

*BEACON PLANNING BOARD*  
*One Municipal Plaza - Courtroom*  
*BEACON, NEW YORK 12508*  
*Phone (845) 838-5002 Fax (845) 838-5026*

The Planning Board will meet on **Wednesday, October 12, 2016** in the Municipal Center Courtroom. A work session will take place at 7:00 PM for a training workshop and/or discussion of agenda items and the regular meeting will begin immediately thereafter, but not later than 7:30 p.m.

• **Regular Meeting**

1. Public Hearing: Long Dock Park - North Shore  
Public hearing to amend an existing Site Plan Approval, Long Dock North Shore, submitted by the Scenic Hudson Land Trust, Inc., Long Dock Park, 8 Long Dock Road
2. 790 Wolcott Avenue  
Review application for Site Plan Approval, retail store/deli, submitted by Rafiq Ahmad, 790 Wolcott Avenue
3. 332-334 Fishkill Avenue  
Review application for Subdivision, two commercial lots, submitted by Cervone Realty, 332-334 Fishkill Avenue
4. 17 South Avenue  
Review application for Special Use Permit, exhibit space/library, submitted by Beacon Historical Society, 17 South Avenue

• **Miscellaneous Business**

1. Retail Sales from a Truck or Trailer  
Continue discussion of Retail Sales from a Truck or Trailer, Section 223-26.3
2. City Council Request to Review Proposed Local Law  
Review revised proposed Local Law and Comprehensive Plan amendments in relation to the Linkage Zone Petition
3. City Council Request to Review Proposed Local Law  
Review proposed Local Law amending the definition of basement and story, Section 223-63
4. Zoning Board of Appeals  
Review October Zoning Board of Appeals Agenda

• **Architectural Review**

1. North Elm Street  
New Single Family House - North Elm Street (vacant lot at end of street)
2. Certificate of Appropriateness  
470 Main Street - Building facade

**City of Beacon Planning Board**  
**10/12/2016**

**Title:**

**Public Hearing: Long Dock Park - North Shore**

**Subject:**

Public hearing to amend an existing Site Plan Approval, Long Dock North Shore, submitted by the Scenic Hudson Land Trust, Inc., Long Dock Park, 8 Long Dock Road

**Background:**

**ATTACHMENTS:**

Description	Type
Cover Letter	Cover Memo/Letter
Short EAF	EAF
Site Plan	Plans



**SCENIC HUDSON**  
land ■ parks ■ advocacy

SAVING THE LAND THAT MATTERS MOST

**Scenic Hudson, Inc.**  
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Poughkeepsie, NY 12601-3157  
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Fax: 845 473 2648  
info@scenichudson.org  
www.scenichudson.org

September 27, 2016

James C. Sheers, Chairman  
and Members of the  
City of Beacon Planning Board  
1 Municipal Plaza  
Beacon, NY 12508

Re: Scenic Hudson's Long Dock Park North Shore  
Application for Amended Site Plan Approval

Dear Chairman Sheers and Planning Board Members:

As requested, we are providing additional information to address comments from Frederick P. Clark Associates, Inc. dated September 9, 2016, and comments from Lanc & Tully Engineering and Surveying, PC dated September 8, 2016, regarding the above referenced application.

Response to comments from Frederick P. Clark Associates:

Comment 1: *"The Site is located in the Coastal Management Zone as defined by the City's Local Waterfront Revitalization Program (LWRP). The Planning Board will need to issue an LWRP Consistency Determination as part of the SEQRA determination for the Project. "*

An LWRP Analysis, dated August 30, 2016 has been submitted.

Comment 2: *"In the documents submitted as part of the Application, there is conflicting information regarding wetlands on the site. Some documents note that there are no wetlands on site while other mention wetlands on site. The Applicant should provide clarification on this matter.*

There are wetlands located in the southern end of Long Dock Park that were constructed and/or enhanced under the 2009 Approved Site Plan (Phase 1); they are referenced in the Project Description. These wetlands are outside the current project area; there are no existing wetlands located within the North Shore limit of work. On the proposed North Shore drawings an area labeled "wet meadow" will be graded to retain some stormwater, and therefore may have wetter soil conditions than the rest of the meadow. This new wet meadow area will be seeded with species adapted to these conditions.

Comment 3: *"The EAF should be revised to provide the description of the proposed improvements in the "Brief Description of the Proposed Action" section. "*

The EAF has been revised as requested; the following text has been added:

The proposed improvements include installation of two shade pavilions for informal outdoor dining, a public plaza with seating, infrastructure for up to two

(2) food trucks, boardwalk with seating, an overlook deck, enclosed accessible toilets, pedestrian paths, vehicular drive, parking, and landscaping.

Comment 4: *"Section 223-26.3.A of the Zoning Law notes that the Board may allow up to two food trucks on a lot at any one time based on the characteristics of the site. The plans show spaces for 2 food trucks. The plan notes that one food truck will operate daily with additional food trucks during special events. In 2015, an approval for a food truck on the site was received from the Planning Board by the Applicant. We question if that food truck will continue to operate on the site. The Applicant should clarify if there will be 2 food trucks daily in the future and if more than 2 food trucks will operate at any time. If more than 2 food trucks will operate daily, the Applicant may have to eliminate one of the proposed food truck spaces."*

The food truck approved in 2015 will operate in its current location while the North Shore project is being built. Once construction is complete, one food truck will operate daily at Long Dock Park— at the North Shore site. On occasion, when demand for foodservice is likely to be high, a second food truck may operate at the North Shore location as shown. The food truck approved in 2015 will not continue to operate adjacent to the Kayak Pavilion once the North Shore project is complete. If more than two food trucks are desired for an event, Scenic Hudson will obtain an event permit from the City of Beacon.

Comment 5: *"It is noted that the food truck operator will provide a trash can adjacent to the food truck. The size of the trash cans should be noted on the plan and a note should be provided that the cans will be located within 15 feet of the food truck, as required by the Code. "*

See Note 4 on Sheet L2.00 in the revised drawing set dated 9.27.16.

Comment 6: *"Any signage for the proposed food trucks should be provided on the plan."*

There is no permanent food truck signage included in the project. It is yet to be determined, but a food truck vendor may desire to place a temporary, sandwich-board style sign at the park entrance. If such a temporary sign is desired in the future, Scenic Hudson will submit an application for a sign permit to the City.

Response to comments from Lanc & Tully:

Comment 1: *"The "water quality basin" construction detail provided on Sheet L7.00 should provide additional information as to what "Wetland Planting Soil WS1" and "Soil Layer 3" consists of. Clarification should be provided as to what is meant by the "3-6" ponding depth" shown on the detail. Also, the detail shall also provide the minimum depth of the overall basin, and provide additional information as to the 6" equalization pipe, such as what is the length of this 6" pipe, how much stone is around the pipe, what size stone is around the pipe, how many of the equalization pipes are located in the water quality basin, etc."*

The detail shown on L7.00 has been updated in the revised drawing set dated 9.27.16 and includes the information requested. The equalization pipe is not necessary and has been eliminated.

Scenic Hudson's Long Dock Park North Shore  
Application for Amended Site Plan Approval  
September 27, 2016

*Comment 2: "Sheet C2.00 shows the silt fence to be installed inside the limits of disturbance. Any areas to be disturbed shall have erosion protection provided. The relationship of the 'Limits of Disturbance' to the proposed location of the silt fence should be checked by the applicant's consultants. Sheet L4.00 shows areas outside of the silt fence that are to be seeded which may require the loosening of the soils to allow for seeding of these areas. This would require silt fence to be employed along the edge of the loosened soils areas to protect against silt laden waters from leaving the site until vegetation was established."*

The Planting Plan (L4.00) and the Erosion & Sediment Control Plan (C2.00) have been updated to show the silt fence at the Limit of Disturbance Line. No soil disturbance will occur outside of the silt fence.

We respectfully request to be put on the agenda for the October 11th Planning Board meeting.

Sincerely,



Meg Rasmussen  
Sr. Park Planner

Encl.

cc: Rita Shaheen  
Chris Moyles

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

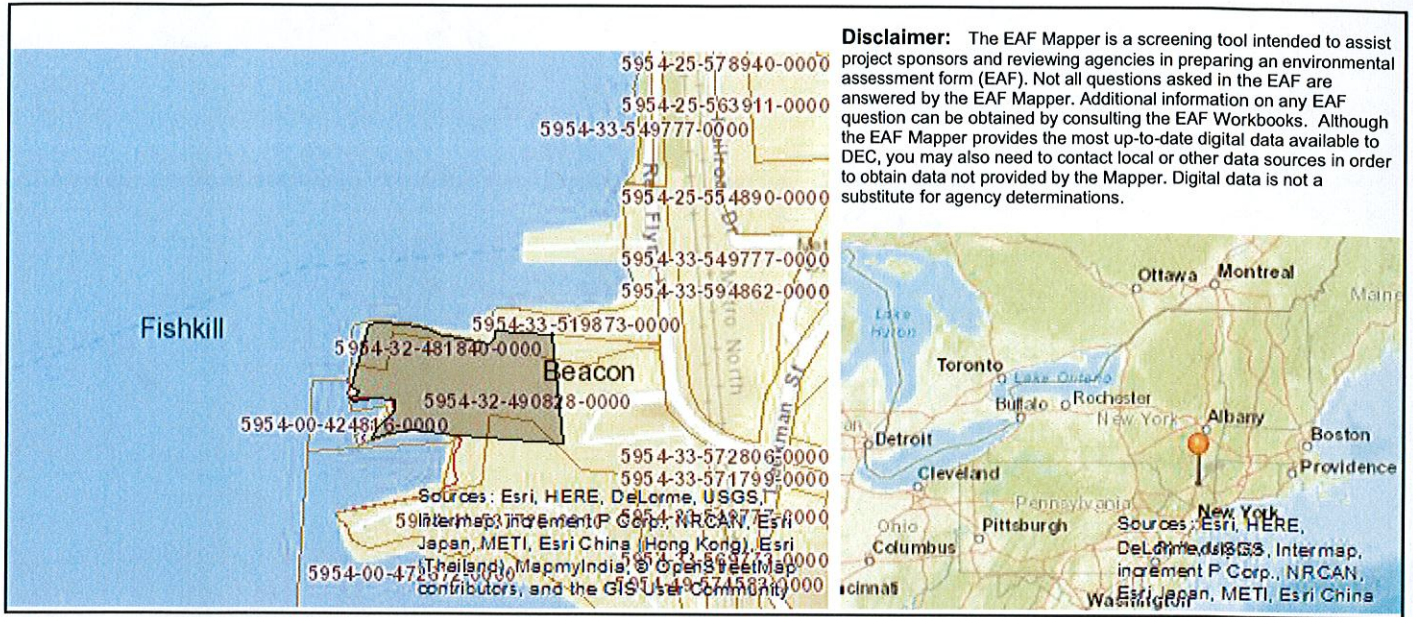
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Scenic Hudson's Long Dock Park North Shore			
Project Location (describe, and attach a location map): Scenic Hudson's Long Dock Park, 23 Long Dock Road, Beacon, NY			
Brief Description of Proposed Action: Amended site plan approval for modified plan for Scenic Hudson's Long Dock Park in Beacon, NY. The proposed improvements include installation of two shade pavilions for informal outdoor dining, a public plaza with seating, infrastructure for up to two (2) food trucks, boardwalk with seating, an overlook deck, enclosed accessible toilets, pedestrian paths, vehicular drive, parking, and landscaping.			
Name of Applicant or Sponsor: The Scenic Hudson Land Trust, Inc.		Telephone: 845.473.4440	
		E-Mail: mrasmussen@scenichudson.org	
Address: One Civic Center Plaza			
City/PO: Poughkeepsie		State: NY	Zip Code: 12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		4.57 acres	
b. Total acreage to be physically disturbed?		4.57 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		24.55 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input checked="" type="checkbox"/> Parkland			







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

SEPTEMBER 27, 2016

# SCENIC HUDSON'S LONG DOCK PARK NORTH SHORE

BEACON, NY



AREA MAP

## SITE PLAN APPLICATION PLANNING BOARD SUBMISSION

PAGE	TITLE
1 OF 18	COVER SHEET
<b>LANDSCAPE</b>	
2 OF 18	L0.00 EXISTING CONDITIONS
3 OF 18	L1.00 SITE DEMOLITION AND PREPARATION
4 OF 18	L2.00 SITE LAYOUT AND MATERIALS PLAN
5 OF 18	L2.10 CIVIL PLAZA ENLARGEMENT PLAN
6 OF 18	L2.20 WEST DECK/BOARDWALK ENLARGEMENT PLAN
7 OF 18	L3.00 GRADING PLAN
8 OF 18	L4.00 SITE PLANTING PLAN
9 OF 18	L5.00 SITE SECTIONS
10 OF 18	L5.10 SITE SECTIONS
11 OF 18	L7.00 SOIL DETAILS
<b>CIVIL</b>	
12 OF 18	C1.00 UTILITY PLAN
13 OF 18	C2.00 EROSION AND SEDIMENT CONTROL PLAN
<b>ARCHITECTURE</b>	
14 OF 18	A1.00 SHADE PAVILION PLANS
15 OF 18	A1.10 SHADE PAVILION PLANS ALTERNATE
16 OF 18	A2.00 SHADE PAVILION ELEVATION AND SECTION
17 OF 18	A3.00 MAINTENANCE SHED PLANS
18 OF 18	A4.00 MAINTENANCE SHED ELEVATIONS & SECTION

**OWNER:**

THE SCENIC HUDSON LAND TRUST, INC.  
ONE CIVIC CENTER PLAZA  
POUGHKEEPSIE, NY 12601

**TEAM:**

LANDSCAPE ARCHITECTURE	REED HILDERBRAND
ARCHITECTURE	ARCHITECTURE RESEARCH OFFICE
CIVIL	DIVNEY TUNG SCHWALBE
LANDSCAPE ARCHITECTURE	SUSAN WISNIEWSKI LANDSCAPE
SOIL SCIENTIST	CRAUL LAND SCIENTISTS

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**CRAUL LAND SCIENTISTS**  
 Land Scientist  
 282 Whiteman Drive  
 Centre Hall, PA 16828  
 P814 280 5127

**GENERAL NOTES**  
 1. Existing conditions and topography data are from a survey prepared by Morris Associates, Engineering & Surveying Consultants, PLLC, 9 Elks Lane, Poughkeepsie, New York 12601, 845-454-3411, April 26, 2016.  
 2. Contractor shall verify location of any existing utilities and services and provide protection during construction. Utilities damaged during construction shall be repaired at contractors expense.  
 3. Contractor shall obtain permits for the work as required and comply with all laws, ordinances, rules and regulations of the local jurisdiction, the state, and all other authorities having jurisdiction.  
 4. Contractor shall leave site clean and orderly during construction process. Remove from site all excess materials, soil, debris and equipment. Store materials only in an approved location.

NOT FOR CONSTRUCTION  
 50% CD SET

Revisions

Number	Date	Description

Job number 02818  
 Drawn by CS Checked by CM  
 Scale Date 27 SEPT 2016



Stamp

Sheet Title

Existing Conditions

Sheet Number

**L0.00**





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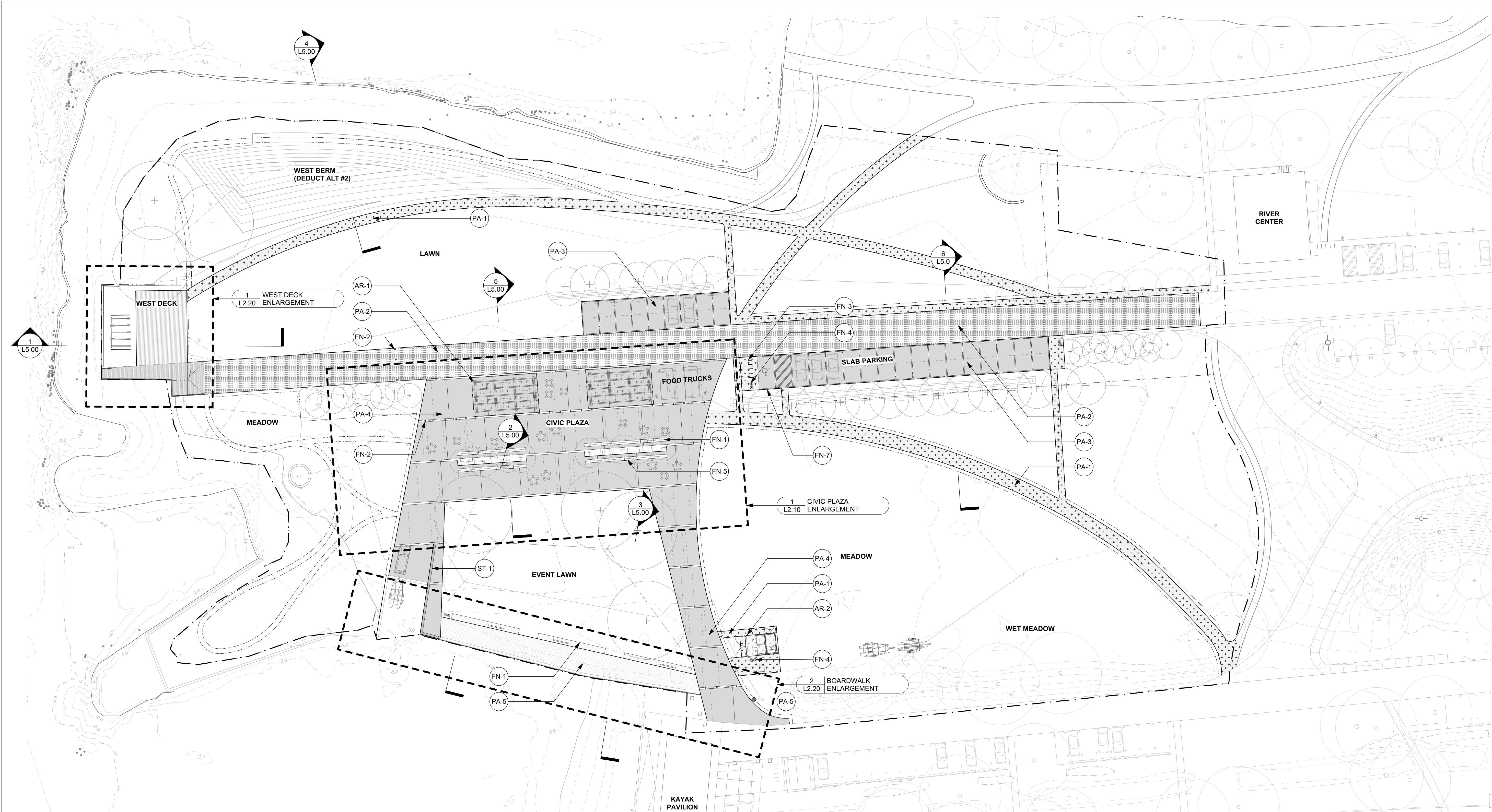
Job number 02818  
 Drawn by CS Checked by CM  
 Scale Date 27 SEPT 2016

Stamp

Sheet Title  
**Site Layout and  
 Materials Plan**

Sheet Number

**L2.00**



**ZONING REQUIREMENTS & FOOD OPERATION NOTES:**

- ONE FOOD TRUCK WILL OPERATE DAILY, WITH A MAXIMUM OF TWO AS SHOWN ON THE PLAN. IF MORE THAN TWO FOOD TRUCKS ARE DESIRED FOR AN EVENT, SCENIC HUDSON WILL OBTAIN AN EVENT PERMIT FROM THE CITY OF BEACON.
- HOURS OF OPERATION: WHEN PARK IS OPEN, DAWN TO DUSK.
- IF THE FOOD TRUCK IS REMOVED, ALL OTHER EVIDENCE OF RETAIL SALES OPERATION WILL BE REMOVED.
- FOOD TRUCK OPERATOR WILL PROVIDE A 35-GALLON TRASH CAN LOCATED WITHIN 15 FEET OF THE FOOD TRUCK, AS REQUIRED BY CODE.
- PARKING SPACES REQUIRED FOR FOOD TRUCKS: 2 PER FOOD TRUCK.
- TOTAL PROPOSED NEW PARKING SPACES: 25.

SYMBOL	KEY	DESCRIPTION	DETAIL REF.	SPEC SECTION
---	LOW	LIMIT OF WORK		
- - - -	SLP	SHORELINE PROTECTION		
[Pattern]	PA-1	STABILIZED STONEDUST WITH STEEL EDGE		321540
[Pattern]	PA-2	BITUMINOUS CONCRETE PAVING		321216
[Pattern]	PA-3	CONCRETE SLAB		033000
[Pattern]	PA-4	CONCRETE PAVING		033000
[Pattern]	PA-5	WOOD DECK		061533
[Pattern]	PA-6	PEASTONE SURFACING - FRENCH DRAIN		321545
[Pattern]	PA-7	METAL EDGE		055001

SYMBOL	KEY	DESCRIPTION	DETAIL REF.	SPEC SECTION
[Symbol]	FN-1	WOOD BENCH		061533
[Symbol]	FN-2	WOOD BOLLARD WITH REMOVABLE CABLE		041533
[Symbol]	FN-3	BIKE RACK		129300
[Symbol]	FN-4	TRASH & RECYCLING RECEPTACLES		129300
[Symbol]	FN-5	INTERPRETIVE SIGN		
[Symbol]	FN-7	PARKING SIGN		
[Symbol]	ST-1	CONCRETE SITE WALL		033000
[Symbol]	AR-1	SHADE PAVILION		SEE ARCH
[Symbol]	AR-2	MAINTENANCE SHED		SEE ARCH

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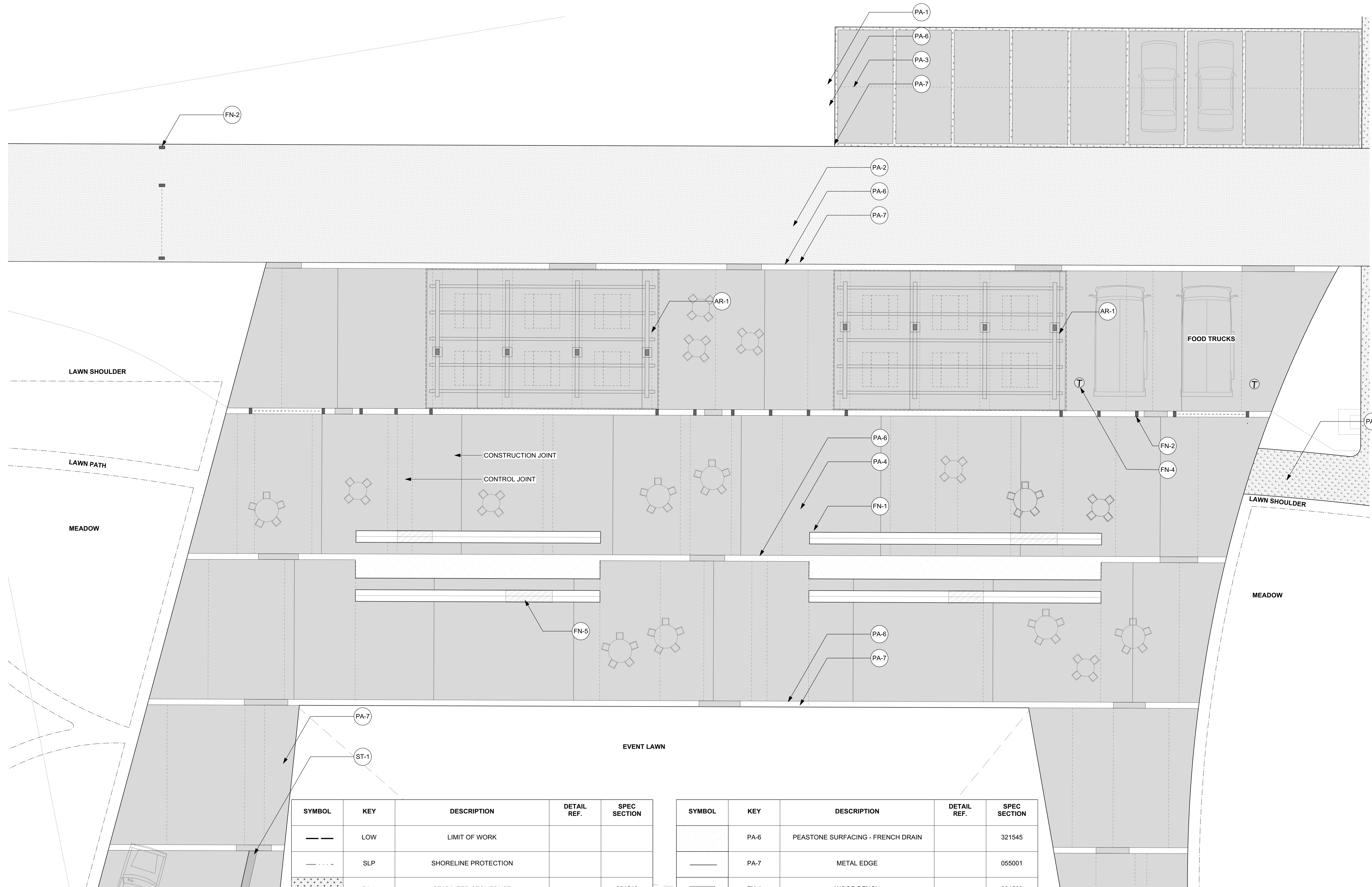
Job number 02818  
 Drawn by CS Checked by CM  
 Scale 1/8" = 1'-0" Date 27 SEPT 2016

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Sheet Title  
**Civic Plaza  
 Enlargement Plan**

Sheet Number

**L2.10**



SYMBOL	KEY	DESCRIPTION	DETAIL REF.	SPEC SECTION
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[Pattern]	PA-1	STABILIZED STONEDUST WITH STEEL EDGE		321540
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[Pattern]	PA-4	CONCRETE PAVING		033000
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[Pattern]	PA-6	PEASTONE SURFACING - FRENCH DRAIN		321545
---	PA-7	METAL EDGE		055001
[Symbol]	FN-1	WOOD BENCH		061533
[Symbol]	FN-5	INTERPRETIVE SIGN		
[Symbol]	FN-2	WOOD BOLLARD WITH REMOVABLE CABLE		041533
[Symbol]	FN-4	TRASH & RECYCLING RECEPTACLES		129300
[Symbol]	AR-1	SHADE PAVILION		SEE ARCH
[Symbol]	ST-1	CONCRETE SITE WALL		033000

1 CIVIC PLAZA ENLARGEMENT - PLAN  
 SCALE: 1/8" = 1'-0"

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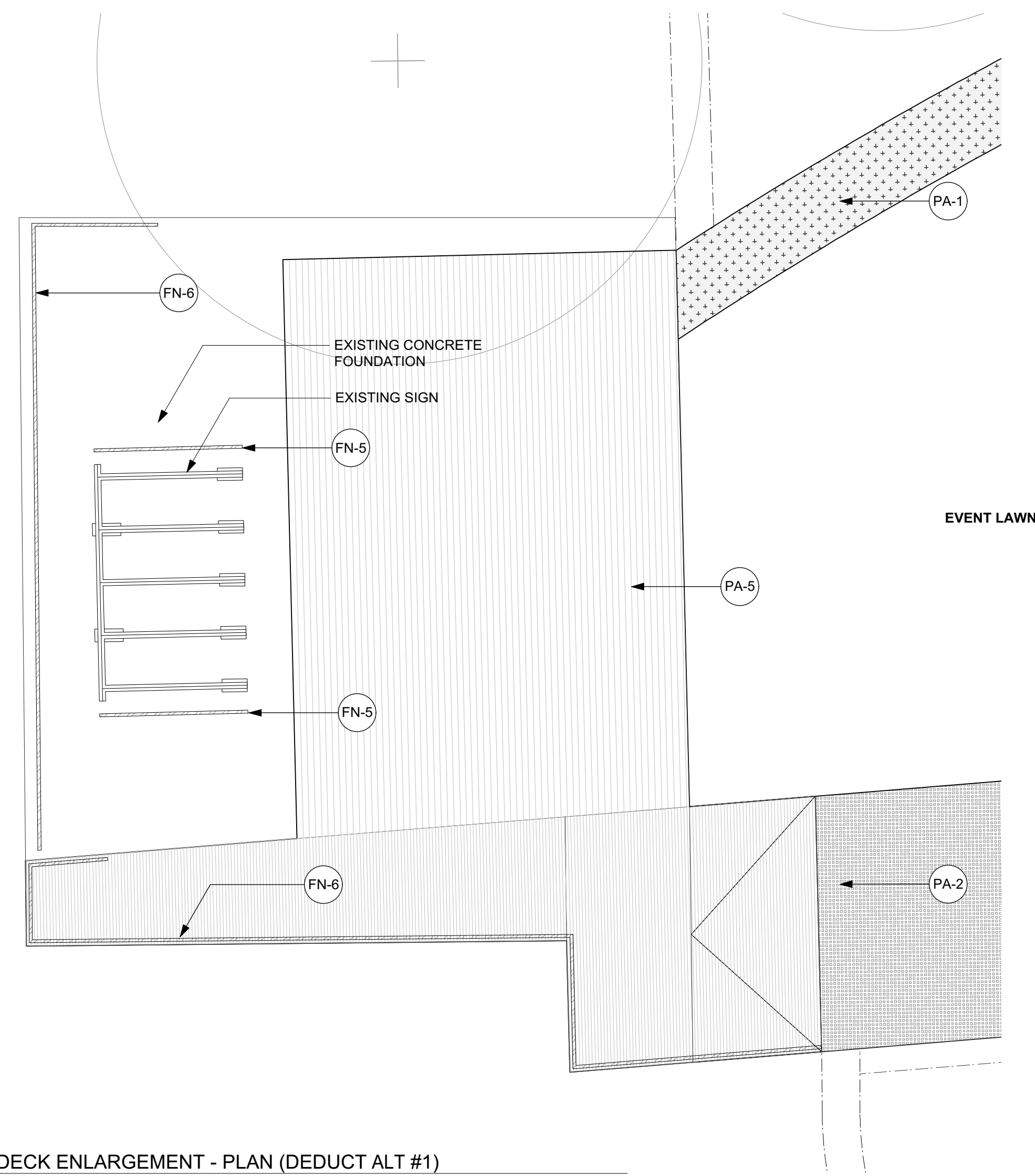
Stamp

Sheet Title  
**West Deck /  
 Boardwalk  
 Enlargement Plan**

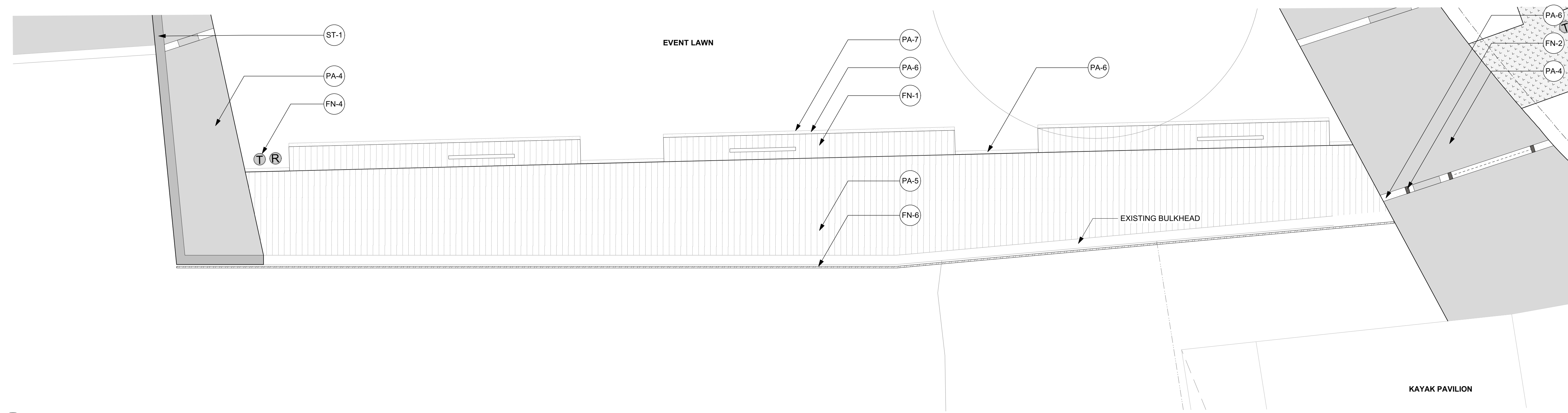
Sheet Number

**L2.20**

SYMBOL	KEY	DESCRIPTION	DETAIL REF.	SPEC SECTION
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---	SLP	SHORELINE PROTECTION		
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[Pattern]	FN-4	TRASH & RECYCLING RECEPTACLES		129300
[Pattern]	FN-5	HANDRAIL		057310
[Pattern]	FN-6	GUARDRAIL		057310
[Pattern]	ST-1	CONCRETE SITE WALL		033000



