



CITY OF BEACON, NEW YORK
THE PLANNING BOARD WILL
MEET ON TUESDAY,
DECEMBER 8, 2020 AT 7:00
PM. A WORK SESSION WILL
TAKE PLACE AT 7:00 PM FOR
A TRAINING WORKSHOP,
DISCUSSION OF AGENDA
ITEMS AND/OR TOPICS OF
INTEREST TO THE PLANNING
BOARD. THE REGULAR
MEETING WILL BEGIN
IMMEDIATELY THEREAFTER,
BUT NOT LATER THAN 7:30
PM.

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

DUE TO PUBLIC HEALTH AND
SAFETY CONCERNS RELATED
TO COVID-19, THE PLANNING
BOARD WILL NOT BE MEETING
IN-PERSON. IN ACCORDANCE
WITH THE GOVERNOR'S
EXECUTIVE ORDER 202.1, THE
DECEMBER 8, 2020 MEETING
WILL BE HELD VIA
VIDEOCONFERENCING, AND A
TRANSCRIPT WILL BE
PROVIDED AT A LATER DATE.
THE PUBLIC CAN WATCH THE
LIVE MEETING ONLINE AT
YOUTUBE AT

[HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCVPPIGGWZDER](https://www.youtube.com/channel/UCVPPIGGWZDER)
SUDXG. MEMBERS OF THE
PUBLIC CAN PROVIDE
COMMENTS ON THE
APPLICATION, DURING THE
MEETING AT (929) 205-6099;
WEBINAR ID: 850 2537 5650;
PASSWORD: 525352.
COMMENTS CAN BE
PROVIDED VIA EMAIL NO

LATER THAN 5PM ON
DECEMBER 8, 2020 TO ETHA
GROGAN AT
EGROGAN@CITYOFBEACON.ORG

**December 8, 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 request of applicant)
2. Public hearing on applications for Special Use Permit and Site Plan Approval, accessory apartment, 179 Union Street, submitted by John Kittredge & Amanda Gisonni
3. Public hearing on application for Site Plan Approval, gallery/garage addition, 469 Main Street, submitted by David Rich & Paulette Myers-Rich (PhotoBook Works)
4. Public hearing on applications for Special Use Permit and Site Plan Approval, change from residential (rectory) to gallery, 61 Leonard Street, submitted by Beacon Historical Society (owner St. Joachim's Church)
5. Review application for Site Plan Approval, rear yard open pavilion addition, 184 Main Street, submitted by 184 Main, LLC

Miscellaneous Business

1. Zoning Board of Appeals - No December meeting
2. 1-2 Forrestal Heights - Existing Wireless Telecommunications Facility Equipment Upgrades
3. Consider request for one 90-day extension of Subdivision Approval, 248 Tioronda Avenue, submitted by 248 Beacon Holdings, LLC

Architectural Review

248 Tioronda Avenue - Finalize Building
Elevations

City of Beacon Planning Board Agenda
12/08/2020

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 request of applicant)

ATTACHMENTS

City of Beacon Planning Board Agenda
12/08/2020

Title:

Public hearing on applications for Special Use Permit and Site Plan Approval, accessory apartment, 179 Union Street, submitted by John Kittredge & Amanda Gisonni

ATTACHMENTS

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

[179 Union Street Survey.pdf](#)

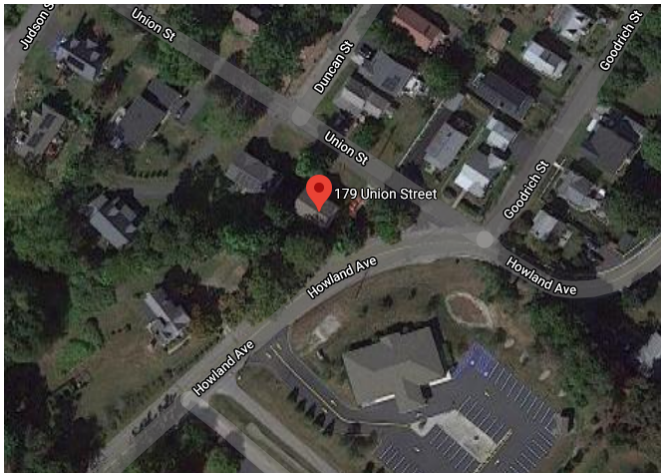
[179 Main Street Apartment Floor Plan.pdf](#)

[179 Union Street Revised Application & EAF.pdf](#)

[Engineer Review Letter.pdf](#)

[Planner Review Letter.pdf](#)

General Regulations - Zoning District R1-7.5		
Regulation	Allowable	Existing/Proposed
Lot Area	7500sf	8581sf*
Min. Lot Width	75ft	85.78ft
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	20ft	31.1ft*
Min.Side Yard Set-Back	10ft	14.9ft (smallest side)*
Min. Rear Yard Set-Back	25ft	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. <30% of Total Floor Area
Parking Spaces	3	3
* - Denotes Existing Condition		

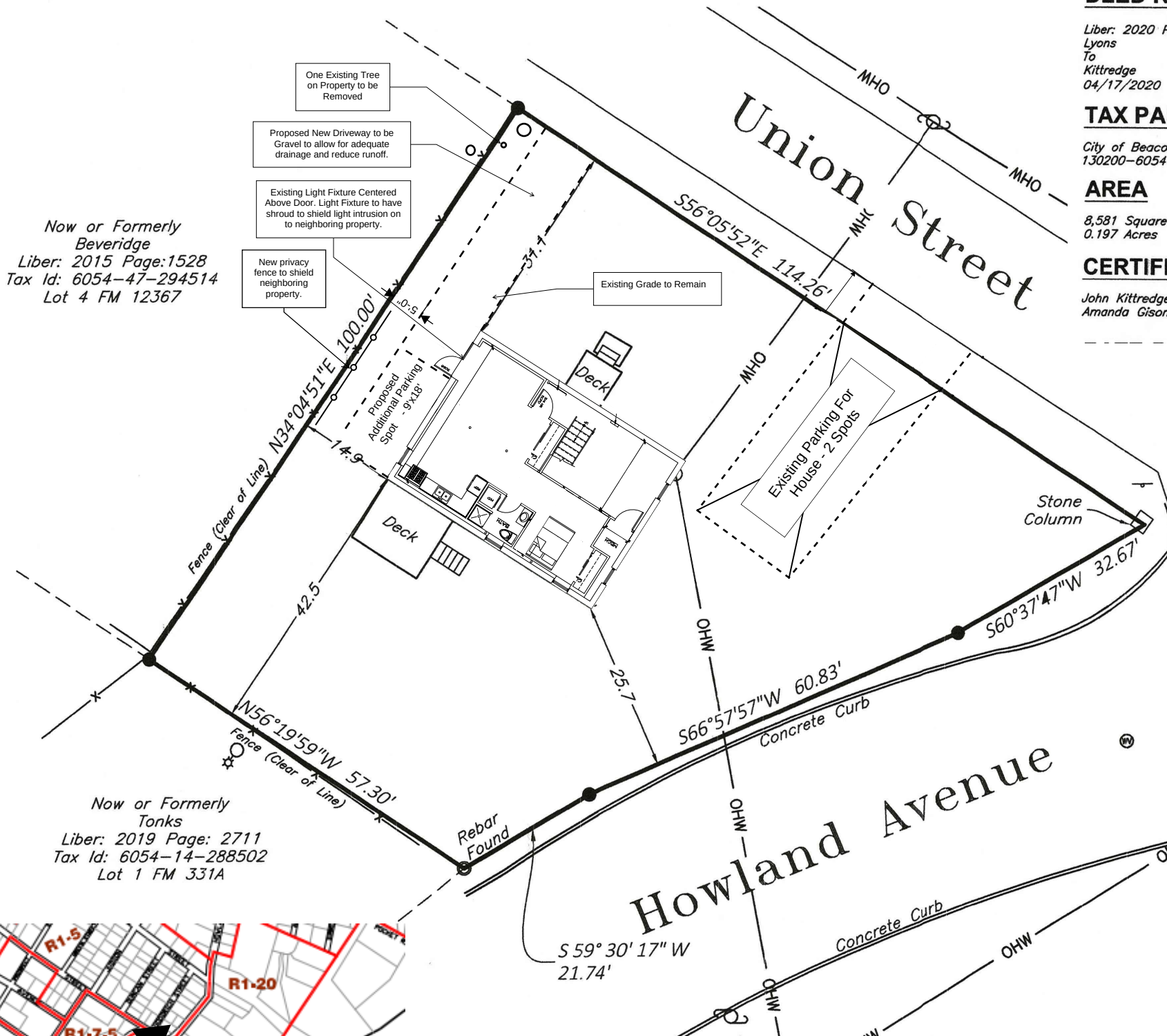


Aerial View



Partial Zoning Map

Property Owner to Occupy One Dwelling Unit on Lot



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



Site Plan Layout Based
on Survey Provided by
TEC Land Surveying,
dated May 29, 2020.

Reviewed by:



John Kittredge & Amanda Gisonni - 179 Union Street

SITE PLAN

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

tax id	6054-47-302511
address	179 UNION STREET
date	drawn
scale	checked
1"=20'	
project no.	
project name	179 UNION STREET
sheet	1 OF 1

1. Copyright TEC Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 1209, sub-division 2, of the New York State Education Law.
3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.
4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. Subject to the findings of a current title search.
8. Subject to covenants, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have for highway use.
10. Bearings and North shown hereon are referenced to NAD 83--N/E East using NYSNET RTN GPS.

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

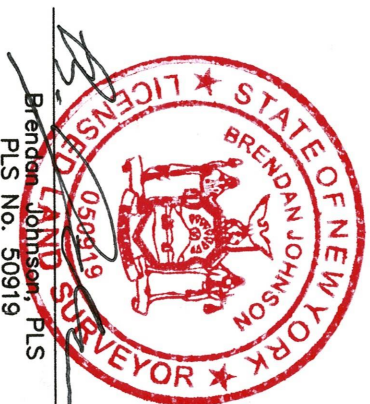
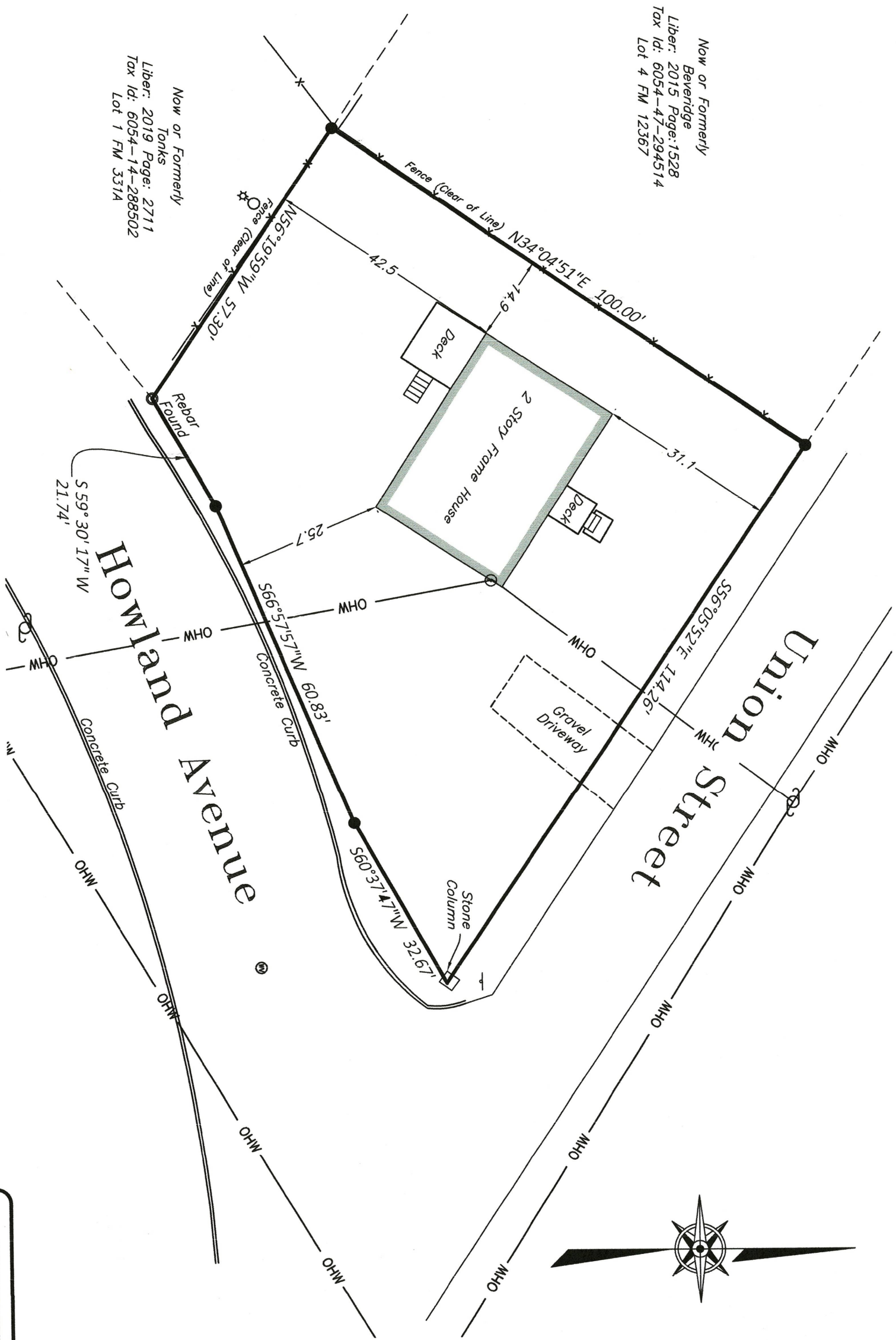
City of Beacon, Dutchess County, New York
130200-6054-47-302511

8,581 Square Feet
0.197 Acres

*John Kittredge
Amanda Gissoni*

Field Completion: May, 29, 2020

TEC LAND SURVEYING
831 ROUTE 52, SUITE 2C, FISHKILL, NY 12524
845.445.6590

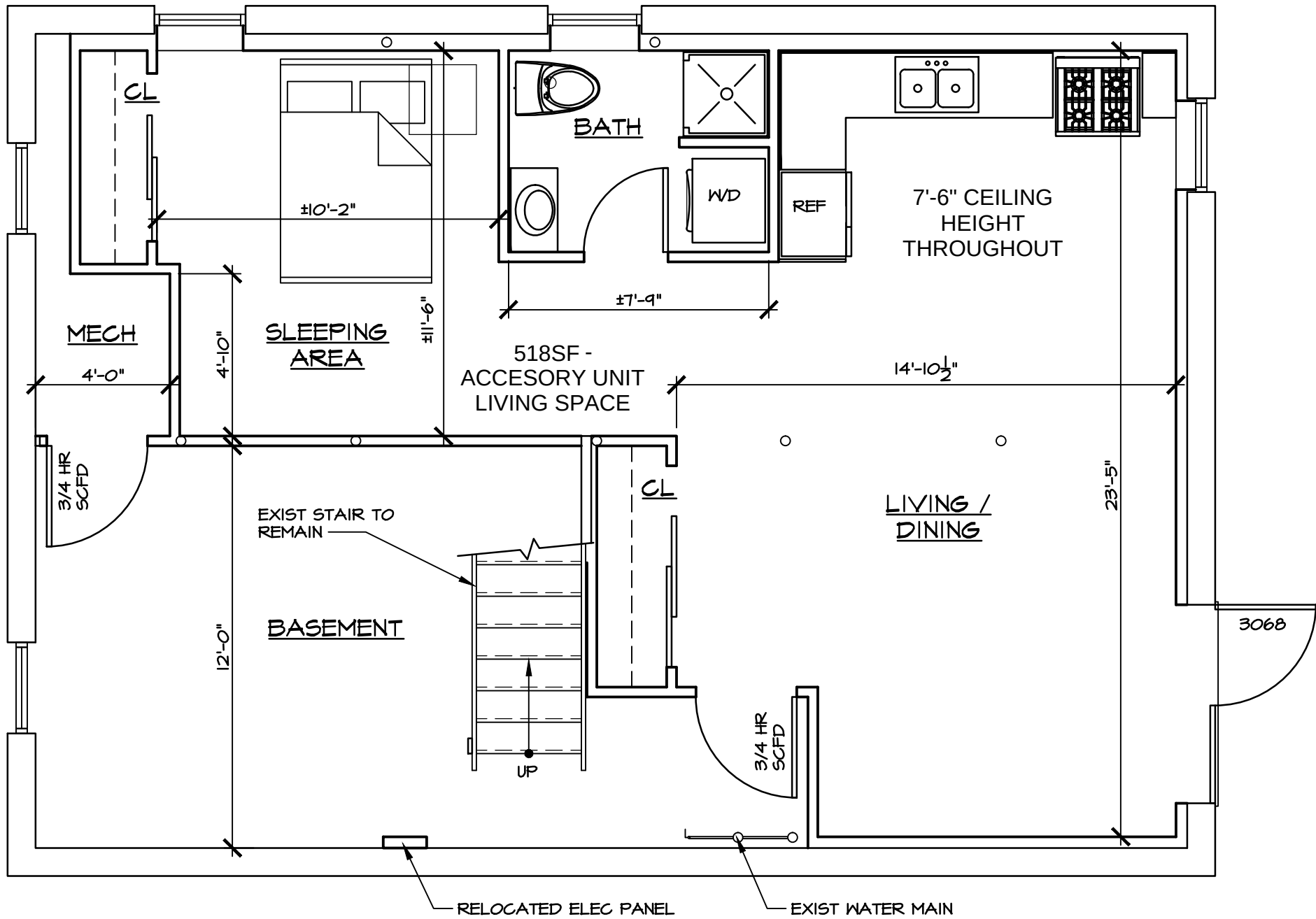


179 UNION STREET

**BOUNDARY SURVEY
PREPARED OF
179 UNION STREET**

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

tax id		6054-47-302511	
address		179 UNION STREET	
date	drawn		
05/29/2020	CJB		
scale	checked		
1"=20'	BJ		
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		

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)

Date Initials

Application & Fee Rec'd

Initial Review

PB Public Hearing

Sent to City Council

City Council Workshop

City Council Public Hearing

City Council Approve/Disapprove

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

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

Phone: 845-485-0275Fax: -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 acresZoning District(s) R1-7.5**DESCRIPTION OF PROPOSED DEVELOPMENT:**Proposed Use: Accessory Unit Within single-family dwellingGross Non-Residential Floor Space: Existing 0 Proposed 0TOTAL: 0Dwelling Units (by type): Existing OneProposed One w/accessoryTOTAL: 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

* if required by Chairman	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)

* if required by Chairman	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 GISONNI

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

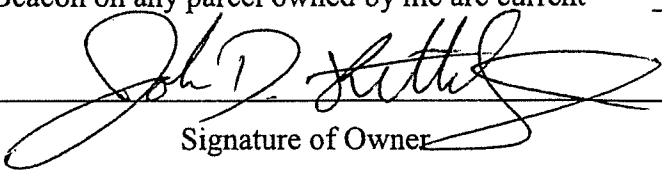
Project Tax Grid # _____

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.

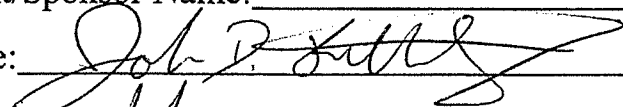
	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual or firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:		
LEGAL DATA		
Name and address of the owner of record.	✓	
Name and address 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: kittredge.j@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	COB Planning Board	2/15/20
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

R1-7.5

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? City of Beacon

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

City of Beacon

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

City of Beacon

d. What parks serve the project site?

City of Beacon

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: _____

f. Does the project include new residential uses? ☐ Yes ☐ No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	<u> </u>	<u> </u>	<u> </u>	<u> </u>
At completion of all phases	<u>W/ accessory</u>	<u> </u>	<u> </u>	<u> </u>

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? ☐ Yes ☒ No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

- i. What is the purpose of the excavation or dredging?
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards):
 • Over what duration of time?
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☒ No

If yes, describe.

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

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

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

viii. Will the excavation require blasting? ☐ Yes ☒ No

ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No

If Yes:

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

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

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

If Yes, describe: _____

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

If Yes:

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

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

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

If Yes:

i. Total anticipated water usage/demand per day: 110 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: 110 gallons/day

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

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

If Yes:

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

- 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 (Residence)
- 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? ☐ Yes ☒ No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
 If Yes,
 i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
 If Yes:
 i. Has the facility been formally closed? ☐ Yes ☐ No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____

 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses?

☐ Yes ☒ No

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 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: Mt. Beacon

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

iii. Distance between project and resource: .5 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 6 NYCRR 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 JOHN KITTREDGE Date 07/15/2020
Signature  Title 07/15/2020

PRINT FORM

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

Agency Use Only [If applicable]

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)

☒ NO

☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	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)

☒ NO

☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	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.

☒ NO

☐ YES

(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

If "Yes", answer questions a - h. If "No", move on to Section 5.

	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.

☒ NO

☐ YES

(See Part 1. E.2)

If "Yes", answer questions a - g. If "No", move on to Section 6.

	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)

☒ NO

☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	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.)

☒ NO

☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	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.) <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</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 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.)

☒ NO

☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	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.)

☒ NO

☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	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.

☒ NO☐ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - g. If "No", go to Section 14.

	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.

☒ NO☐ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	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.

☒ NO☐ YES

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

If "Yes", answer questions a - f. If "No", go to Section 16.

	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 I.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.)

If "Yes", answer questions a - h. If "No", go to Section 18.☒ 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)

If "Yes", answer questions a - g. If "No", proceed to Part 3.☒ 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: _____ _____		☐	☐

Project: Agency Use Only (if applicable)
 Date:

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>

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

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

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

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

December 1, 2020

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

RE: 179 Union Street
Accessory Apartment
Tax Parcel 6054-47-302511
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above referenced application:

- Application for Special Use Permit.
- Full Environmental Assessment Form dated July 15, 2020.
- Plan titled "Boundary Survey prepared for 179 Union Street", dated May 29, 2020 as prepared by TEC Land Surveying.
- Site Plan titled "John Kittredge & Amanda Gisonni – 179 Union Street", as prepared by William Moreau, P.E.
- Plan titled "Preliminary Basement Plan", dated June 29, 2020, as prepared by Mazzearelli Architecture.

The proposed project entails the finishing of a basement to allow for an accessory apartment in the R1-7.5 Zone on a 0.197-acre parcel. Based upon our review of the above documents and plans, we offer the following comments:

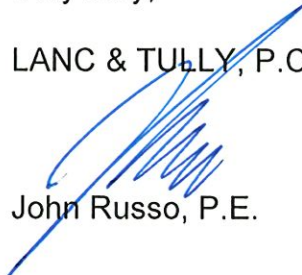
1. The submitted site plan shall be provided with a date on the plan as to when it was prepared and subsequent revision dates when amended. The plan shall also provide an actual scale of the drawing, such as 1" = 20', and shall be provide to the Planning Board true to the scale noted on the plan.
2. As previously requested, the site plan should be updated to reflect the existing topography in the area of the proposed driveway for the accessory apartment, along with showing any proposed grading for this proposed driveway.
3. As previously requested, the sight distance in both directions should be provided for the proposed driveway.

4. A legend should be added to the plan to clearly note that the circular symbols provided on the plan are depicted to represent existing tree locations.

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

Very truly,

LANC & TULLY, P.C.



John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

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

Date: December 4, 2020

Re: **179 Union Street, Accessory Apartment Special Permit and Site Plan**

I have reviewed a May 29, 2020 Boundary Survey by TEC Land Surveying and a 2-sheet Site Plan set, with Sheet 1 undated and Sheet 2 dated June 29, 2020.

Proposal

The applicant is proposing to convert a walk-out basement in an existing house into an accessory apartment. The 8,581 square foot parcel is in the R1-7.5 district.

Comments and Recommendations

1. The Site Plan should provide a detail for the proposed privacy fence, including height, design, and materials.
2. The final Site Plan should be dated.

The applicant has addressed all my other previous comments.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Mazzarelli Architects, Project Architect

City of Beacon Planning Board Agenda
12/08/2020

Title:

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

ATTACHMENTS

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

[469 Main Street Cover Letter.pdf](#)

[Engineer Review Letter.pdf](#)

[Planner Review Letter.pdf](#)

PHOTO BOOK WORKS STUDIO

469 MAIN ST,
BEACON, NEW YORK 12508

SITE PLAN REVIEW - 11.24.2020

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

SHEET NOTES

1. SURVEY INFORMATION SHOWN IN THE SITE PLAN WAS ORIGINALLY CREATED BY TEC LAND SURVEYING ON MARCH 17TH, 2016 FOR DAVID RICH AND PAULETTE MYERS-RICH.
2. NO EASEMENTS FOUND BETWEEN PARCEL NO. 075738 (469 MAIN ST) AND NO. 071741 (465 MAIN ST), EXISTING ASPHALT AREA TO REMAIN.

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 ZONING OVERLAY
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: MINIMUM LOT WIDTH: MINIMUM LOT DEPTH:	N/A N/A 75FT	NO CHANGE 50' - NO CHANGE 100' - NO CHANGE
SETBACK REGULATIONS (SEC. 223-17C)		
FRONT YARD SETBACK: SIDE YARD SETBACK: REAR YARD SETBACK:	10 FT MIN 0 FT MIN 20 FT MIN	PROPOSED BUILDING FRONT IS SET BACK 40'-1" PROPOSED BUILDING EDGE IS SET BACK 1'-11" PROPOSED BUILDING FACE IS SET BACK 22'-10"
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: ACCESSIBLE SPACES:	1 SPACE PER EACH 200 SF OF GFA, EXCLUDING UTILITY AREAS -	PER SECTION 223-26, B (2) INCREASED USE ON SITE ACCOUNTS FOR LESS THAN 25% OF TOTAL AREA.

HATCHING PATTERNS

-
- BELDEN 560 PAVERS
-
- CONCRETE WALKWAY
-
- ASPHALT
-
- BUILDING MASS

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 _____

DRAWING LIST

NEW ISSUE

REVISED ISSUE

ISSUED WITH NO CHANGES

Issue 1 - 10.27.20

Issue 2 - 11.24.20

Issue Date 3

Sheet No.	Rev.	Drawing Title
-----------	------	---------------

G-000.00	2	GENERAL NOTES		
A-101.00	2	WORKSHOP ADDITION		
A-201.00	2	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 B. RICH & PAULETTE M. MYERS-RICH
469 MAIN STREET
BEACON NY 12508

APPLICANT: DAVID B. RICH & PAULETTE M. MYERS-RICH
469 MAIN STREET
BEACON NY 12508

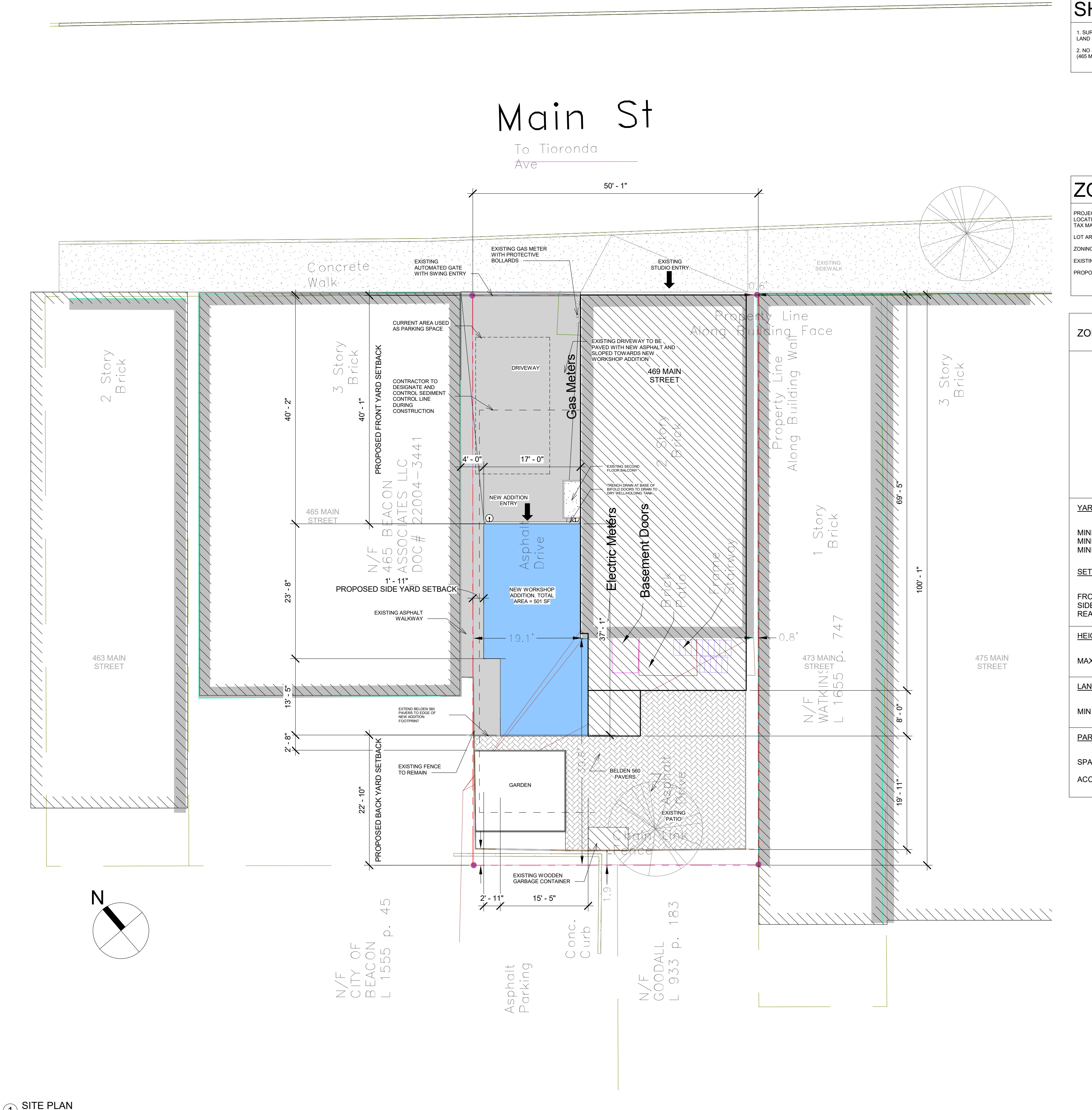
ZONING DISTRICT: CMS - CENTRAL MAIN STREET, HISTORIC DISTRICT AND LANDMARK ZONING OVERLAY

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"



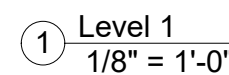
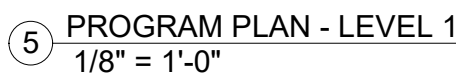
[illegible]

469 MAIN STREET
BEACON, NEW YORK 12508

KEY PLAN

 PROJECT NORTH

DRAWING NO.	
A-101.00	
SEAL & SIGNATURE	DATE: _____ SCALE: _____ DWG BY: <u>Author</u> CHK BY: <u>Checker</u>
	Issue Date: _____ As Indicated: _____



Incandescent Bulb or Integrated LED

TOTAL QUANTITY OF FIXTURES = 3

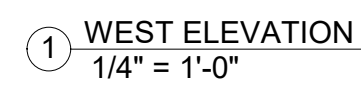
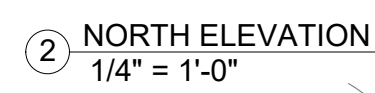
EXISTING RETAILED STUDIO SPACE	9	2000 SF
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Farrow & Ball's Black Blue #95 Exterior Eggshell

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

This image displays two color swatches. The top swatch is a deep, dark red, identified as 'California Paints Historic Color Palette in Codman Claret, eggshell finish'. The bottom swatch is a light, neutral beige, identified as 'Farrow & Ball's Purbeck Stone #275'.



