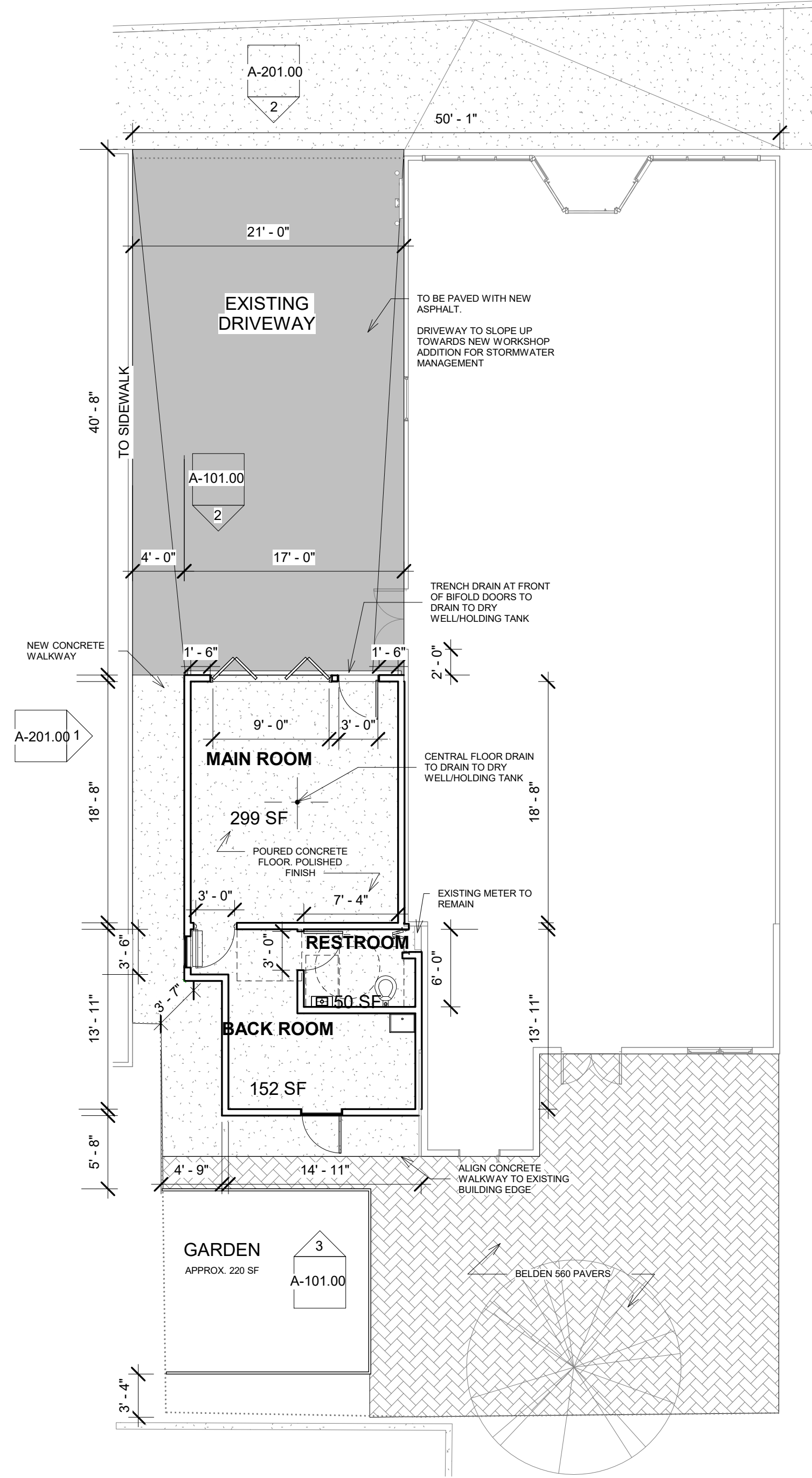
ASPHALT

BUILDING MASS

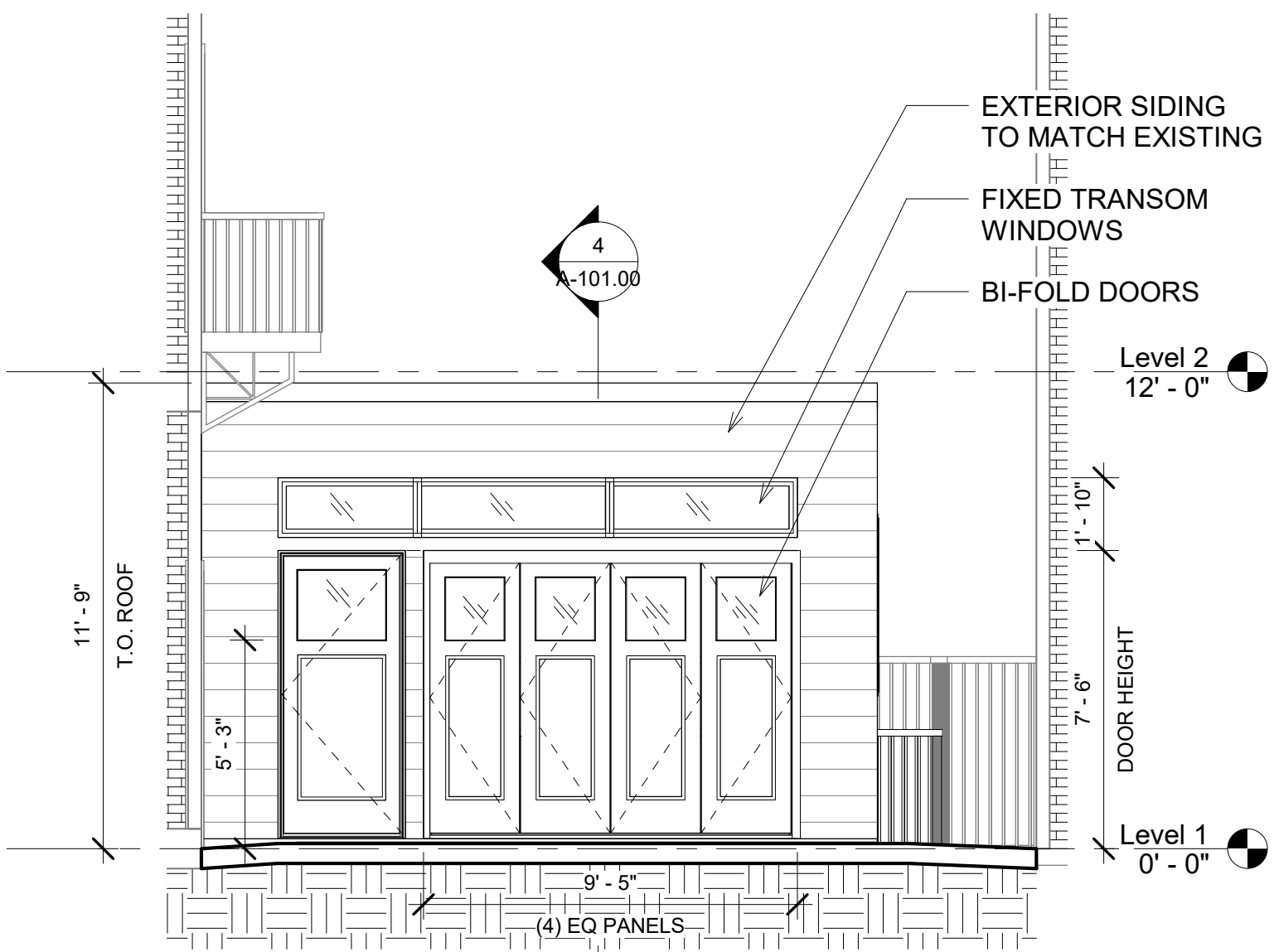
AREA SCHEDULE		
Name	Number	Area
MAIN ROOM	1	299 SF
BACK ROOM	2	152 SF
RESTROOM	3	50 SF
EXISTING RETAIL/STUDIO SPACE	5	2000 SF



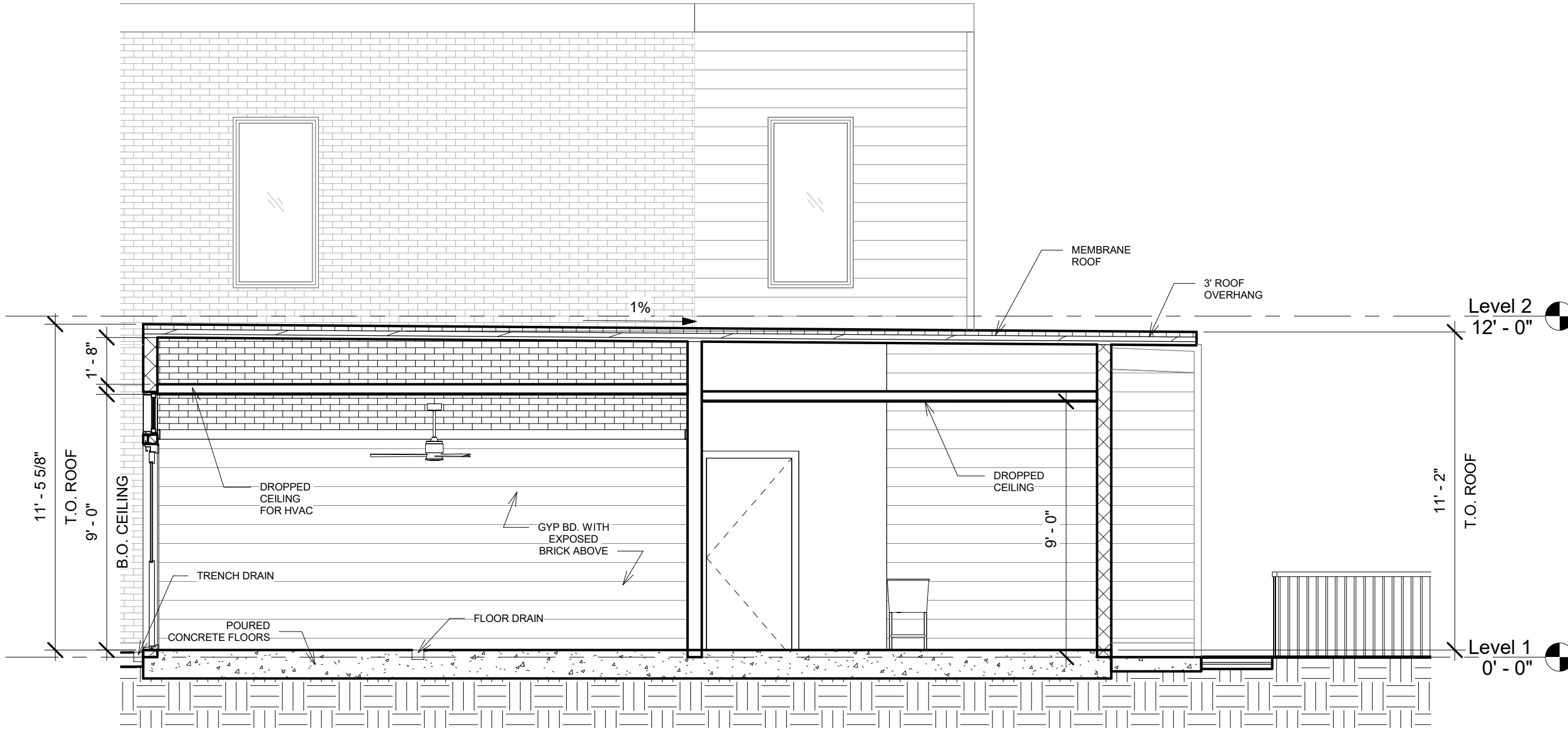
5 PROGRAM PLAN - LEVEL 1
1/8" = 1'-0"



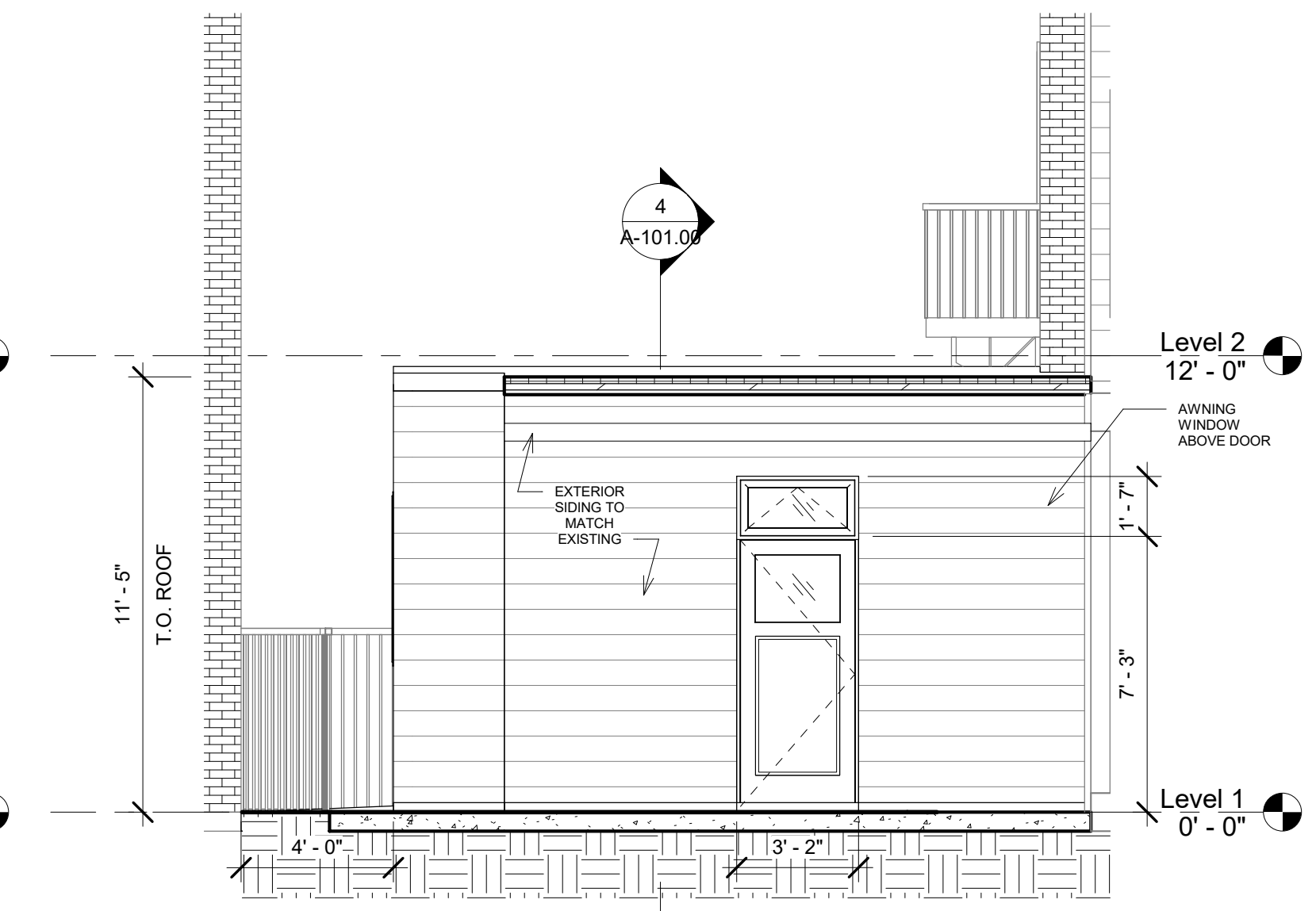
① Level 1
 $1/8" = 1'-0"$



② NORTH ELEVATION - NEW ADDITION
1/4" = 1'-0"