1 WEST DECK ENLARGEMENT - PLAN (DEDUCT ALT #1)  
 SCALE: 1/8" = 1'-0"



2 BOARDWALK ENLARGEMENT - PLAN  
 SCALE: 1/8" = 1'-0"

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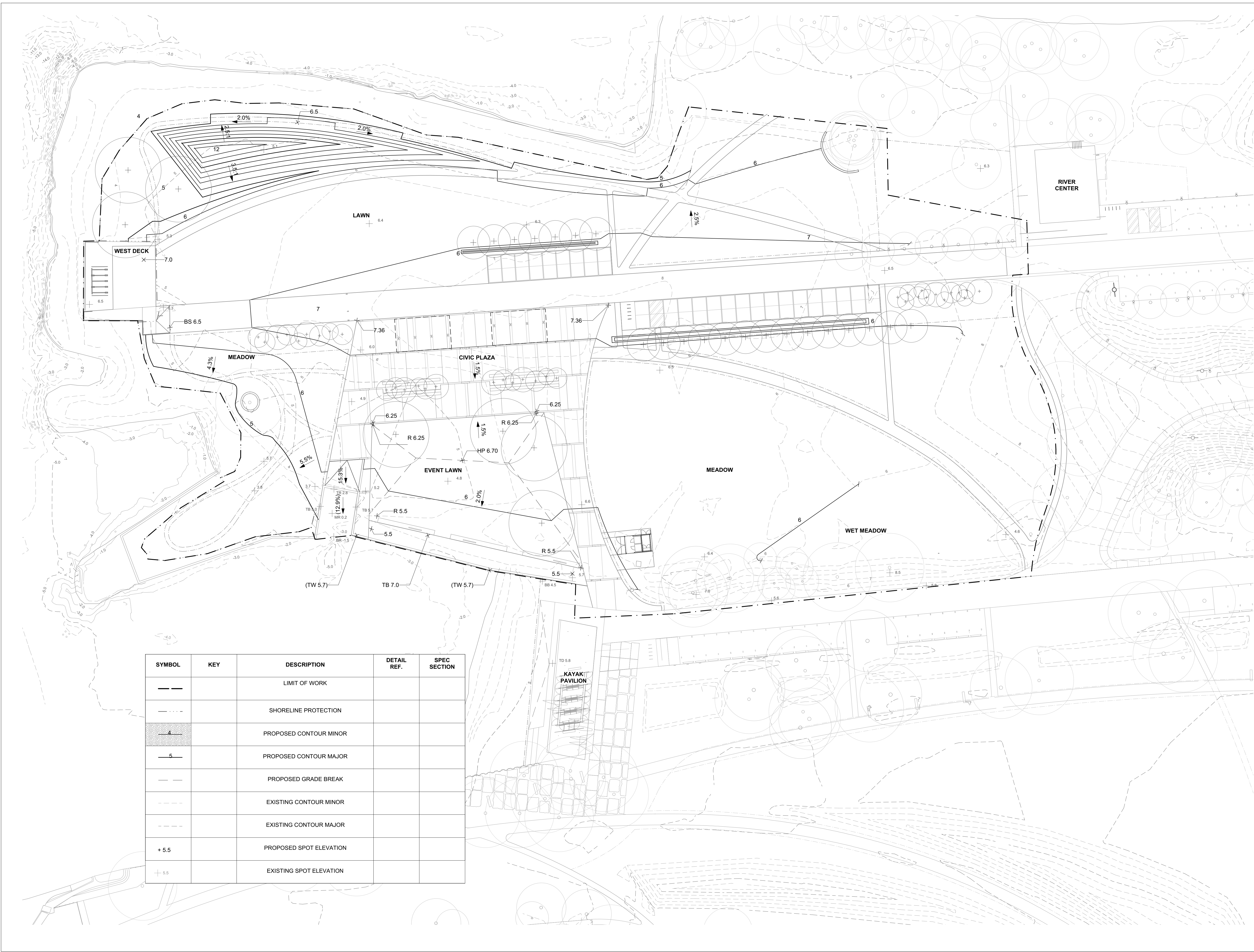
Job number 02818  
 Drawn by CS Checked by CM  
 Scale Date 27 SEPT 2016



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Sheet Title  
**Site Grading Plan**

Sheet Number  
**L3.00**



SYMBOL	KEY	DESCRIPTION	DETAIL REF.	SPEC SECTION
---		LIMIT OF WORK		
---		SHORELINE PROTECTION		
4		PROPOSED CONTOUR MINOR		
5		PROPOSED CONTOUR MAJOR		
---		PROPOSED GRADE BREAK		
---		EXISTING CONTOUR MINOR		
---		EXISTING CONTOUR MAJOR		
+ 5.5		PROPOSED SPOT ELEVATION		
+ 5.5		EXISTING SPOT ELEVATION		

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**CRAUL LAND SCIENTISTS**  
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 P814 280 5127

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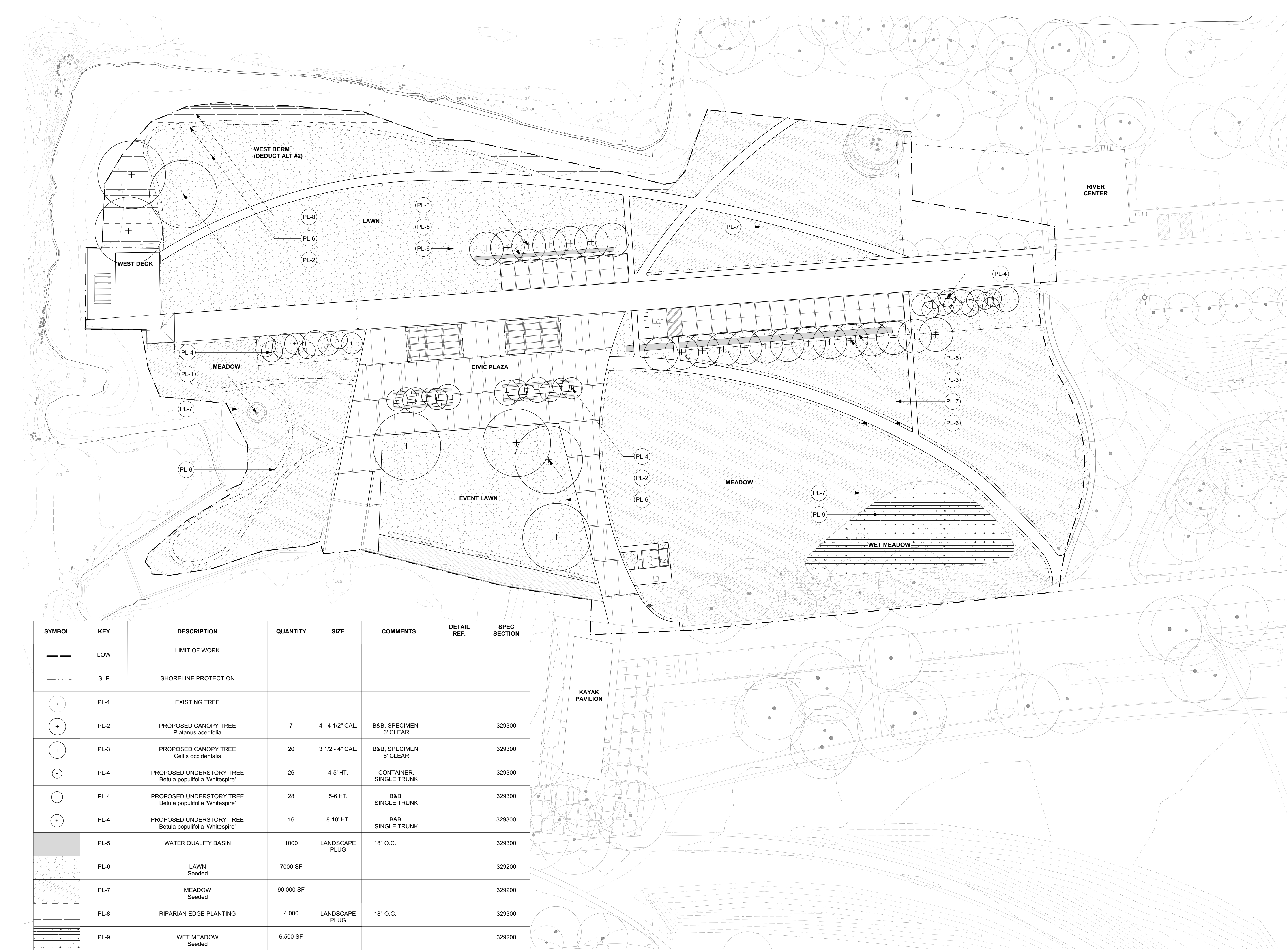
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Sheet Title

**Site Planting Plan**

Sheet Number

**L4.00**



SYMBOL	KEY	DESCRIPTION	QUANTITY	SIZE	COMMENTS	DETAIL REF.	SPEC SECTION
— — —	LOW	LIMIT OF WORK					
— · · · ·	SLP	SHORELINE PROTECTION					
○	PL-1	EXISTING TREE					
⊕	PL-2	PROPOSED CANOPY TREE Platanus acerifolia	7	4 - 4 1/2" CAL.	B&B, SPECIMEN, 6' CLEAR		329300
⊕	PL-3	PROPOSED CANOPY TREE Celtis occidentalis	20	3 1/2 - 4" CAL.	B&B, SPECIMEN, 6' CLEAR		329300
⊙	PL-4	PROPOSED UNDERSTORY TREE Betula populifolia 'Whitespire'	26	4-5' HT.	CONTAINER, SINGLE TRUNK		329300
⊙	PL-4	PROPOSED UNDERSTORY TREE Betula populifolia 'Whitespire'	28	5-6 HT.	B&B, SINGLE TRUNK		329300
⊕	PL-4	PROPOSED UNDERSTORY TREE Betula populifolia 'Whitespire'	16	8-10' HT.	B&B, SINGLE TRUNK		329300
▨	PL-5	WATER QUALITY BASIN	1000	LANDSCAPE PLUG	18" O.C.		329300
▨	PL-6	LAWN Seeded	7000 SF				329200
▨	PL-7	MEADOW Seeded	90,000 SF				329200
▨	PL-8	RIPARIAN EDGE PLANTING	4,000	LANDSCAPE PLUG	18" O.C.		329300
▨	PL-9	WET MEADOW Seeded	6,500 SF				329200

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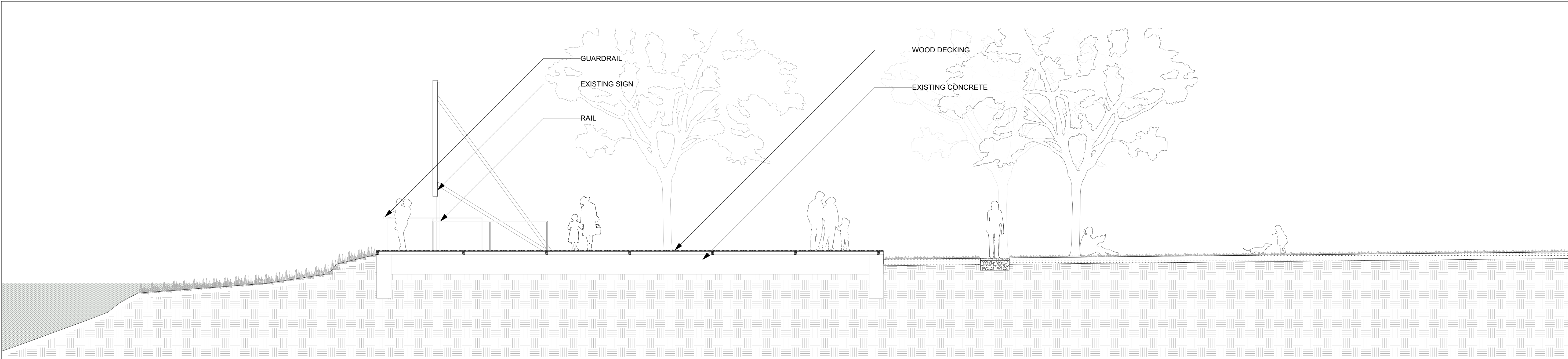
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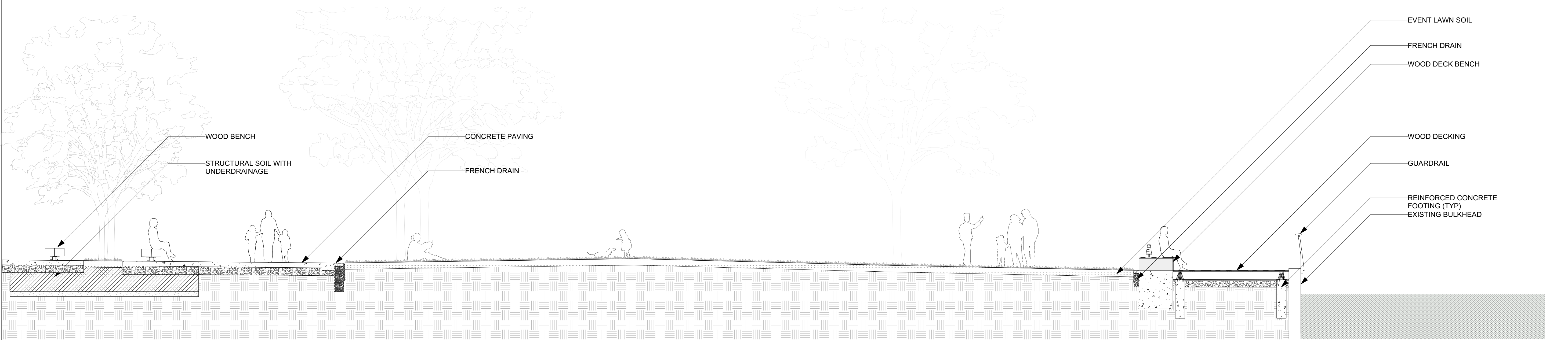
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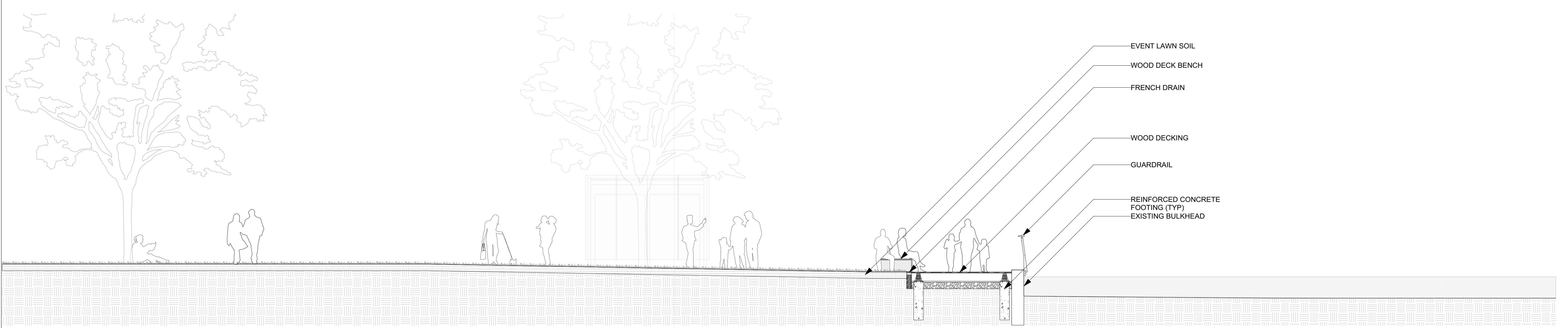
**L5.00**



**1 WEST DECK - SECTION (DEDUCT ALT #1)**  
 SCALE: 3/16" = 1'-0"



**2 EVENT LAWN - SECTION**  
 SCALE: 3/16" = 1'-0"



**3 BOARDWALK - SECTION**  
 SCALE: 3/16" = 1'-0"

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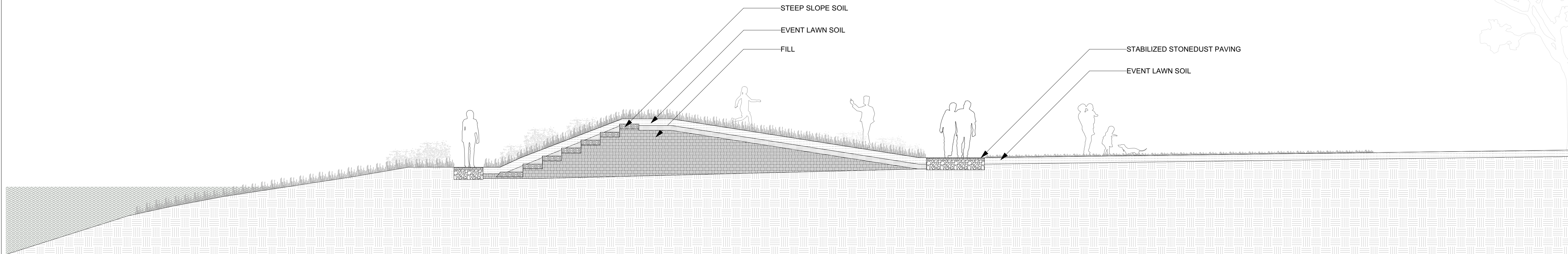
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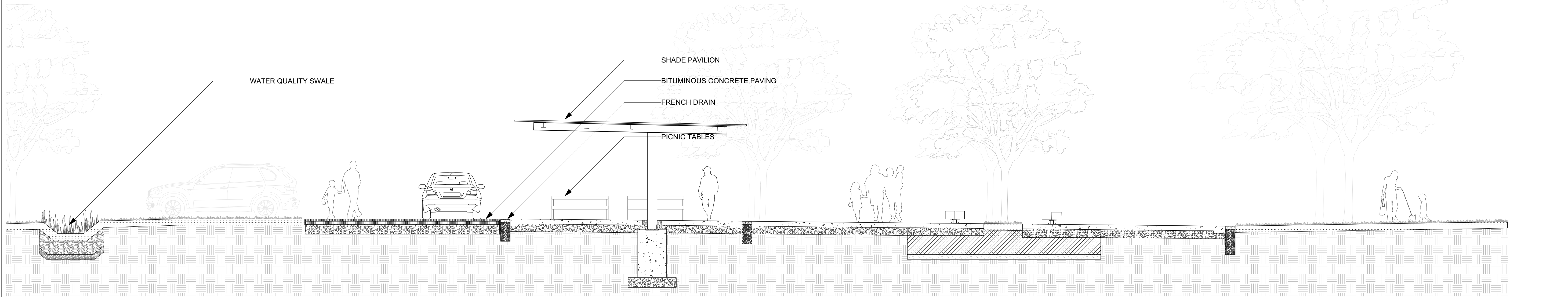
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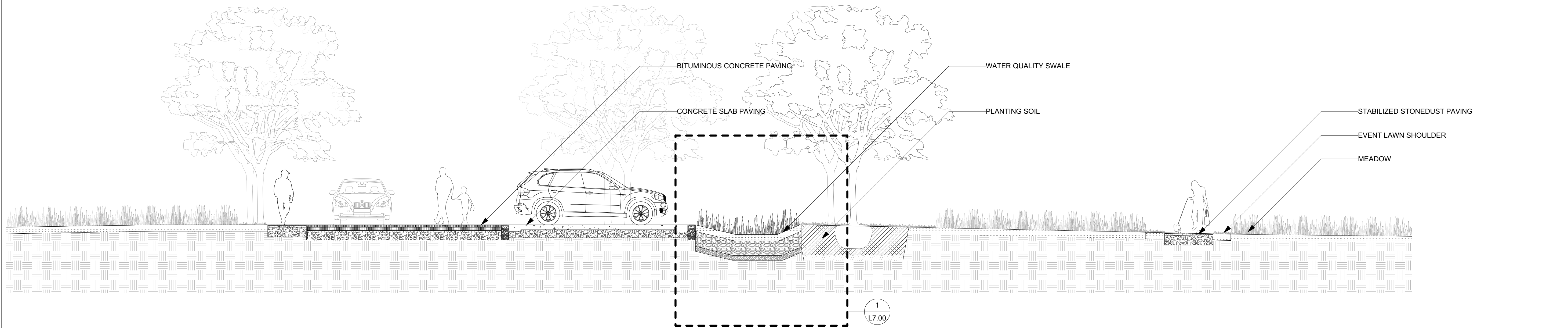
**L5.10**



**4 WEST BERM - SECTION (DEDUCT ALT #2)**  
 SCALE: 3/16" = 1'-0"



**5 SHADE PAVILION - SECTION**  
 SCALE: 3/16" = 1'-0"



**6 ENTRY DRIVE - SECTION**  
 SCALE: 3/16" = 1'-0"

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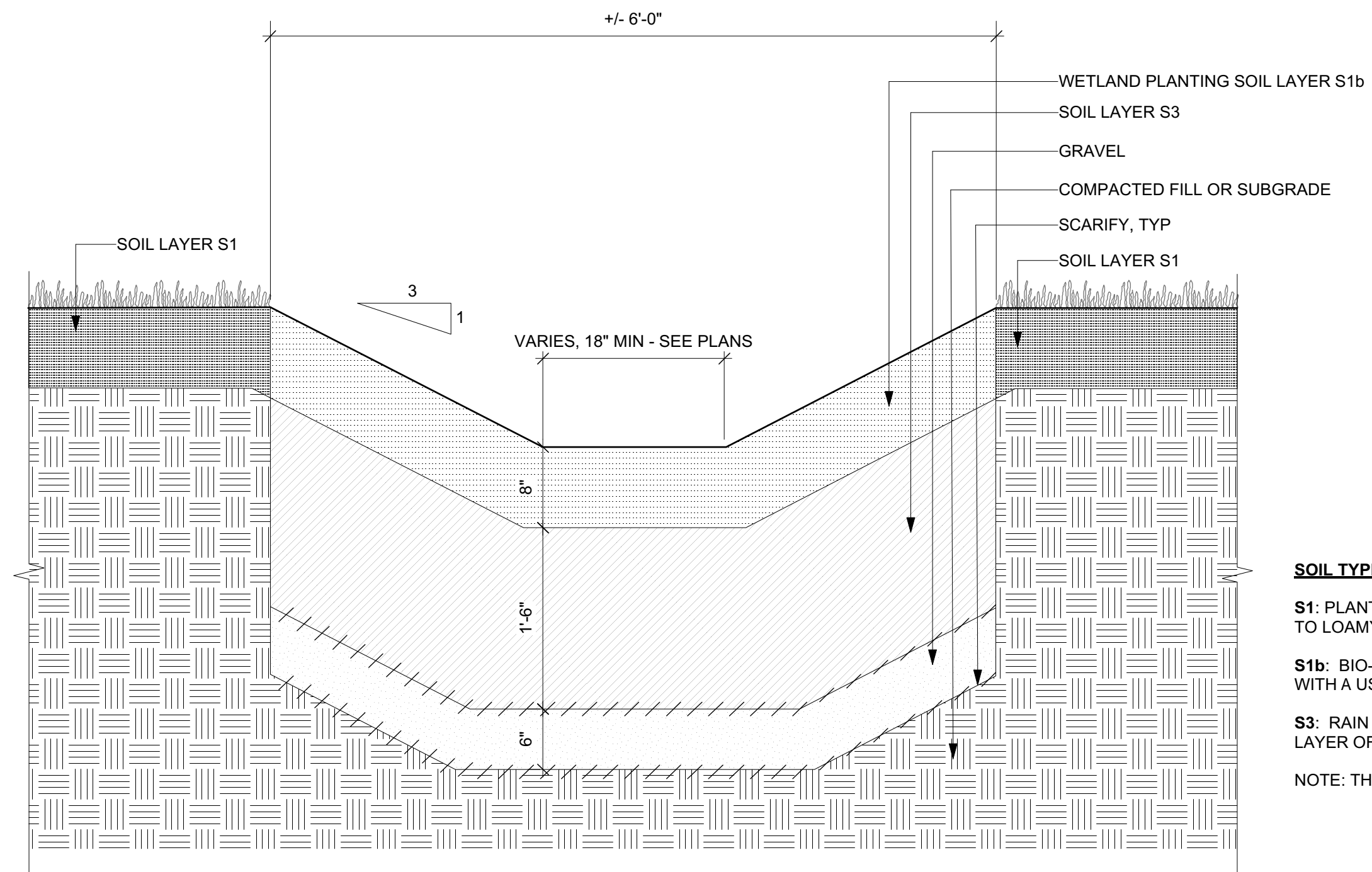
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Sheet Title

**SOIL DETAILS**

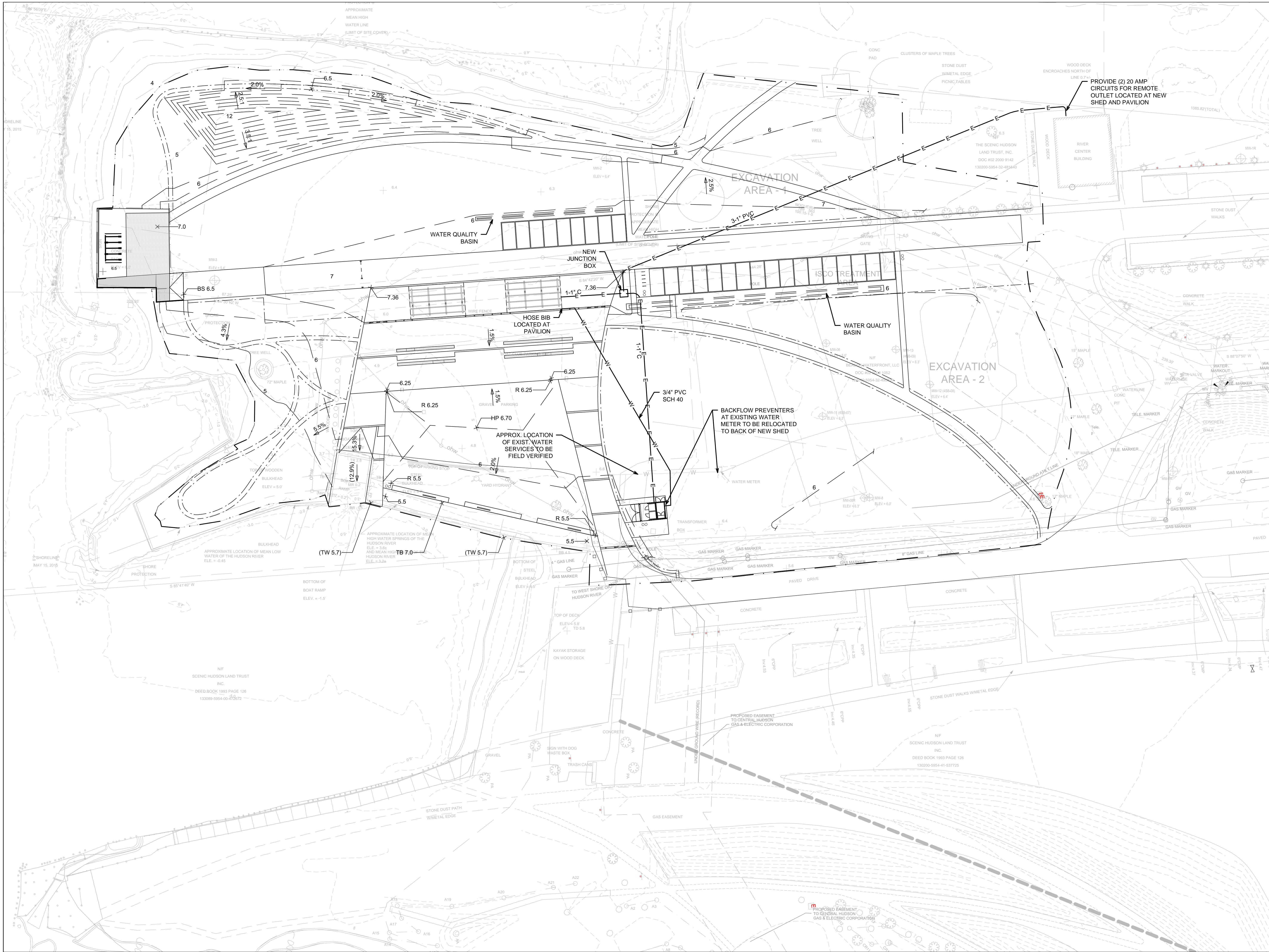
Sheet Number

**L7.00**



**SOIL TYPES:**  
**S1:** PLANTING SOIL SURFACE LAYER. CONSISTING OF A LAYER OF SAND TO LOAMY SAND AMENDED WITH ORGANIC MATTER.  
**S1b:** BIO-RETENTION TOPSOIL. A LAYER CONSISTING OF A MATERIAL WITH A USDA TEXTURE OF SAND TO LOAMY SAND.  
**S3:** RAIN GARDEN FILTRATION LAYER CONSISTING OF A MINIMUM 18" LAYER OF MATERIAL WITH A USDA TEXTURE OF COARSE SAND.  
 NOTE: THE **S1b** IS THE **S1** ONLY WITH MORE ORGANIC MATTER CONTENT.

