

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

The Planning Board will meet on **Wednesday, November 14, 2018** 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.

- **Regular Meeting**

1. Beekman Street
Continue public hearing for SEQRA Environmental Review on applications for Subdivision Approval and Site Plan Approval, 6 Unit Residential "Ferry Landing at Beacon", Beekman Street, submitted by Ferry Landing at Beacon, Ltd. (*adjourned until December 11, 2018*)
2. 554 Main Street
Continue public hearing on application to amend an existing Site Plan Approval, Residential/Professional Office/Restaurant with outdoor seating and entertainment area, 554 Main Street, submitted by Dana Collins
3. Front Street - Beacon HIP Lofts
Continue review of application for Site Plan Approval (relating to amended Special Use Permit), Artist Live Work/Self Storage, 39 Front Street, submitted by Beacon Lofts & Storage
4. 234 Main Street
Review application for Site Plan Approval, 2nd Floor Addition, Retail/Office Use, 234 Main Street, submitted by 234 Main Street, LLC

- **Miscellaneous Business**

1. Zoning Board of Appeals
Zoning Board of Appeals – November Agenda
2. 135-137 Spring Valley Street
Consider request for two additional 90-day extensions of Subdivision Approval – 135-137 Spring Valley Street, submitted by John Milano

- **Architectural Review**

1. West Center Street
Single Family House – West Center Street
2. 98 Rombout Avenue
Single Family House – 98 Rombout Avenue (*pending submission of elevation drawings*)
3. Maple Street
Single Family House – Maple Street (*change from original approval granted May 2018*)

City of Beacon Planning Board
11/14/2018

Title:

Beekman Street

Subject:

Continue public hearing for SEQRA Environmental Review on applications for Subdivision Approval and Site Plan Approval, 6 Unit Residential "Ferry Landing at Beacon", Beekman Street, submitted by Ferry Landing at Beacon, Ltd.
(adjourned until December 11, 2018)

Background:

City of Beacon Planning Board
11/14/2018

Title:

554 Main Street

Subject:

Continue public hearing on application to amend an existing Site Plan Approval, Residential/Professional Office/Restaurant with outdoor seating and entertainment area, 554 Main Street, submitted by Dana Collins

Background:

ATTACHMENTS:

Description	Type
554 Main Street Cover Letter	Cover Memo/Letter
554 Main Street Site Plan Summary	Backup Material
554 Main Street Letters for Record	Backup Material
554 Main Street FOIL Information	Backup Material
554 Main Street - Site Plan	Plans



October 29, 2018
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re Site Plan for 554 Main Street
Change of use
Tax Map # 6054-30-142808

Dear Chairman and Members of the Board:

On behalf of the Dana Collins and Melzingah Tap House we respectfully submit an amended application for Site Plan Approval extending the sites current uses outside to the Pavilion and Patio to be used by the Restaurant. It is located in the CMS Central Main Street District and in the Historic and Landmark Overlay Zone and Parking Overlay Zone.

During the Public Hearing on October 10, 2018 (2) two submission were made to be added to the record by members of the public, one being a petition presented by 31 Davis Street and the other a package on the property history provided by neighbors at 10 Ackerman Street (Also owns 33 Davis (Vacant)).

I will begin by addressing the petition titled "Petition to STOP & DENY Pavilion Usage at 544 Main Street, Beacon NY 12508". The Site Plan Application is for 554 Main Street, Beacon not 544. Further the Petition's Statement is misleading and partially untrue. The Pavilion is located in the CMS Zoning District and is an allowed use as a right per §223-41.18A.(7) "Restaurant, coffee house, brew pub, and other establishments that serve food with or without alcoholic beverages, and are not a bar", . It is **NOT** located in a Residential Zoning District as stated and it is **NOT** a bar. The Smoker is a Commercial Trailer Mounted Smoker and not an "Industrial Smoker" as described, this terminology leads people to believe they are operating a "Factory" for smoked products. Industrial Smokers are typically far larger in scale and installed inside a structure. The petition contains (24) Signatures of individuals from (20) twenty separate individual addresses. Review of the remaining (20) twenty listed addresses show that (6) six of those are 2000+ feet away from the site. One address is a Commercial Warehouse on Main Street and another is a vacant dilapidated dwelling. (12) Twelve signatures represent Individual Residential Property addresses within 500' of the project site (approximately 125 parcels are within 500' of the site per parcel access). Individual concerns outlined in the comments ((8) eight total) follow:

- I oppose use at 544 Main St.
- I oppose Pavilion Music
- I do not like music at 544 Main Street.
- I oppose pavilion use at 544 Main Street
- I oppose late night loud music and Heavy BBQ Smell.
- A Lot of noises bother my family?

Sburns@BurnsEngineeringServices.com

(845) 546-3310
58 Teller Ave.
Beacon, NY 12508

- Too much Smoke.
- I strongly Oppose Pavilion usage.

In response to the above identified public comments, the use as a Restaurant as proposed is a use as a right in the CMS Zoning district.

As to the comments on music, the City Code §149 Noise, governs the sound levels leaving the site at the property line per §149-7 E. "A sound-level reading taken at a residential property line, arising from a commercial property, an industrial property, a public space or a public right-of-way, above 70 dBA during the time period commencing at 7:00 a.m. and ending at 10:00 p.m." We have tested the noise on-site at the property line on numerous occasions and not been in violation during a self-check or by any check preformed and documented by a City Official (that we are aware of currently).

Comments made in reference to Smoke and Smells came from addresses within the City limits that both have either a restaurant with outdoor patio cooking or an establishment nearby that both produce smoke and BBQ smells regularly that are located closer to the given address and probably a more likely suspects. Food Smokers operate throughout the City in both Residential and Commercial zoning districts unregulated. Restaurant Odors can be smelled thorough-out the City and especially on and around Main Street where most restaurants are more densely located.

The package presented to the Board titled "Siteplan Analysis of 554 Main Street" that was entered into the record was also reviewed for public comment. Most of the document is general history of the parcel (loose) and use of the parcel as told by an adjoining parcel owner who purchased their property in September 2004 (per parcel access). This information pertaining to the history as told however has no bearing on this application as this application is for an Amended Site Plan and is in the "Present Day" and not in the past. On page 12 the document begins to review of the current site plan application. I will not review this document in it's entirety here but one comment that is not addressed previously above is the Refuse Containers onsite. An area will be constructed to screen and contain the refuse containers. A lot of the other information included does not apply to this application including Special Permitted Use regulations and the parking standards as identified.

In response to the memo prepared by John Clarke Planning and Design dated September 6, 2018 we offer the following:

1. All of the onsite trees have been shown on the previous plan with the exclusion of some shrubbery that has been identified along the stone wall at the rear of the parcel (west side). These shrubs are now identified on the site plan along with some proposed fencing behind then in order to deflect sound that may want to travel up the slope toward adjoining properties. Topography has been included as required.
2. The large tree is now shown as it exists offsite at the northwest corner of the parcel. No trees or shrubs are proposed at this time for screening however a fence has been included on the site plan.
3. The setback deficiency is noted.
4. Large concrete planters with perennials are proposed to be placed on either side of the parking lot entry from Main Street. They will serve to delineate traffic flow paths and control vehicle ingress and egress to the site. We are hesitant to propose the removal of pavement near the onsite building. The area has been impervious for many years and the removal of pavement near the building may lead to water problems in the crawl space of the building. On the old site plan a brick pipe is identified as running under the parking lot and building, pavement removal could have detrimental effects to this structure if water was able to infiltrate the ground and

found that conduit. Currently the site runoff flows into this existing pipe through the catch basin and manhole in the parking lot in a controlled manner. A refuse enclosure has been added to the plan.

5. The parking lot is existing and is not proposed to be disturbed; the onsite trees buffer the parking area from Verplank Avenue and are greater than 3-inches in diameter.
6. The chain link fencing onsite is located along Verplank Avenue and is existing. It is not proposed to be changed at this time.
7. The parking lot lighting is minimal and shielded down lighting. Most of the lighting for the site comes from offsite sources most notably streetlights. The pole mounted light in the parking lot is not functioning and is proposed to be removed and labeled as such.
8. The note requiring the maintenance of the side walk has been updated to reference § 191-12.1. Regular repair and maintenance of existing sidewalks.
9. Live Outdoor Music and outdoor cooking facilities exist in many locations throughout Beacon and specifically in the CMS district. An outdoor grill area is visible from the site on East Main Street. Outdoor Events are conducted on the other side of the Fishkill Creek regularly which includes Live Music outside as well. The music and cooking facilities are part of the restaurant use and are not uncommon throughout the City Limits. The applicants are aware and educated in Chapter 149 Noise and have been self checking and never knowingly been in violation. They use a Calibrated Sound Meter as required by code to do these checks (not a cell phone app).

In response to the memo prepared by Lanc and Tully Engineering and Surveying, PC dated October 4, 2018 we offer the following:

A project narrative has been included as a separate document with this submission. If it suits the board this narrative can be added to the site plan as a note.

We have enclosed the following for further review of this project.

- (5) Copies of the Site Plan (1 Sheet)
- (5) Copies Cover Letter
- (5) Copies Project narrative
- (5) Copies Public Support Letters
- (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.



October 30, 2018
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re Site Plan for 554 Main Street
Change of use-Site Plan Summary
Tax Map # 6054-30-142808

The Melzingah Tap House respectfully submitted an amended application for Site Plan Approval extending the sites current restaurant use outside to the Pavilion and Patio area. The site is located in the CMS Central Main Street District and in the Historic and Landmark Overlay Zone and Parking Overlay Zone. The City Code States in Section 223-41.18 (l) Site plan and special permit amendments. For any proposed change to an approved site plan, the applicant shall meet with the Building Inspector who shall make a determination as to whether or not the proposed change is significant. If the Building Inspector determines that the change is significant (e. g., a change in dimensions of more than 10% shall be presumed to be significant), the application shall be referred to the Planning Board for an amendment to the site plan or special permit, as appropriate. If the Building Inspector determines that the change is not significant and otherwise complies with applicable requirements, the Building Inspector is authorized to issue a building permit without further review.

The additional square footage of the outdoor area and pavilion is 27% which is greater than a 10% increase.

8,730 Sq. Ft. Total Gross floor area of the existing building.
2,375 Sq. Ft. Outdoor patio and pavilion.
27% increase in area.

The Pavilion will be used as outdoor seating area for the restaurant and will host live music. The area is lighted by party lights draped over the ceiling rafters in the Pavilion and on Shepard's hooks along the outer retaining wall around the outdoor seating. The existing building is commercial on the first floor with a bank office and restaurant and upstairs houses 6 apartments. We have provided adequate parking for all the proposed uses in the existing onsite lot.

Typical Hours of Operation are 11AM-1AM Monday through Saturday and 11AM-10PM Sunday. Outdoor live music shall cease at 10PM.

All music and noise shall be limited by Chapter 149 Noise in the City Code.

Sburns@BurnsEngineeringServices.com

(845) 546-3310
58 Teller Ave.
Beacon, NY 12508

Along the stonewall on the east side of the property line a fence is proposed behind the existing shrubbery. This solid wood fence shall act as a means to deflect music and noise back into the site. It will be extended flush to the ground so sounds cannot simply pass under it. This will act as a further buffer from the residents along Davis Street.

A refuse enclosure is proposed to be constructed in the central portion of the site on similar materials to the wood fence. This will keep the refuse contained and hidden from Main Street. The area to the north of the large refuse containers is provided for the apartments garbage cans.

Traffic entering and exiting the site will be channeled by two large planters set 28' apart along the backside of the Sidewalk along Main Street. The southern planter will also protect the bike rack and keep cars from trying to park in this location. Removing some pavement for landscaping was considered but is not proposed because of worries of runoff infiltrating the soils and ending up in the crawl space of the building or eroding to brick underground culvert below the site.

The site improvements as proposed will enhance the site while bringing the existing site closer to compliance with today's zoning regulations. Screening of the Refuse Area and entrance planters will clean up the sites Main Street Appearance while proposed fencing will serve to mitigate sound that may travel offsite to neighboring residential properties.

Truly Yours,

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

From: dnw76@aol.com
To: SBurns@BurnsEngineeringservices.com
Subject: Fwd: Melzingah Performer
Date: Monday, October 29, 2018 9:33:50 PM

-----Original Message-----

From: Daniel Flynn <flynn0774@yahoo.com>
To: Dnw76 <Dnw76@Aol.com>
Sent: Thu, Oct 25, 2018 5:46 pm
Subject: Melzingah Performer

To whom it may concern;

The purpose of this email is to state my experience for the record as a regular performing musician at Melzingah Taphouse in Beacon New York.

As a musician at Melzingah I am required to play at a very low volume. Just when I think I can't play any quieter, management or an employee asks me to turn down. It's actually quite annoying. I don't play with monitors so it's hard for me to hear myself when I play there. My equipment is very small and not very loud.

Please feel free to contact me for further comment. Thank you for your time.

Daniel J. Flynn
(845) 416-3474
flynn0774@yahoo.com

From: dnw76@aol.com
To: SBurns@BurnsEngineeringservices.com
Subject: Fwd: Melzingah's Tap House Music
Date: Monday, October 29, 2018 9:31:26 PM

-----Original Message-----

From: Jason Gisser <soulmouthrecords@yahoo.com>
To: dnw76@aol.com <dnw76@aol.com>
Sent: Sun, Oct 28, 2018 5:30 pm
Subject: Fw: Melzingah's Tap House Music

Dear members of the planning board,

My name is Jason Gisser. I am a musician who plays at Melzingah's Tap house and I can tell you from experience the music at Melzingah's House is well within the decibel limit of a commercial or residential area. I have been a musician, producer, promoter sound man and engineer for 28 years. I have played shows with, Grand Funk Railroad, Three Dog Night, Hobbastank, Lukas Nelson and The Promise of the Real, The Red Hot Chili Peppers, The Wailers and many more.

Dana and Kevin along with the staff make sure the musicians keep the volume at a low level as to entertain people in the outdoor area without disturbing the residential housing in the area. Not only that but the patrons are well managed, either playing a yard game or sitting having some bbq. It is that of a relaxed atmosphere. Through out the night either Dana, Kevin or one of the staff would check to make sure the volume stayed at the level they explained to us it had to be at. They are diligent in controlling the atmosphere of the venue to that of a calm, quiet enjoyable evening for everyone around. This is a great venue and the outdoor music is such a treat for many. It is slowly making a name for itself as one of the best places to catch outdoor music, while you have a bite and a drink, in Beacon. As a musician in a community of musicians this outdoor venue gives musicians a chance to play there for people who are looking for some great BBQ and live music in the outdoors on a beautiful day. It adds to the overall experience of coming to Beacon.

Jason Gisser

If you have any questions you can reach me at 845-705-3247

From: dnw76@aol.com
To: SBurns@BurnsEngineeringservices.com
Subject: Fwd: Please forward to Beacon Planning Board
Date: Monday, October 29, 2018 9:30:39 PM

-----Original Message-----

From: Francisco Mena <fmenamusic@gmail.com>
To: dnw76 <dnw76@aol.com>
Sent: Mon, Oct 29, 2018 11:45 am
Subject: Please forward to Beacon Planning Board

Dear Planning Board

My name is Francisco Mena. I'm a musician and a Beacon, NY resident for the last 8 years.

Im writing this letter to support Melzingah Tap House and to give my testimony based on my experience.

My band "Nellybombs" performs every weekend all over the Hudson Valley, specially in Beacon. We are regulars at The Beacon Hotel, The Towne Crier, The Bank Square, Quinn's, Dogwood, and also at Melzingah Tap House.

When I heard about Melzingah's apparent loud noise issues I was shocked.
I can faithfully say that this has not been my experience.

Melzingah's live music program is not really a "show" as much as it is background music for people dinning. Which is already a much lower volume situation than any of the other places we regularly play in town.

On top of that, they always schedule our performances early, so we are usually done by 10 at the latest on a Saturday night.

The owner Dana Webber Collins has always been very clear about noise levels and she is constantly checking in to make sure things don't get out of control.
I have even seen her, and the staff, carrying decibel meters to make sure the levels are right.

Their location is literally expanding Main Street to a new length when it comes to tourism as well, while giving this side of town a much needed foot traffic and a new life.

It would be really sad, and truly a lost for the City to see a business that supports local artist the way that Melzingah Tap House does getting hurt by taking their music program away.

I'm begging you to please support them, to support local artist, and to support business that are doing things the right way.

Thank you.

Francisco Mena
Nellybombs

Sent from my iPhone

Heather Colvin
Lucky House Music
29 Eileen Blvd
Poughkeepsie, NY 12603
845-489-3311

October 29, 2018

City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Dear Planning Board,

I am writing to show support for Melzingah Tap House and their hosting of live music. The owner, Dana Collins, is a respected successful business woman whom I admire greatly. She has opened a business that directly pays homage to the history of the City of Beacon and has added to the great rehabilitation of the city. She has been a business owner in Beacon for many years and she is dedicated to the revitalization efforts that have made Beacon a top destination to visit in NY.

It has come to my attention that certain false claims have been made regarding the music performed at the Melzingah Tap House Pavilion and I wish to address these claims. Ms. Collins had asked Lucky House to perform multiple times this summer and early fall and we have graciously accepted her invitation. Each time we played she was present and asked us to keep our volume down very low and to be conscious of the neighbors. We played significantly lower than we would usually play. Each time there were families dining with small children. As a musician mother, I am extremely conscious of children's hearing and I can assure you the volume levels were always of a cautious nature for dining families and neighbors comfort. If music was loud, Ms. Collins would lose a lot of business as the majority of patrons came with small children.

Ms. Collins also asked us to play earlier than originally scheduled. She wanted to be even more accommodating to the neighbors as to avoid disturbing their evenings if the music did happen to carry to their residence. Of course any homeowner should expect there to be times where noise can be heard, especially in a city with close proximity. The sound of lawnmowers surely is more disturbing than music to most, but one should expect to hear them in the summer at reasonable hours. Ms. Collins only asks the very best musicians to come to her place of business, so as someone familiar with most of the musical acts that have played, I must also stress that the music being played is performed professionally and well. While everyone has their own preference in styles, the music performed is pleasing to the ear. I would suggest this is much more enjoyable on a Sunday afternoon than the sound of lawn mowers.

In conclusion I would just like to state that Dana Collins is an asset to the City of Beacon and she is a conscientious professional who HAS and will ALWAYS put her community first and respect her neighbors' right to enjoyment of their property. The music she has enriches the community and brings tourism to Beacon. Beacon has a rich connection to music and it is the music that has helped renew the rich life of Beacon. I ask that the planning board allow her to continue to participate in the revitalization of a city that was almost known as Melzingah.

Sincerely,

Heather Colvin
Lucky House Music

October 26, 2018

Town of Beacon

To whom it may concern,

I, Myles Mancuso, perform an acoustic solo show at Melzingah in Beacon once or twice a month. The owner, Dana Collins, is very conscientious about the noise levels when I perform. She is always present and makes sure I perform at a low volume. She is concerned about the neighbors and community and I am very aware of the fact that I have to keep it down when I play.

Very Sincerely,

A handwritten signature in blue ink, appearing to read 'Myles Mancuso', with a long horizontal flourish extending to the right.

Myles Mancuso

From: dnw76@aol.com
To: SBurns@BurnsEngineeringservices.com
Subject: Fwd: FOIL
Date: Tuesday, October 30, 2018 9:58:02 AM
Attachments: [image001.png](#)

Hey Steve,

This was the email dated 8/23 from lola. This might be important to submit, it states that up to that point, there were no complaints. I know for sure that currently there are at least 3 noise complaint blotters.

Dana

-----Original Message-----

From: lola Taylor <beaconcitclerk@cityofbeacon.org>
To: dnw76@aol.com <dnw76@aol.com>
Sent: Fri, Aug 24, 2018 9:24 am
Subject: FW: FOIL

Ms. Collins, a search for the records that you've requested regarding 554 Main Street, both for the complaints and the pavilion, have resulted in no documentation. As a result this e-mail officially closes out both FOIL requests. Thank you.

Iola C. Taylor, City Clerk
845-838-5003
itaylor@cityofbeacon.org



From: Etha Grogan
Sent: Friday, August 24, 2018 8:53 AM
To: lola Taylor <beaconcitclerk@cityofbeacon.org>
Subject: RE: FOIL

There is no reference to the pavilion in Planning or Zoning files. The pavilion has a C.O. but it is not part of any Site Plan Approval. Do you need this in writing other than an email?

From: lola Taylor
Sent: Thursday, August 23, 2018 1:48 PM
To: Etha Grogan <egrogan@cityofbeacon.org>
Subject: FW: FOIL

Please see below ~

From: dnw76@aol.com <dnw76@aol.com>

Sent: Thursday, August 23, 2018 1:30 PM
To: Lola Taylor <beaconcitclerk@cityofbeacon.org>
Subject: Re: FOIL

Hi lola,

Is it possible to request anything that has to do with the outside pavilion? **Planning and zoning that has to do with the pavilion.** This is in addition with my original request of any complaints having to do with 554 Main St.

Thanks,
Dana

-----Original Message-----

From: Lola Taylor <beaconcitclerk@cityofbeacon.org>
To: dnw76 <dnw76@aol.com>
Sent: Mon, Aug 20, 2018 12:27 pm
Subject: RE: FOIL

Good afternoon. As I'd indicated to you last week you must specify what records you are trying to obtain. Your reference to *"anything having to do with planning or zoning"* is far too vague for FOIL purposes. Please re-send with greater specificity at your convenience.

Iola C. Taylor, City Clerk
845-838-5003
itaylor@cityofbeacon.org

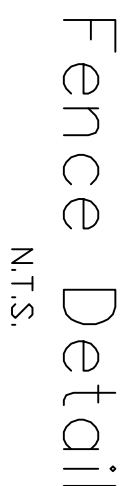


From: dnw76@aol.com <dnw76@aol.com>
Sent: Monday, August 20, 2018 12:14 PM
To: Lola Taylor <beaconcitclerk@cityofbeacon.org>
Subject: FOIL

Hi lola,

This is Dana Collins, I own Melzingah Tap House at 554 Main St.
Last week I filed out a FOIL application requesting any complaints on the building. I was hoping you can add to it, anything that has to do with planning or zoning as well. Could you let me know if that is possible. We we be at the second Tuesday planning meeting in September so I was hoping to get this info as soon as you can. Thanks so much for any help you can give.

Dana Collins
914-456-6764



SINCE
CROWNED
SKB



(IN FEET)
1 inch = 10 ft


*Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of _____, 20____, subject to the following conditions of approval. Any change, variation, modification or revision of this plan, as approved, shall void this approval.

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

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

SITE PLAN
SCALE 1"=10'

Verplank Avenue



ENGINEERING SERVICES, P.C.

BURNS

ENGINEERING SERVICES, P.C.

City of Beacon Planning Board
11/14/2018

Title:

Front Street - Beacon HIP Lofts

Subject:

Continue review of application for Site Plan Approval (relating to amended Special Use Permit), Artist Live Work/Self Storage, 39 Front Street, submitted by Beacon Lofts & Storage

Background:

ATTACHMENTS:

Description	Type
HIP Lofts Cover Letter	Cover Memo/Letter
HIP Lofts Site Plan Application	Application
HIP Lofts Negative SEQRA Declaration	Neg Dec
HIP Lofts ZBA Variance Resolution	Resolution
HIP Lofts Planning Board Referral Letter	Backup Material
HIP Lofts Special Use Permit	Resolution
HIP Lofts Archeological Findings	Backup Material
HIP Lofts OPRHP Report	Backup Material



300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Jennifer L. Van Tuyl, Esq.
JVanTuyl@cuddyfeder.com

October 30, 2018

BY HAND DELIVERY and E-MAIL

Lt. Timothy Dexter, Building Inspector
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Chairman John Gunn and
Members of the Planning Board
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Beacon HIP Lofts
Application for Site Plan approval, following Council approval of Special Use Permit
Premises: 39 Front Street—Parcel ID#30-6055-04-590165-00

Dear Lt. Dexter and Chairman Gunn and Planning Board members:

Background:

This is an application by Beacon Lofts and Storage, LLC to amend a previously issued Special Permit to construct an additional 29 artist live/work units to be placed in a newly constructed building (Building 16). The Planning Board has served as the Lead Agency under SEQR, and adopted a Negative Declaration on December 17, 2017 [copy attached as Exhibit A]. The Zoning Board of Appeals on February 21, 2018 issued a height variance to allow Building 16 as shown on the proposed plans [copy attached as Exhibit B]. The application last appeared before the Planning Board on March 13, 2018. At that time, the Planning Board referred the application for a Special Permit to the City Council with a unanimous favorable recommendation. [copy attached as Exhibit C].

Since that time, the City Council has reviewed the Special Permit application and held the required public hearing. On October 15, 2018, the City Council granted the requested Special Permit to include the 29 additional artist live/work units, subject to Planning Board Site Plan approval and issuance of a Certificate of Appropriateness pursuant to section 134-7 of the City Code [copy attached as Exhibit D].