4 CROSS SECTION - NEW ADDITION
1/4" = 1'-0"



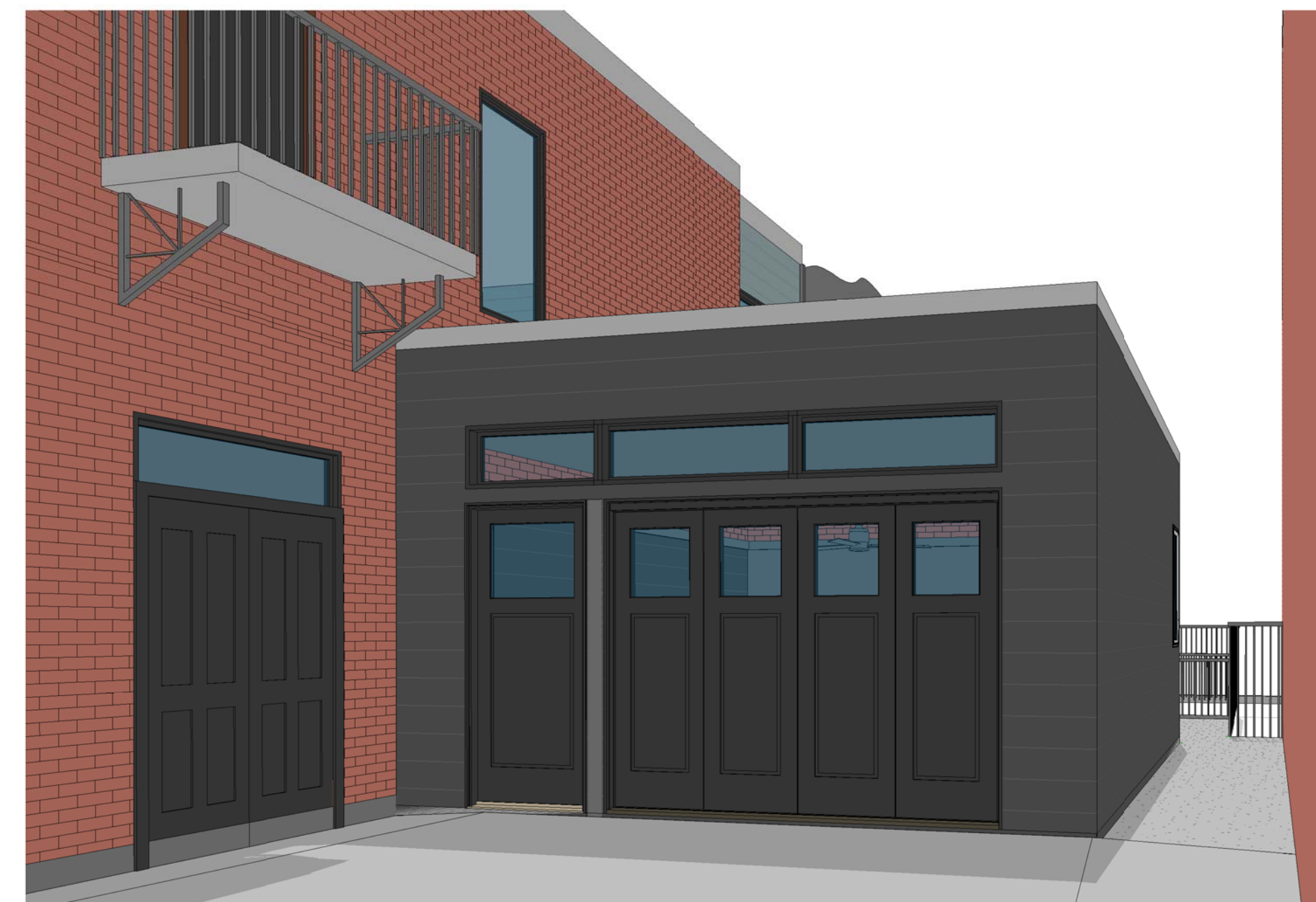
3 SOUTH ELEVATION - NEW ADDITION
1/4" = 1'-0"

 Farrow & Ball's Black Blue #95 Exterior Eggshell

HardiePlank 6-inch lap siding, smooth finish
in Iron Gray

California Paints Historic Color Palette in
Codman Claret, eggshell finish

Farrow & Ball's Purbeck Stone #275



4 FRONT ELEVATION



3 FRONT APPROACH



② NORTH ELEVATION
1/4" = 1'-0"



① WEST ELEVATION
1/4" = 1'-0"

BERG + MOSS ARCHITECTS PC
473 MAIN STREET No. 1
BEACON, NY 12508
T: 845 831 1318
INFO@BERGMOSS.COM

	DOB FILING	08.15.2020
NO.	REVISION/SUBMISSION NAME	DATE

THESE CAD FILES MAY NOT BE USED, DUPLICATED,
MODIFIED OR CHANGED IN ANY MANNER WITHOUT
THE WRITTEN CONSENT OF BERG + MOSS
ARCHITECTS PC. THE USER AND ITS AGENTS WILL
BE LIABLE FOR ANY UNAUTHORIZED USE,
DUPLICATION, MODIFICATION OR CHANGE.

469 MAIN STREET
BEACON, NEW YORK 12508

KEY PLAN

**PROJECT
NORTH**

DRAWING TITLE
ELEVATIONS

DRAWING NO

A-201.00

SEAL & SIGNATURE

DATE:	Issue Date
SCALE:	1/4" = 1'-0"
DWG BY:	Author
CHK BY:	Checker

City of Beacon Planning Board Agenda
11/10/2020

Title:

Review application for Special Use Permit, change from residential (rectory) to gallery, 61 Leonard Street, submitted by Beacon Historical Society (owner St. Joachim's Church)

ATTACHMENTS

[61 Leonard Street SUP Application.pdf](#)

[61 Leonard Street Full EAF.pdf](#)

[61 Leonard Street Site Plan.pdf](#)

APPLICATION FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANTName: Beacon Historical Society/Saint JoachimsAddress: 17 South Avenue / 2 Oak Street
Beacon NY 12508

Signature: _____

Date: _____

Phone: _____

(For Official Use Only)

Application & Fee Rec'd

Initial Review

PB Public Hearing

Sent to City Council

City Council Workshop

City Council Public Hearing

City Council Approve/Disapprove

Date Initials

10-27-20 EL11-10-20**IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL**Name: Chris Berg, RA, Berg + Moss ArchitectsAddress: 473 Main Street
Beacon, NY 12508Phone: 845-831-1318

Fax: _____

Email address: chris@bergmoss.com**IDENTIFICATION OF SUBJECT PROPERTY:**Property Address: 61 Leonard StreetTax Map Designation: Section 6054Block 30 Lot(s) 235786Land Area: 1.3 acresZoning District(s) R1-5**DESCRIPTION OF PROPOSED DEVELOPMENT:**Proposed Use: BusinessGross Non-Residential Floor Space: Existing 0Proposed approx. 2,622TOTAL: approx. 2,622Dwelling Units (by type): Existing 2Proposed 0TOTAL: 0**ITEMS TO ACCOMPANY THIS APPLICATION**

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

Chairman, City Planning Board

Date

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Saint Joachims Church

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

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

Applicant Address: 51 Leonard StreetProject Address: 61 Leonard StreetProject Tax Grid # 6054 30 235786Type of Application Special Use Permit

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

I, RICHARD SMITH, 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 n/a
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon n/a
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 ✓

Richard Smith

Signature of Owner

SECRET - TREASURER

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.)

—✓ES

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

—✓ES

FOR OFFICE USE ONLY

Application #

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

ENTITY DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.**IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:**

Name of Entity <i>Beacon Historical Society</i>	Address of Entity <i>17 S. AVE. BEACON, NY</i>
Place where such business entity was created <i>Beacon, NY</i>	Official Registrar's or Clerk's office where the documents and papers creating entity were filed <i>Dutchess County</i>
Date such business entity or partnership was created <i>1976</i>	Telephone Contact Information <i>845-831-0514</i>

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
DAVE LAPIS	558 RT 9D BEACON, NY	845-831-4898	PRESIDENT
ROBIN LUCAS	48 HOWLAND AV ROSEBORN, NY	845-831-7261	VICE PRESIDENT
MARK LUCAS	48 HOWLAND AV ROSEBORN, NY	845-831-7261	TREASURER
DANIEL MURPHY	17 FALLON AV	831-1877	SECRETARY

SECTION C. 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.

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SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐

YES

☒

NO

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C 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 F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES ☒ NO

Current Name	Other Names

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

SECTION I. 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. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted:

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	Residence or business address	Telephone number

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐

YES

☒

NO

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	Address

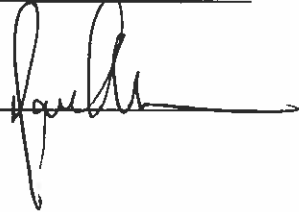
SECTION K. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES

☒ NO

I, MARK LUAS being first duly sworn, according to law, deposes and says that I am (Title) TREASURER, an active and qualified member of the Baron HENRY SOCIETY, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) MARK LUAS

(Signature) 

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: St. Joachim's Rectory Change of Use

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

	YES
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual or firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	X
LEGAL DATA	
Name and address of the owner of record.	X
Name and address of the applicant (if other than the owner).	X
Name and address of person, firm or organization preparing the plan.	X
Date, north arrow, and written and graphic scale.	X
NATURAL FEATURES	
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	
Approximate boundaries of any areas subject to flooding or stormwater overflows.	
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	
EXISTING STRUCTURES, UTILITIES, ETC.	
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	X
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	
Other existing development, including fences, retaining walls, landscaping, and screening.	X
Sufficient description or information to define precisely the boundaries of the property.	X
The owners of all adjoining lands as shown on the latest tax records.	X
The locations, names, and existing widths of adjacent streets and curb lines.	X
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the properties.	X

PROPOSED DEVELOPMENT	YES
The location, use and design of proposed buildings or structural improvements.	X
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	X
Any proposed division of buildings into units of separate occupancy.	X
The location, direction, power, and time of use for any proposed outdoor lighting.	X
The location and plans for any outdoor signs.	X
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	X
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	X
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	X
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	
Any contemplated public improvements on or adjoining the property.	X
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	X
Elevations of all proposed principal or accessory structures.	X
Any proposed fences or retaining walls.	X
MISCELLANEOUS	
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	X
Erosion and sedimentation control measures.	X
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	X
An indication of proposed hours of operation.	X
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	X

For all items marked "NO" above, please explain below why the required information has not been provided:

Items do not apply to a change of use

Applicant/Sponsor Name: ST. JOACHIMS

Signature: Ryann M. H.

Date: 10/27/2020

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Sponsor Information.

Name of Action or Project: Saint Joachims Rectoru Change of Use		
Project Location (describe, and attach a general location map): 61 Leonard Street, Beacon, NY 12508		
Brief Description of Proposed Action (include purpose or need): Change of Use from Residential (rectory) to Business (gallery)		
Name of Applicant/Sponsor: Saint Joachims Church		Telephone: 845-838-0915
		E-Mail:
Address: 2 Oak Street		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor, give name and title/role): Beacon Historical Society		Telephone: 845-831-0514
		E-Mail: gbarack@beaconhistorical.org
Address: 17 South Avenue		dcharash@optonline.net
City/PO: Beacon	State: NY	Zip Code: 12508
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☒ Yes ☐ No or Village Board of Trustees		
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission		
c. City Council, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☐ Yes ☒ No		
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☐ Yes ☒ No		
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No	
- If Yes, complete sections C, F and G. - If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No	
If Yes, identify the plan(s):	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No	
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance?
If Yes, what is the zoning classification(s) including any applicable overlay district?

☒ Yes ☐ No

R1-5 with Historic District overlay

b. Is the use permitted or allowed by a special or conditional use permit?

☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action?

☐ Yes ☒ No

If Yes,

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

C.4. Existing community services.

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

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

Beacon

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

Beacon

d. What parks serve the project site?

n/a

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 0 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? 0 acres

c. Is the proposed action an expansion of an existing project or use?