1 WATER QUALITY BASIN  
 SCALE: 1" = 1'-0"



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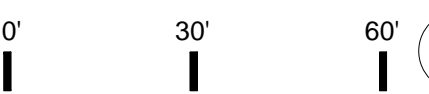
**Revisions**

Number	Date	Description

Job number 709

Drawn by MBC Checked by GMS

Scale 1" = 30'-0" Date 27 SEP 2016



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Sheet Title

**UTILITY PLAN**

Sheet Number

**C1.00**

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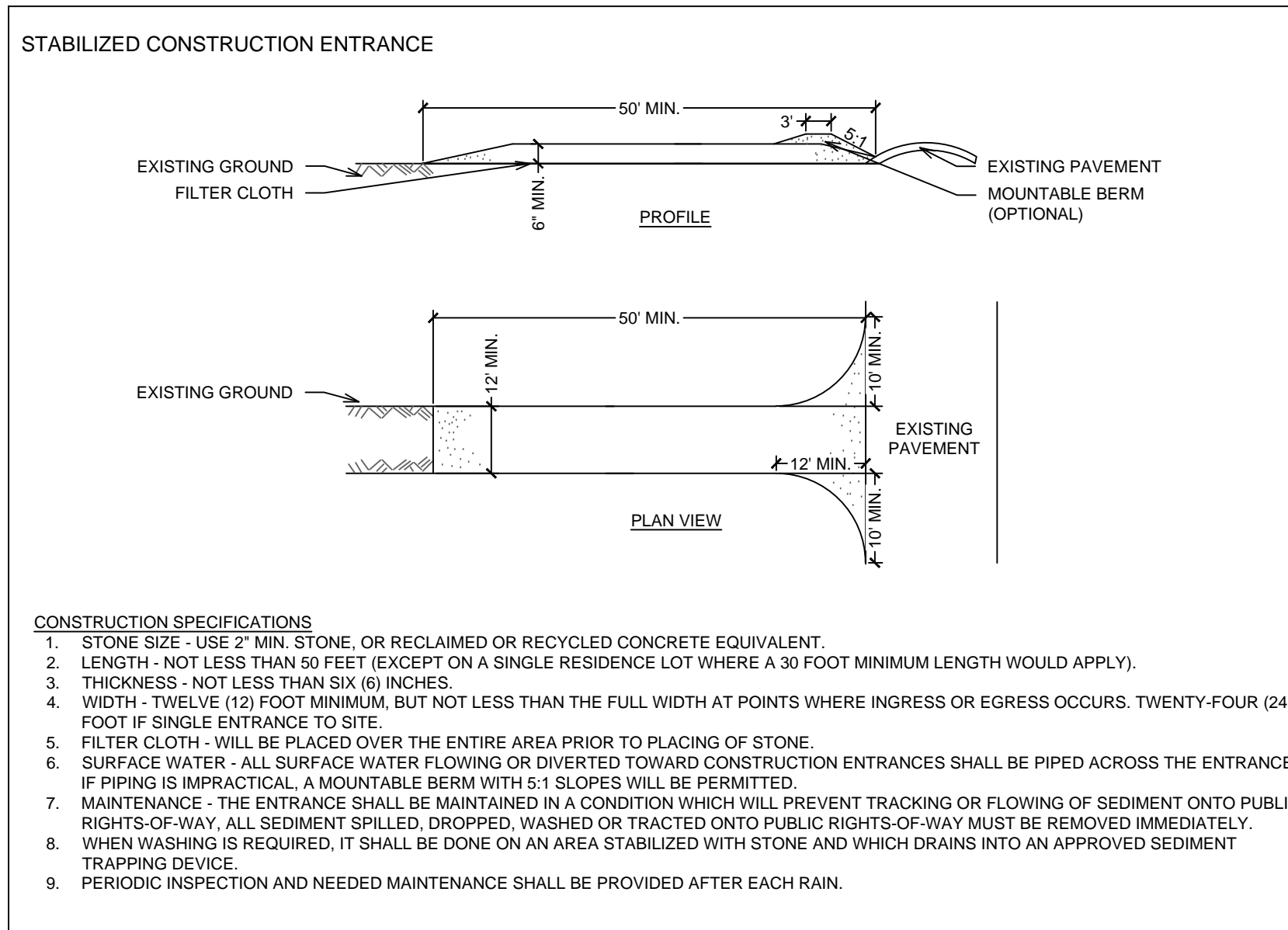
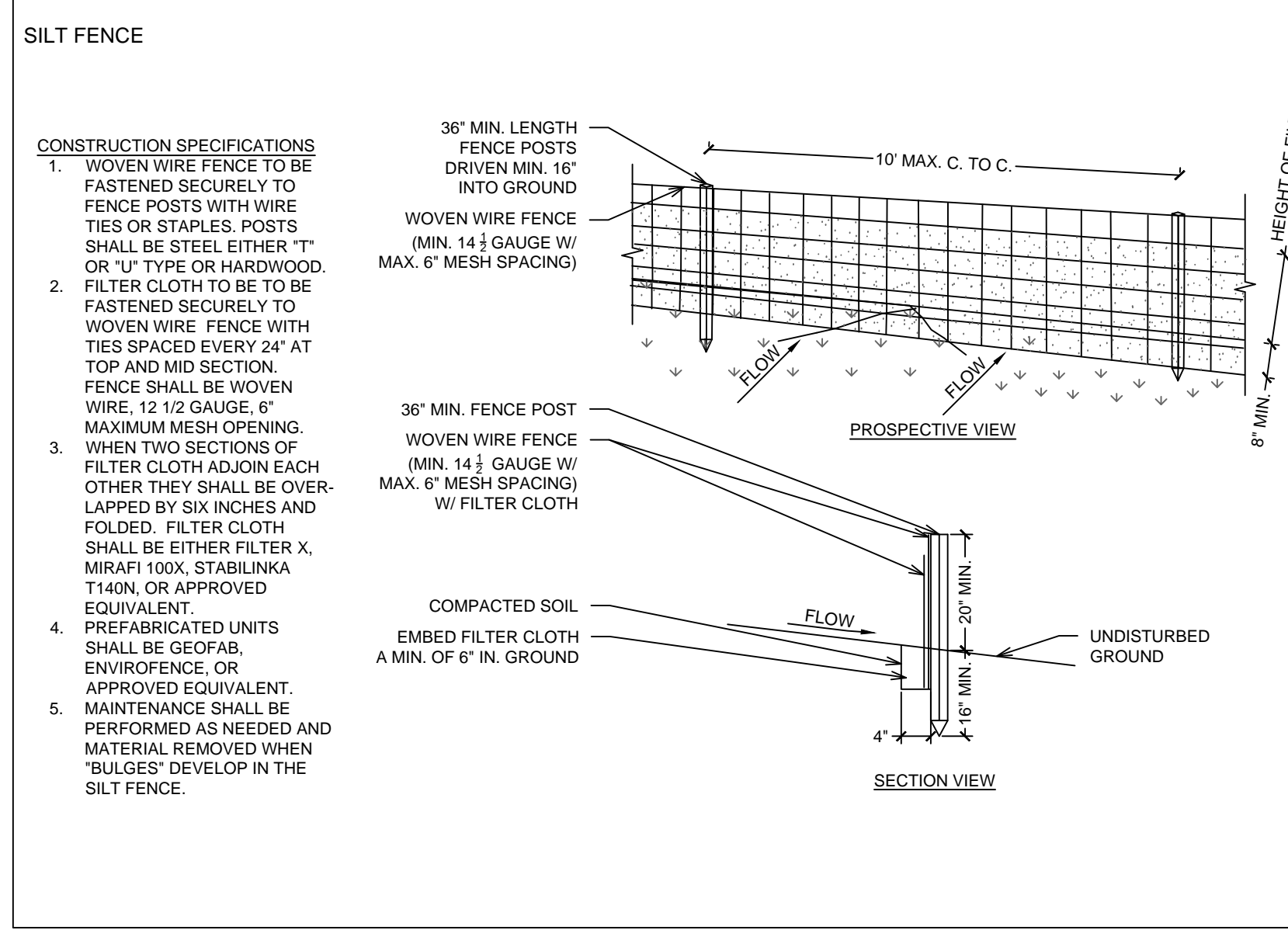
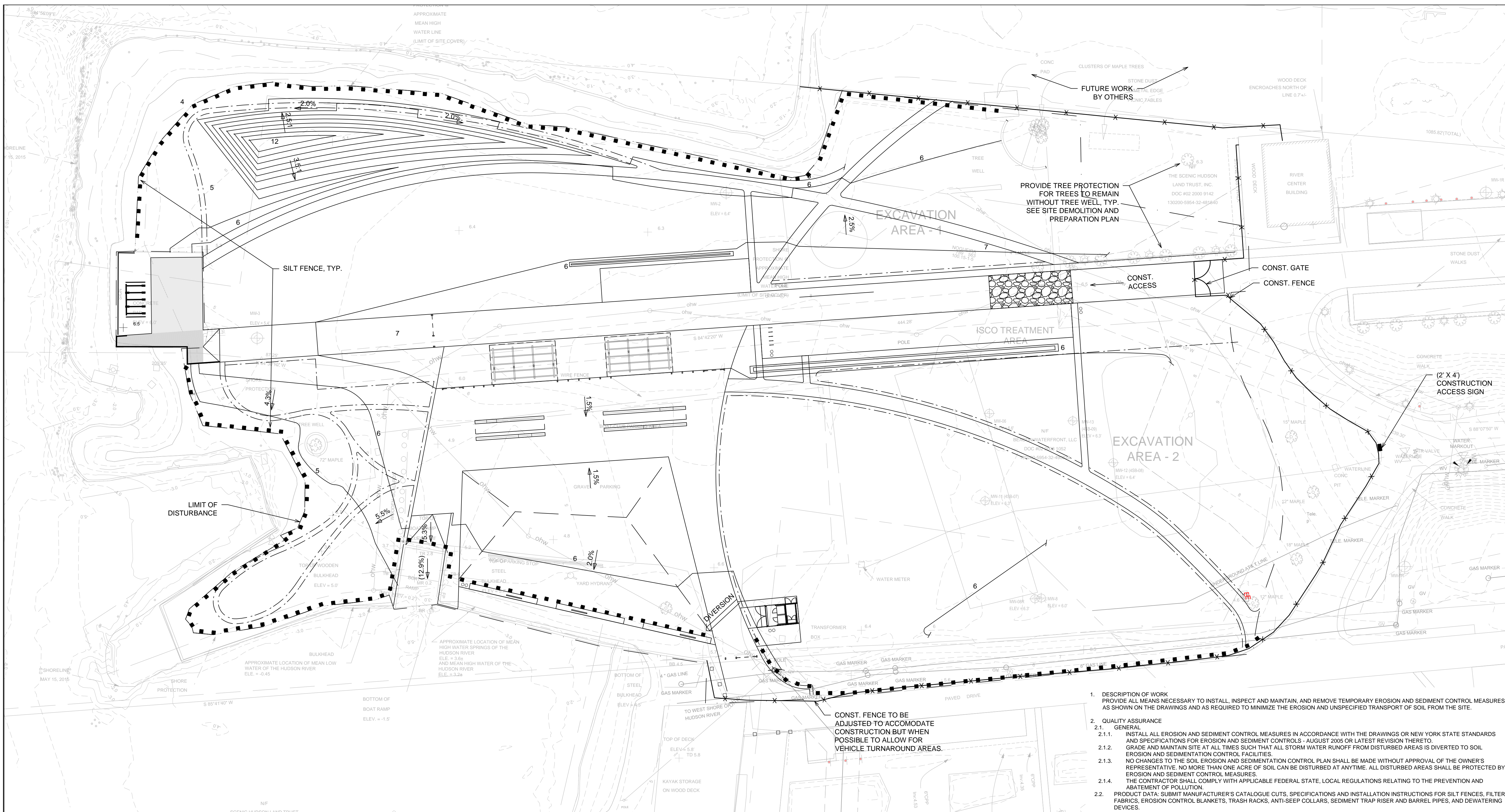
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Sheet Title

EROSION & SEDIMENT CONTROL PLAN

Sheet Number

C2.00



- DESCRIPTION OF WORK  
PROVIDE ALL MEANS NECESSARY TO INSTALL, INSPECT AND MAINTAIN, AND REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO MINIMIZE THE EROSION AND UNSPECIFIED TRANSPORT OF SOIL FROM THE SITE.
- QUALITY ASSURANCE
  - GENERAL
    - INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE DRAWINGS OR NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS - AUGUST 2005 OR LATEST REVISION THERE TO.
    - GRADE AND MAINTAIN SITE AT ALL TIMES SUCH THAT ALL STORM WATER RUNOFF FROM DISTURBED AREAS IS DIVERTED TO SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES.
    - NO CHANGES TO THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. NO MORE THAN ONE ACRE OF SOIL CAN BE DISTURBED AT ANYTIME. ALL DISTURBED AREAS SHALL BE PROTECTED BY EROSION AND SEDIMENT CONTROL MEASURES.
    - THE CONTRACTOR SHALL COMPLY WITH APPLICABLE FEDERAL STATE, LOCAL REGULATIONS RELATING TO THE PREVENTION AND ABATEMENT OF POLLUTION.
    - PRODUCT DATA: SUBMIT MANUFACTURER'S CATALOGUE CUTS, SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR SILT FENCES, FILTER FABRICS, EROSION CONTROL BLANKETS, TRASH RACKS, ANTI-SEEP COLLARS, SEDIMENT TRAP RISER AND BARREL PIPES, AND DEWATERING DEVICES.
  - WORK SCHEDULE
    - PRE-CONSTRUCTION PHASE
      - INSTALL STABILIZED CONSTRUCTION ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES MEETING A PAVED SURFACE.
      - PRIOR TO EARTHWORK OPERATIONS, INSTALL PERIMETER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE.
      - PROTECT EXISTING UNDERGROUND UTILITIES AND STORM PIPE TO REMAIN IN PLACE MAINTAINING ELEVATIONS.
      - GRADE OUT TO LOW POINTS AND INSTALL AND MAINTAIN TEMPORARY DEWATERING SYSTEMS IF REQUIRED.
      - COVER EXISTING OPEN GRATES ON STORM DRAIN STRUCTURES SHOWN TO REMAIN WITHIN THE STOCKPILE AREA TO PREVENT SOIL INTRUSION.
    - CONSTRUCTION PHASE
      - PROVIDE NECESSARY MEANS TO INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO MINIMIZE THE EROSION AND UNSPECIFIED TRANSPORT OF SOIL AND UNTIL THEIR REMOVAL AS SPECIFIED. INSPECT MEASURES DAILY AND WITHIN 24 HOURS OF THE END OF A 0.5 INCH OR GREATER STORM EVENT. STABILIZED AREAS WILL BE INSPECTED MONTHLY UNTIL THE ENTIRE SITE IS STABILIZED. MAINTENANCE SHOULD COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 5 CALENDAR DAYS OF DETERMINING ITS NEED.
      - PROVIDE NECESSARY DUST CONTROL WITH WATER AND/OR WIND BARRIERS TO MINIMIZE FUGITIVE DUST.
      - KEEP PAVED SURFACES SWEEP CLEAN AT ALL TIMES.
      - TEMPORARILY STABILIZE AS SPECIFIED AND AS REQUIRED ALL INACTIVE AREAS TO REDUCE DISTURBED AREAS.
      - FOLLOWING FINISH GRADING, INSTALL TEMPORARY OR PERMANENT STABILIZATION.
    - POST CONSTRUCTION PHASE
      - STABILIZE WATERSHED AND HAVE OWNER'S REPRESENTATIVE REVIEW AND APPROVE.
      - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE PENDING START OF PERMANENT CONSTRUCTION ON-SITE OR AS OTHERWISE DIRECTED BY EITHER THE OWNER'S REPRESENTATIVE AND VILLAGE ENGINEER.
- PRODUCTS AND EXECUTION
  - NO PUMPING OR DEWATERING INTO THE EXISTING STORM SEWER MAIN WITHOUT PRE-FILTERING.
  - SILT FENCE: SILT FENCE FABRIC SHALL BE MIRAFI 100X OR EQUAL. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD, A MINIMUM 3/4 INCHES LONG AND TWO INCHES SQUARE. METAL POSTS SHALL BE STANDARD T AND U SECTION WEIGHING NOT LESS THAN ONE POUND PER LINER FOOT. WIRE FENCE BACKING SHALL BE A MINIMUM 14 1/2 GAGE WITH A MAXIMUM SIX INCH MESH OPENING AND SECURELY ATTACHED TO FENCE POSTS. POSTS SHALL EXTEND A MINIMUM OF 12 INCHES INTO THE GROUND.
  - STABILIZED CONSTRUCTION ENTRANCE: THE FILTER FABRIC SHALL BE MIRAFI 600X OR EQUAL. THE CONTRACTOR SHALL BE KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
  - TEMPORARY STABILIZATION:
    - ESTABLISHMENT OF TEMPORARY GRASS COVER: PREPARE SEED BED, SCARIFY IF COMPACTED, REMOVE DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS, AND SEED WITHIN 24 HOURS. AMEND SOIL, LIME SOIL TO PH OF 6.0 AND FERTILIZE AT A RATE OF 14 LBS. PER 1,000 SQUARE FEET WITH A 5-10-10 OR EQUIVALENT FERTILIZER. WORK AMENDMENTS AS A MINIMUM OF 4 INCHES INTO SOIL. IF SEEDING IN OCTOBER / NOVEMBER SEED SHALL BE CERTIFIED ARROOSTOOK WINTER RYE @ 100 LBS. PER ACRE, OTHERWISE SEED SHALL BE RYEGRASS (ANNUAL OR PERENNIAL) @ 30 LBS. PER ACRE.
    - TREAT ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED BUILDING AS NECESSARY TO PROVIDE DUST CONTROL. CONFORM TO ALL LOCAL AND STATE REGULATIONS GOVERNING THESE ACTIVITIES.
    - INSTALL TEMPORARY STABILIZATION WITHIN 24 HOURS AFTER THE END OF CONSTRUCTION ACTIVITIES IN AN AREA UNLESS THERE IS SNOW COVER OR CONSTRUCTION ACTIVITIES WILL RESUME WITHIN 14 DAYS.
    - CONSTRUCTION VEHICLES: WASH DOWN ALL CONSTRUCTION VEHICLES AND COVER WITH TARPULINS AS NECESSARY TO PREVENT VEHICLE TRANSPORT OF SEDIMENT OFF-SITE.
    - PROVIDE MEASURES FOR TRUCK AND TOOL WASH WATER TO BE TREATED PRIOR TO DISCHARGE TO NATURAL AREAS.
    - NO UNFILTERED DISCHARGE FROM ANY STABILIZED AREA SHALL BE ALLOWED TO ENTER ANY PERMANENT DRAINAGE OR FILTRATION FACILITIES.

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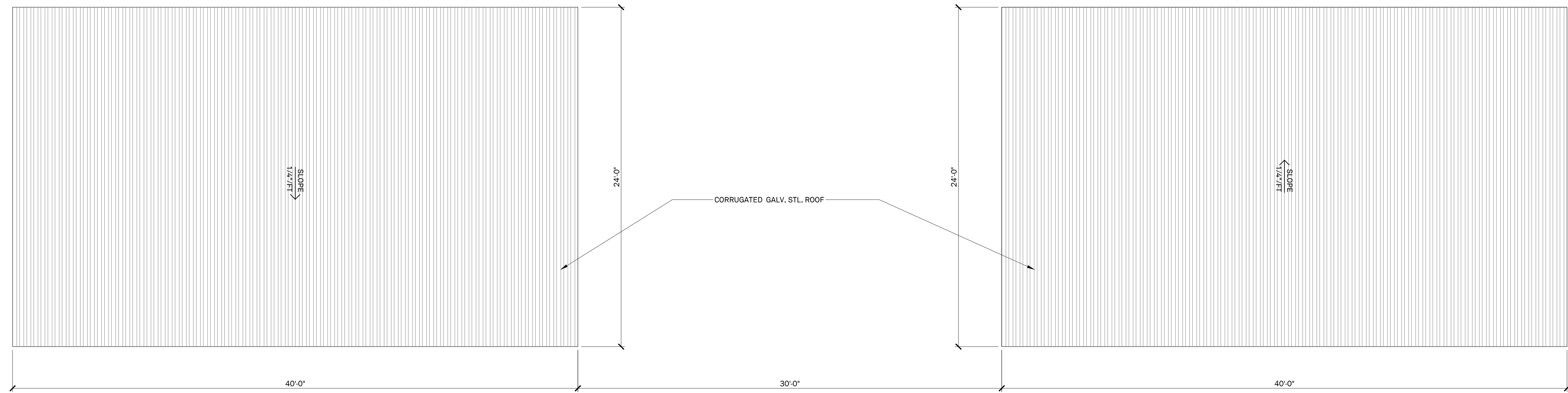
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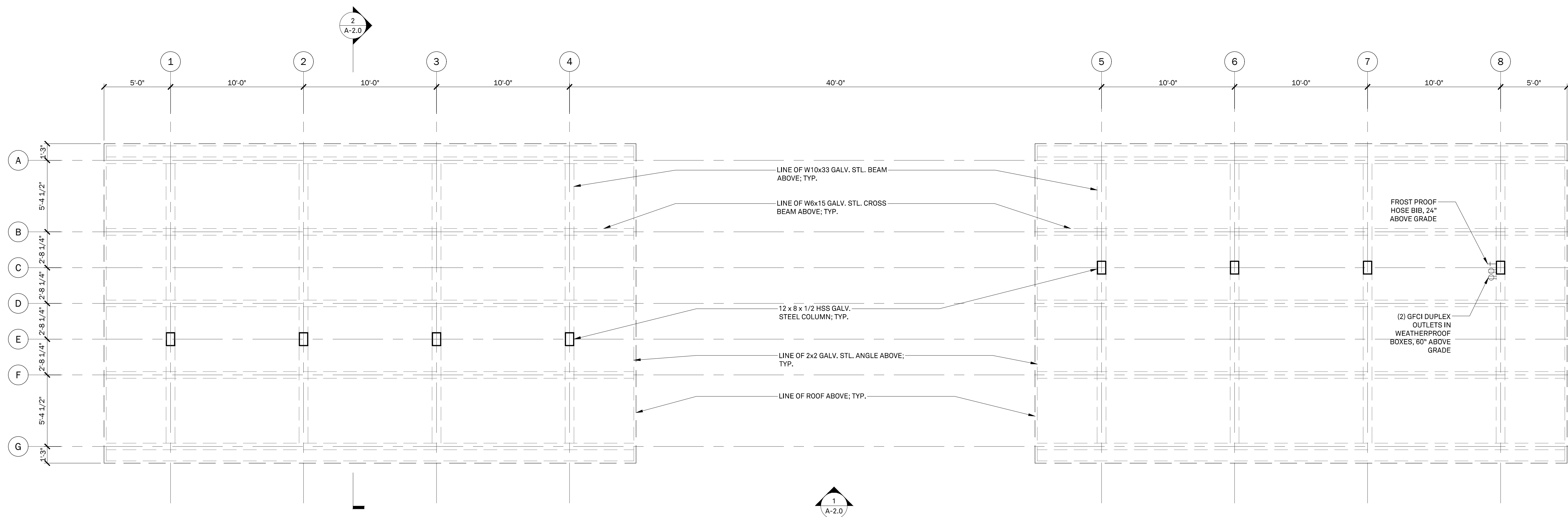
**SHADE PAVILION  
 PLANS**

Sheet Number

**A-1.00**



**1 Shade Pavilion - Roof Plan**  
 SCALE: 1/4" = 1'-0"



**2 Shade Pavilion - Plan**  
 SCALE: 1/4" = 1'-0"

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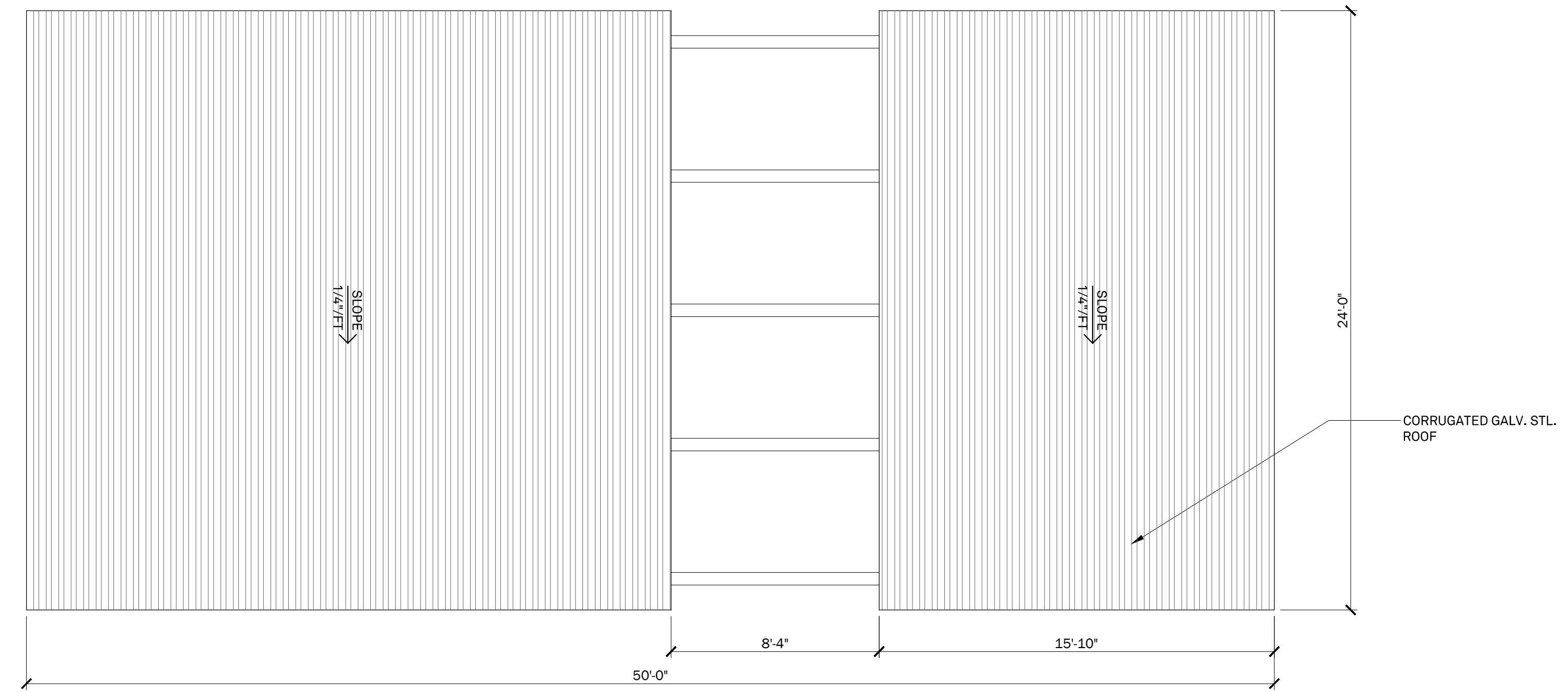
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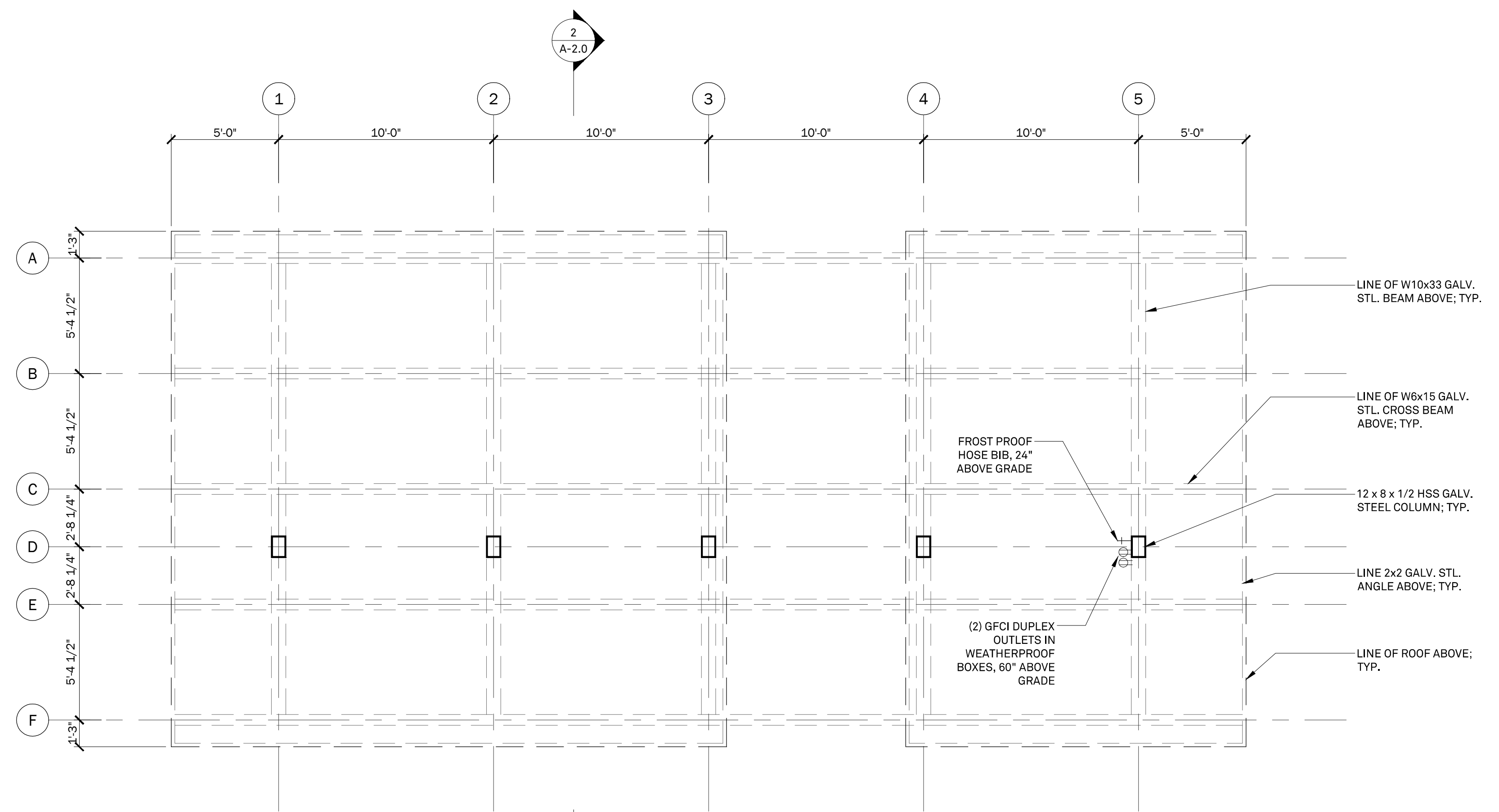
Sheet Title  
**SHADE PAVILION  
 PLANS  
 ALTERNATE**

Sheet Number

**A-1.10**



**1 Shade Pavilion Alternate - Roof Plan**  
 SCALE: 1/4" = 1'-0"



**2 Shade Pavilion Alternate - Plan**  
 SCALE: 1/4" = 1'-0"

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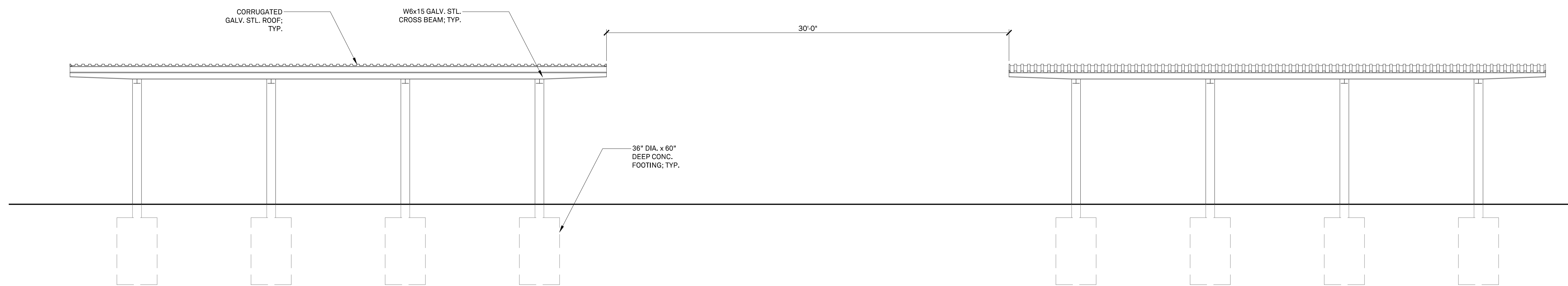
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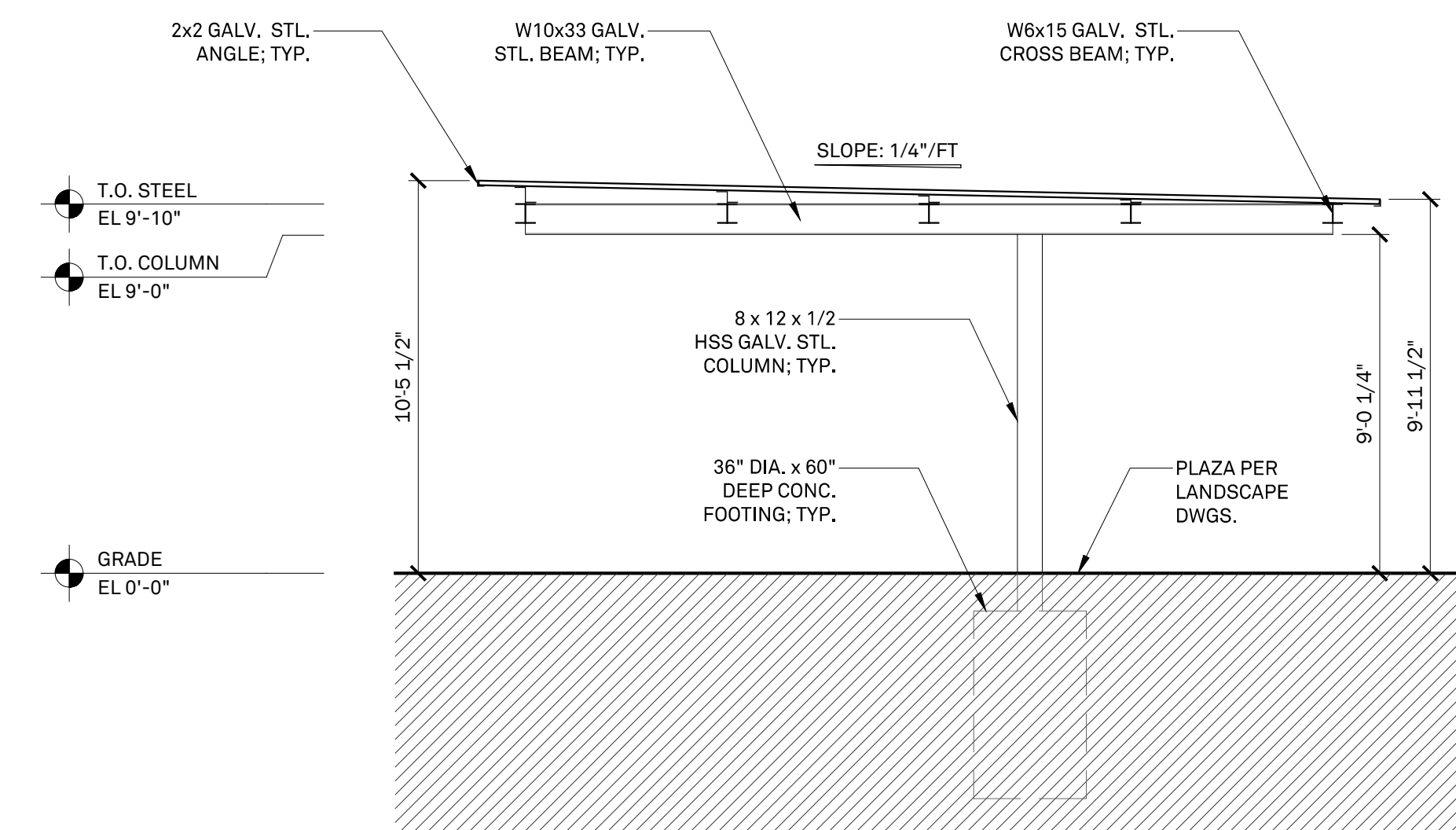
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**SHADE PAVILION  
 ELEVATION &  
 SECTION**

Sheet Number

**A-2.00**



**1** Shade Pavilion - North Elevation  
 SCALE: 1/4" = 1'-0"



**2** Shade Pavilion - Section  
 SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

- Existing conditions and topography data are from a survey prepared by Morris Associates, Engineering & Surveying Consultants, PLLC, 9 Elks Lane, Poughkeepsie, New York 12601, 845-454-3411, April 26, 2016.
- Contractor shall verify location of any existing utilities and services and provide protection during construction. Utilities damaged during construction shall be repaired at contractors expense.
- Contractor shall obtain permits for the work as required and comply with all laws, ordinances, rules and regulations of the local jurisdiction, the state, and all other authorities having jurisdiction.
- Contractor shall leave site clean and orderly during construction process. Remove from site all excess materials, soil, debris and equipment. Store materials only in an approved location.

