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 **Tuesday, January 10, 2017** in the Municipal Center Courtroom. A work session will take place at 7:00 PM for a training workshop, discussion of agenda items and/or topics of interest to the Planning Board. The regular meeting will begin immediately thereafter, but not later than 7:30 p.m.

- **Training Session**

  Architectural
  Design

- **Regular Meeting**

  1. 332-334 Fishkill Avenue

     Continue public hearing for application for Subdivision and Site Plan Approval for two commercial lots, submitted by Cervone Realty, 332-334 Fishkill Avenue

  2. 40 North Street

     Review applications for Subdivision Approval (2 lots) and Site Plan Approval to convert an existing four-family dwelling into a two-family dwelling, submitted by Beacon Residential, LLC, 40 North Street

- **Miscellaneous Business**

  1. Zoning Board of Appeals

     Zoning Board of Appeals - Review January Agenda

  2. Meeting Date Change

     Change meeting date from Tuesday, February 14th to Wednesday, February 15th due to Lincoln's Birthday - City offices closed

- **Architectural Review**

  1. One East Main Street

     Certificate of Appropriateness - One East Main Street - Sign

  2. 192 Main Street

     Certificate of Appropriateness - 192 Main Street - Sign

City of Beacon Planning Board
1/10/2017

Title:

Training - Architectural Design

Subject:

Architectural Design

Background:

ATTACHMENTS:

Description	Type
Architectural Design in Historic City	Presentation
Architectural Design Images	Presentation

Architectural Design in an Historic City

The question: How to set architectural standards for the Main Street, Fishkill Creek, Linkage, and proposed Waterfront Development zoning districts?

Chapter 86, Architectural Design:
"Excessive similarity or dissimilarity, leading to inappropriateness or poor quality of the exterior appearance erected in residential and commercial districts in the City…"

Secretary of the Interior's Standards for Rehabilitation:
"New additions, exterior alterations, or related new construction…shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Historic Architecture (pre-WWII)	Modernist Architecture
Evolves from past precedents	Revolt against history
Compatible with local context	International style
Buildings frame street and shape space	Stand-alone objects and sculptural forms
Variety of details and decorative features	Pure forms; less is more
Architecture of its place	Architecture of its time

Four approaches to new buildings in historic settings:

1. **Replication.** Reproduces or closely imitates historic buildings or features. Colonial Williamsburg is a large-scale example, but more typically used for additions on historic buildings. Discouraged by Secretary of Interior Standards as creating "a false sense of historical development."

2. **Traditional.** Builds on the historic context, combining a creative mix of familiar materials, forms, and features to renew and extend the character of the place. The emphasis is on continuity and compatibility, not contrast, but new construction is still distinguishable by up-to-date technologies and details, most evident in windows and interiors.

3. **Abstract.** Also references the existing context, using similar materials, massing and horizontal alignments, but with deliberately simpler forms, window patterns, and less expensive or minimal detailing. The intention is to represent compatibility with surrounding historic areas, yet clearly signal a contemporary building.

4. **Modern.** Consciously rejects history, stressing instead contrast, innovation, and sometimes sculptural buildings. But now that its principles are about 100 years old, most modernist buildings represent variations on an established style, which often includes plain geometric forms and smooth undecorated surfaces with glass walls or large glass elements.

For more detailed information, see *The Future of the Past*, Steven W. Semes, 2009

Architectural Design Examples

Replication Abstract Modern

Traditional

Abstract

Traditional

Architectural Design Examples

Traditional Modern Traditional

Abstract Traditional

Modern Modern

Abstract

City of Beacon Planning Board
1/10/2017

Title:

332-334 Fishkill Avenue

Subject:

Continue public hearing for application for Subdivision and Site Plan Approval for two commercial lots, submitted by Cervone Realty, 332-334 Fishkill Avenue

Background:

ATTACHMENTS:

Description	Type
Cover Letter	Cover Memo/Letter
Subdivision Plat	Map
Site Plan Lot 1	Map
Site Plan Lot 2	Map
Engineer Review Letter	Consultant Comment
Planner Review Comment	Consultant Comment

BURNS
ENGINEERING SERVICES, P.C.

December 26, 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 amended Subdivision Plan and Site Plan applications for each of the proposed lots. I have also addressed the Comments in the memo from Lanc and Tully dated November 4, 2016 as follows:

General Comments

1. The sheets area all numbered 1 of 1.

Subdivision Plat

1. Information has been added to plat as requested by John Post the Land Surveyor. I am awaiting a Stamped Copy.

Used Auto Site Plan

1. Sight Distance has been shown on the plan.

Multi Family/ Office Site Plan

1. Approximate floor plans have been included on the site plan.
2. Building entrances have been shown on the site plan and on the building layouts.
3. Sight Distances have been shown.
4. The parking area has been removed from the front of the building and replaced as lawn.

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

In response to John Clarke Planning and Design memo dated November 4, 2016 we offer the following:

1. All the setbacks areas and acreages have been reviewed and adjusted by John Post LS. As stated above.
2. Areas have been shown on both lots where asphalt pavement is proposed to be removed and replaced with lawn areas. These areas will also provide channelization for the ingress and egress to the sites. No curbing is proposed for these lawn areas as none of the other existing parking has curbing.
3. Lawn areas have been added that will allow for sight distance at the entrance.
4. The space has been removed and the area proposed as lawn.
5. The only site lighting is the internally illuminated sign along the front property line. The sign is existing and is proposed to remain unchanged.