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KEY PLAN



A-201.00	
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SEAL & SIGNATURE	DATE:	Issue Date
	SCALE:	1/4" = 1'-0"
	DWG BY:	Author
	CHK BY:	Checker



November 24, 2020

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

**Re: Photo Book Works Studio
Tax ID 6054-37-075738 (+/-0.11 acre)
469 Main Street, Beacon, NY.**

Dear Chairman Gunn and Planning Board Members,

On behalf of Photo Book Works Studio, Berg + Moss Architects is submitting a Site Plan Application that addresses comments by Lanc & Tully Engineering (dated 11/5/2020) and John Clarke Planning (11/6/2020) regarding the request for Special Permit. In addition, we have responded to the concerns of the engineers below. Berg + Moss comments are in *italics*.

Lanc & Tully Engineering Comments (dated 11/5/2020):

1. 'The cover sheet of the plan set should also note this as a "Site Plan".'
Cover sheet of drawing set has been updated to include "Site Plan" in the title.
2. 'A note should be added to the cover sheet noting where the survey information shown on the plan was obtained from.'
A sheet note has been added to Sheet G-000.00 stating where the survey information shown in the Site Plan was obtained from.
3. 'The Zoning Bulk Table on the cover sheet should be revised to reflect the current side yard setbacks and what the proposed side yard setbacks will be based upon the project.'
The Zoning Bulk Table on Sheet G-000.00 has been corrected to reflect the current and proposed side yard setbacks. In addition, the Site Plan has been updated with annotations of the proposed front, side, and rear setbacks.
4. 'When site was previously before the Planning Board in 2016 for the original site plan, it was noted at that time that the applicant would provide an easement to the City of Beacon for area of the parking lot and curving that encroach on the subject parcel. The applicant should inform the Planning as to the status of this easement to the City of Beacon.'
Easement application in progress.
5. 'The applicant should provide information on the plans to justify not meeting the required parking for the proposed site. This information was previously on the 2016 site plan when originally approved.'
The parking analysis follows Section 223-26B which states that "no building or structure erected prior to said date [Structures and land uses in existence on April 20, 1964, or structures and uses for which building permits had been approved on before said date,...] shall be required to provide parking facilities unless the aforesaid additional required facilities amount to a cumulative total increase of at least 25% over the existing use as of said date". The proposed addition only accounts for a 12.4% increase of gross floor area and satisfies this requirement from Section 223-26B.

John Clarke Planning Comments (dated 11/6/2020):

1. 'For Sheet G-000:

- a. The EAF description includes garage space as a proposed use, but the Sheet G-000 narrative does not include a garage use. The applicant should clarify whether the new addition includes a parking space.
- b. Any existing or proposed parking spaces should be delineated on the Site Plan.
- c. The total existing and proposed commercial square footage in the building, excluding utility areas, should be used for the commercial parking requirement. Any upper floor residential, any past variances or waivers, or the potential parking exceptions for building in existence as of 1964 (see Section 223-26B) should also be considered in the parking analysis.
- d. The CMS district has a 10 percent minimum landscaped area requirement, but that may be waived for lots under 5,000 square feet. The proposed addition does not appear to diminish any existing landscaping on the parcel and should qualify for a waiver.
 - a. Primary use of addition is for studio and exhibition space for current owners. The garage use has been considered for future owners, allowing for flexibility in the design of the addition.*
 - b. The existing parking space on the site has been labeled.*
 - c. The parking analysis follows Section 223-26B which states that "no building or structure erected prior to said date [Structures and land uses in existence on April 20, 1964, or structures and uses for which building permits had been approved on before said date,...] shall be required to provide parking facilities unless the aforesaid additional required facilities amount to a cumulative total increase of at least 25% over the existing use as of said date". The proposed addition only accounts for a 12.4% increase of gross floor area and satisfies this requirement from Section 223-26B.*
 - d. Applicant will apply and qualify for waiver.*

2. 'For Sheet A-201:

- a. Window proportions shall be greater in height than width, with exceptions for storefront, transom, and specialty windows. Tinted glass is not permitted (see Section 223-41.18 J(9)).
- b. Any proposed exterior lighting fixtures next to the doors should be included on the plans (see Section 223-14B for standards).
 - a. Frontage design includes a trim to capture storefront, transom and specialty windows to read as a single entity. Perspective and design renders have been adjusted to properly show existing and new glass as clear; tinted glass is not included in design.*
 - b. Locations of exterior lighting fixtures have been included in the drawings, specifically annotated on Sheet A-101.00. Further details on the exterior lighting fixture are also included on Sheet A-101.00.*

The following materials have provided as part of the Site Plan Application:

3 copies of Site Plan Set, plans and elevations
Letter to City Administrator, dated November 24, 2020.
Copy of materials listed above on CD.

Please feel free to contact us if you have any questions or require additional information.

Sincerely,



473 MAIN STREET NO. 1
BEACON, NY 12508

T: 845.831.1318
E: info@bergmoss.com

Christopher E. Berg
Berg Moss Architects PC

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

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

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

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

December 1, 2020

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

RE: Photo Book Works Studio
469 Main Street
Tax Parcel 6054-37-075738
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above referenced application:

- Response correspondence dated November 24, 2020, as prepared by Berg & Moss Architects.
- Plans titled "Photo Book Works Studio" with the latest revision date of November 24, 2020, as prepared by Berg & Moss Architects, consisting of 3 sheets.

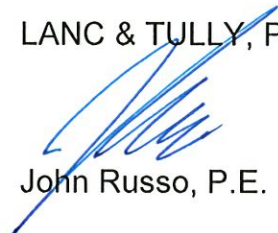
The proposed project entails the addition of a multi-purpose gallery/garage space, approximately 500 square feet in size, to an existing structure located in the CMS Zone, on a 0.11-acre parcel. Based upon our review of the above documents and plans, we offer the following comments:

1. The site plan on Sheet 1 does not properly scale to the noted scale on the drawing. The drawing shall be provided true to the scale noted on the drawing. It also appears that some of the dimensions provided should be checked for accuracy.
2. Labeling should be not be obscured by the hatching on the plan.
3. The call out for extending the pavers should be enlarged so that it is legible.
4. When site was previously before the Planning Board in 2016 for the original site plan, it was noted at that time that the applicant would provide an easement to the City of Beacon for area of the parking lot and curbing that encroach on the subject parcel. The applicant should inform the Planning Board as to the status of this easement to the City of Beacon. *The applicant has noted that the easement application is in progress.*

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

Very truly,

LANC & TULLY, P.C.



John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

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

Date: December 4, 2020

Re: **469 Main Street Site Plan**

I have reviewed a response letter from Berg + Moss Architects and a 3-sheet Site Plan set, all dated November 24, 2020.

Proposal

The applicant is proposing to construct a 502 square foot multi-purpose addition to an existing building in the Central Main Street (CMS) district and the Historic District and Landmark Overlay (HDLO) zone.

Comments and Recommendations

1. The CMS district has a 10 percent minimum landscaped area requirement, but that may be waived for lots under 5,000 square feet. This application qualifies for a waiver.
2. The applicant has addressed all my previous comments.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Chris Berg, R.A., Project Architect

City of Beacon Planning Board Agenda
12/08/2020

Title:

Public hearing on applications for Special Use Permit and Site Plan Approval, change from residential (rectory) to gallery, 61 Leonard Street, submitted by Beacon Historical Society (owner St. Joachim's Church)

ATTACHMENTS

[Beacon Historical Society EAF Narrative.pdf](#)

[Beacon Historical Society Site Plan.pdf](#)

[Beacon Historical Society Cover Letter.pdf](#)

[Engineer Review Letter.pdf](#)

[Planner Review Letter.pdf](#)

November 24, 2020

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

**Re: Beacon Historical Society
Tax ID 6054-30-235786 (+/-1.3 acre)
61 Leonard Street, Beacon, NY.**

Dear Chairman Gunn and Planning Board Members,

On behalf of The Beacon Historical Society (BHS), Berg + Moss Architects is submitting a Proposed Action Narrative that supplements the previously submitted EAF for the November 11, 2020 Planning Board Review. This detailed narrative was suggested via comments by Lanc & Tully Engineering (dated 11/6/2020) and John Clarke Planning (11/6/2020) regarding the request for Special Permit.

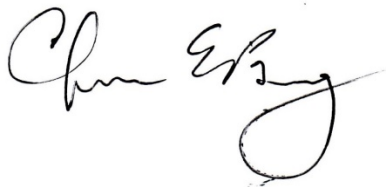
The Beacon Historical Society will relocate from 17 South Avenue to 61 Leonard Street in Beacon NY. The Society was founded in 1976 and has served the community by preserving and promoting the history of Beacon and its antecedent villages of Fishkill Landing and Matteawan. St. Joachim's rectory will serve as our headquarters to include a library and research center; rooms to store our collections; gallery spaces for exhibitions and lectures; administrative offices, and workrooms for handling artifacts.

The St. Joachim's Rectory was purchased by the church on November 30, 1860 for \$2,500. The two-story home was owned by Mr. Milo Sage, president of the Fishkill Landing Machine Co. The rectory was enlarged in 1875 and again in the 1930s to its current size of three stories with an attic and second-story back porches.

The Beacon Historical Society is an all-volunteer organization. Our board consists of four executive members and seven trustees. We are open to the public on Thursdays from 10-12, Saturdays from 1-3, and second Saturdays from 12-4 and by appointment. Our volunteers assist 8-10 researchers and/or visitors during these hours. Occasional special events may include the opening of a new exhibition, an educational program with local school children, or a lecture or hands-on activity with an anticipated capacity of 25-30 people. The timing of these events will be coordinated with the church in order to be respectful of their programs.

Please feel free to contact us if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris E. Berg". The signature is fluid and cursive, with the first name "Chris" and last name "Berg" clearly distinguishable.

Christopher E. Berg
Berg Moss Architects PC

BEACON HISTORICAL SOCIETY

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

PLANNING BOARD REVIEW - 11.24.2020

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 JOACHIMS 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: HISTORICAL SOCIETY/MUSEUM
NARRATIVE: CONVERSION OF AN EXISTING RESIDENTIAL THREE-STORY PLUS BASEMENT AND ATTIC NON-SPRINKLERED. CURRENTLY ZONED AS RESIDENTIAL TO BE CHANGED TO COMMUNITY/SOCIAL OCCUPANCY. THE PROPOSED USE AS A COMMUNAL PLACE 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

TAX MAP



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

Sheet No.	Rev.	Drawing Title	Issue 1 - 10.27.20	Issue 2 - 11.24.20	Issue Date 3

G-000.00	1	GENERAL NOTES			
A-001.00	2	SITE PLAN			
A-002.00		LANDSCAPE PLAN			
A-101.00	1	PROPOSED PLAN			
A-102.00		EXTERIOR DETAILS AND COLORS			

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 EXISTING ON SITE	RELIGIOUS, EDUCATION	
BUILDING FOOTPRINT	N/A	2,622 SF - NO CHANGE
MAX LOT COVERAGE	N/A	NO CHANGE
YARD REGULATIONS (SEC. 223-17C)		
MINIMUM LOT AREA:	5,000 SF	NO CHANGE
MINIMUM LOT WIDTH:	50 FT	245' - NO CHANGE
MINIMUM LOT DEPTH:	100FT	220' - NO CHANGE
SETBACK REGULATIONS (SEC. 223-17C)		
FRONT YARD SETBACK:	15 FT MIN	NO CHANGE
SIDE YARD SETBACK:	10 FT MIN	NO CHANGE
REAR YARD SETBACK:	20 FT MIN	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:	2 SPACES FOR EACH DWELLING	(1/300 SF OF GFA) 2622/300 : 9 SPACES
ACCESSIBLE SPACES:		1 ACCESSIBLE SPACE
*UNDER SECTION 223-24.7 FOR PARCELS IN THE HDLO, THE CITY COUNCIL MAY ALLOW BY SPECIAL PERMIT SPECIALIZED BUSINESS USES OF LOW TRAFFIC VOLUME, NORMALLY ASSOCIATED WITH HISTORY, THE ARTS, OR CULTURAL USES, PROVIDED THAT THE USE IS APPROPRIATE TO THE STRUCTURE AND COMPATIBLE WITH THE NEIGHBORHOOD.		

PLANNING BOARD APPROVAL

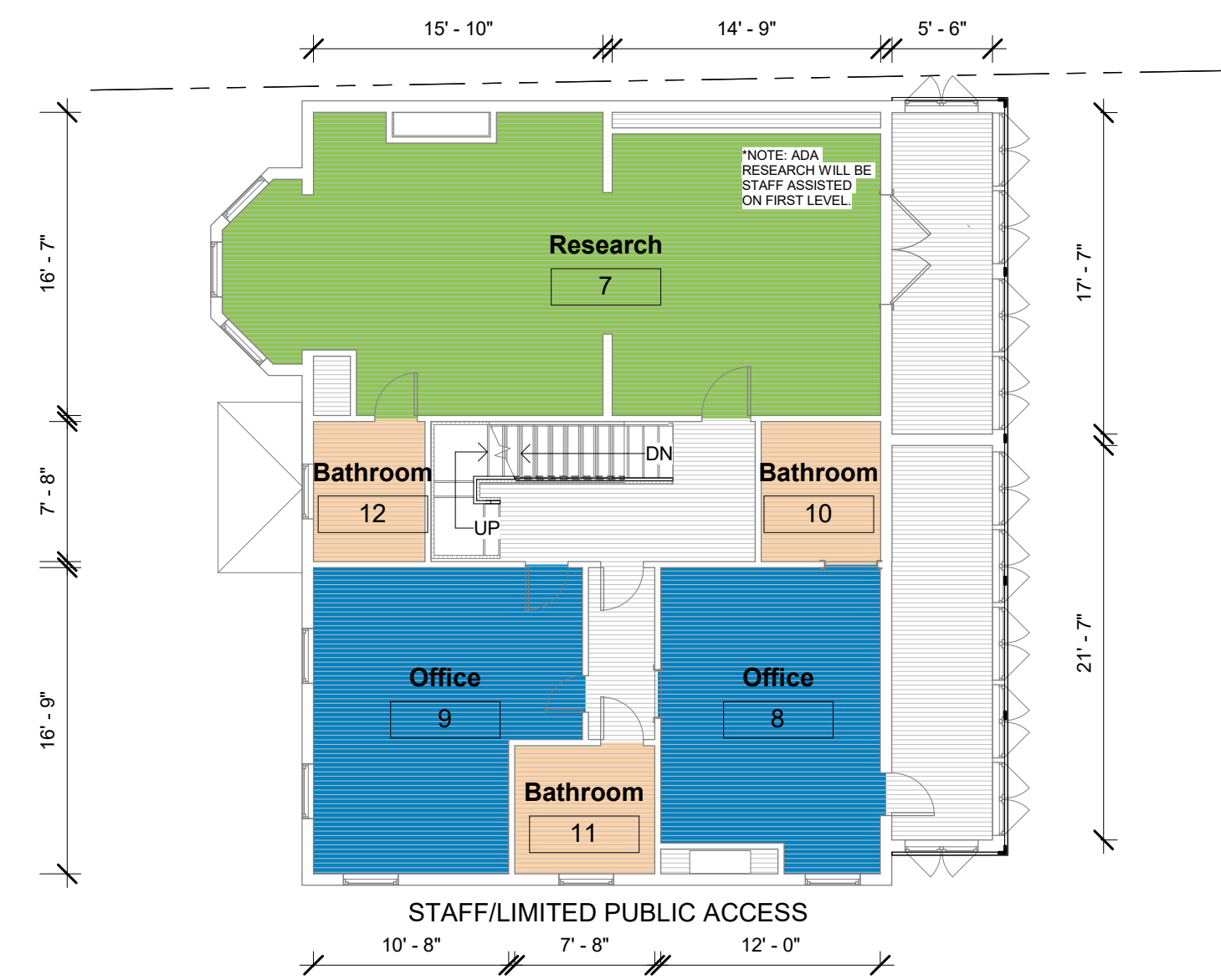
RECOMMENDED FOR APPROVAL BY THE CITY OF BEACON PLANNING BOARD ON THE DAY OF , 2020.
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS OF REVISIONS TO THE PLAT AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRMAN

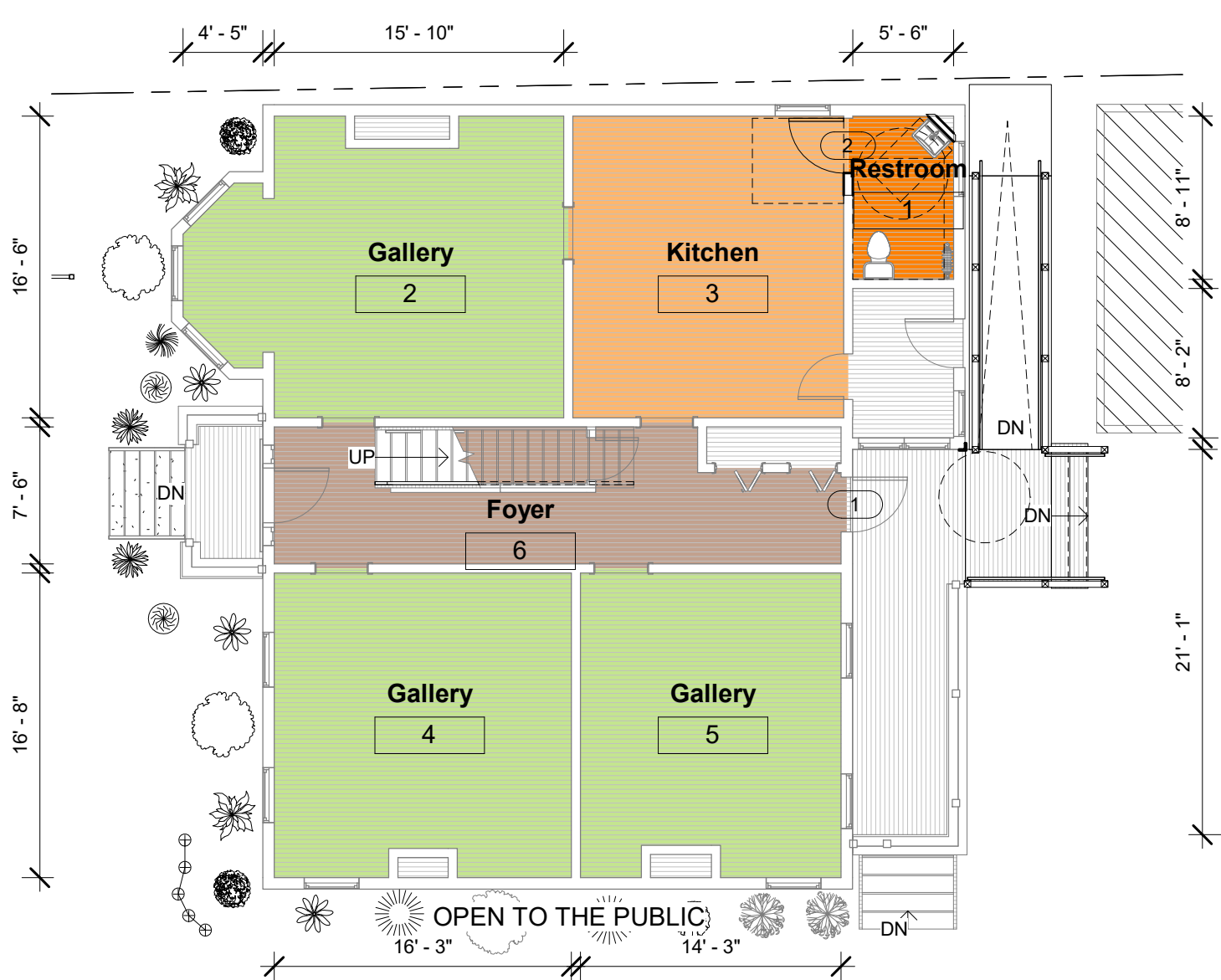
DATE



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	293 SF
Level 1	Kitchen	3	245 SF
Level 1	Gallery	4	266 SF
Level 1	Gallery	5	230 SF
Level 1	Foyer	6	206 SF

Level 2	Research	7	517 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	155 SF
Level 3	Archive	14	146 SF
Level 3	Archive	15	213 SF
Level 3	Archive	16	130 SF
Level 3	Archive	17	119 SF
Level 3	Bathroom	18	47 SF
Level 3	Bathroom	19	56 SF

Berg + Moss Architects

BMA

Architect:

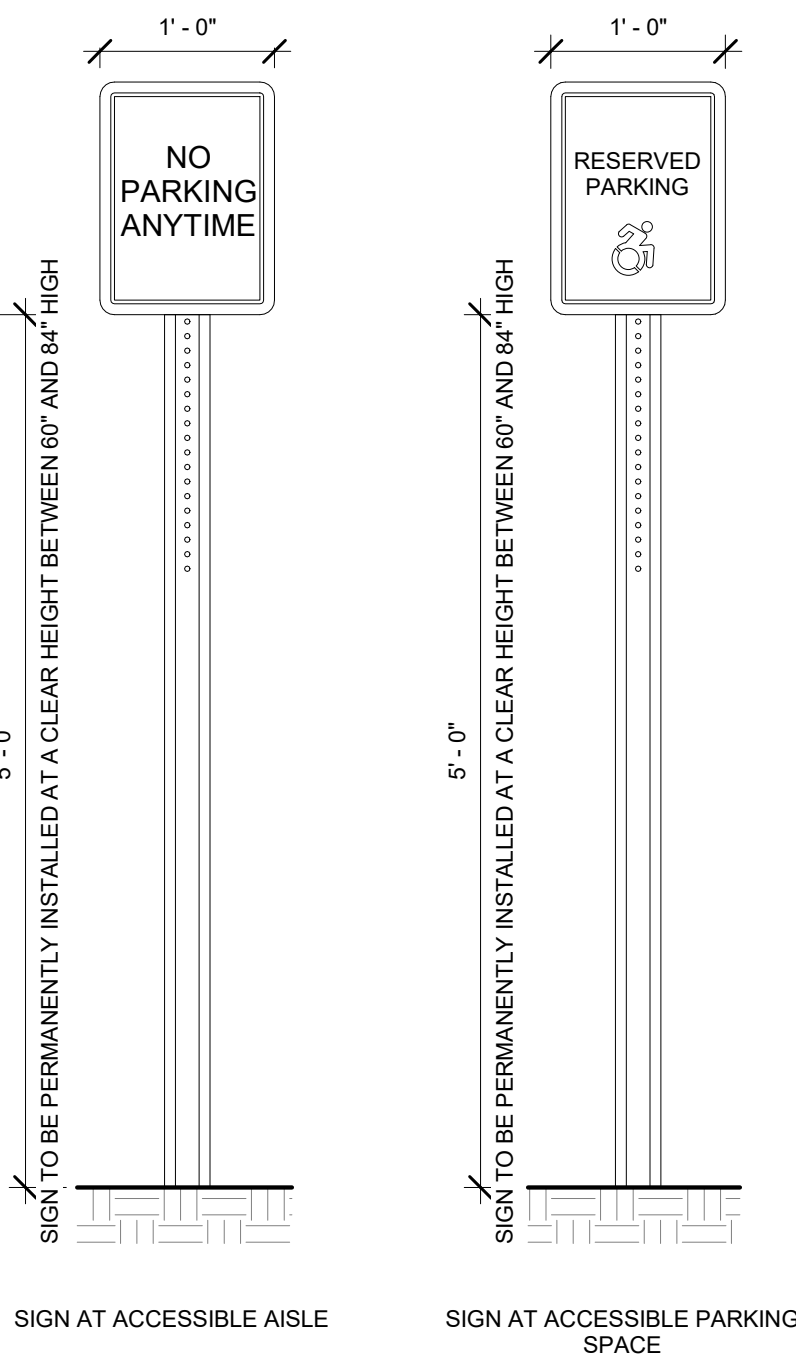
BERG + MOSS ARCHITECTS PC
473 MAIN STREET No. 1
BEACON, NY 12508
T: 845 831 1318
INFO@BERGMOSS.COM

Consultant:

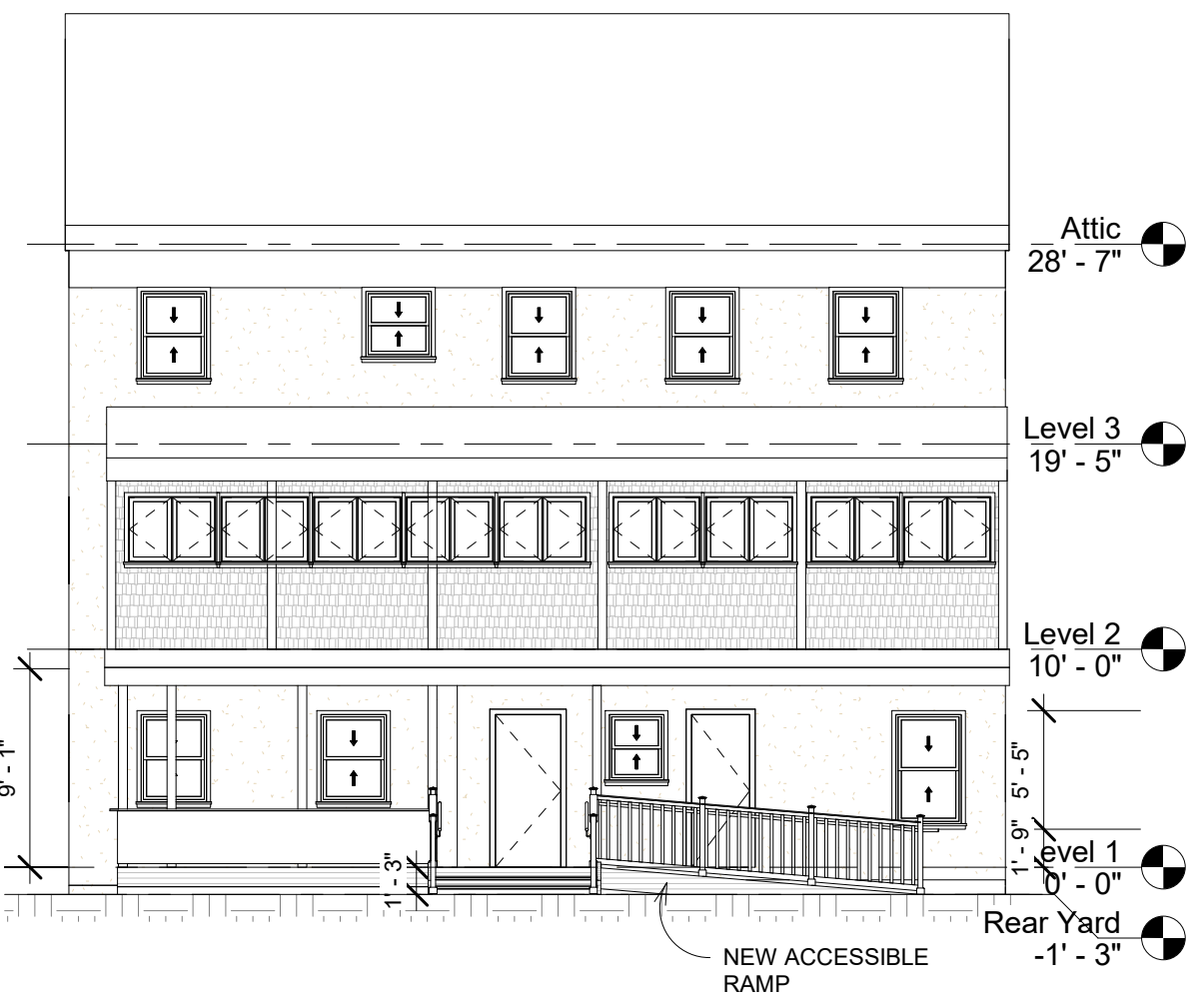
NAME
ADDRESS
PHONE
EMAIL

ACCESSIBILITY PARKING NOTES

- LOCATION - PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL BE IN THE SPACES CLOSEST TO THE NEAREST ACCESSIBLE BUILDING OR FACILITY ENTRANCE ON AN ACCESSIBLE ROUTE.
- DIMENSIONS - ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 8' (MIN.) WIDE AND SHALL HAVE AN ADJACENT ACCESS AISLE 6' WIDE MEASURED PERPENDICULAR TO THE STALL STRIPE.
- PAVEMENT MARKING COLORS - REQUIRED ACCESSIBLE PARKING SPACE AND ACCESS AISLE STRIPING AND OTHER OPTIONAL PAVEMENT MARKINGS, SUCH AS THE INTERNATIONAL ACCESS SYMBOL, SHALL BE PAINTED WHITE OR BLUE.