NOT FOR CONSTRUCTION  
 50% CD SET

**Revisions**

Number	Date	Description

Job number 02818  
 Drawn by XX Checked by XX  
 Scale 1" = 10'-0" Date 26 JULY 2016

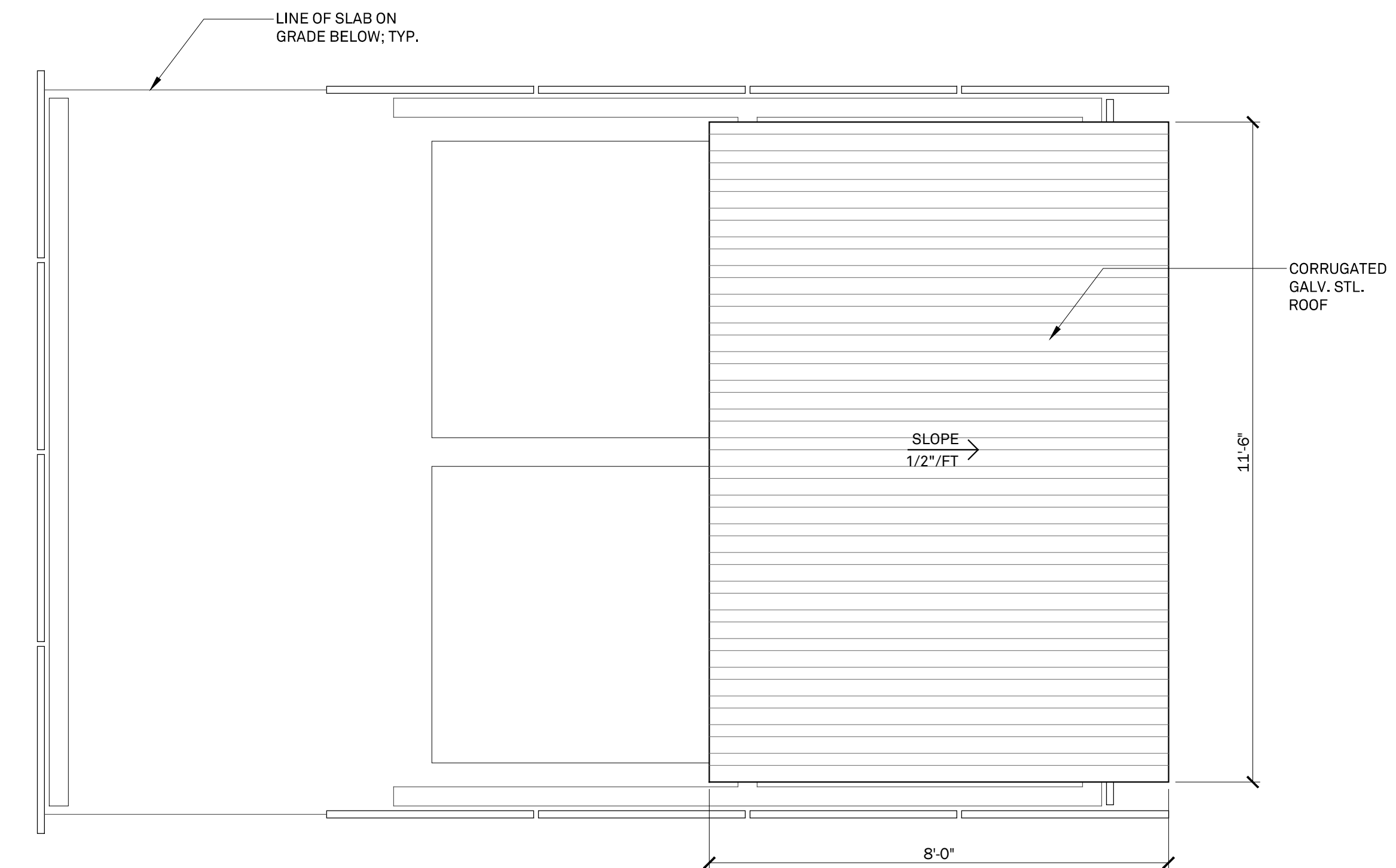
Stamp

Sheet Title

**MAINTENANCE  
 SHED PLANS**

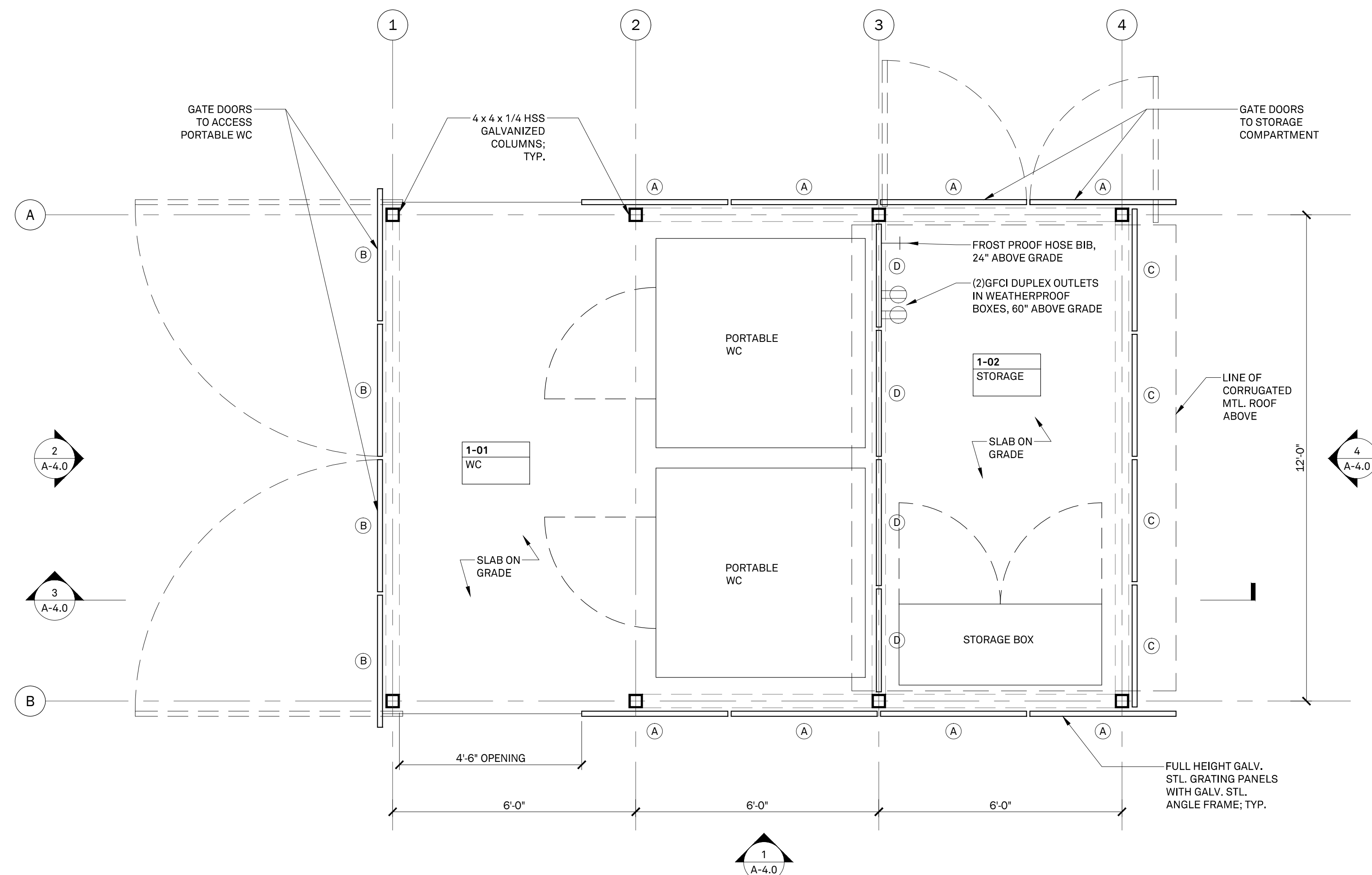
Sheet Number

**A-3.00**



**1 Maintenance Pavilion - Roof Plan**  
 SCALE: 1/2" = 1'-0"

PANEL SCHEDULE		
PANEL LABEL	DIMENSIONS (WxH)	MATERIAL
A	3'-7 1/4" x 8'-9"	GALVANIZED STEEL GRATING
B	3'-3 1/8" x 8'-9"	GALVANIZED STEEL GRATING
C	3'-0 1/8" x 8'-3"	GALVANIZED STEEL GRATING
D	2'-6 1/2" x 7'-8"	GALVANIZED STEEL GRATING



**2 Maintenance Pavilion - Plan**  
 SCALE: 1/2" = 1'-0"

**GENERAL NOTES**

- Existing conditions and topography data are from a survey prepared by Morris Associates, Engineering & Surveying Consultants, PLLC, 9 Eiks Lane, Poughkeepsie, New York 12601, 845-454-3411, April 26, 2016.
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- Contractor shall leave site clean and orderly during construction process. Remove from site all excess materials, soil, debris and equipment. Store materials only in an approved location.

NOT FOR CONSTRUCTION  
 50% CD SET

Revisions

Number	Date	Description

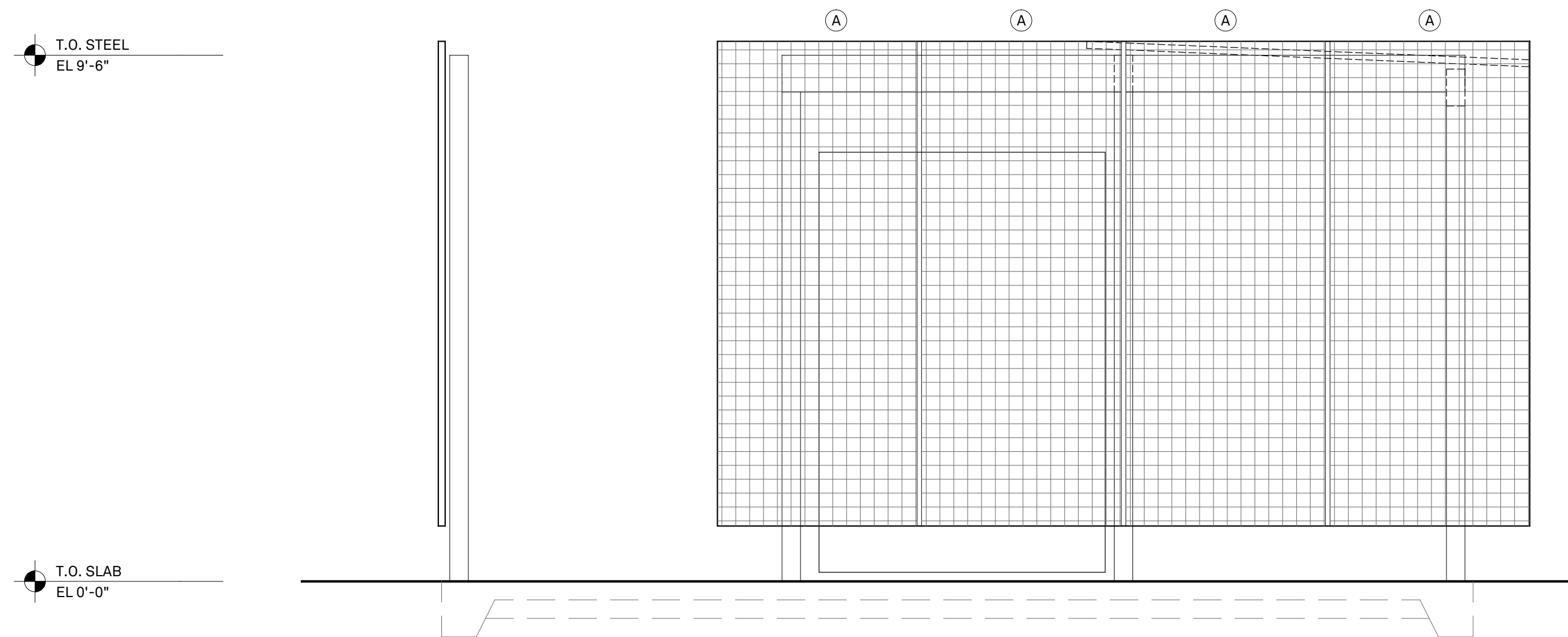
Job number 02818  
 Drawn by XX Checked by XX  
 Scale 1" = 10'-0" Date 26 JULY 2016

Stamp

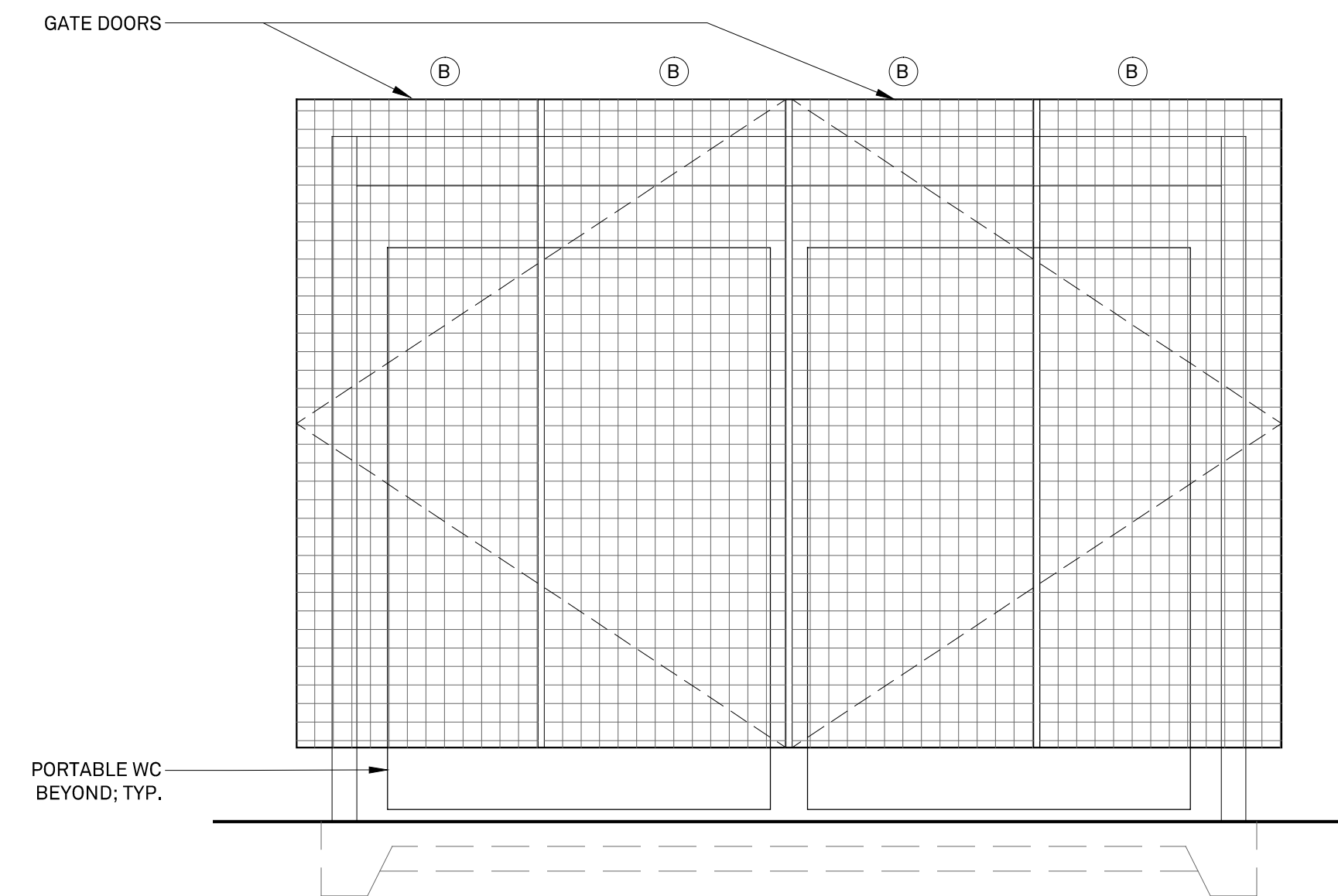
Sheet Title  
**MAINTENANCE  
 SHED  
 ELEVATIONS &  
 SECTION**

Sheet Number

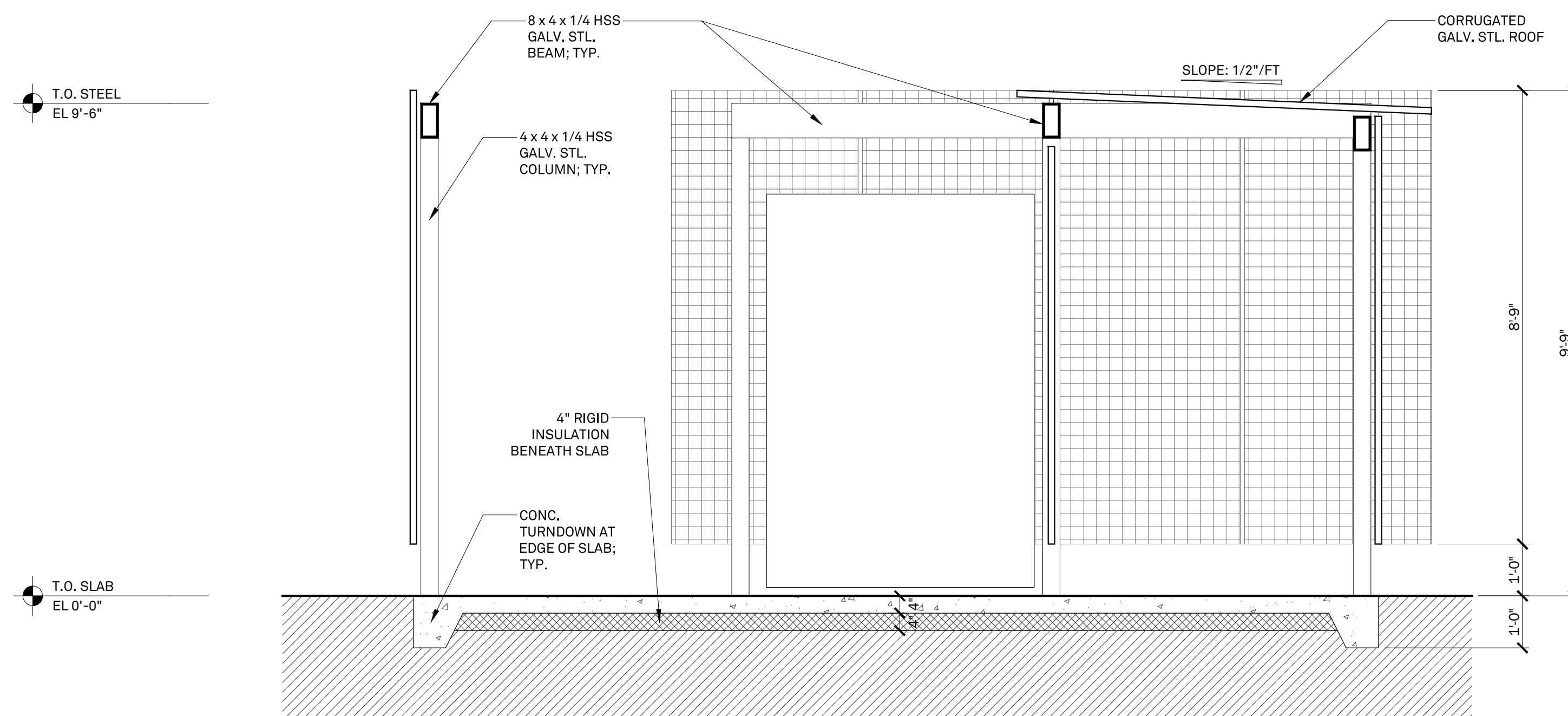
**A-4.00**



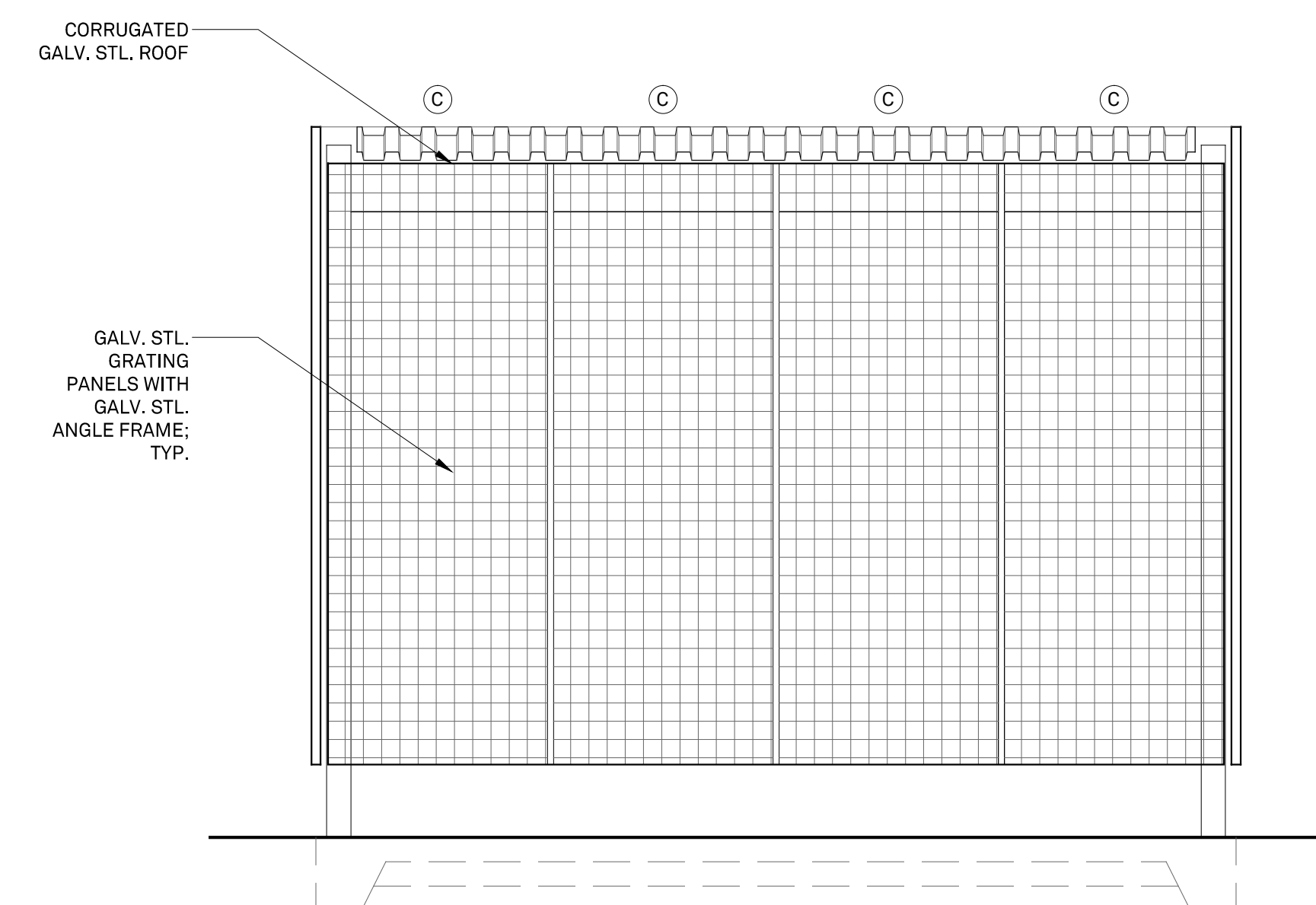
**1** Maintenance Pavilion - South Elevation  
 SCALE: 1/2" = 1'-0"



**2** Maintenance Pavilion - West Elevation  
 SCALE: 1/2" = 1'-0"



**3** Maintenance Pavilion - Section  
 SCALE: 1/2" = 1'-0"



**4** Maintenance Pavilion - East Elevation  
 SCALE: 1/2" = 1'-0"

**City of Beacon Planning Board**  
**10/12/2016**

**Title:**

**790 Wolcott Avenue**

**Subject:**

Review application for Site Plan Approval, retail store/deli, submitted by Rafiq Ahmad, 790 Wolcott Avenue

**Background:**

**ATTACHMENTS:**

Description	Type
Cover Letter	Cover Memo/Letter
Application	Application
Site Plan	Plans
Survey	Plans
Existing Building Elevations	Plans
Proposed Building Elevations	Plans
Floor Plans	Plans



September 27, 2016  
City of Beacon Planning Board  
1 Municipal Plaza  
Beacon, New York 12508

Re Site Plan for  
790 Wolcott Avenue  
Tax Map # 6054-12-228457

**Dear Chairman and Members of the Board:**

On behalf of the owner of 790 Wolcott Avenue I respectfully submit to you an application Site Plan Approval for the above referenced site. The existing site is used currently as a deli/ convenience store and will be expanded and remodeled as part of this application.

I have enclosed the following to support the Site Plan Application:

- (5) Copies of the Site Plan
- (5) Copies Site Plan Application
- (5) Copies EAF
- (5) Copies Building Layouts and Elevations
- (1) Application Fee \$1000 (Check# 4577)
- (1) Escrow Deposit \$2500 (Check # 4580)
- (1) CD with PDF files

If you have any questions or comments please feel free to give me a call at my office at (845) 546-3310; otherwise I look forward to discussing this matter at the next planning board meeting.

Truly Yours,

Stephen Burns, P.E.  
Professional Engineer  
Burns Engineering Services, P.C.

[Sburns@BurnsEngineeringServices.com](mailto:Sburns@BurnsEngineeringServices.com)  
(845) 546-3310  
58 Teller Ave.  
Beacon, NY 12508

**APPLICATION FOR SITE PLAN APPROVAL**

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

**IDENTIFICATION OF APPLICANT**

Name: Rafiq Ahmad  
Address: 790 Wolcott Avenue  
Beacon, NY 12508  
Signature: [Signature]  
Date: 09.22.16  
Phone: 914-474-1211

*(For Official Use Only)*

Application & Fee Rec'd  
Initial Review  
Public Hearing  
Conditional Approval  
Final Approval

Date Initials

9-27-16  
10-12-16

**IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL**

Name: Burns Engineering Services, PC  
Address: 58 Teller Avenue  
Beacon, New York 12508

Phone: 845-546-3310  
Fax: 845-440-7343  
Email address: sburns@burnsengineeringservices.com

**IDENTIFICATION OF SUBJECT PROPERTY:**

Property Address: 790 Wolcott Avenue  
Tax Map Designation: Section 6054 Block 12 Lot(s) 228457  
Land Area: 0.175 Ac. Zoning District(s) Local Business LB

**DESCRIPTION OF PROPOSED DEVELOPMENT:**

Proposed Use: Retail Store/ Deli (Existing)  
Gross Non-Residential Floor Space: Existing 1596 SQ.FT. Proposed 1862 SQ.FT.  
TOTAL: 1862 SQ.FT.  
Dwelling Units (by type): Existing 0 Proposed 0  
TOTAL: 0

**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**

**RECEIVED**  
SEP 27 2016  
BY: .....

Property Owner: Rafiq Ahmed

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

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

Applicant Address: 9 SUNSET ROAD NORTH ALBERTSON N.Y. 11507

Project Address: 790 Wolcott Avenue

Project Tax Grid # 6054-13-228457

Type of Application Site Plan for Building renovation and addition

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, RAFICO AHMED, 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      | <u>NO</u>     |
| 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon | <u>NO</u>     |
| 3. ALL tax payments due to the City of Beacon are current                                       | <u>NO YES</u> |
| 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon         | <u>NO</u>     |
| 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon | <u>NO</u>     |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current      | <u>NO</u>     |

Rafiq Ahmed  
Signature of Owner  
OWNER

Title if owner is corporation

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

**CITY OF BEACON  
SITE PLAN SPECIFICATION FORM**

Name of Application: Site Plan For Bob's Corner Store

**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:	X	
<b>LEGAL DATA</b>		
Name and address of the owner of record.	X	
Name and address of the applicant (if other than the owner).	X	
Name and address of person, firm or organization preparing the plan.	X	
Date, north arrow, and written and graphic scale.	X	
<b>NATURAL FEATURES</b>		
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	
<b>EXISTING STRUCTURES, UTILITIES, ETC.</b>		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	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	

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

No Landscaping is proposed at this time.

Applicant/Sponsor Name:

RAFICO AHMED

Signature:

Rafico

Date:

09.22.16

## 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.

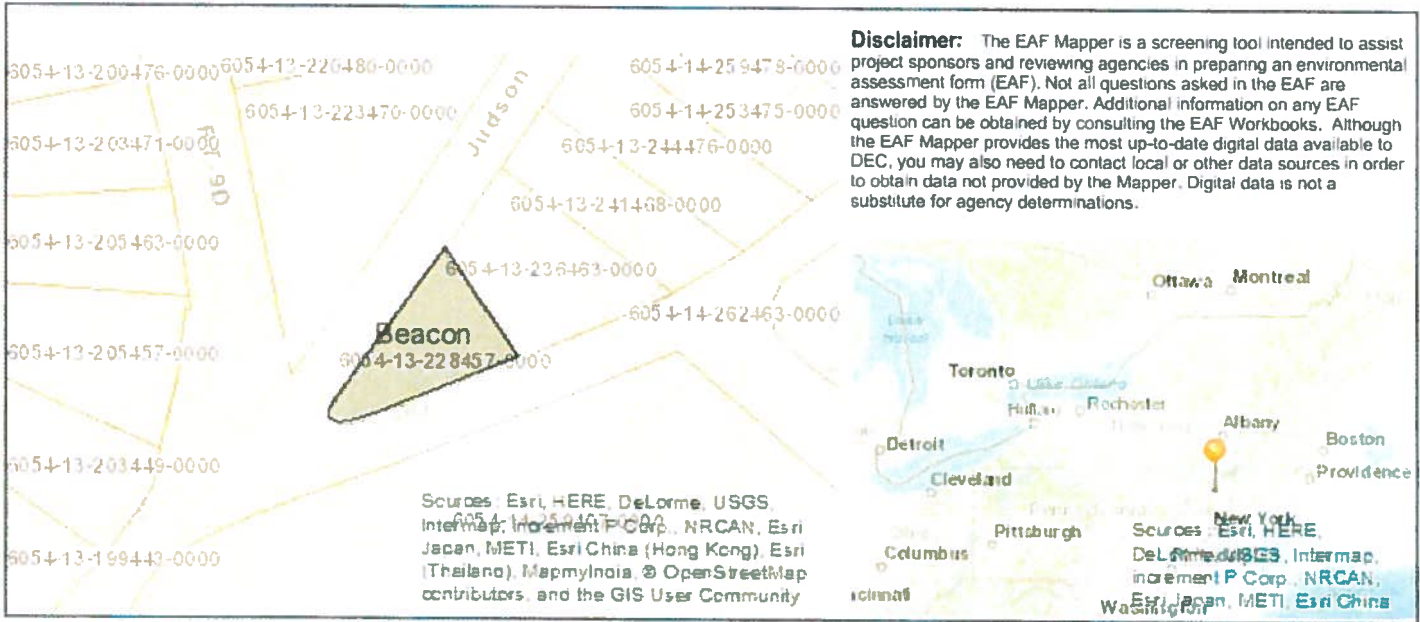
<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Site Plan for Bob's Corner Store			
Project Location (describe, and attach a location map): 790 Wolcott Avenue			
Brief Description of Proposed Action: Renovate an existing retail store / deli with +/- 250 Sq.Ft. of addition.			
Name of Applicant or Sponsor: Rafiq Ahmed		Telephone:	
		E-Mail:	
Address: 790 Wolcott Avenue			
City/PO: Beacon		State: New York	Zip Code: 12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.175 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?		0.175 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input checked="" type="checkbox"/> Parkland			



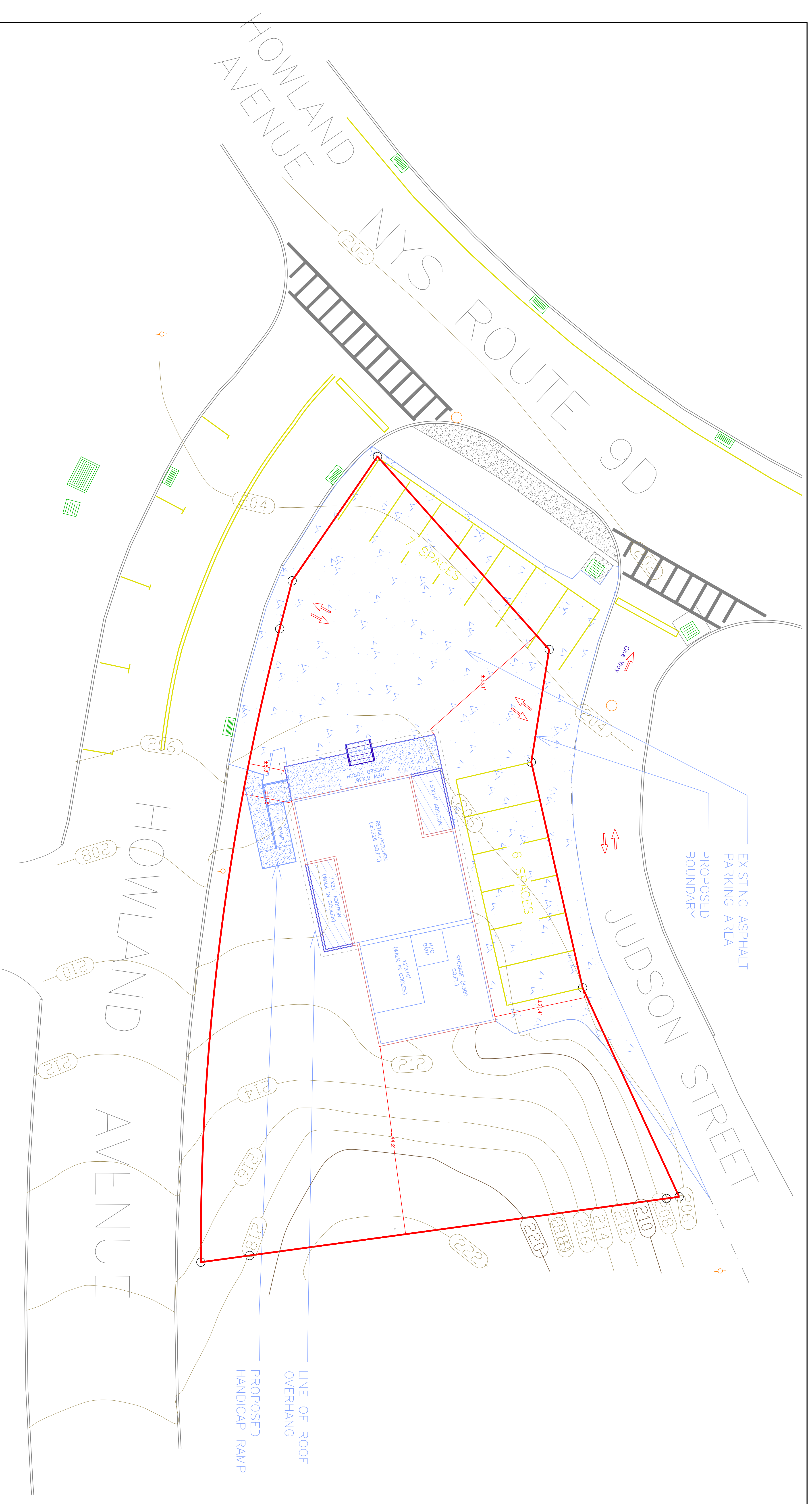
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>RAFICO AHMED</u> Date: <u>09.22.16</u></p> <p>Signature: <u>[Signature]</u></p>		