We have enclosed the following to support the Application:

- (5) Copies of the Plans (3 Sheets)
- (5) Copies Cover Letter
- (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.

LOCATION MAP
SCALE: 1"=1000'

AREA MAP TAKEN FROM CITY OF BEACON ZONING MAP
SCALE: 1"=800'

GENERAL NOTES:

1. OWNER/APPLICANT: CERVONE REALTY INC.
   111 NORTH WALNUT STREET
   BEACON, NEW YORK 12508
2. ZONING DISTRICT – LIGHT INDUSTRIAL– LI
3. TAX MAP PARCEL # 6054–23–280919
4. FIRE DISTRICT –BEACON
5. Required Setbacks
   Front –
   Side 20'
   Rear 25'
   Lot Depth 100'
6. Existing Setbacks

1 Story Building	2 Story Building
Front ±76'	Front ±10'
Side ±21' &±126'	Side ±9'(NO DRIVEWAY) 146' (W/ DRIVEWAY)
Rear ±15'	Rear ±48'
Lot Depth 120'	

Proposed Setbacks

LOT 1	LOT 2
Front ±76'	Front ±10'
Side ±21' & ±53'	Side ±9'(NO DRIVEWAY) 25' (W/ DRIVEWAY)
Rear ±15'	Rear ±48'
Lot Depth 120'	Lot Depth 104'

NOTES:

1. *The parcel shown hereon is generally as described in Document No. 22002/05607 recorded in the Dutchess County Clerk's Office.*
2. *Surveyed as per record descriptions, unrecorded maps and existing monumentation.*
3. *Subject to any easements, rights of way or otherwise which may affect the premises shown hereon.*
4. *Subject to the rights of the public in any portions thereof lying within the bounds of Fishkill Avenue a.k.a. N.Y.S Route 52..*

MAP REFERENCE:

"MAP OF LOT LINE RE–ALIGNMENT PREPARED FOR ANGELO CERVONE" FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON MARCH 9, 2000 AS MAP NO. 10981.

TAX MAP REFERENCE:

City of Beacon 6054–23–280919

"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.

Signed this_____ day of _____, 20 _____, by _____, Chairman

_____, Secretary

In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place.

OWNERS CERTIFICATION NOTE:

THE OWNER, Angelo Cervone, DO CERTIFY THAT THEY HAVE REVIEWED THIS SUBDIVISION PLAT, ARE FAMILIAR WITH SAME, AND DO HEREBY CONSENT TO ALL TERMS, NOTES, ILLUSTRATIONS AND CONDITIONS NOTED HEREON, AND DO HEREBY CONSENT TO THE FILING OF THIS PLAT IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

12/26/16
DATE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	PLANNING CONSULTANT COMMENTS	SKB	10/24/16
2	PLANNING CONSULTANT COMMENTS	SKB	12/24/16

BURNS ENGINEERING SERVICES, P.C.

Cervone Realty INC. Subdivision
Subdivision & Site Plan
332–334 Fishkill Avenue
City of Beacon, New York
Tax # 6054–23–280919

PRELIMINARY SUBDIVISION PLAT

Burns Engineering Services, P.C.
58 Teller Avenue TEL:845-546-3310
Beacon, New York 12508 FAX:845-546-6613
SBurns@BurnsEngineeringServices.com

DATE: 09/19/16
SCALE: AS NOTED
DRAWN BY: SKB
SHEET 1 OF 1

LOCATION MAP
SCALE: 1"=1000'

AREA MAP TAKEN FROM CITY OF BEACON ZONING MAP
SCALE: 1"=800'

BUILDING LAYOUT
SCALE 1"=10'

GENERAL NOTES:

1. OWNER/APPLICANT: CERVONE REALTY INC.
   111 NORTH WALNUT STREET
   BEACON, NEW YORK 12508
2. ZONING DISTRICT – LIGHT INDUSTRIAL– LI
3. TAX MAP PARCEL # 6054–23–280919
4. FIRE DISTRICT –BEACON
5. Required Setbacks
   Front –
   Side 20'
   Rear 25'
   Lot Depth 100'
6. Proposed Setbacks
   Front ±76'
   Side ±21' & ±53'
   Rear ±15'

   Lot Depth 120'
7. Proposed Parking

   Retail or service business, including auction gallery [Amended 2–18–1992; 6–21–1999 by L.L. No. 14–1999]
   1 space for each 200 square feet of gross floor area, excluding utility areas

   ±1196 Sq.Ft. Retail Auto Sales Building (7 Spaces Required)

   11 Spaces Proposed

"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.

Signed this _____ day of _____, 20 ____, by _____, Chairman

_____, Secretary

In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place.

OWNERS CERTIFICATION NOTE:

THE OWNER, Angelo Cervone, DO CERTIFY THAT THEY HAVE REVIEWED THIS SUBDIVISION PLAT, ARE FAMILIAR WITH SAME, AND DO HEREBY CONSENT TO ALL TERMS, NOTES, ILLUSTRATIONS AND CONDITIONS NOTED HEREON, AND DO HEREBY CONSENT TO THE FILING OF THIS PLAT IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

12/26/16
DATE

GRAPHIC SCALE

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(IN FEET)
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REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	PLANNING CONSULTANT COMMENTS	SKB	10/24/16
2	PLANNING CONSULTANT COMMENTS	SKB	12/24/16

BURNS ENGINEERING SERVICES, P.C.