☐ Yes ☒ No

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

d. Is the proposed action a subdivision, or does it include a subdivision?

☐ Yes ☒ No

If Yes,

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

ii. Is a cluster/conservation layout proposed?

☐ Yes ☒ No

iii. Number of lots proposed?

iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will proposed action be constructed in multiple phases?

☐ Yes ☒ No

i. If No, anticipated period of construction: months

ii. If Yes:

- Total number of phases anticipated

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

- Anticipated completion date of final phase month year

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

f. Does the project include new residential uses?

☐ Yes ☒ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?

☐ Yes ☒ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

☐ Yes ☒ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

☒ Yes ☐ No

If Yes:

i. What is the purpose of the excavation or dredging? new footings for a ramp

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials?

☐ Yes ☒ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting?

☐ Yes ☒ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?

☐ Yes ☒ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

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

☐ Yes ☒ No

If Yes, describe:

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

☐ Yes ☒ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

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

☐ Yes ☒ No

If Yes:

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

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

☐ Yes ☐ No

If Yes:

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

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

☐ Yes ☐ No

If Yes:

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

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

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

☐ Yes ☐ No

If, Yes:

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

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

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

d. Will the proposed action generate liquid wastes?

☐ Yes ☒ No

If Yes:

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

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

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

☐ Yes ☐ No

If Yes:

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

- Do existing sewer lines serve the project site?
- Will line extension within an existing district be necessary to serve the project?

☒ Yes ☐ No☐ Yes ☒ No

If Yes:

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

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?

☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?

☐ Yes ☒ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties?

☐ Yes ☐ No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?

☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?

☐ Yes ☒ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?

☐ Yes ☒ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)

☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

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

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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

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

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

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

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

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

If Yes:

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

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

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

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

i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ by appointment • Saturday: _____ 10-3 • Sunday: _____ • Holidays: _____ varies
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ YES ☒ NO If yes: i. Provide details including sources, time of day and duration: _____	
ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☒ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally describe proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation: _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

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

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

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

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☒ No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

- ☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation?

☐ Yes ☒ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?

☒ Yes ☐ No

If Yes,

i. Identify Facilities:

Hudson Hills Montessori School, Saint Joachim's School

e. Does the project site contain an existing dam?

☐ Yes ☒ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?

☐ Yes ☒ No

If Yes:

i. Has the facility been formally closed?

☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?

☐ Yes ☒ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?

☐ Yes ☒ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:

☐ Yes ☐ No

☐ Yes – Spills Incidents database

Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database

Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?

☐ Yes ☒ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: _____ • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☒ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name ST. JOACHIM

Date

10/27/2020

Signature

Regina M.

Title

SELF - TREASURER

PRINT FORM

BEACON HISTORICAL SOCIETY

AT THE ST. JOACHIM RECTORY,
61 LEONARD ST,
BEACON, NEW YORK 12508

PLANNING BOARD REVIEW - 10.27.2020

GENERAL NOTES

LOCATION:

61 LEONARD STREET, BEACON, NY 12508

TAX MAP:

130200-6054-30-235786-0000

DEED REFERENCE:

BOOK: 0226, PAGE: 0128

OWNER OF RECORD:

ST JOACHIM'S CHURCH
51 LEONARD STREET
BEACON NY 12508

APPLICANT:

BEACON HISTORICAL SOCIETY
17 SOUTH AVENUE
BEACON, NY 12508

ZONING DISTRICT:

R1-5: RESIDENTIAL; HISTORIC DISTRICT AND LANDMARK ZONING OVERLAY

PROPOSED USE:

LB - LOCAL BUSINESS

NARRATIVE:

CONVERSION OF AN EXISTING RESIDENTIAL THREE-STORY PLUS BASEMENT AND ATTIC NON-SPRINKLERED, CURRENTLY ZONED AS RESIDENTIAL TO BE CHANGED TO BUSINESS OCCUPANCY. THE PROPOSED USE AS A PLACE OF BUSINESS FOR HISTORIC AND CULTURAL LEARNING INSTRUCTION FOR CHILDREN AND ADULTS.

HOURS OF OPERATION:

CURRENTLY
N/A - USED AS HOUSING

PROJECTED
TUESDAY - SATURDAY: 10 AM TO 3 PM
OCCASIONAL BOARD MEETINGS & SPECIAL EVENTS
3-5 PER MONTH, EVENINGS 7-10PM



OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON, STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, LEGENDS AND DATA AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

OWNER

DATE

DRAWING LIST			NEW ISSUE	REVISED ISSUE	ISSUED WITH NO CHANGES
Sheet No.	Rev.	Drawing Title	Issue 1 - 10.27.20		
			Issue Date 2		
G-000.00		GENERAL NOTES			
A-001.00		SITE PLAN			
A-101.00		PROPOSED PLAN			

ZONING ANALYSIS		
ZONING DISTRICT	REQUIRED BY ORDINANCE	PROPOSED
	R1-5: RESIDENTIAL; HISTORIC DISTRICT AND LANDMARK ZONING OVERLAY	
LOT AREA	1.3 ACRES, (56,628 SF)	
STREET FRONTAGE	45 FT ALONG LEONARD STREET	
USE GROUPS PERMITTED	R1, RD, T	LB*
BUILDING FOOTPRINT	N/A	1,554 SF - NO CHANGE
MAX LOT COVERAGE	N/A	NO CHANGE
YARD REGULATIONS (SEC. 223-17C)		
MINIMUM LOT AREA: MINIMUM LOT WIDTH: MINIMUM LOT DEPTH:	5,000 SF 50 FT 100FT	NO CHANGE 245' - NO CHANGE 220' - NO CHANGE
SETBACK REGULATIONS (SEC. 223-17C)		
FRONT YARD SETBACK: SIDE YARD SETBACK: REAR YARD SETBACK:	15 FT MIN 10 FT MIN 20 FT MIN	NO CHANGE NO CHANGE NO CHANGE
HEIGHT REGULATIONS (SEC. 223-17C)		
MAX HEIGHT (STORIES):	2.5 STORIES / MAX 35 FT	NO CHANGE
LANDSCAPE REGULATIONS		
PARKING REGULATIONS (SEC. 223-26)		
SPACES REQUIRED: ACCESSIBLE SPACES:	2 SPACES FOR EACH DWELLING -	(1/200 SF OF GFA) 1554/200 : 8 SPACES 1 ACCESSIBLE SPACE
*VARIANCE REQUIRED FOR USE REGULATIONS		

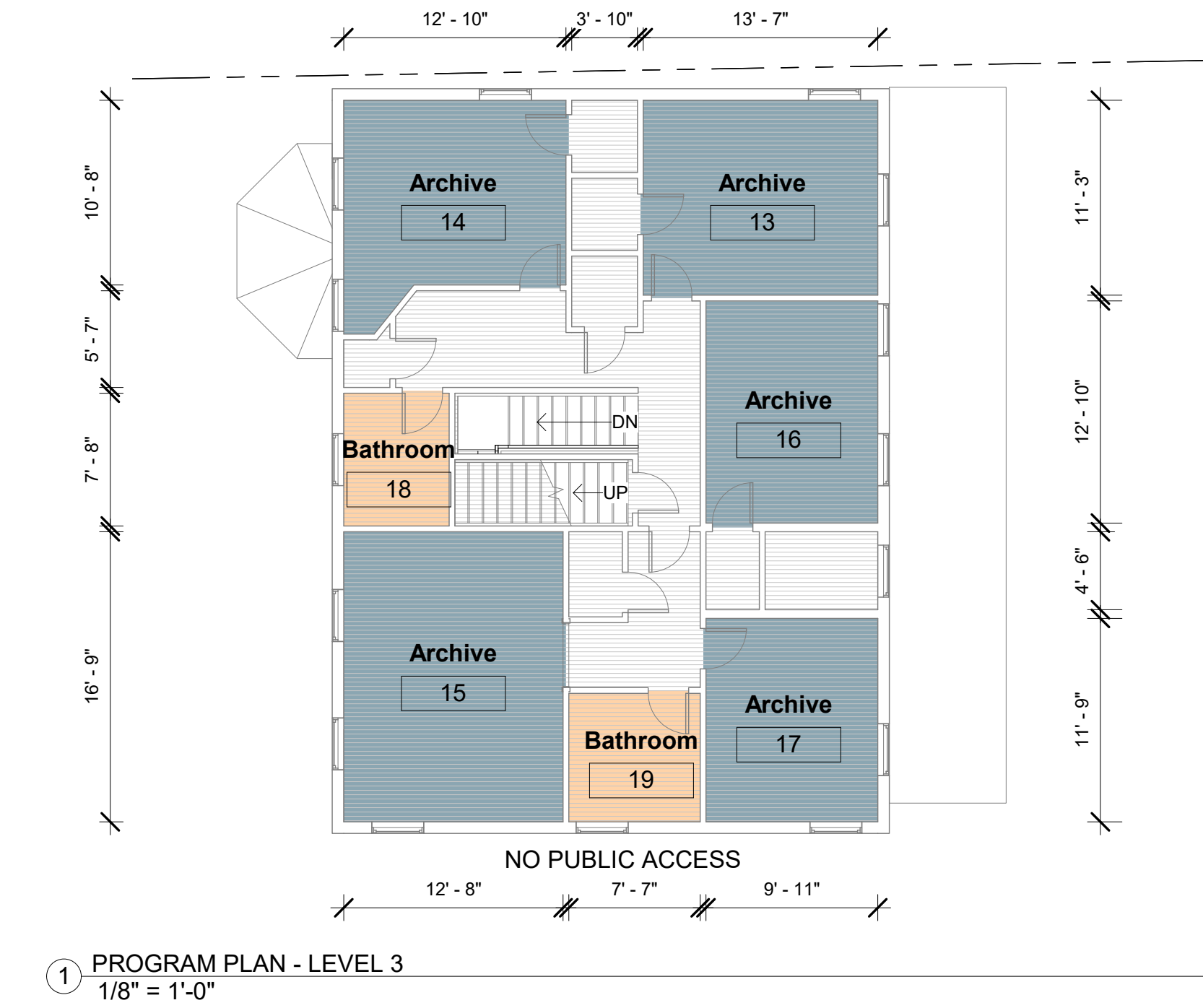
PLANNING BOARD APPROVAL

RECOMMENDED FOR APPROVAL BY THE CITY OF BEACON PLANNING BOARD ON THE DAY OF 2020.

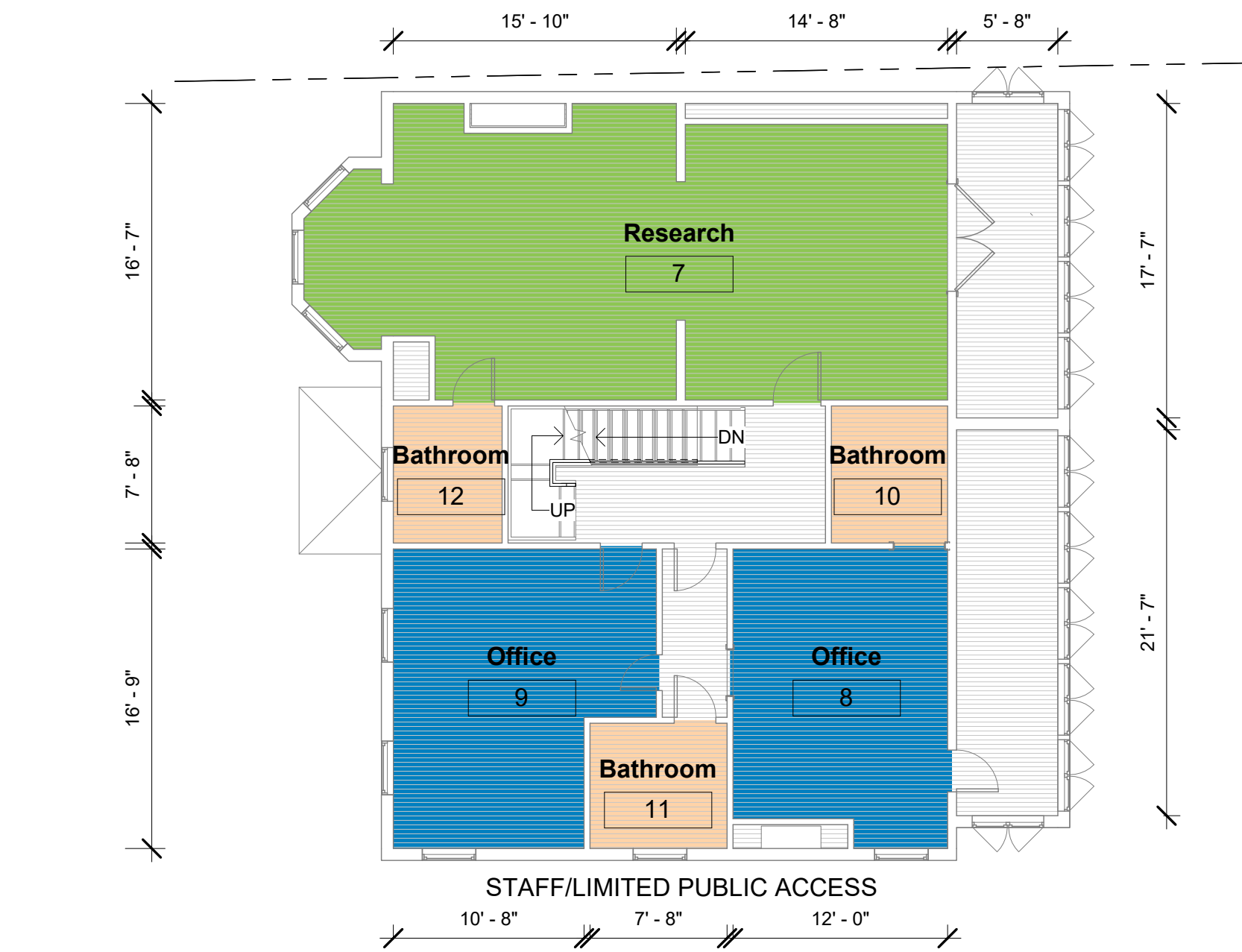
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS OF REVISIONS TO THE PLAT AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRMAN

DATE



1 PROGRAM PLAN - LEVEL 3
1/8" = 1'-0"

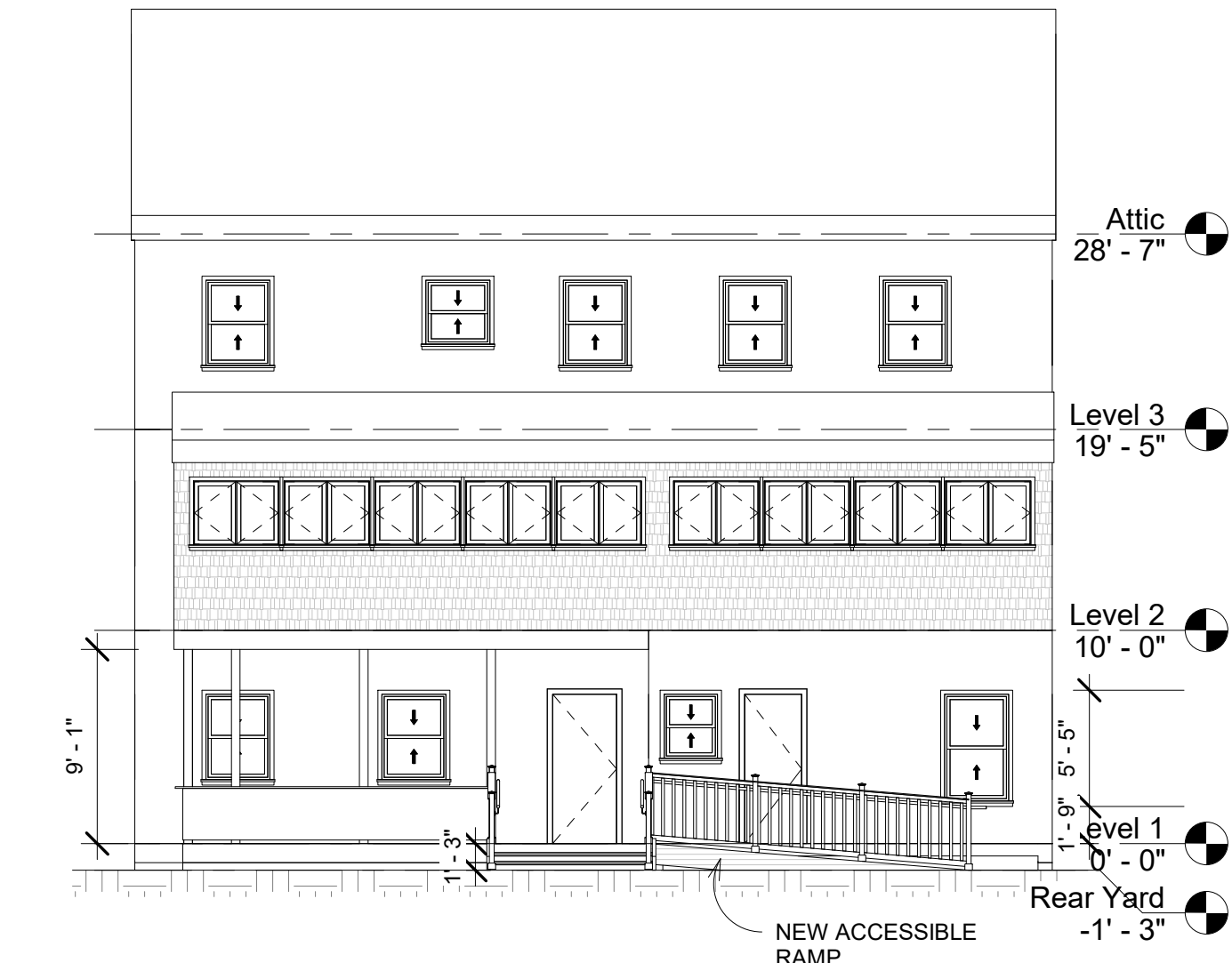


2 PROGRAM PLAN - LEVEL 2
1/8" = 1'-0"



3 PROGRAM PLAN - LEVEL 1
1/8" = 1'-0"

New Room Schedule			
Level	Name	Number	Area
Level 1	Restroom	1	48 SF
Level 1	Gallery	2	292 SF
Level 1	Kitchen	3	245 SF
Level 1	Gallery	4	265 SF
Level 1	Gallery	5	230 SF
Level 1	Foyer	6	206 SF
Level 2	Research	7	516 SF
Level 2	Office	8	190 SF
Level 2	Office	9	217 SF
Level 2	Bathroom	10	50 SF
Level 2	Bathroom	11	54 SF
Level 2	Bathroom	12	47 SF
Level 3	Archive	13	152 SF
Level 3	Archive	14	145 SF
Level 3	Archive	15	212 SF
Level 3	Archive	16	127 SF
Level 3	Archive	17	117 SF
Level 3	Bathroom	18	47 SF
Level 3	Bathroom	19	56 SF



4 EAST ELEVATION
1/8" = 1'-0"

Berg + Moss Architects

BMA

Architect:

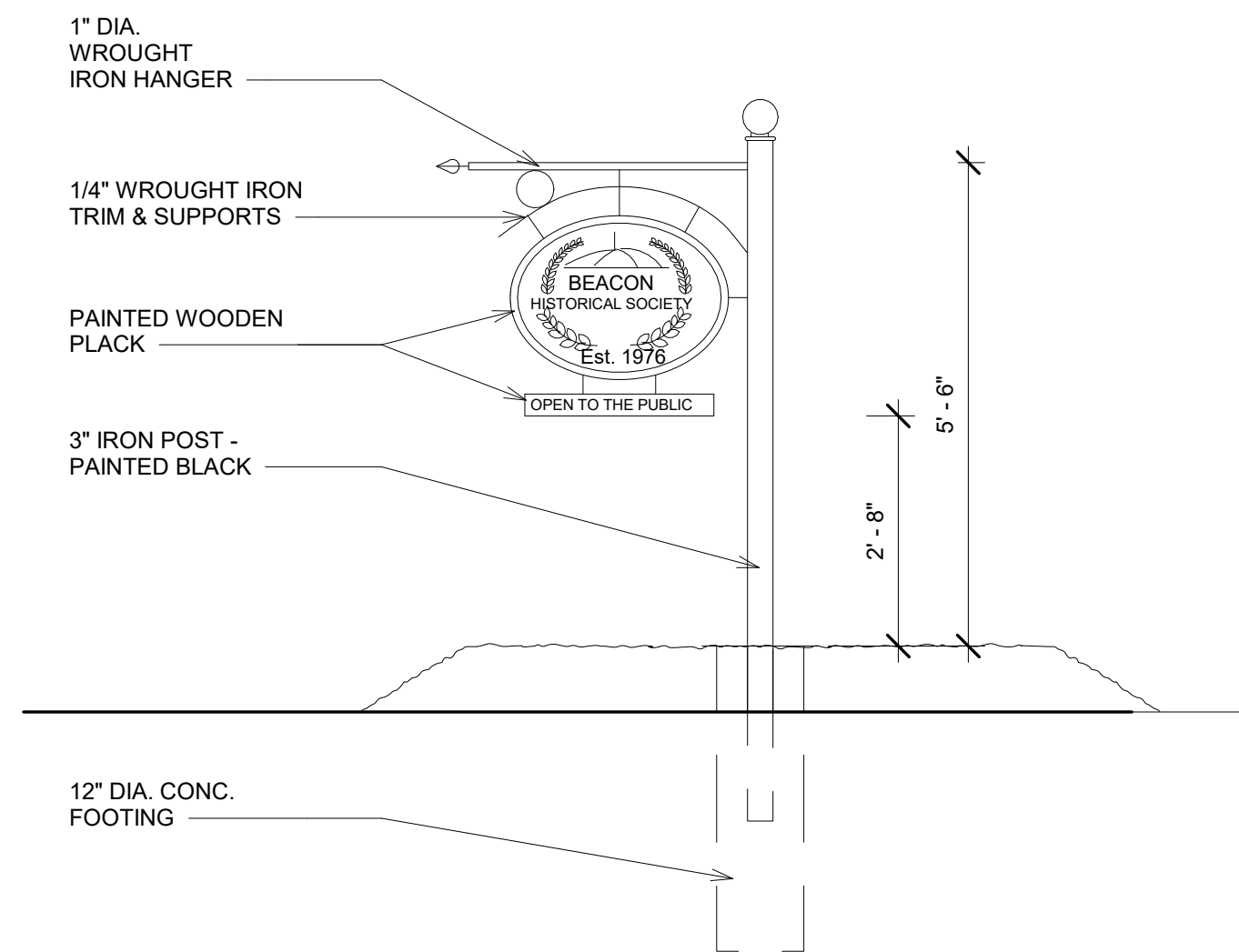
BERG + MOSS ARCHITECTS PC
473 MAIN STREET No. 1
BEACON, NY 12508
T: 845 831 1318
INFO@BERGMOSS.COM

Consultant:

NAME
ADDRESS
PHONE
EMAIL



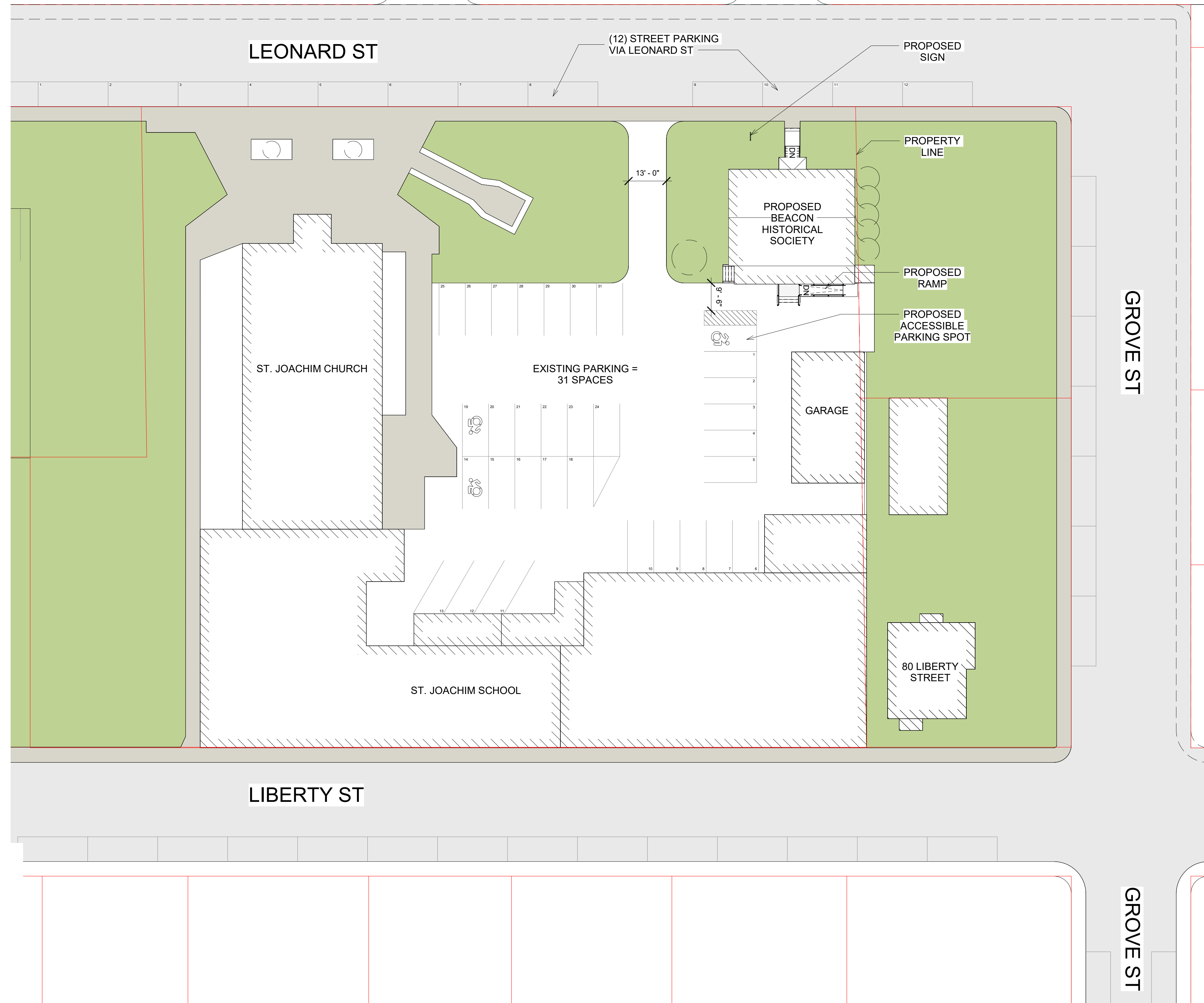
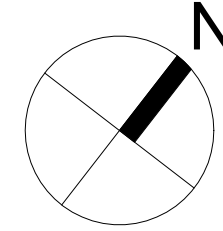
Existing Photos
1/16" = 1'-0"



② Sign Detail
1/2" = 1'-0"

ZONING INFORMATION

PROJECT DESCRIPTION:
LOCATION: 61 LEONARD STREET, BEACON, NY 12508
TAX MAP: 130200-6054-30-235786-0000
LOT AREA: 1.3 ACRES, (56,628 SF)
ZONING DISTRICT: R1-5: RESIDENTIAL; HISTORIC DISTRICT AND LANDMARK ZONING OVERLAY
EXISTING USE: SINGLE-FAMILY
PROPOSED USE: LOCAL BUSINESS (LB)



BMA

BERG + MOSS ARCHITECTS PC
473 MAIN STREET No. 1
BEACON, NY 12508
T: 845 831 1318
INFO@BERGMOSS.COM

[illegible]

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BEACON
HISTORICAL
SOCIETY

61 LEONARD ST,
BEACON, NEW YORK 12508

KEY PLAN



DRAWING TITLE

SITE PLAN

DRAWING NO.