# EAF Mapper Summary Report

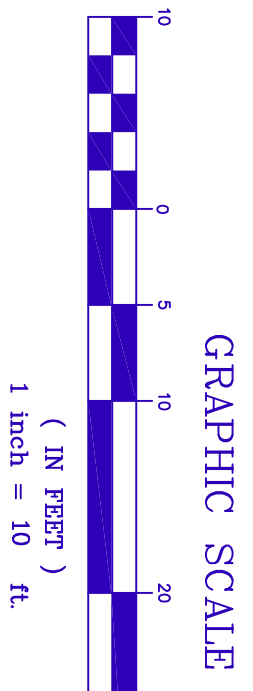
Monday, September 19, 2016 10:36 AM



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



1 PROPOSED SITE PLAN  
 2 SCALE 1"=10'



NOTICE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DRAWING IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY \_\_\_\_\_ DATE \_\_\_\_\_". THIS NOTICE SHALL BE REPRODUCED ON ALL COPIES OF THIS DRAWING. THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

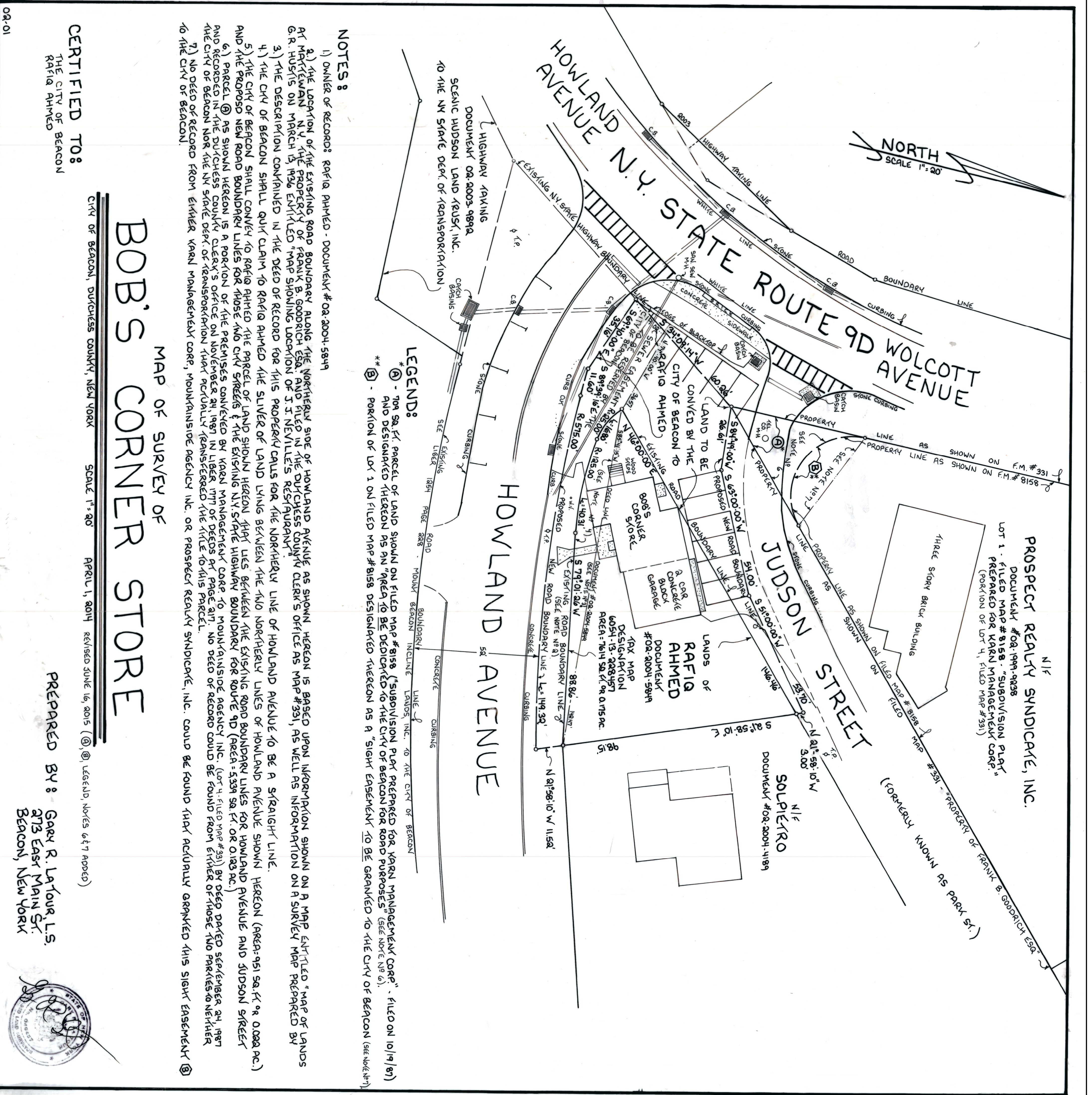
REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:

**BURNS**  
 ENGINEERING SERVICES, P.C.

**BOB CORNER STORE**  
 BUILDING RENOVATION/ ADDITION  
 58 Teller Avenue  
 Beacon, New York 12508  
 790 VINCIGLI AVENUE  
 CITY OF BEACON, NEW YORK

**Burns Engineering Services, P.C.**  
 58 Teller Avenue  
 Beacon, New York 12508  
 Sburns@BurnsEngineeringServices.com  
 TEL:845-346-3310  
 FAX:845-646-6613

DATE: 09/19/16 SCALE: AS NOTED  
 DRAWN BY: SKB SHEET 2 OF 2



- NOTES:**
- 1) OWNER OF RECORD: RAFIG AHMED - DOCUMENT # 02.2004.5899
  - 2) THE LOCATION OF THE EXISTING ROAD BOUNDARY ALONG THE NORTHERLY SIDE OF HOWLAND AVENUE AS SHOWN HEREON IS BASED UPON INFORMATION SHOWN ON A MAP ENTITLED "MAP OF LANDS AT HARTSWAN N.Y. THE PROPERTY OF FRANK B. GOODRICH ESQ." AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS MAP #331, AS WELL AS INFORMATION ON A SURVEY MAP PREPARED BY G.R. HUSTIS ON MARCH 13, 1936 ENTITLED "MAP SHOWING LOCATION OF T.J. NEVILLES RESTAURANT".
  - 3) THE DESCRIPTION CONTAINED IN THE DEED OF RECORD FOR THIS PROPERTY CALLS FOR THE NORTHERLY LINE OF HOWLAND AVENUE TO BE A STRAIGHT LINE.
  - 4) THE CITY OF BEACON SHALL QUIET CLAIM TO RAFIG AHMED THE SURVEY OF LAND LING BETWEEN THE TWO NORTHERLY LINES OF HOWLAND AVENUE SHOWN HEREON (AREA: 951 SQ. FT. OR 0.022 AC.)
  - 5) THE CITY OF BEACON SHALL CONVEY TO RAFIG AHMED THE PARCEL OF LAND SHOWN HEREON THAT LIES BETWEEN THE EXISTING ROAD BOUNDARY LINES FOR HOWLAND AVENUE AND JUDSON STREET AND THE PROPOSED NEW ROAD BOUNDARY LINES FOR THOSE TWO CITY STREETS & THE EXISTING N.Y. STATE HIGHWAY BOUNDARY FOR ROUTE 9D (AREA: 5339 SQ. FT. OR 0.123 AC.)
  - 6) PARCEL ⑥ AS SHOWN HEREON IS A PORTION OF THE PREMISES CONVEYED BY KERN MANAGEMENT AGENCY INC. (LOT 4, FILED MAP #331) BY DEED DATED SEPTEMBER 24, 1987 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON NOVEMBER 24, 1987 IN LIBER 1777 OF DEEDS AT PAGE 211.
  - 7) NO DEED OF RECORD FROM EITHER KERN MANAGEMENT CORP, MOUNTAINSIDE AGENCY INC. OR PROSPECT REALTY SYNDICATE, INC. COULD BE FOUND THAT RECURRALLY GRANTED THIS SIGHT EASEMENT ⑦ TO THE CITY OF BEACON.

**LEGEND:**

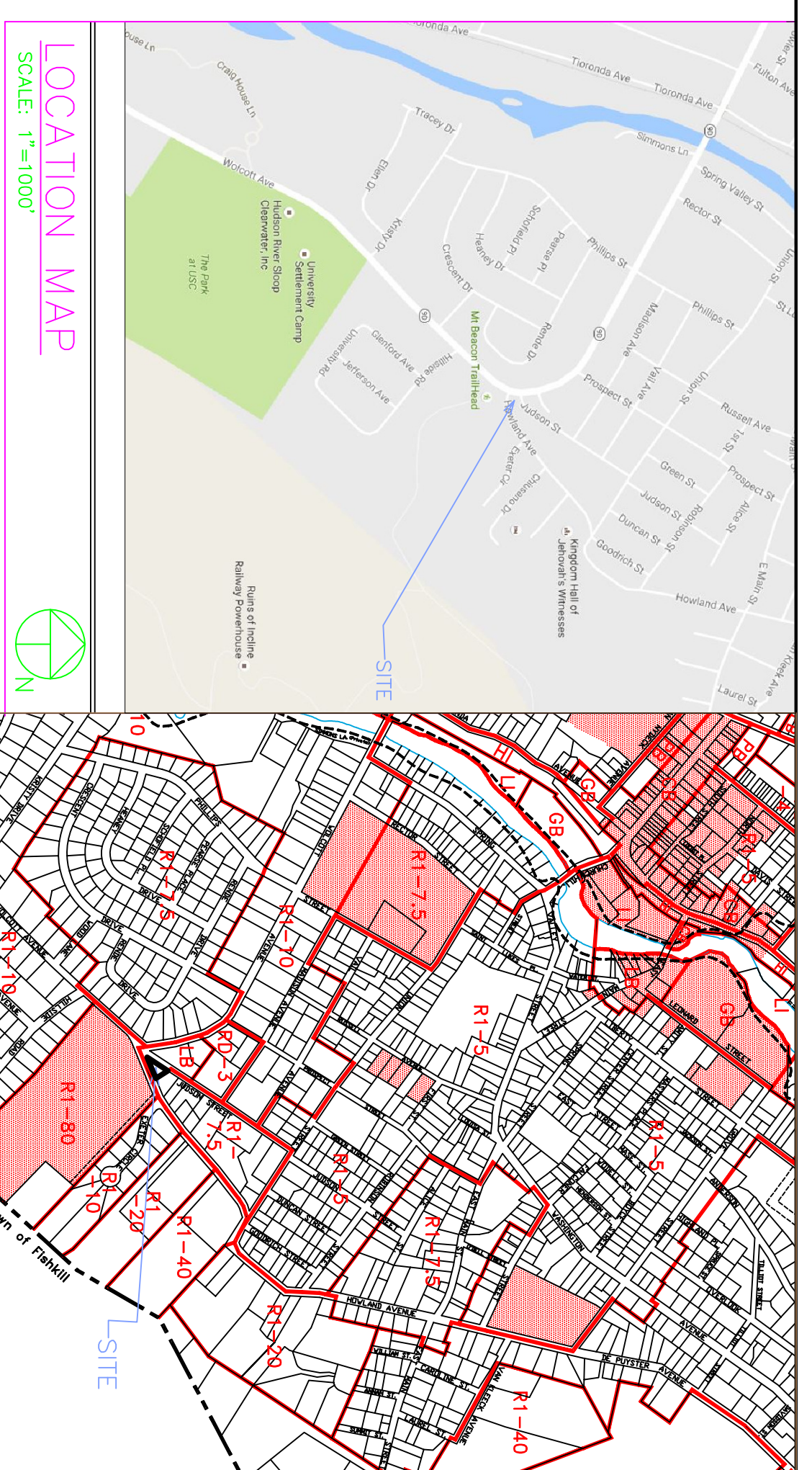
- \* ① - 704 SQ. FT. PARCEL OF LAND SHOWN ON FILED MAP # 8158 ("SUBDIVISION PLAN PREPARED FOR KARN MANAGEMENT CORP" - FILED ON 10/19/87) AND DESIGNATED THEREON AS AN "AREA TO BE DEDICATED TO THE CITY OF BEACON FOR ROAD PURPOSES" (SEE NOTE 1B).
- \*\* ② - PORTION OF LOT 1 ON FILED MAP # 8158 DESIGNATED THEREON AS A "SIGHT EASEMENT TO BE GRANTED TO THE CITY OF BEACON" (SEE NOTE 1B).

**MAP OF SURVEY OF  
BOB'S CORNER STORE**

**CERTIFIED TO:**  
THE CITY OF BEACON  
RAFIG AHMED

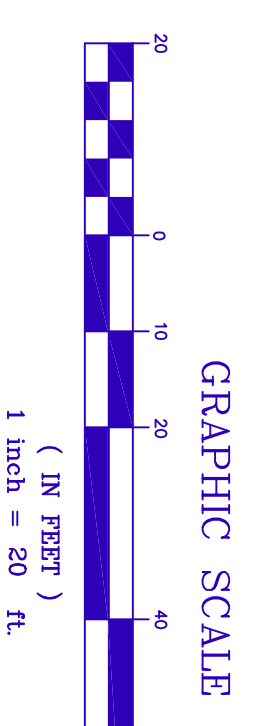
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK SCALE 1" = 20' APRIL 1, 2014 REVISED JUNE 16, 2015 (①, ②, ③, ④, ⑤, ⑥, ⑦ NOTES & 7 ADDED)

PREPARED BY: GARY R. LATOUR, L.S.  
273 EAST MAIN ST.  
BEACON, NEW YORK



- GENERAL NOTES:**
1. OWNER/APPLICANT: RAFIG AHMED
  2. ZONING DISTRICT - LOCAL BUSINESS - LB
  3. TAX MAP PARCEL # 6054-13-228457
  4. FIRE DISTRICT - BEACON
  5. Required Setbacks
  6. Proposed Setbacks
  7. Required residential districts or where driveway is proposed between building and lot line
  8. Hours of Operation: Monday - Saturday 5 AM-9 PM, Sunday 6 AM-6 PM

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 \_\_\_\_\_



**OWNERS CERTIFICATION NOTE:**  
THE OWNER HEREBY CERTIFIES THAT HE HAS REVIEWED THIS SUBDIVISION MAP AND ALL TERMS, NOTES, ILLUSTRATIONS AND CONDITIONS NOTED HEREON, AND DO HEREBY CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

DATE \_\_\_\_\_

NOTICE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DRAWING IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY \_\_\_\_\_ DATE \_\_\_\_\_". THIS NOTICE SHALL BE PLACED ON THE DRAWING IN THE LOCATION DESCRIBED IN THE ALTERATION, AND A SPECIFIC REVISION NUMBER.

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:

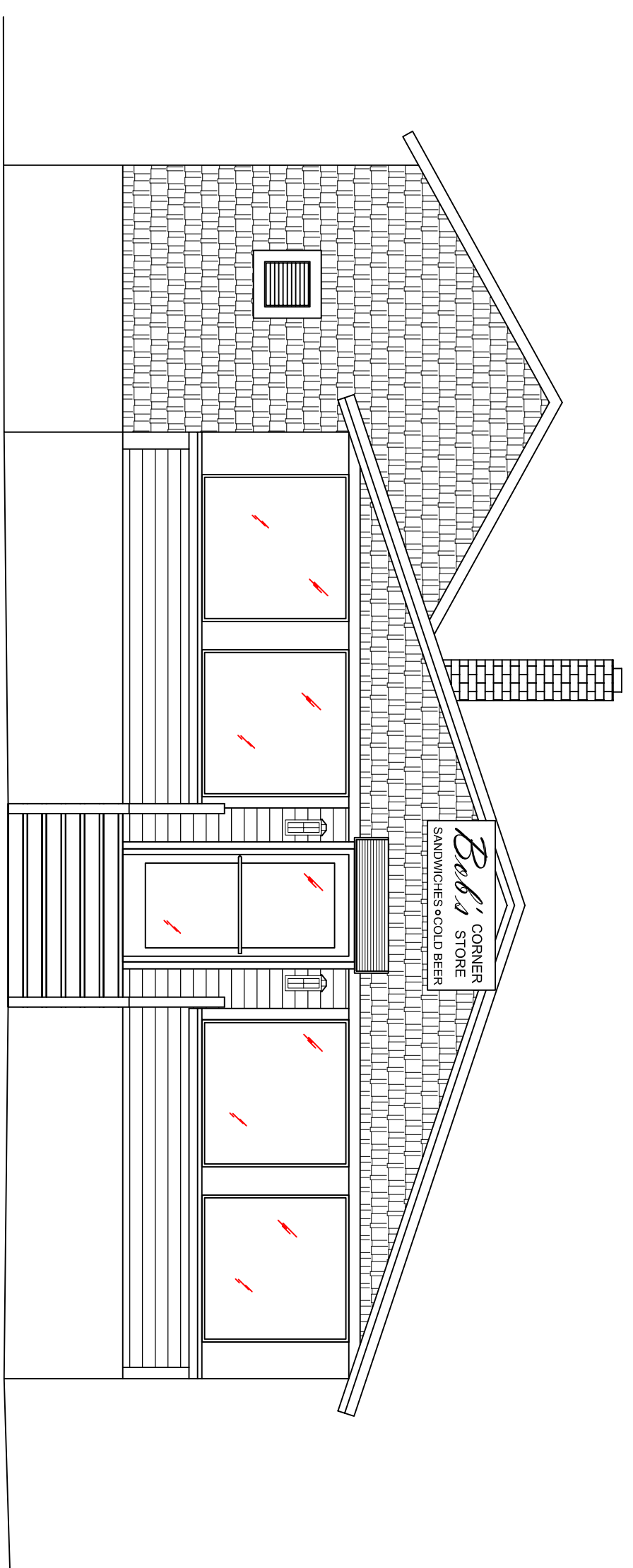
**BURNS ENGINEERING SERVICES, P.C.**

**BOB CORNER STORE**

BURNS ENGINEERING SERVICES, P.C.  
58 Teller Avenue  
Beacon, New York 12508  
TEL: 845-546-2310  
FAX: 845-546-6613  
SBurns@BurnsEngineeringServices.com

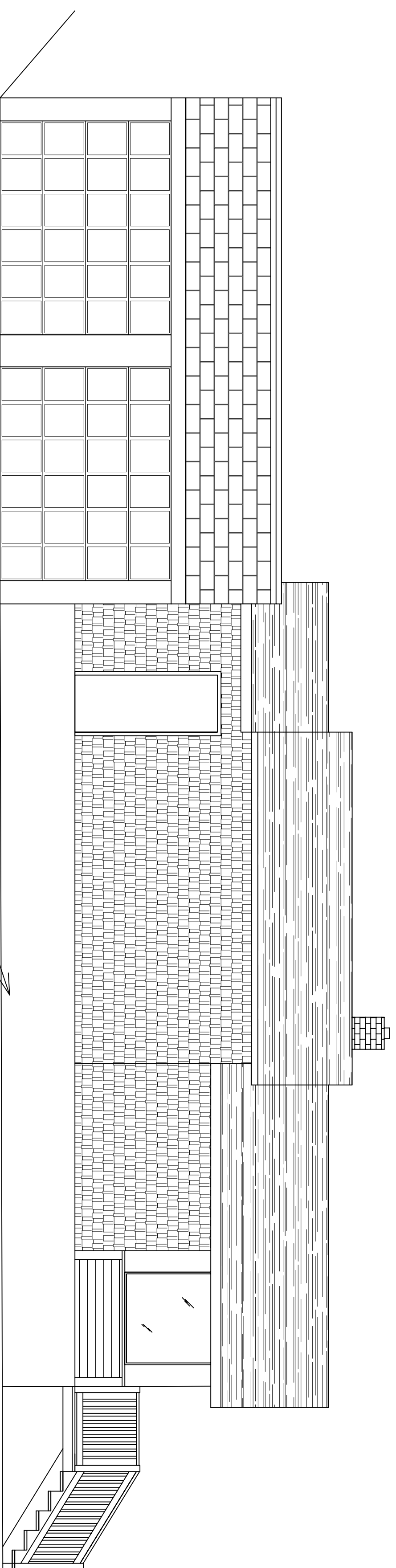
CITY OF BEACON, NEW YORK

DATE: 09/19/16 SCALE: AS NOTED SHEET 1 OF 2



Existing Front Elevation

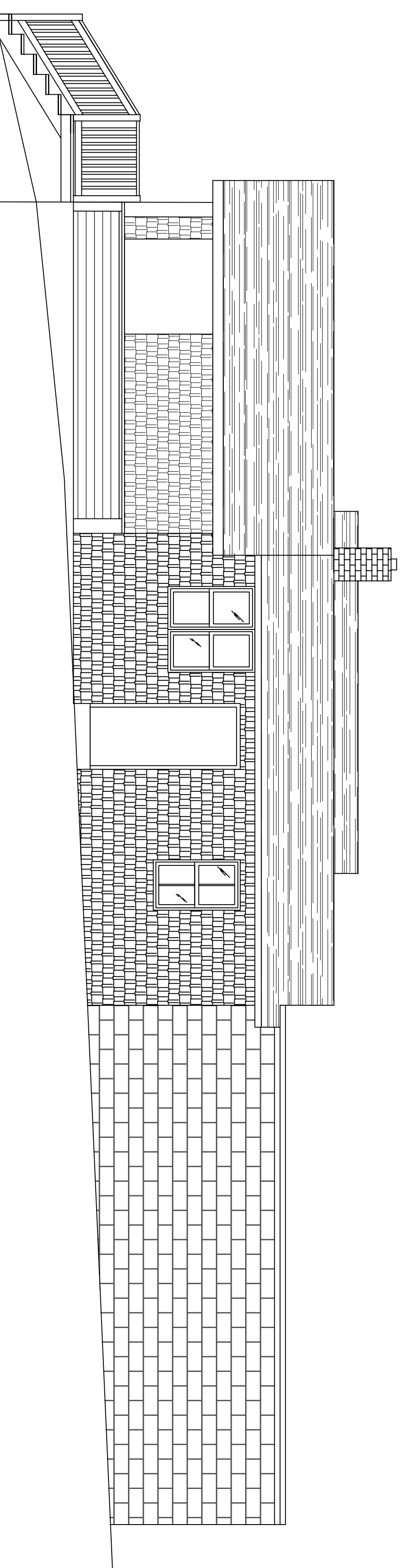
Scale: 1/4" = 1'



Approximate Grade (TYP.)

Existing Left Side Elevation

Scale: 1/4" = 1'



Existing Right Side Elevation

Scale: 1/4" = 1'

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REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:

**Burns Engineering Services, P. C.**  
 89 Tallier Avenue  
 Beacon, New York 12508  
 Sburns@BurnsEngineeringServices.com

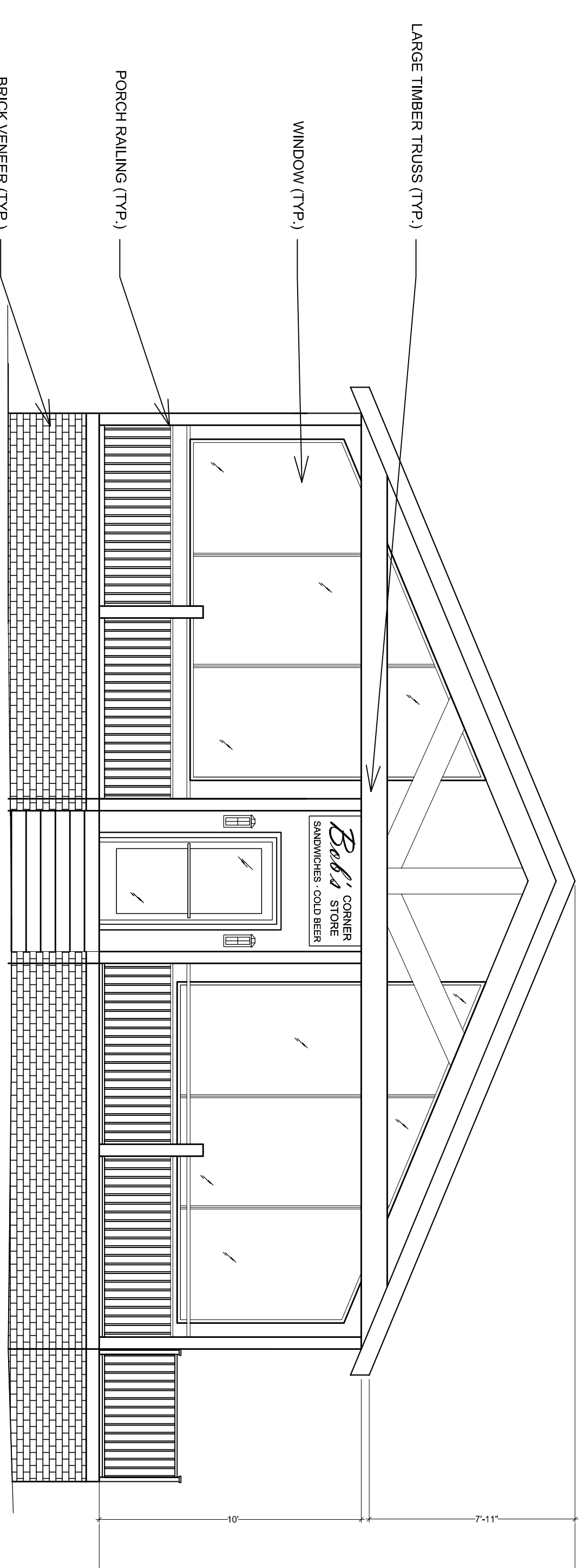
**BOBS CORNER STORE**  
 BUILDING RENOVATIONS  
 790 WOLCOTT AVENUE  
 BEACON, NEW YORK

**BURNS**  
 ENGINEERING SERVICES, P.C.

DATE: 09/16/16  
 DRAWN BY: SFB

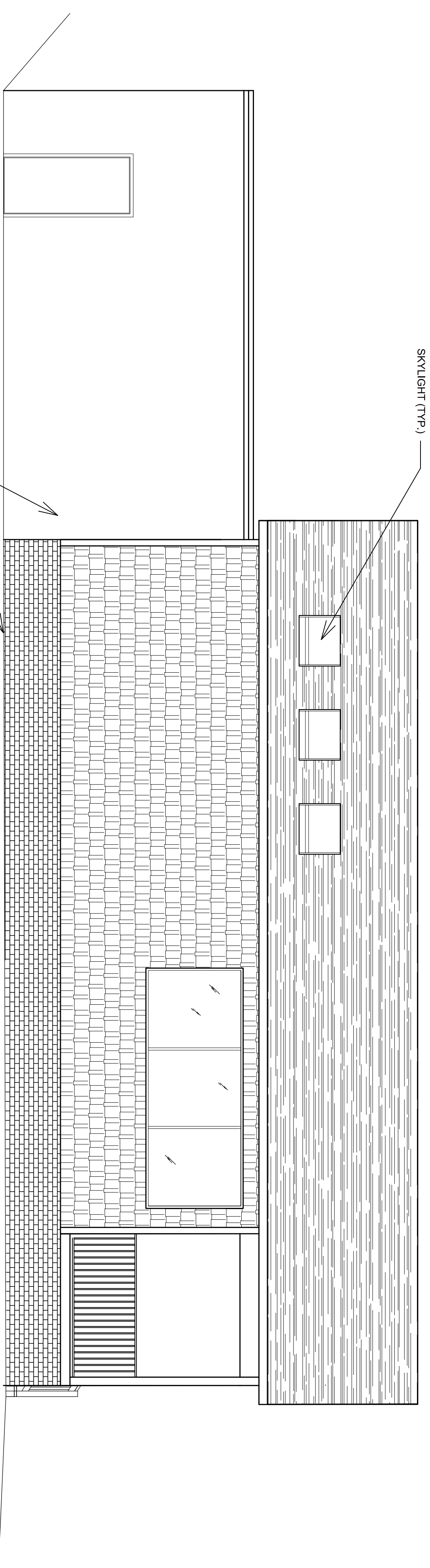
SCALE: AS NOTED

SHEET 2 OF 3



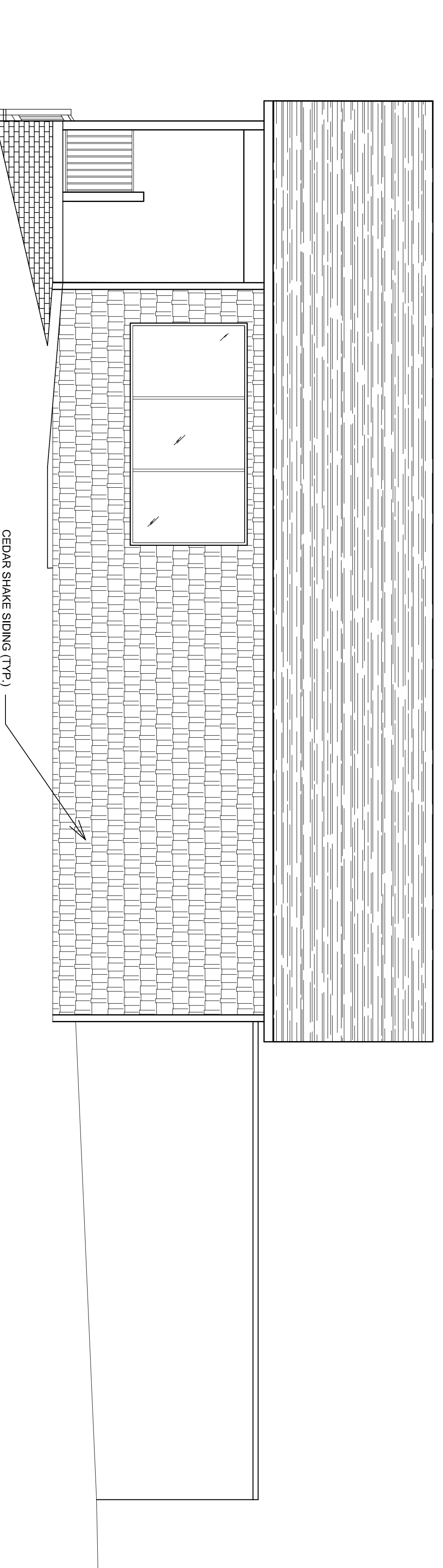
### Proposed Front Elevation

Scale: 1/4" = 1'



### Proposed Left Side Elevation

Scale: 1/4" = 1'



### Proposed Right Side Elevation

Scale: 1/4" = 1'

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REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:

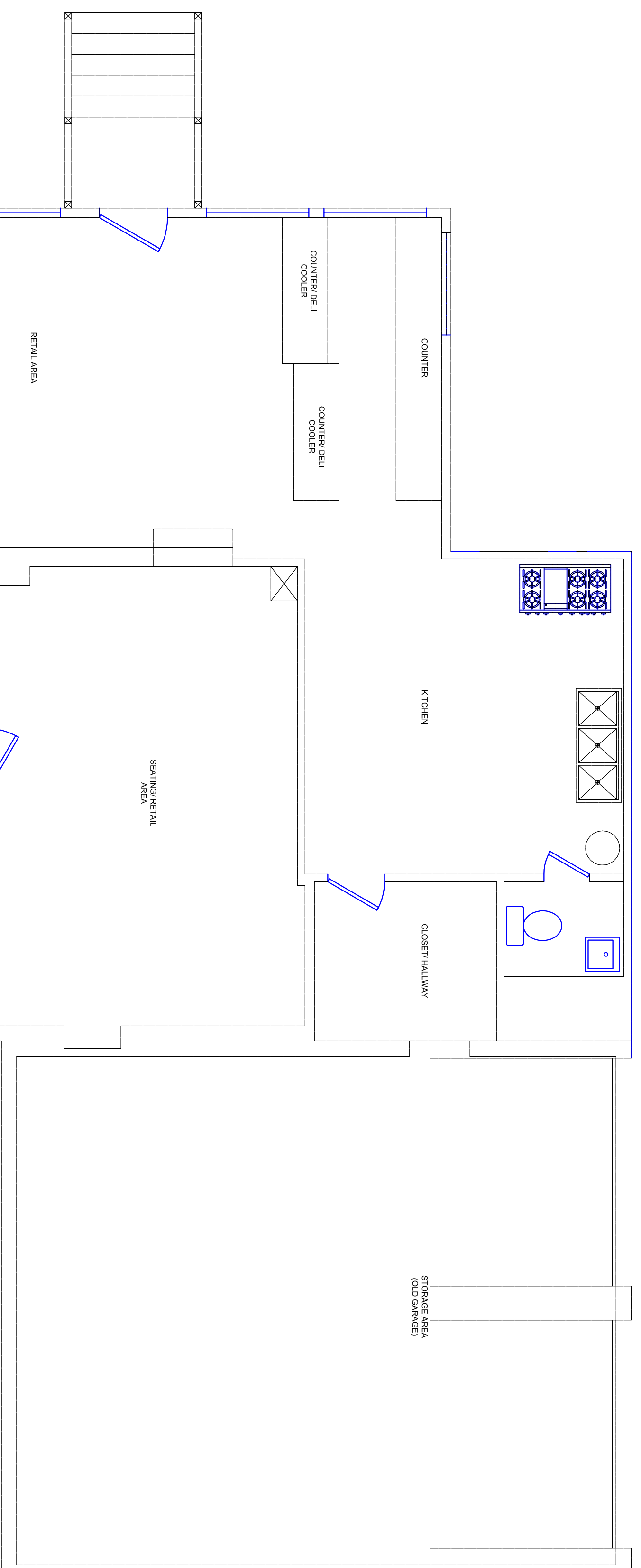
**BOB'S CORNER STORE**  
 BUILDING RENOVATIONS  
 790 WOLCOTT AVENUE  
 BEACON, NEW YORK

**Burns Engineering Services, P.C.**  
 59 Tallier Avenue  
 Beacon, New York, 12508  
 SBurns@BurnsEngineeringServices.com

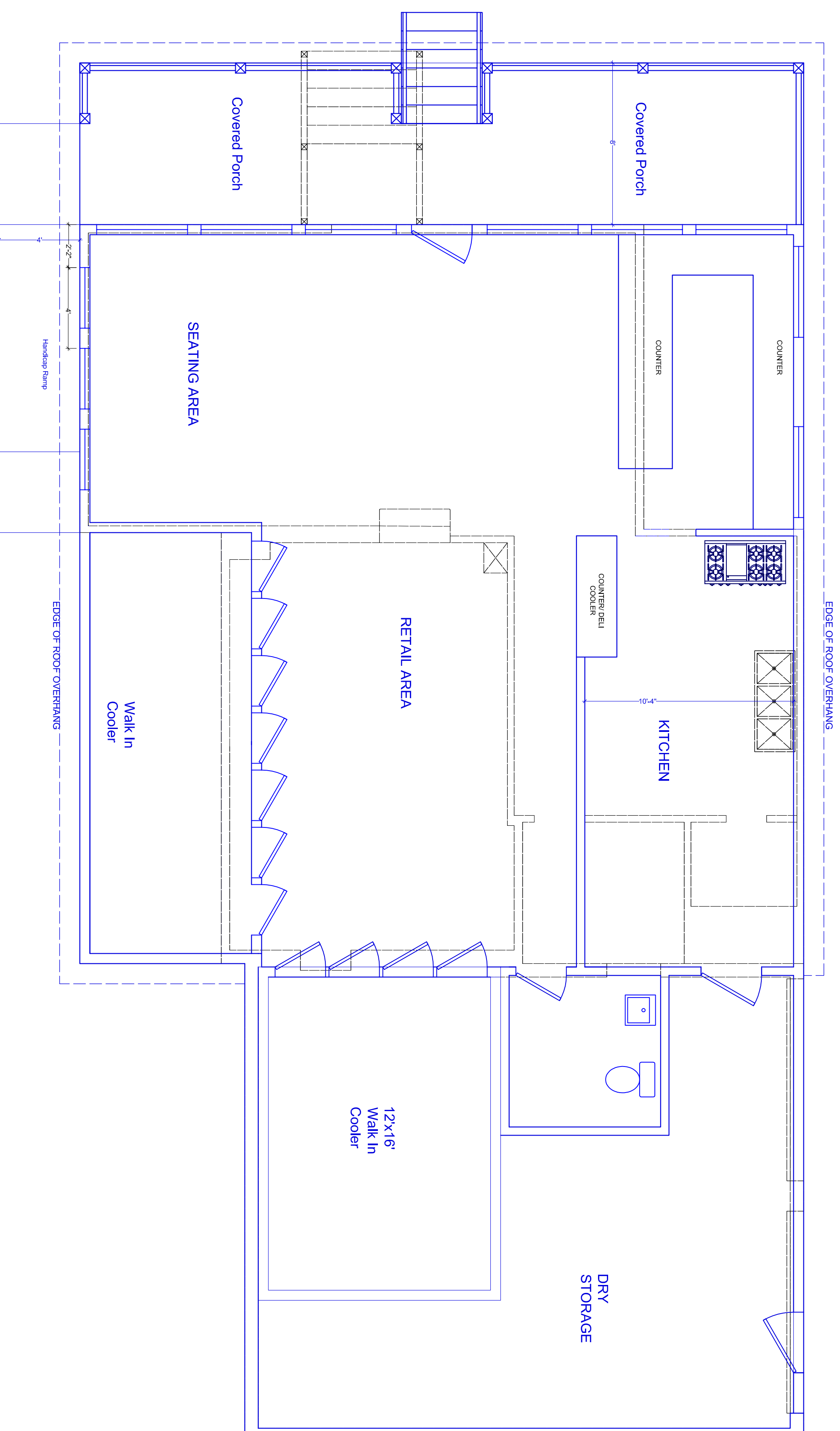
DATE: 09/16/16  
 DRAWN BY: SFB

SCALE: AS NOTED  
**SHEET 1 OF 3**

**BURNS**  
 ENGINEERING SERVICES, P.C.



**Existing Layout**  
Scale 1/4"=1'



**Proposed Layout**  
Scale 1/4"=1'

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REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:

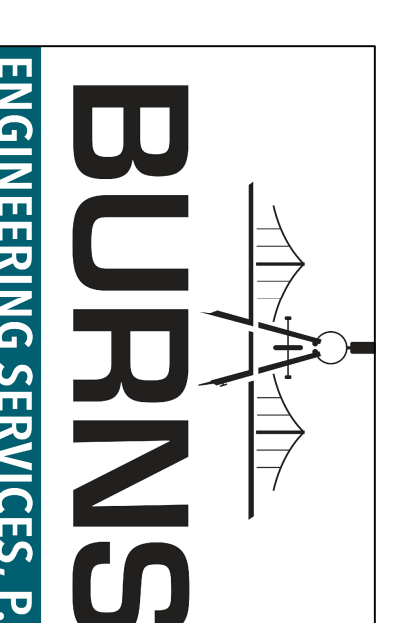
**Burns Engineering Services, P.C.**  
99 Teller Avenue  
Babson, New York, 12508  
TEL: 845-546-3310  
FAX: 845-546-6813  
Sburns@BurnsEngineeringServices.com

**BOB'S CORNER STORE**  
BUILDING RENOVATIONS  
790 WOLCOTT AVENUE  
BEACON, NEW YORK

**First Floor Plan**

DATE: 09/16/16  
SCALE: AS NOTED  
DRAWN BY: SJB

**SHEET 3 OF 3**



**BURNS**  
ENGINEERING SERVICES, P.C.

**City of Beacon Planning Board**  
**10/12/2016**

**Title:**

**332-334 Fishkill Avenue**

**Subject:**

Review application for Subdivision, two commercial lots, submitted by Cervone Realty, 332-334 Fishkill Avenue

**Background:**

**ATTACHMENTS:**

Description	Type
Cover Letter	Cover Memo/Letter
Application	Application
Subdivision Plat	Plans



September 27, 2016  
City of Beacon Planning Board  
1 Municipal Plaza  
Beacon, New York 12508

Re Cervone Realty, INC. Subdivision  
332-334 Fishkill Avenue  
Tax Map # 6054-23-264913

**Dear Chairman and Members of the Board:**

On behalf of the owner of 332-334 Fishkill Avenue I respectfully submit to you an application Subdivision for the above referenced site. The existing site is used as a used auto dealership and has two existing structures. The Subdivision would divide the lot into two lots each with one of the existing buildings on it.

I have enclosed the following to support the Subdivision Application:

- (5) Copies of the Subdivision Plan
- (5) Copies Subdivision Application
- (5) Copies EAF
- (1) Application Fee \$750 +(2 Lots X \$100)=\$950 (Check# 3955)
- (1) Escrow Deposit \$2500 (Check # 3956)
- (1) CD with PDF files

If you have any questions or comments please feel free to give me a call at my office at (845) 546-3310; otherwise I look forward to discussing this matter at the next planning board meeting.

Truly Yours,

Stephen Burns, P.E.  
Professional Engineer  
Burns Engineering Services, P.C.

[Sburns@BurnsEngineeringServices.com](mailto:Sburns@BurnsEngineeringServices.com)  
(845) 546-3310  
58 Teller Ave.  
Beacon, NY 12508

~~\_\_\_\_\_~~

**APPLICATION FOR SUBDIVISION APPROVAL**

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

**IDENTIFICATION OF APPLICANT**

Name: Angelo Cervone  
Address: 111 North Walnut Street  
Beacon, NY 12508  
Signature: \_\_\_\_\_  
Date: September 27, 2016  
Phone: 845-546-9816

*(For Official Use Only)*

Preliminary Application Rec'd 9-27-16  
Application Fee: Initial Presentation 10-12-16  
Public Hearing \_\_\_\_\_  
Preliminary Plat Approved: \_\_\_\_\_  
Final Plat Approved: \_\_\_\_\_  
Recreation Fee: \_\_\_\_\_  
Performance Bond: \_\_\_\_\_

**IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL**

Name: Stephen K. Burns  
Address: 58 Teller Avenue  
Beacon, New York 12508

Phone: 845-546-3310  
Fax: 845-440-7343  
Email address: Sburns@burnsengineeringservices.com

**IDENTIFICATION OF SUBJECT PROPERTY:**

Subdivision name or identifying title:  
Cervone realty Inc. Subdivision 332-334 Fishkill Avenue  
Street which property abuts: Fishkill Avenue  
Current Tax Map Designation: Section 6054 Block 23 Lot(s) 280919  
Property (does) ~~(does not)~~ connect directly into a (State) (County) highway.  
and in subdivision ~~(is)~~ (is not) within 500 feet of a Municipal boundary.  
Total area of property is 0.53 Acres

**ITEMS TO ACCOMPANY THIS APPLICATION**

- a. One electronic and five (5) **folded** copies of a subdivision plat showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- b. An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- c. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

RECEIVED  
SEP 27 2016

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

BY:.....

Property Owner: Cervone Realty Inc.

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:

1 N Cedar 38 MASTER PL  
1 N Walnut St

Applicant Address: 111 North Walnut Street

Project Address: 332-334 Fishkill Avenue

Project Tax Grid # 6054-23-280919

Type of Application Subdivision

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.

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

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



Signature of Owner

Title if owner is corporation

Office Use Only:

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

NO

YES

Initial

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

km

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

km

km

**CITY OF BEACON  
PRELIMINARY SUBDIVISION PLAT  
AND CONSTRUCTION PLANS SPECIFICATION FORM**

**Name of Application:** Cervone realty Inc. Subdivision

<b>PRELIMINARY SUBDIVISION PLAT</b>	<b>YES</b>	<b>NO</b>
The preliminary plat shall be clearly marked "Preliminary Plat", shall be drawn to a convenient scale but not less than 1" = 100', and shall contain the following information:	x	
Proposed subdivision name or identifying title, name, and address of property owner and subdivider (if other than owner), name and address of the surveyor and/or engineer preparing the plan, scale, approximate true North point, and date.	X	
The approximate location and dimensions of all property lines, the total acreage of the proposed subdivision, the location of any zoning, special district or municipal boundary lines affecting the subdivision, and the names of owners of record of properties adjoining and directly across the street from proposed subdivision.	X	
The location of all existing structures and pertinent features, including railroads, water bodies, water courses, wetlands, rock outcroppings, wooded areas, major trees, and stone walls, that may influence the design of the subdivision, plus accurate topography at a vertical contour interval of not more than two (2) feet. The topographic data shall be determined by field survey unless the Planning Board specifically waives this requirement and/or permits the substitution of topographic information obtained from other sources determined satisfactory for the particular case.		X
The location and status of existing streets or private roads, easements and rights-of-way (if any), proposals for the layout of new streets or private roads (including widths and approximate curve radii) and any proposed easements, rights-of-way and/or reservations.	X	
The names of existing streets or private roads and proposed names for new streets or private roads.	X	
The proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.	X	
Location, size and nature of any area proposed to be reserved for park purposes.	NA	
A site location sketch, at a scale of one inch equals 400 feet, showing the general situation within 1,000 feet of the applicant's property with respect to surrounding properties, streets and private roads.	X	
Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street or private road system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than five feet plus any other information determined necessary by the Planning Board.	NA	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	

<b>PRELIMINARY CONSTRUCTION PLANS</b>	<b>YES</b>	<b>NO</b>
The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:	NA	
Location and sizes of any existing water, sewer storm drainage and other utility lines and structures within and nearby the proposed subdivision.	X	
The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage, and other utility services.	X	
Proposed street or private road profiles and cross-sections showing the approximate grade of proposed streets or private roads, the relationship of existing to proposed grades, and the proposed grades, and the proposed vertical curvature along the center line of all new streets or private roads.		X
Location of all existing and proposed monuments and other subdivision improvements.	X	
Such additional information as may be required by this chapter, the Zoning chapter, or the Planning Board.	X	



FINAL SUBDIVISION PLAT <i>(continued)</i>	YES	NO
<p>Form for endorsement by Planning Board Chairman as follows:</p> <p>“Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of _____, 20_____, subject to All requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plat, as approved, shall void this approval.</p> <p>Signed this _____ day of _____, 20_____, by _____, Chairman            _____, Secretary</p> <p>In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place.</p>		
<p>Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.</p>		
<p>Stormwater pollution prevention plan. A stormwater pollution prevention plan consistent with the requirements of Chapter 190 and with the terms of preliminary plan approval shall be required for final subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 190, Article II. The approved final subdivision plat shall be consistent with the provisions of Chapter 190.</p>		

FINAL CONSTRUCTION PLANS	YES	NO
<p>Final construction plans and profiles shall be prepared for all proposed streets, private roads and other required improvements. Plans shall be drawn at the same scale as the final plat and on the same size sheets, but not on the same sheets. The following information shall be shown:</p>		
<p>Plans and profiles showing the location and a typical cross-section of street and/or private road pavements including curbs and gutters, sidewalks, manholes and catch basins; the location of street or private road trees, lighting and signs; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants; the location and size of all water, gas or other underground utilities or structures; and the location and design of any other required improvements.</p>		
<p>Profiles showing existing and proposed elevations along the center line of all streets and private roads. Where a proposed street or private road intersects an existing street or private road, the elevation along the center line of the existing street or private road within 100 feet of intersection, shall be shown. All elevations must be referred to established U.S. Government of approved local benchmarks, where they exist within ½ mile of the boundary of the subdivision.</p>		
<p>The Planning Board may require, where steep slopes exist, cross-sections showing existing and proposed elevations of all new streets and private roads every 100 feet at five points on a line at right angles to the center line of the street or private road, said elevation points to be at the center line of the street or private road, each property line, and points 30 feet inside each property line.</p>		
<p>Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision.</p>		

**FINAL CONSTRUCTION PLANS (continued)**

Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas.

Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet \_\_\_\_\_ of \_\_\_\_\_.

A notation of approval, on all sheets as follows

“Approved by:

\_\_\_\_\_

\_\_\_\_\_

and

\_\_\_\_\_

\_\_\_\_\_

Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.

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

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Applicant/Sponsor Name: Angelo Cervone

Signature: 

Date: \_\_\_\_\_

# Short Environmental Assessment Form

## Part 1 - Project Information


### Instructions for Completing

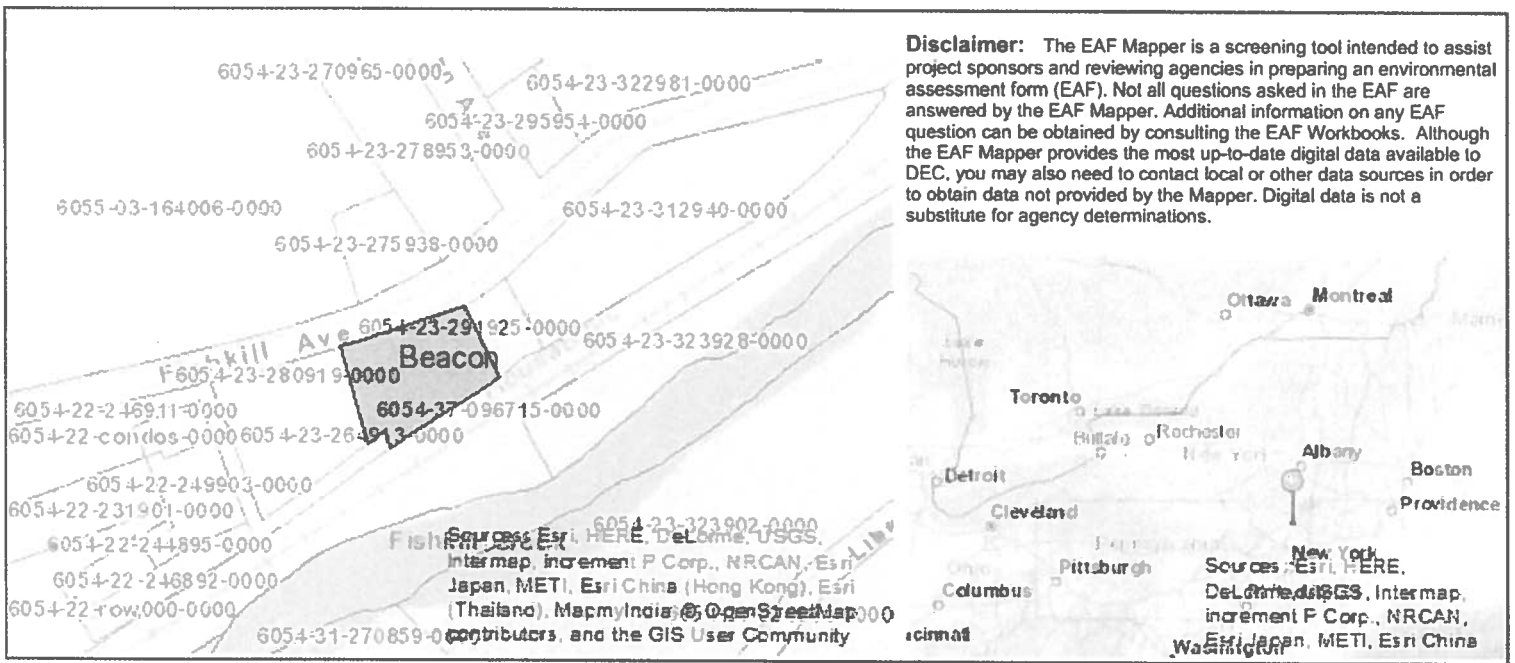
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

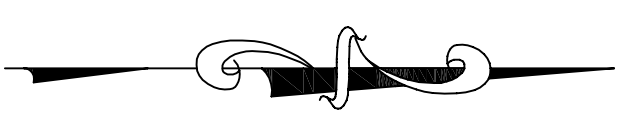
<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Cervone Realty Inc. Subdivision			
Project Location (describe, and attach a location map): 332-334 Fishkill Avenue; Beacon, New York 12508. Tax Map # 6054-23-280919			
Brief Description of Proposed Action: Subdivide an existing 0.534 Acre parcel currently used as a Auto Sales Facility into two parcels. Each parcel would contain one of the two existing buildings onsite.			
Name of Applicant or Sponsor: Angelo Cervone		Telephone: 845-546-9816	
		E-Mail:	
Address: 111 North Walnut Street			
City/PO: Beacon		State: New York	Zip Code: 12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 0.53 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.53 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input checked="" type="checkbox"/> Parkland			



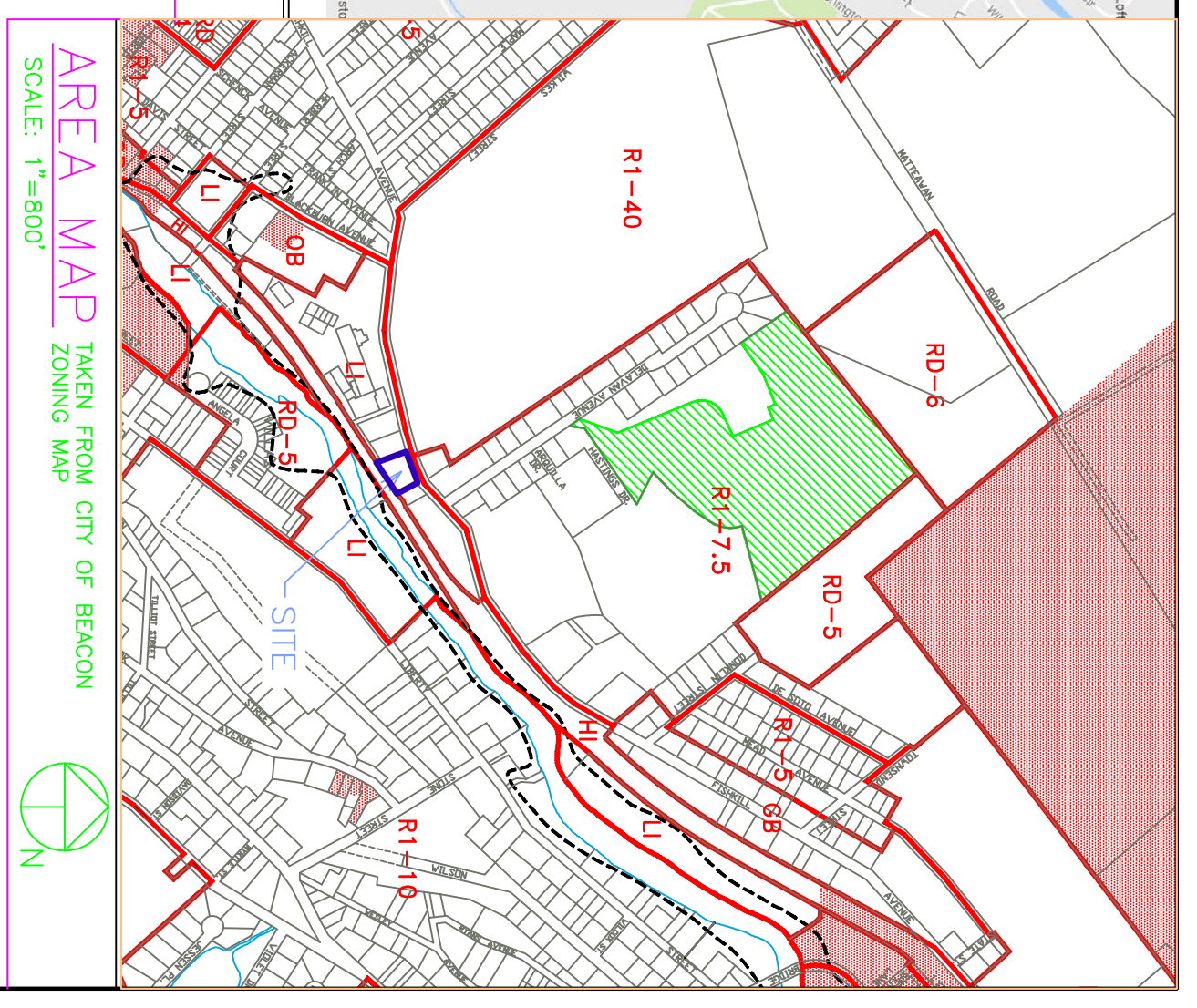
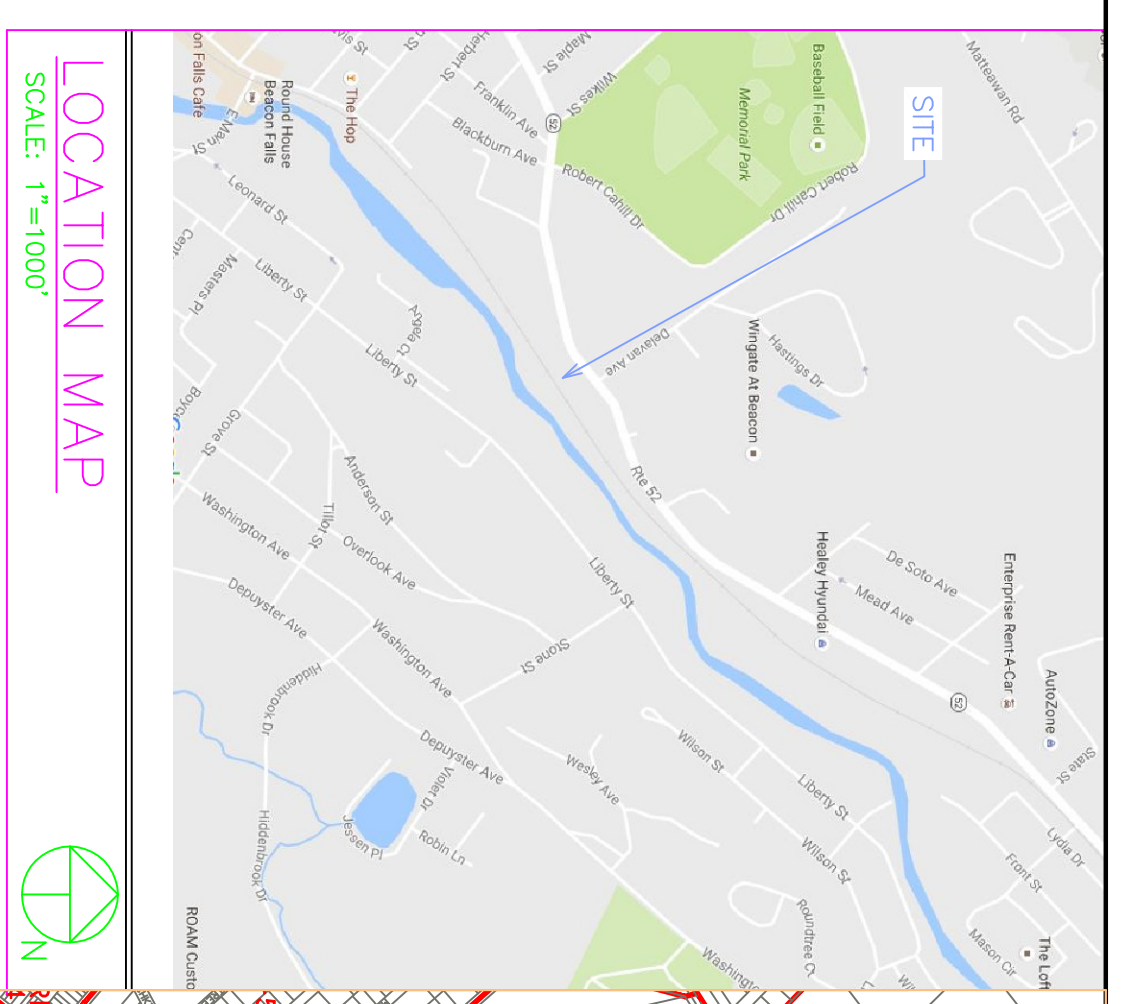
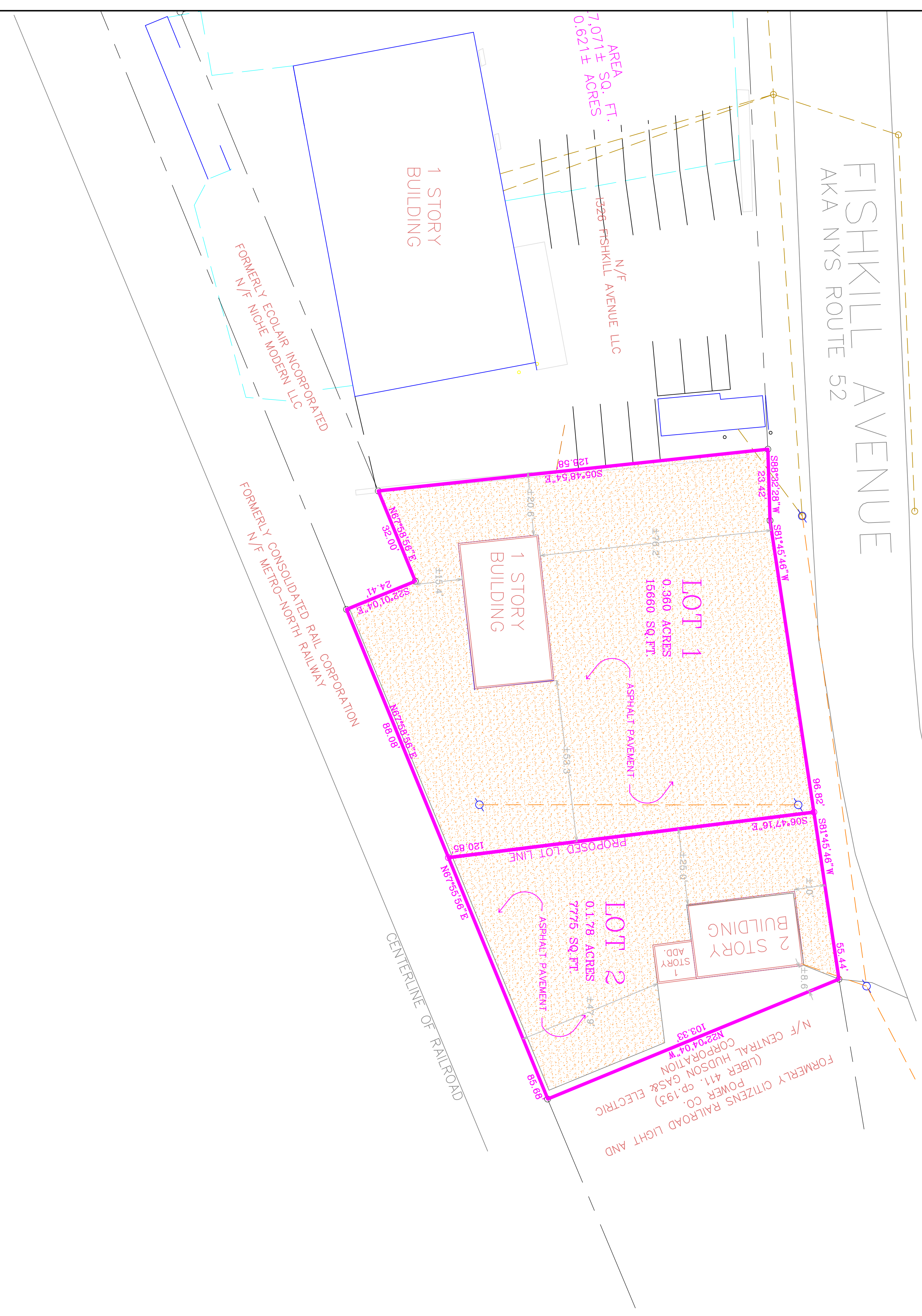
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p>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



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



# FISHKILL AVENUE AKA NYS ROUTE 52



- GENERAL NOTES:**
1. OWNER/APPLICANT: CERVOE REALTY INC.  
111 NORTH MAULDS STREET  
BEACON, NY 10810
  2. ZONING DISTRICT - HEAVY INDUSTRIAL - HI
  3. TAX MAP PARCEL # 6054-23-280919
  4. FIRE DISTRICT - BEACON
  5. Required Setbacks  
Front -  
Side 25'  
Rear 25'  
Lot Depth 100'
  6. Proposed Setbacks  
LOT 1  
Front #10  
Side #76'  
Rear #48  
Lot Depth 120'
  - LOT 2  
Front #10  
Side #76'  
Rear #48  
Lot Depth 104'

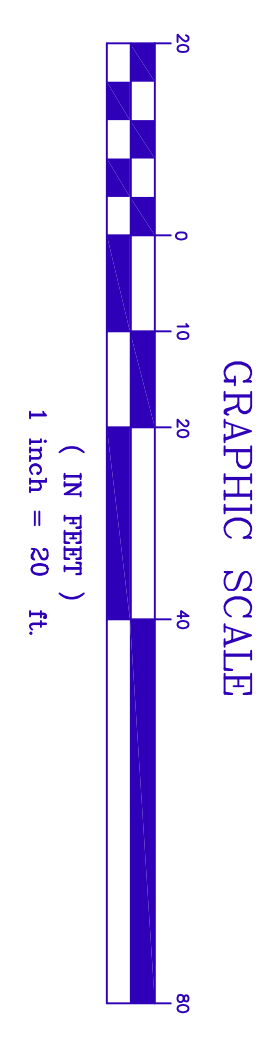
\*Approved by Resolution of the Planning Board of the City of Beacon, New York, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in accordance with the requirements and conditions of said Resolution. Any change, resubmission, modification or revision of this plan, as approved, shall void this approval.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Chairman  
\_\_\_\_\_, Secretary

In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary  
\_\_\_\_\_ Secretary

**OWNER'S CERTIFICATION NOTE:**  
THE OWNER HEREBY CERTIFIES THAT THE SUBMISSION OF THIS PLAN TO THE CITY OF BEACON IS IN ACCORDANCE WITH ALL APPLICABLE ZONING, PLANNING, AND BUILDING CODES AND REGULATIONS. THE OWNER HEREBY CERTIFIES THAT THE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPOSED DEVELOPMENT AND THAT THE OWNER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE OWNER HEREBY CERTIFIES THAT THE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPOSED DEVELOPMENT AND THAT THE OWNER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE \_\_\_\_\_



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REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:

**BURNS**  
ENGINEERING SERVICES, P.C.

<p><b>Cervone Realty Inc. Subdivision</b></p> <p>Subdivision Plan Cervone Realty Inc. 111 North Maulds Street Beacon, New York Tel # 6054-23-280919</p>	<p><b>Burns Engineering Services, P.C.</b></p> <p>58 Teller Avenue Beacon, New York 12508 TEL: 945-546-3310 FAX: 945-546-6613 Sburns@BurnsEngineeringServices.com</p>
<p>DATE: 09/19/16</p> <p>DRAWN BY: SKB</p>	<p>SCALE: AS NOTED</p> <p><b>SHEET</b></p> <p><b>1 OF 2</b></p>

**City of Beacon Planning Board**  
**10/12/2016**

**Title:**

**17 South Avenue**

**Subject:**

Review application for Special Use Permit, exhibit space/library, submitted by Beacon Historical Society, 17 South Avenue

**Background:**

**ATTACHMENTS:**

Description	Type
Application	Application
Site Plan	Plans

**APPLICATION FOR SPECIAL USE PERMIT**

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

**IDENTIFICATION OF APPLICANT**

*(For Official Use Only)*

Date Initials

Name: Beacon Historical Society

Application & Fee Rec'd

9-28-16

Address: 477 Main Street, beacon, NY 12508

Initial Review

10-12-16

PO BOX 89

PB Public Hearing

Sent to City Council

Signature: Robert Murphy

City Council Workshop

Date: 28 SEPT. 2016

City Council Public Hearing

Phone: 845-831-0514

City Council Approve/Disapprove

ALTERNATE: Mary Colbert VP 845 337-0695

**IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL**

Name: Christopher Berg

Phone: 845 831 1318

Address: Berg + Moss Architects

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

427 Main Street, Beacon NY 12508

Email address: chris@bergmoss.com

**IDENTIFICATION OF SUBJECT PROPERTY:**

Property Address: 17 South Avenue, Beacon

Tax Map Designation: Section 5954

Block 26 Lot(s) 728922

Land Area: 0.5 acre

Zoning District(s) L - Linkage Zone (Historic Overlay)

**DESCRIPTION OF PROPOSED DEVELOPMENT:**

Proposed Use: B- Business - exhibit space, library and shop for public access and research

Gross Non-Residential Floor Space: Existing 2,004 sf

Proposed 2,004 sf - no change

TOTAL: 2,004 sf

Dwelling Units (by type): Existing one (1)

Proposed zero (0)

TOTAL: zero (0)

**ITEMS TO ACCOMPANY THIS APPLICATION**

- a. 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.
- b. 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.
- c. Five (5) **folded** copies and One (1) digital copy 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.