Cervone Realty INC. Subdivision
Subdivision & Site Plan
332-334 Fishkill Avenue
City of Beacon, New York
Tax # 6054-23-280919

Burns Engineering Services, P.C.
58 Teller Avenue TEL:845-546-3310
Beacon, New York 12508 FAX:845-546-6613
SBurns@BurnsEngineeringServices.com

SITE PLAN
USED AUTO SALES
332 Fishkill Avenue

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

SHEET 1 OF 1

LOCATION MAP
SCALE: 1"=1000'

AREA MAP TAKEN FROM CITY OF BEACON ZONING MAP
SCALE: 1"=800'

BASEMENT LAYOUT
SCALE 1"=10'

GROUND FLOOR LAYOUT
SCALE 1"=10'

SECOND LEVEL LAYOUT
SCALE 1"=10'

THIRD LEVEL LAYOUT
SCALE 1"=10'

GENERAL NOTES:

1. OWNER/APPLICANT: CERVONE REALTY INC.
   111 NORTH WALNUT STREET
   BEACON, NEW YORK 12508
2. ZONING DISTRICT – LIGHT INDUSTRIAL– LI
3. TAX MAP PARCEL # 6054–23–280919
4. FIRE DISTRICT –BEACON
5. Required Setbacks
   Front –
   Side 20'(with driveway in sideyard)
   Rear 25'
   Lot Depth 100'
6. Proposed Setbacks

   Front ±10'
   Side ±9'(NO DRIVEWAY) 25' (W/ DRIVEWAY)
   Rear ±48'

   Lot Depth 104'

7. Proposed Parking

Minimum Off–Street Parking Required

Multifamily dwelling and/or apartment or artist live/work space [Amended 8–6–2001 by L.L. No. 12–2001]
1 space for each dwelling unit, plus 1/4 space for each bedroom, plus 1/2 space for each live/work space containing retail area

(3) One Bedroom Units requires 4 Spaces

Office for business or pro–fessional use (other than accessory to residential use)
[Amended 6–21–1999 by L.L. No. 14–1999]
1 space for each 200 square feet of gross floor area, excluding utility areas

±420 Sq.Ft. Office Space requires 3 Spaces

7 Spaces Required = 7 Spaces Proposed

OWNERS CERTIFICATION NOTE:

THE OWNER, Angelo Cervone DO CERTIFY THAT THEY HAVE REVIEWED THIS SUBDIVISION PLAT, ARE FAMILIAR WITH SAME, AND DO HEREBY CONSENT TO ALL TERMS, NOTES, ILLUSTRATIONS AND CONDITIONS NOTED HEREON, AND DO HEREBY CONSENT TO THE FILING OF THIS PLAT IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

12/26/16
DATE

GRAPHIC SCALE

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(IN FEET)
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Signed this _____ day of _____, 20 ____, by _____, Chairman

_____, Secretary

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REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	PLANNING CONSULTANT COMMENTS	SKB	10/24/16
2	PLANNING CONSULTANT COMMENTS	SKB	12/24/16

BURNS ENGINEERING SERVICES, P.C.

Cervone Realty INC. Subdivision
Subdivision & Site Plan
332–334 Fishkill Avenue
City of Beacon, New York
Tax # 6054–23–280919

Burns Engineering Services, P.C.
58 Teller Avenue TEL:845-546-3310
Beacon, New York 12508 FAX:845-546-6613
SBurns@BurnsEngineeringServices.com

SITE PLAN
Multi Family / Office
334 Fishkill Avenue

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

SHEET 1 OF 1

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John D. Russo, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

January 5, 2017

Mr. Jay Sheers
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: Cervone Realty, Inc. – Subdivision & Site Plans
332 – 334 Fishkill Avenue
City of Beacon
Tax Map No. 6054-23-280919

Dear Mr. Sheers:

We have reviewed the following plans as related to Cervone Realty, Inc., as located at 332-334 Fishkill Avenue:

- Plan entitled "Preliminary Subdivision Plat – Cervone Realty Inc. Subdivision", with the latest revision date of December 24, 2016, as prepared by Burns Engineering Services, P.C.
- Plan entitled "Site Plan – Used Auto Sales 332 Fishkill Avenue – Cervone Realty Inc. Subdivision", with the latest revision date of December 24, 2016, as prepared by Burns Engineering Services, P.C.
- Plan entitled "Site Plan – Multi Family/Office 334 Fishkill Avenue – Cervone Realty Inc. Subdivision", with the latest revision date of December 24, 2016, as prepared by Burns Engineering Services, P.C.

Based upon our review of the above referenced submitted plans, we offer the following comments:

General Comments:

1. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and buildings, and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system,

(845) 294-3700 • P.O. Box 687, Route 207, Goshen, N.Y. 10924 • FAX (845) 294-8609
www.lanctully.com

and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report. A note should also be added to the plans granting the City of Beacon Building Department access to verify where the existing roof leaders and sump pump(s), if present, drain to.