3901556.1



October 30, 2018
Page 2

Site Plan Application:

Enclosed herewith are 5 copies of the Site Plan Application prepared by Aryeh Siegel, Architect, together with updated Site Plan drawings incorporating the modifications required by the City Council Special Permit approval. The applicant believes that all engineering issues have been resolved prior to the referral to the Council for the special use permit. The applicant's escrow account is up to date. When additional funds are required, they will be promptly posted.

A CD-ROM of the application materials is also enclosed.

Certificate of Appropriateness:

This application also requires the Planning Board to issue a Certificate of Appropriateness pursuant to the City Historic Preservation Chapter 134. The Design standards for such Certificate of Appropriateness are contained in section 134-7.

Based on these standards, the applicant has proposed a slightly revised design that introduces a shallow recess, 16 inches wide and 8 inches deep at the juncture between the old and new portions of Building 10 and Building 16. The inclusion of this element is designed to address the standards, particularly those of section 134-7 (2) (d).

The Council asked the Planning Board to consider whether consistency with Section 134-7 (2) (d) should require the further measure of "significant breaks in the facades" at intervals of 35 feet. The applicant showed two possible designs for Building 16, one with piers/pilasters every 35 feet, and one without. The applicant will present visual representations of both designs at the November 13th meeting. The applicant has presented the opinion of Walter Wheeler, Senior Architectural Historian at Hartgen Associates, that the additional detailing by the piers/pilasters would be discordant with the utilitarian nature of the historic elements of the Groveville Mills Historic District:

With respect to 134-7 (2d), which states that "[l]arger buildings or additions should incorporate significant breaks in the facades and rooflines, generally at intervals of no more than 35 feet" I find that, given the scale and detailing of the historic portions of the complex, the introduction of a series of non-structural pilasters, recesses or other repeated details would make the scale of the new and old portions of the building discordant. Clearly this section of the ordinance is intended to address buildings of smaller scale, in principally urban contexts. In addition, the utilitarian nature of the historic elements of the Groveville Mills Historic District would put them at odds with an addition which would then possess a higher level of detail if such features were introduced. The revised design, presented here, does however, introduce a shallow recess, 16" wide and 8"

C&F: 3490382.1



October 30, 2018
Page 3

deep, at the juncture between the old and new portions of the building. While not explicitly indicated in the revised code, this type of detailing is recommended by the *Secretary of the Interior's Standards for the Treatment of Historic Properties* which indicate that the design of new additions should be undertaken “in a manner that makes clear what is historic and what is new” and that “[n]ew design should always be clearly differentiated so that the addition does not appear to be part of the historic resource.”

Letter of Walter Wheeler to Mayor Casale and City Council, September 14, 2018, attached as Exhibit E.

We believe that the decision as to the façade design is properly made by the Planning Board as a whole. The applicant has already met with the Architectural Review Committee about the overall configuration of Building 16 prior to the referral of the matter to the City Council and the committee has already reviewed and approved the proposed building configuration and architecture.

As further supportive materials relating to the Certificate of Appropriateness, we include copies of the following reports, which have already been introduced into the record as part of the application for the Special Use Permit [collectively attached as Exhibit F]:

1. NYS SHPO letter dated January 5, 2018, determining that the proposed new construction on Building 16 “appears to be appropriate to the surrounding historic district.”
2. Hartgen Associates letter report (Walter Wheeler, Senior Architectural Historian) dated January 17, 2017, concluding that the proposed configuration and height of building 16 (52 feet with a recessed fourth floor whose roof will be 66 feet) is in keeping with the existing setting and Historic Preservation guidelines for such construction and will not have a detrimental effect on nearby properties or the character of the neighborhood.
3. Phase 1A Historic evaluation prepared by Hudson Valley Cultural Resource Consultants, dated November 2017
4. Report of Hudson Valley Hudson Valley Cultural Resource Consultants dated September 14, 2018, reviewing the compatibility of the proposed Building 16 in light of the amended Historic Preservation standards (Chapter 134) of the City Code and concluding that “the proposed Building 16 design is in keeping with the historic context of the complex, and that the proposed height and massing will not negatively impact the historic context of the Groverville Mills Historic District.”

C&F: 3490382.1



October 30, 2018
Page 4

5. See also Hartgen Associates letter (Walter Wheeler, Senior Architectural Historian) dated September 14, 2018, [Exhibit E] concluding that the proposed Building 16 was compatible with the standards of the Beacon HDLO standards, including section 134-7.

The City Council Resolution also requested that the Applicant propose to the Planning Board dates by which the proposed stairs to access the northern portion of the Greenway Trail from inside the project would be constructed, and the date by which the public access to the northern portion of the Greenway Trail would be redesigned and constructed. The applicant is proposing to complete both aspects of this construction as a precondition to the first CO for a residential unit in Building 16.

The applicant confirms its consent to the conditions numbered 6 and 7 of the City Council Resolution, which were initially imposed by the ZBA at the time of the grant of the height variance.

Requested action at November 13, 2018 meeting:

We look forward to presenting the updated plans to the Board at the meeting on November 13, 2018. We will ask that the Board schedule a public hearing for the December meeting to be held on December 11, 2018. In view of the fact that these plans have already been extensively reviewed by the Planning Board, Zoning Board, and City Council, we will also request that at the November 13th meeting, the Board authorize its attorney to prepare a draft Resolution of Approval for consideration at the December meeting.

Should any of the City consultants or City Staff have any questions or comments prior to the meeting, please do not hesitate to contact any of the applicant's consultants.

Thank you for your consideration in this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "J. Van Tuyl", with a stylized flourish at the end.

Jennifer L. Van Tuyl, Esq.



October 30, 2018

Page 5

Enclosures:

Five (5) copies of the following documentation:

1. Site Plan Approval Application Form;
2. Site Plan prepared by Aryeh Siegel, AIA, with engineering drawings prepared by Hudson Land Design.

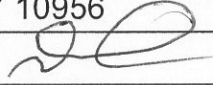
cc: Jennifer Gray, Esq., Planning Board Attorney
Aryeh Siegel, AIA
Jack Wertz

C&F: 3490382.1

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Beacon Lofts & Storage, LLC
Address: 16 Squadron Boulevard
New City, NY 10956
Signature: 
Date: October 26, 2018
Phone: (845) 639-7700

(For Official Use Only)

Application & Fee Rec'd

Initial Review

Public Hearing

Conditional Approval

Final Approval

Date Initials

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Aryeh Siegel Architect
Address: 84 Mason Circle
Beacon NY 12508

Phone: 845-838-2490

Fax: 845-838-2657

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 39 Front Street - Building 16

Tax Map Designation: Section 6055

Block 04

Lot(s) 590165

Land Area: 8.74 Acres

Zoning District(s) LI

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Artist Live Work, Self Storage

Gross Non-Residential Floor Space: Existing 67,798

Proposed 8,000

TOTAL: 75,798

Dwelling Units (by type): Existing 83

Proposed 89

TOTAL: 172

ITEMS TO ACCOMPANY THIS APPLICATION

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Beacon Lofts & Storage, LLC

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

Jack Wertz, Gabriel Alexander

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

Applicant Address: 16 Squadron Boulevard, New City, NY 10956

Project Address: 39 Front Street

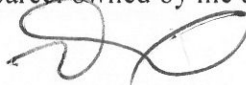
Project Tax Grid # 6055-04-590165

Type of Application Amendment to Special Use Permit

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

I, Gabriel Alexander, 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 | <input checked="" type="checkbox"/> |
| 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon | <input type="checkbox"/> |
| 3. ALL tax payments due to the City of Beacon are current | <input checked="" type="checkbox"/> |
| 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon | <input type="checkbox"/> |
| 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon | <input type="checkbox"/> |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current | <input checked="" type="checkbox"/> |



Signature of Owner

Managing Member

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)	___	___	___

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

Chairman, City Planning Board

Date

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: **Beacon HIP Lofts and Storage**

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

	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEGAL DATA		
Name and address of the owner of record.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name and address of the applicant (if other than the owner).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name and address of person, firm or organization preparing the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date, north arrow, and written and graphic scale.		
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approximate boundaries of any areas subject to flooding or stormwater overflows.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other existing development, including fences, retaining walls, landscaping, and screening.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sufficient description or information to define precisely the boundaries of the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The owners of all adjoining lands as shown on the latest tax records.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The locations, names, and existing widths of adjacent streets and curb lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Signature:

Date: October 26, 2018

Project : 39 Front Street

Date : December 12, 2017

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

Please see attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☒ Unlisted

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

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

All application materials submitted by the Applicant, memoranda from City staff and consultants, agency and public comment, and testimony from meetings held on the application.

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

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

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

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

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

Name of Action: 39 Front Street - HIP Lofts

Name of Lead Agency: City of Beacon Planning Board

Name of Responsible Officer in Lead Agency: Jay Sheers

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency:

Date: December 18, 2017

Signature of Preparer (if different from Responsible Officer) Jennifer L. Gray, Esq., Keane & Beane, P.C.

Date:

For Further Information:

Contact Person: Etha Grogan, Planning Secretary

Address: 1 Municipal Plaza, Beacon, NY 12508

Telephone Number: 845-838-5002

E-mail: egrogan@cityofbeacon.org

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

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

Other involved agencies (if any)

Applicant (if any)

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

PRINT FULL FORM

**ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION**

**APPLICATION FOR AMENDED SPECIAL USE PERMIT AND AMENDED
SITE PLAN APPROVAL FOR 39 FRONT STREET (HIP LOFTS)**

39 Front Street: Tax Grid No. 6055-04-590165

CONCLUSIONS

The Planning Board circulated its Notice of Intent to declare itself Lead Agency to all known Involved and Interested agencies and later declared itself Lead Agency on October 11, 2017. The Proposed Action is an Unlisted action undergoing a coordinated review.

Project Description: The subject property consists of 8.74 acres. The Proposed Action is for an amendment of the previously approved Special Permit and Site Plan for redevelopment of the property. The scope of work for the amendment to the project generally encompasses the following:

1. Eliminate proposed new construction of Building 9A. This building was a 4-story building with 24 live work lofts (16 one-bedroom and 8 2-bedroom)
2. Eliminate the existing commercial laundry use consisting of Buildings 18, 24 and 25.
3. Eliminate the proposed artist studio use in Building 12. Retain the existing structure of Building 12 for use as a community garden amenity.
4. Per the assessment of the structural engineer, demolish existing Building 16 (36 live work lofts (27 one-bedroom and 9 2-bedroom)
5. Rebuild Building 16 with 87 artist live work lofts. Note that the total number of lofts in the completed project will be 172 instead of the 143 originally approved by the current Special Use Permit. This is an addition of 29 artist live work lofts. The reconstructed building will require a variance to allow a building height of 52'-6" to the main roof level, plus 13'-6" to the roof level of the setback 4th floor for an overall roof height of 66'-0". The existing Building 16 is pre-existing nonconforming at 45'-3" where a maximum of 35' is permitted in the Light Industrial (LI) District.
6. Extend existing Building 9 to add 2 live work lofts (1 bedroom each)
7. Minor reconfiguration of parking and landscaping around the area of work
8. Note that the reconfiguration of parking, and the proposed revisions to the scope of work allows for all the required parking for this parcel to be provided on the parcel. The originally approved land banked parking on the adjacent parcel (6055-

04-535128) is no longer required to satisfy parking requirements, and has been eliminated from the scope of work.

At the completion of the project, there will be a total of 172 live work apartments with a total of 196 bedrooms.

Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, makes the following conclusions:

The Proposed Action will not result in any significant adverse impacts on the environment. In summary, the Planning Board noted the following items in support of its determination of significance:

1. The Proposed Action results in a reduction of approximately 25,624 gallons per day of water and sewer demand than the originally approved project.
2. The Proposed Action will result in a decrease of 0.04 acres of impervious surface coverage.
3. Review of the Applicant's Traffic Study, prepared by Harry Baker & Associates, revised October 25, 2017 and November 28, 2017, demonstrated that although there are minor changes to the volume to capacity (v/c) ratio, the comparison shows that there is no adverse impact to the Level-of-Service (LOS) to the intersections previously studied for the project.
4. The land banked parking on the adjacent parcel has been eliminated because it is no longer necessary to support the parking needs of the project.
5. The construction will comply with all requirements of Chapter 123 of the City Code regarding floodplains. Building 9 was shortened so that it is in line with Building 9A and therefore will have no effect on current the currently floodplain or floodway.
6. The "Phase 1A Literature Search and Sensitivity Assessment Beacon Lofts Site Plan Amendment Building 16 and Building 9A Addition," prepared by Hudson Valley Cultural Resource Consultants, Ltd, Poughkeepsie, NY, dated November 2017, concludes that the "proposed design of reconstruction for Building 16 and the design of the addition to Building 9 are in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and effectively mitigate any adverse impacts to the Grovetown Mills Historic District."
7. The "Threatened and Endangered Species Habitat Suitability Assessment Report," prepared by Ecological Solutions LLC, Southbury, CT, dated October 30, 2017, confirms that the "proposed project will not impact any potential Indiana bat activity since there is no habitat on the site."

Based upon all information before the Planning Board to-date, including the Full Environmental Assessment Form, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

City of Beacon
Zoning Board of Appeals

RESOLUTION

WHEREAS, an application has been made to the City of Beacon Zoning Board of Appeals by **Beacon Lofts & Storage**, (the “Applicant”) for a 31 foot building height variance where the maximum building height permitted is 35 feet pursuant to the City of Beacon Code § 223-17.D/223 Attachment 2:3, in connection with the proposed construction of a new building (Building 16), with 87 artist live/work units, on property located at 39 Front Street (Mason Circle) in the LI Zoning District (the “Proposed Project”). Said premises being known and designated on the City of Beacon Tax Map as **Parcel ID# 30-6055-04-590165-00**; and

WHEREAS, the Applicant is proposing to construct a new building, 66 feet in height, as part of the redevelopment of 8.74 acres, known as HIP Lofts. This project requires variance approval from the Zoning Board, Amended Special Permit Approval from the City Council and Amended Site Plan Approval from the Planning Board; and

WHEREAS, the proposed action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act; and

WHEREAS, the Planning Board, as Lead Agency, opened a public hearing to consider comments regarding any environmental impacts of the Proposed Action on November 14, 2017 and continued the hearing to December 19, 2017, at which time the (SEQRA) public hearing was closed; and

WHEREAS, after taking a “hard look” at each of the relevant areas of environmental concern through review of the Environmental Assessment Form and all associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration on December 12, 2017; and

WHEREAS, the Zoning Board of Appeals held a duly advertised public hearing on the application on January 17, 2018 and February 21, 2018 at which time all those wishing to be heard on the application were given such opportunity; and

WHEREAS, the Board closed the public hearing on February 21, 2018; and

WHEREAS, pursuant to New York State General City Law § 81-b(4) and Zoning Code Section 223.55(C)(2)(b), when deciding the request for an area variance:

In making its determination, the Zoning Board of Appeals

shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such a determination, the board shall also consider:

- [1] Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
- [2] Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
- [3] Whether the requested area variance is substantial;
- [4] Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- [5] Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

WHEREAS, pursuant to Zoning Code Section 223.55(C)(2)(c) “the Board of Appeals, in granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community;” and

WHEREAS, as part of its presentation, the applicant represented that it proposed to substitute the proposed amended site plan for the previously approved site plan, which would, among other elements, (a) eliminate the commercial laundry with approximately 26,000 gpd water usage; and (b) eliminate the 4 story building 9A, located along the Creek, which had received a variance for a 47 foot height, and the substitution of a one-story structure in that location which is a continuation of the existing building; and applicant further represented that it would consent that, upon issuance of all approvals for the amended site plan and the vesting of rights to complete construction of building 16 under the approved amended site plan, it would agree that the previously granted height variance for building 9A be deemed rescinded and null and void; and

WHEREAS, as part of its presentation, the applicant also represented that, as part of its proposed amended site plan, it was willing to commit that, upon issuance of all approvals for the proposed amended site plan and the vesting of rights to complete construction of building 16 under the approved amended site plan, it would not seek, and would not claim rights to seek, land use approvals to place additional residential units on the subject parcel

beyond the 172 Artist Live-Work units shown on the proposed amended site plan, such Declaration to be effective only for so long as the applicable zoning regulations for the subject site permit a total of 243 or fewer Artist Live-Work units; and the Applicant further represented that, upon the same conditions, it was willing to record a Declaration to the same effect, the form, content, and timing of recording of which to be approved by the City Attorney's office; and

WHEREAS, based upon the Record before it and after viewing the premises and neighborhood concerned and upon considering each of the factors set forth in Section 223.55(C)(2)(b)[1]-[5] of the City of Beacon Code, the Zoning Board finds with respect to the requested variance as follows:

- 1. The variance will not produce an undesirable change in the character of the neighborhood and there will not be a detriment to nearby properties created by the granting of the area variance.**

No undesirable change will be produced in the character of the neighborhood and no detriment to nearby properties will be created by the granting of the area variance. The proposed height is not out of character with the existing mill complex, since the complex already contains a building with a tower which is approximately 67 feet high. In addition, the main portion of the proposed building is only 6 feet taller (52 ft) than the existing building that it will replace (46 ft). The fourth story of the proposed building increases the height of the building to 66 feet, but the fourth story contains a proposed setback of 10 feet from the edge of the main buildings walls, so that this tallest portion minimizes its visual impact. This setback brings the perceived height of the building close to the height of the adjacent Building 10, and the building's overall height of 66 feet is within the height envelope established by nearby Building 11 of the complex, at 67 feet.

The architect designed the project in compliance with two policy documents *Preservation Brief 14, New Exterior Additions to Historic Buildings*, published by the National Park Service and written by Anne E. Grimmer and Kay D. Weeks, and the Department of the Interior's *Standards for Rehabilitation*, which provide guidelines as to how to appropriately construct additions to existing historic structures.

Furthermore, the proposed building is located in the center of the property. This location reduces potential visual impacts to properties across Fishkill Creek. However, the only property located directly across Fishkill Creek is a City Water Department industrial building. Visual impacts will be further mitigated by dense vegetation consisting of mature trees. Therefore, the requested variance will not produce an undesirable change in the character of the neighborhood and will not be a detriment to nearby properties.

2. The benefit sought by the Applicant cannot be achieved by some method feasible for the Applicant to pursue, other than the requested area variance.

The benefit sought by the Applicant cannot be achieved by some other method feasible for the Applicant to pursue. The Applicant is working within an existing developed historical site. The plan to redevelop HIP Lofts received initial approvals from the Planning Board and Zoning Board several years ago to restore the old factory complex at Groveville. The originally approved project included the construction of Building 9A, a 4-story building featuring 24 artist live/work lofts and renovation of Building 16 to house 36 artist live/work units. As part to the original approval of the project, the Zoning Board granted the Applicant a 7 foot building height variance for the then-proposed Building 9A, to construct a 4 story/ 47 foot building where the maximum building height in the LI District was 3 stories and 35 feet. However, subsequent engineering tests revealed that Building 16 is structurally unsound, and cannot be renovated in accordance with the original plans. Therefore, the Applicant now proposes to construct a new Building 16, with 87 artist live/work units and eliminate Building 9A. The proposed new Building 16 is designed to incorporate the units that were originally to be housed in Building 9A. In order to fit these extra units, the building must be constructed at a taller height. The requested variance is the minimum variance to accommodate the new proposal. Furthermore, eliminating Building 9A allows the applicant to meet its parking requirements without a variance.

In addition it is much more expensive to demolish a building then to renovate it as originally proposed. The Applicant was unexpectedly forced to re-evaluate the project design. The proposed unit types, including mezzanine units, which require greater ceiling height, and penthouse units help to finance the building reconstruction. Building 16 includes mezzanine units which require a 17 foot floor to ceiling separation. These units have a lower vacancy rate than non-mezzanine units and can be more easily converted to other non-residential uses without the variance. Without a variance, the applicant would reconstruct Building 9A, which would block views of the creek, decrease the amount of available greenspace on site and decrease available parking area. The Applicant will not be able to achieve the same benefits without a height variance.

3. The requested variance is mathematically substantial; however, this does not outweigh the other factors meriting the granting of the variance.

The requested variance is mathematically substantial. However, in considering whether a variance is substantial, the Board must examine the totality of the circumstances within the application and the overall effect of granted the requested relief. Here, the requested height variance is not substantial in its effect. The site is located in an industrial area. The tallest building located on the site is approximately 67 feet high at the top of its tower element, which is 1 foot taller than the highest portion of the proposed building. The proposed building has also been designed with a top story setback to minimize the visual impact of its height to the greatest possible extent, while still being able to accommodate the

artist live/work units originally proposed for Building 9A. In addition, the property located directly across Fishkill Creek from the subject property is a City Water Department industrial Building.

The consolidation of Buildings 9A and 16 into one new building creates more landscaped area and results in an overall smaller building footprint. Almost all the buildings on the Beacon HIP Lofts property are substantially higher than 35 feet allowed by the current Zoning Code. The expanded height of the proposed Building 16, with its set back 4th floor, is in keeping with the scale of the rest of the property. Therefore, the Board finds that the requested variance is not substantial.

4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The proposed variances will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district. There will be no adverse effects of noise, vibrations, odor, traffic, or impact on public services caused by the granting of this variance. As part of the Coordinated SEQRA review conducted by the Planning Board as Lead Agency, the Planning Board determined that the Proposed Action will have no potential significant adverse environmental impacts. The Proposed Action will result in a decrease of 0.04 acres of impervious surface coverage. The consolidation of the artist live/work units from Building 9A into the proposed Building 16 also permits tighter clustering of the development, resulting in more open space. Therefore, the Board finds that the proposed variance will not have a significant adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5. The alleged difficulty was self-created but this factor does not preclude the granting of the area variances.

The alleged difficulty was self-created. The need for the variance arises from the subsequent engineering studies that revealed that Building 16 is structurally unsound, and cannot be renovated in accordance with the original plans. The Applicant redesigned the project eliminate Building 9A and rebuild Building 16. The height variance is required to retain the artist live/work and mezzanine units originally proposed for Building 9A. The applicant redesigned the project knowing the height constraints in the Zoning District.

NOW THEREFORE, BE IT RESOLVED, that said application for a height variance of 31 feet to construct a new building with a height of 66 ft. where 35 ft. is permitted pursuant to 223-17.D/223 Attachment 2:3 is hereby **GRANTED** subject to the following conditions:

1. No permit or Certificate of Occupancy shall be issued until the Applicants have paid in full all application and consultant fees incurred by the City of Beacon in connection with the review of this application.

2. The Applicant has six months to commence construction following the date of issuance of the building permit and 24 months after the date of issuance of said building permit to complete construction. The Applicant has six months to obtain a building permit from the date of the Planning Board's Site Plan approval.
3. The Zoning Board of Appeals may grant a six month extension of this variance approval provided that a written request for an extension is submitted before the variance expires. Such extension shall only be granted upon a showing by the Applicant that the circumstances and conditions upon which the variance was originally granted have not substantially changed.
4. As offered and agreed to by the Applicant, and more fully described within the above Resolution, prior to the issuance of a Building Permit the Applicant shall submit for review and approval by the City Attorney as to form a deed restriction which prohibits additional residential dwelling units on the subject property beyond the 172 Artist Live/Work units currently proposed, for so long as the subject property is governed by zoning restrictions which allow 243 or fewer Artist Live/Work units, as do the Light Industrial (LI) Zoning District regulations currently applicable to the property.
5. As agreed to by the Applicant, and more fully described within the above Resolution, based in part upon the Applicant's intent that the proposed Special Use Permit and Site Plan Amendments (including the removal of Building 9A and construction of a new Building 16), will supersede the prior approved Special Use Permit and Site Plan (which included a 4-story addition to Building 9A), upon the issuance of a Building Permit and vesting of rights to complete construction of Building 16 according to the amended Site Plan, the area variance previously granted by the City of Beacon Zoning Board of Appeals by Resolution 2013-12, dated June 18, 2013, to permit Building 9A to have a height of 47 feet where 35 feet is required, is rescinded and superseded.

Resolution Approved: February 21, 2018

Dated: February 28, 2018


John Dunne, Chairman

Mr. Dunne called the roll:

Motion	Second	Zoning Board Member	Aye	Nay	Abstain	Excused	Absent
		John Dunne	X				
		Jordan Haug		X			
X		Robert Lanier	X				
	X	Judy Smith	X				
		David Jensen		X			
Motion Carried			3	2			

BEACON PLANNING BOARD
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026
John Gunn, Chairman

March 15, 2018

Mayor Casale & City Council Members
One Municipal Plaza - Suite One
Beacon, New York 12508

RE: Special Use Permit (amendment)
39 Front Street "Hip Lofts"


Applicant: Beacon Lofts and Storage

Dear Mayor Casale & Council Members:

At their March 14, 2018 Planning Board meeting, members reviewed an application from Beacon Lofts & Storage to amend their existing Special Use Permit for the Artist Live/Work units. The project would eliminate the previously approved construction of Buildings 9A and 12, demolish Buildings 16, 18, 24, and 25, construct a larger Building 16, and extend the existing Building 9 to include one Live/Work loft. The existing Special Use Permit allowed 143 Live/Work units and the applicant is proposing to increase the number of units to 172. The Planning Board reviewed the Special Use Permit Application for completeness and to identify relevant planning-related information for the Council's analysis of the application for an amendment to the existing Special Use Permit. The Planning Board's review is not intended to supplant the City Council's role in reviewing the Special Use Permit application for compliance with the relevant standards of review.