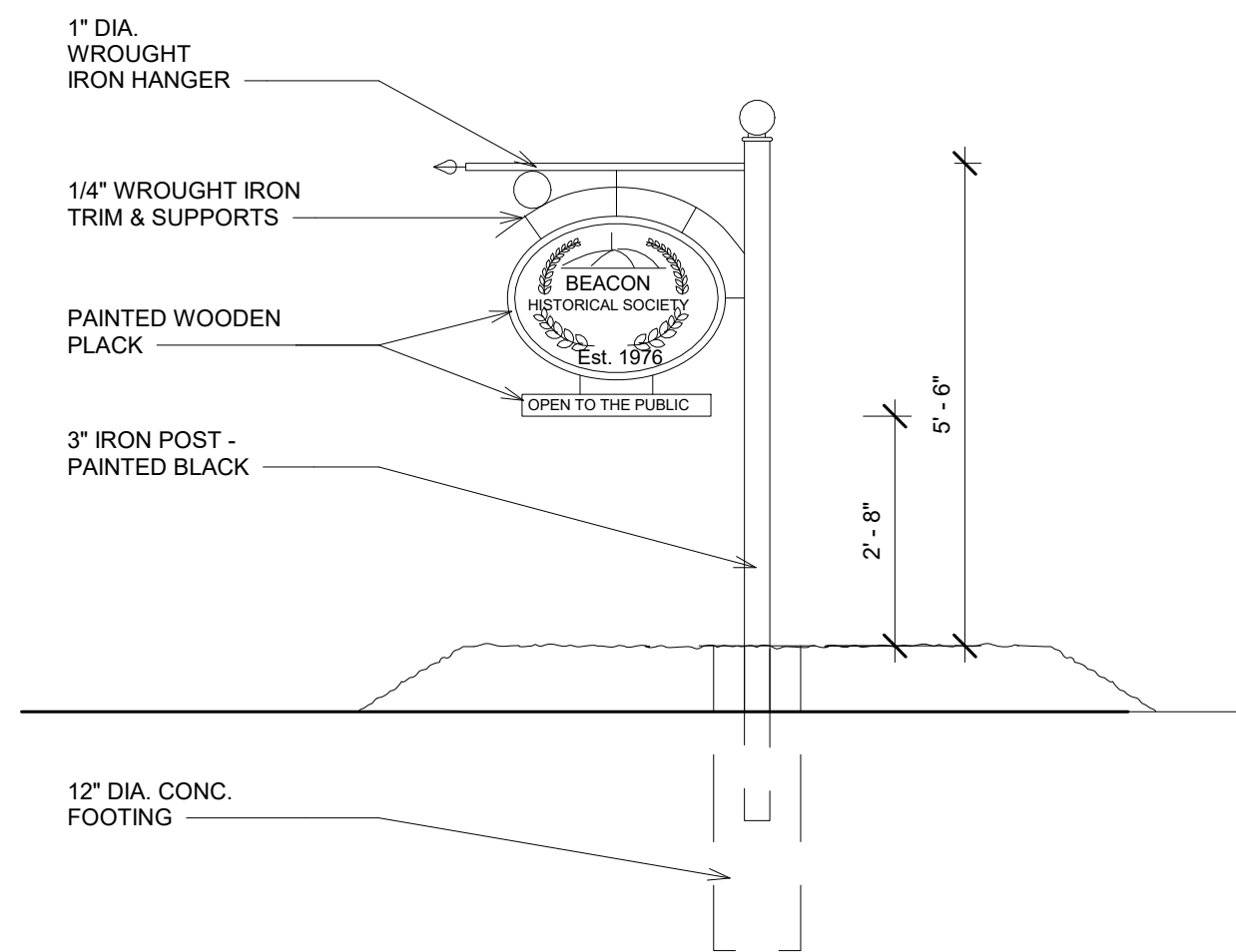
4 ACCESSIBILITY PARKING DETAILS
1" = 1'-0"



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



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: MUSEUM

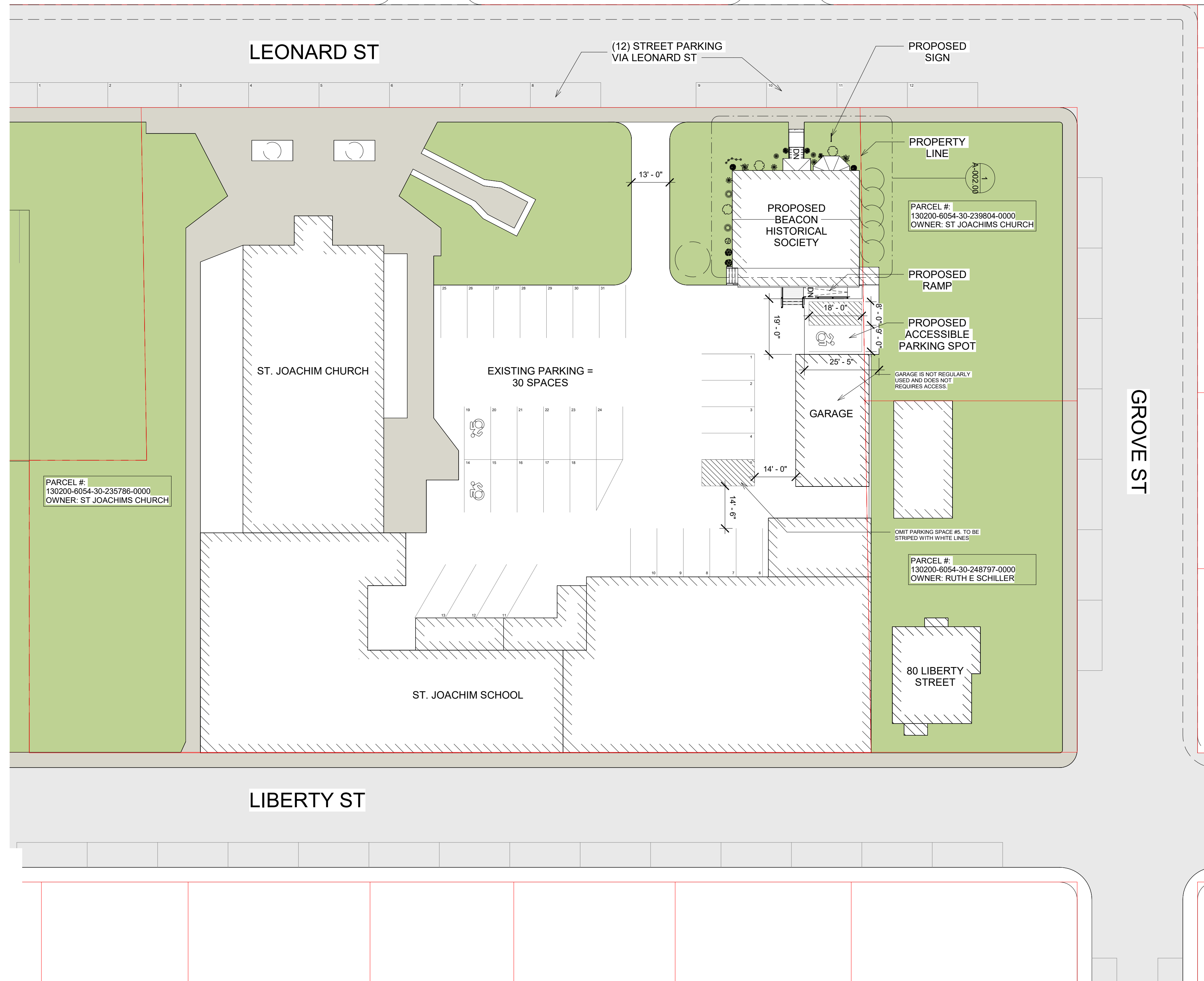
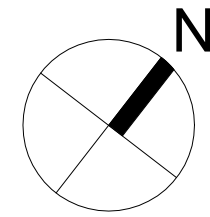
PARKING HOURS ANALYSIS

	REQUIRED PARKING BY USE	HOURS OF OPERATION
ST. JOACHIM CHURCH	35 SPACES	MONDAY - FRIDAY, 7-9AM SATURDAYS, 8-10AM & 4-30-5:30PM SUNDAYS, 7:30-3PM
ST. JOACHIM SCHOOL	22 SPACES	MONDAY - FRIDAY, 8-3PM
BEACON HISTORICAL SOCIETY	9 SPACES	THURSDAYS, 10-12PM SATURDAYS, 1-3PM SECOND SATURDAYS, 12-4PM

SHEET NOTES

1. ANY POSSIBLE ENCROACHMENTS BEYOND PROPERTY LINE ARE
ARE NOT BEING CERTIFIED OR REVIEWED UNDER THIS APPLICATION.

2. SEE A-002.00 FOR LANDSCAPING PLAN AND PLANTING SCHEDULE.



③ Site Plan
1" = 20'-0"



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



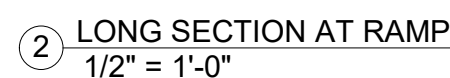
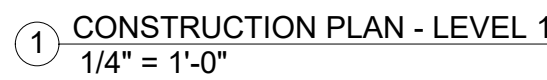
DRAWING TITLE
SITE PLAN

DRAWING NO.

A-001.00

SEAL & SIGNATURE

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



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HISTORICAL
SOCIETY**
61 LEONARD ST,
BEACON, NEW YORK 12508

DRAWING TITLE

PROPOSED PLAN

DRAWING NO.

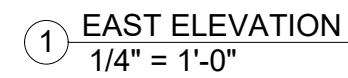
A-101.00

SEAL & SIGNATURE

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



EXTERIOR PAINT COLORS		
RAILINGS AND BAULSTERS:	BENJAMIN MOORE, HISTORICAL COLORS - MONTEREY WHITE, HC-27	
CIRCULAR HANDRAIL:	BENJAMIN MOORE, HISTORICAL COLORS - KENDALL CHARCOAL, HC-166	



Berg + Moss Architects PC
473 MAIN STREET No. 1
BEACON, NY 12508
T: 845 831 1318
INFO@BERGMOSS.COM

[illegible]

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DUPLICATION, MODIFICATION OR CHANGE.

**BEACON
HISTORICAL
SOCIETY**
61 LEONARD ST,
BEACON, NEW YORK 12508

KEY PLAN

 PROJECT NORTH

DRAWING TITLE

EXTERIOR DETAILS
AND COLORS

DRAWING NO.

A-102.00

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

c 2020 Berg + Moss Architects, PC



November 24, 2020

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

**Re: Beacon Historical Society
Tax ID 6054-30-235786 (+/-1.3 acre)
61 Leonard Street, Beacon, NY.**

Dear Chairman Gunn and Planning Board Members,

On behalf of The Beacon Historical Society (BHS), Berg + Moss Architects is submitting a Site Plan Application that addresses comments by Lanc & Tully Engineering (dated 11/6/2020) and John Clarke Planning (11/6/2020) regarding the request for Special Permit. In addition, we have responded to the concerns of the engineers below. Berg + Moss comments are in *italics*.

Lanc & Tully Engineering Comments (dated 11/6/2020):

1. 'On page 2 of 13 of the Full EAF, the table under section "B" should be completed.'
Based on planning board discussion, EAF not required.
2. 'On page 3 of 13 of the Full EAF, section D.1.b. should be properly completed, as D.1.b.a. should be noted as 1.3 acres and D.1.b.c. should be noted as 1.56 acres.'
Based on planning board discussion, EAF not required.
3. 'On page 5 of 13 of the Full EAF, sections D.2.c. and D.2.d. should be completed. We would recommend that an analysis of current usage and usage based upon proposed project be compared to see if there maybe any increases in demand and that the analysis be provided for review.'
Based on planning board discussion, EAF not required.
4. 'On page 9 of 13 of the Full EAF, E.1.a. and E.1.b. should be completed.'
Based on planning board discussion, EAF not required.
5. 'As there are other uses on this parcel, the Zoning Analysis table on the cover sheet should reflect the other uses on the site and the parking calculations should be updated to reflect what is actually required for the current site, what is required for the site with the proposed project and what parking is actually available at the site presently. As it appears that there will be shared parking on the site, we would recommend the operational hours and days for each use on the site be provided to show how the parking spaces will be allotted to each use.'
*The Zoning Analysis Table on Sheet G-000.00 has been updated with the existing uses on the site.
The parking analysis follows the use requirement of "Museum", as suggested by John Clarke Planning and Design.*
6. 'The site plan sheet on the plan set should be provided with a scale for the drawing.'
The Site Plan has been updated to include a drawing scale.
7. 'In accordance with Section 1106, Paragraph 1106.1.1, of the 2020 Building Code of New York, the access aisle for the accessible parking stall is required to be 8-foot in width. The access aisle shall also be provided with a "NO PARKING ANYTIME" sign in accordance with Section 1111, Paragraph 1111.5 of the Building Code, and the accessible parking shall be provided with signage in accordance with Section 1111, Paragraph 1111.1 of the Building Code.'

The drawing set has been updated to include a 8-foot access aisle and the required signage according to Section 1111 of the Building Code. The Site Plan on Sheet A-101.00 includes annotations for the location of the required signage and Sheet G-000.00 contains further details on the required signage, as well as information on the required locations, dimensions, and marking colors for accessible parking spaces.

8. 'Based upon the current layout of the parking, as shown on the site plan, there is insufficient room for vehicles in parking stalls 6, 7 and possibly 8 to properly back out of these stalls if a car is parked in stall 5.'

The Site Plan on Sheet A-001.00 has been updated with a note to omit parking stall 6.

9. 'Given the minimal access aisle provided between parking stall 1 through 5 and the garage, how will access to the garage be achieved? Is the garage used for vehicles?'

Understood that the garage is not regularly accessed and used for storage.

10. 'As the site plans shows the garage building and school to be encroaching on the neighboring parcels, we would recommend that a survey be provided for the project to verify as to whether these encroachments exist or not.'

Based on planning board discussion, a survey was not required. The owners and parcel numbers of the adjacent properties were annotated on the Site Plan on Sheet A-001.00.

11. 'The detail for the accessible parking stall and access aisle shown on Sheet 3 of the plan set should be updated to reflect the required 8-foot wide access aisle, along with noting the required color for the striping. This detail should be further updated to reflect the signage required for the accessible parking stall and access aisle, along with providing details for the proposed signage.'

The Plan drawing on Sheet A-101.00 has been updated to reflect the required 8-foot wide access aisle. In addition, further details on the required signage, locations, dimensions, and marking colors for accessible parking spaces has been added to Sheet G-000.00.

John Clarke Planning Comments (dated 11/6/2020):

1. 'For the Full EAF, the applicant should attach the NYSDEC EAF Mapper sheet for the parcel to confirm some of the answers. The following answers should also be corrected:

- a. B.a. and b. should fill in the agency approval required.
- b. B.i.ii. should answer yes that Beacon has an approved LWRP.
- c. C.1 should be answered no.
- d. D.1.a-c should be filled in.
- e. D.2.c, d, and k should include any differences between the existing residential use and the proposed Historical Society use.
- f. D.2.l should match the hours of operation on Sheet 1 of the Site Plan set.
- g. The EAF should include a narrative describing the project in more detail, giving a brief historical background for the building, explaining the number of employees, volunteers, and visitors expected on the site at one time, and answering the parking questions listed below.'

a.-f. Based on planning board discussion, EAF not required.

g. Based on planning board discussion, EAF not required. A separate Proposed Action Narrative has been provided in conjunction with this letter.

2. 'For Sheet G-000, Zoning Analysis Table:

- a. The Use Groups Permitted row should be deleted.

- b. The parking requirement for a business office is based on gross floor area, excluding utility areas. The Special Permit Application listed the gross floor area as approximately 2,622 square feet. The applicant may want to check with the Building Inspector on whether the primary use for parking purposes might be more accurately categorized as a museum or other use.
 - c. Are the existing off-street parking spaces already allocated for the church use or can the timing of the site operations be considered for a shared use deduction under Section 223-26 C(6)?
 - d. The "Variance required for use regulations" note should be deleted and replaced by a note that, under Section 223-24.7 for parcels in the HDLO, the City Council may allow by Special Permit specialized business uses of low traffic volume, normally associated with history, the arts, or cultural uses, provided that the use is appropriate to the structure and compatible with the neighborhood.
 - a. The Use Groups Permitted row has been removed from the Zoning Analysis Table.*
 - b. The proposed use has been updated to Museum and the parking analysis follows that use's parking requirements.*
 - c. Understood that the off-street parking spaces can be shared between the church use and museum use according to Section 223-26, C(6).*
 - d. The note "Variance required for use regulations" has been replaced with the suggested note, "under Section 223-24.7 for parcels in the HDLO, the City Council may allow by Special Permit specialized business uses of low traffic volume, normally associated with history, the arts, or cultural uses, provided that the use is appropriate to the structure and compatible with the neighborhood."*
3. 'For Sheet A-001, Site Plan:
- a. A scale should be provided the Site Plan.
 - b. The ADA striped aisle should be 8 feet wide by state requirements.
 - c. The parking spaces designated for Historical Society use should be designated on the Site Plan.
 - d. The applicant should clarify whether the adjacent parking spaces block access to the garage doors?
 - e. The Site Plan appears to show an accessory structure encroaching on the adjacent lot to the north. The ownership of adjoining properties should be included on the plan.
 - f. There is no new landscaping proposed. I suggest at least two street trees near the front sidewalk along Leonard Street.
 - a. The Site Plan has been updated to include a drawing scale.*
 - b. The access aisle has been updated to reflect the 8-foot wide requirements.*
 - c. The designated parking spaces for the Beacon Historical Society have been annotated with an asterisk on the Site Plan drawing and a sheet note has been added to Sheet A-001.00.*
 - d. Understood that the garage is not regularly accessed and is used for storage.*
 - e. The owners and parcel numbers of the adjacent properties were annotated on the Site Plan on Sheet A-001.00.*
 - f. The drawing set has been updated to include the landscaping plan and plant schedule, see drawing A-002.00.*
4. 'For Sheet A-101:
- a. The ADA parking detail should show an 8-foot striped aisle and the ADA space may be 8-feet wide.
 - b. The materials and colors for the proposed new ramp handrails and balusters should be included, consistent with the standards in Article 134, Historic Preservation, Section 134-7 B(3).



a. The Plan drawing on Sheet A-101.00 has been updated to reflect the required 8-foot wide access aisle.

b. Drawing A-102.00 has been added to the drawing set which contains details on the colors and materials of the new ramp.

The following materials have provided as part of the Site Plan Application:

3 copies of Site Plan Set, plans and elevations.
Proposed Action Narrative
Letter to City Administrator, dated November 24, 2020.
Copy of materials listed above on CD.

Please feel free to contact us if you have any questions or require additional information.

Sincerely,

Christopher E. Berg
Berg Moss Architects PC

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

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

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

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

December 1, 2020

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

RE: Beacon Historical/St. Joachim
61 Leonard Street
Tax Parcel 6054-30-235786
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above referenced application:

- Response correspondence dated November 24, 2020, as prepared by Berg & Moss Architects.
- 5-Sheet plan set titled "Beacon Historical Society at the St. Joachim Rectory", dated November 24, 2020, as prepared by Berg & Moss Architects.

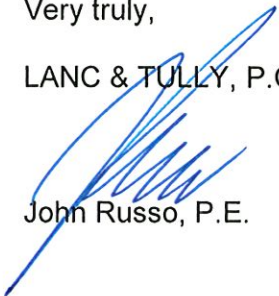
The proposed project entails using the existing residential St. Joachim Rectory as a place of business for historic and cultural learning instruction for children and adults. The project site is located in the R1-5 Zone and is located in the Historic District and Landmark Overlay Zone. Based upon our review of the above documents and plans, we offer the following comments:

1. Although the site plan has been provided with a scale of 1" = 20', it should be noted that when scaling the drawing, the dimensions noted do not correlate to the scale noted. The drawing shall be provided at true scale and the dimensions noted verified.
2. Note No. 3 under the "Accessibility Parking Notes" should be revised to note that the accessible stall to have blue paint for the symbol and striping to clearly distinguish it from other parking stalls.
3. The "Zoning Analysis" table on Sheet 1 should be revised to include another row under "Use Groups Existing on Site" which would be labeled "Use Groups Proposed on Site". The table should be further revised as to the "Parking Regulations". This section of the table should be updated to reflect the required parking for each of the existing uses on site in accordance with Section 223-26, Paragraph "F" of the Zoning Code, along with reflecting what the required parking for the existing and proposed uses on the site will be and what is actually present at the site.

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

Very truly,

LANC & TULLY, P.C.



John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: December 4, 2020
Re: **61 Leonard Street, Beacon Historical Society Special Permit**

I have reviewed a response letter and project narrative from Berg + Moss Architects and a 5-sheet Site Plan set, all dated November 24, 2020.

Proposal

The applicant is proposing to convert an existing building on a 1.3-acre church-owned parcel in the R1-5 district and Historic District and Landmark Overlay (HDLO) zone to offices and galleries for the Beacon Historical Society. The Planning Board may allow by Special Permit specialized uses of low traffic volume, normally associated with history, the arts, or cultural uses in the HDLO.

Comments and Recommendations

1. The City Council recently transferred the Special Permit authority in Section 223-24.7 to the Planning Board. The Special Permit may now be reviewed by the Planning Board in conjunction with Site Plan approval, so the note on the Sheet G-000 Zoning Analysis Table should be updated.
2. The Parking Hours Analysis on Sheet A-001 can be used by the Board to justify a shared use deduction under Section 223-26 C(6).
3. There are no street trees along this section of the church property. In addition to the proposed landscaping, I suggest at least two street trees near the front sidewalk along Leonard Street.
4. The material for the proposed new ramp handrails and balusters should be included, consistent with the standards in Article 134, Historic Preservation, Section 134-7 B(3).

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Chris Berg, R.A., Project Architect

City of Beacon Planning Board Agenda
12/08/2020

Title:

Review application for Site Plan Approval, rear yard open pavilion addition, 184 Main Street, submitted by 184 Main, LLC

ATTACHMENTS

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

[184 Main Street EAF.pdf](#)

[184 Main Street Cover Letter.pdf](#)

[184 Main Street Elevation Color Swatch.pdf](#)

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

[Engineer Review Letter.pdf](#)

[Planner Review Letter.pdf](#)

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: <u>184 Main, LLC</u> Address: <u>Mike Arnoff, Managing Member</u> <u>1282 Dutchess Tpke., Poughkeepsie, NY 12603</u> Signature: _____ Date: <u>11/23/20</u> Phone: <u>914-204-2020</u>	<i>(For Official Use Only)</i> Application & Fee Rec'd Initial Review Public Hearing Conditional Approval Final Approval	Date Initials <u>11-17-20</u> <u>EA</u> <u>12-8-20</u> _____ _____ _____ _____
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IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: <u>Don Petruncola</u>	Phone: <u>845-452-2268</u>
Address: <u>Liscum McCormack Vanvoorhis Architecture</u>	Fax: <u>845-452-3752</u>
<u>181 Church St., Poughkeepsie, NY 12601</u>	Email address: <u>dpetruncola@lmvarchitects.com</u>

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: <u>184 Main Street, Beacon, NY 12508</u>		
Tax Map Designation: Section <u>5954</u>	Block <u>27</u>	Lot(s) <u>811956</u>
Land Area: <u>0.5 Ac.</u>	Zoning District(s) <u>CMS</u>	

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: <u>Restaurant with outdoor dining (see attached summary)</u>	
Gross Non-Residential Floor Space: Existing <u>1,175 SF Interior</u>	Proposed <u>1,175 SF Interior</u>
TOTAL: <u>1,665 Interior and Exterior Space</u>	<u>290 SF Exterior Pavilion</u>
Dwelling Units (by type): Existing <u>None</u>	<u>490 SF Patio</u>
TOTAL: <u>0</u>	Proposed <u>None</u>

ITEMS TO ACCOMPANY THIS APPLICATION

- a. 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.
- b. 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.
- c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.
- d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- e. 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: 184 Main, LLC

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

Michael Arnoff, Lisa Arnoff

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

184 Main Street

Applicant Address: 1282 Dutchess Tpke., Poughkeepsie, NY 12603

Project Address: 184 Main Street, Beacon, NY 12508

Project Tax Grid # 5954-27-811956

Type of Application Amended Site Plan Approval

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, Michael Arnoff, 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



Signature of Owner

Manager Member

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

✓

—

—

—

X

X

B

GA

GA

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	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

IF AFFIANT IS A CORPORATION:

Name of Entity 184 Main, LLC	Telephone Contact Information 914-204-2020
Principal Place of Business of Entity 1282 Dutchess Turnpike Poughkeepsie, NY 12603	Place and Date of incorporation Dutchess County March 2017
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed Dutchess County

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

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.
Lisa Arnoff	1282 Dutchess Turnpike Poughkeepsie, NY 12603	914-475-6060	3/30/2017 Purchase	Dutchess County
Michael Arnoff	1282 Dutchess Turnpike Poughkeepsie, NY 12603	914-204-2020	3/30/2017 Purchase	Dutchess County

--	--	--	--	--

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
Lisa Arnoff	1282 Dutchess Turnpike Poughkeepsie, NY 12603	914-475-6060
Michael Arnoff	1282 Dutchess Turnpike Poughkeepsie, NY 12603	914-204-2020

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, Michael Arnoff being first duly sworn, according to law, deposes and says that I am (Title) Manager, an active and qualified member of the 184 Main, 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) Michael Arnoff

(Signature) 

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: 184 Main Street

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

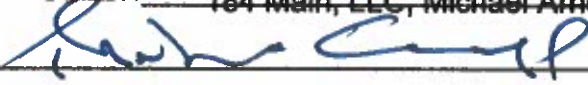
	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	X	
LEGAL DATA		
Name and address of the owner of record.	X	
Name and address of the applicant (if other than the owner).	N/A	
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

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

The existing building is not proposed to be divided into units of separate occupancy. There are no changes proposed for any pre-existing outdoor lighting. There are no changes proposed for any pre-existing outdoor signs. There are no changes proposed in material or arrangement to means of ingress or egress (pedestrian only), including sidewalks, driveways or other paved areas. There is no landscaping or planting proposed as part of this application. There are no proposed changes to any utilities or storm drainage serving this site. There are no proposed easement or deed restrictions associated with this site. There are no proposed public improvements associated with this application. The existing site is flat. The elevations of principal and accessory structures remain unchanged from the existing conditions. A location map of the property and adjacent properties is included in the project summary. Erosion and sediment control measures are not required based on the proposed scope of work. This is an amended site plan application, zoning review and variance has been previously accepted by the City of Beacon Planning and Zoning Board. Proposed hours of operation will not be changed from current, pre-existing hours of operation. Site plan and project drawings are complete and indicate full ultimate development.

Applicant/Sponsor Name: 184 Main, LLC, Michael Arnoff

Signature: 

Date: 11/23/20

Short Environmental Assessment Form

Part 1 - Project Information

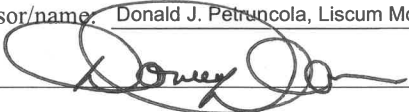
Instructions for Completing

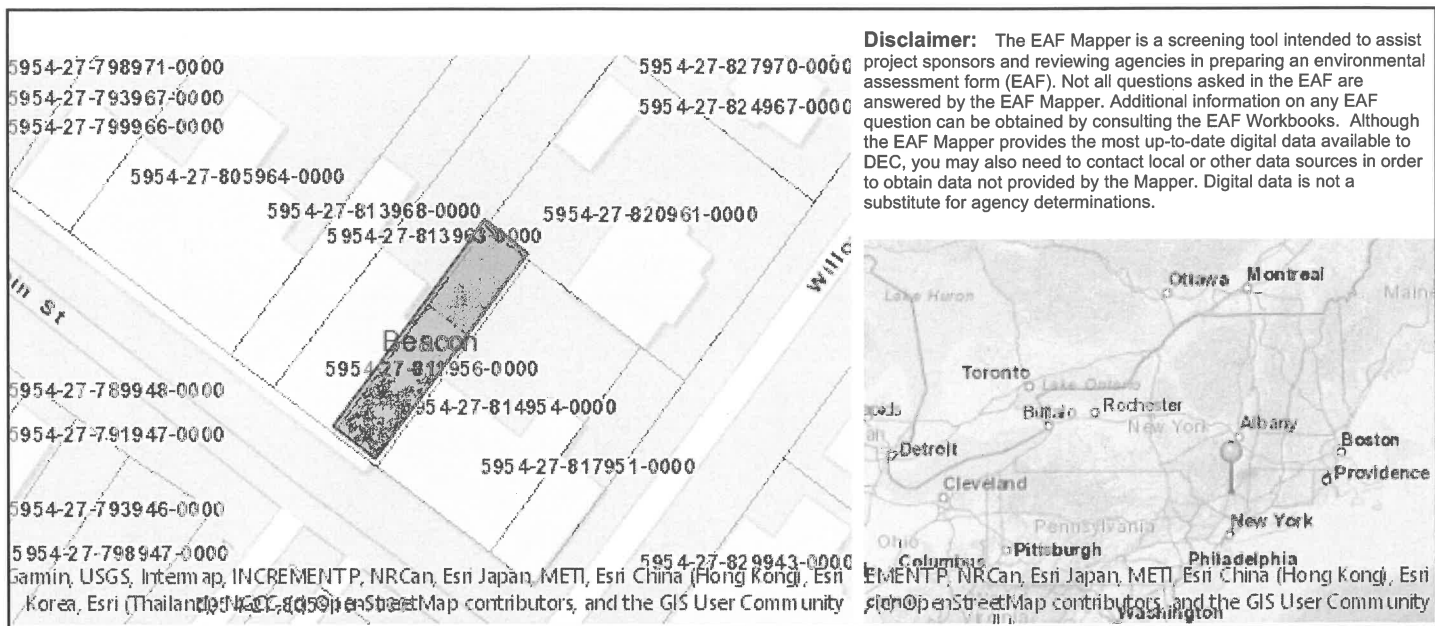
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
184 MAIN, LLC			
Name of Action or Project: RENOVATION AND ADDITION TO MEYERS OLDE DUTCH RESTAURANT			
Project Location (describe, and attach a location map): 184 MAIN STREET, BEACON, NY			
Brief Description of Proposed Action: PROJECT WILL INCLUDE THE INTERIOR RENOVATION OF AN EXISTING RESTAURANT FACILITY, INCLUDING KITCHEN AND BATHROOM, 1,175 SF IN TOTAL AREA. THE STREET FACADE WILL BE RECONSTRUCTED WITH ENERGY EFFICIENT GLAZING AND NEW ROOF PROVIDED. THE EXISTING REAR YARD OUTSIDE DINING SPACE WILL BE COVERED WITH A NEW 290 SF OPEN AIR PAVILION, NEW 490 SF CONCRETE PATIO WILL REPLACE GRAVEL FOR IMPROVED CLEANING AND EXISTING WOOD FENCE WILL BE REPLACED WITH NEW WOOD FENCING. A 60 SF SECURED COOLER WILL BE INSTALLED IN THE REAR YARD TO ENABLE THE INTERIOR KITCHEN RENOVATION.			
Name of Applicant or Sponsor: 184 MAIN, LLC / MIKE ARNOFF		Telephone: 914-204-2020	
Address: 1282 DUTCHESS TURNPIKE		E-Mail: MIKE@ARNOFF.COM	
City/PO: POUGHKEEPSIE		State: NY	Zip Code: 12603
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: CITY OF BEACON BUILDING PERMIT, DEPT. OF HEALTH			YES ☒
3. a. Total acreage of the site of the proposed action? _____ 0.5 acres b. Total acreage to be physically disturbed? _____ 0.01 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.5 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	☐	☒	☐
	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
		☐	☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES
		☒	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation 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?	NO		YES
	☒		☐
	☒		☐
	☒		☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		NO	YES
		☐	☒
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		NO	YES
		☐	☒
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		NO	YES
		☐	☒
12. a. Does the 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? 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?	NO		YES
	☐		☒
	☐		☒
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO		YES
	☒		☐
	☒		☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ 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? Indiana Bat	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, 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:	NO	YES
	☒	☐
	☒	☐
	☒	☐
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
PATIO WILL BE PROVIDED WITH A TRENCH DRAIN TO A 8' X 5' X 2'-6" PREFABRICATED BELOW GRADE DRYWELL.	☐	☒
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
ADJOINING PROPERTY HAS BEEN IDENTIFIED AS A REMEDIATION SITE BY NYS DEC EAF MAPPER APPLICATION.	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Donald J. Petrucci, Liscum McCormack VanVoorhis Architecture</u> Date: <u>11/18/20</u> Signature: <u></u> Title: <u>Architect</u>		



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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

November 23, 2020

184 Main, LLC
1282 Dutchess Turnpike
Poughkeepsie, New York 12603

APPLICATION SUMMARY OF WORK

On October 8, 2019 we received approval from the City of Beacon Planning Board to complete a full renovation and addition to our existing restaurant located at 184 Main Street. Our plan was to begin this project in the early Spring of 2020. COVID-19 stopped all progress of the work. This application, for your consideration, is for an amended site plan approval to move forward with a much-reduced design.

Lisa and I own the building at 184 Main Street and our son Brian Arnoff is the Chef Owner and Founder of Meyer's Olde Dutch. He and his wife Jaimee own their home on Maple Avenue in Beacon. Jaimee is a Doctor of Psychiatry and has her practice on Rombout Avenue. We are a local family excited by the growth and development of our county and especially the City of Beacon.

The project halted all construction plans once COVID hit. Based on the present CDC COVID guidelines especially for restaurants, we are requesting approval on a slightly different plan offering an improvement to our pre-existing open-air dining space. Presently, we have a rear yard patio and during this recent time it has gotten increased usage by both locals and visitors.

Our request is to completely renovate the existing building, as approved in the October 8, 2019 Resolution. We are modifying our scope of work only to eliminate the approved rear yard building addition and instead construct in the same location an open sided pavilion to greatly improve our open-air dining space and protect diners from inclement weather. We proposed to upgrade the existing gravel patio surface for a washable concrete surface and replace existing wood fencing with new wood fencing. We will install a 60 square foot secure cooler at the rear patio to enable the interior kitchen renovation.

Attached are the drawings presented to the Building Inspector for the issuing of our Building Permit and a supplementary parcel location plan showing adjacent roads and properties. We are also including the selected paint colors for the exterior new components to include the new façade reconstruction and the metal pavilion.

Thank you in advance for any consideration during this most difficult time for our restaurant.

Respectfully,
Mike Arnoff, Managing Member



**184 MAIN STREET
RENOVATION AND PAVILION ADDITION
EXTERIOR COLOR SAMPLE**

THE REAR YARD METAL PAVILION, ALL COMPONENTS WILL BE GALVANIZED METAL, NO PAINT.

THE STREET FAÇADE WOOD COMPONENTS WILL BE PAINTED.
COLOR WILL BE BENJAMIN MOORE, 978 – RACCOON HOLLOW
Sample Below



123456789101112131415

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CONSTRUCTION DOCUMENTS FOR:

MEYER OLDE DUTCH RESTAURANT

184 MAIN ST., BEACON, NY 12508

SCOPE

THIS SET OF DRAWINGS INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, LIGHTING LAYOUT AND AN OUTLINE OF MAJOR ELEMENTS OF CONSTRUCTION. AS A "SCOPE" DOCUMENT THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL OF THE WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE PROJECT. PRICING WILL BE BASED ON THESE DOCUMENTS WITH THE UNDERSTANDING THAT THE GENERAL CONTRACTOR, SUBCONTRACTORS AND/OR MATERIALS SUPPLIERS ARE TO FURNISH ALL ITEMS REQUIRED FOR PROPER COMPLETION OF THE WORK WITHOUT ADJUSTMENT TO CONTRACT OR SUBCONTRACT PRICE. IT IS INTENDED THAT THE WORK BE OF SOUND, QUALITY CONSTRUCTION IN FULL COMPLIANCE WITH ALL GOVERNING CODES AND ORDINANCES. THE GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE AMOUNTS TO COVER INSTALLATION OF ALL ITEMS INDICATED, DESCRIBED OR IMPLIED.