Subdivision Plat:

1. The title should be revised to remove the word "preliminary" from the title block.

2. As previously requested, a signed and sealed certified survey of the parcel should be provided. Along with survey showing the primary structures on site, all accessory structures, if present, should be shown on the survey also.

3. The subdivision plat shall also be signed by a land surveyor licensed in the State of New York.

4. Note No. 2 under the survey notes should be adjusted to reflect the actual property survey that is/was being completed for the project.

5. The shed located to the east of the 2-story building on Lot 2 appears to be partially located on the property line, or possibly encroaching onto the neighboring parcel. This should be further clarified on the plan, as the shed may need to be relocated to ensure that it is not encroaching on the neighboring parcel.

Used Auto – Site Plan:

1. The location of the refuse disposal for the parcel should be shown on the plan in accordance with Section 223-14, Paragraph "C" of the City Zoning Code. Construction details for the refuse area, along with the proposed screening, should be provided on the plan.

2. The plan should show the location of snow storage areas.

Multi-family/Office – Site Plan:

1. The location of the refuse disposal for the parcel should be shown on the plan in accordance with Section 223-14, Paragraph "C" of the City Zoning Code. Construction details for the refuse area, along with the proposed screening, should be provided on the plan.

2. The plan should show the location of snow storage areas.

3. The shed located to the east of the 2-story building on Lot 2 appears to be partially located on the property line, or possibly encroaching onto the neighboring parcel. This should be further clarified on the plan, as the shed may need to be relocated to ensure that it is not encroaching on the neighboring parcel.

4. The hatched area along the west side of proposed Lot 2, in which the pavement is to be removed and grass planted, should be fully extended to the south to the end of the existing pavement. We would also recommend that the width of this proposed grass area be provided on the plan.

5. We would recommend that the paved area in the south-east corner of proposed Lot 2, located outside of the proposed parking stalls, be removed and grass planted.

6. The alignment of the parking stalls located on the easterly side of the parcel behind the building should be adjusted to be perpendicular with the side lot line, to provide some separation distance between the end of the parking stall and the side lot line. The plan should also demonstrate that a vehicle backing out of the most easterly stall along the back of the property has sufficient room to maneuver out of the stall without impacting other parked vehicles in the neighboring stalls, specifically the 2 stalls along the easterly lot line.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: John Clarke, Planner
Nick Ward-Willis, Esq.
Tim Dexter, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
25 Beech Street, Rhinebeck NY 12572 845.797.4152

To: Jay Sheers, Chair, and the City of Beacon Planning Board
Date: January 5, 2017
Re: **Cervone Realty Subdivision and Site Plans, 332-334 Fishkill Avenue**

I have reviewed the December 24, 2016 Preliminary Subdivision Plat, two Site Plan sheets, and a letter from Burns Engineering Services, dated December 26, 2016.

Proposal
The applicant is proposing to subdivide an existing parcel # 6054-23-280919 with two buildings into two separate lots, each with its own distinct use. The parcel is located on in the LI zoning district.

Comments and Recommendations

1. For subdivision approval, a certified survey with verified setbacks and boundaries has still not been provided.

2. For the Lot 1 Site Plan, the applicant and Planning Board should consider low shrubs and other landscaping under 30 inches in height in the proposed planter areas, not just grass. This is consistent with Section 223-26 C(3), which calls for "appropriate trees, shrubs and other plant materials and ground cover."

3. If a landscaped strip is not provided along the front auto display area in Lot 1, there should be curb stops or at least a striped property line to prevent gradual encroachment of parked cars into the public right-of-way.

4. For the Lot 2 Site Plan, the proposed planter area in front of the building should be landscaped with more than grass to help buffer the residential use from the street. This would be a good location for shrubs and a street tree. The areas outside the defined driveway and parking spaces should show existing vegetation or proposed landscaping, including the planters along the building and the strip along the fence.

5. Both site plans need to specify proposed plant types and locations, as well as provisions for garbage disposal.

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

John Clarke, Beacon Planning Consultant

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

City of Beacon Planning Board
1/10/2017

Title:

40 North Street

Subject:

Review applications for Subdivision Approval (2 lots) and Site Plan Approval to convert an existing four-family dwelling into a two-family dwelling, submitted by Beacon Residential, LLC, 40 North Street

Background:

ATTACHMENTS:

Description	Type
Cover Letter	Cover Memo/Letter
Site Plan Application	Application
Subdivision Application	Application
EAF	EAF
Site Plan / Subdivision	Plans
Survey	Map
Engineer Review Letter	Consultant Comment
Planner Review Letter	Consultant Comment

BURNS

ENGINEERING SERVICES, P.C.

RECEIVED
DEC 27 2016

December 26, 2016
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re Beacon residential LLC Subdivision
40 North Street
Tax Map # 6054-29-086785

Dear Chairman and Members of the Board:

On behalf of the Beacon Residential I respectfully submit a Subdivision Application and Special Use Permit Application for 40 North Street in Beacon. The existing Parcel is 20,000 Sq. Ft. (100x200) and has an existing 4 family dwelling on it. It is located in the R1-5 Zoning District in the Historic and Landmark Overlay Zone.

The 4 family dwelling is proposed to be converted to a 2 family dwelling and become Lot 1 with a lot area of 10,000 Sq.Ft.. A 2 family dwelling is allowed use in the Overlay Zone with site plan approval. This parcel shall have 100' of frontage along North Street. The rear of the parcel is proposed to become Lots 2 and 3 each composed of 5,000 Sq.Ft. (50'X100") with 50' or frontage along South Street.