A-001.00

SEAL & SIGNATURE

DATE:	Issue Date
SCALE:	As indicated
DWG BY:	Author
CHK BY:	Checker

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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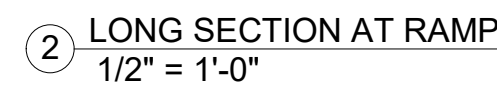
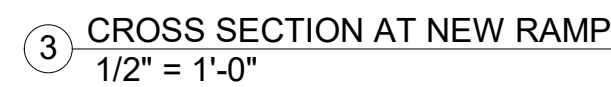
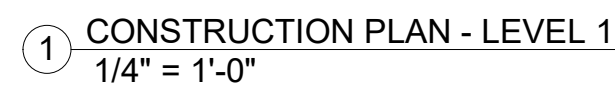
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MODIFIED OR CHANGED IN ANY MANNER WITHOUT
THE WRITTEN CONSENT OF BERG + MOSS
ARCHITECTS PC. THE USER AND ITS AGENTS WILL
BE LIABLE FOR ANY UNAUTHORIZED USE,
DUPLICATION, MODIFICATION OR CHANGE.

61 LEONARD ST,
BEACON, NEW YORK 12508

DATE:	Issue Date
SCALE:	As indicated
DWG BY:	Author
CHK BY:	Checker



City of Beacon Planning Board Agenda
11/10/2020

Title:

Zoning Board of Appeals - November Meeting

ATTACHMENTS

**City of Beacon Planning Board Agenda
11/10/2020**

Title:

River Ridge Pocket Park

ATTACHMENTS

City of Beacon Planning Board Agenda
11/10/2020

Title:

Certificate of Appropriateness - 2 Tioronda Avenue

ATTACHMENTS

[2 Tioronda Avenue Exhibit B - Building Permit & Building Permit Application.pdf](#)

[2 Tioronda Avenue Floor Plan.pdf](#)

[2 Tioronda Avenue Revised Plans.pdf](#)

[2 Tioronda Avenue Cover Letter.pdf](#)

[2 Tioronda Avenue Exhibit A - Images.pdf](#)

This permit is granted on the express condition that all work done hereunder shall in all respects conform to the requirements of the New York State Uniform Fire Prevention and Building Code and the plans and specification submitted to the Building Department.



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

NO. 2020-0068

Building Permit

Issued Date: **5/18/2020**
Expiration Date: **5/18/2022**

Construction Address: **2 Tioronda Ave**
SBL: **6054-37-086717** **268 Main Street**
Owner's Name **Seven and One Development**
& Address **268 Main Street**

Beacon NY 12508

Applicant: **Seven and One Development**

Permit to Commence the Following Work:

Gut renovation to include new electric, plumbing, heating and insulation.

CONTRACTORS

Fees:

BUILD	\$335.00
Total:	\$335.00

Approved _____

Work must begin within 6 (six) months from date of issue. Permit expires 2 (two) years from date of issue. Occupancy in whole or part of building without a Certificate of Occupancy is prohibited by law.



City of Beacon Building Department

2 Tiopenda Ave

INSTRUCTIONS

- a. This application must be complete and legible and submitted to the Building Inspector.
- b. Plot plan showing location of lot and of buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by one digital and two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of work to be performed, the materials and equipment to be used and installed, and details of structural, mechanical, electrical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of a Building Permit.
- e. Upon approval of this application, the Building Department will issue a Building Permit to the applicant/owner together with approved, duplicate set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises available for inspection throughout the progress of the work.
- f. All electrical work to be done by an electrician licensed to work in the City of Beacon and shall comply with the City of Beacon Code and National Electric Code.
- g. All plumbing work to be done by a plumber licensed to work in the City of Beacon and shall comply with the City of Beacon Code and the New York State Uniform Fire Prevention and Building Code.
- h. All work to be done in accordance with the plans and specifications and no person shall make any change in said plans and specifications without the written consent of the Building Department.
- i. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy or Certificate of Compliance shall have been granted by the Building Department.
- j. At the Building Inspector's discretion, a certified "as built" plot plan may be required before a Certificate of Occupancy is issued.
- k. An Affidavit of final cost may be required prior to the issuance of a Certificate of Occupancy or Certificate of Compliance.

***PLEASE NOTE: ALONG WITH ALL REQUIRED INSPECTIONS THE OWNER, APPLICANT OR CONTRACTOR IS RESPONSIBLE TO SCHEDULE A FINAL INSPECTION TO CLOSE OUT THE PERMIT.**



City of Beacon Building Department

ALL ITEMS REQUIRED FOR PERMIT PROCESS MUST BE INCLUDED OR APPLICATION WILL NOT BE ACCEPTED (NO EXCEPTION)

1. *A complete application signed by the owner.*
2. *An application for a Certificate of Occupancy/Compliance.*
3. *Completed Application Processing Restriction law affidavit.*
4. *Completed Individual/Entity Disclosure Form.*
5. ***One digital set of plans and specifications only if plans are larger than 11" x 17" and two complete sets of plans and specifications are required for the construction or alteration of buildings or structures, signed and sealed by a registered architect or professional engineer.***
6. *Satisfactory proof consisting of a Certificate of Insurance, indicating that Workers' Compensation has been secured for all employees. Homeowners may submit an appropriate affidavit in lieu thereof (New York State Worker's Compensation Law, Section 56 form BP-1.)*

Contractors that are not required to provide Workers Compensation insurance may apply to the New York State Workers' Compensation Board for form CE-200 (These exemption forms can only be used to attest to a government entity that an applicant requesting a permit, license or contract from that government entity is not required to carry NYS Workers' Compensation and/or disability benefits insurance).

Link to NYS Workers Compensation Board for CE-200 Form:

http://www.wcb.ny.gov/content/ebiz/wc_db_exemptions/wc_db_exemptions.jsp

7. *A Dutchess County Real Property Tax Service Agency Address Request Form is required for construction on a vacant lot (request form from Building Department)*

Other Building Department Fees

Storage Tanks	Remove and or install
Up to 500 Gallon	\$75
500-1100 Gallon	\$125
1100-5000 Gallon	\$250
5000 Gallon	\$350

(please note: fee is per removal and per installation - so if you remove and install up to 500 gallon tank fee is \$150)

Plumbing Reciprocal License (Separate Application)	\$350
Plumbing Permit (Separate Application)	\$20 Application plus \$7.50 per fixture

HVAC Permit (Heating and Air Conditioning) (Separate Application)	\$100 (\$50 application fee and \$50 certification compliance)
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Plumbing Reciprocal License (Separate Application)	\$350
Electrical Work Permit (Separate Application)	Up to \$500 = \$20 \$500 - \$1,500 = \$30.00 \$1,500 - \$3,500 = \$40.00 > \$3,500 = \$50.00

Fire Suppression systems/equipment	
Fire Alarm System/equipment (installation or modification)	1.5% of approved cost

BUILDING DEPARTMENT FEE SCHEDULE

<i>Application Fee for all permits unless otherwise noted</i>	\$50
<i>Certificates of Occupancy and Certificates of Compliance (in conjunction with a permit unless otherwise noted)</i>	\$50
<i>Refund (prior to commencement of work)</i>	1/2 of permit fee

*Occupancy use classification as set forth in the NYSBC.
Fee based on gross sq. ft. including utility, storage and basement area.*

Residential

1 & 2 Family Homes (New and Additions) (all finished areas including basement)	.50/sq. ft.
Renovation/Alteration	.25/sq. ft.
Structural Repair (that does not constitute renovation/alteration)	\$5/\$1,000 of Est. Cost
Carport	\$50
Garage (1 story)	.35/sq. ft.
Garage (2 story)	.45/sq. ft.
Pool - in ground	\$50
Pool - above ground	\$30
Deck/Porch	.25/sq. ft.
Covered/Enclosed Deck/Porch	.35/sq. ft.
Solar Panels	\$5/\$1,000 of Est. Cost
Miscellaneous work (does not constitute renovation/alteration)	\$5/\$1,000 of Est. Cost
Demolition	\$50/1,000 sq. ft. or part there of
Renewal - max 1 yr extension	\$35

Commercial

All - 'R' occupancy	\$50 per unit + .60/sq. ft.
All - B,M,	.75/sq. ft. up to 5,000 sq. ft. plus .30 sq. ft. over 5,000 sq. ft.
All = S,U,	.40/sq. ft. up to 5,000 sq. ft. plus .20/sq. ft. over 5,000 sq. ft.
All - A,F,E,H,I	\$1/sq. ft. up to 5,000 sq. ft. plus .50/sq. ft. over 5,000 sq. ft.
Renovation/alteration	one half of "new construction" cost set forth herein.
Structural Repair (that does not constitute renovation/alteration)	\$5/\$1,000 of Est. Cost
Demolition	\$100 plus .01 per sq. ft.
Renewal - maximum one (1) year extension	\$100 plus 1% of original BP fee



*City of Beacon
Building Department*

**APPLICATION FOR CERTIFICATE OF OCCUPANCY
OR CERTIFICATE OF COMPLIANCE**

DATE: 5/6/2020

The undersigned requests that a Certificate of Occupancy be issued pursuant to

BUILDING PERMIT _____

CHANGE IN USE _____

OWNER Seven & One Developments LLC

APPLICANT Nidal Hassen

LOCATION 2 Tioronda Ave Beacon, NY 12508

SECTION _____ BLOCK _____ LOT _____

PERMITTED USE: _____

Signature of Owner

5 Autumn Chase Drive

Address

Hopewell Junction, NY 12533

FEE: \$50.00

APPROVED: _____

Building Inspector

DATE APPROVED: _____



City of Beacon Building Department

APPLICATION PROCESSING RESTRICTION LAW Affidavit of Property Owner

Property Owner: Seven & One Developments LLC
(Applicant)

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

Nidal Hassen (100%)

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

68 Grace St, 91 Teller Ave, 40 Hillside Rd, 1292 Route 9D

Applicant Address: 5 Autumn Chase Dr. Hopewell Junction NY 12533

Project Address: 2 Tioponda Ave Beacon, NY

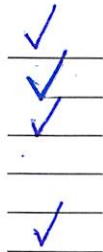
Project Tax Grid #:

Type of Application: Building Permit

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

I, Nidal Hassen, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.
(Check statements that are **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 in the City of Beacon.
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon.
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current.



Signature of Owner

sole owner

Title if owner is corporation

Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

NO YES Initial

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • <http://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 A

Name of Applicant: Nidal Hassen

Address of Applicant: 5 Autumn Chase Dr. Hopewell Junction, NY 12533

Telephone Contact Information: 510-301-0701

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.
Seven & One Developments LLC	268 Main St Beacon, NY 12508	510-301-0701	08/09/2019 Lyons & Supple	08/09/2019 5 cliff st Lyons & Supple Beacon, NY 12508

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

(Print) Nidal Hassen

(Signature) 

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOIN VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity <i>Seven & One Developments LLC</i>	Address of Entity <i>268 Main St Beacon, NY 12508</i>
Place where such business entity was created <i>Lall & Associates, P.C 101-13 101st Ave Ozone Park, NY 11416</i>	Official Registrar's or Clerk's office where the documents and papers creating entity were filed <i>Dutchess County Clerks office</i>
Date such business entity or partnership was created <i>04/20/2015</i>	Telephone Contact Information <i>510-301-0701</i>

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest in or with the above referenced Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Nidal Hassen	5 Autumn Chase Dr Hopewill Junction, NY 12583	510-301-0701	Real Estate

SECTION C. 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.
Seven & One Developments LLC	268 Main St Beacon, NY 12508	510-301-0701	08/09/2019 Lyons & Supple	08/09/2019 5 Cliff St Lyons & Supple Beacon, NY 12508

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐ YES ☒ NO

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C 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 F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES ☒ NO

Current Name	Other Names

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address

SECTION H. 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 I. 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, Nidal Hassen being first duly sworn, according to law, deposes and says that I am (Title) sole owner, an active and qualified member of the Seven & One Developments LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Nidal Hassen

(Signature) [Signature]



City of Beacon Building Department

Application for Building Permit

Approved: _____ 20 _____

Disapproved: _____ 20 _____

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code for the construction of buildings, additions or alterations, the installation of equipment or systems, or for removal or demolition, as herein described. The applicant/owner agrees to comply with all applicable laws, ordinances and regulations. Owner/applicant agrees not to occupy or use in whole or part any building or item covered under this application until a Certificate of Occupancy or Certificate of Compliance has been issued.