After careful review, Board members voted unanimously to recommend the City Council issue a Special Use subject to the applicant returning to the Planning Board for amended Site Plan Approval.

A copy of the application and Site Plan are enclosed for your information. If you have any questions regarding the Planning Board's action, please call me.

Yours truly,

John Gunn, Chairman



**CITY OF BEACON
CITY COUNCIL**

Resolution No. 164 of 2018

**RESOLUTION
GRANTING A SPECIAL USE PERMIT FOR
39 FRONT STREET**

WHEREAS, Beacon Lofts and Storage, LLC (the “Applicant”), submitted an application to amend its Special Use Permit to construct an additional 29 artist live/work units (the “Proposed Action”), to be placed in a newly constructed building (Building 16) on property located at 39 Front Street (Mason Circle) in the Light Industrial (LI) Zoning District and the Historic District and Landmark Overlay Zone (“HDLO”) and designated on the Tax Map of the City of Beacon as Parcel ID# **30-6055-04-590165-00** (the “Property”); and

WHEREAS, the Special Use Permit Application was submitted by the Applicant in conjunction with its application to the Planning Board for Amended Site Plan approval; and

WHEREAS, the Proposed Action includes a request for a Certificate of Appropriateness from the Planning Board pursuant to the criteria set forth in § 134-7 of the City of Beacon Code; and

WHEREAS, the City Council is the approval authority for the Special Use Permit pursuant to City of Beacon Zoning Code §§ 223-18.B, 223-24.3, and 223-24.7; and

WHEREAS, on January 6, 2014 the City Council granted a Special Use Permit by Resolution 02-2014 to allow the Applicant to construct 143 dwelling units on the Property; and

WHEREAS, the Applicant seeks to amend its existing Special Use Permit and Site Plan to eliminate the previously approved construction of Buildings 9A and 12, demolish Buildings 16, 18, 24, and 25, construct a larger Building 16, and extend the existing Building 9 to include one Live/Work loft; and

WHEREAS, the Applicant is proposed to increase the total number of units to 172; and

WHEREAS, the Planning Board, as Lead Agency, opened a public hearing to consider comments regarding any environmental impacts of the Proposed Action on November 14, 2017 and continued the hearing to December 19, 2017, at which time the (SEQRA) public hearing was closed; and

WHEREAS, after taking a “hard look” at each of the relevant areas of environmental concern through review of the Environmental Assessment Form and all associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration on December 12, 2017; and

WHEREAS, on February 21, 2018, the Zoning Board of Appeals granted a height variance of 31 feet to allow the Applicant to construct a new building (Building 16) with a height of 66 feet on the Property; and

WHEREAS, the Planning Board issued a report to the City Council dated March 15, 2018 recommending approval of the Special Use Permit; and

WHEREAS, the Site Plan is shown on drawings entitled “Amendment to Special Use Permit Application,” Sheets 1-10, prepared by Aryeh Siegel, Architect; Hudson Land Design, Civil Engineer; LQ Design, Landscape Architect; and TEC Land Surveying, Surveyor, last revised July 26, 2017; and

WHEREAS, on September 17, 2018, the City Council opened a public hearing on the Special Permit application at which time all interested persons were given the opportunity to be heard and the public hearing was closed on September 17, 2018; and

WHEREAS, the City Council has reviewed the application for a Special Use Permit against the standards for a Special Use Permit set forth in the City of Beacon Zoning Code §§ 223-18.B, 223-24.3, and 223-24.7, and finds that the proposal complies with these sections of the City of Beacon Zoning Code, as set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby finds pursuant to §§ 223-18 , 223-24.3 and 223-24.7 of the City of Beacon Zoning Code:

1. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located. Building 16 is located in the center of the property and is substantially setback from Route 52 and Fishkill Creek. The proposed Building is located at an elevation 24 feet lower than the elevation of Route 52 and 25 feet lower than the elevation across Fishkill Creek.
2. The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the appropriate development use of adjacent land and buildings. The project consists of mixed-use redevelopment of a portion of the former Groveville Mills industrial site. The proposed building is compatible with the historic setting of Groveville Mills.

3. The proposed amended site plan features less development near the creek and eliminates land use on adjoining properties.
4. Operations in connection with the proposed multifamily special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.
5. Parking areas will be of adequate size for the particular use and properly located and suitably screened from the adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.
6. Any exterior restoration shall maintain the architectural and historic integrity of the structure. Any new construction shall be compatible with neighboring structures.
7. The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes.
8. The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.
9. The proposed use is appropriate to the structure, will aid in the preservation of the site and will not result in undue alterations or enlargement of the structure.
10. The larger number of artist live/work units is warranted because of the building size, building configuration, the nature of the proposed preservation and the adaptive reuse of the building.

BE IT FURTHER RESOLVED, that the City Council grants an Amended Special Use Permit to Beacon Lofts and Storage, LLC to construct an additional 29 artist live/work units, to be placed in a newly constructed building (Building 16) on property located at 39 Front Street as set forth and detailed on the plans prepared by Aryeh Siegel, Architect; Hudson Land Design, Civil Engineer; LQ Design, Landscape Architect; and TEC Land Surveying, Surveyor, last revised July 26, 2017, upon the following conditions:

1. Prior to the issuance of a Building Permit, the Applicant shall obtain Site Plan and Certificate of Appropriateness Approval from the City of Beacon Planning Board consistent with the design standards in the Historic Preservation Chapter, Section 134-7.
2. The Planning Board shall make a determination as to whether the Applicant should use the proposed façade design or the alternative façade design with piers. The Planning Board shall review the Applicant's proposed renderings for both designs.
3. The Applicant shall post a weatherproofed copy of the site plan and architectural renderings of the proposed project on Front Street side of the project, the location,

size and substance of which shall be to the reasonable satisfaction of the Building Inspector. The renderings shall be posted upon the issuance of the first demolition permit.

4. The Applicant shall revise its plans to identify an access point to the northern portion of the Greenway Trail located by the proposed stairs shown on the existing site plan, and a walking route through or around the north parking lot which residents of the proposed development may use to access the northern portion of the Greenway Trail. During the Planning Board's site plan review, the Applicant shall set forth a date by which the stairs will be constructed and the access will be provided. This date shall be subject to approval by the Planning Board.
5. To assure unobstructed public access to the northern portion of the trail from Front Street, the Applicant shall revise its plans to show an access point to the northern portion of the Greenway Trail from Front Street that is not limited based on business hours. The northern portion of the Greenway Trail shall be redesigned to remain open from dawn to dusk public use and shall not be closed off by any gate, fence or similar barrier. During the Planning Board's site plan review, the Applicant shall set forth a date by which this access will be constructed. This date shall be subject to approval by the Planning Board.
6. Prior to the issuance of a Building Permit, the Applicant shall submit for review and approval by the City Attorney as to form a deed restriction which prohibits additional residential dwelling units on the subject property beyond the 172 Artist Live/Work units currently proposed, for so long as the subject property is governed by zoning restrictions which allow 243 or fewer Artist Live/Work units, as do the Light Industrial (LI) Zoning District regulations currently applicable to the property.
7. As agreed to by the Applicant, and more fully set forth in the Zoning Board Resolution approved on February 21, 2018, upon the issuance of a Building Permit and vesting of rights to complete construction of Building 16 according to the amended Site Plan, the area variance previously granted by the City of Beacon Zoning Board of Appeals by Resolution 2013-12, dated June 18, 2013, to permit Building 9A to have a height of 47 feet where 35 feet is required, is rescinded and superseded.
8. No permits shall be issued until the Applicant has paid to the City all applicable fees and professional review fees incurred in connection with review of this Application.
9. A copy of this Resolution shall be attached to the Certificate of Occupancy.
10. As used herein, the term "Applicant" shall include its heirs, successors and assigns.

11. The City Council hereby recognizes that a Building Permit was issued in September 2014 for certain improvements approved in the Council's January 6, 2014 Resolution which satisfied Condition 5 of said Resolution. With respect to the project set forth in this resolution, the Applicant requires at least the following permits: (1) a Demolition Permit to remove the laundry building; (2) a Demolition Permit to remove Building 16; (3) a Building Permit to construct the storage building; (4) a Building Permit to construct Building 16; and (5) a Building Permit to extend Building 9. All Demolition Permits must be obtained within a year from the date of issuance of this Resolution, and all Building Permit applications in connection with the project must be filed by September 1, 2021, including any Building Permit not listed above. This condition shall satisfy the requirements set forth in City Code Section 223-18.F(1). This Special Permit Approval shall expire if:
 - a. The applicant fails to meet the conditions set forth herein; or
 - b. Said use ceases for more than six (6) months for any reason.
12. The City Council hereby incorporates Condition 6(a) set forth in the City Council's Special Permit Approval Resolution dated January 6, 2014, whereby the City Council granted the Applicant twelve (12) six-month extensions (for a total of six (6) years). The Council is not granting any further extensions as part of this approval resolution. Therefore, all required improvements associated with this project shall be completed by September 2022.
13. All conditions, set forth in the City Council's January 4, 2014 Special Permit Approval Resolution, and not superseded herein, shall remain in full force and effect.
14. Any proposed revision to this Amended Special Permit Approval shall be submitted to the City Council. The City Council, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis, further project review and/or a public hearing, as it may deem appropriate.
15. The Building Inspector may revoke this Special Permit Approval where it is found that the use of the premises does not conform with the limitations and conditions contained in the Special Permit Approval.
16. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.
17. The approvals granted by this resolution do not supersede the authority of any other entity.

Dated: October 15, 2018

Resolution No. <u>164</u> of 2018		Date: <u>October 15, 2018</u>					
<input type="checkbox"/> Amendments		<input type="checkbox"/> 2/3 Required.					
<input type="checkbox"/> Not on roll call.		<input type="checkbox"/> On roll call					
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson	x				
		Jodi McCredo	x				
x		George Mansfield	x				
		Lee Kyriacou	x				
	x	John Rembert	x				
		Amber Grant	x				
		Mayor Randy J. Casale	x				
		Motion Carried	x				

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archeological associates inc

14 September 2018

1744 Washington Ave Ext
Rensselaer, NY 12144

Hon. Randy Casale, Mayor
and Members of the City Council
City of Beacon City Hall
1 Municipal Plaza
Beacon, New York 12508

CORPORATE

1744 Washington Ave. Ext
Rensselaer NY 12144

p +1 518 283 0534

f +1 518 283 6276

NEW ENGLAND

PO Box 81
Putney VT 05346

p +1 802 387 6020

f +1 802 387 8524

Subject: Beacon HIP Lofts

Greetings Mayor Casale and Members of the City Council,

This letter presents the findings of my review of the appropriateness of the revised design of the Beacon HIP Lofts project (39 Front Street, Beacon, New York, Tax Parcel ID: 6055-04-590165) insofar as its relationship to the recent amendments to the HDLO Law of the City of Beacon is concerned.

Findings

I have reviewed the new Historic Preservation law for the City of Beacon (Chapter 134) with the intent of assessing the degree to which the proposed design of the proposed additions to the Groveville Mills, within the Groveville Mills Historic District for the Beacon HIP Lofts project is in compliance with respect to their spirit and intent.

Based upon my review of the applicable portions of Chapter 134 of the new zoning regulations for the City of Beacon, I find that

- According to 134-7 (1a) “new construction...shall build on the historic context with applications required to demonstrate aspects of inspiration or similarities to adjacent HDLO structures...”, and, by 134-7 (1c) that new construction “is to reinforce and extend the traditional patterns of the HDLO district”. The addition as designed addresses these concerns in a clear and direct manner.

- The letter of Beth Selig, President, Hudson Valley Cultural Resource Consultants, to Jennifer van Tuyl, dated 14 September 2018 and herewith submitted, substantially reviews the mill complex's historical and physical context, and concludes that the proposed addition "is not out of context with the historic layout of the Groverville Mills Historic District," with respect to massing and height of the proposed addition. These findings are made in reference to chapter 134-7 (2), which is intended to address the "scale and height of the proposed alteration or new construction in relation to the property itself." I concur with the findings presented in Ms Selig's letter.
- Furthermore, with respect to placement and height, I find that the present proposal respects the requirement that "[A]ny alteration or addition to an historic structure shall not damage or obscure the character-defining features of the architecture or site to the maximum extent possible" [134-7(2a)], the building is in compliance, inasmuch as it respects the remaining building's envelope, massing and detailing, and, without replicating it, substantially replaces an unsalvageable portion of the complex with a building of similar size and scale.
- With respect to 134-7(2c), which notes that the "height of any new building facades in the HDLO shall not conflict with the heights of adjacent historic structures on adjoining HDLO parcels", I find that the height of the proposed addition is well within the height envelope established by the remaining historic components of the mill complex. The additional floor introduced in the proposed new portion of the building is set back far enough to establish a continuity of height between the old and new portions of the complex along the principal elevations, and does not unduly alter the overall appearance of the complex through its scale or height.
- With respect to 134-7 (2d), which states that "[l]arger buildings or additions should incorporate significant breaks in the facades and rooflines, generally at intervals of no more than 35 feet" I find that, given the scale and detailing of the historic portions of the complex, the instruction of a series of non-structural pilasters, recesses or other repeated details would make the scale of the new and old portions of the building discordant. Clearly this section of the ordinance is intended to address buildings of smaller scale, in principally urban contexts. In addition, the utilitarian nature of the historic elements of the Groverville Mills Historic District would put them at odds with an addition which would then possess a higher level of detail if such features were introduced. The revised design, presented here, does however, introduce a shallow recess, 16" wide and 8" deep, at the juncture between the old and new portions of the building. While not explicitly indicated in the revised code, this type of detailing is recommended by the *Secretary of the Interior's Standards for the Treatment of Historic Properties* which indicate that the design of new additions should be undertaken "in a manner that makes clear what is historic and what is new" and that "[n]ew design should always be clearly differentiated so that the addition does not appear to be part of the historic resource."

- With respect to 134-7 (3d), which states that “[n]ew buildings in the HDLO should have a top-floor cornice feature and first-floor architectural articulation...” I find that, as above, such detailing would be incongruent with the extant historic components of the Groveville Mills Historic District, which form the immediate context of the addition. These features are understandably desirable in the principal contexts covered by the regulations, which consist of urban streets where such detailing is common, but are inappropriate for the Groveville Mills Historic District.

Conclusion

It is my belief that the proposed alterations to the Groveville Mills, within the Groveville Mills Historic District, as presented are substantially in compliance with and respect the spirit and intent of the new HDLO law of the City of Beacon, as well as the requirements set out in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Regards,

A handwritten signature in black ink that reads "Walter R. Wheeler". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Walter R. Wheeler
Senior Architectural Historian



archeological associates inc



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

January 05, 2018

Mr. Aryeh Siege Siege
Architect
84 Mason Circle
Beacon, NY 12508

Re: SEQRA
Beacon Lofts Site Plan Amendment Building 16 and Building 9 Addition
15 Front Street, Beacon NY, NY 12205
17PR07776

Dear Mr. Siege:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of the Division for Historic Preservation and relate only to Historic/ Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impact must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

We have reviewed your submission for the Beacon Lofts Site Plan Amendment Building 16 and Building 9 Addition project. We note that Buildings 16 and 9 are eligible for listing in the State and National Registers of Historic Places as contributing resources to the National Register eligible Grovetown Mill Historic District. We understand that the proposed project will include demolition of Building 16 and construction of an addition on Building 9. In addition, a new masonry building, similar in design to Building 16, will be constructed on the same footprint.

There are no archaeological concerns associated with this project. We note that Building 19 is a significant historic feature of the Grovetown historic district. Because we have not been provided with the engineer's report, our office cannot fully comment on the condition of Building 19 that may warrant demolition. However, the photos provided indicate that the building has suffered severe roof and floor damage. If the building cannot be rehabilitated, we recommend that the structure be documented through photographs and archival resources and that this documentation be made publicly available, ideally as a display within the new building. Any salvageable materials and historic features should be used to repair other buildings in the district or reused within the new buildings or rehabilitated spaces.

The proposed new construction on the Building 19 site appears to be appropriate to the surrounding historic district. For the Building 9 addition, we recommend that it be offset slightly from the existing building to reveal the corner of the historic building, so that the new construction is differentiated and subordinate to the old.

If this project will involve state or federal permitting, funding or licensing, it may require continued review for potential impacts to architectural and archaeological resources, in accordance with Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law.

If you have any questions, I can be reached at (518) 268-2164.

Sincerely,

A handwritten signature in black ink, appearing to read 'Weston Davey', with a stylized flourish at the end.

Weston Davey
Historic Site Restoration Coordinator
weston.davey@parks.ny.gov

via e-mail only

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archeological associates inc

17 January 2018

1744 Washington Ave Ext
Rensselaer, NY 12144

City of Beacon
Zoning Board of Appeals
1 Municipal Plaza
Beacon, NY 12508

CORPORATE

1744 Washington Ave. Ext
Rensselaer NY 12144

p +1 518 283 0534
f +1 518 283 6276

NEW ENGLAND

PO Box 81
Putney VT 05346

p +1 802 387 6020
f +1 802 387 8524

Subject: Beacon Lofts & Storage: application for height variance for Building 16, 39 Front Street—Tax Grid 30-6055-04-590165-00

Greetings Chairman Dunne and Members of the Board,

I have been asked by the applicant to review the application for the height variance for building 16 and to provide your board with an assessment of the suitability of the proposed taller building for its context within the National Register Eligible Grovetown Mills Factory complex, and its impacts, if any, to nearby properties and the character of the surrounding community.

I have more than 30 years' experience in working with the historic built culture of the Hudson Valley, first as a preservation architect, and, since 1999, as Senior Architectural Historian at Hartgen Archeological Associates, where I have completed more than 400 compliance-related projects. I have authored more than 80 scholarly works and two monographs on the historic architecture of the region, and sit on the boards of several preservation-related organizations. At present I am president of the Society for Preservation of Hudson Valley Vernacular Architecture, and have for the past five years chaired the Historic Review Commission of my home city of Troy, New York.

Findings

I have reviewed the proposed plans for the reconstruction and expansion of the former Building 16 of the Old Grovetown Mills, located along the Fishkill Creek in the City of Beacon, Dutchess County, and have reviewed pertinent correspondence and other supportive documents.

With respect to additions to extant historic structures, passages from two policy documents, generated by the National Park Service and the Department of the Interior respectively, are typically used as guidance.

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Doc#3644062.1

Preservation Brief 14, New Exterior Additions to Historic Buildings, published by the National Park Service, and written by Anne E. Grimmer and Kay D. Weeks, indicates preferred treatments. With respect to rooftop additions, the Park Service recommends that these additions be not more than one story in height, and that they be set back from the primary elevation of the building, and from secondary elevations if the building is free-standing. The proposed project follows these guidelines. Although technically not an addition, since the entire building is of new construction, the use of a setback in this context is appropriate as it helps attain the objectives of the Park Service's guidance document; it permits the replacement for Building 16 to generally replicate the earlier structure's appearance, while making the building economically feasible to construct.

The Secretary of the Interior's *Standards for Rehabilitation*, which are "to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility" prescribe that "[n]ew additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work 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."

Neither of these two guiding documents limits the height of new construction relative to historic structures, indicating only that they be "compatible" in their design. The stepback of the penthouse of the reconstructed Building 16 brings the perceived height of the building close to the height of the adjacent Building 10, and the building's overall height of 66 feet is within the height envelope established by nearby Building 11 of the complex, at 67 feet. Following the advice of these guiding documents, the architect has designed the replacement structure using detailing compatible with the adjacent building (Building 10), and has differentiated the new from the old by varying the bay arrangement of the new construction by changing the spacing of the window bays so that they subdivide the elevations into groups of three windows between slightly wider brick piers. In other respects, the palette of materials and simplicity of forms used in the design of the new building replicate those already found within the mill complex, and honor the site's industrial character.

Weston Davey, Historic Site Restoration Coordinator, Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation, reviewed the project under SEQRA, and presented his findings in a letter dated 5 January 2018. In that letter, Mr. Davey found that the "proposed new construction...appears to be appropriate to the surrounding historic district." Mr. Davey, who can be presumed to have consulted the same guiding documents quoted above, made no mention of and indicated no concerns with respect to the height of the proposed replacement for Building 16, either relative to the other structures in the district, or in terms of its impact on the compatibility with the design of adjacent Building 10.

Finally, the project has received a Negative Declaration from the City Planning Board, who is acting as Lead Agency for this project. In the course of that body's review of the project, no concerns were voiced with respect to the proposed height of the structure.

Conclusion

Based upon my experience and familiarity with applicable guidelines for construction in historic contexts and an examination of the record in this matter, including the site plan and architectural drawings, the Phase 1A analysis, the SHPO letter of 5 January 2018 and the Planning Board memo to the Zoning Board dated 10 January 2018, it is my conclusion that the requested height variance for Building 16, which proposes an exterior wall height of 52 feet with a recessed fourth floor whose roof will be at 66 feet, is in keeping with the existing setting and Historic Preservation guidelines for such construction, and will not have a detrimental effect on nearby properties or the character of the neighborhood.

Regards,

A handwritten signature in black ink that reads "Walter R. Wheeler". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Walter R. Wheeler
Senior Architectural Historian

Phase 1A Literature Search and Sensitivity Assessment

Beacon Lofts Site Plan Amendment Building 16 and Building 9 Addition

Front Street and Mason Circle
City of Beacon, Dutchess County, New York

Prepared for:

Beacon HIP Lofts, LLC
16 Squadron Boulevard
New City NY 10956



HUDSON VALLEY
Cultural Resource Consultants, Ltd.
3 Lyons Drive Poughkeepsie, NY 12601

November 2017

MANAGEMENT SUMMARY

SHPO Project Review Number (if available):

Involved State and Federal Agencies:

Phase of Survey: **Phase 1A Literature Search & Sensitivity Assessment**

Location Information:

Location: **Front Street & Mason Circle**

Minor Civil Division: **City of Beacon**

County: **Dutchess County**

Survey Area (Metric & English)

Length: **292'/89 m**

Width: **355'/108.2 m**

Depth (when appropriate):

Number of Acres Surveyed: **2.37 acres (.96 ha)**

Number of Square Meters & Feet Excavated (Phase II, Phase III only): **N/A**

Percentage of the Site Excavated **Wappingers Falls Quadrangle**

Results of Architectural Survey

Number of buildings/structures/cemeteries within project area: **3 Buildings**

Number of buildings/structures/cemeteries adjacent to project area: **9**

Number of previously determined NR listed or eligible buildings/structures/cemeteries/districts:
Groveville Historic District

Number of identified eligible buildings/structures/cemeteries/districts:

Report Author (s): **Beth Selig, MA, RPA. Stephanie Roberg-Lopez MA, RPA.**

Date of Report: **November 9, 2017**

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- Photo 2: View to the south of the Community Garden (Building 12). This structure will be retained as part of the proposed plan.
- Photo 3: View to the northeast of the Community Garden Building. Building 11 and Building 4 within the Beacon Lofts complex can be seen in the far ground.
- Photo 4: View to the north of Building 16. The existing structure is unsound, and will be replaced with a similar style building.
- Photo 5: View to the north of Building 16 which is located adjacent to Building 10. Building 10 is currently residential apartments.
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- Photo 7: View to the north of the hydroelectric facilities located adjacent to the Groveville Mill Dam. These structures are located to the northeast of the proposed site plan amendment area.
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- Photo 10: View to the southwest of Buildings 11 (right) and Building 16 (far ground).
- Photo 11: View to the northeast of Building 16 (left) and Building 9 (right) within the Proposed Site plan Amendment area.
- Photo 12: View to the southeast across the historic complex from Front Street.
- Photo 13: View to the southwest of the residential buildings located along Front Street. These structures will not be impacted by the proposed undertaking.
- Photo 14: View to the northeast along Front Street. The Beacon Lofts Offices and self-storage building are located at the end of the road.

I. Phase 1A Literature Search and Sensitivity Assessment

A. Beacon Lofts Building 16 & Building 9 Addition Project Description

In October of 2017, Hudson Valley Cultural Resource Consultants (HVCRC) was retained by Beacon HIP Lofts, LLC, to complete a Phase 1A Literature Search and Sensitivity Assessment of the area of the proposed amendment to the Beacon Lofts site plan. This includes the Beacon Lofts Building 16 and Building 9, located on the southeastern side of Front Street in the City of Beacon, Dutchess County, New York.

All work was completed in accordance with the Standards for Cultural Resource Investigations and the Curation of Archeological Collections published by the New York Archeological Council (NYAC) and recommended for use by New York State Office of Parks, Recreation and Historic Preservation (OPRHP). The report complies with New York State OPRHP's Phase 1 Archaeological Report Format Requirements, established in 2005.