We have enclosed the following :

- (5) Copies of the Subdivision Plan(1 Sheet)
- (5) Copies Cover Letter
- (5) Copies Long EAF
- (5) Copies Subdivision Application
- (5) Copies Site Plan Application
- (1) Subdivision Application Fee ($750+(3X100)=$1,050) Check # 1701
- (1) Site Plan Application Fee ($500+(2X250)=$1000) Check#1702
- (1) Escrow ($2500) Check #1073
- (5) Copies Lot Survey

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

- (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.

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Beacon Residential LLC. C/O Tim Owen

Address: 50 Red Schoolhouse Road
Fishkill, New York 12526

Signature: [signature]

Date: December 19, 2016

Phone: 845-224-8312

(For Official Use Only)	Date	Initials
Application & Fee Rec'd	12-22-16	EB
Initial Review	1-10-17	
PB Public Hearing		
~~Sent to City Council~~		
City Council Workshop		
City Council Public Hearing		
City Council Approve/Disapprove		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Stephen Burns

Address: 58 Teller Avenue
Beacon, NY 12508

Phone: 845-546-3310

Fax: 845-440-7343

Email address: SBurns@BurnsEngineeringServices.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 40 North Street

Tax Map Designation: Section 6054 Block 29 Lot(s) 086785

Land Area: 0.459

Zoning District(s) R 1-5

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: (2) New Lots . Single Family ; (1) Two Family Existing

Gross Non-Residential Floor Space: Existing 0 Proposed 0

TOTAL: 0

Dwelling Units (by type): Existing 4 Apartments Existing Proposed (1) Two Family (2) Single Family

TOTAL: 4 Dwelling Units

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.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

_____ _____
Chairman, City Planning Board **Date**

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Beacon Residential LLC

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

Tim Owen

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

Applicant Address: 50 Red Schoolhouse Road; Fishkill, New York

Project Address: 40 North Street

Project Tax Grid # 654-29-086785

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.

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

Signature of Owner

President

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: Special Use Permit For Beacon Residential LLC; 40 North Street

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

PROPOSED DEVELOPMENT	YES	NO
The location, use and design of proposed buildings or structural improvements.	X	
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	X	
Any proposed division of buildings into units of separate occupancy.	X	
The location, direction, power, and time of use for any proposed outdoor lighting.	X	
The location and plans for any outdoor signs.	X	
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	X	
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	NONE	
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.	NONE	
Any contemplated public improvements on or adjoining the property.	NONE	
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.	NONE	
Any proposed fences or retaining walls.	NONE	
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	X	
Erosion and sedimentation control measures.	X	
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	X	
An indication of proposed hours of operation.	NA	
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	NA	

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

Applicant/Sponsor ~~Name~~: TIMOTHY OWEN

Signature:

Date: 12-20-16

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Beacon Residential LLC; C/O Tim Owen

Address: 50 Red Schoolhouse Road
Fishkill, New York 12564

Signature: _____

Date: December 16, 2016

Phone: 845-224-8312

(For Official Use Only)

	Date	Initials
Preliminary Application Rec'd		
Application Fee:		
Public Hearing		
Preliminary Plat Approved:		
Final Plat Approved:		
Recreation Fee:		
Performance Bond:		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Stephen Burns, PE

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:

_____

Street which property abuts: 100' Frontage along North Street and 100' Frontage along South Street

Current Tax Map Designation: Section 6054 Block 29 Lot(s) 086785

Property (does) (does not) connect directly into a (State) (County) highway.

Land in subdivision (is) (is not) within 500 feet of a Municipal boundary.

Total area of property is 0.459 AC.

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.

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Beacon Residentail LLC

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

Tim Owen

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

Applicant Address: 50 Red Schoolhouse Road; Fishkill, NY 12546

Project Address: 40 North Street

Project Tax Grid # 6054-29-086785

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.

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

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

_____

Signature of Owner

_____

Title if owner is corporation

Office Use Only:	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
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: Subdivision For Beacon Residential, LLC

PRELIMINARY SUBDIVISION PLAT	**YES**	**NO**
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.	X	
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.	X	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	

PRELIMINARY CONSTRUCTION PLANS	YES	NO
The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:	X	
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	

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: Subdivision for Beacon Residential, LLC