THE ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE SCOPE DOCUMENTS. DECISIONS OF THE ARCHITECT AS TO ITEMS OF WORK INCLUDED WITHIN THE "SCOPE" OF THESE DRAWINGS SHALL BE FINAL.

DIMENSIONS SHOWN ARE FRAMED DIMENSIONS. VERIFY ACTUAL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THE FRAMING DIMENSIONS WILL PRODUCE THE FINISH FLOOR PLANS AS SHOWN IN THE DRAWINGS. CONTRACTOR TO HAVE ALL CHANGES APPROVED IN WRITING BY ARCHITECT.

NOTES

1. G.C. IS RESPONSIBLE FOR HAVING ALL PROJECT SUBCONTRACTORS COORDINATE THEIR WORK WITH THE WORK OF THE OTHER TRADES AND IS RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AND WORK INCLUDING WORK NOT IN THE CONTRACT AND WORK PERFORMED BY SEPARATE SUBCONTRACTORS RETAINED BY THE OWNER UNDER SEPARATE AGREEMENT. ALL SUCH WORK NOT IN CONTRACT SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2. G.C. IS TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF THE SITE AND CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTING A BID. CONTRACTOR TO VERIFY ALL CONDITIONS AT SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING THE WORK.

3. CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.

4. LAYOUT IS TO BE REVIEWED IN FIELD WITH THE ARCHITECT & THE OWNER PRIOR TO CONSTRUCTION.

5. G.C. IS TO FURNISH THE ARCHITECT, OWNER AND BUILDING INSPECTOR WITH INSURANCE CERTIFICATES AS REQUIRED BY THE ARCHITECT & THE OWNER AS WELL AS WITH ALL WAIVERS OF LIENS SPECIFIED BY THE ARCHITECT & THE OWNER PRIOR TO THE RECEIPT OF ANY AND ALL PAYMENTS.

6. G.C. TO COORDINATE HIS ACTIVITIES DURING CONSTRUCTION WITH THE ARCHITECT AND TO PROVIDE THE ARCHITECT AND THE OWNER'S AGENT WITH A PROJECT SCHEDULE FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK.

7. G.C. IS TO KEEP A FULL SET OF COMPLETE AND UP TO DATE PLANS AVAILABLE AT THE JOB SITE AT ALL TIMES.

8. G.C. IS RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR SUCCESSFUL COMPLETION OF THE WORK AND AS REQUIRED BY LAW.

9. G.C. TO PROVIDE ADEQUATE TEMPORARY SHORING WHERE AND WHEN NECESSARY.

10. G.C. IS TO TAKE CAUTION NOT TO DAMAGE OR DEFACE ANY PORTION OF THE ADJOINING PROPERTIES DURING CONSTRUCTION. ANY ADJOINING PROPERTY THAT IS DAMAGED AND/OR DEFACED DUE TO THE WORK OR NEGLIGENCE OF THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.

11. ALL MATERIALS SUPPLIED BY G.C. TO BE NEW AND OF BEST QUALITY AVAILABLE. ALL LABOR AND MATERIAL TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL PAYMENT. CONTRACTOR TO INSTALL ALL MATERIAL AND LABOR, UNLESS SPECIFICALLY NOTED, FOR THE COMPLETE INSTALLATION OF ALL WORK AS SPECIFIED HEREIN. DELIVER PRODUCTS SCHEDULED FOR USE IN THE WORK IN THE MANUFACTURERS ORIGINAL CONTAINER WITH LABELS INTACT. MAINTAIN FINISHED SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTED BY OWNER. IN THE EVENT OF DAMAGE, PROMPTLY REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER OR EXTENSION IN THE CONTRACT TIME OF COMPLETION.

12. ALL WORK TO BE PERFORMED AND ALL MATERIALS AND FINISHES TO BE INSTALLED SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND APPLICABLE NATIONAL CODES. G.C. TO PROVIDE OWNER WITH CERTIFICATE OF OCCUPANCY PRIOR TO RECEIPT OF FINAL PAYMENT.\

13. PROJECT CONTRACT CLOSE-OUT SUBMITTALS INCLUDE, BUT ARE NOT LIMITED TO :
PROJECT RECORD DOCUMENTS , OPERATION AND MAINTENANCE DATA, WARRANTIES AND BONDS, KEYS AND KEYING SCHEDULE , SPARE PARTS AND MATERIAL STOCK , CERTIFICATES OF

INSPECTION / OCCUPANCY / INSURANCE, EVIDENCE OF PAYMENT AND RELEASE OF LIENS, AND A LIST OF SUBCONTRACTORS , PRINCIPAL VENDORS AND SERVICE ORGANIZATIONS, INCLUDING EMERGENCY TELEPHONE NUMBERS. INSTRUCT THE OWNER ON THE PROPER OPERATION AND MAINTENANCE OF SYSTEMS, EQUIPMENT AND SIMILAR ITEMS PRIOR TO RELEASE OF FINAL PAYMENT TO THE GENERAL CONTRACTOR AND/OR RELATED SUBCONTRACTOR.

14. G.C. IS RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION DEBRIS AS PER ALL GOVERNING CODES AND ORDINANCES. FINAL CLEAN UP OF ALL WORK AND MATERIALS SHALL BE TO THE DESIGNER'S & THE OWNER'S SATISFACTION PRIOR TO FINAL COMPLETION. THROUGHOUT THE CONSTRUCTION PERIOD, G.C. TO MAINTAIN THE BUILDING AND SITE IN A CLEAN MANNER AND STORE ITEMS IN AN ORDERLY ARRANGEMENT ALLOWING MAXIMUM ACCESS, NOT IMPEDING THE CONSTRUCTION PROCESS OF ANY SUBCONTRACTOR AND PROVIDING THE REQUIRED PROTECTION OF MATERIALS. G.C. SHALL NOT ALLOW THE ACCUMULATION OF SCRAP, DEBRIS, AND WASTE MATERIAL. AT THE END OF THE PROJECT, THE G.C. IS TO REMOVE DUST, DEBRIS, OILS, STAINS, FINGERPRINTS AND LABELS FROM EXPOSED FINISHED SURFACES, INCLUDING GLAZING.

15. SUBSTITUTIONS EQUAL TO THE ITEMS SPECIFIED WILL BE CONSIDERED ONLY WHEN REQUIRED BY CODE OR INSURANCE, WHEN PROVEN UNAVAILABLE OR UNSAFE, WHEN A MANUFACTURER REFUSES TO CERTIFY PERFORMANCE, WHEN IT WOULD BE SUBSTANTIALLY TO THE OWNER'S BEST INTEREST IN TERMS OF COST, TIME OR OTHER CONSIDERATION. ALL SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY THE ARCHITECT AND THE OWNER'S AGENT IN ADVANCE OF THEIR PURCHASE OR INSTALLATION BY THE G.C.

16. FURNISH SHOP DRAWINGS, SAMPLES AND PROJECT DATA WHEN NOTED FOR REVIEW AND APPROVAL BY THE ARCHITECT AFTER CHECKING AND CERTIFYING COMPLIANCE WITH THE CONTRACT DOCUMENTS.

17. PROVIDE TEMPORARY FACILITIES AND CONTROLS REQUIRED FOR THE WORK, INCLUDING, BUT NOT LIMITED TO TEMPORARY UTILITIES SUCH AS HEAT, WATER, ELECTRICITY, TELEPHONE, FIELD OFFICE, SANITARY FACILITIES, ENCLOSURES SUCH AS TARPAILINGS, BARRICADES AND CANOPIES. G.C. TO PROVIDE NECESSARY SAFETY PROTECTIONS FOR GENERAL PUBLIC AT ALL TIMES.

18. G.C. TO UNCOVER WORK TO PROVIDE FOR INSPECTION OR INSTALLATION OF ILL-TIMED WORK. REMOVE AND REPLACE ALL WORK NOT CONFORMING TO REQUIREMENTS OF THE CONTRACT DOCUMENTS AT THE GENERAL CONTRACTORS OWN COST.

19. THIS SET OF DRAWINGS CONTAINS THE DESIGN PORTION OF THE PROJECT, AS WELL AS, ELECTRICAL DIAGRAMMATIC LAYOUTS.

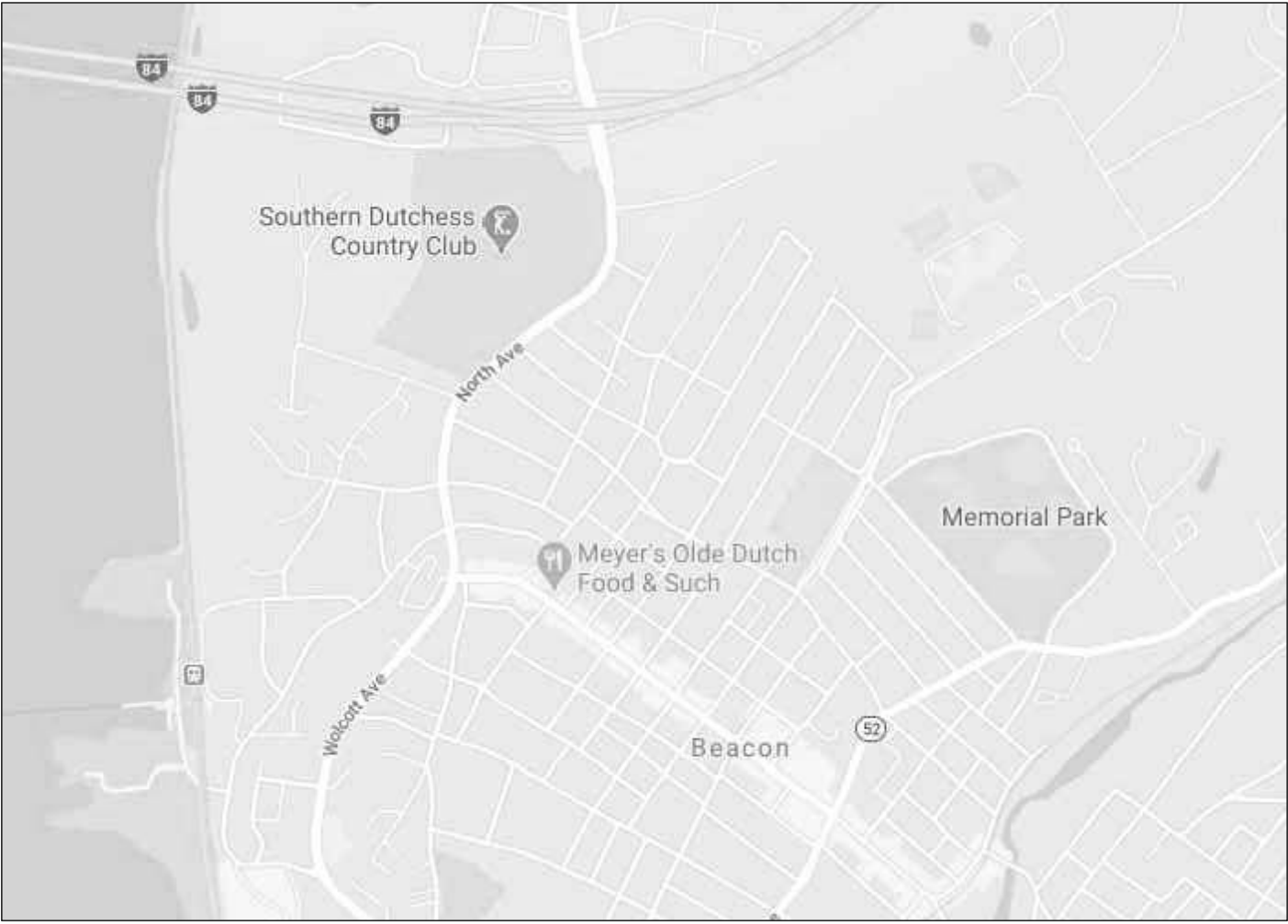
20. SHOULD THE ARCHITECT NOT BE RETAINED TO PERFORM REVIEWS AND INSPECTIONS, THE OWNER SHALL BE RESPONSIBLE TO COMPLETE ALL SUCH REVIEWS AND INSPECTIONS. THE OWNER SHALL INDEMNIFY AND HOLD THE LICENCED PROFESSIONAL HARMLESS FROM ANY LIABILITY THAT MAY OCCUR DUE TO DECISIONS MADE BY OTHERS ON THE ARCHITECT BEHALF IN THE FIELD.

21. G.C. TO VERIFY THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES AND SEPTIC INSTALLATIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

22. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENT.

23. IN CASE OF DISCREPANCIES OR CONFLICTS WITHIN THE INFORMATION SET FORTH IN THESE DRAWINGS COMPARED TO FIELD CONDITIONS, NOTIFY ARCHITECT PRIOR TO PERFORMANCE OF SUCH ITEMS IN QUESTION.

SITE LOCATION MAP



NTS.

DRAWING LIST:

6-101 COVER SHEET

6-101 SITE PLOT PLAN

A-101 FLOOR & ROOF PLANS

A-102 SLAB PLAN

A-103 FLOOR FINISH PLAN

A-201 SIDE & REAR EXTERIOR ELEVATIONS

A-301 PAVILION SECTIONS & ROOF DETAILS

A-401 STOREFRONT ELEVATIONS, & DETAILS

5-001 STRUCTURAL NOTES

5-101 STRUCTURAL PLAN & DETAILS

SYMBOL LEGEND

Y

AX.X

SECTION INDICATOR

Y

AX.X

ELEVATION INDICATOR

WI

WINDOW TAG

101

DOOR TAG

BA

WALL TAG

KITCHEN

105

WOOD

ROOM NAME

ROOM NUMBER

FLOOR FINISH

ITEMS BELOW

- - - - -

ITEMS ABOVE

PROPERTY LINE

Liscum McCormack VanVoorhisLLP

ARCHITECTURE PLANNING INTERIORS

181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT

MEYER'S OLDE DUTCH RESTAURANT
184 MAIN ST.
BEACON, NEW YORK 12508

DRAWING

COVER SHEET

SEAL

REGISTERED ARCHITECT
MICHAEL J. MCCORMACK
STATE OF NEW YORK

DRAWN BY
MT

CHECKED BY
-

PROJECT NUMBER
-

DATE
10/13/2020

DRAWING NUMBER

G-101

FILE

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123456789101112131415

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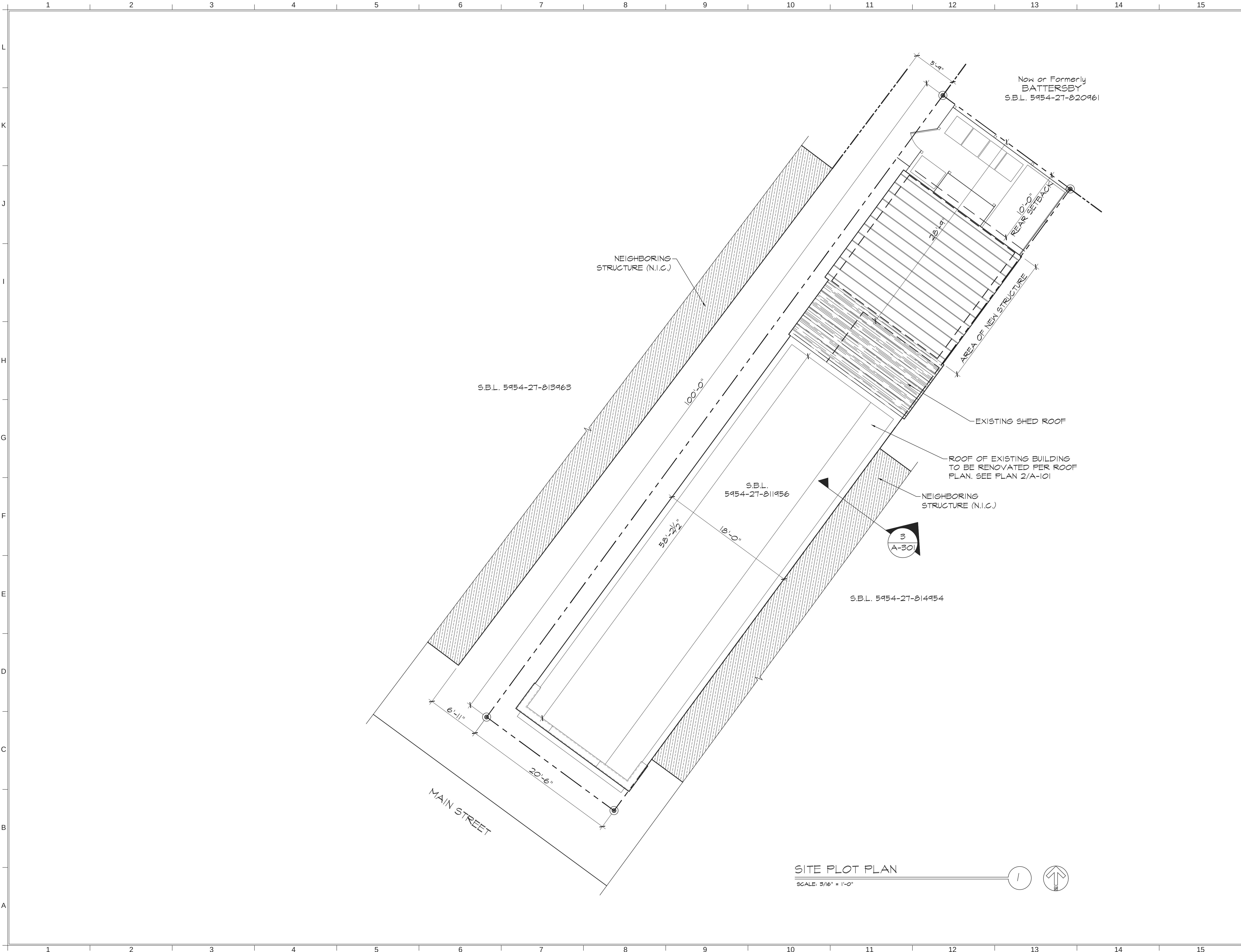
D

C

B

A

88



Now or Formerly
BATTERSBY
S.B.L. 5954-27-820961

NEIGHBORING
STRUCTURE (N.I.C.)

S.B.L. 5954-27-813963

100'-0"

S.B.L.
5954-27-811956

58'-2 1/2"

18'-0"

NEIGHBORING
STRUCTURE (N.I.C.)

3
A-301

S.B.L. 5954-27-814954

EXISTING SHED ROOF

ROOF OF EXISTING BUILDING
TO BE RENOVATED PER ROOF
PLAN. SEE PLAN 2/A-101

AREA OF NEW STRUCTURE

10'-0"

REAR SETBACK

28'-9"

5'-9"

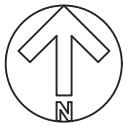
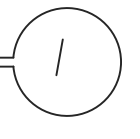
MAIN STREET

6'-11"

20'-6"

SITE PLOT PLAN

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



Liscum
McCormack
VanVoorhis_{LLP}

181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
PLANNING INTERIORS PHONE 845-452-2268 FAX 845-452-3752

PROJECT
MEYER'S OLDE DUTCH RESTAURANT
184 MAIN ST.
BEACON, NEW YORK 12508

DRAWING
SITE PLOT PLAN

SEAL	DRAWN BY MT	PROJECT NUMBER -
	CHECKED BY -	DATE 10/13/2020
	DRAWING NUMBER C-101	

FILE

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WALL TYPE LEGEND

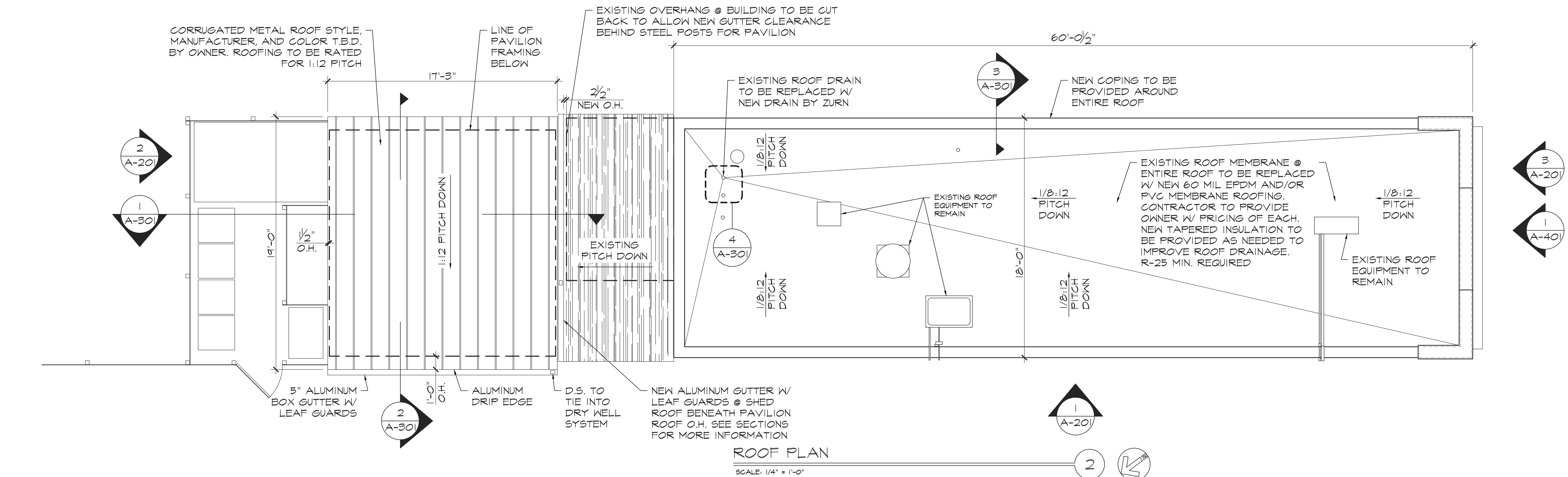
NOTE: SET EXTERIOR OF PVC SHEATHING FLUSH WITH EXTERIOR OF EXISTING CMU (SEE FLOOR PLAN)

-5/8" GYPSUM BD. INTERIOR SIDE
-2X6 WOOD STUDS @ 16" O.C.
-R-21 KRAFT FACED FIBERGLASS INSULATION
-1/2" EXT. GRADE CDX PLYWOOD SHEATHING
-1/2" CELLULAR PVC SHEET PRODUCT

DOOR SCHEDULE

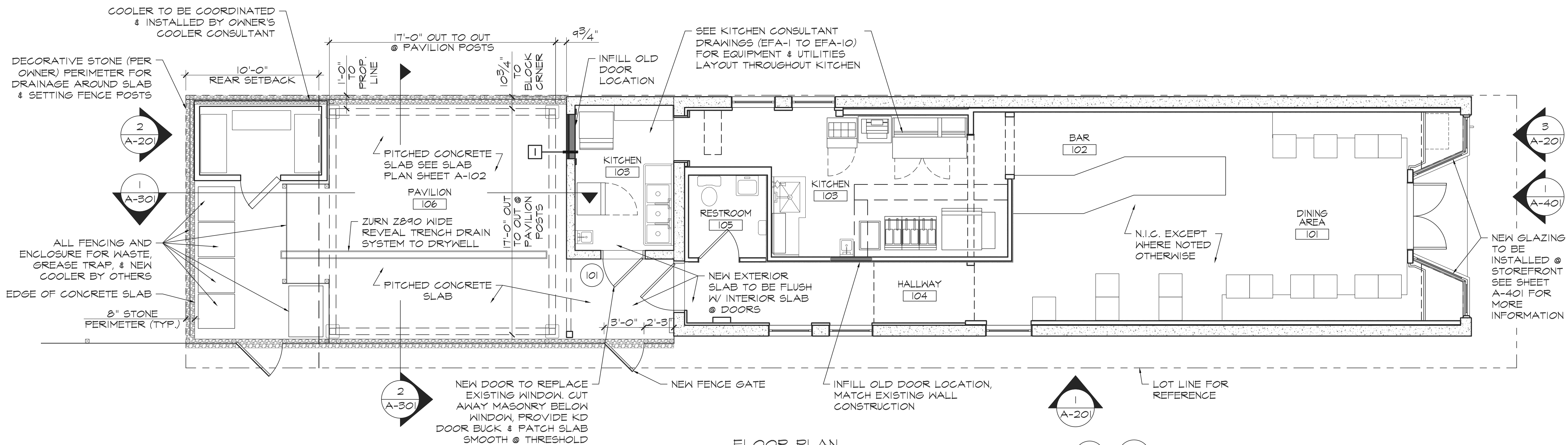
NO.	DOOR SIZE		LOCATION	COMMENTS
	W	H		
FIRST FLOOR				
101	3' - 0"	6' - 8"	KITCHEN	INSULATED EXTERIOR

EXACT STYLES AND MANUFACTURER T.B.D. BY OWNER. G.C. TO PROVIDE ALLOWANCE FOR DOOR MATERIAL COST AND PROVIDE LABOR COST.



ROOF PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

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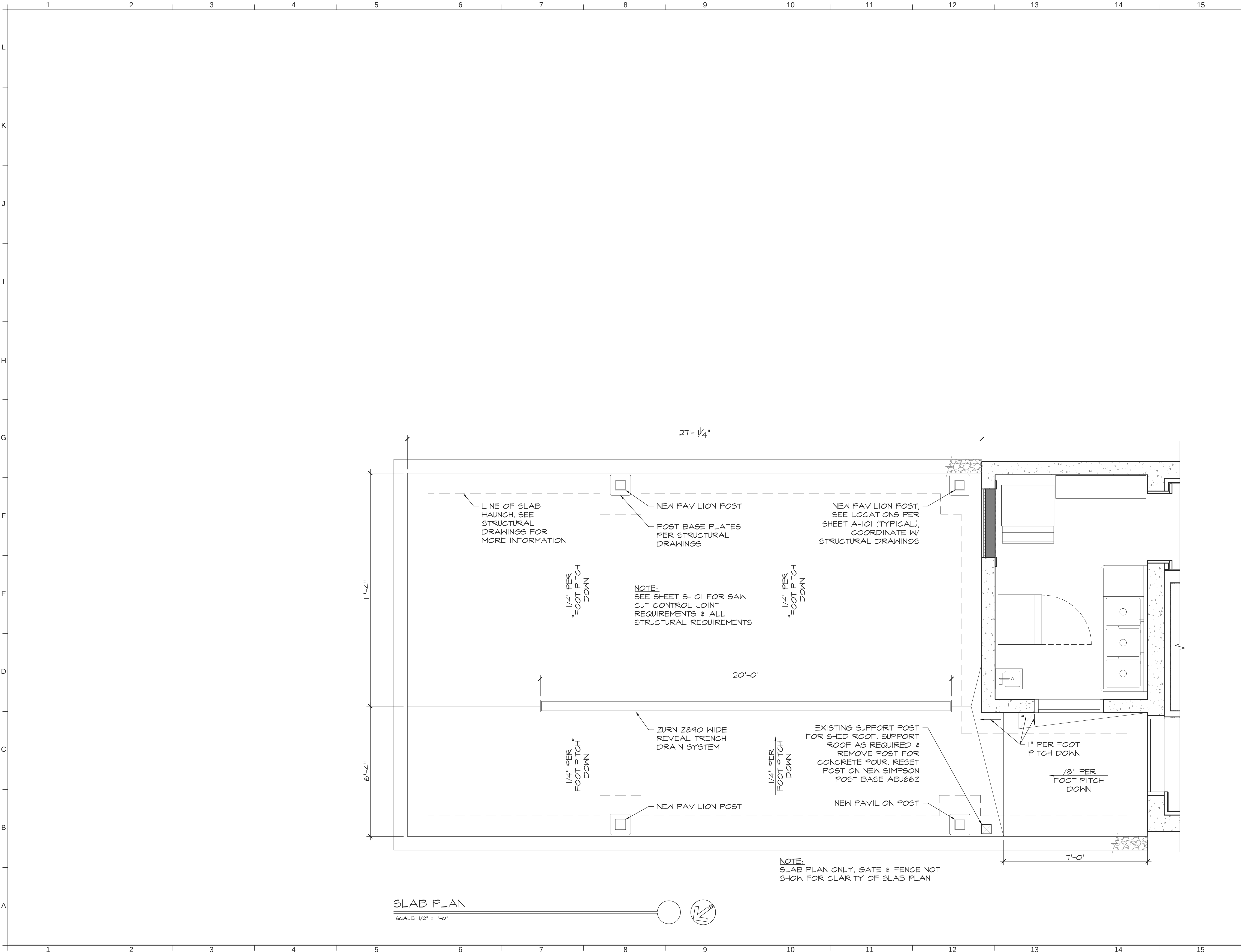
ARCHITECTURE 181 CHURCH STREET
PLANNING INTERIORS FLOUKEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT
MEYER'S OLDE DUTCH RESTAURANT
184 MAIN ST.
BEACON, NEW YORK 12508

DRAWING
FLOOR & ROOF PLANS

SEAL
REGISTERED ARCHITECT
MICHAEL J. MCCORMACK
STATE OF NEW YORK
DRAWN BY MT
CHECKED BY -
DATE 10/13/2020
PROJECT NUMBER -
DRAWING NUMBER
A-101

FILE P:\2000\JOB# - JOB NAME\



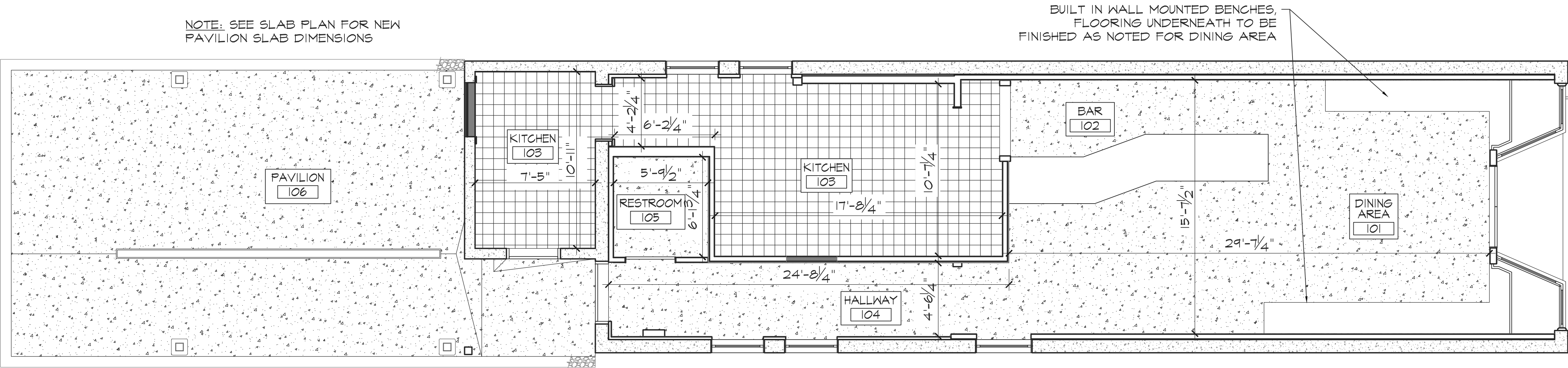
Liscum McCormack VanVoorhis _{LLP}	
ARCHITECTURE 181 CHURCH STREET PLANNING INTERIORS POUGHKEEPSIE, NEW YORK 12601 PHONE 845-452-2268 FAX 845-452-3752	
PROJECT MEYER'S OLDE DUTCH RESTAURANT 184 MAIN ST. BEACON, NEW YORK 12508	
DRAWING SLAB PLAN	
SEAL 	DRAWN BY MT CHECKED BY - DATE 10/13/2020 DRAWING NUMBER A-102
FILE	P:\2000\JOB # - JOB NAME\

ROOM FINISH SCHEDULE										
NUMBER	ROOM NAME	BASE/WALL TRIM	FLOOR	WALLS				CEILING		NOTES
				N	S	E	W	MATL	HEIGHT	
FIRST FLOOR										
101	DINING ROOM	WDB	PC	GB/PT	GB/PT	GB/PT	GB/PT	SEE NOTE 1	-	-
102	BAR	WDB	PC	GB/PT	GB/PT	GB/PT	GB/PT	SEE NOTE 1	-	-
103	KITCHEN	VB	TLI	FRP	FRP	FRP	FRP	EXISTING	-	-
104	HALLWAY	WDB	PC	GB/PT	GB/PT	GB/PT	GB/PT	EXISTING	-	-
105	RESTROOM	VB	PC	GB/PT	GB/PT	GB/PT	GB/PT	EXISTING	-	-
106	PAVILION	N/A	CONC	N/A	N/A	N/A	N/A	PT/PWC	-	-

NOTE 1: CEILING OF DINING AREA AND BAR TO BE SOUND ABSORPTION TILES. IF POSSIBLE CLEAN AND REUSE EXISTING, OTHERWISE REPLACE WITH NEW.