The proposed undertaking involves the removal of Building 16, which has been assessed as structurally unstable, and the construction of a similar style building in its place to house residential apartments. The proposed changes to the project have necessitated an amendment to the approved special use permit for the project. In addition to the reconstruction of Building 16, the proposed amendment includes a small addition to Building 9, which will consist of a single apartment. These buildings are located within the boundaries of the National Register Eligible Groveville Historic District. The historic district is comprised of nineteenth century factory buildings and its related tenements and work housing. The Groveville Mill Dam is a modern inclined concrete spillway dam and headworks located adjacent to the southeastern boundary of the Beacon Lofts Parcel. The dam is a component of a small operating hydroelectric generating facility that provides water to generators housed in the mill's historic brick wheelhouse building.

In 2012, Rabin Alexander LLC purchased the vacant and derelict industrial complex and began transforming the space into residential apartments, storage units, gallery space, artist workshops and meeting spaces. As stated the proposed amendment to the existing special use permit includes the reconstruction of Building 16 and the addition to Building 9. The locations of the proposed buildings and addition will take place within the location of previous structures.



Figure 1: Detail of the 2016 USGS Topographical Map. Wappinger Falls Quadrangle. 7.5 Minute Series. (Source: USGS.gov.) Scale: 1"=975'.



Photo 1: View to the east of the existing red brick building that will be replaced and renamed Building 16.



Photo 2: View to the south of the Community Garden (Building 12). This structure will be retained as part of the proposed plan.



Photo 3: View to the northeast of the Community Garden Building. Building 11 and Building 4 within the Beacon Lofts complex can be seen in the far ground.



Photo 4: View to the north of Building 16. The existing structure is unsound, and will be replaced with a similar style building.



Photo 5: View to the north of Building 16 which is located adjacent to Building 10. Building 10 is currently residential apartments.



Photo 6: View to the southeast of Building 11 (left) and Building 12 (right) which are adjacent to Building 16. Building 11 is an apartment building.

B: ENVIRONMENTAL CONDITIONS

The landscape within the project area is characterized as suburban residential.

The elevation is 146' Above Mean Sea Level (AMSL). Elevations rise from the northern edge of Fishkill Creek north to Front Street.

ECOLOGY

The project area lies in a vegetation zone where the Northern Hardwood Forest Zone meets the Appalachian Oak Forest Zone. In the Northern Hardwood Forest Zone, sugar maple, birch, beech and hemlock are the predominant trees in this type of forest (Bailey 1995). In the Appalachian Oak Forest Zone, tall, broad-leaved deciduous trees predominate, particularly Red Oak and White Oak. The wooded areas of the site contain trees with diameters that suggest relatively recent reforestation, probably within the last 30 to 50 years.

GEOLOGY

The project area is situated within the Ridge and Valley physiographic province, which extends from Lake Champlain to Alabama. The portion of the Ridge and Valley Province in which the project area is located is specifically identified as the Taconic Allochthon, bordered on the east by the Manhattan Prong and on the west by the Great Valley province (Schuberth, 1968).

The Hudson Highlands area is a northeast-southwest trending band of igneous and metamorphic rocks, which extend from New England through New York, crossing the Hudson River in the vicinity of Cold Spring and West Point. Because of their structural origin and their durability, the Hudson Highlands reach a higher elevation than the physiographic provinces that border them, such as the Hudson-Mohawk Lowlands to the north and the Piedmont Triassic Lowlands to the south. The Hudson Highlands are almost entirely blanketed by a thin layer of glacial till, with frequent bedrock outcrops. Outwash sand and gravel occupy some of the river and stream valleys that border and run through the Highlands (Spectra 2004: Appendix C).

DRAINAGE

Drainage on the site is into Fishkill Creek which is located to the southeast of the project area. Numerous pre-contact sites have been identified adjacent to Fishkill Creek, a tributary of the Hudson River.

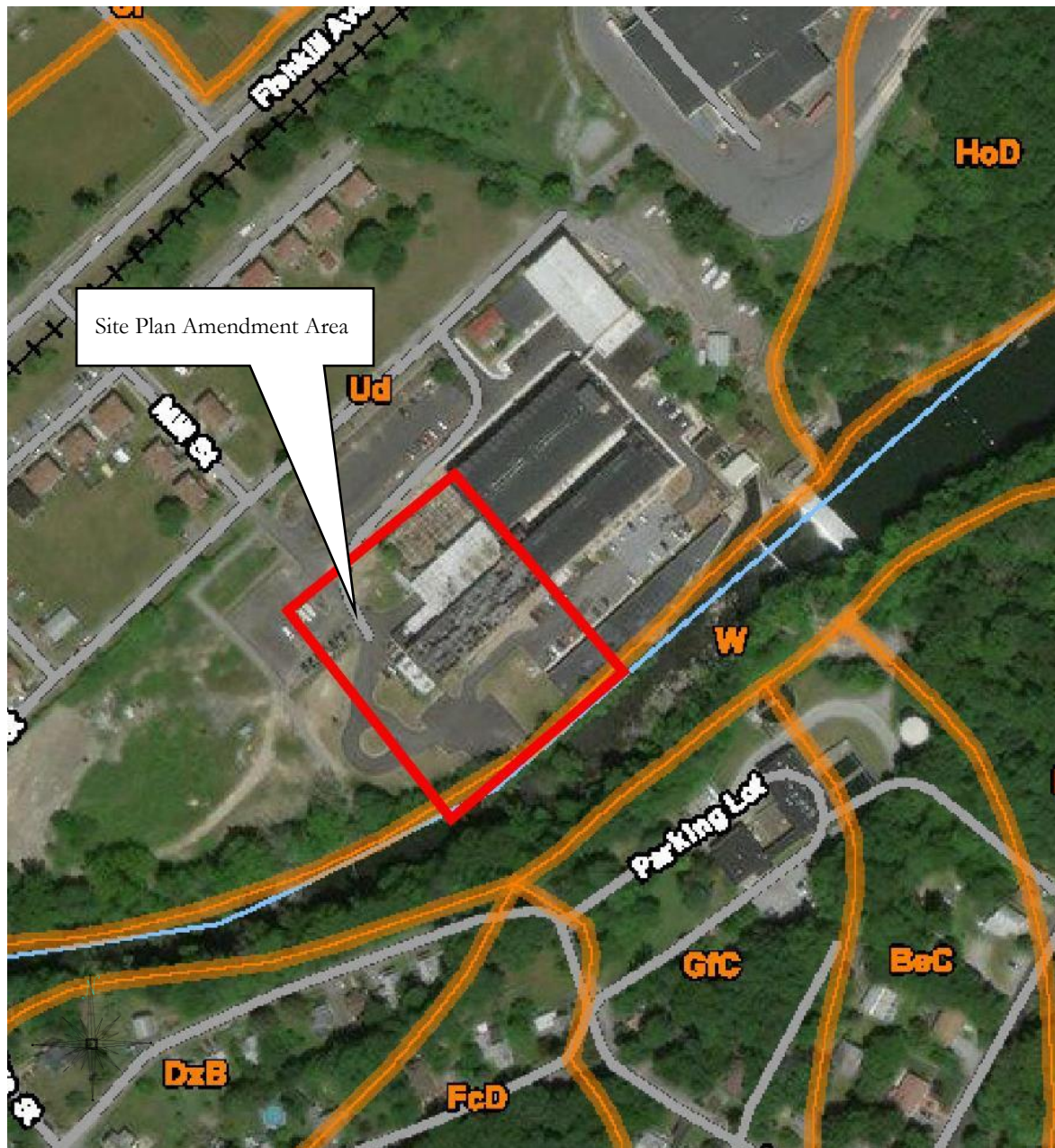


Figure 2: Aerial Image showing soil units within the project area. (Source: Natural Resources Conservation Service.) Scale: 1"=225'.

SOILS

The characteristics of the soils within the project area have an important impact on the potential for the presence of pre-contact cultural material, since the type of soils present affects the ability of an area to support human populations.

The soils located within the project area are Udorthents, smoothed, which consists of areas from which soil material has been excavated, and nearby areas in which this material has been deposited. The soils within the project area consists of gravelly loam (0-4") and very gravelly loam (4-70") and are characterized as made lands.

C: RECORDED ARCHAEOLOGICAL SITES AND SURVEYS

To gather information on the history and prehistory of the Project Area and the surrounding region, HVCRC consulted historical documents and maps available at the Library of Congress, David Rumsey Cartography Associates and the New York Public Library. HVCRC reviewed the combined site files of the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) and the New York State Museum (NYSM) for information regarding previously recorded archeological sites within one mile (1.6 km) of the Project Area. HVCRC also consulted OPRHP and regional pre-contact sources (e.g. Beauchamp 1900; Parker 1920; Ritchie 1980; Ritchie and Funk 1973) for descriptions of regional archeological sites. In addition, HVCRC consulted the files at the OPRHP for information regarding cultural resources within one mile of the Project Area that might be listed on the State and/or National Register of Historic Places (S/NRHP).

PREVIOUSLY RECORDED ARCHAEOLOGICAL SITES

Four previously documented archaeological sites have been identified within a one mile radius of the project area boundaries

Table 1: Previously Recorded Archaeological Sites within 1- mile radius				
Site Number	Site Name	Distance from Project Area	Time Period	Site Type/ Materials Recovered
02741.000343	Groveville Mill	350' / 1.2 k	Historic	Post 1930 concrete foundation
NYSM 6621	AC Parker Dutchess	600' / 800 m	Historic	Traces of Occupation
NYSM 7856	AC Parker Dutchess 13A	2640' / 800 m	Pre-contact	Burial site, location of several pre-contact cemeteries
NYSM 9055	AC Parker Dutchess	3960' / 1.2 k	Pre-contact	A.C. Parker reference to a Wappinger Village site located near Castle Point

PREVIOUSLY COMPLETED ARCHAEOLOGICAL SURVEYS

As part of the research for this project, surveys completed for sites in the general area were consulted. A total of three surveys have been completed within a one mile radius of the project area. These surveys were completed for both municipal undertakings as well as residential developments. These surveys did not identify any archaeological sites.

D: NATIONAL REGISTER ELIGIBLE/LISTED SITES

The National Register Database and OPRHP files were reviewed to identify structures on or in the vicinity of the project area that have been listed on the National Register of Historic Places or identified as National Register Eligible. The project area is located within the boundaries of the Groveville Mill Historic District, a National Register Eligible District. The district is a self-contained unit that consists of a nineteenth century factory and its related tenement buildings that provided factory worker housing. The property operated in the mid twentieth century as a carpet factory, but then in the late 1970s became vacant, standing empty through the end of the twentieth century. In 2012, the current owners purchased the property and began renovating and restoring the buildings. The buildings are currently residential apartments, artist studios, controlled storage and offices.

E: NATIVE AMERICAN CONTEXT

The following discussion of historic and cartographic research provides information concerning the likelihood of locating prehistoric sites on the project area.

During the Paleo-Indian period, mobile bands of hunter-gatherers occupied what is now New York State. These bands exploited the resources of the landscape by hunting game and gathering plants. Paleo-Indian sites have been in the upland regions a short distance from the Hudson River. Frequently these sites are associated with sources of stone, as is the case on one site in Greene County where a quarry-workshop complex has been excavated. More frequently, the sites appear to have been temporary campsites. These are located where it would be possible to watch for game as it moved across the landscape.

With the lowering of the water table during the Archaic period, subsistence methods and technologies changed in response to climatic warming. This was accompanied by and an increase in vegetation density and diversity, changing faunal migrations and change in sea levels (Sirkin 1977). The Archaic Period was likely a time of incipient sedentism among the inhabitants of the area.

Changes in settlement and subsistence patterns that occurred during the Late Archaic period reflect an increased utilization of coastal and riverine resources. Ground stone food processing tools are more common, reflecting an increase in processed plant resources in the diet. Projectile points commonly found at Late Archaic sites include narrow stemmed, broad stemmed and side notched types. The Laurentian Tradition of the Late Archaic is the most represented throughout New York State, and is subdivided into a series of phases: Vergennes, Vosburg, Sylvan Lake, River and Snook Kill. Archaic period sites have been identified along the banks of the Hudson River, as well as at Bannermans Island.

The Woodland period, is distinguished from the Archaic in part, by the use of ceramics. Horticulture, although practiced in other parts of North America at an earlier date, does not appear in the Hudson River Valley until c. 1000 AD. The requirements of the cultivation of maize, beans, and squash created a marked change in the pattern of land use and the selection of locations for villages. It was no longer necessary for the entire group to move from place to place following a seasonal round of migration fueled by fluctuating sources of food. Cord marked ceramics became common during the Middle Woodland period, and incised vessels, many with a collar area, are typical of Late Woodland cultures. In central and western New York State, the Late Woodland stage is known as the Owasco; no evidence for the Owasco culture has been identified in the Hudson Valley. The land along the banks of the Hudson River was purchased by the early European Settlers, from the Wappinger Indians, an Algonquin speaking group who inhabited the area.

F: HISTORIC BACKGROUND

The following discussion of historic and cartographic research provides information concerning the likelihood of encountering Map Documented Structures (MDS) and other intact historic cultural resources within the boundaries of the project area.

The project area falls within a landscape that was originally part of the 85,000 acre Rombout Patent, which was granted to Francis Rombout, Gulian Verplanck, and Stephanus Van Cortland in 1685. The land was originally purchased from the Wappingers Indians for real estate speculation. As payment, the Wappingers received one hundred royals and trade itemssuch as wampum, bars of lead, tobacco, guns, powder, cloth, kettles and horses (Smith 1882).

The patent was soon after divided into three sections. The southernmost section includes the City of Beacon and what is now the Fishkill Correctional Facility. It was inherited by Catherine Brett, Francis Rombout's only child. Madam Brett and her husband built a house around 1709, which still stands in Beacon and is listed on the National Register.

Following her husband's death, Madam Brett was instrumental in developing the Beacon area. She established mills and encouraged settlers from western Long Island and elsewhere to build houses. Among the early families to purchase land from Madame Brett were the Van Wyck, Swartwout, Wiltse, Hasbrouck, DuBois and Verplanck families.

The City of Beacon was formed in 1913 from the villages of Fishkill Landing and Matteawan (Lamson 1937). The name Beacon is derived from nearby Beacon Mountain (known in the Colonial period as "The Grand Sachem"), upon which patriots would light signal fires to warn of British movements during the American Revolution (Verplanck 1909). The project area is located in the former hamlet of Groveville, which sat north of Fishkill Creek between Matteawan to the west and Fishkill to the east.

During the nineteenth century, Matteawan was an important manufacturing center in the Middle Hudson Valley. The Matteawan Manufacturing Company was founded in 1812 and engaged in the cotton milling industry. Another important textile factory was the Glenham Mill, which produced woolen goods from 1823 through the 1870s. The mill's most active period was during the Civil War, which spurred a huge demand for indigo blue goods for the Union Army. The factory was greatly enlarged, and scores of tenement houses for workers were built (Hasbrouck 1909). Other factories were built along Fishkill Creek, including the Wiccapee Company, the Fishkill Landing Machine Company and several brickyards. Manufacturing was still a vital part of the local economy as late as the mid-twentieth century; in the 1960s the City of Beacon represented 7% of Dutchess County's labor force, but had over 11 % of the county's industrial jobs (Hudson River Valley Commission 1970).

After the Civil War, the railroad facilitated the growth of a summer resort industry in the Beacon area. The National Register listed Mount Beacon Incline Railway was built in 1902 to shuttle passengers via an electric cable railway, to hotels at the top of Beacon Mountain. A Colonial period roadway, the "Old Road" laid for Madame Brett between the Hudson River and the eastern limits of her landholdings, linked villages along Fishkill Creek (Hasbrouck 1909). The "Old Road" ran on the high ground north of the stream, and is now New York State Route 52.

GROVEVILLE MILLS

The history of the Groveville Mills site dates to the late eighteenth and early nineteenth century when the property was owned by Abraham Dubois. Dubois operated a grist mill along Fishkill Creek, which he sold to Samuel Upton in 1820. Upton tore down the existing grist mill and built a larger one. He also built a stone fulling mill. Between 1830 and 1840, Upton sold the property, which also included six acres of land, to Peter Cromwell and Epenetus Crosby.

Shortly thereafter, Cromwell and Crosby sold the property to the Glenham Co., who converted it to a woolen mill and did carding, spinning and weaving. The Glenham Company also owned a much larger fulling mill to the north along Fishkill Creek (Smith 1882).

The Glenham Company operated its mills with varying degrees of success until the onset of the Civil War, when the demand for indigo blue goods to clothe the army became so great that the company was compelled to enlarge their mills. It was during this period that the many tenement buildings were built on the property. Unfortunately, the cost of building the tenement housing as well as the new factory buildings depleted the company's capital. The Glenham Company was unable to withstand the financial panic in the 1870s, and in 1873 filed for bankruptcy (Hasbrouck 1909).

The property was sold by B. Platt Carpenter, the commissioner of the bankruptcy filings, to A.T. Stewart, a noted dry goods merchant from New York City. The sale included the original Glenham factory, approximately one hundred tenements and a farm belonging to the Roger's family. In addition, the conveyance of property included the former Rocky Glen Cotton Mills and the factory at Groveville. Mr. Stewart kept the mills in Glenham in operation, but demolished the existing mills at Groveville, and in 1876 Stewart built extensive carpet factories at Groveville.

In addition to the new factory buildings at Groveville, Stewart built Italianate-style worker housing located to the north of the factory buildings. In addition to the residential structures on the property, Stewart constructed a bridge over Fishkill Creek to connect the factory property to the residential community of Matteawan, where many of the mill workers lived (Hasbrouck 1909). Stewart died in 1876, leaving the operation of the mills to his friend Judge Henry Hilton, who oversaw the mills as well as Stewart's personal affairs. Later, Stewart's sons managed the property. In the 1880's the Groveville Carpet Mill Complex employed over 700 people. The Carpet factory closed on the eve of the 1893 financial panic, and moved its operations to Yonkers (Smith 1882).

Hasbrouck (1909) reports at the time of his writing of Dutchess County's history that the machinery at the Groveville Mills had been sold for junk and the buildings remained unoccupied. This is shown on the 1904 Sanborn Fire Insurance Map of the property. By 1912 the Sanborn maps indicate that the factory was occupied by the Glenham Embroidery Company. The property changed hands multiple times in the early twentieth century, from the Beacon Bronze Co. in 1922, the Beacon Rayon Fabrics Co. in 1935, and the Groveville Furniture Company in 1937, to the Lewittes Furniture Company in 1939. Lewittes Furniture Company operated at Groveville Mills until 1962 (Murphy 2003). By the 1970s the factory was manufacturing carpets, however that lasted only a short time. The Building Inventory site form on file at OPRHP indicates that in 1979, when the form was completed, the property was owned by the Beacon Piece Dye Company, and that the factory buildings were vacant. Despite the vacancy of the factory buildings the residential properties were occupied. The property was purchased in 2012 by the current owners.

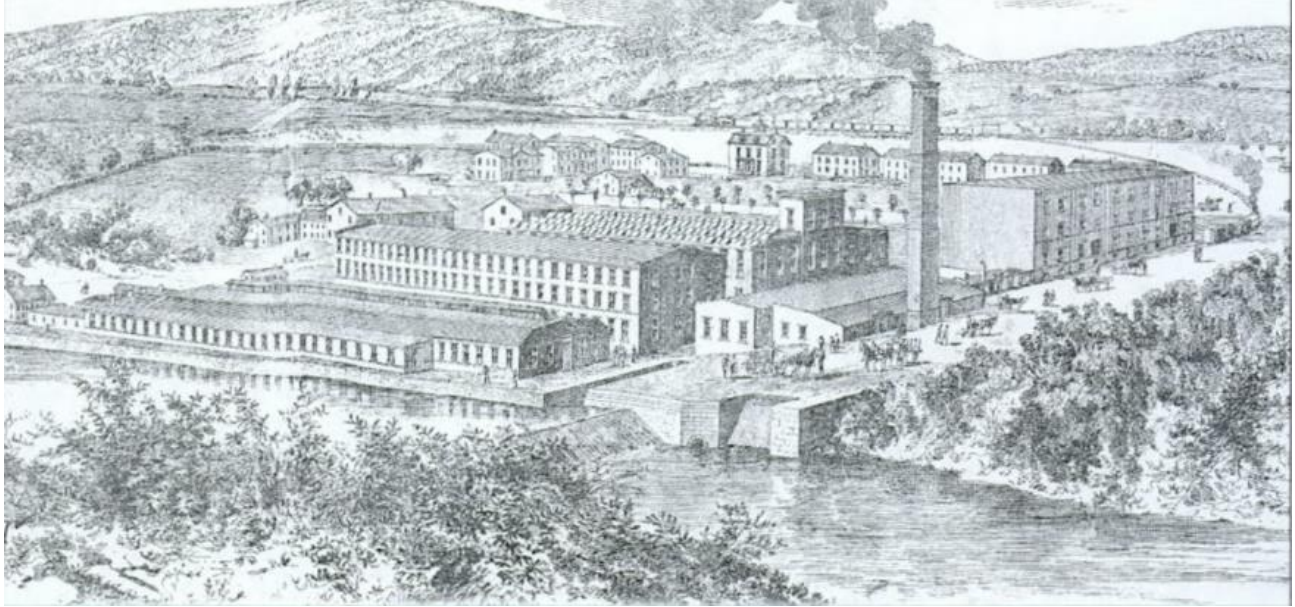


Figure 3: Groveville Mills, circa 1879. (Source: Robert Murphy, *History of Beacon* 1998)

CARTOGRAPHIC RESEARCH

HVCRC examined historical maps of Dutchess County to identify possible structures, previous road alignments and other landscape features or alterations that could affect the likelihood that archeological and/or historic resources could be located within the project area. These maps are included in this report, with the boundaries of the Project Area superimposed. Nineteenth century maps frequently lack the accuracy of location and scale present in modern surveys. As a result of this common level of inaccuracy on the historic maps, the location of the project area is drafted relative to the roads, structures, and other features as they are drawn, and should be regarded as approximate. The historic maps included in this report depict the sequence of road construction and settlement/development in the vicinity of the project area.



Figure 4: 1850 J.C. Sidney Map of Dutchess County, New York. (Source: Library of Congress) Scale: 1"=1460'.

The earliest map examined is the 1850 J.C. Sidney Map of Dutchess County, New York. The project area on the northern side of Fishkill Creek on the southern extent of the hamlet of Glenham. This map shows a woolen factory within the vicinity of the project area. Abraham Dubois is shown as owning a property to the northwest of the wool factory. The woolen factory is shown as two structures. Despite the proximity of the Dubois properties along Fishkill Avenue, this mill was owned by Cromwell and Crosby or by the Glenham Company. The date the Glenham Company purchased the mill is not mentioned in the written histories of the mill.

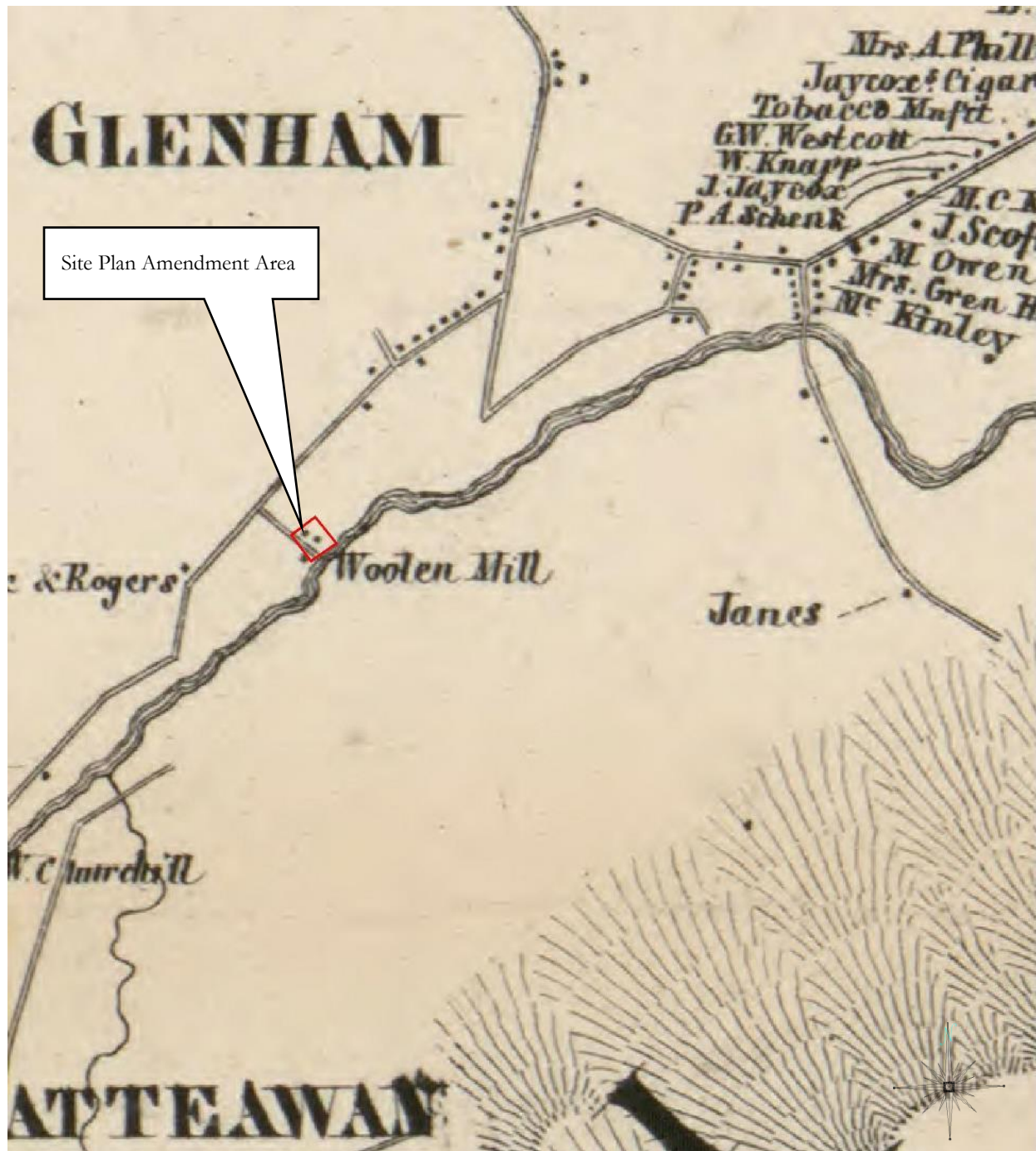


Figure 5: 1858 Bachman & Corey. *Atlas of Dutchess County New York*. (Source: Library of Congress) Scale: 1"=1460'.