**APPLICATION PROCESSING RESTRICTION LAW**  
**Affidavit of Property Owner**

Property Owner: Protestant Episcopal Church, 1047 Amsterdam Ave. NY, NY 10025

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

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

Applicant Address: Beacon Historical Society, 477 Main Street, Beacon, NY 12508

Project Address: 17 South Avenue

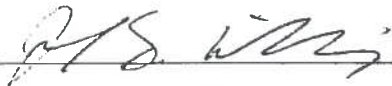
Project Tax Grid # 5954-26-728922

Type of Application Special Use Permit

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

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

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

  
 Signature of Owner

Vicar  
 Title if owner is corporation

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

**CITY OF BEACON  
SITE PLAN SPECIFICATION FORM**

Name of Application: Beacon Historical Society Special Use Permit Application

<b>PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.</b>		
	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:	X	
<b>LEGAL DATA</b>		
Name and address of the owner of record.	X	
Name and address of the applicant (if other than the owner).	X	
Name and address of person, firm or organization preparing the plan.	X	
Date, north arrow, and written and graphic scale.	X	
<b>NATURAL FEATURES</b>		
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
<b>EXISTING STRUCTURES, UTILITIES, ETC.</b>		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	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

<b>PROPOSED DEVELOPMENT</b>	<b>YES</b>	<b>NO</b>
The location, use and design of proposed buildings or structural improvements.	X	
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	X	
Any proposed division of buildings into units of separate occupancy.		X
The location, direction, power, and time of use for any proposed outdoor lighting.		X
The location and plans for any outdoor signs.	X	
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	X	
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.		X
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.		X
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.		X
Any contemplated public improvements on or adjoining the property.	X	
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.		X
Elevations of all proposed principal or accessory structures.		X
Any proposed fences or retaining walls.	X	
<b>MISCELLANEOUS</b>		
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	

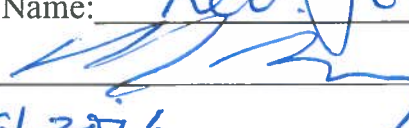
For all items marked "NO" above, please explain below why the required information has not been provided:

THE PROJECT IS AN EXISTING BUILDING AND THE APPLICANT IS FILING FOR A CHANGE OF USE.

Applicant/Sponsor Name:

Rev. John Williams / Vicar

Signature:

 App.

Date:

9/28/2016





**City of Beacon Planning Board**  
**10/12/2016**

**Title:**

**Retail Sales from a Truck or Trailer**

**Subject:**

Continue discussion of Retail Sales from a Truck or Trailer, Section 223-26.3

**Background:**

**ATTACHMENTS:**

Description	Type
Existing Local Law	Local Law

### § 223-26.3 Retail sales from a truck or trailer.

[Added 7-21-2014 by L.L. No. 10-2014]

- A. Temporary use, number of trucks and design of truck. Retail sales from a truck is a temporary use which may be permitted to exist for a maximum of only one two-consecutive-year period on a given lot. Depending upon the size and shape of the lot, as well as other site characteristics including the lot's capacity for off-site parking as determined by the Planning Board, the Board may allow up to two such trucks or trailers on a lot at any one time. The proposed truck shall be specifically designed for a retail use.
- B. Location. Retail sales from a truck may be permitted on vacant private property, but shall not be located on property already occupied with another existing use.
- C. Orientation, tables and seating, site furniture, site circulation and access.
  - (1) The retail sales truck shall be oriented so as to ensure that the customer queue does not block any public sidewalk.
  - (2) Based upon the size, shape and other characteristics of the lot, as well as the need for off-street parking and the desires of the applicant, the Planning Board shall determine the appropriate number and type of tables and seating which will be allowed on the lot in connection with a food truck. Except for approved fencing, no other site furniture (permanent or otherwise) shall be permitted in conjunction with the retail sales truck.
  - (3) Retail sales trucks and all tables and seating shall be set back a minimum of 10 feet from public sidewalks and a minimum of 15 feet from fire hydrants. Retail sales operators shall maintain site circulation and access consistent with the Americans with Disabilities Act.
- D. Display of permissions. Retail sales operators shall display a current business tax certificate on the exterior of the retail sales truck. Food truck operators shall also display a valid Dutchess County Department of Health permit on the exterior of said truck. If said permit expires, or is suspended or revoked, then all food sales shall cease until the permit is reinstated.
- E. Suitable improvement, sanitation and exterior storage. The lot on which the retail sales truck(s) is located shall be suitably improved to the satisfaction of the Planning Board, and shall be maintained in a safe, clean and litter-free manner at all times. The retail sales operator shall not discharge grease, liquids or any other items or materials onto the sidewalk, street, tree pits, sanitary sewer system, stormwater inlets or said lot, and said operator shall comply with all applicable laws and regulations. Said operator shall provide a minimum of two thirty-two-gallon litter receptacles with securable lids within 15 feet of the retail sales truck. City trash receptacles shall not be used to dispose trash or waste. All refuse shall be removed from the site and properly disposed of on a daily basis. Except for approved tables and seating, the exterior storage of equipment or materials associated with the retail sales enterprise is prohibited. The applicant shall present a plan to the Planning Board for the storage of any approved tables and seating which shall include a method by which the tables and seating cannot be used when the food truck is not in operation.
- F. Utilities, operating condition and temporary use. It is preferable that the retail sales truck be entirely self-sufficient with regard to gas, water and telecommunications. Should any utility hookups or connections to on-site utilities be required, the retail sales operator shall be required to apply for appropriate permits to ensure compliance with applicable building codes. Said truck shall be maintained in good repair at all times. The siting and operation of said truck shall be a temporary use, shall not become a fixture of the site and shall not be considered an improvement to real property.
- G. Lighting. The retail sales operator shall provide adequate lighting to ensure customer safety. Lighting shall be directed downwards and away from public streets and adjacent properties.
- H. Noise. Noise levels measured at the property line shall not violate the City's noise control regulations. No audio amplification shall be allowed on the lot. During the operation of the retail sales truck, the use of an external

generator(s) or said truck's motor vehicle engine shall be prohibited. There shall be no continuous idling of said truck's engine.

- I. Alcohol. The serving or consumption of alcohol of any kind shall be prohibited at the retail sales truck site.
- J. Hours of operation. The hours of operation of this use shall be from 6:00 a.m. until 10:00 p.m.
- K. Signage. Notwithstanding § 223-15 of this chapter, the retail sales operator shall not display more than an aggregate of 20 square feet of sign area on the lot. Said signage shall be professionally prepared or its equivalent. Notwithstanding the use of the words "building" and "structure" in the definition of "sign area" in § 223-63 of this chapter, said definition shall apply to retail sales trucks.
- L. Parking. A minimum of two off-street parking spaces shall be provided for this use. Said off-street parking shall be suitably improved and screened to the satisfaction of the Planning Board. Notwithstanding the above, the parking requirement may be modified or eliminated by said Board, in its discretion, based upon information submitted by the applicant or otherwise in the public record, demonstrating that there is sufficient public parking available within 800 feet of the site to meet the foreseeable parking needs of the proposed use and surrounding uses.
- M. Aesthetics. There shall be no display of banners, streamers or any other elements designed or intended to attract attention to the retail sales truck site other than permitted signage. In reviewing the application for site development plan approval for this use, the Planning Board may attach conditions to its approval for the purpose of mitigating visual impact.
- N. Removal of truck. If the retail sales truck is removed from the lot, all other evidence of the retail sales operation shall be removed as well.
- O. Commencement and inspection. Retail sales from a truck shall not commence until the operator has obtained a certificate of compliance from the Building Department. Each retail sales truck and lot shall be inspected by said Department at the end of 12 months from the inception of the use in order to determine whether the use remains in compliance with this section. Upon a satisfactory inspection report, the vending truck owner shall be reissued a certificate of compliance. In the event that the inspection indicates that the use is no longer in compliance, the certificate of compliance shall be revoked until the violation(s) is cured.

**City of Beacon Planning Board**  
**10/12/2016**

**Title:**

**City Council Request to Review Proposed Local Law**

**Subject:**

Review revised proposed Local Law and Comprehensive Plan amendments in relation to the Linkage Zone Petition

**Background:**

**ATTACHMENTS:**

Description	Type
Proposed Local Law - Linkage Zone	Local Law
Exhibit A - Linkage Zone	Backup Material
Exhibit B - Linkage Zone	Backup Material
Proposed Comprehensive Plan Resolution	Resolution
Comprehensive Plan EAF - Part 1	Backup Material
Comprehensive Plan EAF Attachment	Backup Material
Exhibit A - Comprehensive Plan	Backup Material

**LOCAL LAW NO. \_\_\_\_ OF 2016**

**CITY COUNCIL  
CITY OF BEACON**

**LOCAL LAW CREATING AN RD-7.5 ZONING DISTRICT AND CHANGING THE  
ZONING OF PROPERTY FROM THE LINKAGE (L) DISTRICT TO OTHER ZONING  
DISTRICTS**

**BE IT ENACTED** by the City Council of the City of Beacon as follows:

**SECTION 1. TITLE**

This local law shall be entitled, "A Local Law Creating an RD-7.5 Zoning District and Changing the Zoning of Property from the Linkage (L) District to Other Zoning Districts."

**SECTION 2. INTENT AND PURPOSE**

The City Council believes that it is reasonable and appropriate to create an RD-7.5 zoning district and to amend the City's Zoning Map with respect to certain properties in the Linkage (L) District so as to conform to the City's Comprehensive Plan and recent amendments made thereto, for the reasons stated in said amendments. This local law is determined to be an exercise of the police powers of the City to protect the public health, safety and welfare of its residents.

**SECTION 3. ZONING TEXT AMENDMENTS**

1. **Section 223-17.C, "Schedule of Regulations for Residential Districts, of the Zoning Law shall be amended by adding a new RD-7.5 Designed Residence District in accordance with the chart attached hereto as Exhibit "A."**
2. **Sections 223-2.B(8) through (16) shall be respectively renumbered to Sections (9) through (17).**
3. **A new Section 223-2.B(8) shall be added to the Zoning Law and shall read as follows:**
  - (8) RD-7.5 Designed Residence District, 7,500 square feet per dwelling unit (minimum lot size of two acres).
4. **Section 223-22.B(2) of the Zoning Law shall be amended to read as follows:**
  - (2) In any R1-10, R1-7.5, R1-5, RD-7.5, RD-6, RD-5, RD-4, RD-3, RD-1.8 or RD-1.7 District, the minimum lot area shall be 20,000 square feet, plus 1,500 square feet for each additional resident person over 10 in number.

**5. Section 223-20.1.C(1) of the Zoning Law shall be amended to read as follows:**

- (1) Adult uses shall not be located within a five-hundred-foot radius of the following zoning districts which permit residential development: R1-120, R1-80, R1-40, R1-20, R1-10, R1-7.5, R1-5, RD-7.5, RD-6, RD-5, RD-4, RD-3, RD-1.8, RD-1.7, RMF-1.5 and RMF-.8.

**SECTION 4. REZONING**

The zoning of the parcels listed below is hereby changed from the Existing Zoning District to the New Zoning District as shown in the table:

<b>Tax Parcel Number</b>	<b>Subject Property Address</b>	<b>Owner's Name and Address</b>	<b>Existing Zoning District</b>	<b>New Zoning District</b>
5954-26-728922	17 South Ave.	Protestant Episcopal Church 1047 Amsterdam Ave. New York, NY 10025	Linkage	R1-7.5
5954-26-724907	21 South Ave.	Protestant Episcopal Church 1047 Amsterdam Ave. New York, NY 10025	Linkage	R1-7.5
Portion of 5954-26-649885	Wolcott Ave.	Beacon Ridge Associates Inc. 142 Main St. Beacon, NY 12508	Linkage	RD-7.5
Portion of 5954-26-637879	Wolcott Ave.	Beacon Ridge Associates Inc. 142 Main St. Beacon, NY 12508	Linkage	RD-7.5
Portion of 5954-34-630770	Wolcott Ave.	Beacon Ridge Associates Inc. 142 Main St. Beacon, NY 12508	Linkage	RD-7.5
5954-26-651901	1113 Wolcott Ave.	Reformed Church of Beacon RD 1, Magnolia Dr. Wappingers Falls, NY 12590	Linkage	R1-40
5954-33-616834	1085 Wolcott Ave.	Mary D'Aprile & Gilda D'Aprile 1085 Wolcott Ave. Beacon, NY 12508	Linkage	R1-40

**SECTION 5. ZONING MAP**

The Zoning Map of the City of Beacon is hereby amended to show the changes specified in Section 4 above. A map showing the proposed rezonings entitled "Zoning Map Proposal" dated September 6, 2016 is attached hereto as Exhibit "B."

**SECTION 6. NUMBERING FOR CODIFICATION**

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and sub-sections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter,"

“Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

**SECTION 7. RATIFICATION, READOPTION AND CONFIRMATION**

Except as specifically modified by the amendments contained herein, the Code of the City of Beacon as adopted and amended from time to time thereafter is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

**SECTION 8. SEPARABILITY**

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity, or unconstitutionality, or inapplicability, shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their application to other persons or circumstances. It is hereby declared to be the legislative intent of the City Council of the City of Beacon that this Local Law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part thereof is held inapplicable had been specifically exempt therefrom.

**SECTION 9. EFFECTIVE DATE**

This Local Law shall take effect immediately upon filing with the Secretary of State as provided by the Municipal Home Rule Law.

Dated: \_\_\_\_\_, 2016

Attachments: Exhibits “A” and “B”  
Amendments\Linkage LL 9-8-16.dhs.doc

J:\DOCS2\100\Beacon\Code

**EXHIBIT "A": AMENDMENTS TO § 223-17.C, SCHEDULE OF  
REGULATIONS FOR RESIDENTIAL DISTRICTS, OF THE CITY OF BEACON ZONING LAW**

EXISTING COLUMN HEADING	NEW ZONING TEXT
Zoning District.....	RD-7.5 <sup>k,l</sup>
Permitted Principal Uses <sup>4</sup>	
Permitted Accessory Uses <sup>4</sup>	
Minimum Lot Size (see also § 223-12.l) Area.....	2 acres
Lot Area per Dwelling Unit (square feet).....	7,500
Width (feet).....	200
Depth (feet).....	200
Minimum Yard <sup>18</sup> Residential Uses Front (feet).....	50
Side <sup>b</sup> Minimum (feet).....	25 <sup>g</sup>
Total of 2 (feet).....	50
Rear (feet) <sup>b</sup> .....	50
Minimum Distance Between Buildings on the Same Lot.....	Twice the average height of the facing buildings
Maximum Height (see also § 223-13) Main Building Stories.....	3
Feet.....	35
Minimum Height.....	1 story and 12 feet
Maximum Building Coverage Multi-family (percent).....	15
All Other Uses (percent).....	20
Maximum Number of Dwelling Units per Building.....	12 <sup>o</sup>
Refer Also to These Pertinent Sections <sup>4</sup>	
Zoning District.....	RD-7.5

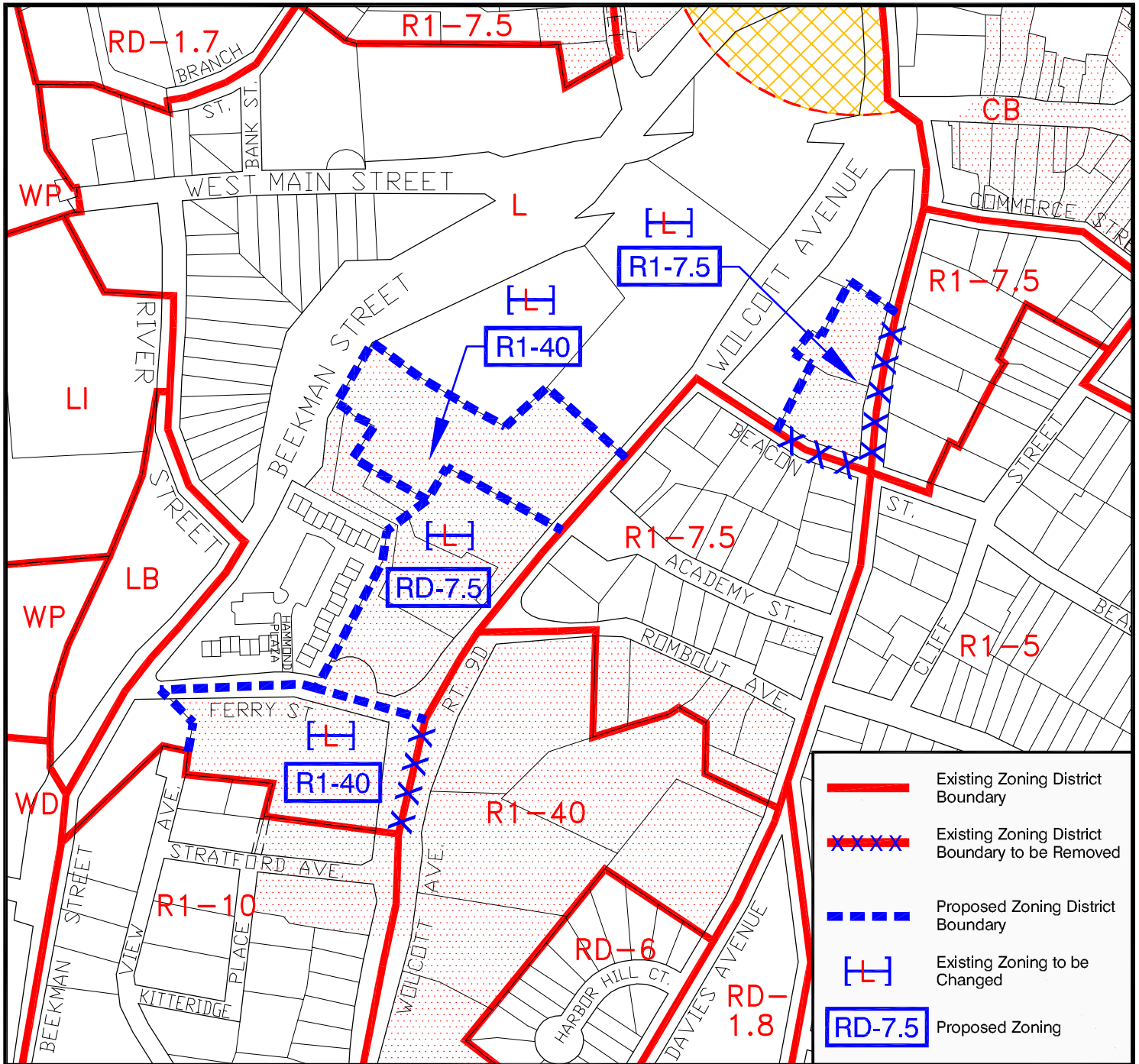
<sup>k</sup>For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required.

<sup>l</sup>In any RD District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semiattached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreational or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided or developed in the future.

<sup>o</sup>And each building shall not exceed 150 feet in length.

<sup>4</sup>No revision to schedule in this column.

<sup>18</sup>[Amended 1-19-2016 by L.L. No. 2-2016]



	Existing Zoning District Boundary
	Existing Zoning District Boundary to be Removed
	Proposed Zoning District Boundary
	Existing Zoning to be Changed
	Proposed Zoning

**RESIDENTIAL DISTRICTS**

R1-40	One Family 40,000 sq.ft./dwelling
R1-10	One Family 10,000 sq.ft./dwelling
R1-7.5	One Family 7,500 sq.ft./dwelling
R1-5	One Family 5,000 sq.ft./dwelling
RD-7.5	Designed Residence 7,500 sq.ft./dwelling
RD-6	Designed Residence 6,000 sq.ft./dwelling
RD-5	Designed Residence 5,000 sq.ft./dwelling
RD-1.8	Designed Residence 1,800 sq.ft./dwelling
RD-1.7	Designed Residence 1,700 sq.ft./dwelling

**FORM BASED DISTRICT**

L Linkage

**COMMERCIAL DISTRICTS**

LB Local Business  
CB Central Business

**INDUSTRIAL DISTRICT**

LI Light Industrial

**WATERFRONT DISTRICTS**

WP Waterfront Park  
WD Waterfront Development

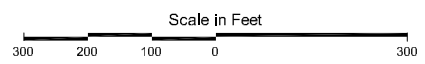
Within 400 Feet of the Rt. 9D/ Beekman Street Intersection

Historic District and Landmark Overlay Zone

**ZONING MAP PROPOSAL  
2016**



FREDERICK P. CLARK ASSOCIATES, INC.  
PLANNING, TRANSPORTATION, ENVIRONMENT AND DEVELOPMENT  
RYE, NEW YORK      FAIRFIELD, CONNECTICUT



**Exhibit  
B**  
9/6/16



**CITY COUNCIL  
CITY OF BEACON, NEW YORK**

**RESOLUTION AMENDING THE CITY OF BEACON COMPREHENSIVE  
PLAN REGARDING PARCELS IN THE LINKAGE ZONING DISTRICT**

WHEREAS, the City of Beacon Comprehensive Plan (the "Comprehensive Plan") was adopted by the Beacon City Council on December 17, 2007; and

WHEREAS, the Beacon City Council has, subsequent to the adoption of the Comprehensive Plan, been entertaining and adopting amendments to the City of Beacon Zoning Map for the purpose of implementing the Comprehensive Plan; and

WHEREAS, the City Council has been recently evaluating the Comprehensive Plan designation of a portion of three properties on Wolcott Avenue across from Rombout Avenue; and

WHEREAS, these three properties have the following tax parcel designations: portion of 5954-26-649885; portion of 5954-26-637879; and portion of 5954-34-630770 (the "Subject Properties"); and

WHEREAS, the Subject Properties were designated Medium Density Residential on the 2007 version of the Proposed Land Use Plan of the Comprehensive Plan; and

WHEREAS, in 2009 the City Council re-designated the Subject Properties as Low Density Residential for a variety of reasons; and

WHEREAS, the City Council has recently evaluated the proposal of changing the Subject Properties back to Medium Density Residential; and

WHEREAS, the City Council has specifically evaluated the density specified by the Comprehensive Plan for the Subject Properties and has determined that a higher residential density is more appropriate for reasons including the following:

1. the original intent and determination of the 2007 Comprehensive Plan that this area be developed as Medium Density Residential;
2. the purpose and intent of the Linkage District to develop this area for even higher density;
3. the proximity of the Subject Properties to the Main Street Central Business District;
4. the proximity of the Subject Properties to Hammond Plaza (which had been zoned RD-3 prior to the Linkage District); and
5. the proximity of the Subject Properties to the residential development bounded by Beekman, River and West Main Streets (which had been zoned RD-5 prior to the Linkage District); and

Resolution Amending the City of Beacon Comprehensive Plan Regarding Parcels in the Linkage Zoning District

WHEREAS, in entertaining the proposed amendment to the Comprehensive Plan the City Council has given consideration to the Subject Properties and other nearby parcels being in the Historic District and Landmark Overlay Zone, and has also given consideration to the compatibility of the proposed designation with nearby lower density zoning and development; and

WHEREAS, in accordance with Section 28-a of the New York State General City Law, the City Council referred the proposed amendment to the Comprehensive Plan to the City Planning Board for its advisory opinion; and

WHEREAS, in response to said referral the City Planning Board responded and stated \_\_\_\_\_; and

WHEREAS, as also in accordance with Section 28-a of the New York State General City Law, the City Council referred the proposed amendment to the Comprehensive Plan to the Dutchess County Department of Planning and Development (DCDPD) for its advisory opinion; and

WHEREAS, in response to said referral the DCDPD responded and stated \_\_\_\_\_; and

WHEREAS, the City Council has given due consideration to the comments of the Planning Board and the DCDPD; and

WHEREAS, on \_\_\_\_\_, 2016 the City Council held a public hearing on the proposed amendment to the Comprehensive Plan at which time all of those interested were given an opportunity to be heard; and

WHEREAS, for the purposes of the New York State Environmental Quality Review Act, the Proposed Action is defined as the proposed amendment to the Comprehensive Plan as well as proposed Zoning Map revisions.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The City Council hereby adopts and incorporates the recitations and statements set forth above as if fully set forth and resolved herein.
2. The City Council, as Lead Agency, hereby adopts the attached Negative Declaration, for the reasons stated therein, thereby finding that the Proposed Action will have no significant adverse impact upon the environment, and thereby ending the SEQRA process.
3. The City of Beacon Comprehensive Plan is hereby amended so as to change the designation of the Subject Properties from Low Density Residential to Medium Density Residential on the Proposed Land Use Plan, as shown on Exhibit "A" entitled "Comprehensive Plan Map Proposal," dated July 27, 2016 and attached hereto.

Resolution Amending the City of Beacon Comprehensive Plan Regarding Parcels in the Linkage Zoning District

Resolution Adopted: \_\_\_\_\_, 2016

\_\_\_\_\_  
Mayor Randy Casale

\_\_\_\_\_  
Date

<b>Resolution No. _____ of 2016</b>		<b>Date: _____, 2016</b>					
<input type="checkbox"/> <input type="checkbox"/> <b>Amendments</b>		<input type="checkbox"/> <b>On roll call</b>				<input type="checkbox"/> <b>2/3 Required</b>	
<input type="checkbox"/> <input type="checkbox"/> <b>Not on roll call.</b>						<input type="checkbox"/> <b>3/4 Required</b>	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		<b>Ali Muhammad</b>					
		<b>Omar Harper</b>					
		<b>Lee Kyriacou</b>					
		<b>George Mansfield</b>					
		<b>Pamela Wetherbee</b>					
		<b>Peggy Ross</b>					
		<b>Mayor Randy J. Casale</b>					
		<b>Motion Carried</b>					

Attachments: Negative Declaration<sup>1</sup> and Exhibit “A”

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\_\_\_\_\_  
<sup>1</sup> To be attached later in the process.

**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: Amendments to Comprehensive Plan, Creation of an RD-7.5 Zone, and Zoning Map Amendments with Regard to Parcels in the Linkage Zoning District		
Project Location (describe, and attach a general location map): City of Beacon		
Brief Description of Proposed Action (include purpose or need): The purpose of the Proposed Action is to amend the City's Comprehensive Plan, create an RD-7.5 Designed Residence zoning district, and amend the City's Zoning Map with respect to certain parcels within the Linkage zoning district. See attachment.		
Name of Applicant/Sponsor: City of Beacon City Council		Telephone: 845-838-5010
		E-Mail: n/a
Address: 1 Municipal Plaza, Suite 1		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Anthony J. Ruggiero, M.P.A., City Administrator		Telephone: 845-838-5009
		E-Mail: ARuggiero@CityofBeacon.org
Address: 1 Municipal Plaza, Suite 1		
City/PO: Beacon	State: NY	Zip Code: 12508
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

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

**C. Planning and Zoning**

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

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
 Linkage zoning district \_\_\_\_\_

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

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? City of Beacon School District

b. What police or other public protection forces serve the project site?  
City of Beacon Police Department

c. Which fire protection and emergency medical services serve the project site?  
City of Beacon Fire Department, Beacon Volunteer Ambulance Corps

d. What parks serve the project site?  
City of Beacon park system

**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)?  
 \_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
 \_\_\_\_\_  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? \_\_\_\_\_  
 iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_  
 • Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
 • Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
 \_\_\_\_\_

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

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

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

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

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  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: \_\_\_\_\_ gallons/day

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

If Yes:

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

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

If Yes:

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

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

If, Yes:

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

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

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

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

If Yes:

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

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

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

If Yes:

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

• Do existing sewer lines serve the project site?  Yes  No  
 • Will line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ 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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
--	---

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

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 of at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

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

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.

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

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

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

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

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
 i. If Yes: explain: \_\_\_\_\_

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

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

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%: \_\_\_\_\_ % of site  
 10-15%: \_\_\_\_\_ % 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: \_\_\_\_\_

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

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

**F. Additional Information**

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

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

**G. Verification**

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

Applicant/Sponsor Name Randy Casale, Mayor Date September 8, 2016

Signature  David H. Stolman, AICP, PP Title President, Frederick P. Clark Associates, Inc.

**PRINT FORM**

**ATTACHMENT TO PART 1 OF  
FULL ENVIRONMENTAL ASSESSMENT FORM**

**AMENDMENTS TO THE CITY’S COMPREHENSIVE PLAN, CREATION  
OF AN RD-7.5 ZONING DISTRICT, AND AMENDMENTS TO THE ZONING MAP  
WITH RESPECT TO CERTAIN PARCELS WITHIN THE LINKAGE (L) ZONING DISTRICT**

The Proposed Action involves the amendment of the City's Comprehensive Plan, creation of an RD-7.5 zoning district, and amendments to the Zoning Map with respect to certain parcels within the Linkage zoning district. The amendment to the Comprehensive Plan is with regard to portions of three properties on Wolcott Avenue. These three properties have the following tax parcel designations: portion of 5954-26-649885; portion of 5954-26-637879; and portion of 5954-34-630770 (the “Subject Properties”).

The City of Beacon Comprehensive Plan was adopted by the Beacon City Council on December 17, 2007. The Beacon City Council has, subsequent to the adoption of the Comprehensive Plan, been entertaining and adopting amendments to the City of Beacon Zoning Map for the purpose of implementing the Comprehensive Plan.

The Subject Properties were designated Medium Density Residential on the 2007 version of the Proposed Land Use Plan of the Comprehensive Plan. In 2009 the City Council re-designated the Subject Properties as Low Density Residential for a variety of reasons. The City Council has recently evaluated the proposal of changing the Subject Properties back to Medium Density Residential.