FINISH KEY			
WD	WOOD FLOORING	SLC	SEALED CONCRETE
TL	TILE	PC	POLISHED CONCRETE
LM	LINOLEUM	GB	GYPSUM BOARD
PWC	POWDER COAT	FRP	FIBERGLASS REINFORCED PANELS
ER	EPOXY RESIN	PT	PAINT
VB	VINYL BASEBOARD	WDB	WOOD BASEBOARD

FINISH LEGEND	
TLI	6X6 QUARRY TILE



FLOOR FINISH PLAN
SCALE: 1/4" = 1'-0"

Liscum
McCormack
VanVoorhisLLP

ARCHITECTURE 181 CHURCH STREET
PLANNING INTERIORS POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT

MEYER'S OLDE DUTCH RESTAURANT
184 MAIN ST.
BEACON, NEW YORK 12508

DRAWING

FLOOR FINISH PLAN

SEAL

DRAWN BY MT

CHECKED BY -

DRAWING NUMBER

PROJECT NUMBER -

DATE 10/13/2020

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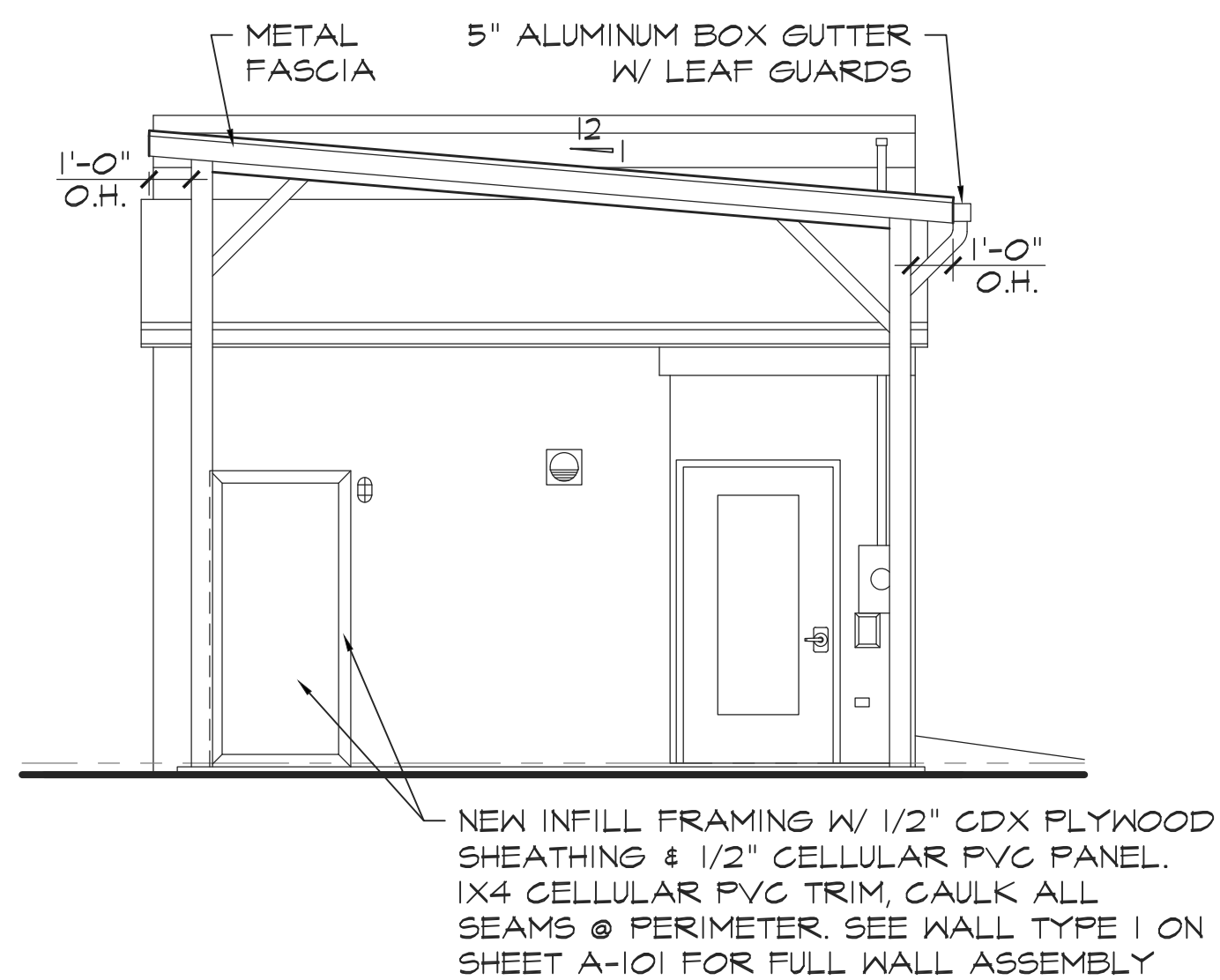
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A-103



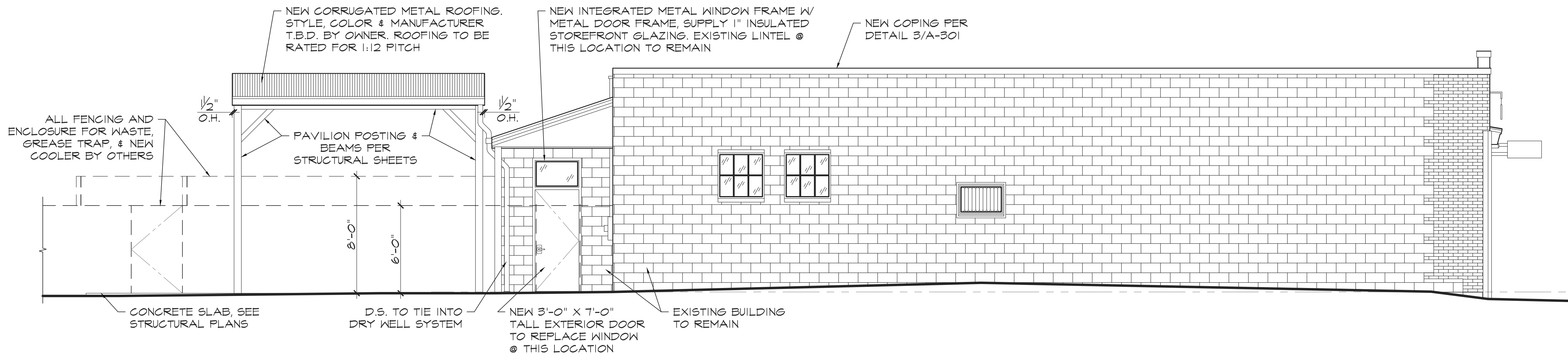
SOUTH-WEST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

3



NORTH-EAST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

2



NORTH-WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

1

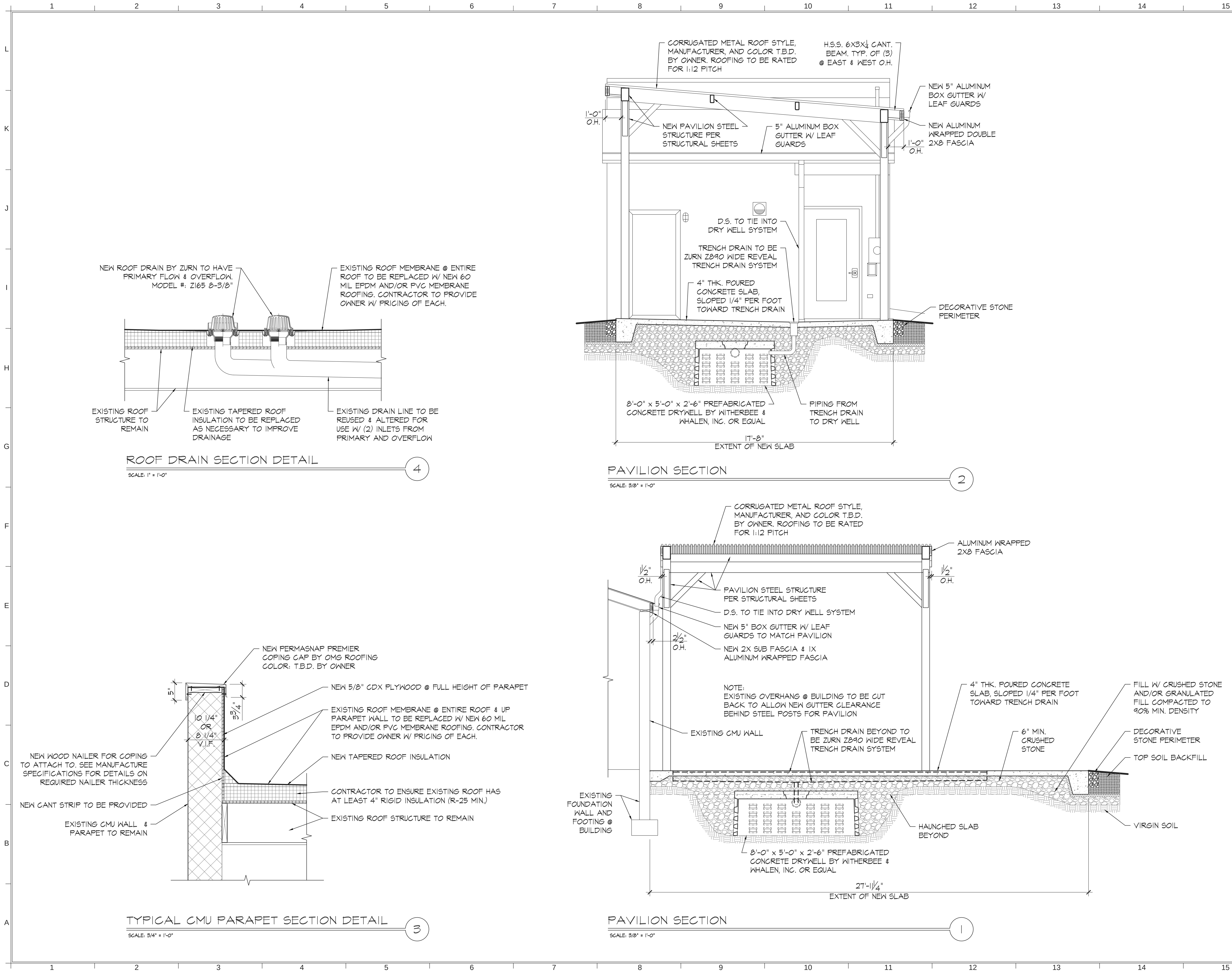
Liscum McCormack VanVoorhis_{LLP}
ARCHITECTURE 181 CHURCH STREET
PLANNING INTERIORS POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

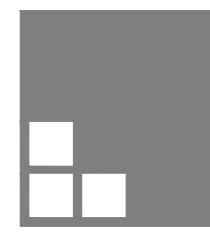
PROJECT
MEYER'S OLDE DUTCH RESTAURANT
184 MAIN ST.
BEACON, NEW YORK 12508

DRAWING
SIDE & REAR EXTERIOR
ELEVATIONS

SEAL 	DRAWN BY MT	PROJECT NUMBER -
	CHECKED BY -	DATE 10/13/2020
	DRAWING NUMBER A-201	

FILE P:\2000\JOB# - JOB NAME\





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VanVoorhisLLP

181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
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PLANNING INTERIORS

PROJECT
MEYER'S OLDE DUTCH RESTAURANT
184 MAIN ST.
BEACON, NEW YORK 12508

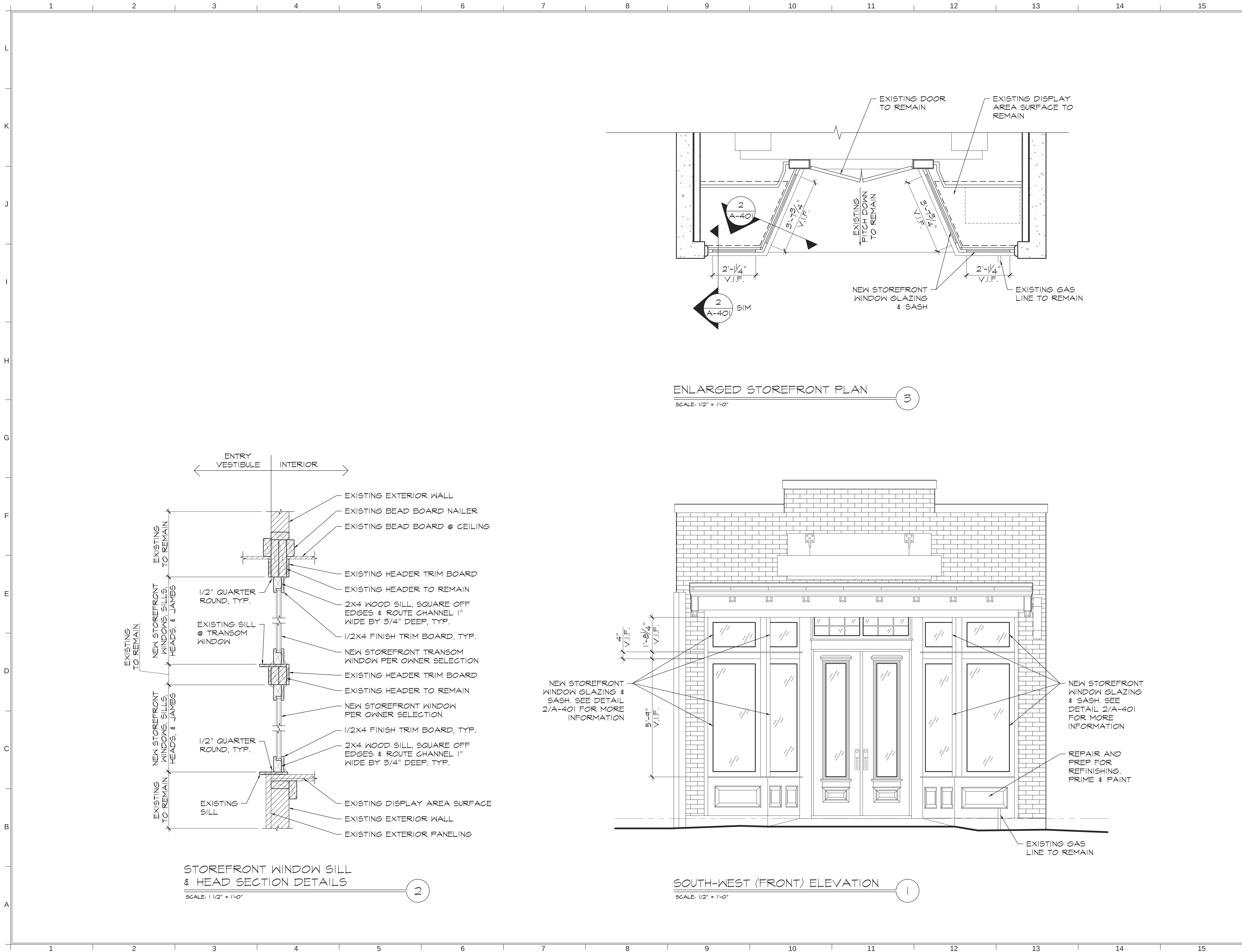
DRAWING
PAVILION SECTIONS
& ROOF DETAILS

SEAL


MICHAEL J. MCCORMACK
REGISTERED ARCHITECT
STATE OF NEW YORK
NO. 10312

DRAWN BY
MT
CHECKED BY
-
DATE
10/13/2020
PROJECT NUMBER
-
DRAWING NUMBER
A-301

FILE
P:\2000\JOB# - JOB NAME\



Liscum
McCormack
VanVoorhisLLP

ARCHITECTURE 181 CHURCH STREET
PLANNING INTERIORS POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT
MEYER'S OLDE DUTCH RESTAURANT
184 MAIN ST.
BEACON, NEW YORK 12508

DRAWING
STOREFRONT ELEVATION
& DETAILS

SEAL	DRAWN BY MT	PROJECT NUMBER -
	CHECKED BY -	DATE 10/13/2020
	DRAWING NUMBER A-401	

FILE P:\2000\JOB # - (JOB NAME)

DESIGN DATA:

STRUCTURAL DESIGN HAS BEEN PERFORMED IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:

- A) 2015 INTERNATIONAL BUILDING CODE WITH NEW YORK STATE SUPPLEMENT.
- B) ACI 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- C) AISC, MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN, 14TH ED.

- 1. LIVE LOADS
FLOORS: 100 PSF
- 2. DEAD LOADS
SELF WEIGHT +
FLOORS: 15 PSF
ROOF: 15 PSF
- 3. SNOW LOADS
GROUND SNOW LOAD: 40 PSF
- 4. WIND LOADS
BASIC WIND SPEED: 115 MPH (3-SECOND GUST)
EXPOSURE CATEGORY: B
- 5. SOILS
MAXIMUM NET ALLOWABLE BEARING PRESSURE IS ASSUMED TO BE 2,000 PSF. ANY NON-CONFORMING OR UNUSUAL SUB-SURFACE SITE CONDITIONS SHOULD BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION FOR INSPECTION AND EVALUATION.

GENERAL INFORMATION:

(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

"LOADS" INDICATED ON THIS DRAWING ARE THOSE FOR THE DESIGN OF THE BUILDING SUPERSTRUCTURE

- 1. ALL DETAILS MARKED "TYPICAL" IN THE SET OF STRUCTURAL DRAWINGS SHALL BE APPLIED THROUGHOUT THE PROJECT AS REQUIRED TO SATISFY THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL COORDINATE REQUIREMENTS FOR QUANTITY AND LOCATION WHERE THE "TYPICAL" DETAILS APPLY.
- 2. FAILURE ON THE PART OF THE CONTRACTOR TO REVIEW THE DRAWINGS OF OTHER DISCIPLINES (i.e. ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC.) TOGETHER WITH THE FULL EXTENT OF THE PROJECT SPECIFICATIONS DOES NOT RELIEVE THEM OF THE RESPONSIBILITY TO FURNISH AND INSTALL ITEMS THAT ARE PART OF THEIR WORK AS INDICATED BY THE DRAWINGS AND SPECIFICATIONS OF OTHER TRADES. ALL STRUCTURAL TRADE CONTRACTORS AND SUB-CONTRACTORS ARE PROHIBITED FROM EXCLUDING STRUCTURAL WORK FROM THEIR CONTRACT NOT SHOWN IN THE STRUCTURAL DRAWINGS.

FOUNDATION GENERAL NOTES:

(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

- 1. STRUCTURAL FILL TO BE PLACED IN 12" LAYERS WHERE HEAVY VIBRATORY COMPACTION EQUIPMENT IS USED AND 6" LIFTS WHERE HAND OPERATED EQUIPMENT IS REQUIRED. EACH LIFT SHALL BE COMPACTED TO 95% MODIFIED DRY DENSITY THROUGH THE MODIFIED PROCTOR COMPACTION TEST, ASTM D-1557.
- 2. ALL CONTROLLED FILL MATERIAL SHALL BE A SELECT GRANULAR MATERIAL FREE FROM ALL ORGANICS OR OTHERWISE DELETERIOUS MATERIAL WITH NOT MORE THAN 20% BY WEIGHT PASSING A NO. 200 SIEVE (CLASSIFIED AS SC, SM, SP OR BETTER IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM) AND WITH A PLASTICITY INDEX NOT EXCEEDING 6%.
- 3. FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY SOILS ENGINEER PRIOR TO CONCRETE PLACEMENT. SOFTENED OR OTHERWISE UNSUITABLE BEARING MATERIALS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL OR WITH LEAN CONCRETE (2,000 PSI).
- 4. LOOSENEED BEARING SOILS SHALL BE RECOMPACTED WITH A SMALL VIBRATORY PLATE COMPACTOR PRIOR TO PLACEMENT OF REINFORCING BARS.
- 5. PROVIDE CRUSHED STONE BENEATH ALL FOOTINGS. EXCEPTION: NOT REQUIRED IN SANDY OR GRAVELY SOILS THAT ARE WELL DRAINED.
- 6. PROVIDE 4"Ø PERFORATED DRAIN TO STORM DRAINAGE SYSTEM OR TO DAYLIGHT. WRAP GRAVEL IN FILTER FABRIC.
- 7. ALL EXCAVATIONS TO BE DEWATERED PRIOR TO CONCRETE PLACEMENT.

CAST-IN-PLACE CONCRETE GENERAL NOTES:

(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

- 1. CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE ACI 318 (LATEST EDITION).
- 2. UNLESS OTHERWISE INDICATED ON DRAWINGS CAST-IN-PLACE CONCRETE SHALL DEVELOP A STRENGTH OF 3,500 PSI (FOOTINGS, FOUNDATION WALLS AND RETAINING WALLS); 3,500 PSI (SLAB ON GRADE) AT 28 DAYS.
- 3. TEMPERATURE REINFORCING SHALL BE SUFFICIENTLY EMBEDDED TO DEVELOP FULL STRENGTH IN CONCRETE WALLS AND SLABS.
- 4. PROVIDE ADEQUATE TIES FOR REINFORCEMENT IN SLABS, BEAMS, PIERS AND WALLS. REINFORCEMENT TO BE HELD AT CORRECT DISTANCE FROM FORMS AND EARTH BY STEEL CHAIRS OR TIES.
- 5. FOLLOW C.R.S.I. RULES FOR PLACING OF REINFORCING STEEL AND ACCESSORIES.
- 6. THIS CONTRACTOR SHALL COOPERATE WITH OTHER TRADES AND WHERE REQUIRED INSTALL ALL BUILT-IN WORK, SLEEVES, INSERTS, ETC., AS REQUIRED FOR A COMPLETE JOB.
- 7. STRUCTURAL MEMBERS SHALL BE POURED FOR THEIR FULL DEPTHS IN ONE OPERATION. CONSTRUCTION JOINTS SUCH AS A DAY'S POUR JOINTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN, MAIN REINFORCING TO RUN THROUGH THE JOINT, KEY AND ROUGHEN JOINTS TO EXPOSE AGGREGATE FOR CHEMICAL BOND.
- 8. NO HORIZONTAL JOINTS SHALL BE PLACED IN WALLS EXCEPT AS SHOWN ON THE DRAWINGS, WITHOUT THE APPROVAL OF THE ENGINEER.
- 9. STRUCTURAL SLABS ON GRADE SHALL BE OF A THICKNESS AND REINFORCED AS INDICATED ON DRAWINGS.
- 10. SLABS-ON-GRADE SHALL HAVE THICKENINGS, DEPRESSIONS, OPENINGS, ETC., AS REQUIRED OR AS SHOWN HEREIN OR ON ARCHITECTURAL DRAWINGS.
- 11. PROVIDE 100% CONTINUITY OVER SUPPORTS FOR CONTINUOUS SLABS AND BEAMS.
- 12. TOP ELEVATION OF SLABS SHALL VARY ACCORDING TO FINISH FLOOR MATERIAL. SEE ARCHITECTURAL DRAWINGS.
- 13. SEE MECHANICAL AND ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS IN, FLOORS AND WALLS NOT SHOWN ON STRUCTURAL DRAWINGS.
- 15. MAXIMUM STEP OF FOOTINGS SHALL BE ONE VERTICALLY TO TWO HORIZONTALLY WHERE ELEVATIONS CHANGE.
- 16. CONCRETE SHALL CONSIST OF THE FOLLOWING:
 - READY MIX CONCRETE (ASTM C94)
 - MAX WATER TO CEMENT RATIO = 0.50
 - MAX AGGREGATE CONTENT SIZE OF 3/4 INCH (ASTM C33)
 - MAX SLUMP OF 5" + OR - AN INCH (ASTM C143)
 - PORTLAND CEMENT: ASTM-C 150, TYPE 1
 - CLEAN POTABLE DRINKING WATER
 - AIR CONTENT TO BE 6% +/- 1.5% (INTERIOR SLABS TO HAVE 0% AIR)
- 17. REINFORCING STEEL SHALL CONSIST OF THE FOLLOWING:
 - REINFORCING BARS: ASTM -A 615 GRADE 60 KSI
 - WELDED WIRE FABRIC: ASTM-A 185
- 18. PROVIDE CONTINUOUS REINFORCING WHEREVER POSSIBLE, PLACE ONLY AS SHOWN OR APPROVED, STAGGER SPLICES WHERE POSSIBLE.
- 19. ALL REINFORCING STEEL AND EMBEDMENT TO BE HELD SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO ALLOW WALKING ON REINFORCEMENT.
- 20. DETAIL ACCORDING TO ACI STANDARD 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE STRUCTURES.
- 21. CONCRETE MEMBERS SHALL NOT BE LOADED UNTIL SATISFACTORY CONCRETE STRENGTH HAS BEEN OBTAINED.
- 22. NO ADMIXTURES MAY BE USED UNLESS PRIOR APPROVAL BY THE OWNER/ENGINEER.
- 23. COLD WEATHER REQUIREMENT SHALL BE USED DURING FREEZING OR NEAR FREEZING WEATHER - ACI 306.1-90. COLD WEATHER IS DEFINED AS 3 DAYS WITH AVG. TEMP. BELOW 40F.
- 24. DURING HOT WEATHER CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 305.

STRUCTURAL STEEL GENERAL NOTES

(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

- 1. STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. STEEL CONSTRUCTION MANUAL 14TH EDITION.
- 2. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS.

MEMBER	A.S.T.M.	MIN. STRENGTH
ROLLED SHAPES	A992	50 KSI
PLATES, CHANNELS, & ANGLES	A36	36 KSI
CONNECTION BOLTS	A325	92 KSI
ANCHOR BOLTS	F1554	---
THREADED BOLTS	A36	36 KSI
NON-SHRINK GROUT	C1107	8,000 PSI
- 3. WELDING SHALL BE IN ACCORDANCE WITH A.W.S. D1.1 USING E70XX ELECTRODES. UNLESS OTHERWISE NOTED, PROVIDE CONTINUOUS MINIMUM SIZED FILLET WELDS PER A.I.S.C. REQUIREMENTS. FILLER MATERIAL SHALL HAVE A MINIMUM YIELD STRENGTH OF 58 K.S.I.
- 4. MOMENT CONNECTIONS DENOTED THUS (►) ON PLAN. SEE TYPICAL DETAILS.
- 5. HOLES IN STEEL BEAMS SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.
- 6. THE STRUCTURAL STEEL ERECTOR SHALL PROVIDE TEMPORARY GUYING AND BRACING AS REQUIRED. COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC. HAVE BEEN DESIGNED FOR THE FINAL COMPLETE CONDITION, AND HAVE NOT BEEN INVESTIGATED FOR POTENTIAL LOADINGS ENCOUNTERED DURING STEEL ERECTION AND CONSTRUCTION. ANY INVESTIGATION OF THE COLUMNS, ANCHOR BOLTS, FRAMING, ETC. FOR ADEQUACY DURING THE STEEL ERECTION AND CONSTRUCTION PROCESS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SPECIAL INSPECTION SCHEDULE: STRUCTURAL STEEL CONSTRUCTION			
VERIFICATION AND INSPECTION TASK	APPLICABLE TO THIS PROJECT	FREQUENCY	
		CONTINUOUS	PERIODIC
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:			
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	-	X
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	-	X
2. INSPECTION OF HIGH STRENGTH BOLTING.			
A. SNUG-TIGHT JOINTS.	-	-	X
B. PRETENSIONED AND SLIP CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION.	-	-	X
C. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION.	-	X	-
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL:			
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS AND AISC360	-	-	X
B. MANUFACTURER'S CERTIFIED TEST REPORTS.	-	-	X
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS.			
A. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	-	X
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	-	X
5. INSPECTION OF WELDING, STRUCTURAL STEEL:			
A. COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	-	X	-
B. MULTIPASS FILLET WELDS	-	X	-
C. SINGLE-PASS FILLET WELDS > 5/16"	-	X	-
D. SINGLE-PASS FILLET WELDS (< OR =) 5/16"	-	-	X
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS.			
A. DETAILS SUCH AS BRACING AND STIFFENING	-	-	X
B. MEMBERS LOCATIONS	-	-	X
C. APPLICATION OF JOINT DETAILS AT EACH CONNECTION	-	-	X

SHEET TITLE:
STRUCTURAL NOTES

PLANS FOR:
MOD BEACON - CANOPY

BEACON, NY

184 MAIN STREET



JOB # 20120

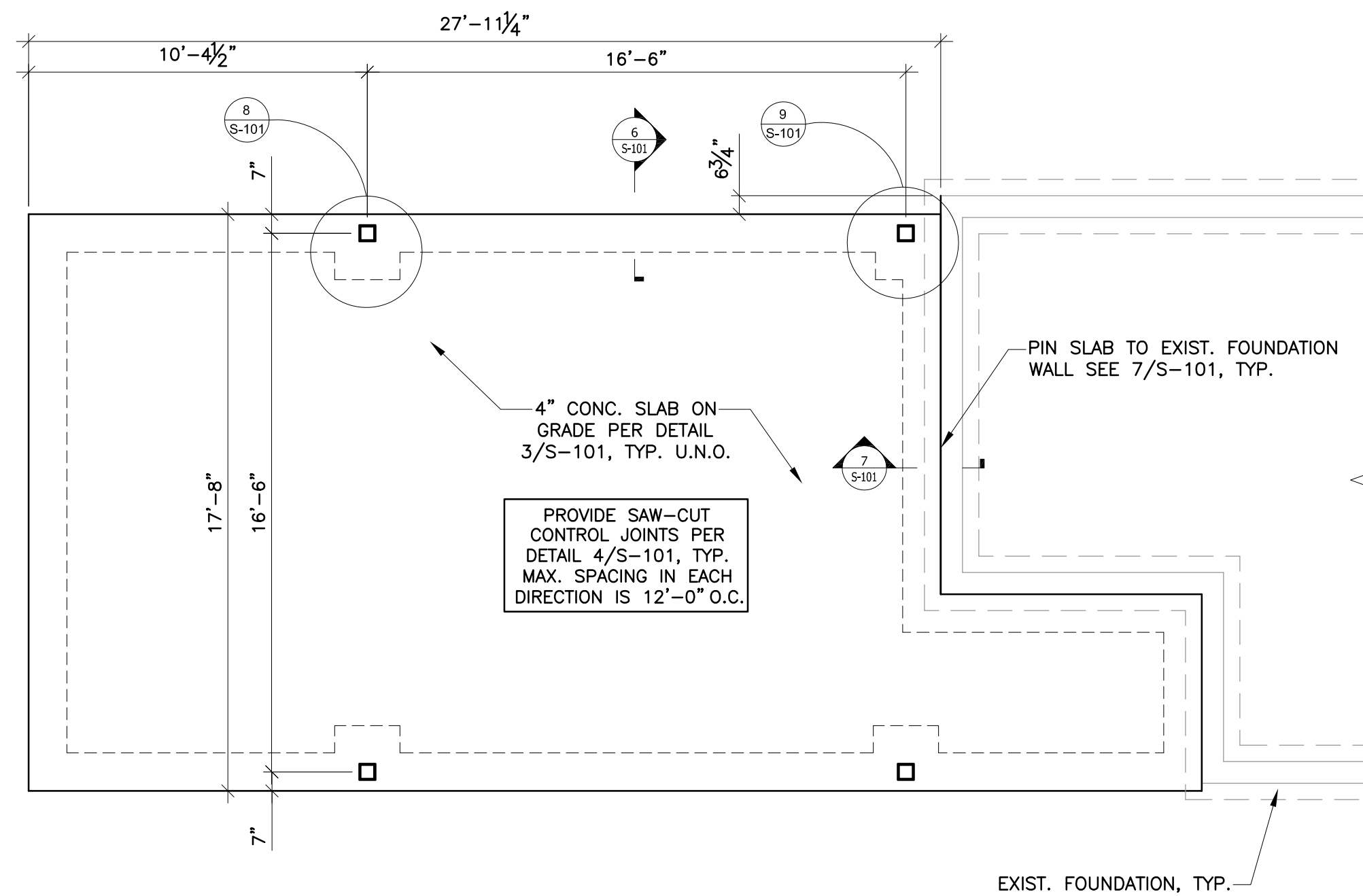
S-001

UNAUTHORIZED ALTERATIONS OR ADDITION TO A PLAN BEARING THE SEAL OF LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 206, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ISSUE:
CONSTRUCTION DOCS.