The 1858 Bachman & Corey *Atlas of Dutchess County* shows that the woolen factory now includes three structures located on the northern side of Fishkill Creek. Like the previous map, the ownership of the mill property is not indicated, but is either the Cromwell and Crosby or the Glenham Company. This map shows that the Abraham Dubois farm along Fishkill Avenue is now the Du Boise and Rogers property.

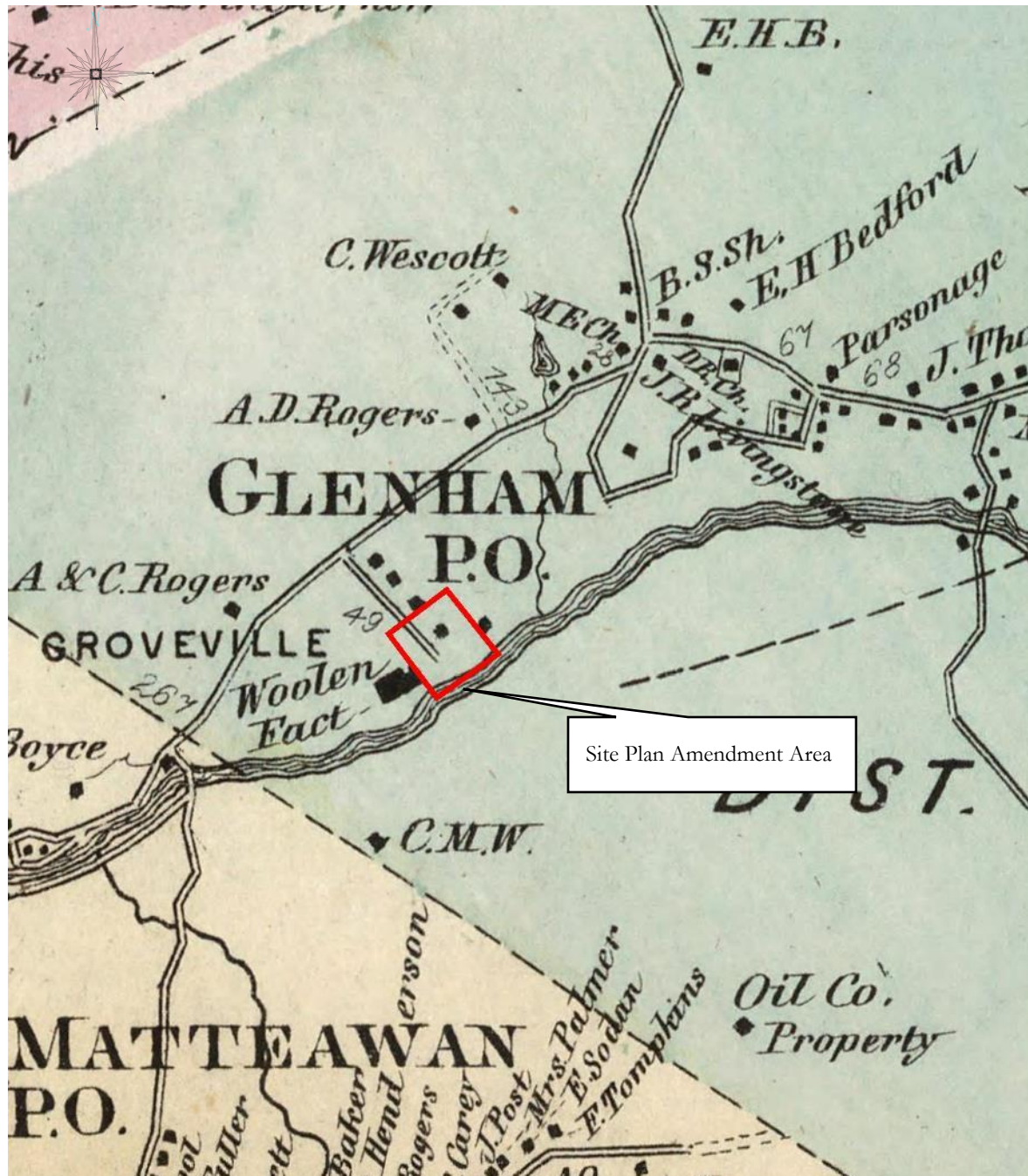


Figure 6: 1867 Beers, F.W. *Atlas of New York and Vicinity Town of Fishkill Dutchess County*. (Source: David Rumsey Cartography Associates) Scale: 1"=650'.

The 1867 Beers Map shows that the Woolen factory has been expanded, with a number of buildings located along Mill Street and a large factory building located to the southwest of Mill Street. This map does not identify the ownership of the buildings, but they are shown with in the hamlet of Glenham. The written histories (Hasbrouck 1909) indicate that the Glenham Company had acquired the former Cromwell and Cosby mill by 1862. This map shows the A. & C. Rogers farm located on the northern side of Fishkill Avenue, as well as the A.D. Rogers farm. Portions of the Rogers Farm were later acquired by A.T. Stewart when he purchased the property in 1843.

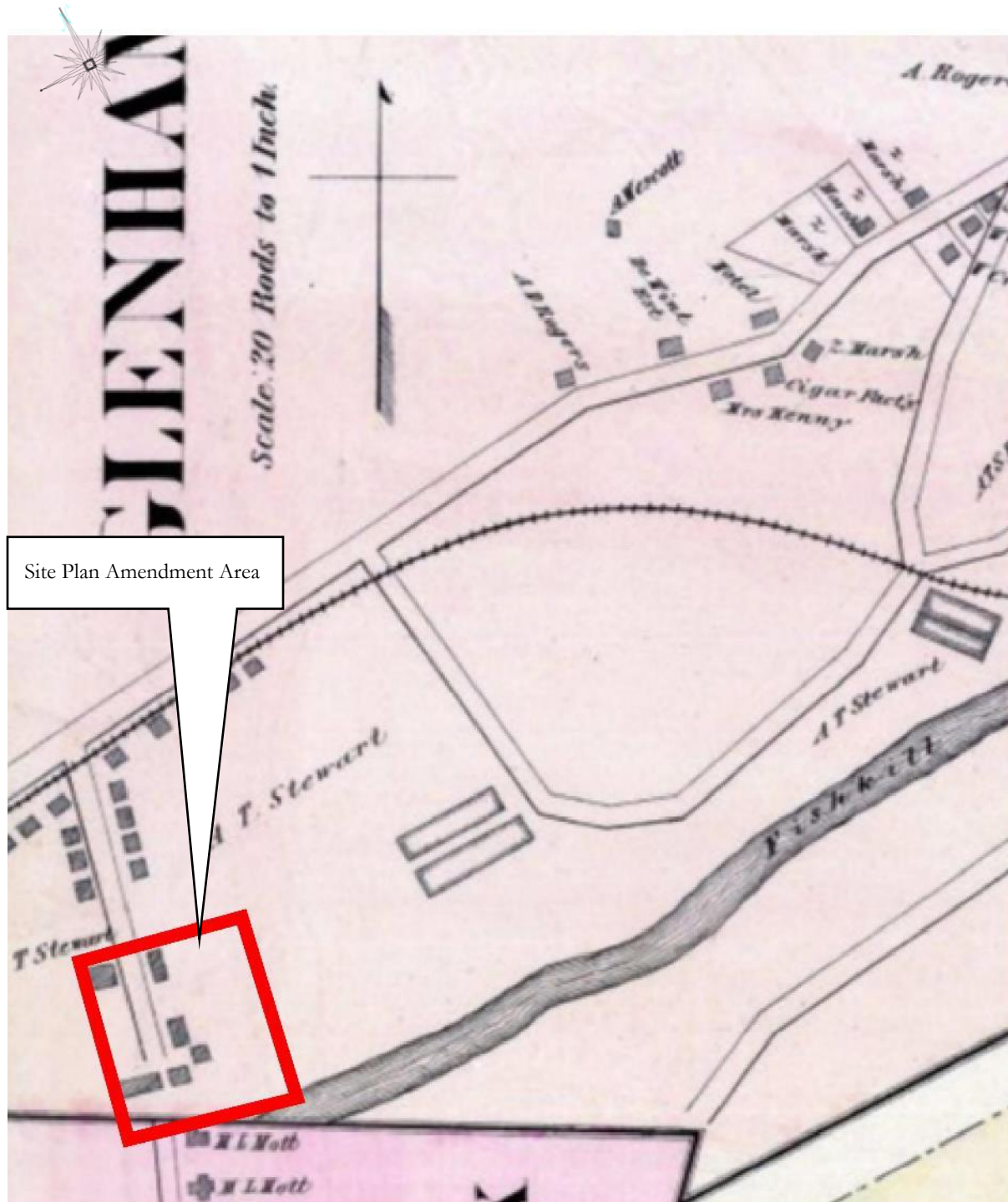


Figure 7: 1876 O.W. Gray & Sons *New Illustrated Atlas Of Dutchess County, New York*. (Source: New York Public Library) Scale: 1"=300'.

The 1876 Gray & Sons *New Illustrated Atlas of Dutchess County, New York* indicates that the mill property is now owned by A.T. Stewart. Additional buildings have been constructed along Mill Street and on the southern side of Fishkill Avenue, and are predominantly residential buildings. Factory buildings are shown at the end of Mill Street, as well as to the northeast.



Figure 8: 1891 Beers Atlas of the Hudson River New York City to Troy. (Source: David Rumsey Cartography Associates) Scale: 1"=1460'.

By 1891 there have been significant changes to the property, including the construction of Front Street and Lydia Drive as well as the extension of Front Street across Fishkill Creek. The structures shown on the 1876 map fronting along Fishkill Avenue have been removed, and additional residential properties have been built along the new roads. The factory building is shown along Mill Street and is identified as a Carpet Factory. This map indicates that this complex of buildings is located in a hamlet identified as Groverville.



Figure 9: 1956 Wappingers Falls Topographical Maps. 7.5 Minute Series (Source: USGS.gov) Scale: 1"=1460'.

The 1956 topographical map shows that the Groveville mill factories have been expanded, and occupy the present day building footprint. The residential structures are shown to the north of Front Street. The Groveville Mill Dam is visible within Fishkill Creek, to the east of the factory buildings.



Figure 10: 1955 Aerial Image. Dutchess County, New York. (Source: Dutchess County Parcel Access) Scale: 1"=175'.

The 1955 aerial image shows the factory buildings within the within the Groverville complex. This aerial shows that Building 9 extends south along Fishkill Creek. Building 16 is located in the center of the site.

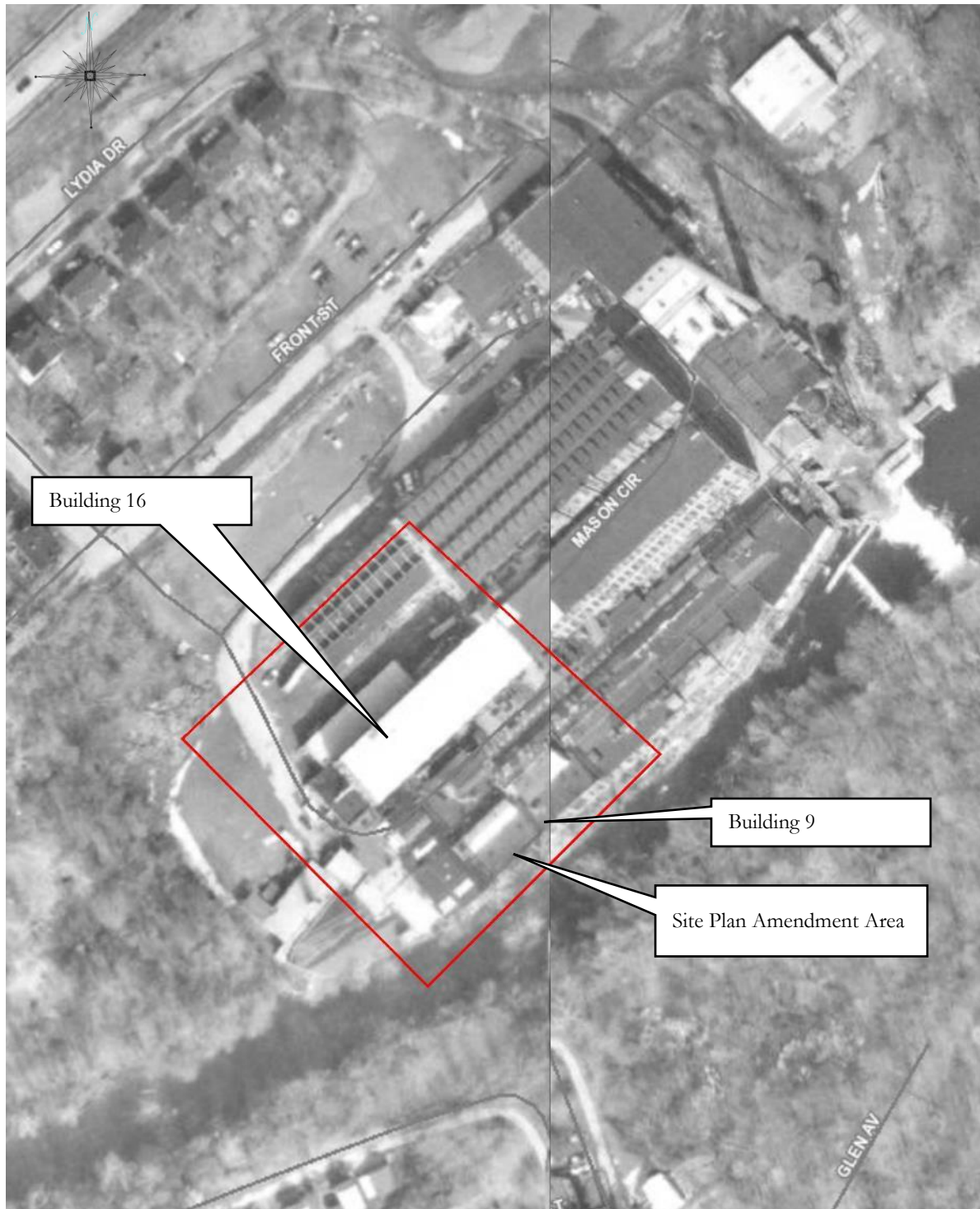


Figure 11: 1974 Aerial Image. Dutchess County, New York. (Source: Dutchess County Parcel Access) Scale: 1"=145'.

The 1974 aerial image shows that additional structures have been built between Building 16 and Building 9. Mason Circle, which currently passes along the southeastern side of building 16, is blocked by the additional structures between Buildings 16 and 9.



Photo 7: View to the north of the hydroelectric facilities located adjacent to the Groveville Mill Dam. These structures are located to the northeast of the proposed site plan amendment area.



Photo 8: View to the east of the existing dam along Fishkill Creek.



Photo 9: View to the northwest from the hydroelectric facility along Mason Circle between Building 11 (left) and Buildings 1-4 and 19-20 (right).



Photo 10: View to the southwest of Buildings 11 (right) and Building 16 (far ground).

G: ASSESSMENT OF SENSITIVITY FOR CULTURAL RESOURCES

An assessment of whether significant cultural resources are likely to be present within the project area must consider what is known of the prehistory of the area, including likely locations of archaeological sites and proximity to known sites. In addition, the history of the immediate area, including whether any historic structures or features are known to exist within the project area boundaries, must be considered. Disturbance to the landscape and the soils on the property are also considered in this assessment.

PRE-CONTACT SENSITIVITY

Four previously identified pre-contact archaeological sites have been identified within the vicinity of the project area. In addition, the proximity of the project area to Fishkill Creek heightens the pre-contact sensitivity of the property. The property has experienced commercial development for nearly 200 years. The disturbances created by the industrial development has reduced the pre-contact potential of the property to low.

HISTORIC SENSITIVITY

Cartographic research confirmed that the property has been occupied by industrial mills and factory structures throughout the nineteenth and twentieth century. In addition, the early to mid-nineteenth century buildings were removed prior the construction of a carpet mill in the 1870's. The carpet mill was expanded at the turn of the century. The manufacturing structures were again expanded in the 1950s and once more in the 1970s. The property was listed as National Register Eligible in 1979.

The Groveville Mill Historic District is unique as a surviving example of integrated work housing in a factory setting in the Hudson Valley. While the residents on the property did not necessarily work at the factory, the buildings were occupied by local working class families through the twentieth century.

The Beacon Lofts project has retained the integrity of the property in the overall redevelopment concept, and has maintained the nineteenth century model of providing work space and housing within the same complex. The proposed undertaking consists of removing the unsafe factory building and constructing a similar style apartment building in its place. The amendment of the approved site plan includes an addition to Building 9 in a location occupied by factory buildings until 2004.

H: SUMMARY AND RECOMMENDATIONS

The proposed Amendment to the Site Plan for the Beacon Lofts Project involves the construction of a compatibly styled building to replace Building 16, a late nineteenth to early twentieth century three story brick factory building. The proposed plan for the new Building 16 is to construct a similarly styled four story brick building within the footprint of the earlier factory building. The additional story of the new building, which is setback from exterior walls to differentiate the structure from the historic buildings, incorporates brick construction compatible with the overall character of the Groveville Mill Historic complex.

The proposed addition to Building 9 will include a two unit apartment building adjacent to the southern end of the existing structure. As with Building 16 the proposed addition will be constructed in a style compatible with the overall character of the Groveville Mill Historic Complex.

Based on the results of the background research and the site assessment, it can be confirmed that the property has experienced profound disturbance through the past two centuries through the phases of construction,

demolition and reconstruction than the property has experienced. Therefore, It is the opinion of Hudson Valley Cultural Resource Consultants that no further archaeological investigation of the project area is warranted.

The proposed removal of the existing Building 16 from the historic district is considered an adverse impact. However, the proposed design of reconstruction for Building 16 and the design of the addition to Building 9 are in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and effectively mitigate any adverse impacts to the Grovesville Mill Historic District.



Photo 11: View to the northeast of Building 16 (left) and Building 9 (right) within the Proposed Site plan Amendment area.



Photo 12: View to the southeast across the historic complex from Front Street.



Photo 13: View to the southwest of the residential buildings located along Front Street. These structures will not be impacted by the proposed undertaking.



Photo 14: View to the northeast along Front Street. The Beacon Lofts Offices and self-storage building are located at the end of the road.

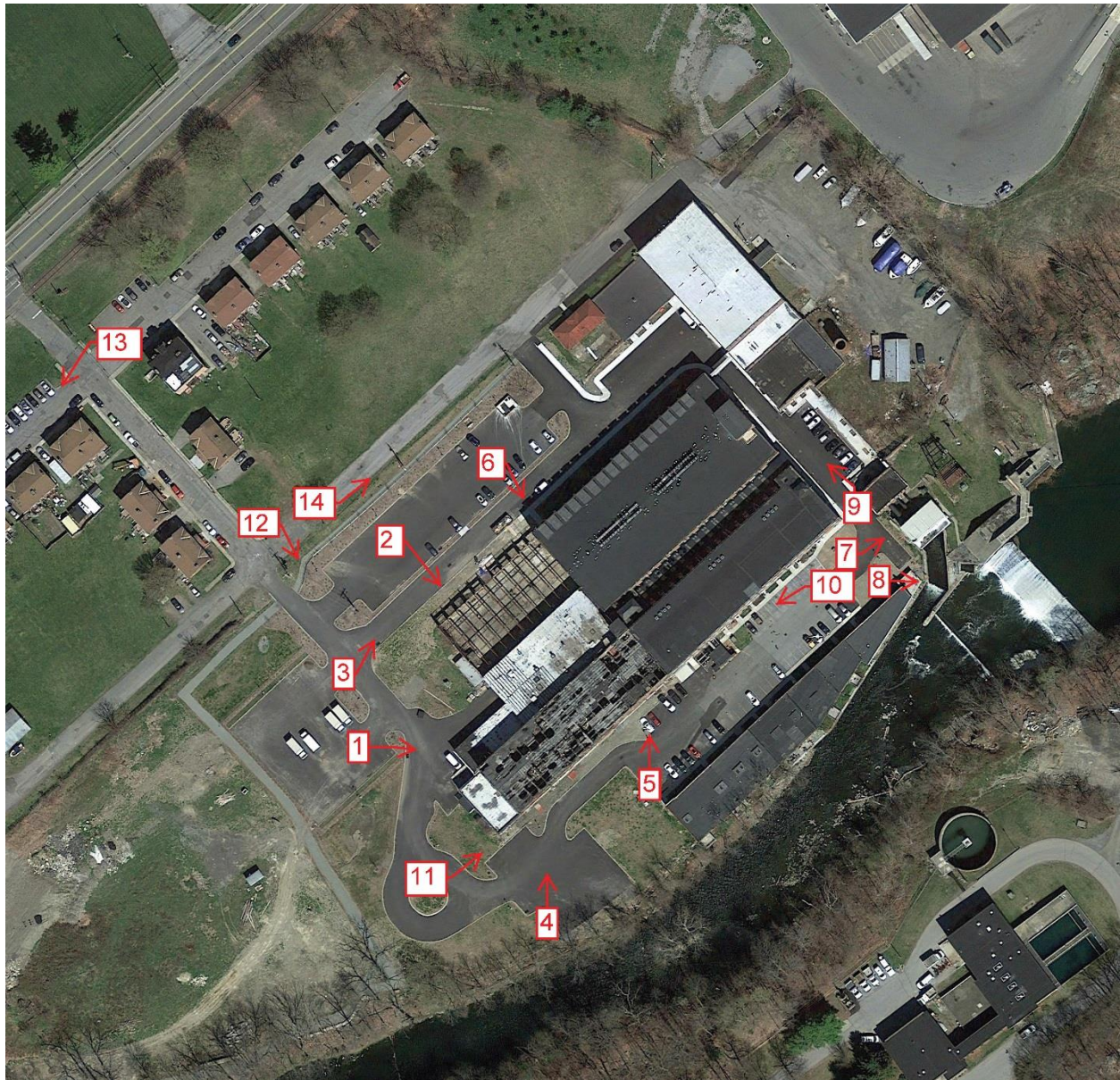


Figure 12: Photographic view map. Not to Scale.