The City Council has specifically evaluated the density specified by the Comprehensive Plan for the Subject Properties and has determined that a higher residential density is more appropriate for reasons including the following:

1. the original intent and determination of the 2007 Comprehensive Plan that this area be developed as Medium Density Residential;
2. the purpose and intent of the Linkage District to develop this area for even higher density;
3. the proximity of the Subject Properties to the Main Street Central Business District;
4. the proximity of the Subject Properties to Hammond Plaza (which had been zoned RD-3 prior to the Linkage District); and
5. the proximity of the Subject Properties to the residential development bounded by Beekman, River and West Main Streets (which had been zoned RD-5 prior to the Linkage District).

The Proposed Action also involves the creation of a new RD-7.5 Designed Residence zoning district. This district would allow detached single-family development; it would also permit two-family homes and multiple dwellings subject to Special Permit Approval from the City Council and Site Plan Approval from the Planning Board.

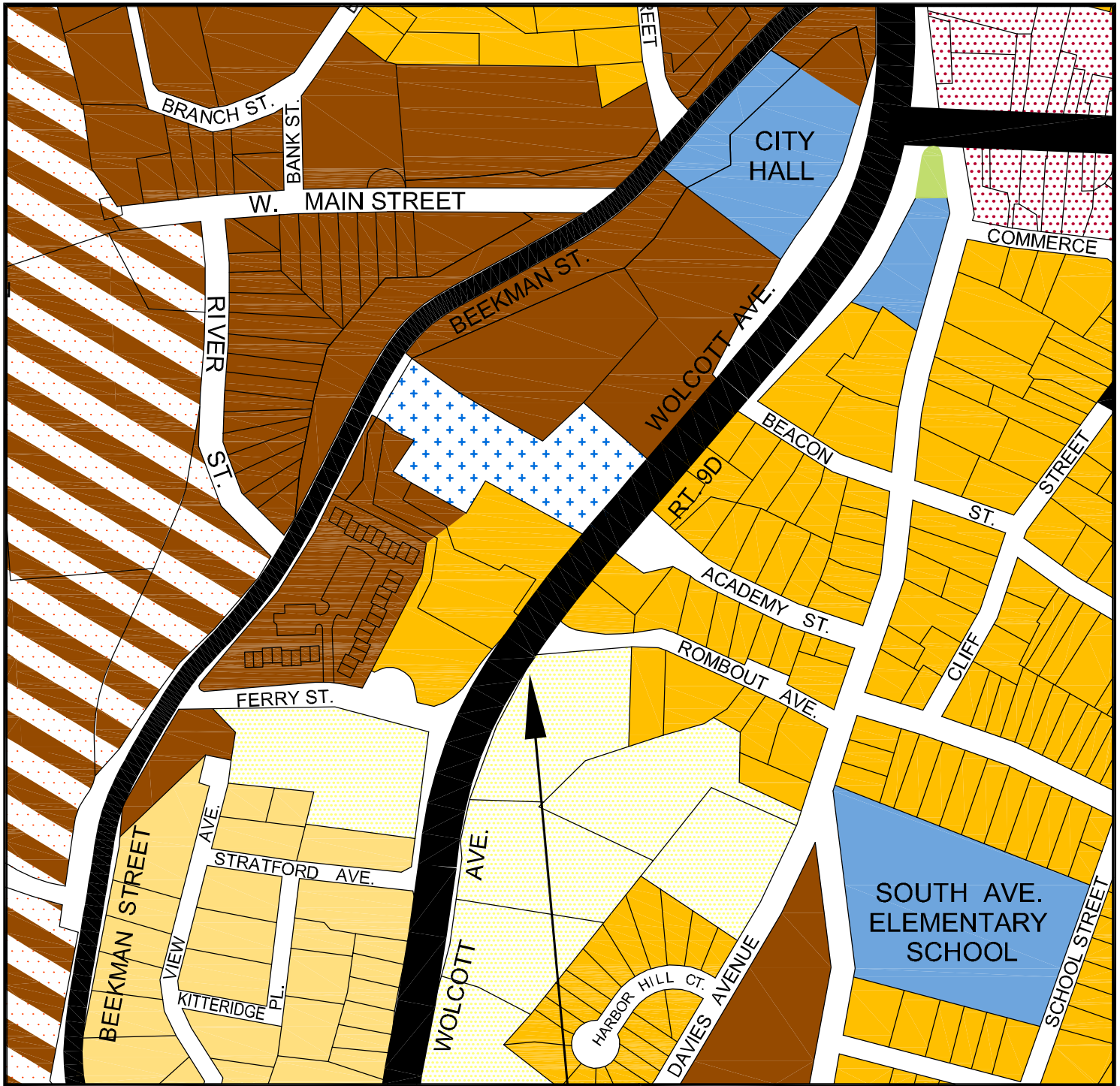
The Proposed Action further involves modifying the City Zoning Map as shown in the following table:







<b>Tax Parcel Number</b>	<b>Subject Property Address</b>	<b>Owner's Name and Address</b>	<b>Existing Zoning District</b>	<b>New Zoning District</b>
5954-26-728922	17 South Ave.	Protestant Episcopal Church 1047 Amsterdam Ave. New York, NY 10025	Linkage	R1-7.5
5954-26-724907	21 South Ave.	Protestant Episcopal Church 1047 Amsterdam Ave. New York, NY 10025	Linkage	R1-7.5
Portion of 5954-26-649885	Wolcott Ave.	Beacon Ridge Associates Inc. 142 Main St. Beacon, NY 12508	Linkage	RD-7.5
Portion of 5954-26-637879	Wolcott Ave.	Beacon Ridge Associates Inc. 142 Main St. Beacon, NY 12508	Linkage	RD-7.5
Portion of 5954-34-630770	Wolcott Ave.	Beacon Ridge Associates Inc. 142 Main St. Beacon, NY 12508	Linkage	RD-7.5
5954-26-651901	1113 Wolcott Ave.	Reformed Church of Beacon RD 1, Magnolia Dr. Wappingers Falls, NY 12590	Linkage	R1-40
5954-33-616834	1085 Wolcott Ave.	Mary D'Aprile & Gilda D'Aprile 1085 Wolcott Ave. Beacon, NY 12508	Linkage	R1-40

In each case above, the rezoning involves a change from the Linkage District to a zoning district which permits less residential density. As a general rule, more residential density leads to more adverse impact upon the environment, whereas less residential density results in less environmental impact. The Proposed Action does not involve site-specific construction or development activity. Therefore, this environmental evaluation is generic nature and any site-specific construction or development activity would be subject to further environmental analysis in accordance with the requirements of SEQRA.

The Proposed Action is an exercise of the police powers of the City to protect the health, safety and general welfare of its residents.

J:\DOCS2\100\Beacon\Code Amendments\Linkage FEAF attach RD-7.5.dhs.doc



-  LOW DENSITY RESIDENTIAL  
2 or Fewer Dwelling Units Per Acre
-  MEDIUM - LOW DENSITY RESIDENTIAL  
3 to 4 Dwelling Units Per Acre
-  MEDIUM DENSITY RESIDENTIAL  
5 to 9 Dwelling Units Per Acre
-  HIGH DENSITY RESIDENTIAL  
20 to 60 Dwelling Units Per Acre
-  TRANSIT ORIENTED DEVELOPMENT
-  RELIGIOUS / CEMETERY

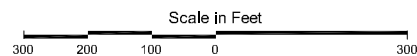
## COMPREHENSIVE PLAN MAP PROPOSAL - 2016

The proposal consists of changing the Wolcott Avenue side of "Parcel L" from Low Density to Medium Density Residential.



FREDERICK P. CLARK ASSOCIATES, INC.  
PLANNING, TRANSPORTATION, ENVIRONMENT AND DEVELOPMENT  
RYE, NEW YORK      FAIRFIELD, CONNECTICUT

**Exhibit  
A**



7/27/16

**City of Beacon Planning Board**  
**10/12/2016**

**Title:**

**City Council Request to Review Proposed Local Law**

**Subject:**

Review proposed Local Law amending the definition of basement and story, Section 223-63

**Background:**

**ATTACHMENTS:**

Description	Type
Attorney Cover Memo	Cover Memo/Letter
Draft Local Law	Local Law

## MEMORANDUM

**TO:** City Council of City of Beacon  
**FROM:** Drew Victoria Gamils  
**RE:** Amending Zoning Definitions Section 123-63  
**DATE:** September 7, 2016

---

The City of Beacon Zoning Code sets forth maximum height requirements for buildings in each zoning district. The height is measured in both feet and stories. There is currently a conflict between the Zoning Code and the State Residential Code regarding when a basement must be counted as a “story.” Zoning Code Chapter 223-63 provides that “a basement shall be counted as a ‘story’ if the ceiling is more than four feet above the level from which the height of the building is measured or if it is used for business purposes or for dwelling purposes by other than a janitor or watchman.” The State Residential Code provides that “a basement shall be counted as a ‘story’ if the distance between the grade and elevation of the floor immediately above or exceeds: A) More than six feet above grade plane; B) More than six feet above the finished ground level for more than 50% of the total building perimeter; or C) More than 12 feet above the finished ground level at any point.” For at least the past twenty (20) years, the Building Department has measured the amount of stories in a residence using the definition provided in the State Code to determine whether or not a residence meets zoning requirements.

The attached draft local law amends the Definition of Basement and Story in Chapter 223-63 of the Zoning Code to eliminate any conflict between Beacon’s local laws and State regulations. Starting in October 2016, the State will use the definitions provided in the International Residential Code (the State Residential Code will no longer be used). The amendments include the same definition for basement and story as used by the International Residential Code (“IRC”). These amendments will ensure that there is no longer a conflict between the City Code and the standard followed by the State. Further, these amendments do not conflict with other sections of the City Zoning Code. The International Residential Code will change every couple years, therefore the Building Inspector, Tim Dexter, recommends that the draft law reference the IRC to accommodate future code changes. This will allow the City Code to change with the IRC and avoid having to pass a new law every time a change occurs. This local law does not impact the Zoning Code’s regulation of the height of the building when measured in feet.

The terms referenced in the City Code are currently defined in the IRC as:

**BASEMENT**- A story that is not a story above grade plane. (See “Story above grade plane”).

**STORY**- That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

**STORY ABOVE GRADE PLANE.** Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is either of the following:

1. More than 6 feet (1829mm) above grade plane.
2. More than 12 feet (3658 mm) above the finished ground level at any point.

**LOCAL LAW NO. \_\_\_\_ OF 2016**

**CITY COUNCIL  
CITY OF BEACON  
PROPOSED LOCAL LAW AMENDING  
CHAPTER 223 OF THE CODE OF THE CITY OF BEACON**

A LOCAL LAW to amend  
Chapter 223 of the City Code  
concerning Zoning

A LOCAL LAW to amend Chapter 223 of the Code of the City of Beacon concerning Zoning.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Chapter 223, Section 63 of the Code of the City of Beacon, entitled "Definitions" is hereby amended as follows:

§ 223-63.

...

**BASEMENT**

That portion of a building wholly or partly ~~underground, which extends no more than four feet above the adjoining finished grade~~ below grade plane. The word "basement" includes the word "cellar." A basement shall be counted as a "story above grade plane" as defined in the International Residential Code.

...

**STORY**

That portion of a building included between the surface of any floor and the surface of the floor next above it or, if there is no floor above it, then the space between the floor and the top of the ceiling beams next above it. A basement shall be counted as a "story" if ~~the ceiling is more than four feet above the level from which the height of the building is measured or if it is used for business purposes or for dwelling purposes by other than a~~

~~janitor or watchman~~ it is a “story above grade plane” as defined in the International Residential Code.

DRAFT

**City of Beacon Planning Board  
10/12/2016**

**Title:**

**Zoning Board of Appeals**

**Subject:**

Review October Zoning Board of Appeals Agenda

**Background:**

**ATTACHMENTS:**

Description  
October Agenda

Type  
Backup Material

***CITY OF BEACON***  
***ONE MUNICIPAL PLAZA - SUITE 1***  
***BEACON, NEW YORK 12508***  
*Phone (845) 838-5002 Fax (845) 838-5026*

The Zoning Board of Appeals will meet on **Tuesday, October 18, 2016** in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York at 7:00 p.m.

**Regular Meeting**

1. Application submitted by Matthew Kane, 20 Mase Street, Tax Grid No. 30-6054-31-283754-00, R1-5 Zoning District, is seeking relief from Section 223.17(e) to construct a 816 sq. ft. accessory building (one-story garage) (*434 sq. ft. maximum permitted*), and 1,016 sq. ft. cumulative accessory buildings (*720 sq. ft. maximum permitted*)

**Training Session**

1. City Attorney Eric Gordan

**City of Beacon Planning Board**  
**10/12/2016**

**Title:**

**North Elm Street**

**Subject:**

New Single Family House - North Elm Street (vacant lot at end of street)

**Background:**

**ATTACHMENTS:**

Description	Type
Application	Application
Building Elevations	Plans
Floor Plans	Plans

# ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 9/23/14

Project Address: 175 NORTH ELM STREET

Project Architect/Engineer: KEVIN ARCHER, P.E. (603) 775-5673

Owner/Builder: ED & MARY ARCHER

Contact Phone No.: (845) 831-5122

Approval Requested:  Certificate of Appropriateness  New Single Family House

## Color/Materials:

Siding: "AGED PLYTEK" OR "GREY SLATE" HARDIE PLANK OR SIMILAR

Roofing: "OYSTER GREY" OR "PLYTEK GREY" ARCHITECTURAL SHINGLES

Windows: Color: DARK GREY Type: ANDERSON

Trim: DARK GREY

Garage Door: LIGHT GREY TO MATCH SIDING

Stone/Brick: "PENNSYLVANIA HERITAGE" BY STONE CRAFT  
(MEDIUM TO DARK GREY CUT STONE)

\_\_\_\_\_  
Signature of Owner

## FOR OFFICE USE ONLY:

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

Plan Denied \_\_\_\_\_  
(Date)

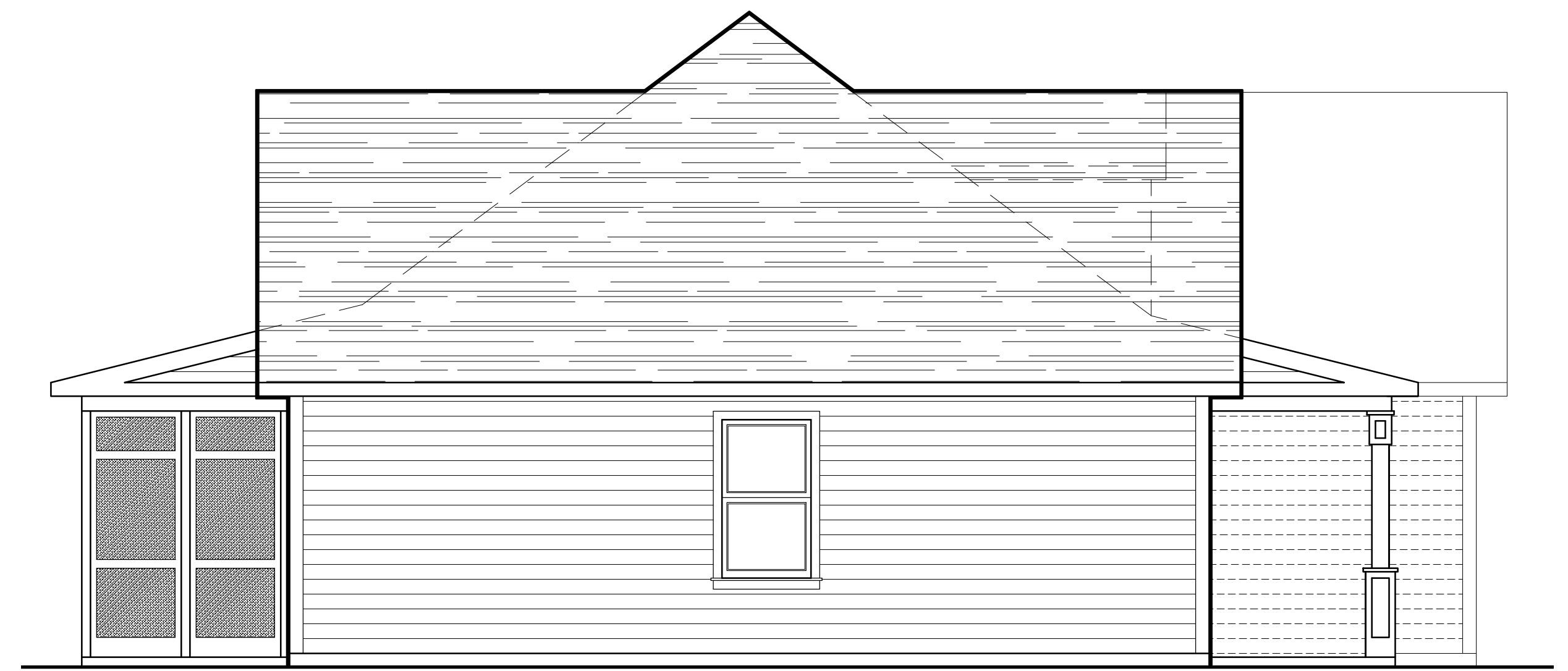
Plan Approved \_\_\_\_\_  
(Date)

Subject to the following:

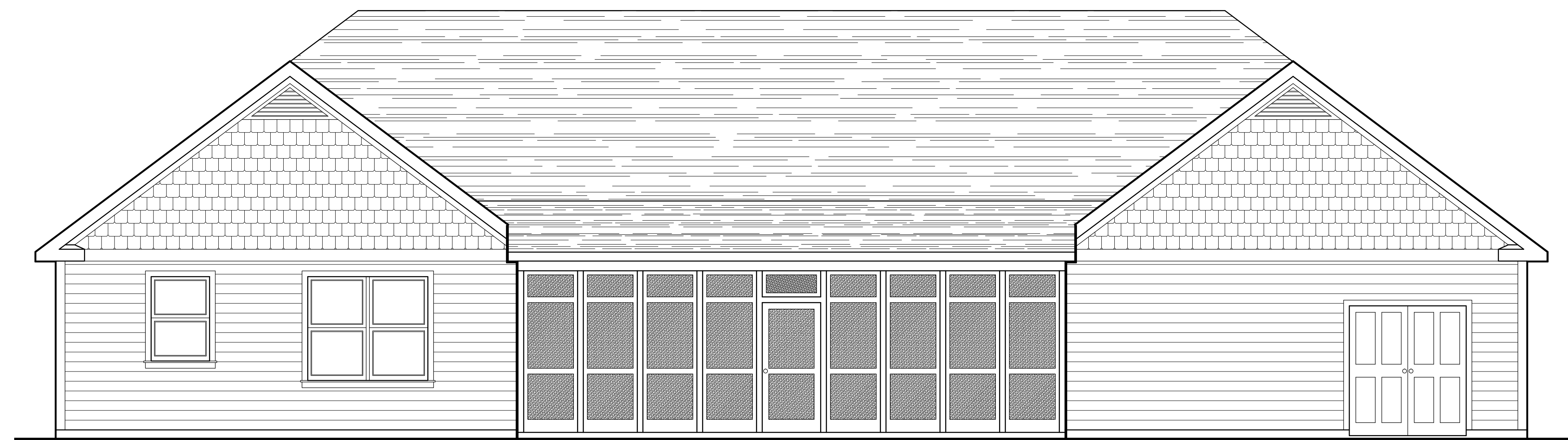
\_\_\_\_\_  
\_\_\_\_\_  
FEE: \$100.00



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



SOUTH - SIDE ELEVATION  
1/4" = 1'-0"



WEST - REAR ELEVATION  
1/4" = 1'-0"



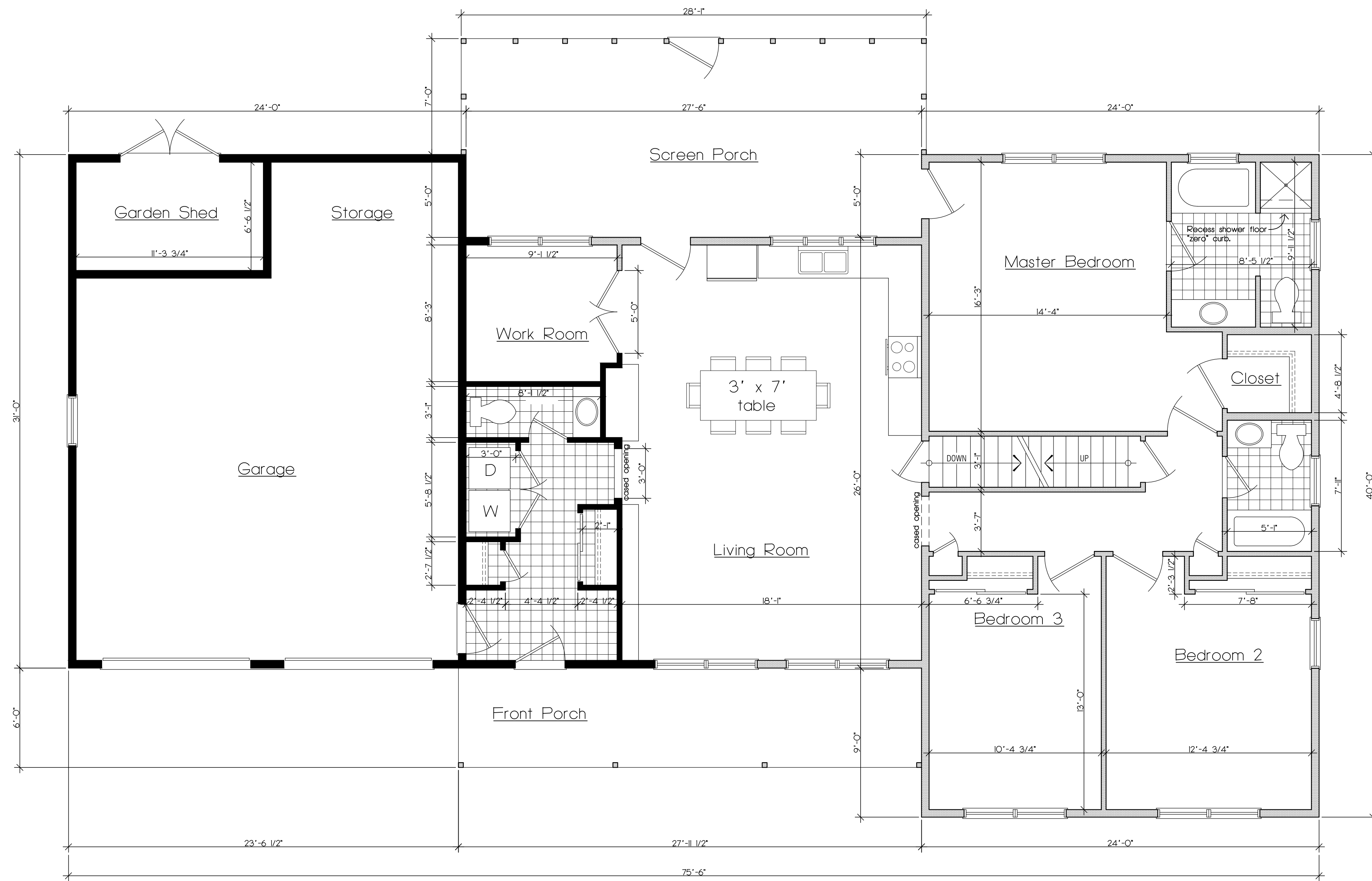
NORTH - SIDE ELEVATION  
1/4" = 1'-0"

ISSUE:	DATE:	COMMENT:

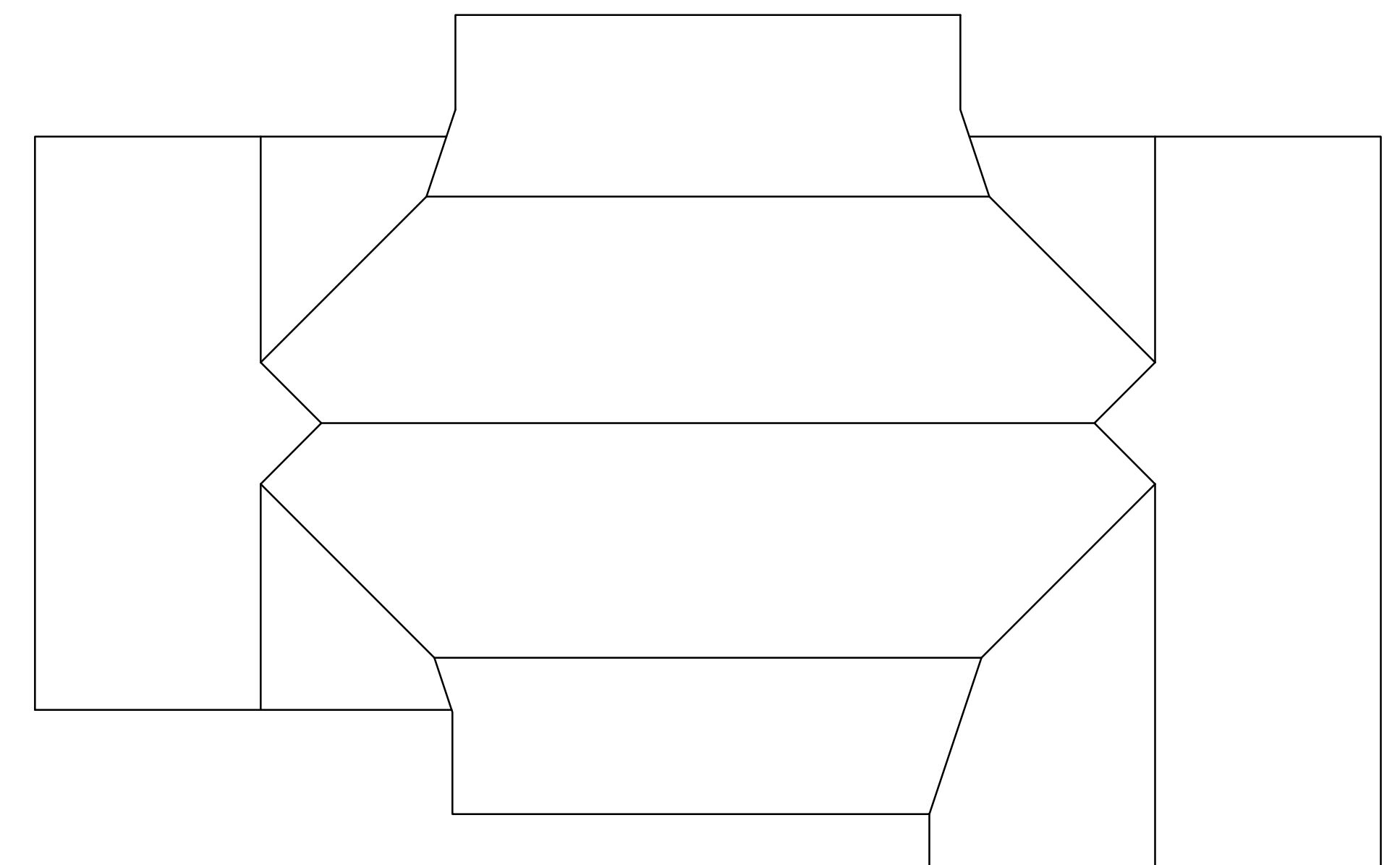
These Drawings are prepared for the specific project / location indicated and are not to be reproduced, altered or used for any other purpose without the written permission of Archer Engineering Company, P.C.

© ARCHER ENGINEERING COMPANY, P.C.

PROJECT:	Archer Residence 175 North Elm Street Beacon, NY 12508	DATE:	9/28/16
TITLE:	Elevations	SCALE:	1/4"=1'-0"
ARCHER ENGINEERING COMPANY, P.C.	246 Federal Road Suite D23 Brookfield, CT 06804 (203) 775-5673	DRAWN BY:	AEC
		PROJECT:	16-101
		DRAWING:	A-2



PROJECT NORTH  
**FLOOR PLAN**  
 1/4" = 1'-0"



PROJECT NORTH  
**ROOF PLAN**  
 1/8" = 1'-0"

PLAN KEY	ISSUE:	DATE:	COMMENT:
NEW STUD WALLS			

PROJECT:	Archer Residence 175 North Elm Street Beacon, NY 12508	DATE:	9/28/16
TITLE:	Floor Plan	SCALE:	1/4" = 1'-0"
ARCHER ENGINEERING COMPANY, P.C.	246 Federal Road Suite D23 Brookfield, CT 06804 (203) 775-5673	PROJECT:	16-101
		DRAWING:	A-1

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City of Beacon Planning Board  
10/12/2016

**Title:**

**Certificate of Appropriateness**

**Subject:**

470 Main Street - Building facade

**Background:**

**ATTACHMENTS:**

Description	Type
Application	Application
Elevations	Exhibit

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: September 28, 2016

Project Address: 470 Main Street - echo

Project Architect/Engineer: \_\_\_\_\_

Owner/Builder: KEN STRAUS

Contact Phone No.: 914-844-8708

Approval Requested:  Certificate of Appropriateness  New Single Family House

Color/Materials: Benjamin Moore

~~Siding~~: Powell Grey

~~Roofing~~: Bracken Blue

~~Windows~~: Color: Tucker Grey Type: \_\_\_\_\_

~~Trim~~: \_\_\_\_\_

~~Garage Door~~: \_\_\_\_\_

~~Stone/Brick~~: \_\_\_\_\_

Ken Straus

Signature of Owner

FOR OFFICE USE ONLY:

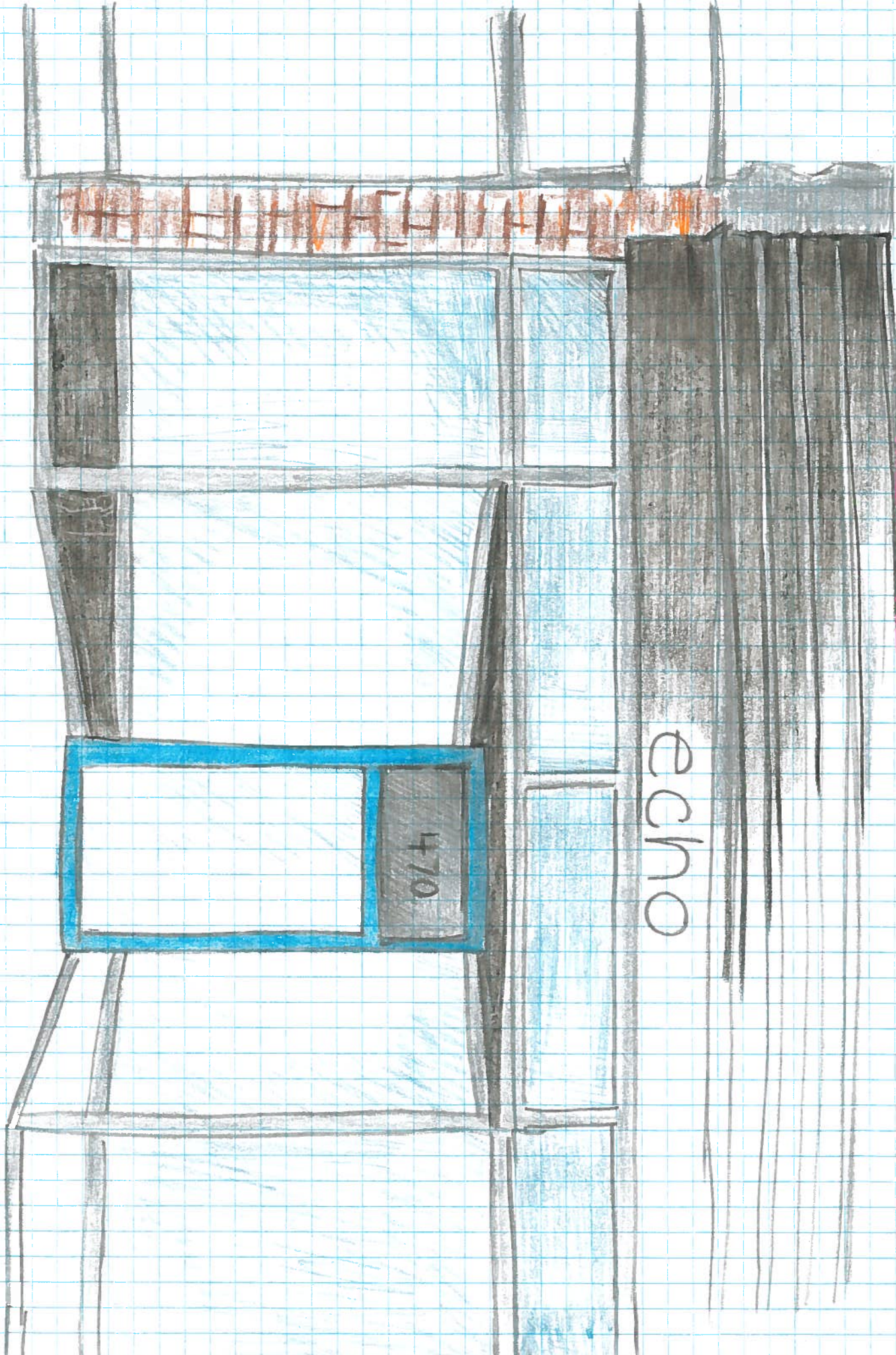
The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied \_\_\_\_\_  
(Date)

Plan Approved \_\_\_\_\_  
(Date)

Subject to the following:  
\_\_\_\_\_  
\_\_\_\_\_

FEE: \$100.00



470

echo