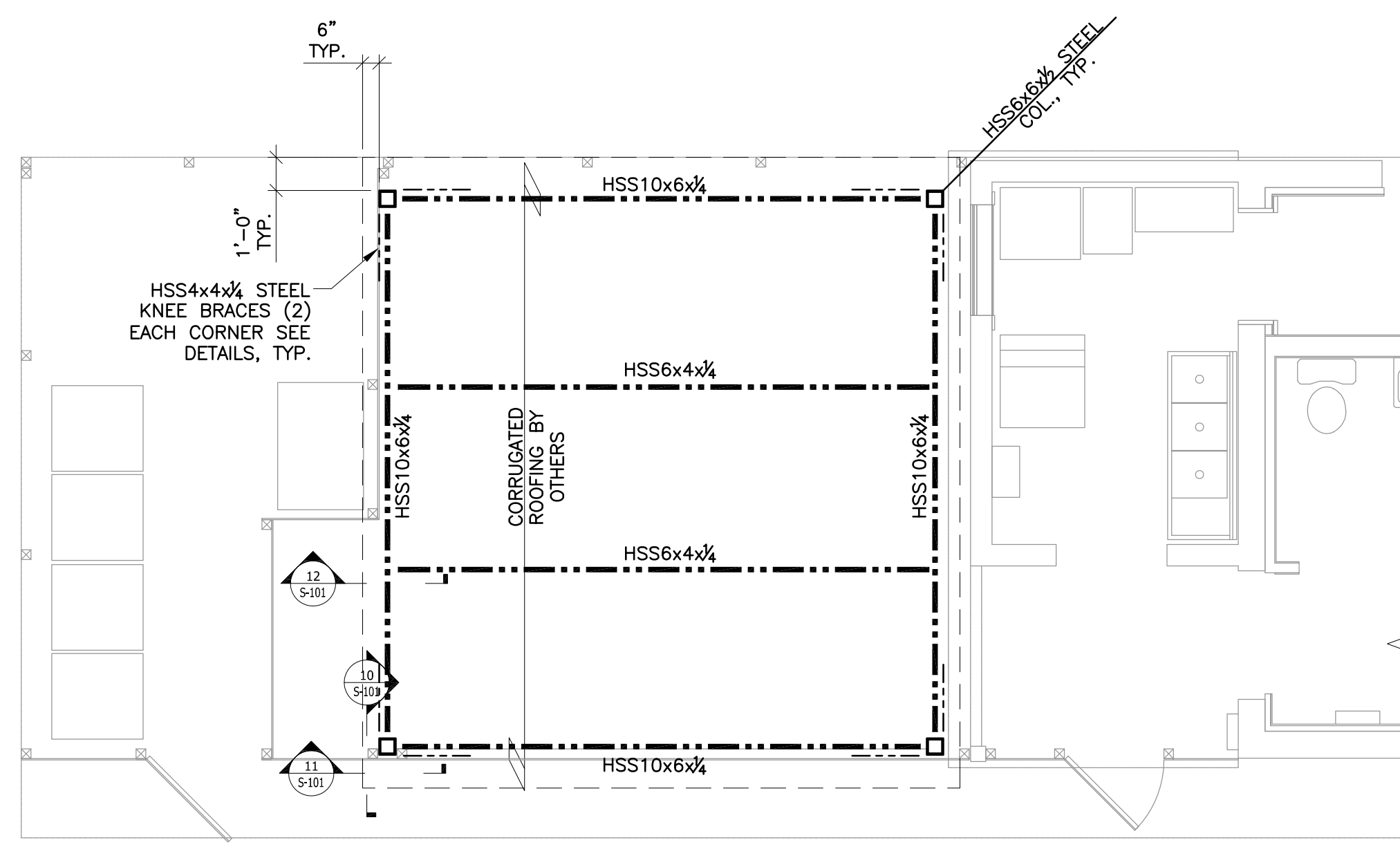
DATE:
10/2/2020





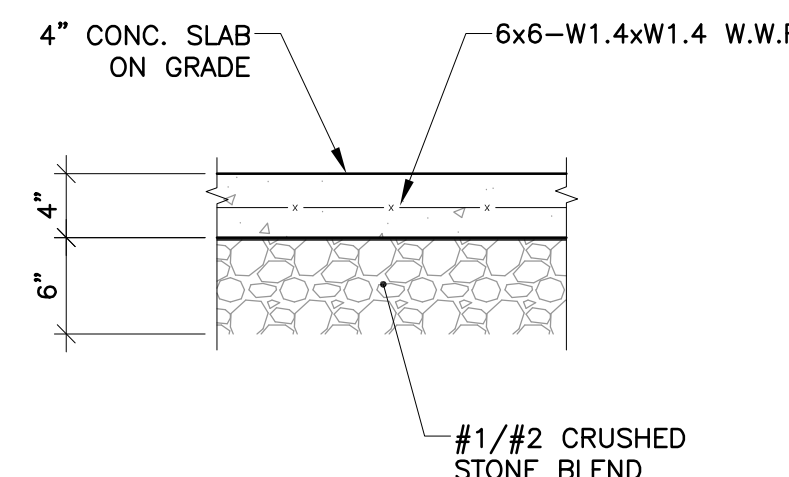
1 FOUNDATION PLAN
S-101 SCALE: 1/4"=1'-0"

NOTE:
VERIFY ALL DIMENSION IN FIELD
AND WITH ARCH. PLANS, TYP.

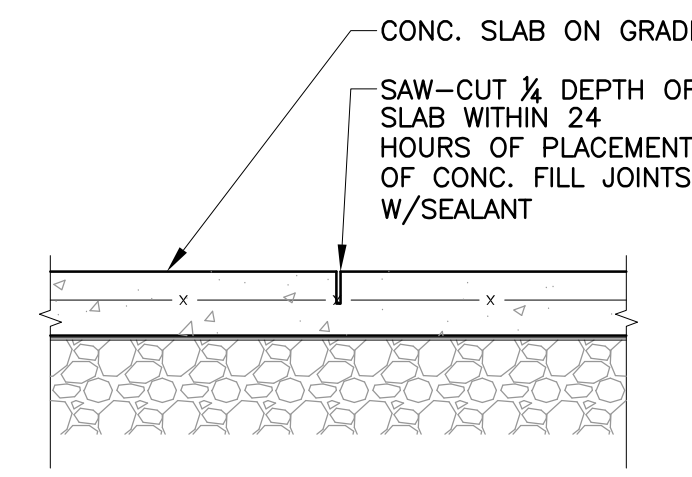


1 ROOF FRAMING PLAN
S-104 SCALE: 1/4"=1'-0"

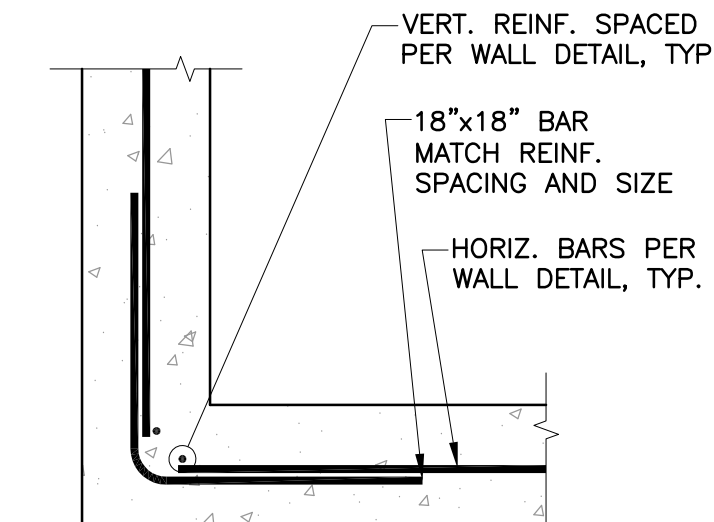
NOTE:
ALL STEEL TO BE HOT-DIPPED
GALVANIZED OR APPROVED EQUIVALENT



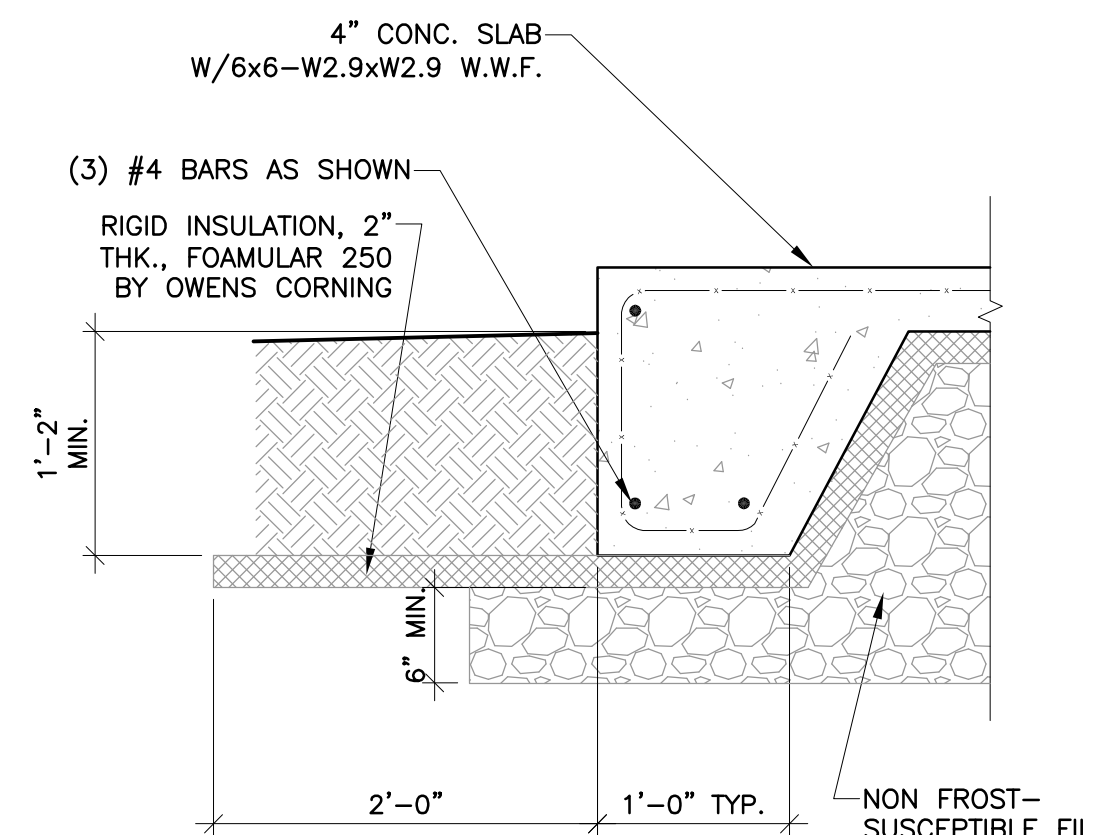
3 SLAB ON GRADE DETAIL
S-101 SCALE: 1"=1'-0"



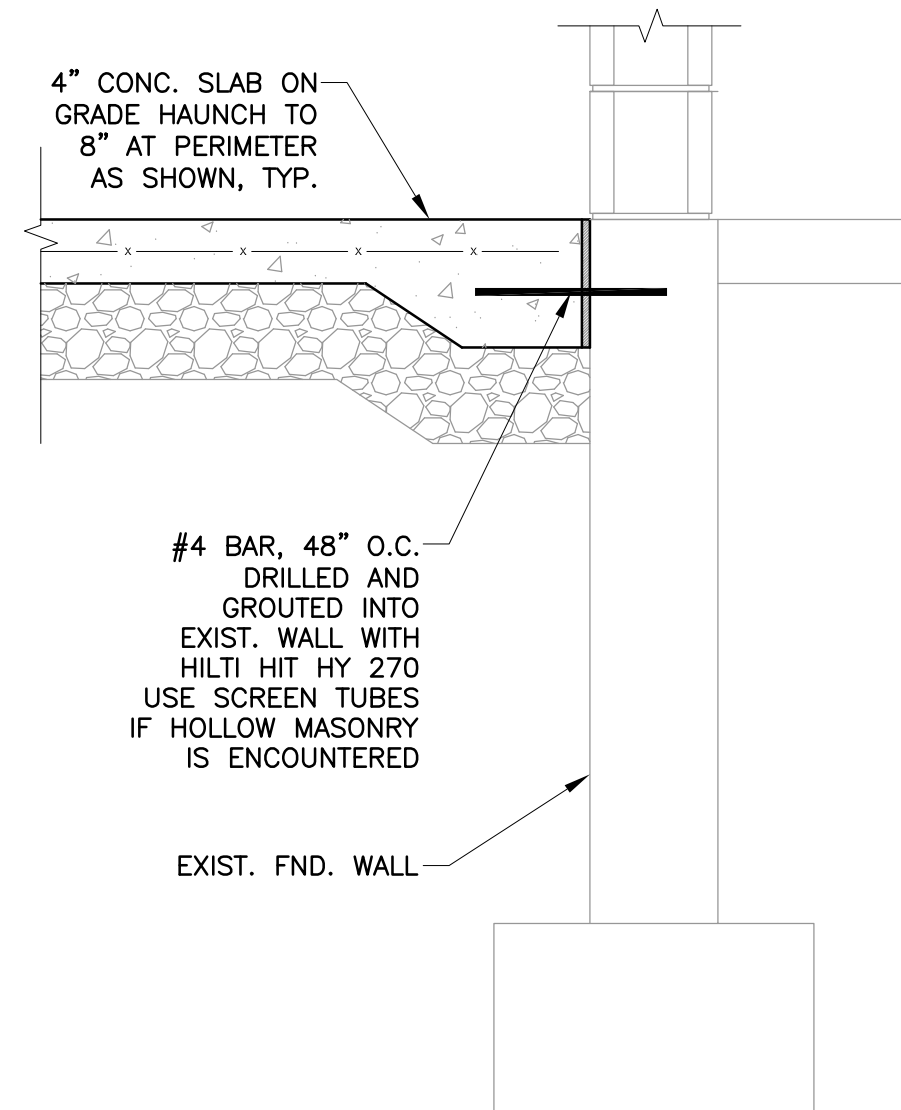
4 SAW-CUT CONTROL JOINT DETAIL
S-101 SCALE: 1"=1'-0"



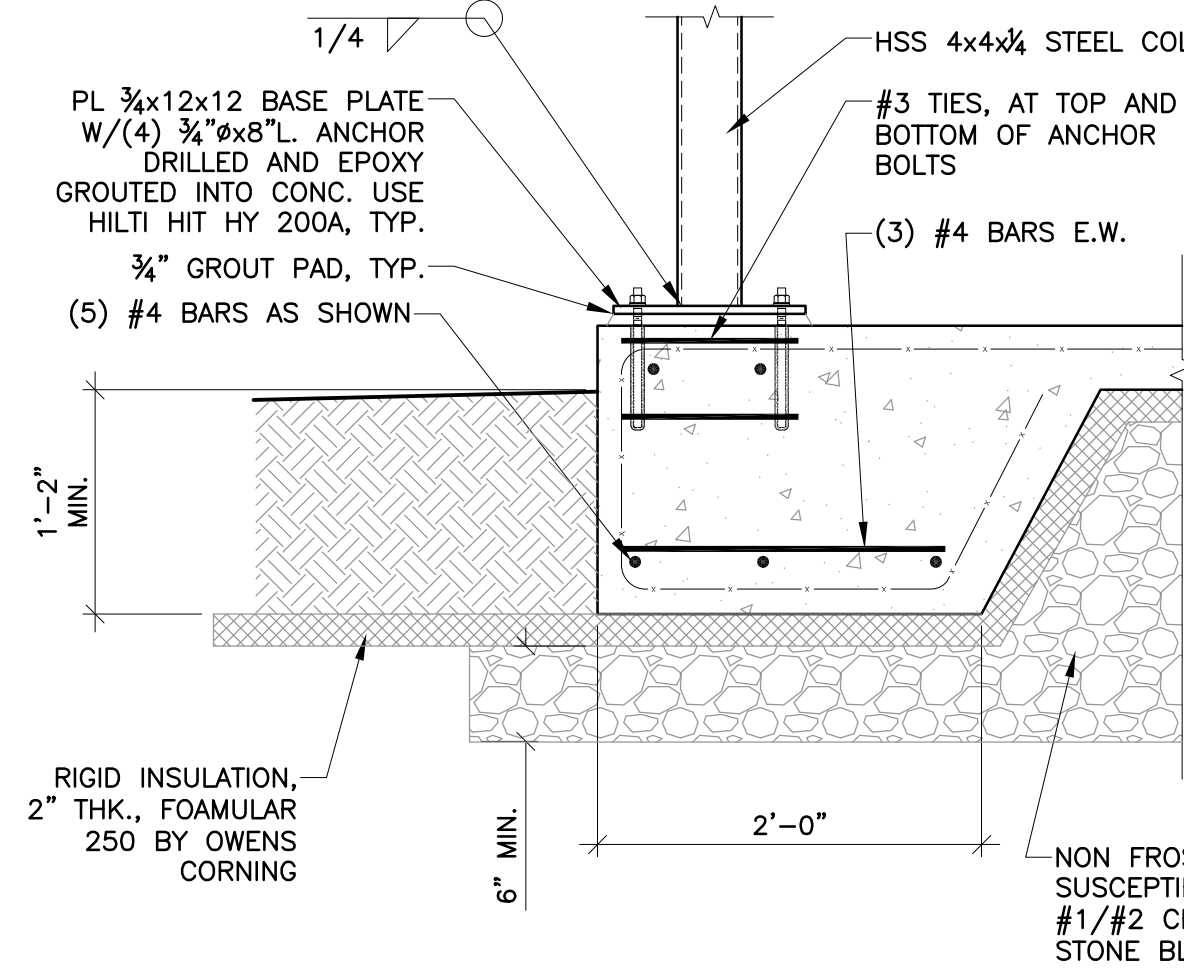
5 TYP. CORNER REINF. DETAIL
S-101 SCALE: 1"=1'-0"



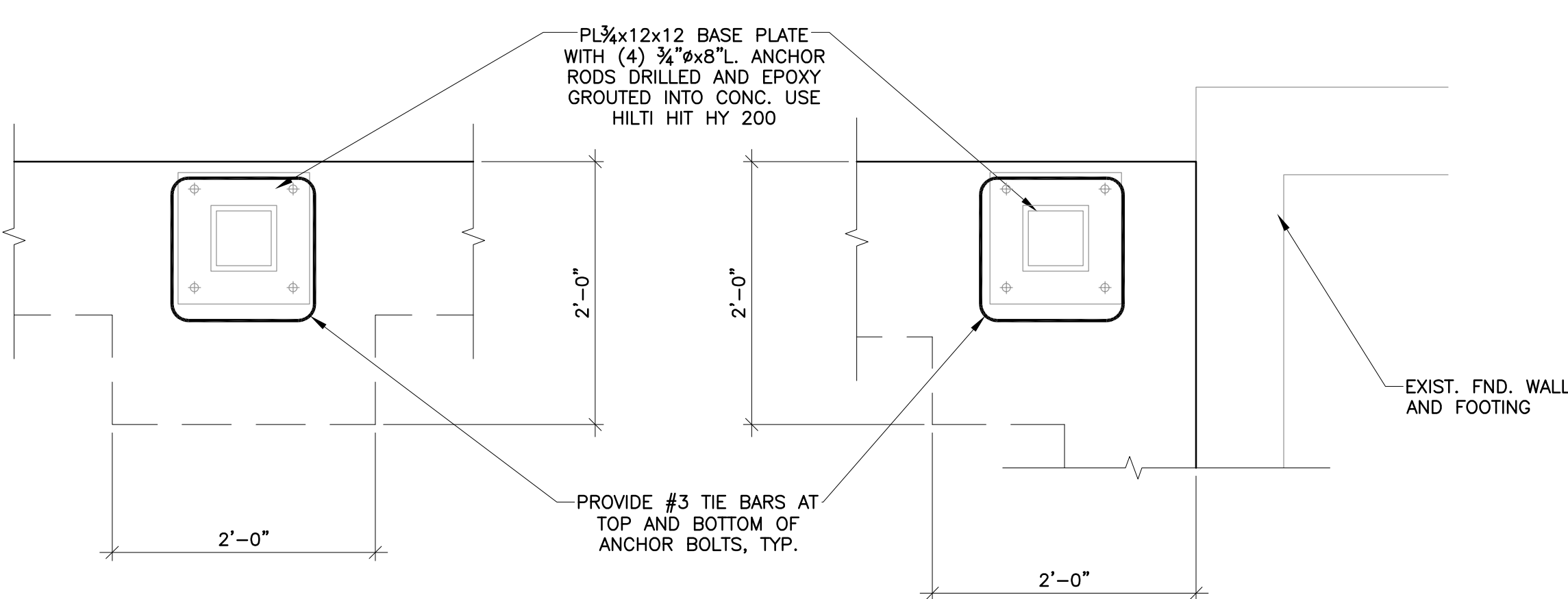
6 HAUNCHED SLAB DETAIL
S-101 SCALE: 1"=1'-0"



7 SLAB EDGE DETAIL
S-101 SCALE: 1"=1'-0"

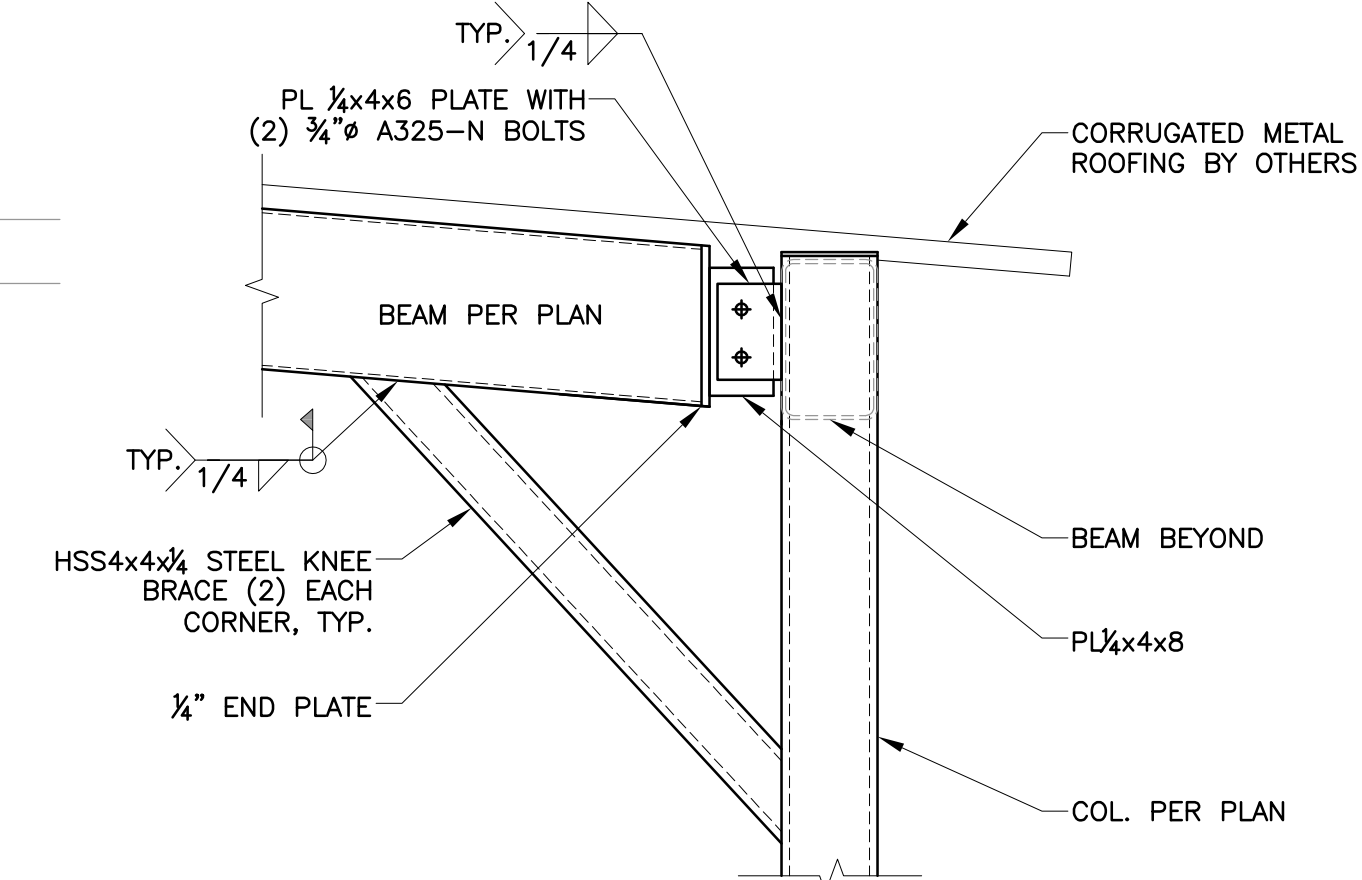


6A HAUNCHED SLAB AT COLUMN
S-101 SCALE: 1"=1'-0"

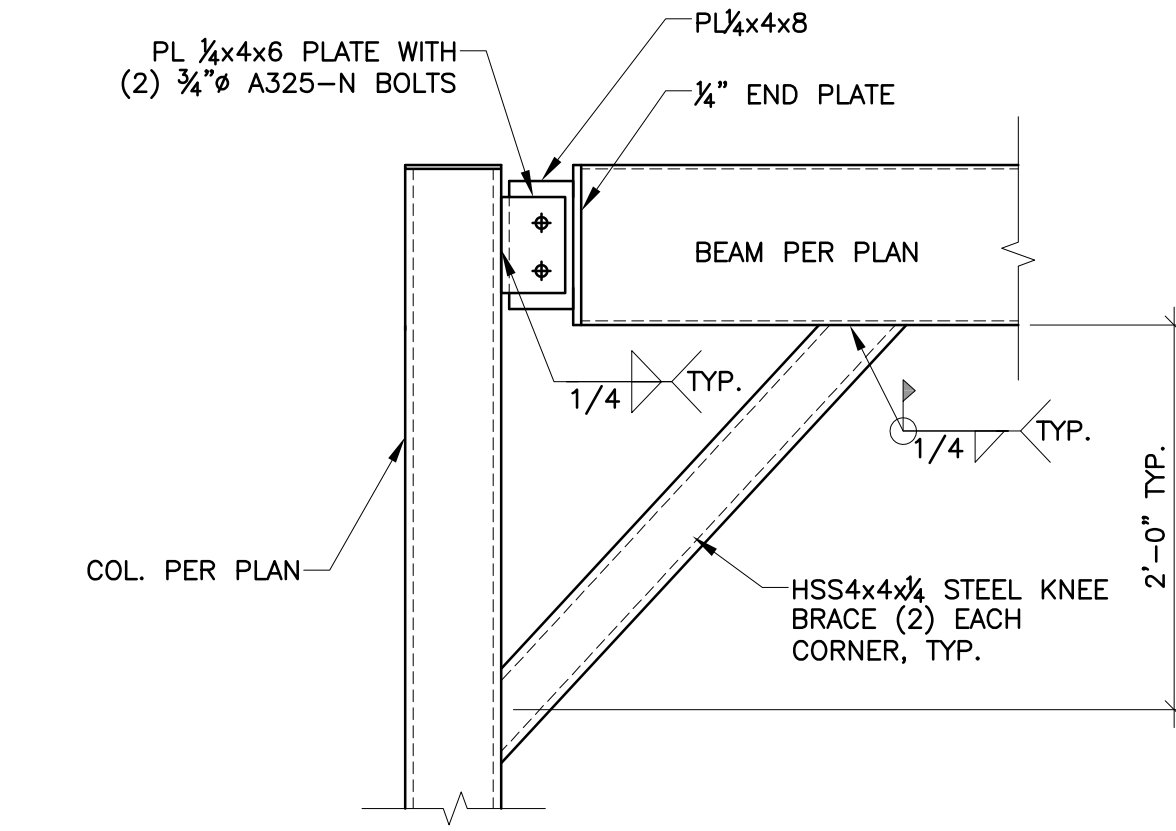


8 CORNER HAUNCH DETAIL
S-101 SCALE: 1"=1'-0"

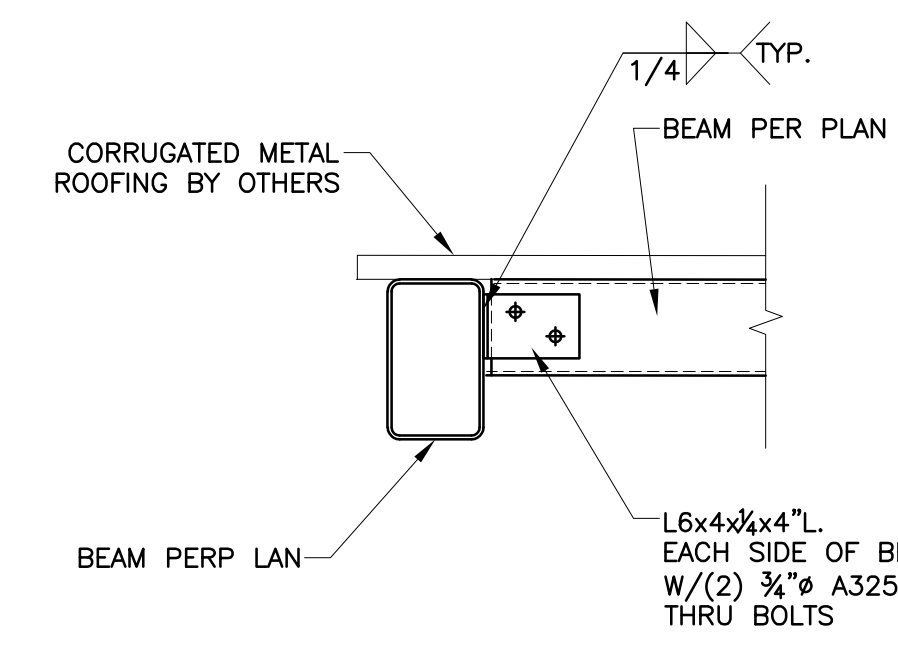
9 CORNER HAUNCH DETAIL
S-101 SCALE: 1"=1'-0"



10 STEEL CONNECTION DETAIL
S-101 SCALE: 1"=1'-0"



11 STEEL CONNECTION DETAIL
S-101 SCALE: 1"=1'-0"



12 STEEL CONNECTION DETAIL
S-101 SCALE: 1"=1'-0"

DATE:	ISSUE:
10/2/2020	CONSTRUCTION DOCS.

CLAPPER
STRUCTURAL ENGINEER
160 PARTITION STREET, SAUGERTOWN, NY 12477
PHONE: (845) 247-5483
EMAIL: bryan@clapperstructural.com

SHEET TITLE:
**STRUCTURAL PLAN
AND DETAILS**

PLANS FOR:
MOD BEACON - CANOPY
BEACON, NY
184 MAIN STREET



JOB # 20120

S-101

UNAUTHORIZED ALTERATIONS OR ADDITION
TO A PLAN BEARING THE SEAL OF LICENSED
PROFESSIONAL ENGINEER IS A VIOLATION OF
SECTION 220, SUBDIVISION 2 OF THE NEW
YORK STATE EDUCATION LAW.