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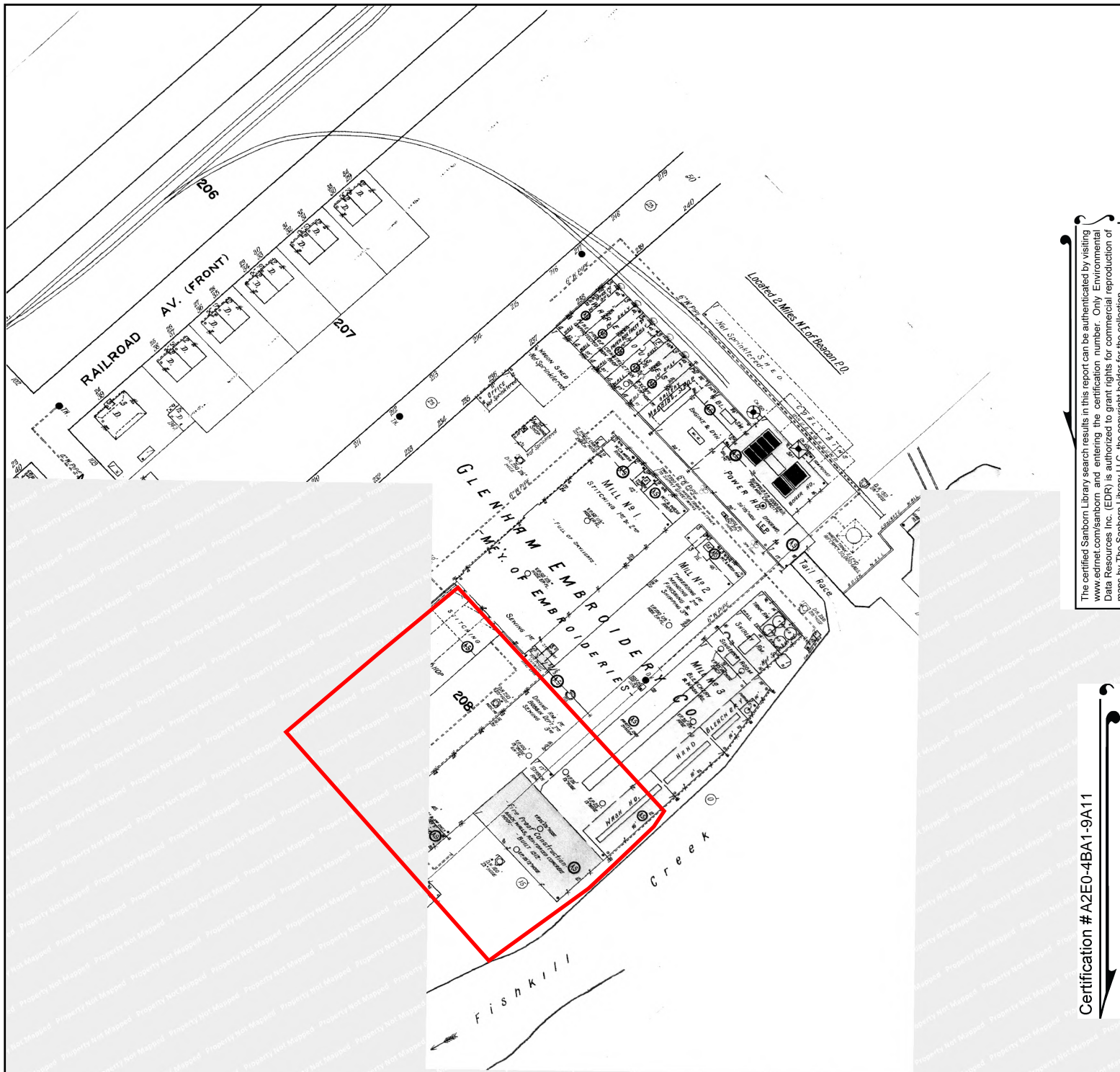
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APPENDIX A: SANBORN FIRE INSURANCE MAPS



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Address: 84 Mason Circle

City, ST, ZIP: Beacon, NY 12508

Client: Hudson Valley Cultural Resource Consultants

EDR Inquiry: 5098293.1

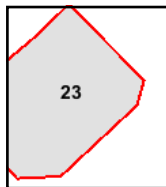
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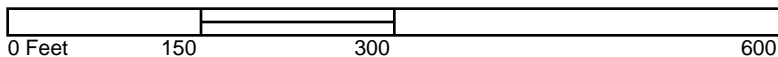
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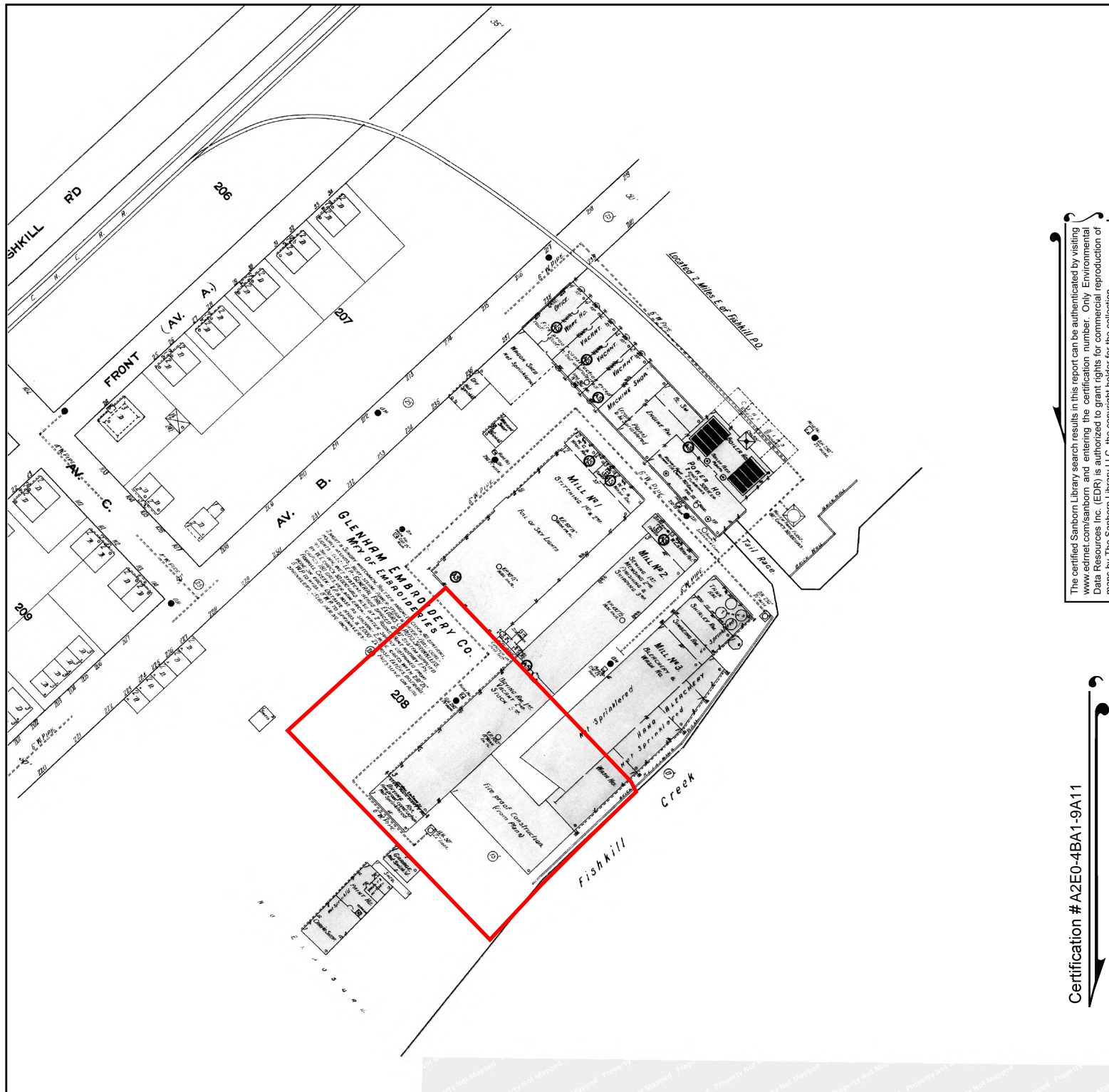


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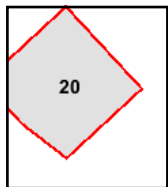
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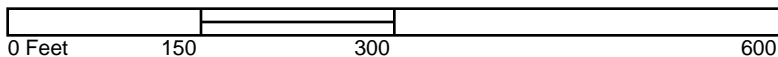
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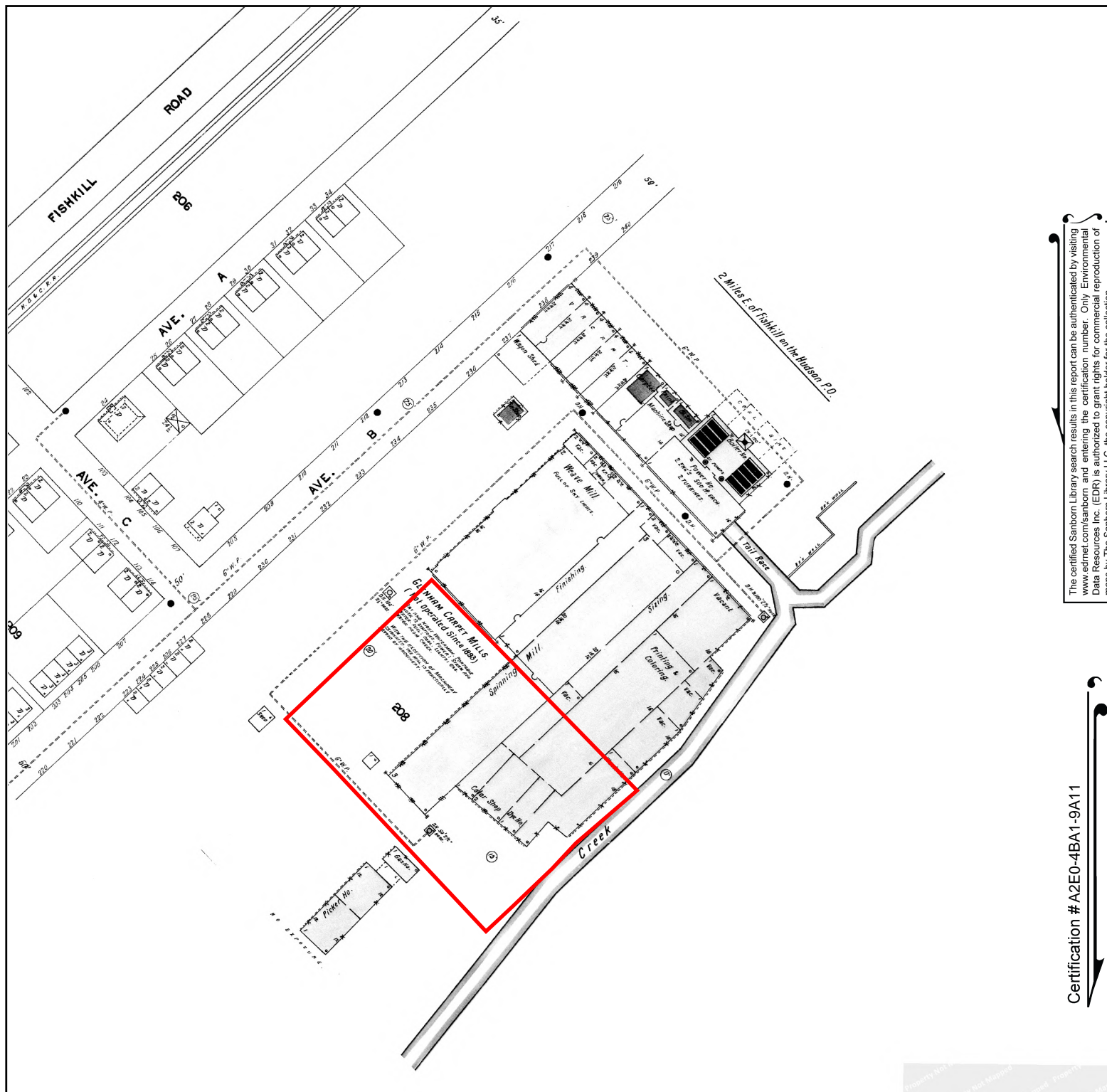


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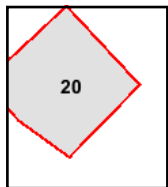
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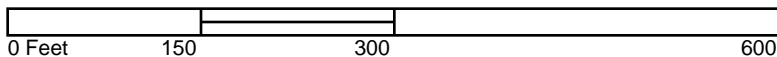
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HUDSON VALLEY

Cultural Resource Consultants, Ltd.

3 Lyons Drive Poughkeepsie, NY 12601

914-456-3698 • 845-702-0869

September 14, 2018

Beacon HIP Lofts, LLC
16 Squadron Boulevard
New City, NY 10956
Attn: Jennifer Van Tuyl

Re: Beacon HIP Lofts
Beacon City Council Presentation
Front Street
Beacon, Dutchess County, NY

Dear Ms. Van Tuyl,

Thank you for the materials you provided on September 5, 2018 which include the amended provisions of the Beacon City Code relating to special permit review within the Historic District Overlay (HDLO), which set forth standards for reviewing proposed construction in the context of the historic character of the surrounding area, and consideration of the compatibility of the proposal in terms of scale and height with the surrounding properties and the neighborhood. You have also forwarded to me copies of materials considered by the City of Beacon Planning Board in its SEQR Negative Declaration, and the City Zoning Board of Appeals in granting the height variance for the proposed building.

I am familiar with the HIP Lofts site, as my firm prepared the Phase 1A Literature Search and Sensitivity Assessment for this property, and supervised the coordination with the State Historic Preservation Office (SHPO) relating to the proposed restoration and reconstruction of buildings on the site. I therefore write this report to assist the Council in carrying out its duties in reviewing the proposed Special Permit to allow artist live-work units in the LI zoning district. My report assesses the appropriateness of the proposed improvements, including the construction of the new Building 16 in the historic context of the property, and the compatibility of its scale and height with the property, the surrounding properties, and the neighborhood. Walter Wheeler, Architectural Historian with Hartgen Archaeological Associates, has written a separate evaluation which addresses appropriateness and compatibility from an architectural perspective. I have reviewed Mr. Wheeler's letter which is part of the record before the Planning Board and Zoning Board of Appeals, as well as other materials and reviews by the City consultants.

GROVEVILLE MILLS

Based on the information reported in the Phase 1A Literature Search and Sensitivity Assessment, the first structures constructed in the location of the Groveville Mills Historic District were built prior to 1820. Abraham Dubois operated a grist mill along Fishkill Creek, which he sold to Samuel Upton in 1820. The grist mill was converted to a fulling and carding mill a few years later. The fulling and carding mill, owned by the Glenham Company, operated until 1858, when the demand for military uniforms led to the company expanding its factories and production capacity. It was during this period of the mill's operations that tenement buildings, which served as worker housing, were first constructed on the property. The Glenham Company filed for bankruptcy in 1873. In 1876, A. T.

Stewart acquired the mill complex, tenements and a nearby farm. He demolished the extant structures, and built an extensive carpet factory.

In addition to the new brick factory buildings, Stewart built Italianate-style worker housing to the north of the factory buildings, and constructed a bridge over Fishkill Creek. Stewart's carpet mill closed in 1893. The History of Dutchess County, written by Frank Hasbrouck, indicates that in 1909 the machinery at the mills had been sold for scrap, and the buildings were unoccupied.

Throughout the twentieth century, ownership of the Groveville Mill Complex changed frequently, with each new owner modifying the layout of the complex to suit their needs. These changes can be seen on the Sanborn Fire Insurance maps that document the features of the industrial complex in the early twentieth century.

The Groveville Mill Historic Complex is an important historical site. It is one of the first factory complexes in the Hudson Valley Region to provide worker housing on the premises. The construction of the bridge over Fishkill Creek connected the factory to the residential hamlet of Matteawan, providing easy access to the residences in this neighborhood. The Italianate style residential structures located northwest of the factory buildings were not the first worker housing constructed on the property, as tenements had been built on the site as early as the 1860s.

Well into the late nineteenth century, the Fishkill and Beacon areas remained rural. The owners of the Glenham Company and later A. T. Stewart, needing a reliable source of labor, saw that the best way to obtain the employees needed to run the large factory complex was to provide housing. Stewart demolished the tenements built by the Glenham Company and built the residences that are currently located within the historic complex. By providing housing on site, Stewart was able to assemble the workforce needed to run the factory, which in 1875 included 700 employees.

APPLICABLE STANDARDS:

Chapter 134 of the Code requires evaluation of the appropriateness of the proposed construction with the existing setting and compatibility of the scale and height of the new construction in relation to the property, surrounding properties and the neighborhood.

Assuring such compatibility of design was an integral part of the evaluation of the proposed project and the review by the State Historic Preservation Office. The proposed design would construct a larger Building 16, but would also eliminate a 4-story building closer to the Creek and remove the non-contributing commercial laundry buildings which presently surround Building 16. The proposed new Building 16 is 52 feet tall to the third floor level, with a recessed 4th floor that is 14 feet tall, for a total of 66 feet. At this time, the highest structure within the complex is the tower located on the roof of Building 11, which is 67 feet high.

The applicant has submitted documentation to the reviewing Boards that the proposed massing of the building is appropriate in the context of the mill complex, which contains a number of large buildings. The applicant has also established that the massing of the building is appropriate, as it is located in the center of the property, substantially set back from Route 52 and from the Fishkill Creek, and that the elevation at the property line of the proposed Building 16 is 24 feet lower than the elevation at Route 52, and 29 feet lower than the elevation at the Beacon water plant, across the Fishkill Creek, thus substantially reducing the perceived height of the new building. The Planning Board has issued a Determination of Significance finding that the proposed Building 16 will not create any significant adverse impacts. The Zoning Board of Appeals has issued a height variance to authorize construction of the building, finding that, "The City Zoning Board of Appeals, in granting a height variance, has found that, "The proposed height is not out of character with the existing mill complex," and that Building "will not produce an undesirable change in the character of the neighborhood and will not be a detriment to nearby properties."

Walter Wheeler, Architectural Historian with Hartgen Archaeological Associates, stated in a letter dated Jan. 17, 2018 that the proposed building "is in keeping with the existing setting and Historic Preservation guidelines for such construction, and will not have a detrimental effect on nearby properties or the character of the

neighborhood.” Weston Davey, Historic Site Restoration Coordinator, Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation, reviewed the project and stated that the “proposed new construction...appears to be appropriate to the surrounding historic district (Comment Letter 01/05/2018).” Tim Lloyd, Archeologist with the Office of Parks, Recreation and Historic Preservation stated “I have no concerns regarding the project's potential impacts to archaeological resources (CRIS Communication 11/29/17).”

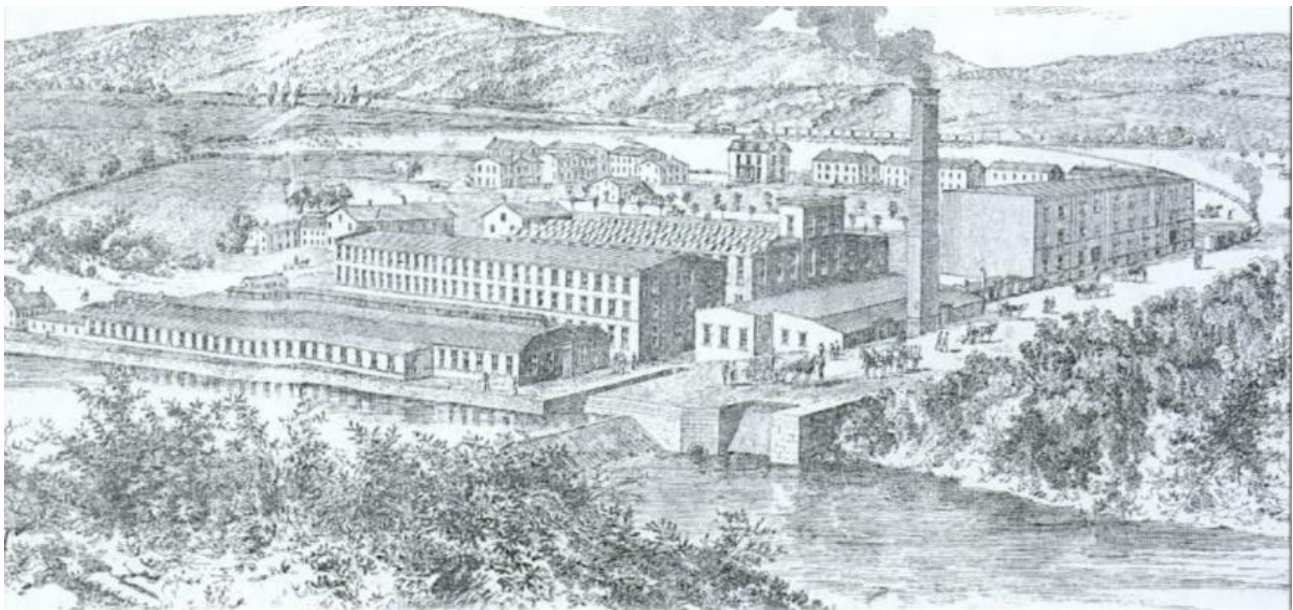
My evaluation leads me to concur with the above findings, based on the historic context of the Mill complex.

FINDINGS

In the late nineteenth and early twentieth centuries, the historic mill complex spanned the entire space between Building 16 and Building 9 (1904 Sanborn Map). The buildings included two vacant structures, a sizing building and a printing and coloring structure. These buildings were torn down, and a new building identified as the Mill No.3 Bleachery and Washhouse was constructed adjacent to the north side of Building 9. An alleyway was located between the Bleachery building and Building 16, which was historically a drying and storage building. The Mill No. 3 building was torn down in 2000.

Based on the historic layout of the mill complex, particularly southeast of Building 16, the proposed massing of the new structure is not out of context with the historic layout of the Groveville Mills Historic District. This southern area of the mill complex was once completely covered with brick factory buildings. These connected structures would have created a visual image of one very large structure.

In the nineteenth century, the tower on Building 11 was not the tallest structure within the complex. A brick chimney was located to the northeast of Building 11 on the far side of the Machine House, which is documented as being 100 feet high. This chimney is visible on the 1879 lithograph of the mill complex (below). An 80 foot high water tower was added to the complex in 1912 (1912 Sanborn Map).



Groveville Mills, circa 1879. (Source: Robert Murphy, *History of Beacon* 1998)

The historic Sanborn Maps (1904-1912) also show that Building 4, which was a series of conjoined small warehouses, was four stories high, with an overall height of 55 feet above grade. The 1879 lithograph shows this building, in the northeastern portion of the complex, as being at or close to the height of the tower on Building 11. In 1919 the height of the building was mapped between 43 feet and 57 feet above street level. The variation is due to alterations made to the landscape on the northeastern side of the structure that would have altered the overall

elevation of the street. In 1879 a rail spur was located in this area, followed by a side street in the early twentieth century, and in 1990 a large parking lot.

Based on the historic layout of the mill complex, the proposed height of the new structure is not out of context with the historic layout of the Groverville Mills Historic District. The varying heights of Building 4, the height of the water tower and brick chimney, along with the tower on Building 11 would have created a higher height envelope for the historic complex.

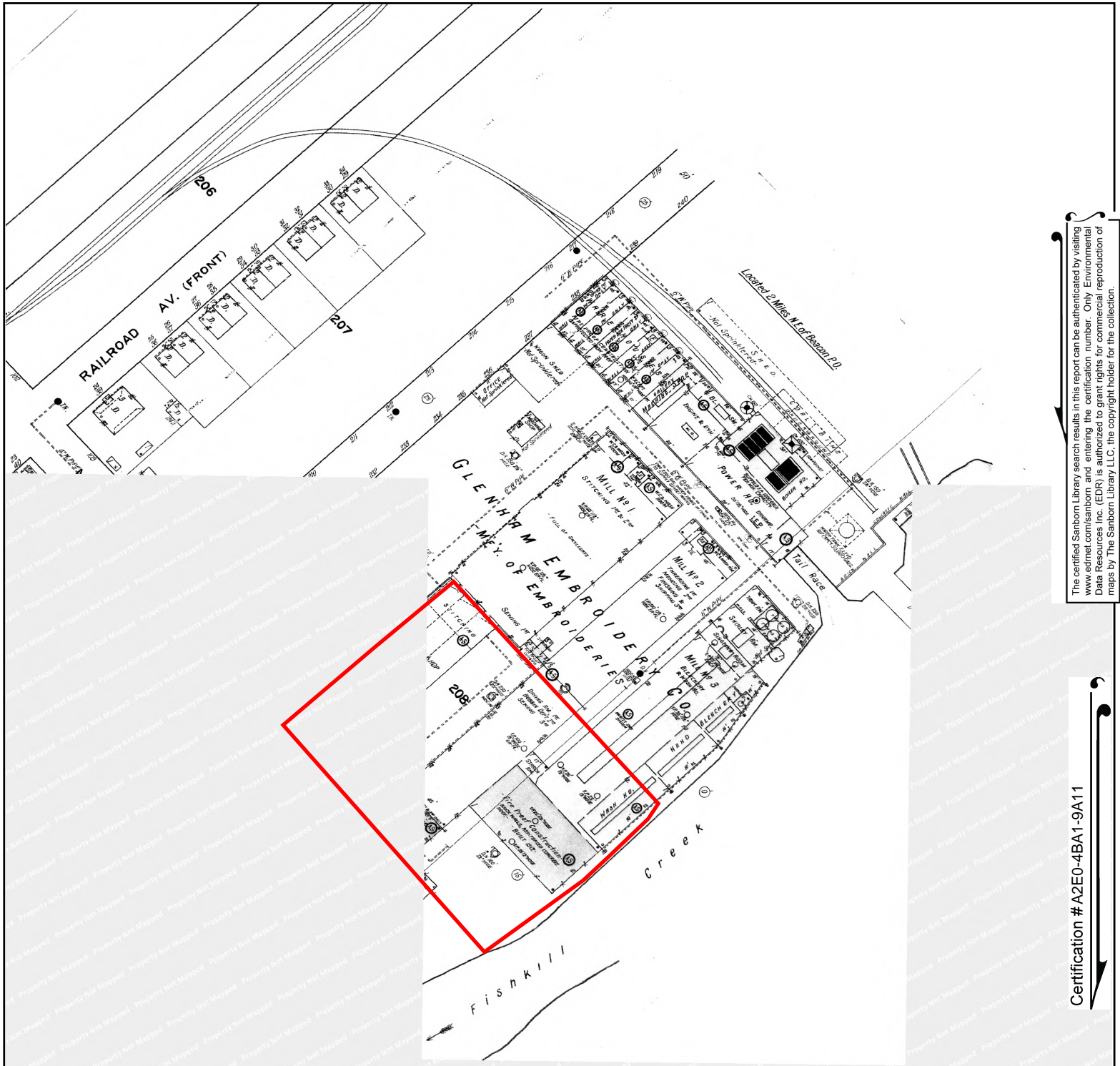
CONCLUSION

The layout, purpose and ownership of the Groverville Historic Complex buildings have changed dramatically over time, beginning at the close of the eighteenth and early nineteenth centuries. The buildings within the historic complex have undergone almost continuous episodes of demolition and rebuilding. It is the opinion of HVCRC that the proposed Building 16 design is in keeping with the historic context of the complex, and that the proposed height and massing will not negatively impact the historic context of the Groverville Mills Historic District.