FINAL SUBDIVISION PLAT	**YES**	**NO**
The final subdivision plat shall be drawn clearly and legibly on transparent tracing cloth with black waterproof ink, at a scale no smaller than one inch equals 100 feet but preferably at a scale of one inch equals 50 feet. The sheet size shall not exceed 36 inches by 48 inches. If the size of proposed subdivision required a drawing larger than this, two or more sheets may be submitted, with match lines clearly indicated, and an index map shall be prepared on the same size sheet.	x	
The final plat shall contain the following information:	x	
Proposed subdivision name or identifying title, name, and address of owner of record and of subdivider (if other than owner), certification and seal of the registered engineer or licensed land surveyor who prepared the plat, names of the owners of record of adjoining properties and of properties directly across the street or private road, graphic scale, approximate true North point, and date.	x	
The location and dimensions of all boundary lines of the proposed subdivision, and all existing and proposed streets, private roads, lot lines, easements and rights-of-way, with sufficient data to readily determine the location, bearing and length of all such lines and to reproduce such lines upon the ground.	x	
The names of all existing and proposed streets and private roads.	x	
The locations of all water bodies and watercourses.	x	
The location of all existing buildings, including identification of all buildings to be removed as a condition of plat approval.	x	
The total acreage included in the entire subdivision, and the identification number and acreage of all lots and land reservations within the proposed subdivision.	x	
Location of all existing and proposed monuments.	x	
A site location map, at a scale of one inch equals 400 feet, showing the location of the subject property with respect to neighboring properties, streets and private roads.	x	
Notations explaining any drainage, sight slope, street widening, park area or other reservations or easements, including any self-imposed restrictions or covenants.	x	
Endorsement of approval by the Dutchess County Health Department.	x	
Plan for the provisional delivery of mail, as approved by the local postmaster.	x	
Endorsement of the owner as follows: "Approved for filing: _____ _____" Owner Date	x	

FINAL SUBDIVISION PLAT *(continued)*	**YES**	**NO**
Form for endorsement by Planning Board Chairman as follows: "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. Signed this _____ day of _____, 20_____, by _____, Chairman _____, Secretary In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place.	x	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	x	
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.	x	

FINAL CONSTRUCTION PLANS	**YES**	**NO**
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:	x	
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.	x	
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.	x	
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.	x	
Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision.	x	

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.	x	
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 _____.	x	
A notation of approval, on all sheets as follows "Approved by: _____ _____ Owner Date and _____ _____ Planning Board Chairman Date"	x	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	x	

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

_____

_____

_____

_____

_____

_____

Applicant/Sponsor Name:_____

Signature:_____

Date: _____

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 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Subdivision for BEacon Residential		
Project Location (describe, and attach a general location map): 40 North Street; Beacon, NY 12508		
Brief Description of Proposed Action (include purpose or need): 3 Lot Subdision. 2 New Single Family Lots, 1 Existing 4 Family		
Name of Applicant/Sponsor: Beacon Residentiial, C/O Tim Owen.	Telephone: 845-224-8312 E-Mail: timowen@0-tonline.net	
Address: 50 Red Schoolhouse Road		
City/PO: Fishkill	State: NY	Zip Code: 12524
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Special Permit- City Council	December 2016
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Subdivuision- Planning Board	December 2016
c. City Council, Town or Village Zoning Board of Appeals ☐Yes ☐No		
d. Other local agencies ☐Yes ☐No		
e. County agencies ☐Yes ☐No		
f. Regional agencies ☐Yes ☐No		
g. State agencies ☐Yes ☐No		
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

Historic District and Landmark Overlay Zone

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?

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

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

C.4. Existing community services.

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

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

c. Which fire protection and emergency medical services serve the project site?
BVAC, Beacon Fire Department

d. What parks serve the project site?
Many Local Parks serve this site including, Memorial Park, Hammond Field, Fishkill Creek Parks etc.

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? 0.459 acres
b. Total acreage to be physically disturbed? 0.25 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.459 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)
Residentail
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 2 New
iv. Minimum and maximum proposed lot sizes? Minimum 5000 SQFT Maximum 10,000SQFT

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

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	2			
At completion of all phases	2			

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

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No
If Yes:
i .What is the purpose of the excavation or dredging? _____
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: 1,100 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: City Of Beacon
- 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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

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

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

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

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

_____

_____

_____

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

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

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

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

If Yes:

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

_____

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

_____

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

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

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Entry Lighting for dwellins

_____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.01	0.1	.09
• 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: residential lawn	0.449	0.359	.09

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): B00130 , C314118

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

C314118 - Churchill Mills, 1 East Main Street, Class N

B00130 - Brunetto Cheese, 33 North Cedar Street, Class C

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: 100 % of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: _____% of site
☑ 10-15%: 100 % of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐Yes ☑No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: Howland Library

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

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Tim Owen Date 12-26-16

Signature _____ Title President

PRINT FORM

EAF Mapper Summary Report

Monday, December 19, 2016 1:12 PM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00130 , C314118
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Howland Library
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

LOCATION MAP
SCALE: 1"=1000'

AREA MAP TAKEN FROM CITY OF BEACON ZONING MAP
SCALE: 1"=800'

GENERAL NOTES:

1. OWNER/APPLICANT: BEACON RESIDENTIAL, LLC. (C/O TIM OWEN)
   50 RED SCHOOLHOUSE ROAD
   FISHKILL, NEW YORK 12524
2. ZONING DISTRICT – R 1–5; 1 FAMILY (5,000 SQ.FT./DWELLING)
   **Historic District and Landmark Overlay Zone
3. TAX MAP PARCEL # 6054–29–086785
4. FIRE DISTRICT –BEACON
5. Required Setbacks
   Front= 30
   Side= 10'
   Total of Two Sides= 20'
   Rear= 30'
   Lot Width= 50'
   Lot Depth= 100'

6. Existing Setbacks
   3 Story Building (4 Family Dwelling)
   Front ±21.5'
   Side ±4' &±56'
   Rear ±138'

   Lot Depth 200'

Proposed Setbacks

LOT 1 (Area=10,000 Sq.Ft.)
2 Family Dwelling (Existing Building)
Front ±22'
Side ±4' & ±56'
Rear ±38'
Lot Width 100'
Lot Depth 100'

LOT 2 (Area=5,000 Sq.Ft.)
Single Family Dwelling
Front 30'
Side 10' & 10'
Rear 30'
Lot Width 50'
Lot Depth 100'

LOT 3 (Area=5,000 Sq.Ft.)
Single Family Dwelling

Front 30'
Side 10' & 10'
Rear 30'
Lot Width 50'
Lot Depth 100'

"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.