(Signature of owner)

Applicant Name Nidal Hassen Phone 510-301-0701

Address 5 Autumn chase DR. Hopewell Junction, NY 12533

Location of Construction or Use 2 Tiokonda Ave Beacon, NY 12508

Tax Grid Number _____

Owner Name Seven & one Developments LLC Phone 510-301-0701

Address 268 Main St Beacon, NY 12508

NATURE OF PROPOSED WORK:

☐ RESIDENTIAL

☒ COMMERCIAL

☐ Structure is located in a Flood Plain

☒ Structure is not located in a Flood Plain

_____ Construction of New Building _____ sq. ft.	_____ Addition to Existing Building _____ sq. ft.
☒ Repair to Existing Building <u>940</u> sq. ft.	_____ Alteration _____ sq. ft.
_____ Conversion – Change in Use _____ sq. ft.	☒ Demolition <u>450</u> sq. ft.
_____ Garage, Attached _____ sq. ft.	_____ Garage, Detached _____ sq. ft.
_____ Deck/Porch (enclosed, covered) _____ sq. ft.	_____ Deck/Porch (open) _____ sq. ft.
_____ Above Ground Pool _____	_____ In-Ground Pool _____
_____ Electrical Installation _____	_____ Other _____

ESTIMATED COST OF CONSTRUCTION: 30,000.00

Description of Work Gut out interior walls, new electric, new plumbing, new heating
insulate, sheetrock, paint, hardwood flooring, bathroom tiles, kitchen cabinets, doors
appliances, case & base mouldings, new siding, windows, and roof

Size of Structure (dimensions): 23.1 x 21.2 Square Footage: 940

Height: _____ Number of Stories: 2 Number of Dwelling Units: 2

No. of Bedrooms: 1 No. of Bathrooms: 2.5

Contractor Information

Contractor Name: Nidal Hassen Phone: 510-301-0701

Address: 5 Autumn Chase DR. Hopewell Junction, NY 12533

Licensed Plumber: _____ Phone: _____

Address: _____

Licensed Electrician: _____ Phone: _____

Address: _____

Heating Contractor: Customized Climate Control Phone: _____

Address: _____

Building Department use only:

Application Fee:		=	<u>\$50.00</u>
Certificate of Occupancy:	\$50.00 if applicable	=	_____
Fee: Building Permit Schedule		=	_____
<u>TOTAL FEE</u>		=	_____



The plans and specifications herein are intended for the subject project ONLY as a result of Contractual Negotiations between the building, the client and Burns Engineering Services, P.C. These plans and specifications shall be the subject of a copyright notice and may not be reprinted or used for any other project without the written authority of Burns Engineering Services, P.C.

EXISTING ELEVATIONS
FOR 2 TIORONDA AVENUE
(Tax Id. #6054-37-086717)
CITY OF BEACON, NEW YORK, DUTCHESS COUNTY

Burns Engineering Services, P.C.
58 Teller Ave.
Beacon, NY 12508
8Burns@BurnsEngineeringServices.com
(845) 446-3310
Fax (845) 446-7543

Sheet Title

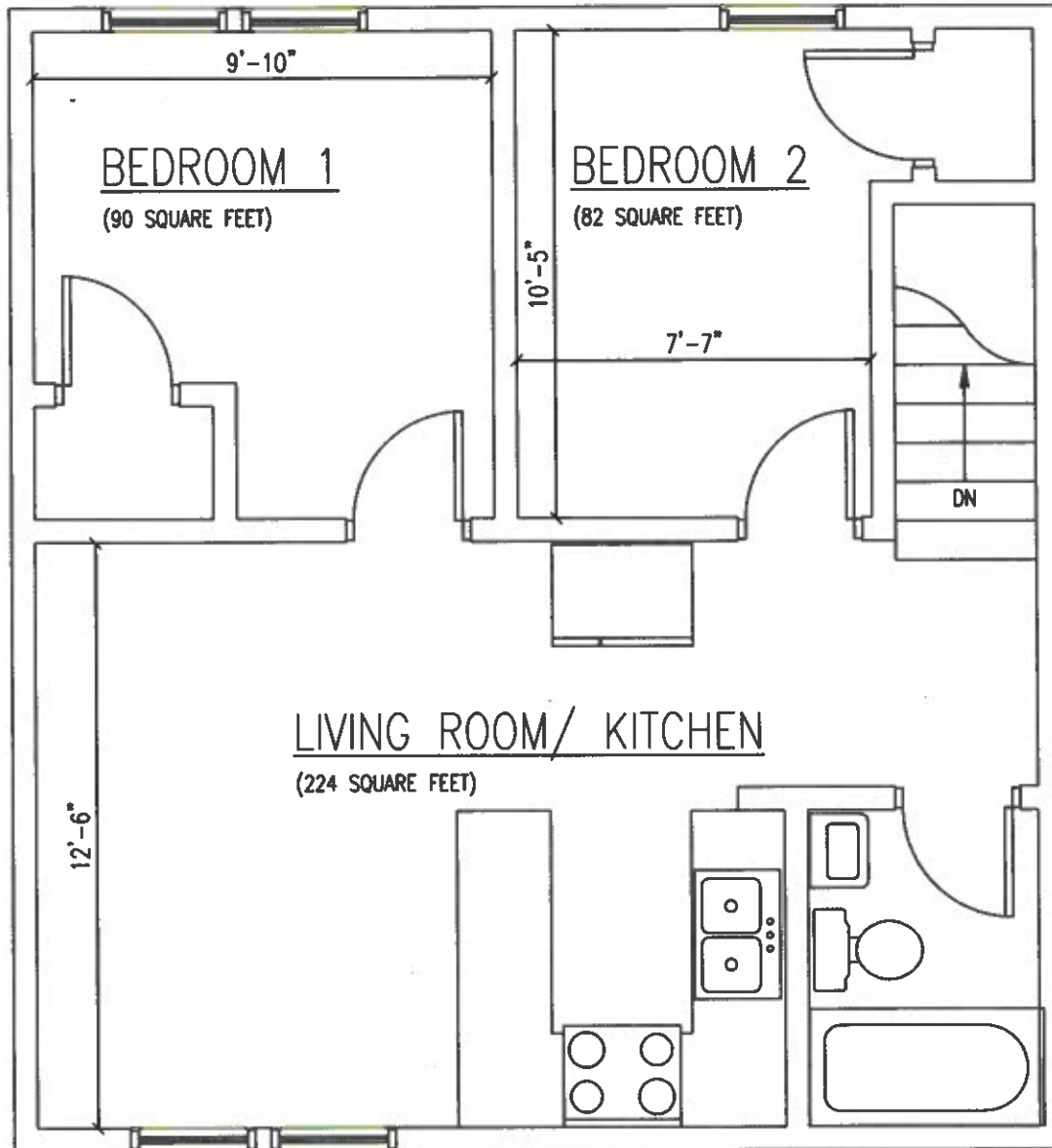
FLOOR PLANS

OCTOBER 26, 2020

Sheet

2

2

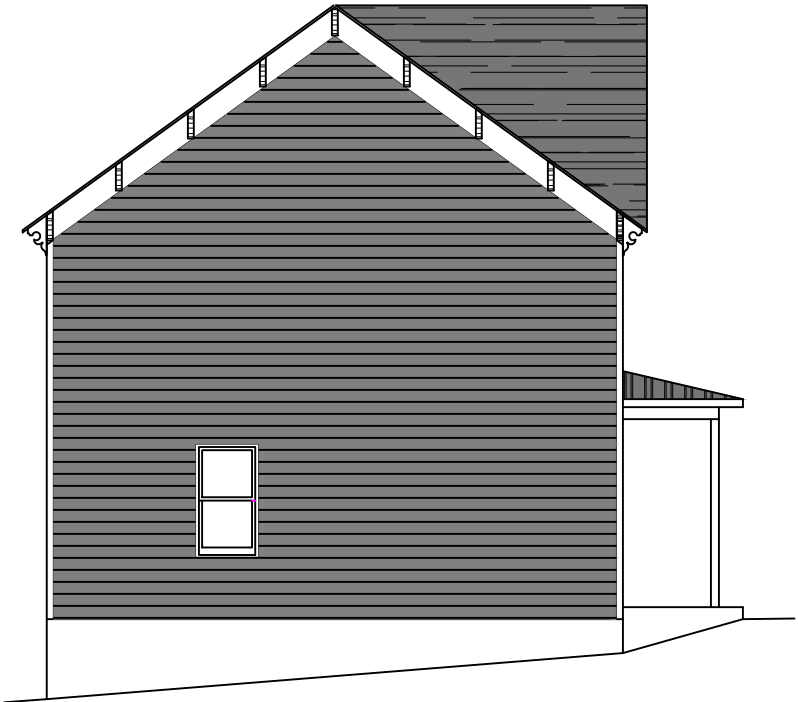


SECOND FLOOR
SCALE 1/8"=1'

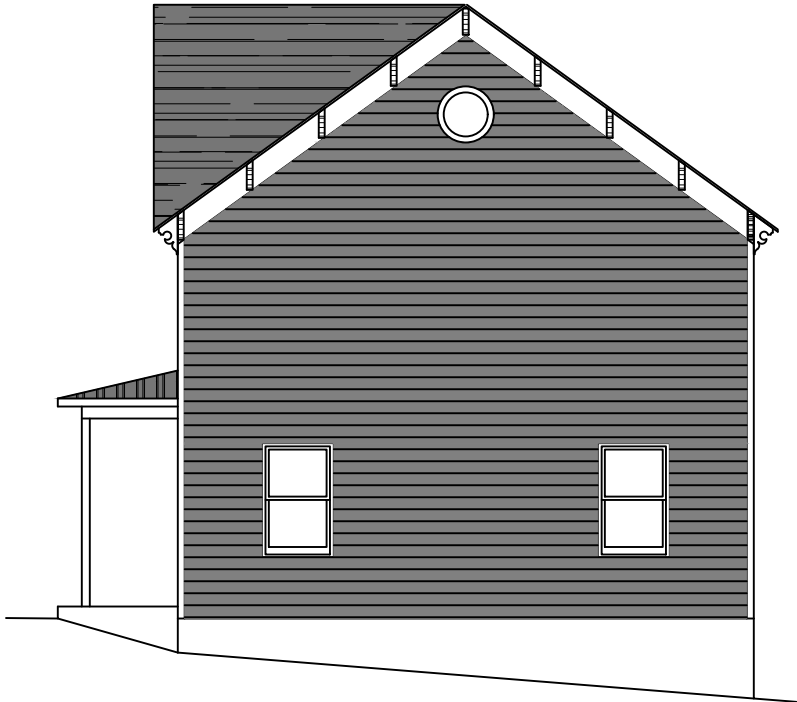
PROPOSED FINISH SCHEDULE			
LOCATION	MANUFACTURER	COLOR	MATERIAL
MAIN ROOF	GAF	CHARCOAL	ASPHALT SHINGLES
PORCH ROOF	EVERLAST	MATTE BLACK	METAL ROOFING
TRIM		WHITE	
SIDING	JAMES HARDI	NIGHT GREY	HARDIPLANK SIDING



FRONT ELEVATION
SCALE 1/4"=1'



LEFT ELEVATION
SCALE 1/8"=1'



RIGHT ELEVATION
SCALE 1/8"=1'



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EXISTING ELEVATIONS
FOR 2 TIORONDA AVENUE
(Tax Id. #6054-37-086717)
CITY OF BEACON, NEW YORK, DUTCHESS COUNTY
Job # 2020_31

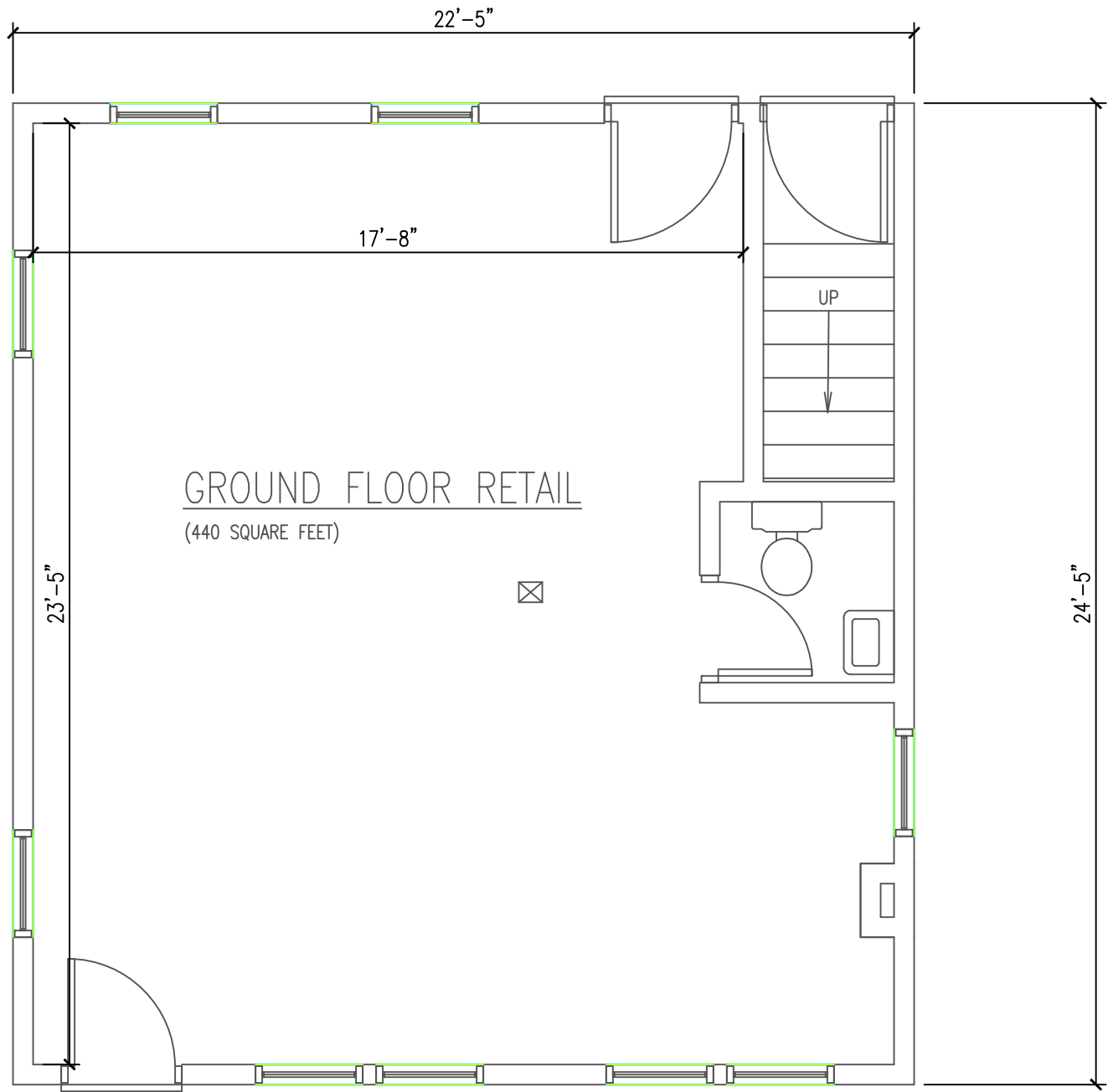
Burns Engineering Services, P.C.
58 Teller Ave.
Beacon, NY 12508
SBurns@BurnsEngineeringServices.Com
(845) 546-3310
Fax (845) 440-7343