Sincerely,



Beth Selig, MA., RPA,
President, Hudson Valley Cultural Resource Consultants



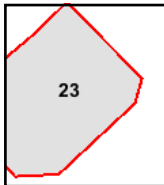
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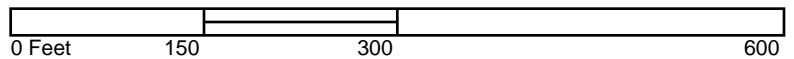
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 Address: 84 Mason Circle
 City, ST, ZIP: Beacon, NY 12508
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 EDR Inquiry: 5098293.1
 Order Date: 11/06/2017
 Certification # A2E0-4BA1-9A11
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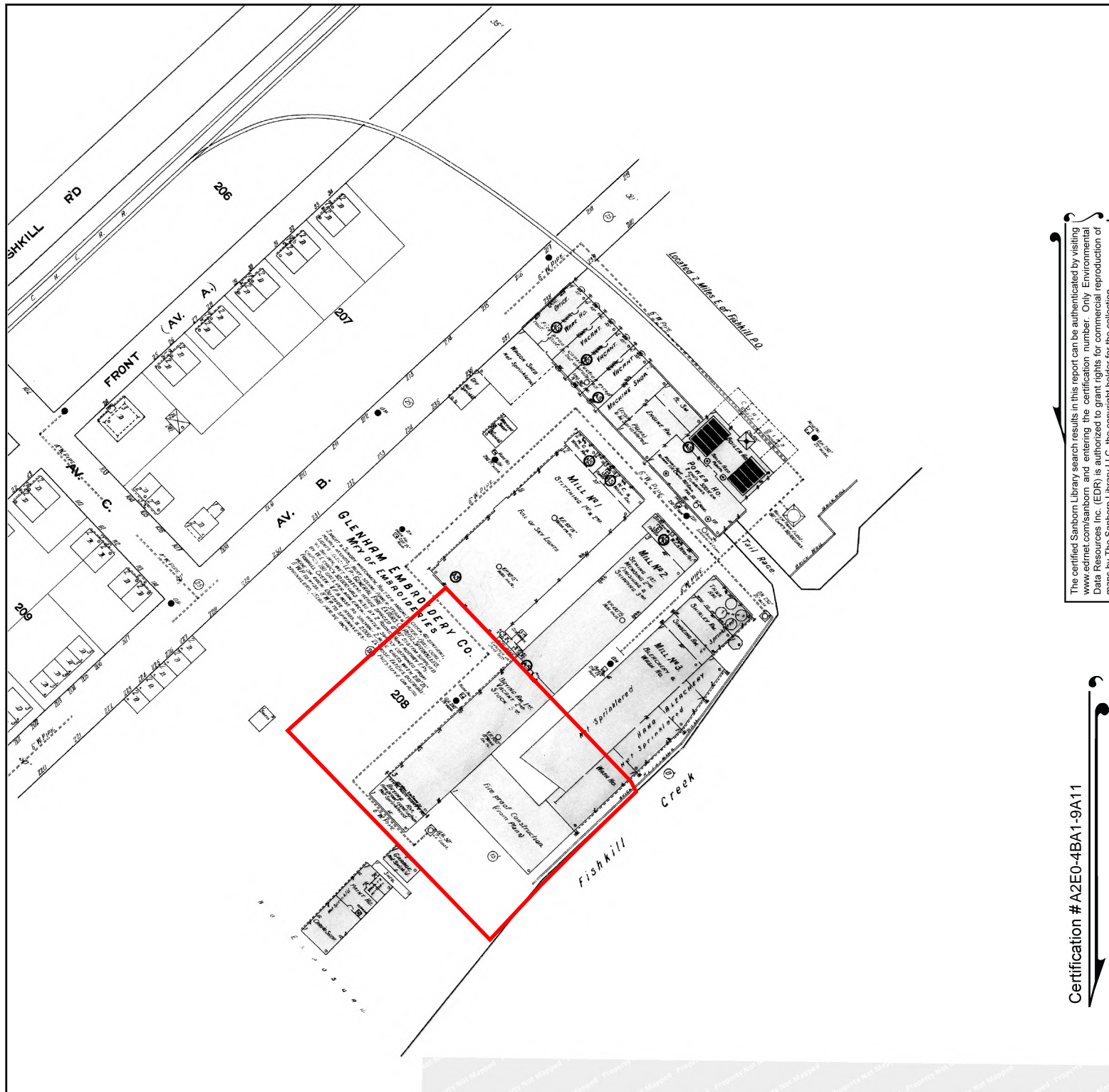


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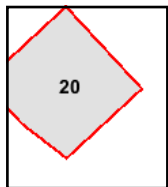
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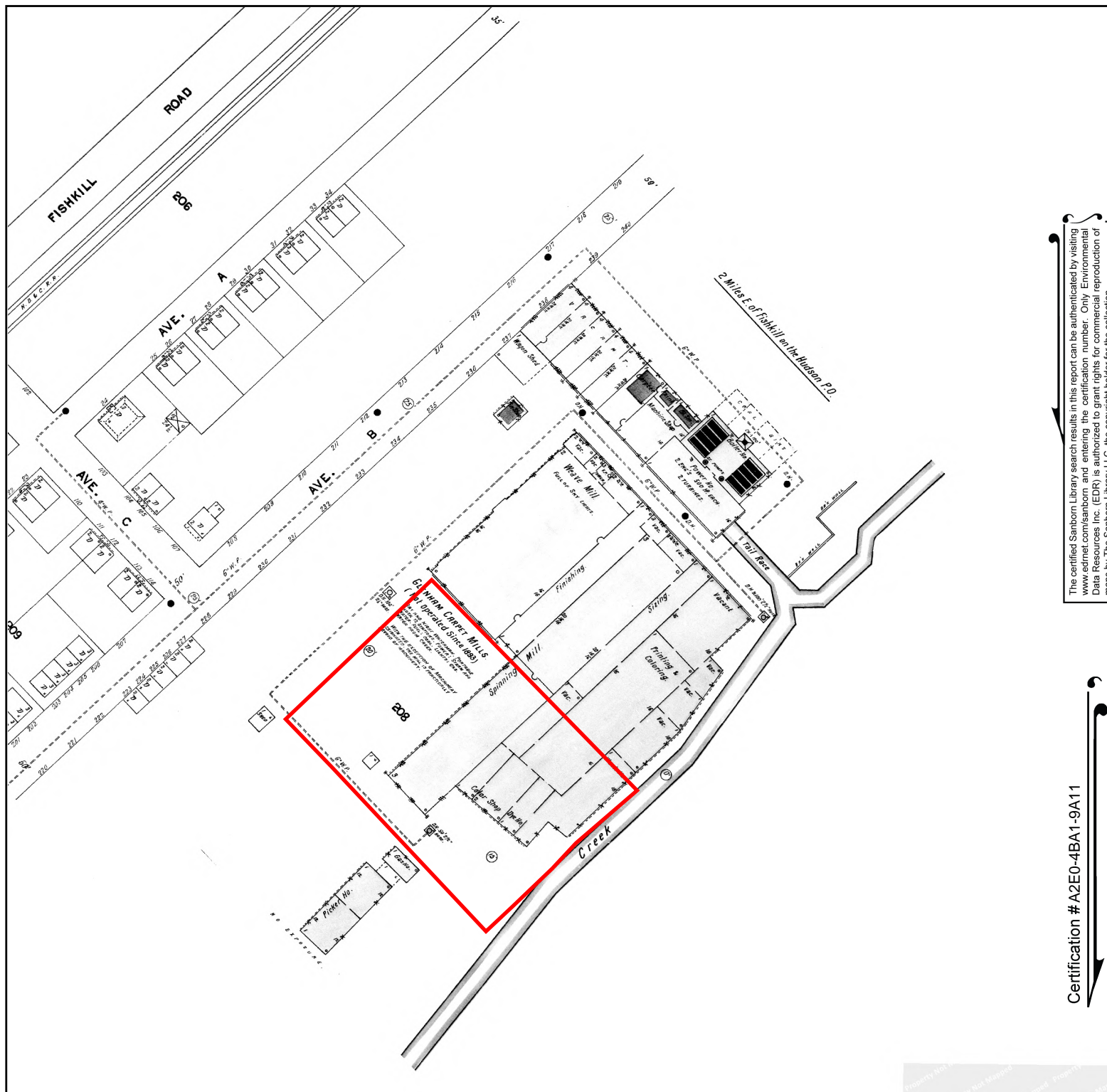


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Volume 1, Sheet 20





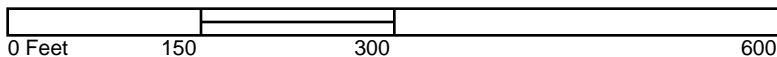
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Certification #A2E0-4BA1-9A11

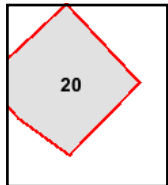
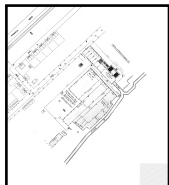
Site Name: Beacon Lofts
 Address: 84 Mason Circle
 City, ST, ZIP: Beacon, NY 12508
 Client: Hudson Valley Cultural Resource Consultants
 EDR Inquiry: 5098293.1
 Order Date: 11/06/2017
 Certification # A2E0-4BA1-9A11
 Copyright 1904



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 20





▼ 2000 TC



City of Beacon Planning Board
11/14/2018

Title:

234 Main Street

Subject:

Review application for Site Plan Approval, 2nd Floor Addition, Retail/Office Use, 234 Main Street, submitted by 234 Main Street, LLC

Background:

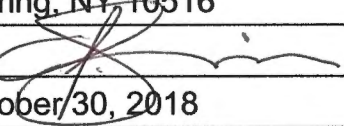
ATTACHMENTS:

Description	Type
234 Main Street Site Plan Application	Application
234 Main Street Sheet 1 Site Plan	Plans
234 Main Street Sheet 2 Existing Conditions	Plans
234 Main Street Sheet 3 Floor Plans	Plans

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: 234 Main, LLC
Address: 256 Main Street
Cold Spring, NY 10516
Signature: 
Date: October 30, 2018
Phone: 646-584-3101

(For Official Use Only)

Application & Fee Rec'd

Initial Review

Public Hearing

Conditional Approval

Final Approval

Date Initials

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Aryeh Siegel Architect
Address: 84 Mason Circle
Beacon NY 12508

Phone: 845-838-2490

Fax: 845-838-2657

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 234 Main Street
Tax Map Designation: Section 5954 Block 27 Lot(s) 869916
Land Area: 0.09 acres Zoning District(s) CMS

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Retail / Office
Gross Non-Residential Floor Space: Existing 3,745 sf Proposed 2,500 sf
TOTAL: 6,245 sf
Dwelling Units (by type): Existing 0 Proposed 0
TOTAL: 0

ITEMS TO ACCOMPANY THIS APPLICATION

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

Chairman, City Planning Board

Date

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: 234 Main, LLC

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

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

Applicant Address: 256 Main Street, Cold Spring, NY 10516

Project Address: 234 Main Street

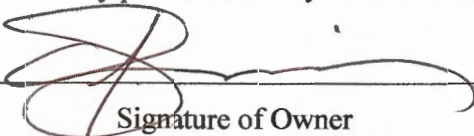
Project Tax Grid # 5954-27-869916

Type of Application Site Plan

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

I, Franco Yuvienco, 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 | <input checked="" type="checkbox"/> |
| 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon | <input type="checkbox"/> |
| 3. ALL tax payments due to the City of Beacon are current | <input checked="" type="checkbox"/> |
| 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon | <input type="checkbox"/> |
| 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon | <input type="checkbox"/> |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current | <input checked="" type="checkbox"/> |



Signature of Owner

SIGN HERE

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: 234 Main Street

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

	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEGAL DATA		
Name and address of the owner of record.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name and address of the applicant (if other than the owner).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name and address of person, firm or organization preparing the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date, north arrow, and written and graphic scale.		
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approximate boundaries of any areas subject to flooding or stormwater overflows.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other existing development, including fences, retaining walls, landscaping, and screening.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sufficient description or information to define precisely the boundaries of the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The owners of all adjoining lands as shown on the latest tax records.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The locations, names, and existing widths of adjacent streets and curb lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Items marked NO above are not applicable to this application

Applicant/Sponsor Name: 234 Main, LLC

Signature: _____

SIGN HERE

Date: October 30, 2018

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: 234 Main Street			
Project Location (describe, and attach a location map): 234 Main Street, Beacon, NY			
Brief Description of Proposed Action: 2nd floor addition to existing 1 story building. 2nd floor will be for Office Use. Retail use will continue on existing 1st floor			
Name of Applicant or Sponsor: 234 Main, LLC		Telephone: E-Mail: franco@yuvienco.com	
Address: 256 Main Street			
City/PO: Cold Spring	State: NY	Zip Code: 10516	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Beacon Planning Board - Site Plan Approval Building Permit			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 0.09 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.09 acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Franco Yuvienca	Date: October 30, 2018	
Signature: _____	SIGN HERE	

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

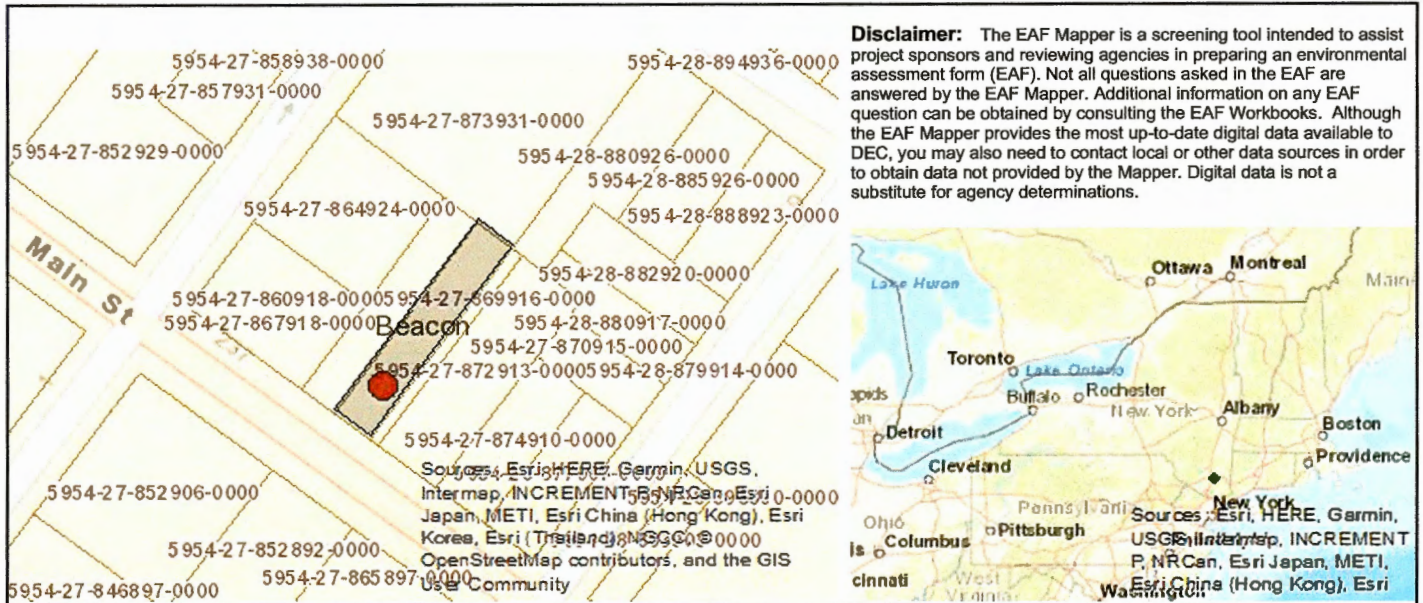
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use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

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

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

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

PRINT



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



City of Beacon New York

Certificate of Inspection Application

Parcel Address 234 Main Street

Tax ID Number 5954-27-869916

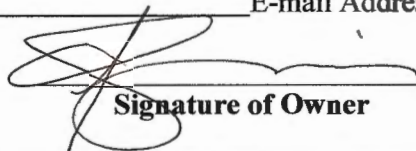
Property Owners Information:

Name 234 Main, LLC

Mailing Address 256 Main Street, Cold Spring, NY 10516

Business Phone # 646-584-3101 Home Phone # _____

Cell Phone # _____ E-mail Address _____


Signature of Owner

For office use only:

	Connected to sanitary sewer	Disconnected	Waiver Requested	Waiver Approved
Roof Leaders	_____	_____	_____	_____
Sump Pump	_____	_____	_____	_____
Yard drain	_____	_____	_____	_____
Other (describe)	_____	_____	_____	_____

Signature of Inspector

Inspection Date _____

Expiration Date _____

FEE: \$50.00

FOR OFFICE USE ONLY

Application #

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

ENTITY DISCLOSURE FORM

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

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

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

Name of Entity 234 Main, LLC	Address of Entity 256 Main Street, Cold Spring, NY 10516
Place where such business entity was created Beacon, New York	Official Registrar's or Clerk's office where the documents and papers creating entity were filed N.Y.S. Department of State Division of Corporations & State Records
Date such business entity or partnership was created 03/08/18	Telephone Contact Information (646) 584-3101

IF AFFIANT IS A CORPORATION:

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

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

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Kevin David McCarthy	256 Main Street Cold Spring, NY 10516	(646) 456-9816	25%
Franco Yuvienco	15 Broad Street #3114 New York, NY 10005	(646) 584-3101	25%
John Nguyen	914 Diamond Street San Francisco, CA 94114	(510) 928-3714	25%
Marrocco 2011 Living Trust	PO Box 822 Ross, CA 94114	(650) 520-6638	25%

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
234 Main, LLC	256 Main Street Cold Spring NY 10516	(646) 584-3101	07/30/18 - Sale	08/06/18 Dutchess County Clerk's Office

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

☐

YES

☒

NO

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐

YES

☒

NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

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

☐

YES

☒

NO

Current Name	Other Names

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

Name	Address
Harry P. Norman and Ellen H. Norman	

SECTION H. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

☐ YES

☒ NO

I, Franco Yuvienco being first duly sworn, according to law, deposes and says that I am (Title)partner/member, an active and qualified member of the 234 Main, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Franco Yuvienco

(Signature) 

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.



HUBBARDTON FORGE "HOOD" OUTDOOR DARK SKY COMPLIANT WALL SCONCE #306563. 15" HIGH X 6 1/2" WIDE. BURNISHED STEEL FINISH. 60 W INCANDESCENT LAMP

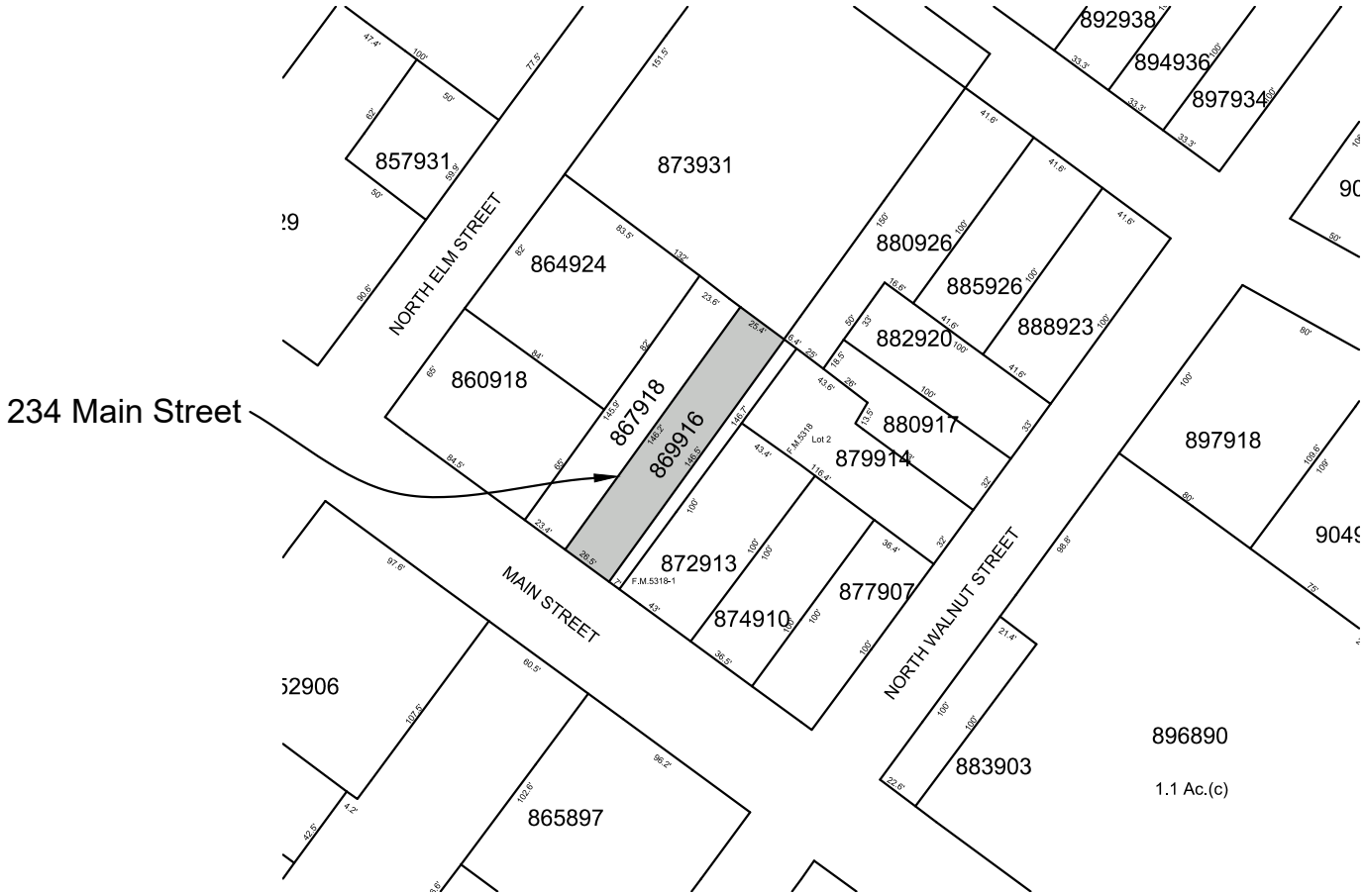
L1: Wall Mounted

NOTE: THE MANUFACTURER DOES NOT PROVIDE PHOTOMETRIC INFORMATION FOR THESE FIXTURES. FIXTURES WILL BE SHIELDED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES, AND TO SHIELD FROM LIGHT PROJECTING UPWARD TO THE SKY

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Lot Width Required	Lot Width Existing	Minimum Building Frontage	Proposed Building Frontage	Allowable Building Height	Proposed Building Height	Allowable Building Depth	Proposed Building Depth	Lot Area
	Front	Side	Rear	Front	Side	Rear											
Zoning District																	
CMS (Central Main Street District)	0' min. 0' max.	0'	25'	4.2' ¹	0'	0.8' ¹	75'	148'	N/A	27'	80%	80% ¹	38'	24'	150'	143' ¹	3,940 SF

Notes:
1. Existing Condition



Location Map
Not to Scale

Zoning Summary

Zoning District: CMS (Central Main Street District)
Tax Map No.: 5954-27-869916
Lot Area: 0.09 Acres (3,940 SF)
Building Footprint: 3,745 Square Feet
Historical Overlay District: No
Parking Overlay District: Yes
Existing Use: Retail
Proposed Use: Retail / Office Space