Signed this_____ day of _____, 20 _____, by
_____, Chairman

_____, Secretary

In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place.

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" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	xxx	SKB	XX/XX/XX

BURNS ENGINEERING SERVICES, P.C.

Beacon Residential LLC, Subdivision
3 Lot Subdivision
40 North Street
City of Beacon, New York
Tax # 6054-29-086785

PRELIMINARY SUBDIVISION PLAT

Burns Engineering Services, P.C.
58 Teller Avenue
Beacon, New York 12508
TEL:845-546-3310
FAX:845-546-6613
SBurns@BurnsEngineeringServices.com

DATE: 12/19/16
SCALE: AS NOTED
DRAWN BY: SKB

SHEET 1 OF 1

LEGEND

- PROPERTY BOUNDS
- OH — OVERHEAD WIRES
- STOCKADE FENCE
- CHAINLINK FENCE
- WIRE FENCE
- UTILITY POLE
- CATCH BASIN
- GUY
- NO EVIDENCE FOUND
- ROAD SIGN
- Ⓒ SEWER CLEANOUT
- Ⓦ WATER VALVE
- Ⓢ SEWER MANHOLE

DECKER SURVEYING

JOHN H DECKER LS
292 FRALEIGH LANE
RED HOOK NY 12571
Phone No. (845) 758-4442
deckersurveying@frontiernet.net

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UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND THE GOVERNMENTAL AGENCY LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYED AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE DECEMBER 8, 2016.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE REPORT AND IS SUBJECT TO WHATEVER STATE OF FACTS SUCH A REPORT MAY REVEAL.

JOHN H. DECKER LS #050572

BOUNDARY & TOPOGRAPHICAL SURVEY MAP

LANDS OF OWEN

CITY OF BEACON — **DUTCHESS COUNTY, NEW YORK**

DECEMBER 12, 2016 — **1" = 20'**

C:\Decker_survey\Land Projects 2005\BOLLE'\dwg\10-083.dwg 12/22/2010 10:28:54 AM EST

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John D. Russo, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

January 5, 2017

Mr. Jay Sheers
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: Beacon Residential LLC, Subdivision
40 North Street
City of Beacon
Tax Map No. 6054-29-086785

Dear Mr. Sheers:

We have reviewed the following plans as related to Beacon Residential LLC Subdivision, as located at 40 North Street:

- Plan entitled "Boundary & Topographical Survey Map – Lands of Owen", dated December 12, 2016, as prepared by John Decker, LS.
- Plan entitled "Preliminary Subdivision Plat – Beacon Residential LLC", dated December 19, 2016, as prepared by Burns Engineering Services, P.C.

Based upon our review of the above referenced submitted plans, we offer the following comments:

General Comments:

1. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and building, and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report. A note should also be added to the plans granting the City of Beacon Building Department access to verify where the existing roof leaders and sump pump(s), if present, drain to.

(845) 294-3700 • P.O. Box 687, Route 207, Goshen, N.Y. 10924 • FAX (845) 294-8609
www.lanctully.com

2. A site plan will need to be submitted for the proposed 2-family dwelling proposed for the existing residential structure located on proposed Lot 1. The site plan should take into account parking for the project, sewer and water utilities to service the site, refuse disposal, site drainage, erosion and sediment control, construction details, etc.

Survey Map:

1. We would recommend that a location plan be put on the map to clarify where the site lies.

2. The map should note whether the iron rods found along the southerly side of the parcel were found to be on-line with the property line, or if they are offset from the property line. If the iron rods are offset, then the distance of offset should be noted.

3. The concrete retaining wall located on the "Brant" parcel appears to be encroaching on the applicant's parcel. The map should clarify if an encroachment exists, and if so, by how much.

4. We would recommend that the location of the structures on the neighboring parcels be shown on the plan given their close proximity to the project parcel.

Subdivision Plat:

1. The cross road on North Street, across from the Sorrell parcel, shall be labeled Davis Street.

2. The "Location Map" shall also note the site location.

3. The setbacks on Lot 1 that do not meet the required setbacks, should be noted as "existing non-conforming".

4. The size of the sewer, water, and storm drainage lines within North Street and South Street should be noted on the plan, along with pipe material for each utility.

5. The location of the existing water and sewer services that service the existing building on the parcel shall be shown on the plan.

6. Rim and invert elevations for sewer manholes along South Street should be provided on the plan.

7. The "Lowest Sewerable Elevation" (LSE) for the residential structures proposed on Lot 2 and 3 should be provided on the plan.

8. The proposed grading to occur on each of the lots should be provided on the plan. Also, the plan should note the first floor and garage floor elevation of each proposed residence.

9. The plan should clearly show how Lot 1 will now have access, as the existing driveway runs from South Street through proposed Lot 2.