Sheet Title
ELEVATIONS

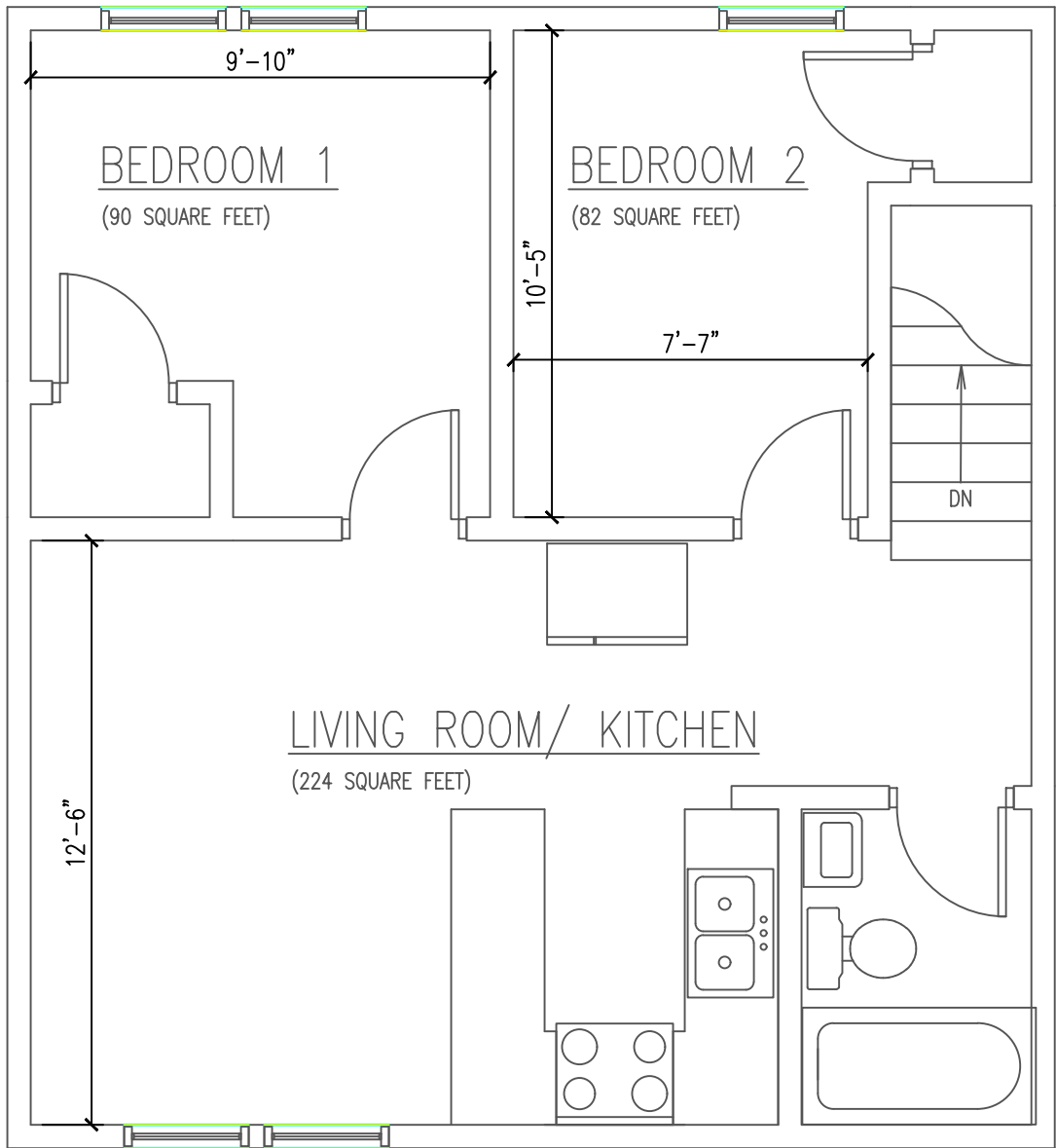
SEPTEMBER 21, 2020
OCTOBER 26, 2020

Sheet

1
2



GROUND FLOOR
SCALE 1/4"=1'



SECOND FLOOR
SCALE 1/8"=1'



The plans and specifications herein are intended for the subject project ONLY as a result of Contractual Negotiations between the builder, the client noted and Burns Engineering Services, P.C.. These plans and specifications will be the subject of a copyright petition and may not be revised or reused by anyone without the written authority of Burns Engineering Services, P.C..

EXISTING ELEVATIONS
FOR 2 TIORONDA AVENUE
(Tax Id. #6054-37-086717)
CITY OF BEACON, NEW YORK, DUTCHESS COUNTY

Burns Engineering Services, P.C.
58 Teller Ave.
Beacon, NY 12508
SBurns@BurnsEngineeringServices.Com
(845) 546-3310
Fax (845) 440-7343

Sheet Title

FLOOR PLANS

OCTOBER 26, 2020

Sheet

2/2



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

October 27, 2020

**VIA HAND DELIVERY
AND E-MAIL**

Hon. John Gunn
And Members of the Planning Board
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Certificate of Appropriateness – Approved Building Permit Application
Premises: 2 Tioronda Avenue, Beacon, New York
Tax Parcel IDs: (6054-37-086717)

Dear Chairman Gunn and Members of the Planning Board:

We were recently retained by and are writing on behalf of our client, Seven & One Developments, LLC (the “Applicant”), the owner of the above-referenced Premises, in furtherance of the Applicant’s Certificate of Appropriateness Application (the “COA Application”) for the Applicant’s on-going and nearly complete renovations to the existing three (3)-story building on the Premises. The small, .057-acre Premises is crammed in between the Silos to the south and just a few feet from the rear of the Tabernacle of Christ Church. The most-recent commercial tenant on the ground floor was Wares Women’s clothing store. See **Exhibit A** – Images of Premises.

2 TIORONDA AVENUE - RENOVATION PROJECT BACKGROUND:

As this Board is aware, the Applicant initially consulted with the Building Department earlier this year, before submitting an Application for Building Permit on May 7, 2020 seeking to renovate the deteriorating structure, which proposed *exterior* renovations include installing new siding, windows and a roof. Shortly thereafter, Building Permit No. 2020-0068 was issued on May 18, 2020 (the “Building Permit”). See **Exhibit B** – Building Permit Application & Building Permit.

The existing two (2) story wood-frame dwelling, which already had significant exterior changes to the structure, including the asymmetrical second floor windows as to location and design (see **Exhibit A**); the first floor bow window replaced two (2) windows that had been at that level; as

well as changes to the porch,¹ was also in serious structural disrepair. We understand that the existing structure had the following issues and concerns that have since been remediated by the Applicant pursuant to the Building Permit:

- The foundation was crumbling inside the basement and on the exterior wall;
- The second-floor ceiling height was only 6'-7";
- The siding was rotted and did not have sheathing or insulation resulting in years of water damage;
- The exterior framing on the first floor had both water and termite damage;
- The electrical was all original to the building and only had one (1) panel for both spaces;
- The building utilized oil heat for both spaces; and
- The staircase to the second floor had risers that were not to code.

Beginning in May of this year, the Applicant proceeded with the renovation project, which was subject to multiple inspections during the process. Procedurally, for this Board's consideration of the substantial expenditures and substantial construction of the project, we understand the following work has been over the last five (5) months before the Applicant stopped work in order to review the project with this Board:

- May 20, 2020 – Initiated interior demolition;
- June 10 - July 13, 2020 – Raised second floor ceiling to comply with Building and Fire Code;
- July 14 - July 28, 2020 – Excavated basement and restored crumbling foundation;
- July 29 - August 5, 2020 – Built temporary supports, dug and poured footings, removed and installed new header for columns and jacked up existing sinking structure for structural stability;
- August 7 - August 15, 2020 – Removed all exterior siding and interior walls in order to prepare framing and plate restoration;
- August 16 - August 20, 2020 – Put up temporary supports, reframed exterior wall and installed windows and exterior foundation was also restored;
- August 21 - August 24, 2020 – installed sheathing for exterior structure;
- August 25 - September 8, 2020 – Plumbing, Electric and HVAC were all roughed in;
- September 9 - September 12, 2020 – Installed insulation;
- September 13 - October 3, 2020 – sheetrock taping and compound was completed; and
- October 6 - October 12, 2020 – painting was completed; restored original floors and kitchen installed.

¹ Note: A review of the NYS CRIS System confirms these changes.

As per the above-reference timeline, the Applicant was nearly finished with the renovation project, having spent \$70,000+/- since the issuance of the Building Permit and materials, labor and engineering, only to learn at the final hour that in addition to being classified in the General Business (GB) commercial zoning district, the small parcel is also located in a very odd carve out of the City's Historic District and Landmark Overlay District (the "HDLO"). For this Board's further consideration, the City of Beacon Zoning Map utilized at the time of the issuance of the Building Permit is excerpted herein below (see **Image 1** below):

Image 1: Excerpt of City of Beacon Zoning Map (Last Revised 9/24/2018):²

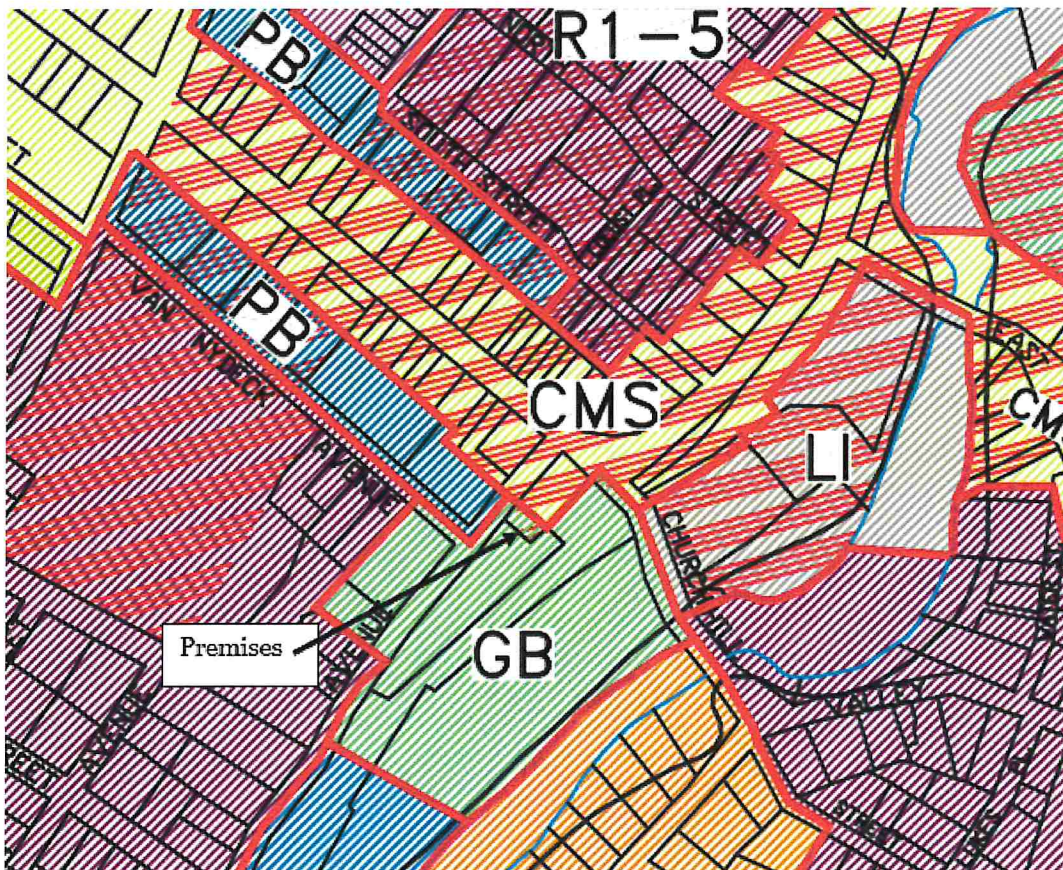


Image 1 above appears to show that the CMS and GB boundaries terminate the HDLO Zoning District boundary at the Premises. Further, even closer examination of the Premises only seems

² Note: The "Current" Zoning Map, last revised July 13, 2020 (after the issuance of the Building Permit) is clearer because it has no underlying coloring, but even still, the GB and CMS Zoning District boundaries are rightly confusing as it relates to the Premises.

to show the rear (easterly) portion of the small lot located in the HDLO.³ At the same time, the Silos property, which abuts the Premises is *not* included in the HDLO. Minute Men Construction Company and the Dr-K Imported body shop located south along Tioronda Avenue are also not located in the HDLO.

Notwithstanding the above, and the fact that the renovation is substantially complete, the Applicant respectfully submits the enclosed revisions to the building elevations, responsive to the comments from this Board at its October 14, 2020 Planning Board meeting.