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

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

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

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

December 3, 2020

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

RE: 184 Main Street
City of Beacon
Tax Parcel 5954-27-811956

Dear Mr. Gunn:

My office has received the following in regards to the above application:

- Application for Site Plan Approval.
- Summary of Work narrative dated November 23, 2020 as submitted by Mr. Arnoff.
- Short Environmental Assessment Form dated November 18, 2020.
- 10-Sheet plan set titled "Meyer Olde Dutch Restaurant", dated October 13, 2020, as prepared by Liscum, McCormack & VanVoorhis, LLP.

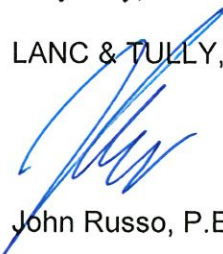
Based on our review of the above documents and plans we offer the following comments.

1. A site plan was previously approved in October of 2020 by the Planning Board for the project. As the applicant is now looking to modify the previously approved site plan, a plan titled "Amended Site Plan" should be submitted to the Planning Board showing all previously approved site improvements, along with any changes proposed at this time. The previously approved site plan showed a new tree to be installed on Main Street, along with exterior lighting along the east side of the building. The amended site plan should show these previously approved amendments, along with providing construction details for the proposed site improvements, such as the fencing along the east side of the proposed pavilion, drywell, etc.
2. The submitted plans show the installation of a drywall to be installed under the pavilion, which will receive water from down spouts and a trench drain system. The applicant's consultant shall perform soil testing in this area to prove that water conveyed into this drywell will be able to percolate into the existing site soils. Testing shall be conducted in accordance with NYSDEC requirements for infiltration systems.
3. The manway on the drywell system should be extended to the surface to allow for future maintenance and inspection of the drywell system. As presently proposed, the 4" concrete slab proposed over the system would need to be hammered out to allow for access to this system.

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

Very truly,

LANC & TULLY, P.C.



John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: December 4, 2020
Re: **184 Main Street Amended Site Plan**

I have reviewed the November 23, 2020 Site Plan Application, November 18, 2020 Short EAF Part 1, and a 10-sheet Site Plan set with the first eight sheets dated October 13, 2020 and the last two sheets dated October 2, 2020.

Proposal

The applicant is proposing to renovate an existing one-story restaurant and add an open-air pavilion to the rear. The parcel is in the Central Main Street (CMS) district and the Historic District and Landmark Overlay (HDLO) Zone.

Comments and Recommendations

1. The building is a contributing structure in the Lower Main Street National Register Historic District. It is also in the HDLO and subject to the Certificate of Appropriateness approval process in Chapter 134, Historic Preservation.
2. Sheet C-101 should include an existing conditions plan for the rear section of the parcel to allow the Board to be able to clearly understand the proposed changes.
3. A note should be added to Sheet C-101 describing the access easement for the alley.
4. The proposed cooler constitutes a structure located in the required 10-foot rear setback.
5. A detail should be provided for the replacement fence proposed for the rear area of the lot.
6. The amended Site Plan should show the previously approved new street tree in front of the building adjacent to the curb.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Don Petruncola, Project Architect

City of Beacon Planning Board Agenda
12/08/2020

Title:

Zoning Board of Appeals - No December meeting

ATTACHMENTS

City of Beacon Planning Board Agenda
12/08/2020

Title:

1-2 Forrestal Heights - Existing Wireless Telecommunications Facility Equipment Upgrades

ATTACHMENTS

[1-2 Forrestal Heights Eligible Facility Request.pdf](#)

[1-2 Forrestal Heights Memo from Building Inspector.pdf](#)

**PLANNING BOARD REVIEW
ELIGIBLE FACILITY REQUEST**

Applicant: T- Mobile

Project Site: 1-2 Forrestal Heights

Description: Applicant has submitted an application to modify an existing wireless Tower [tower or base station] that involves:

- ☒ Collocation of new transmission equipment
☒ Removal of transmission equipment
☒ Replacement of transmission equipment

Does the request substantially change the physical dimensions of the eligible support structure?

Substantial Change Criteria	Application Details
For towers other than towers in the public rights-of-way, does the application increase the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet? For other eligible support structures, does the application increase the height of the structure by more than 10% or more than ten feet?	NO
For towers other than towers in the public rights-of-way, does the application involve adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance? For other eligible support structures, does the application involve adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet?	NO
For any eligible support structure, does the application involve installation of more than the standard number of new equipment cabinets for the technology involved? For towers in the public rights-of-way and base stations, does the application involve the installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involve installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure?.	NO
Does the application entail excavation or deployment outside the current site?	NO
Does the proposed application defeat the concealment elements of the eligible support structure?	NO
Does the proposed application comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment?	YES

MEMORANDUM

TO: Chairman John Gunn and Members of the
City of Beacon Planning Board

FROM: Dave Buckley, City Building Inspector

RE: Eligible Facility Request
1-2 Forrestal Heights

DATE: November 24, 2020

T-Mobile (the “Applicant”) has submitted an application to make certain equipment upgrades at the existing telecommunications facility located at 1-2 Forrestal Heights. The Applicant states that such application is an “eligible facility request.”

Under Section 223-26.4.C(2) of the City of Beacon Zoning Code, an application for an eligible facility request must be reviewed by the Planning Board to determine whether such application is appropriately characterized as an “eligible facility request,” as defined by the FCC and the City of Beacon.

Based on my review of the materials provided in the application, the proposed application to install new transmission equipment on the existing structure located at 1-2 Forrestal Heights will not substantially change the dimensions of the existing structure. I have prepared the following attached chart to assist the Planning Board in its review.

The Planning Board should deem this application an eligible facility request.

City of Beacon Planning Board Agenda
12/08/2020

Title:

Consider request for one 90-day extension of Subdivision Approval, 248 Tioronda Avenue, submitted by 248 Beacon Holdings, LLC

ATTACHMENTS

[248 Tioronda Avenue Extension Request.pdf](#)

November 20, 2020

Mr. John Gunn, Chairman
and Members of the Beacon Planning Board
Beacon City Hall
1 Municipal Center
Beacon, New York 12508

VIA EMAIL DELIVERY

Re: **Request for Subdivision Approval Extension**
*248 Beacon Holdings LLC - 248 Tioronda Avenue
(Formerly Beacon 248 Development, LLC, Multifamily Development)
248 Tioronda Avenue, City of Beacon, Dutchess County, NY
Chazen Project #81750.00*

Dear Mr. Gunn,

It has been brought to our attention by Jennifer Grey at Keane & Beane, that the Planning Board's subdivision plat (lot merger) approval, which was granted at the Board's April 14 meeting, needed to be submitted for signature with all conditions complete within 6 months or by October 14, 2020. We are requesting a 90-day extension of subdivision approval for the Planning Board's consideration at the December 8th Planning Board meeting making the deadline January 14, 2021.

We are almost there. We received the DCDOH signature on the plat November 13, 2020 and we continue to work through the legal easement documents with Jennifer's office and hope to have that completed soon.

If you have any questions or need anything further, please email me at lboudreau@chazencompanies.com or call me on my cell at 404-357-9789. Thank you, Chairman Gunn, and be safe.

Sincerely,



Larry Boudreau, RLA (GA & NY), MBA
Director of Land Development

Cc: Berry Kohan

City of Beacon Planning Board Agenda
12/08/2020

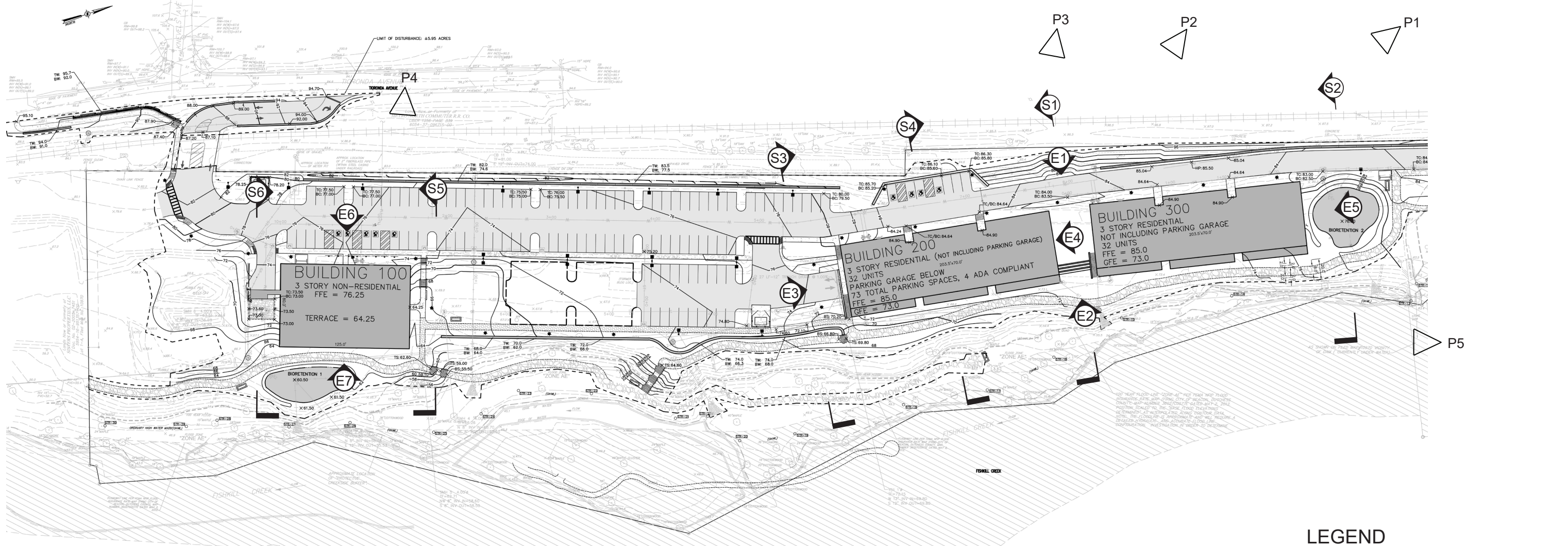
Title:

248 Tioronda Avenue - Finalize Building Elevations

ATTACHMENTS

[248 Tioronda Avenue Revised November 2020.pdf](#)

[Planner Review Letter.pdf](#)



LEGEND

- PROPOSED PROP. LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- ▷ P1 PERSPECTIVE TAG
- ⬆ E1 ELEVATION TAG
- ⬆ S1 SECTION TAG



SCALE: NOT TO SCALE

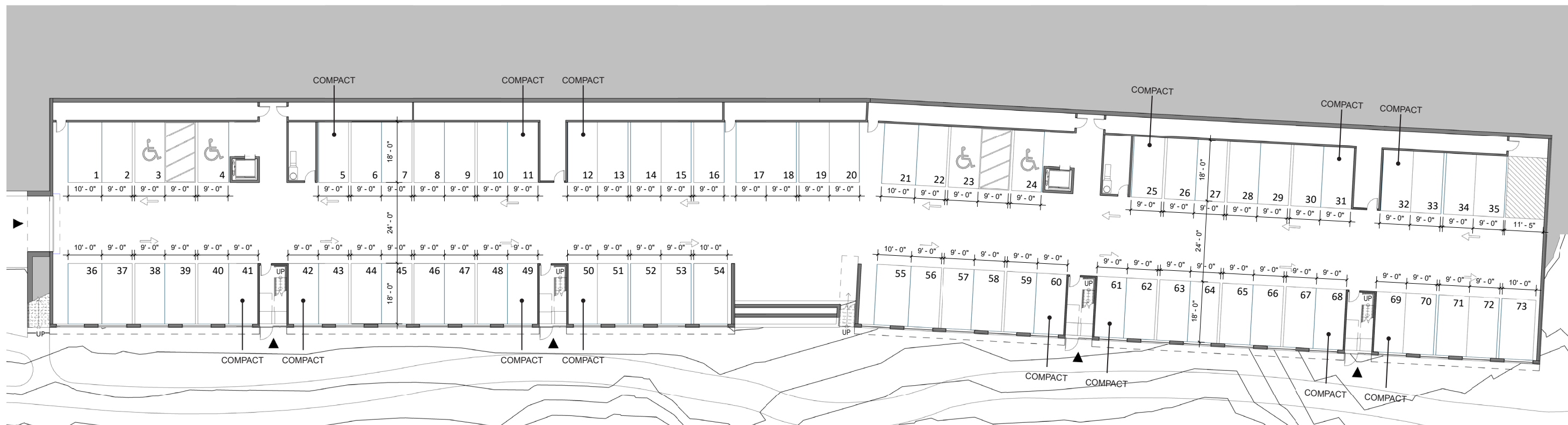


SITE PLAN

248 TIORONDA AVENUE
BEACON, NEW YORK

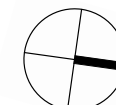
PROPOSED REVISIONS
NOV. 24, 2020

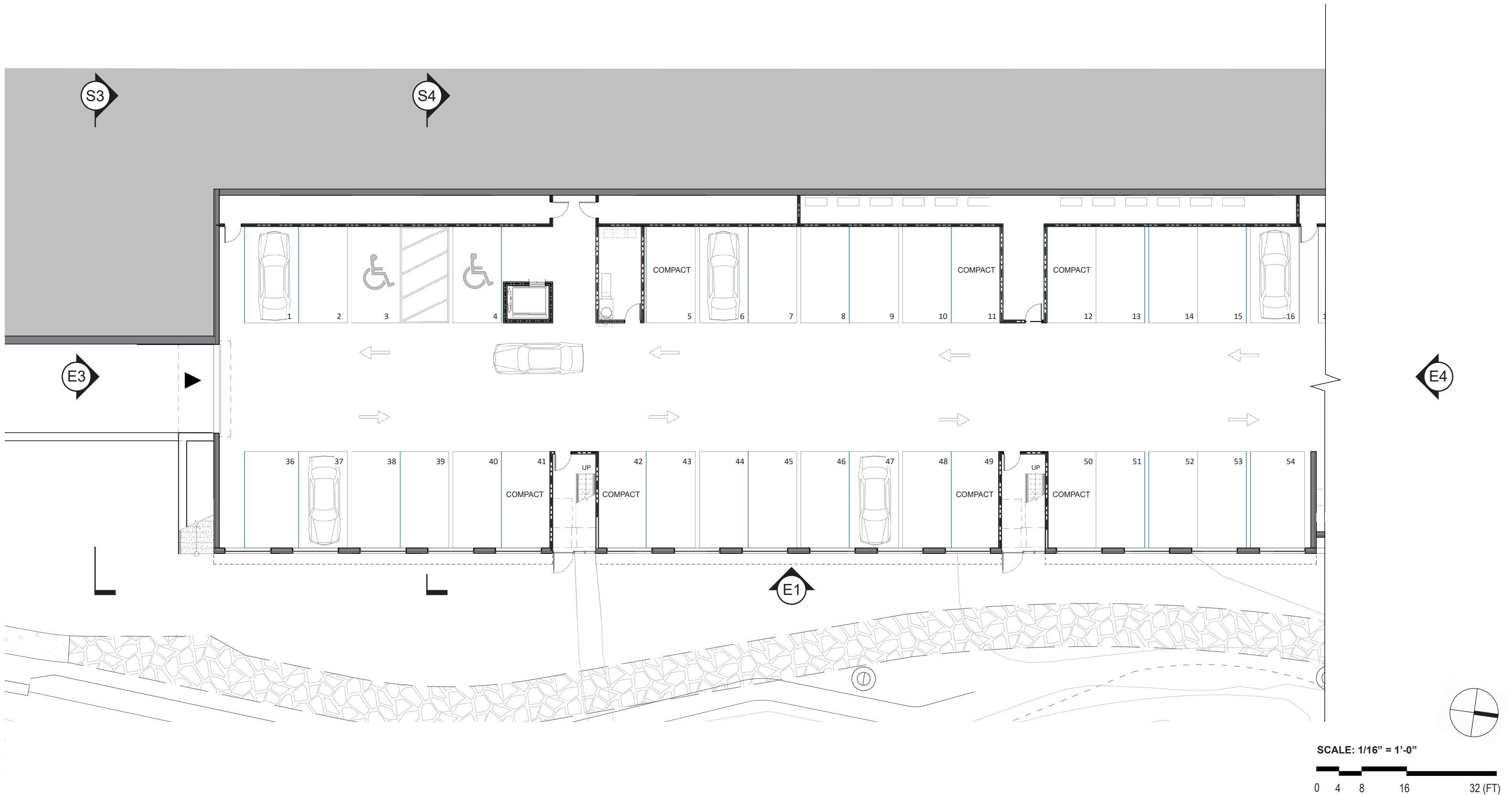
abarchitekten

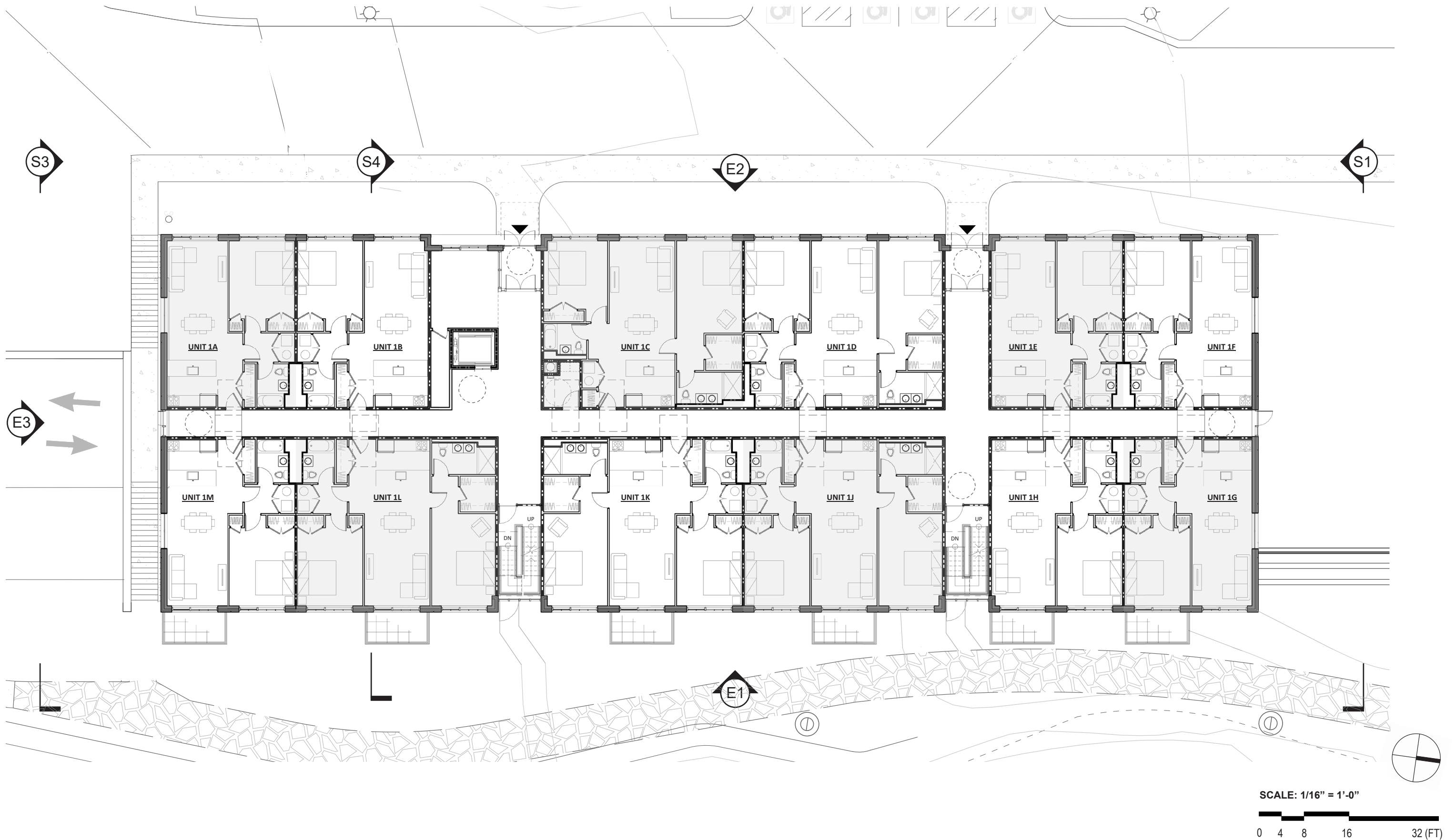


NOTE: 73 PARKING SPACES TOTAL
UNDER BUILDINGS 200 & 300

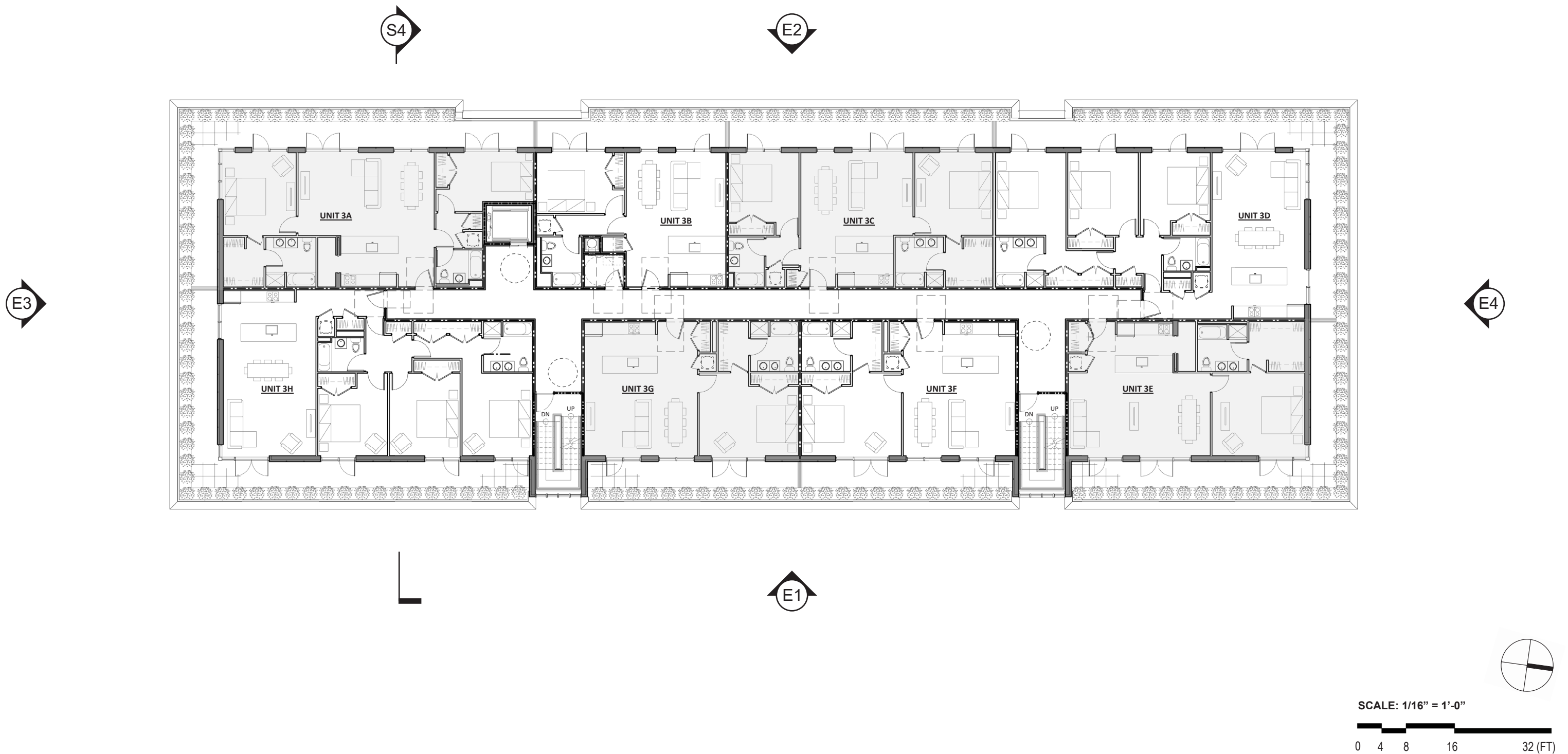
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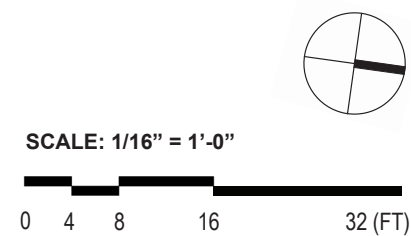
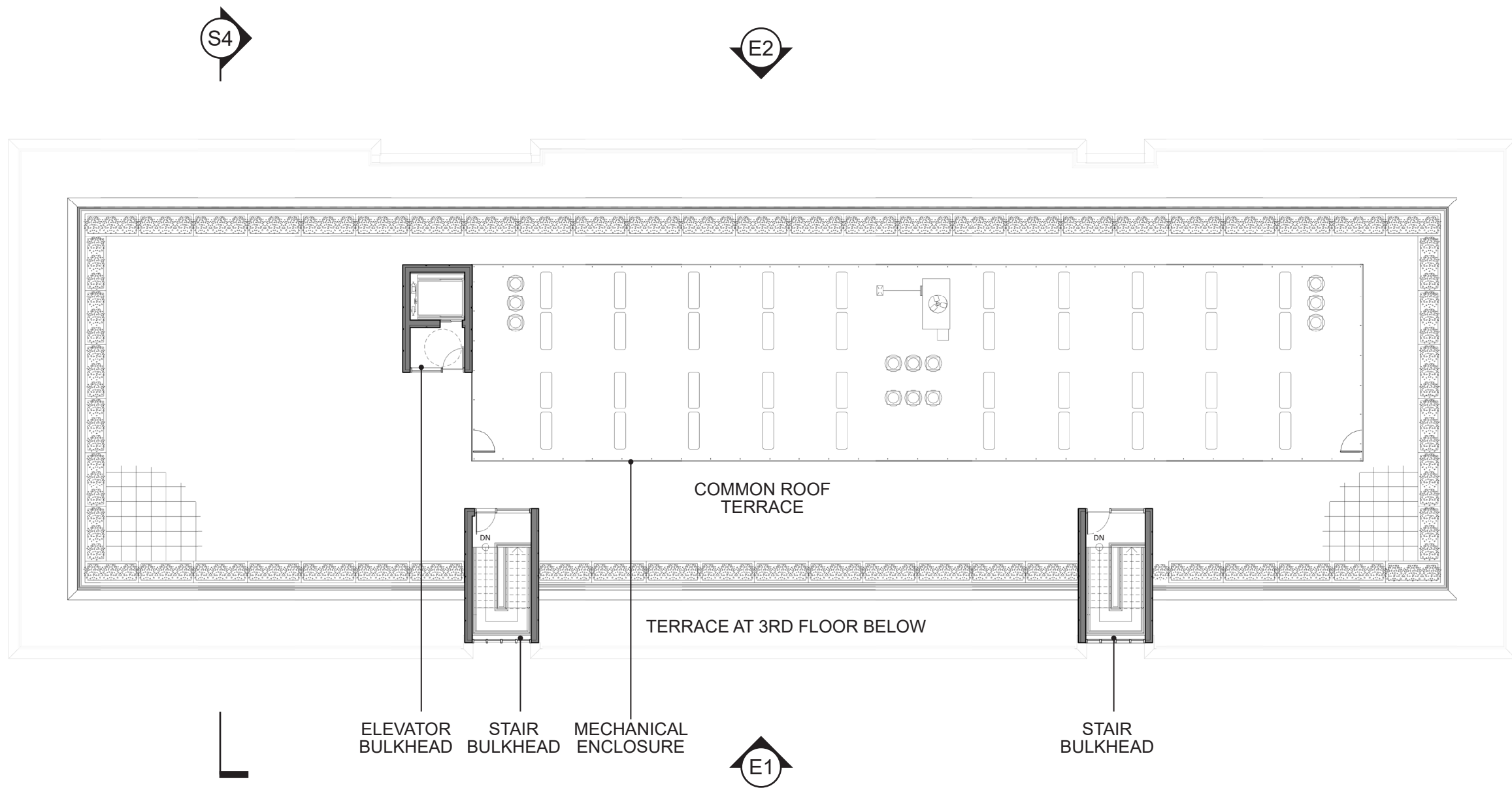