10. Sight distances for all proposed driveways shall be provided on the plan.

11. The proposed discharge location for roof leaders from Lots 2 and 3 should be shown on the plan.

12. Erosion and sediment control should be shown for any proposed grading on Lot 2 and 3.

13. All pertinent construction details as related to the construction and development of the project should be provided on the plans.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: John Clarke, Planner
Nick Ward-Willis, Esq.
Tim Dexter, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
25 Beech Street, Rhinebeck NY 12572 845.797.4152

To: Jay Sheers, Chair, and the City of Beacon Planning Board
Date: January 5, 2017
Re: **Beacon Residential LLC, 40 North Street Subdivision and Site Plan**

I have reviewed the December 19, 2016 Preliminary Subdivision Plat, December 12, 2016 survey map, a December 26, 2016 cover letter from Burns Engineering Services, subdivision and site plan applications, and a Full EAF Part 1, dated December 26, 2016.

Proposal
The applicant is proposing to subdivide an existing 0.459-acre parcel with a 4-family house, convert it into a 2-family dwelling, and subdivide two separate 5,000 square foot lots along South Street. The parcel is located in the R1-5 zoning district and in the Historic District and Landmark Overlay Zone.

Comments and Recommendations
1. The Survey will need to be to stamped and signed.

2. Any large individual trees over 8 inches in diameter should be shown on the survey or preliminary subdivision plat.

3. The Full EAF has a number of unanswered questions that will need to be completed.

4. The applicant is requesting a 2-family dwelling in the R1-5 district, which is allowed in the Historic Overlay Zone by special permit from the City Council (see Section 223-24.7). A site plan needs to be submitted to the Planning Board to accompany any special permit application under this section. The Planning Board should provide a special permit recommendation to the Council.

5. Since this application involves alterations to a property in the Historic Overlay Zone, the proposal will need a Certificate of Appropriateness under Chapter 134, Historic Preservation. Any changes to the building exterior or property should be documented in the drawings. The new houses are not subject to site plan review, but the designs of the new buildings must be compatible with the Historic Overlay Zone to a receive a Certificate of Appropriateness.

6. The subdivision plat and site plan drawings should show the proposed new driveway for the 2-family lot and a defined parking area, as well as any proposed landscaped screening for the parking.

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

John Clarke, Beacon Planning Consultant

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

City of Beacon Planning Board
1/10/2017

Title:

Zoning Board of Appeals

Subject:

Zoning Board of Appeals - Review January Agenda

Background:

City of Beacon Planning Board
1/10/2017

Title:

Meeting Date Change

Subject:

Change meeting date from Tuesday, February 14th to Wednesday, February 15th due to Lincoln's Birthday - City offices closed

Background:

City of Beacon Planning Board
1/10/2017

Title:

One East Main Street

Subject:

Certificate of Appropriateness - One East Main Street - Sign

Background:

ATTACHMENTS:

Description	Type
One East Main - Application	Application
One East Main - Proposed Sign	Exhibit
One East Main - Storefront 1	Exhibit
One East Main - Storefront 2	Exhibit
One East Main - Letter Sample	Exhibit

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 11/29/16

Project Address: 1 EAST MAIN ST., Retail 3

Project Architect/Engineer:

Owner/Builder: 1EM Retail 3, LLC (Contract Vendee)

Contact Phone No.: 845-656-8534

Approval Requested: _____Certificate of Appropriateness _____New Single Family House

Color/Materials:

~~Siding:~~ Silver Reflective 1" Block letters Stud Mounted

Roofing:

Windows: Color: Type:

Trim:

Garage Door:

Stone/Brick:

Charlotte Guerra

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

Silver Reflective 1" block letters with black sides on painted black building front.

(letters similar to Telephone Building but silver)

LambsHill Bridal Boutique

Black
LambsHill Bridal Boutique
Black

Example of Silver Reflective Surface

City of Beacon Planning Board
1/10/2017

Title:

192 Main Street

Subject:

Certificate of Appropriateness - 192 Main Street - Sign

Background:

ATTACHMENTS:

Description	Type
192 Main - Application	Application
192 Main - Sign Proposal	Exhibit

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 12-10-16

Project Address: 192 MAIN ST (CORNER OF WILLOW ST)

Project Architect/Engineer:

Owner/Builder: JAMES CASTAGNA / LANDSTAR PROPERTIES LLC

Contact Phone No.: 914-629-6629 (Cell)

Approval Requested: _____ Certificate of Appropriateness _____ New Single Family House

Color/Materials: See attached - Sign for Building side

Siding: Brick

Roofing:

Windows: Color: Type:

Trim:

Garage Door:

Stone/Brick:

James T. Castagna

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

192 MAIN ST — APPROX. 3.5' TALL X 5' wide

MAIN ST

WILLOW ST.

Notes:

1 - APPROX 2' off corner
APPROX 7.5' off sidewalk
2 - Color/Format remains but names AND telephone numbers will change
3 - APPROX SIZE 3.5' TALL X 5.0' wide
4 - PLS identify FONT if TOWN has PREFERENCE

SIDE VIEW/ INSTALLATION DETAIL

EXAMPLE - See Note

* Note: WILL ANCHOR USING SAME METHOD

SIGN WEIGHT 100 LBS.

MOUNTING BOLT EVERY 36 INCHS (APPROX. QTY OF 9)