UPDATED BUILDING ELEVATIONS:

In further support of this COA Application, enclosed please find a copy of the Exterior Elevation Drawings and Interior Floorplans prepared by Burns Engineering Services, P.C., consisting of two (2) sheets, last revised October 26, 2020. As shown on the enclosed drawings, the front and side elevations have been revised to incorporate elements of the historic and architectural value of the gothic revival structure. Specifically, the revised elevations include the following changes:

- 1) Frieze and Corbels were added on all elevations, as existing (which corbels were rotted out);
- 2) Windows were added to both side elevations;
- 3) The proposed shutters were removed;
- 4) The exterior color was changed from midnight blue as proposed to night gray; and⁴
- 5) The exterior siding was changed so it no longer proposes vinyl siding.

It is respectfully submitted that the proposed revisions show the relationship of the architectural features and the surrounding area. To further demonstrate the project's efforts to be compatible with the existing building, while updating certain features that were not in keeping with the design (i.e. the asymmetric windows, the replacement first floor window, among others). This is particularly true of the updates on the Tioronda Avenue frontage, where the building is most visible to pedestrians. Of course, the building itself is dwarfed by the existing Silos and the Church, but the design of the building and the roof is in keeping with the existing building and the gothic revival details. Further, the air conditioning units that can be seen in the windows of the existing building on all elevations, including mounted on the front façade (see **Exhibit A**), will not be present in the new building care of the updated HVAC system.

³ Note: Zoning Code Section 223-6 provides: “[w]here a lot in one ownership of record is divided by one or more district boundary lines, regulations for the less restricted portion or portions of such lot shall not extend into the more restricted portion or portions.”

⁴ Note: A color sample of the updated night gray color is as included with this submission.

Given the above, while the Applicant has (at the final hour) worked to ensure that the nearly complete renovation project satisfies the City Code criteria for approval of a Certificate of Appropriateness, we are also pleased to advise that the Applicant has retained Aryeh Seigel, Architect, to assist in finalizing the exterior work on the proposed renovation project. Given this unique situation, which involved the issuance of the Building Permit and the substantial expenditures and construction that has been completed at this time, the Applicant remains committed to completing this project timely and consistent with the character of the HDLO.

CONCLUSION:

For the foregoing reasons, and as will be further discussed at this Board's November 10th regular meeting, the Applicant respectfully submits that the proposed renovation, as revised, satisfies the COA criteria.

In support of this Application, please find enclosed the following documents:

Exhibit A: Images of Premises & Surrounding Uses; and

Exhibit B: Approved Building Permit & Building Permit Application.

In further support of this Application, we respectfully submit copies of the elevations and floorplans prepared by Burns Engineering Services, P.C., consisting of two (2) sheets, last revised October 26, 2020.

We look forward to appearing at this Board's regular meeting on Tuesday, November 10th. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,



Taylor M. Palmer

Enclosures

Cc: Jennifer L. Gray, Esq.
Aryeh J. Seigel Architect
Burns Engineering Services, P.C.

Exhibit A

Dutchess Parcel Access – 2 Tioronda Avenue:

ParcelAccess

Filter Searches by Area of Interest
Dutchess County

Map Components

- ☒ Aerial
- ☐ Terrain
- ☐ Flood Areas
- ☐ Wetlands

Identify

- ☒ Parcel Text
- ☐ Address #

Measure

Buffer(ft): 100

Address Lists

Print Map

Parcel **Owner** **Address**

LOT NUMBER:

130000 0000 00 000000 0000
swis section block lot suffix

This search is within:
Entire Dutchess County

GO

PARCEL IDENTITY
(Internet)
FINAL ROLL

Parcel Number:
130200-8054-37-088717-0000

Parcel Address -
2 Tioronda Ave
Beacon 125080000

Owner Name:
Seven & One Developments LLC, (Primary)

Primary (P) Owner Mailing Address
288 Main St
Beacon NY 125080000

Lot Size | Land Use (Land Use Code):
.06 Ac (C) | Converted Ras (483)

Assessment Information:
Land = \$7200 | Total = \$174800

Market Value:
\$175200

School District:
Beacon City SD

Agricultural District:

Roll Section:
1
(Taxable)

Tax Code:
N (Non-Homestead)

The following detailed information is
available for this parcel:

- [Full property card](#)
- [Print Dimensions \(No Aerial\)](#)

Historical Aerials (1936 to present):

- [AerialAccess](#)

Historical Resource Survey from 1988

- [HRS Link](#)

(Note: This may not be a historical parcel, this
is just a link to the HRS application)

Premises

Exhibit A (Cont.)

Google Map Street View – East Elevation:



Exhibit A (Cont.)

Google Map Street View –North (left) Elevation:



Exhibit A (Cont.)

Google Map Street View –North Toward Premises:



City of Beacon Planning Board Agenda
11/10/2020

Title:

Certificate of Appropriateness - One East Main Street, Retail 1A; Sign

ATTACHMENTS

[One East Main Application.pdf](#)

[One East Main Sign Exterior.pdf](#)

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 10/21/2020

Project Address: 1 East Main Street Retail 1A, Beacon NY 12508

Project Architect/Engineer: Owner/Builder: Daniel Zraly

Contact Phone No.: 917-225-9061

Approval Requested:

☒ Certificate of Appropriateness ☐ New Single Family House

Color/Materials: White / Gray PVC letters using blind mount studs to attach

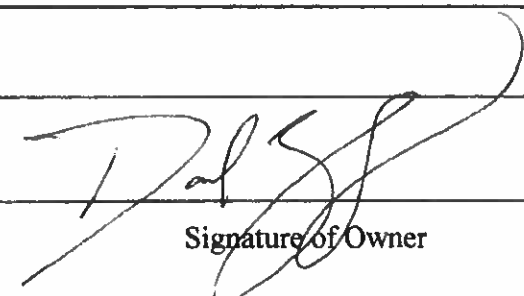
WALL SIGN
Siding: "My Zen Den" 9" Height 3 Sections: 9" x 84" center
Roofing: PVC - Blind mount studs 9" x 18" side
9" x 9" side

Windows: Color: Type:

Trim:

Garage Door:

Stone/Brick:


Signature of Owner

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied

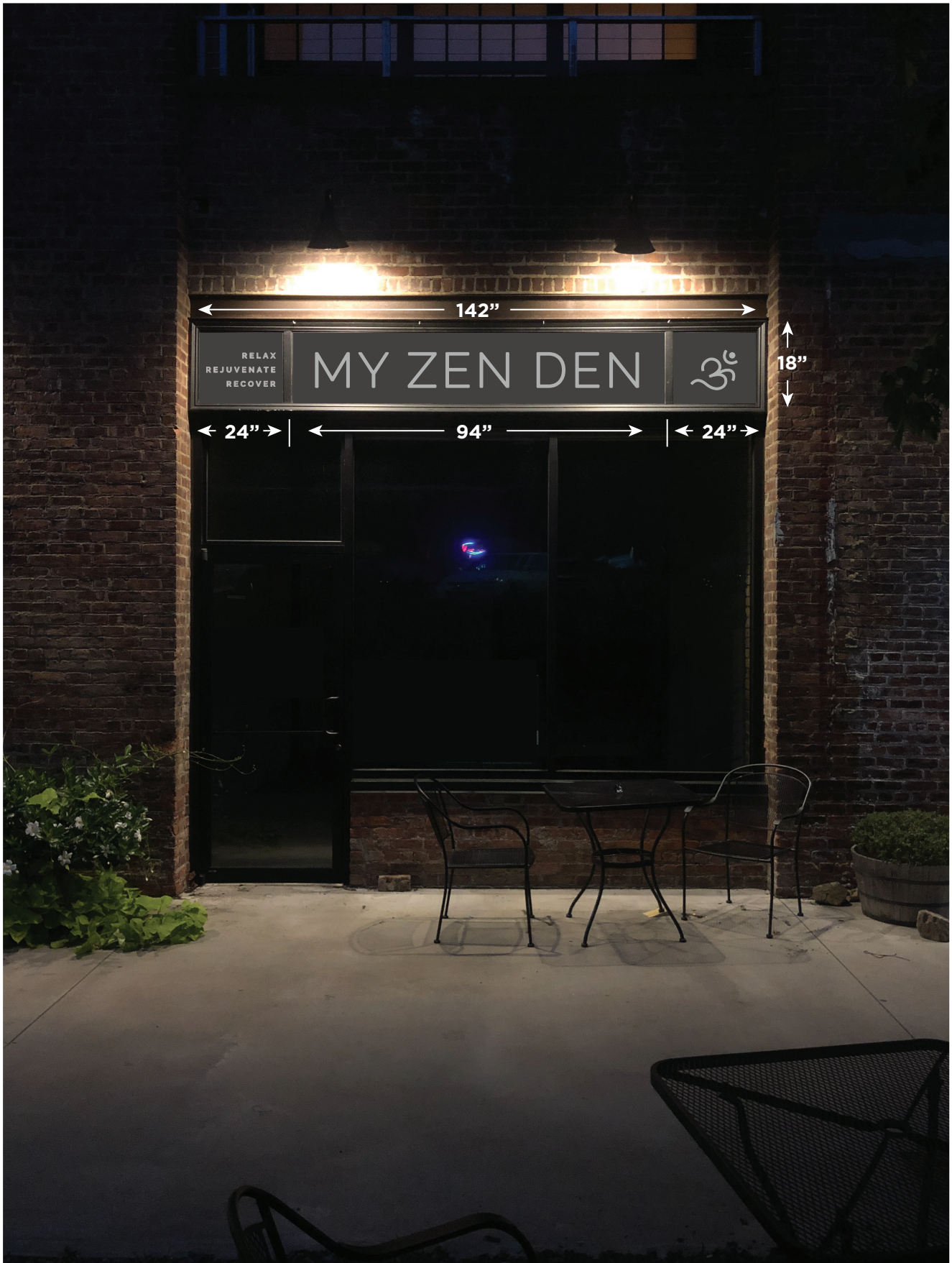
(Date)

Plan Approved

(Date)

Subject to the following:

FEE: \$100.00



City of Beacon Planning Board Agenda
11/10/2020

Title:

Certificate of Appropriateness - 508 Main Street; sign

ATTACHMENTS

[508 Main Street Application.pdf](#)

[508 Main Street Existing.jpg](#)

[508 Main Street Proposed Sign.pdf](#)

[508 Main Street Proposed Day & Night Proof.jpg](#)

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 10/20/2020

Project Address: 508 MAIN STREET, BEACON, NY 12508

Project Architect/Engineer: _____

Owner/Builder: Simon Fox Properties I, LLC

Contact Phone No.: _____

Approval Requested: ☒ Certificate of Appropriateness ☐ New Single Family House

Color/Materials:

WALL SIGN
Siding: 30" high x 108" wide

Roofing: _____

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: _____



Signature of Owner

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____

(Date)

Plan Approved _____

(Date)

Subject to the following: _____

FEE: \$100.00



12 Eisenhower Parkway, Roseland NJ, 07068
Phone: 862-210-8085 | Fax: 862-210-8795
www.signarama-roseland.com

Existing



NOTE:

Overall store front: 132" W x 159" H
145.75 SQFT

PROOF

APPROVED: _____ DATE: _____



Date: 10/21/2020

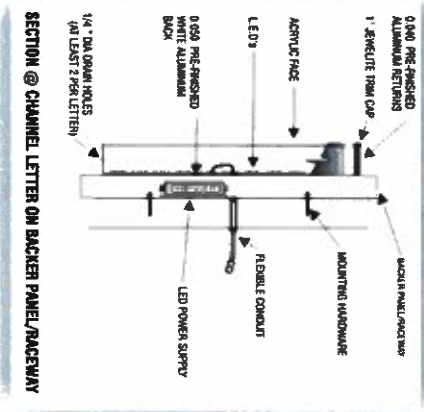
Written By: N.Z.W.

Ship to Location: ROSELAND, NJ

QUANTITY: 1

JOB# 49371JOB NAME: SNOOKI
CUSTOMER P.O. #: N/A

REVISION: 1



15"

108"

30"

THE SNOOKI SHOP

130"

THE SNOOKI SHOP

RETURNS	3" BLACK RETURNS
BACKS	.050 WHITE ALUMINUM BACKS
TRIM	1" WHITE TRIM
FACES	2406 WHITE PLEX FACES WITH BLACK PERFORATED VINYL OVERLAY
ILLUMINATION	WHITE PRINCIPAL QUICK MOD 2 (P1-QM2-1W/150-P) (10.80W PER MODULE) 12V-60W EVERLINE---(12V60ULV-R1.20 Amps-Primary 120 - 277 VAC) TRANS IN BACKER YES, TO BACKER PANEL **PHOTOCELL REQUIRED** ?? (COLOR)
FLUSH MOUNT	3" DEEP SHOE-BOX STYLE, BACKER PANEL, PAINTED ??
BACKER PANEL	PAINT BACK, PARTIALLY VISIBLE. SET-UP TO MOUNT FLUSH TO WINDOW FRAMING.
OBAIN RIDE	YES
V L	YES (VISIBLE)

Customer Approval x _____ Date: _____

Approved ☐ Approved as Noted ☐

TOTAL AMPS: _____ AMPS

CONNECT TO 110-277V WIRING

INSTALL PANEL, MOUNTED CHANNEL LETTERS USING APPROPRIATE WALL FASTENERS. INSTALL SIGN IN ACCORDANCE WITH APPLICABLE CODES, INCLUDING ARTICLE 600 OF THE NEC, AND IN PARTICULAR NOTING THE IMPORTANCE OF COMPLIANCE WITH THE GROUNDING AND BONDING PROVISIONS FOR SIGNS AND SIGN ENCLOSURES. CONNECT TO 110 VOLT WIRING.



12 Eisenhower Parkway, Roseland NJ, 07068
Phone: 862-210-8085 | Fax: 862-210-8795
www.signarama-roseland.com



Day time



Night time

LED channel letters mounted on raceway.

Letters will have perforated vinyl so that during the day, letters will be black and at night they will be white

NOTE:

11.25 SQFT

PROOF

APPROVED: _____ DATE: _____