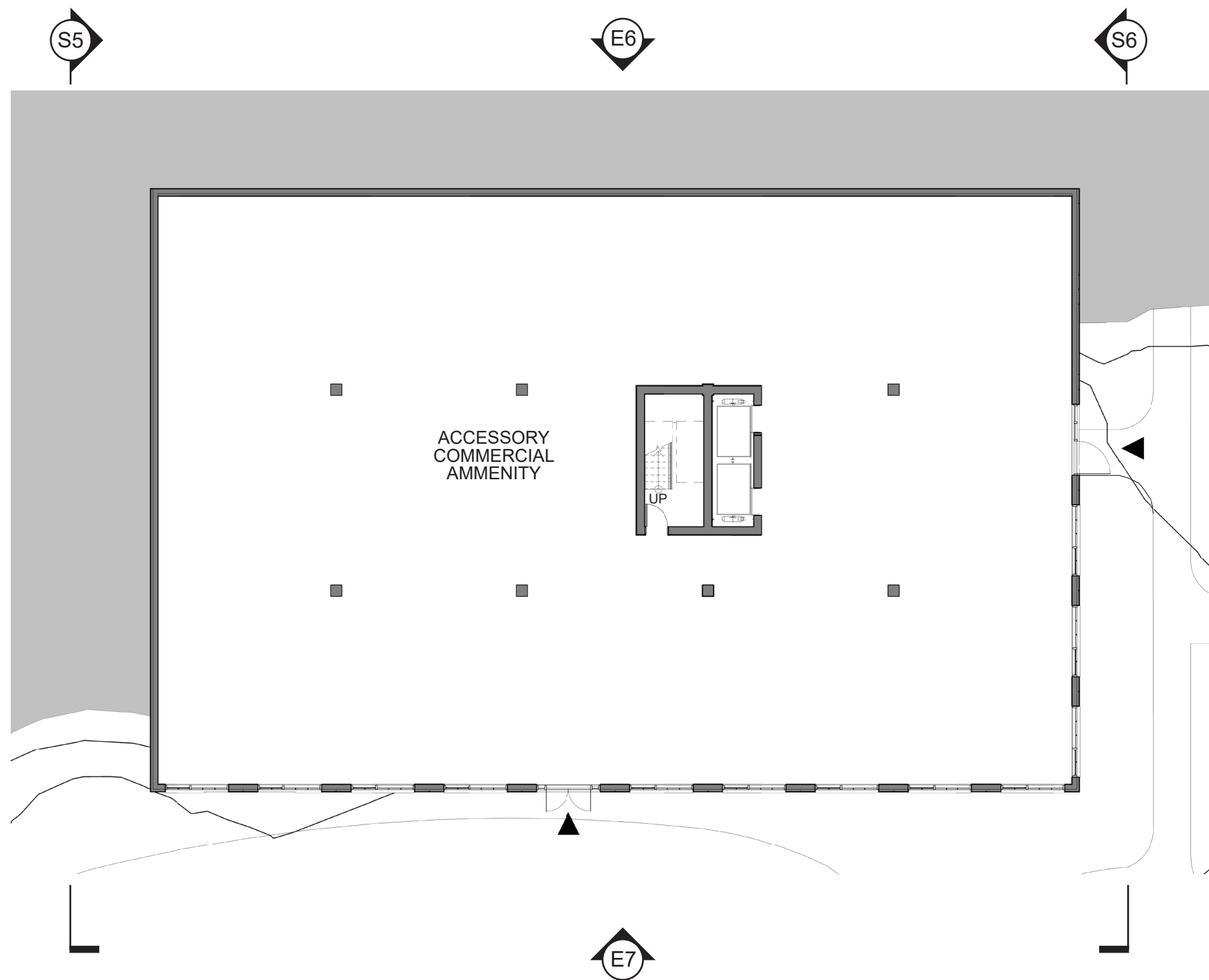




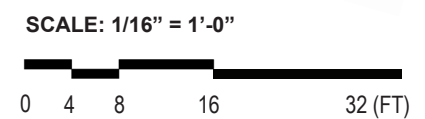


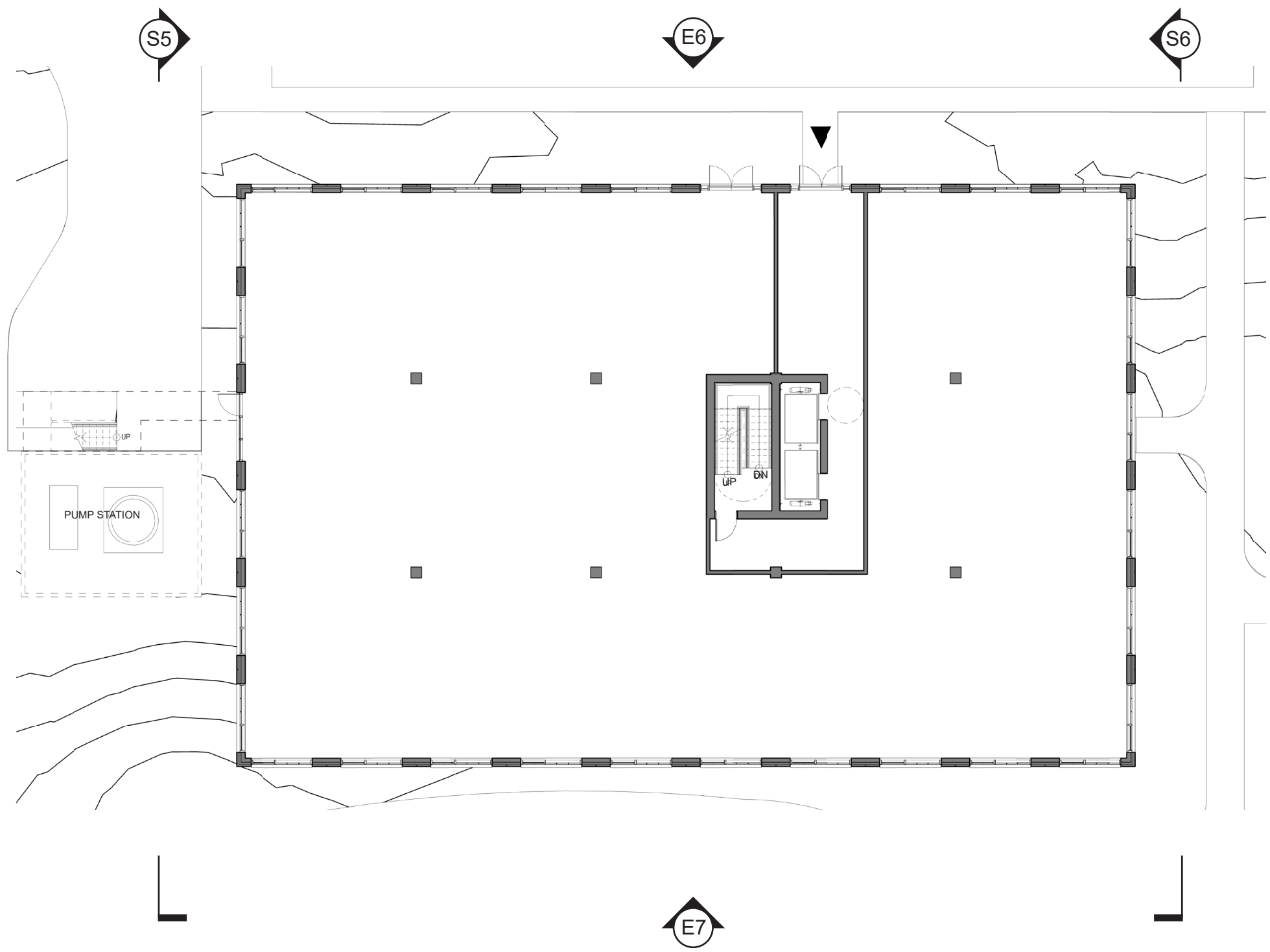






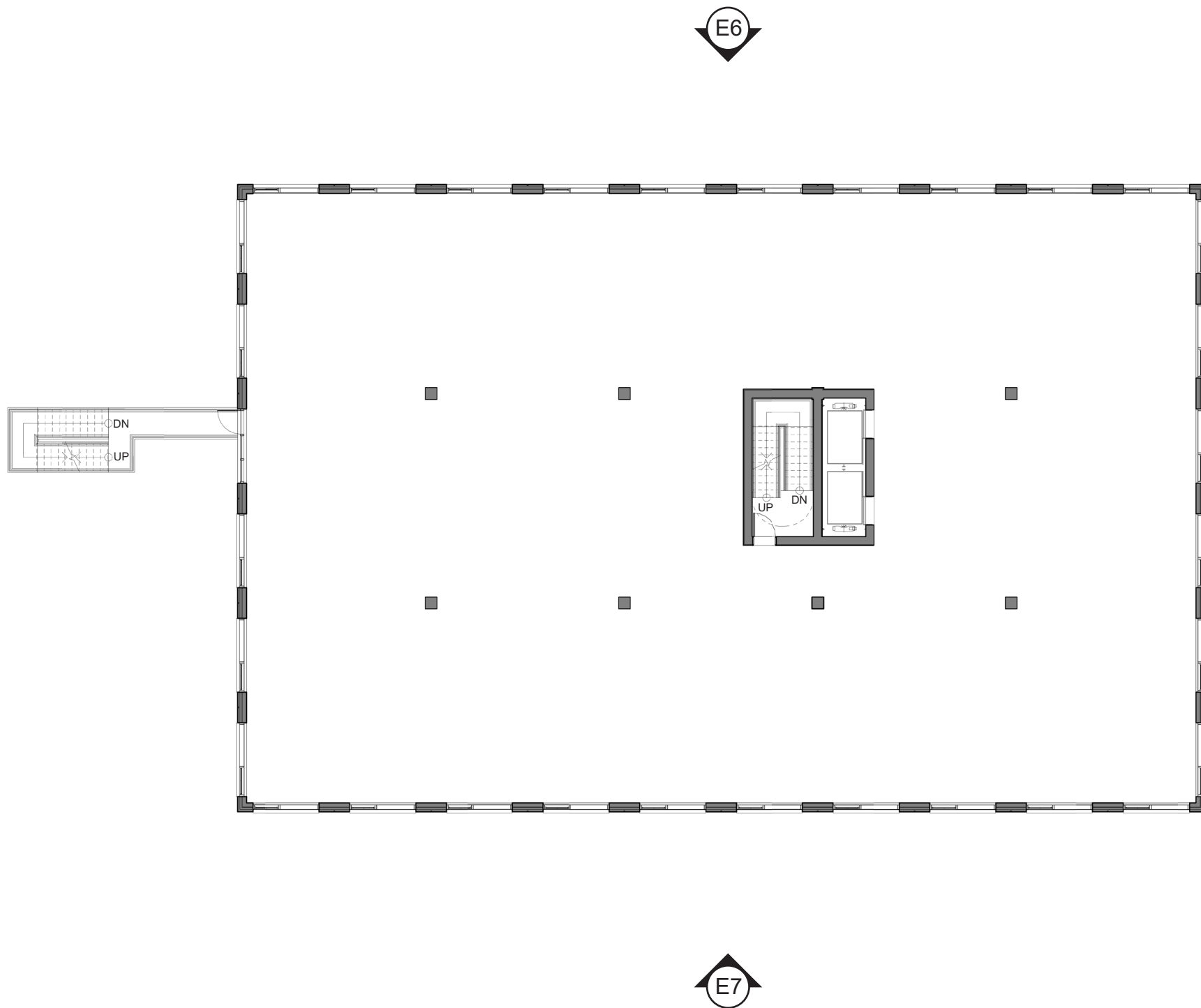
NOTE: ACCESSORY CELLAR DEDUCTED FROM GROSS
AREA PARKING REQUIREMENT PER CITY OF BEACON
ZONING CODE 223-63 "FLOOR AREA" DEFINITION

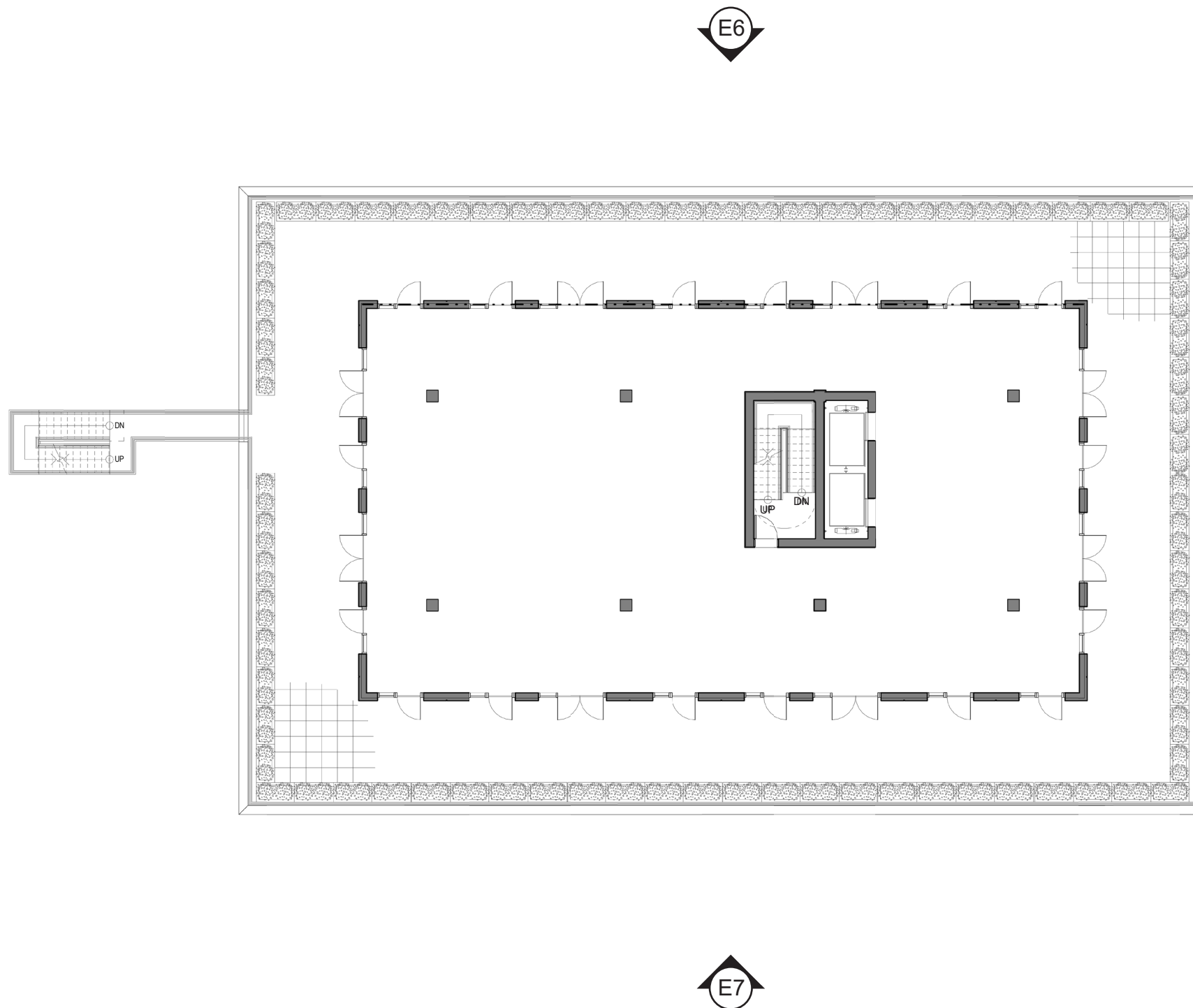




SCALE: 1/16" = 1'-0"

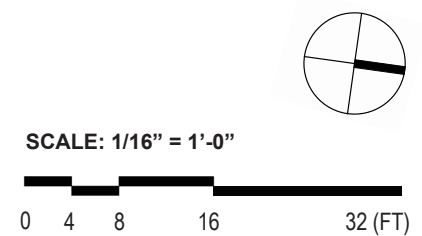
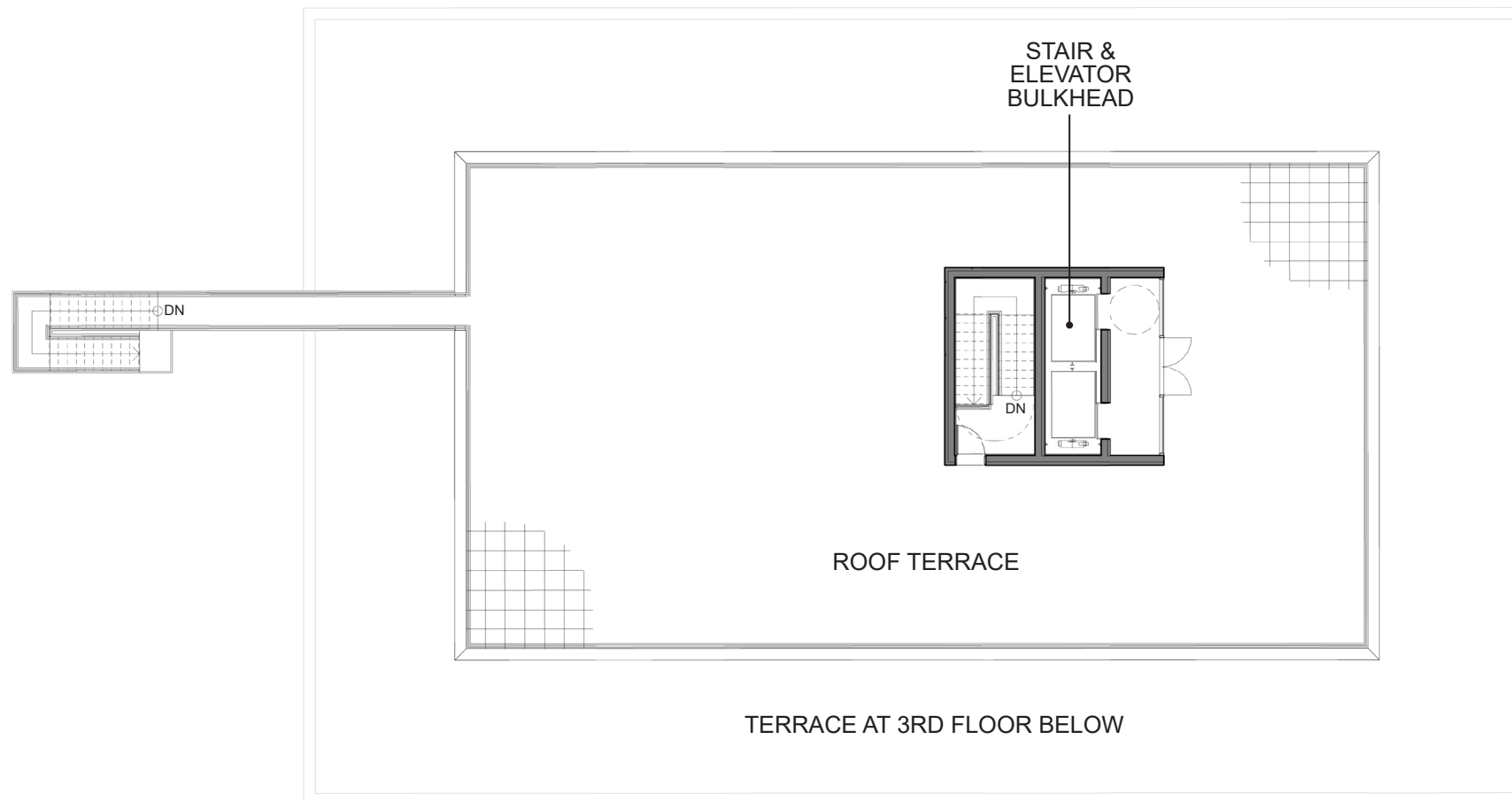
0 4 8 16 32 (FT)





SCALE: 1/16" = 1'-0"

0 4 8 16 32 (FT)





**SITE SECTIONS
BUILDINGS 200 + 300**

248 TIORONDA AVENUE
BEACON, NEW YORK

PROPOSED REVISIONS
NOV. 24, 2020

abarchitekten



SITE SECTION 3
BLDG 200

- **BULKHEAD**
+45'-0"
- **ROOF**
+36'-0"
- **3RD FLOOR**
+24'-0"
- **2ND FLOOR**
+12'-0"
- **1ST FLOOR**
+0'-0"
- **CELLAR**
-12'-0"



SITE SECTION 4
BLDG 200

- **BULKHEAD**
+45'-0"
- **ROOF**
+36'-0"
- **3RD FLOOR**
+24'-0"
- **2ND FLOOR**
+12'-0"
- **1ST FLOOR**
+0'-0"
- **CELLAR**
-12'-0"

SCALE: NOT TO SCALE

0 4 8 16 32 (FT)



ELEVATION 1
BLDG 300 WEST FACADE

BLDG 200 WEST FACADE



ELEVATION 2
BLDG 200 EAST FACADE

BLDG 300 EAST FACADE



ELEVATION 3
BLDG 200 SOUTH FACADE



ELEVATION 4
BLDG 200 NORTH FACADE



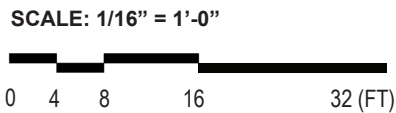
ELEVATION 5
BLDG 300 NORTH FACADE

SCALE: NOT TO SCALE





GENERAL NOTE: WINDOWS SHALL NOT BE DARK-TINTED OR MIRRORED





GENERAL NOTE: WINDOWS SHALL NOT BE DARK-TINTED OR MIRRORED

SCALE: 1/16" = 1'-0"





BLDG 300 NORTH FACADE



BLDG 200 SOUTH FACADE

GENERAL NOTE: WINDOWS
SHALL NOT BE DARK-TINTED OR
MIRRORED

SCALE: 1/16" = 1'-0"





SITE SECTION 5
BLDG 100 NORTH FACADE



SITE SECTION 6
BLDG 100 SOUTH FACADE

SCALE: NOT TO SCALE

0 4 8 16 32 (FT)



GENERAL NOTE: WINDOWS
SHALL NOT BE DARK-TINTED OR
MIRRORED

SCALE: 1/16" = 1'-0"





GENERAL NOTE: WINDOWS SHALL NOT BE DARK-TINTED OR MIRRORED

SCALE: 1/16" = 1'-0"





PERSPECTIVE VIEW 1
BUILDINGS 200 + 300

248 TIORONDA AVENUE
BEACON, NEW YORK

PROPOSED REVISIONS
NOV. 24, 2020

abarchitekten



PERSPECTIVE VIEW 2
BUILDINGS 200 + 300

248 TIORONDA AVENUE
BEACON, NEW YORK

PROPOSED REVISIONS
NOV. 24, 2020



PERSPECTIVE VIEW 3
BUILDINGS 200 + 300

248 TIORONDA AVENUE
BEACON, NEW YORK

PROPOSED REVISIONS
NOV. 24, 2020



PERSPECTIVE VIEW 4
BUILDING 100

248 TIORONDA AVENUE
BEACON, NEW YORK

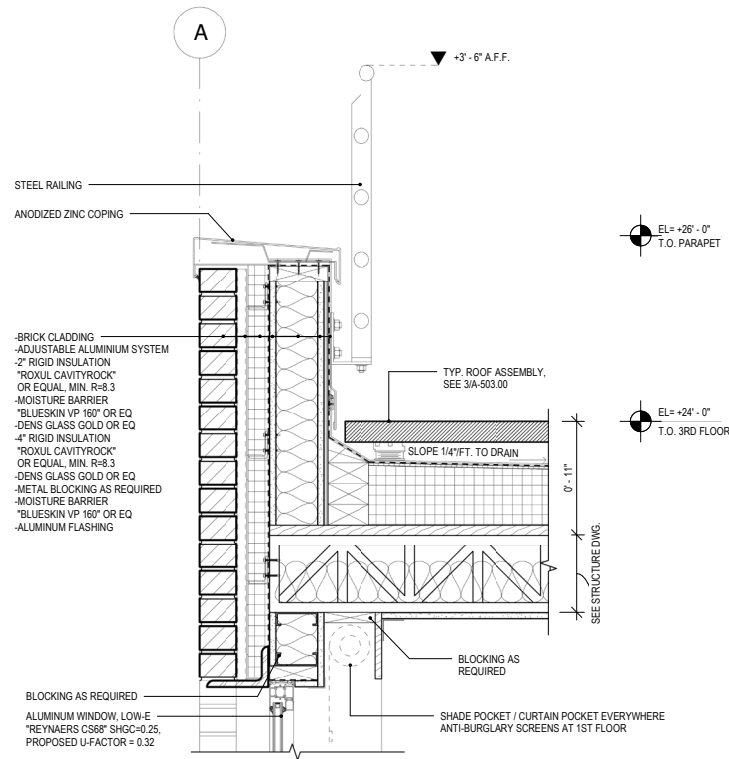
PROPOSED REVISIONS
NOV. 24, 2020



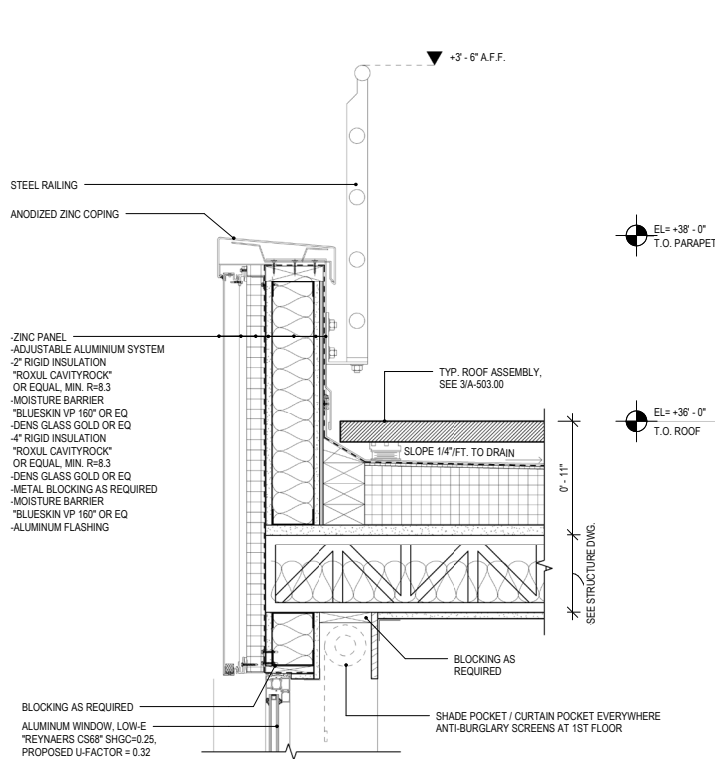
PERSPECTIVE VIEW 5
BUILDINGS 200 + 300

248 TIORONDA AVENUE
BEACON, NEW YORK

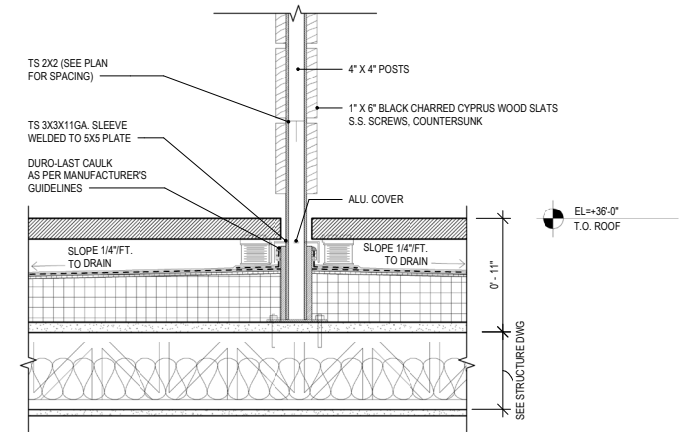
PROPOSED REVISIONS
NOV. 24, 2020



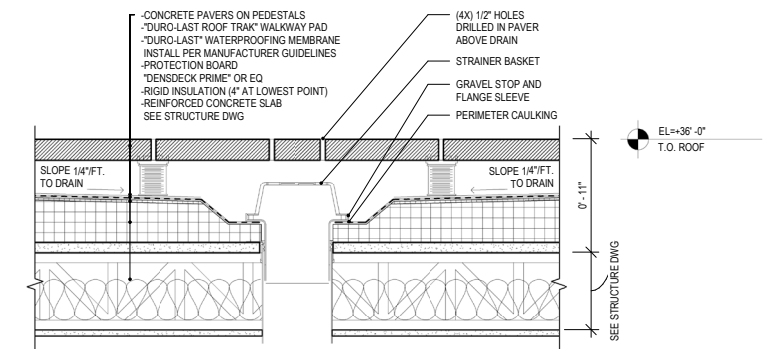
1 PARAPET DETAIL - BRICK CLADDING
1 1/2" = 1'-0"



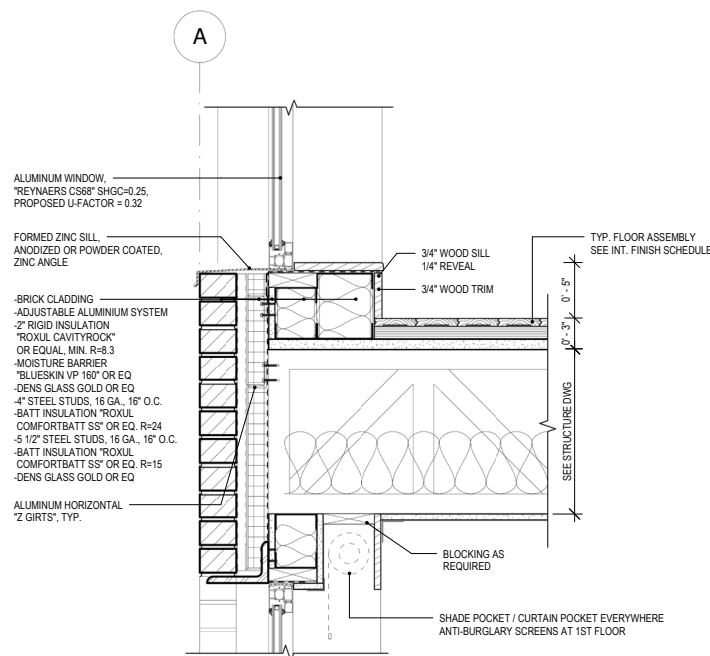
3 PARAPET DETAIL - ZINC PANEL
1 1/2" = 1'-0"



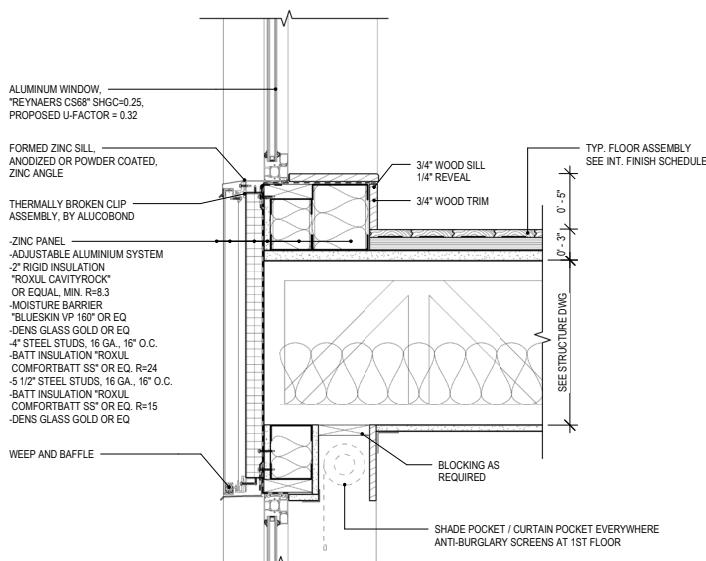
5 TYP. ENCLOSURE FENCE
1 1/2" = 1'-0"



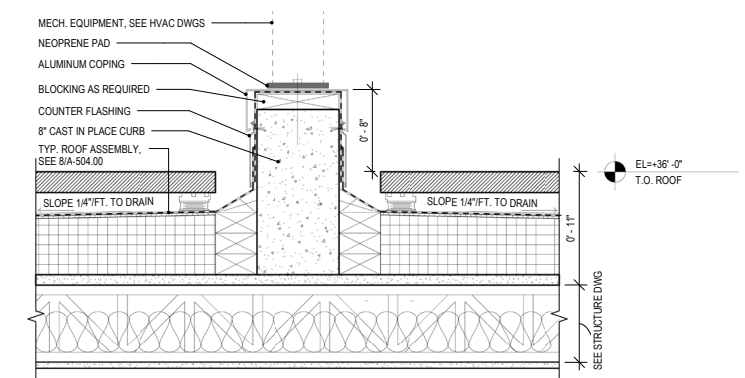
6 TYP. ROOF ASSEMBLY AND DRAIN
1 1/2" = 1'-0"



2 TYP. WINDOW SILL - BRICK CLADDING
1 1/2" = 1'-0"



4 TYP. WINDOW SILL - ZINC PANEL
1 1/2" = 1'-0"



7 EQUIPMENT CURB DETAIL
1 1/2" = 1'-0"

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

Date: October 29, 2020

Re: **248 Tioronda Avenue, Architectural Review**

I have reviewed the October 22, 2020 response letter from AB Architekten and a 27-sheet architectural/building set from AB Architekten, dated October 12, 2020.

Proposal

The applicant is proposing to construct two multifamily buildings with a total of 64 units and a separate office building with 25,400 square feet on two parcels containing 9.18 acres in the Fishkill Creek Development district and the LWRP area. A Greenway Trail is proposed as part of the project.

Comments and Recommendations

Although the Site Plan was previously approved, the architectural plans were to be submitted for a separate approval by the Planning Board at a later date. The proposal was reviewed by the Architectural Review Subcommittee on February 14, 2020, resulting in six recommendations for the final building designs. The applicant should address the following remaining issues:

1. For the Sheet 2 Cellar Parking Plan:
 - a. The ADA spaces should be located next to the elevator at the shortest accessible route to the building entrance/elevator.
 - b. ADA access aisles in New York must be at least 8 feet wide, but the adjacent ADA parking spaces may be reduced to 8 feet wide.
 - c. According to Section 223-26 C(2)(b), parking spaces next to walls or columns must be 10 feet wide, although under Section 223-41.13 I(11)(d) the 4-5 parking spaces next to walls could be designated for smaller compact car spaces.
2. For the sheets 8-11 Floor Plans:
 - a. These plans should be labeled Building 100.
 - b. There is no apparent reason on the floor plans why the stairway cannot be turned to have the narrow end of the bulkhead face the views from Tioronda Avenue, as shown in previous Concept Plan elevations and as recommended by the Architectural Review Subcommittee.
3. The Architectural Review Subcommittee recommended that the building or window patterns on Buildings 200 and 300 be varied to look compatible, not repetitive. The facades for the two buildings still appear nearly identical on sheets 16-17, except for mixed window patterns on the third floor and the varied placement of zinc window panels on the first two floors. The full Board should decide if the proposed architecture satisfies the design standard in 223-41.13 I(4)(e).

4. The Building 100 elevations on sheets 20-21 now have a projecting exterior stair structure on the south side that was not shown on the previous renderings or indicated on the adopted Site Plan. A detail should be provided showing how this prominent new design feature works with the loading area and access to the pump station. The applicant should also consider whether the exterior stairs could be placed parallel with the south side of the building.
5. Building 100 now shows a full lower floor with large windows on the east and north elevations, rather than the previous stone foundation wall. This could potentially add up to 10,000 gross square feet of commercial space, thereby substantially increasing the parking requirement. The applicant has stated that this basement level will contain accessory uses to the commercial space above and should not be included in the total floor area, as defined in Section 223-63. Additional details should be provided to the Board justifying the accessory use status for the lower level.

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

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