Parking & Loading

Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Current Parking Requirement
Mercantile (Retail)				
1964 - 1 space per 200 SF of gross floor area excluding basement and utility areas Present - 3 spaces per 1,000 SF of gross floor area	3,745 SF	19 spaces	3,745 sf	4 spaces
Office / Professional Use				
Present - 2.5 spaces per 1,000 SF of floor area			2,500 SF	7 spaces
Total Required Parking Spaces		19 spaces		11 spaces
Total Proposed Parking Spaces				0 spaces (Note 1)

Notes:

- Parking is not required per Beacon Zoning Code Section 223-26 (B.2): The building was in existence on April 20, 1964. The existing use in 1964 was retail at the 1st floor per the 1964 Beacon Directory. The new use is less than 25% greater intensity than the use existing in 1964. 19 parking spaces would have been required in 1964 for the uses in existence at that time. 11 parking spaces are required for the current proposed uses.
- There is no space on the property to provide parking.
- There is no space on the property to provide landscaping. The Planning Board can waive the landscaping requirement for lots smaller than 5,000 sf. The subject property is 3,940 sf.
- There are public parking lots within 800' of the property.
 - Adjacent to 208 Main Street
 - Dutchess County Motor Vehicles
- Retail Hours of operation: 7am – 11pm, Monday through Sunday, inclusive
- Retail tenants will apply separately for permits for their own signage

Index of Drawings

Sheet 1 of 3 Site Plan
Sheet 2 of 3 Existing Conditions Survey
Sheet 3 of 3 Floor Plans & Elevations

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan Application
Sheet 1 of 3 - Site Plan

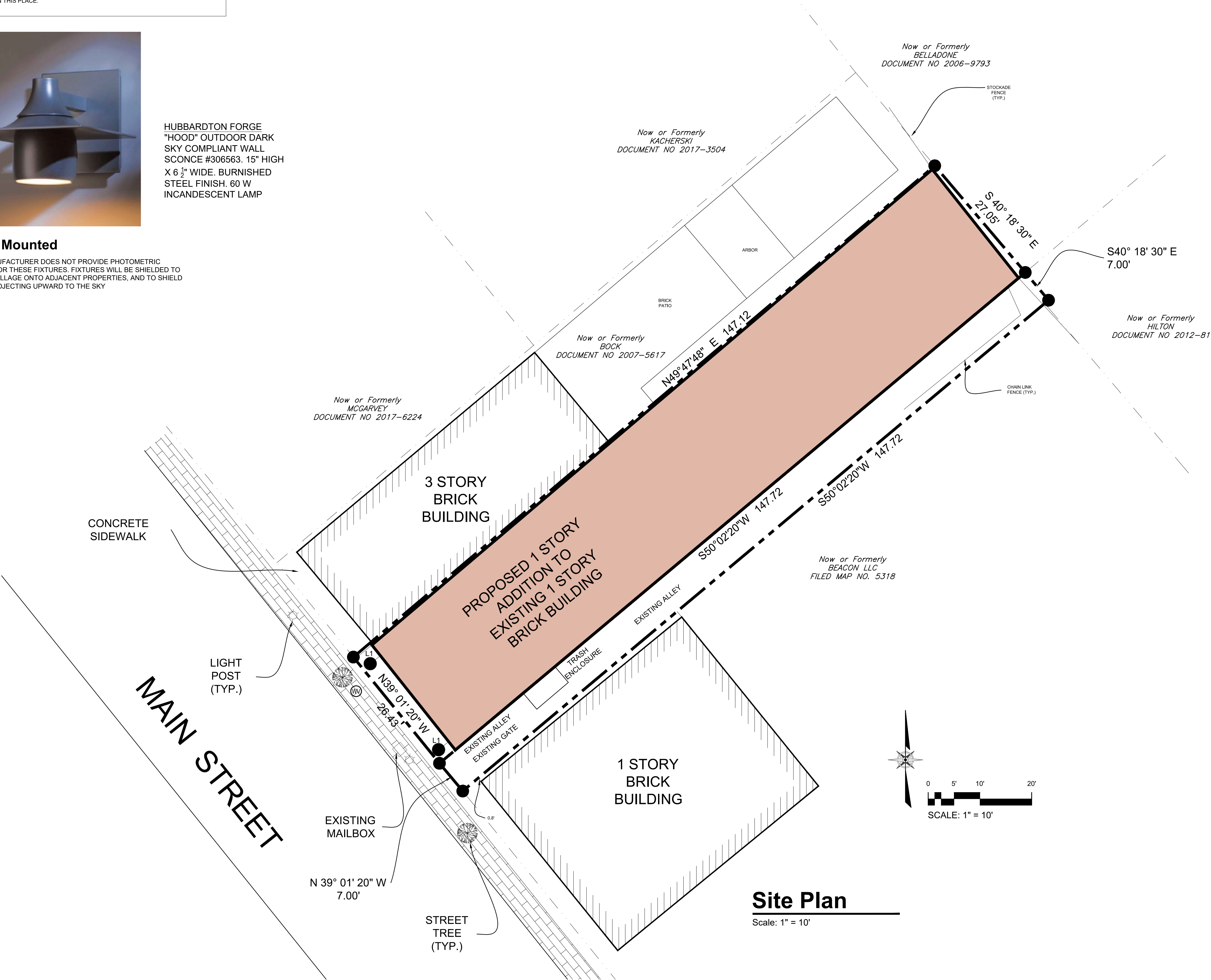
234 Main Street

Beacon, New York
Scale: 1" = 10'
October 30, 2018

Owner:
234 Main, LLC
Beacon, New York 12508

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

Surveyor:
Robert V. Oswald Land Surveying
175 Walsh Road
Lagrangeville, New York 12540



LEGEND

— PROPERTY LINE
SS — SANITARY SEWER LINE
ST — STORM SEWER LINE
— FENCE
— OHW — OVERHEAD WIRES

HYDRANT
GAS VALVE
WATER VALVE
ELECTRIC BOX
UNKNOWN MANHOLE
TELEPHONE MANHOLE
SANITARY SEWER MANHOLE
DRAINAGE MANHOLE
DROP INLET
LIGHT POLE
UTILITY POLE
MAIL BOX
GUY WIRE
SIGN
BOLLARD
IRON ROD FOUND
MONUMENT FOUND

- NOTES:
1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER 1357 OF DEEDS, AT PAGE 365 AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
 2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
 3. BEING LOT NO. ___ AS SHOWN ON FILED MAP NO. _____.
 4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 6. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 7. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
 8. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.
 9. ©ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

FILED MAP REFERENCE

Map entitled "The Lands of 234 Main, LLC" prepared by Robert V. Oswald and filed in the Dutchess County Clerks office on (Date) as Map No. (2018.030)

DATE OF SURVEY

Field Completion: March 29, 2018
Robert V. Oswald Land Surveying
175 Walsh Road
Lagrangeville, New York 12540

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

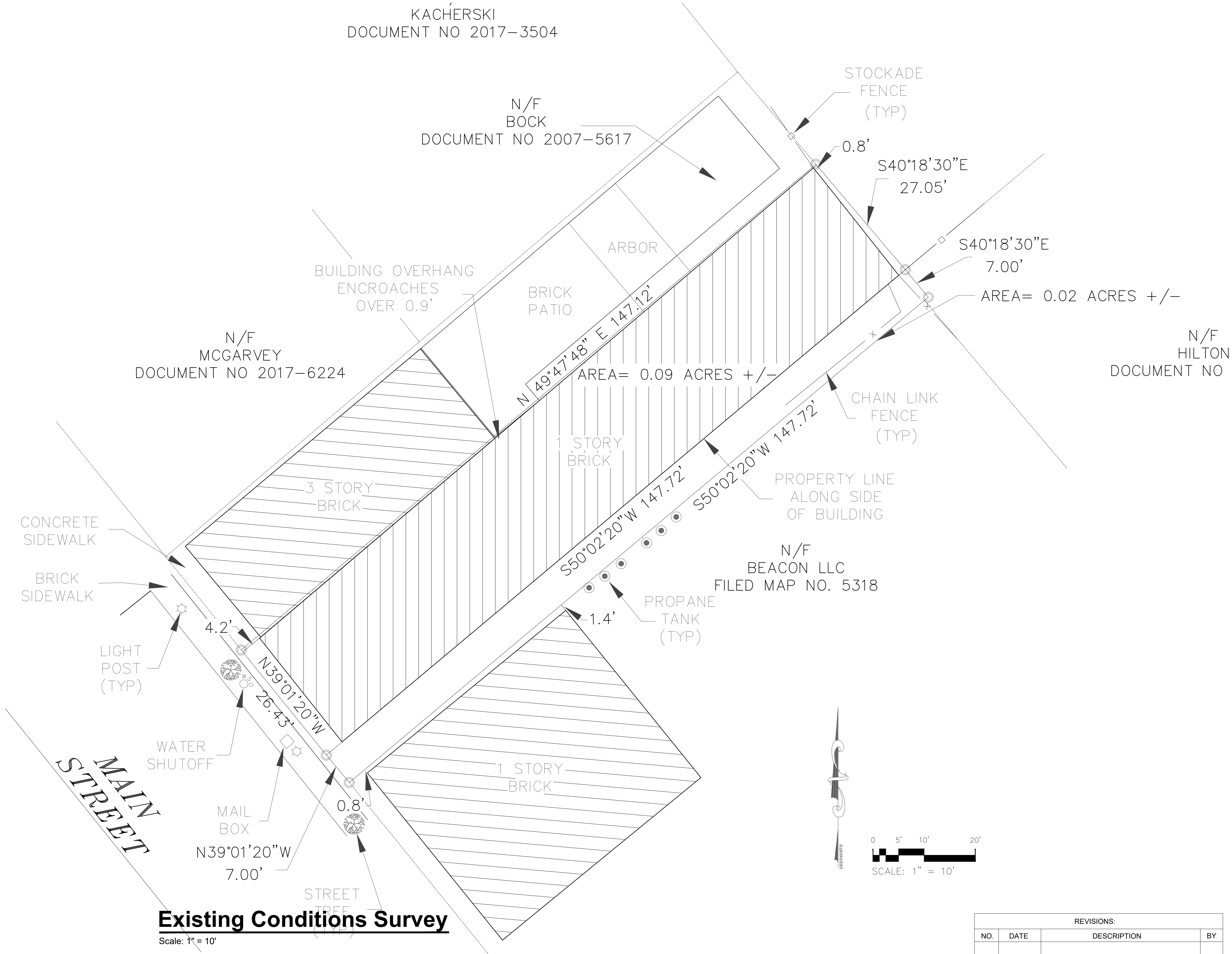
DAY OF ___, 20___, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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.



REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan Application

Sheet 2 of 3 - Existing Conditions Survey

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.

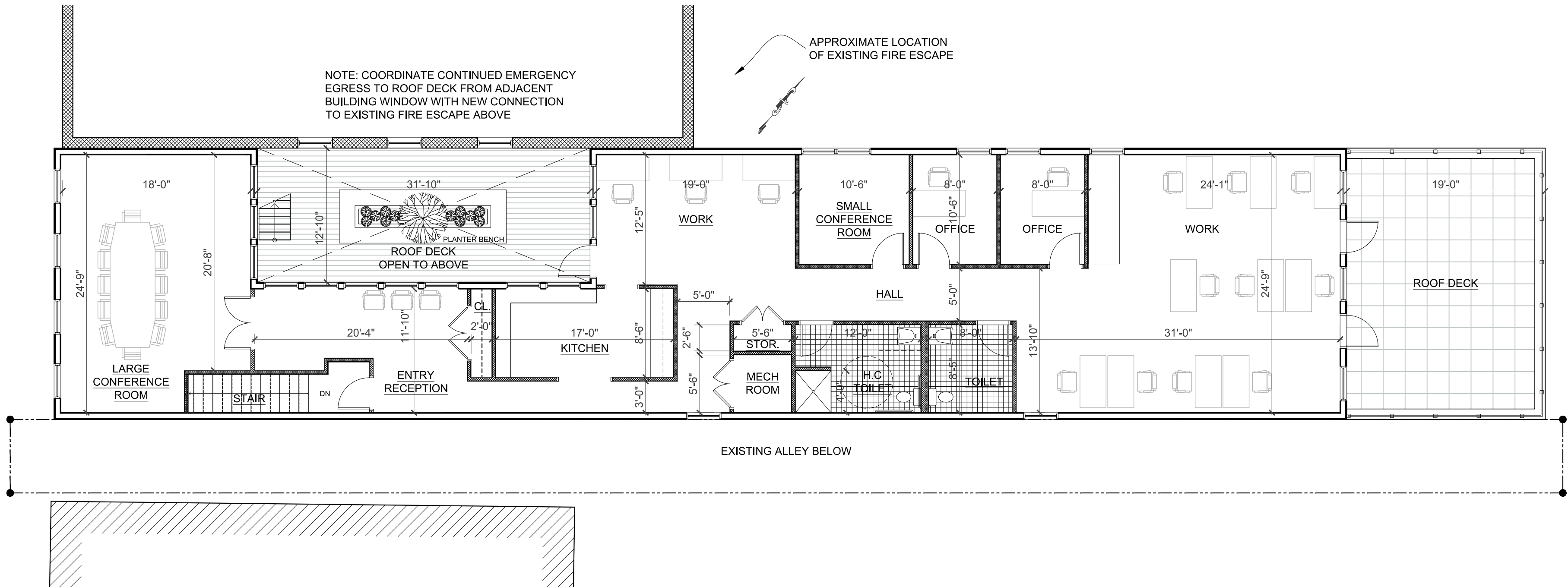
SIGNED THIS _____ DAY OF _____, 20____, BY _____ CHAIRMAN _____ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

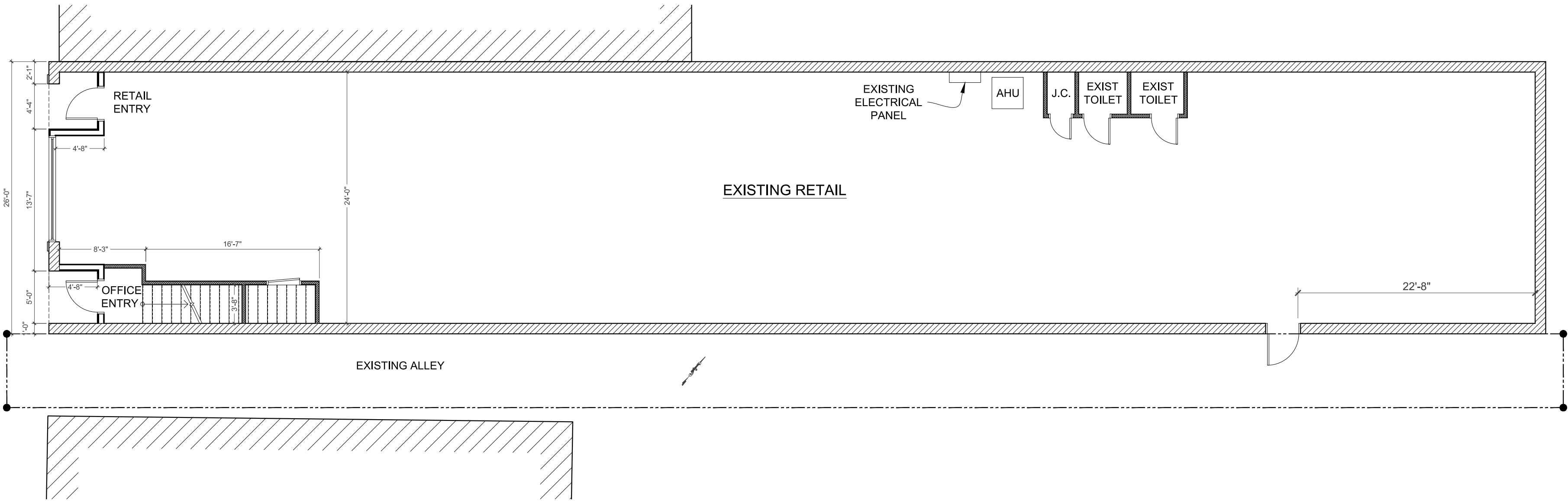


Existing Photos



2nd Floor Plan

Scale: 1/8" = 1'-0"



1st Floor Plan

Scale: 1/8" = 1'-0"



Elevation: Main Street

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



View



View

Site Plan Application

Sheet 3 of 3 - Floor Plans & Elevations

Owner:
234 Main, LLC
Beacon, New York 12508

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

Surveyor:
Robert V. Oswald Land Surveying
175 Walsh Road
Lagrangeville, New York 12540

234 Main Street
Beacon, New York
Scale: As Noted
October 30, 2018

City of Beacon Planning Board
11/14/2018

Title:

Zoning Board of Appeals

Subject:

Zoning Board of Appeals – November Agenda

Background:

ATTACHMENTS:

Description

November Agenda

Type

Backup Material

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

The Zoning Board of Appeals will meet on **Tuesday, November 20, 2018** in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York. A training work session will take place at 7:00 PM and the regular meeting will begin immediately thereafter, but not later than 7:30 PM.

1. Application submitted by Bonita Lahey, 28 Vail Avenue, Tax Grid No. 30-6054-46-186570-00, R1-5 Zoning District, seeking relief from Section 223-17(c) for a first floor bedroom addition with a 7 ft. side yard setback (*10 ft. required*) and a 21 ft. rear yard setback (*30 ft. required*)
2. Continue public hearing on application submitted by PIE Developers, 53 Eliza Street, Tax Grid No. 30-6054-29-031870-00, R1-5 Zoning District, seeking relief from Section 223-17(C) for a Use Variance to allow a 9-unit multi-family development

City of Beacon Planning Board
11/14/2018

Title:

135-137 Spring Valley Street

Subject:

Consider request for two additional 90-day extensions of Subdivision Approval – 135-137 Spring Valley Street, submitted by John Milano

Background:

ATTACHMENTS:

Description

Milano Subdivision Extension Request_2018-1012

Engineer Letter of Acceptance

Type

Cover Memo/Letter

Consultant Comment



*Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
13 Chambers Street, Newburgh, NY 12550
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com*

October 12, 2018

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

Re: 135-137 Spring Valley Street Subdivision
Tax ID 6054-37-070632 (± 0.65 acre)
City of Beacon, New York

Dear Chairman Gunn:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) respectfully requests that this project be placed on the next available agenda for consideration of granting two 90-day extensions for Final Approval. The project was granted preliminary and final approval with conditions at the May 10, 2016 planning board meeting. This board has granted previous ninety extensions, and the latest extension expired on May 24, 2018.

The Dutchess County Department of Behavior & Community Health (DCDBCH) rejected "Permission to File" because the subdivision plat showed engineering improvements on the plan. They only allow subdivision plats to be filed with no engineering improvements shown on them. Otherwise they need to review the entire plan set, which the planning board consultants have already done.

To rectify the issue, the DCDBCH requested that a separate stand-alone one sheet subdivision plat be prepared for filing. The two sheet Site Plan set shows all of the proposed survey information that is on the stand-alone plat; however, will not be filed. The separate subdivision plat will be the only sheet that is filed with the county. The Site Plan will be kept on file with the City along with the separate subdivision plat. The revised plan set has been provided to the City engineer and attorney for their review.

We look forward to discussing the request with you and your Board members. Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,

A handwritten signature in black ink, appearing to read "Mr. Bodendorf", with a stylized, cursive script.

Michael A. Bodendorf, P.E.
Principal

cc: John Milano
Jon D Bodendorf, P.E. (HLD File)

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

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

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

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

October 29, 2018

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

RE: Milano Subdivision
City of Beacon
Tax Map No. 6054-37-070632

Dear Mr. Gunn:

We have reviewed the plans entitled "Milano Subdivision", as prepared by Hudson Land Design, and consisting of the following sheets:

- Sheet 1 of 1 – entitled "Subdivision Plat – John Milano", with the latest revision date of August 31, 2017, as prepared by Gary LaTour, L.S.
- Sheet 1 of 2 – entitled "Subdivision Plan – Milano Subdivision", with the latest revision date of October 5, 2018, as prepared by Hudson Land Design.
- Sheet 2 of 2 – entitled "Construction Details – Milano Subdivision", with the latest revision date of October 5, 2018, as prepared by Hudson Land Design.

Based upon our review of the above referenced submitted plans, all outstanding engineering comments have been addressed at this time, and we find the plans to be acceptable. So long as the applicant has paid all outstanding fees and addressed any outstanding comments from the City Attorney, we would recommend that the plans be signed.

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: Jennifer Gray, Esq.
Tim Dexter, Building Inspector

City of Beacon Planning Board
11/14/2018

Title:

West Center Street

Subject:

Single Family House – West Center Street

Background:

ATTACHMENTS:

Description	Type
West Center Street Application	Application
West Center Street Elevations	Backup Material
West Center Street Location Map	Backup Material

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 10/24/18

5954-43-810742

Project Address: 29 West Center Street, Beacon, NY

Project Architect/Engineer: Mazzerelli Architecture & Planning, PC

Owner/Builder: Susan Austin & Loriele Mallue / Balanced Builders Inc.

Contact Phone No.: (845) 551-9955 Balanced Builders Inc. (BBI)

Approval Requested: _____ Certificate of Appropriateness Suzanne Timmer
X New Single Family House

Color/Materials:

Siding: Oiled Pine

Roofing: Standing Seam Metal, Pacific Blue, Union Commercial
Roofing

Windows: Color: White Type: 14 Casement, 3 Awning, 1 Slider

Trim: Pine Fascia, Pine Soffit, White Window Bucks

Garage Door: N/A

Stone/Brick: N/A

Suzanne Timmer, BBI

Signature of Owner

Owners Signatures Attached

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)

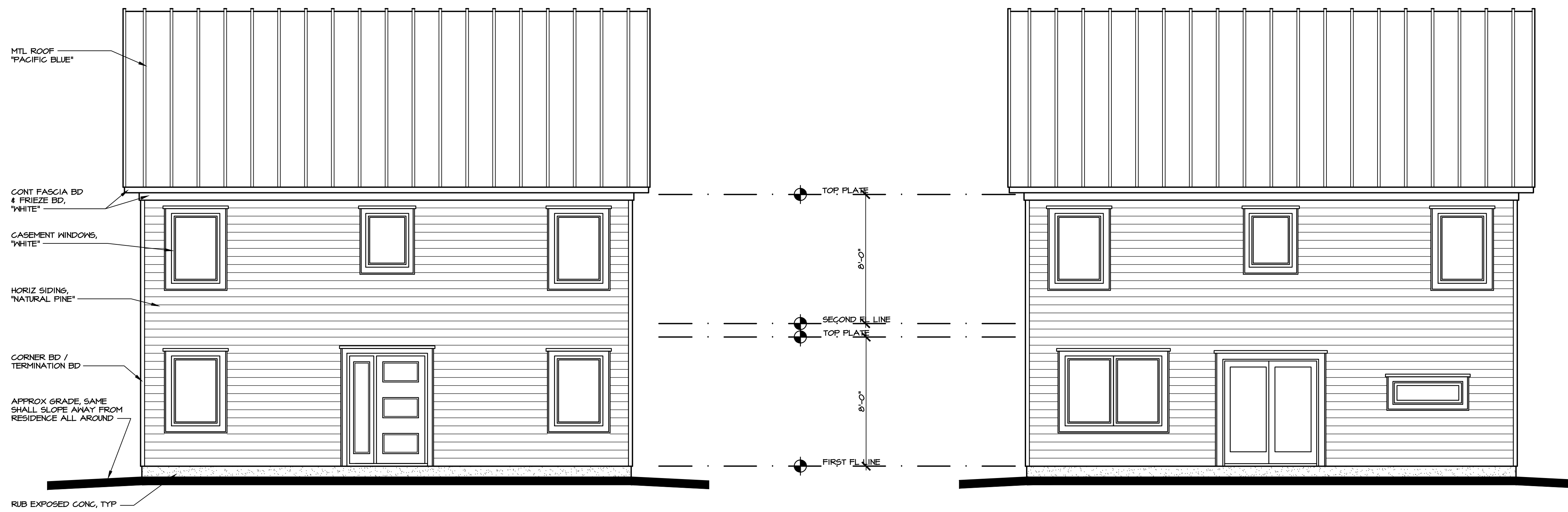
Subject to the following:

FEE: \$100.00

MATERIALS / COLORS

- SIDING: OILED PLAIN PINE SIDING
- ROOFING: PACIFIC BLUE STANDING SEAM METAL ROOF, UNION METAL ROOFING
- WINDOWS: WHITE WINDOWS, REAR & SIDE DOORS. 14 CASEMENTS, 3 AWNINGS & 1 SLIDER WINDOW. SIDE & REAR DOORS, ONE STATIONARY, ONE OPERABLE (SLIDERS)
- TRIM: PINE FASCIA AND SOFFIT. WHITE WINDOW BUCKS.
- FRONT DOOR: THERM TRU FIBERGLASSFRONT DOOR WITH LEFT SIDE LIGHT, RUBY RED THERMATRU STANDARD DOOR COLOR

SEE SAMPLE BOARD FOR MATERIALS, FINISHES & SAMPLES



1 ARB-I

FRONT ELEVATION

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

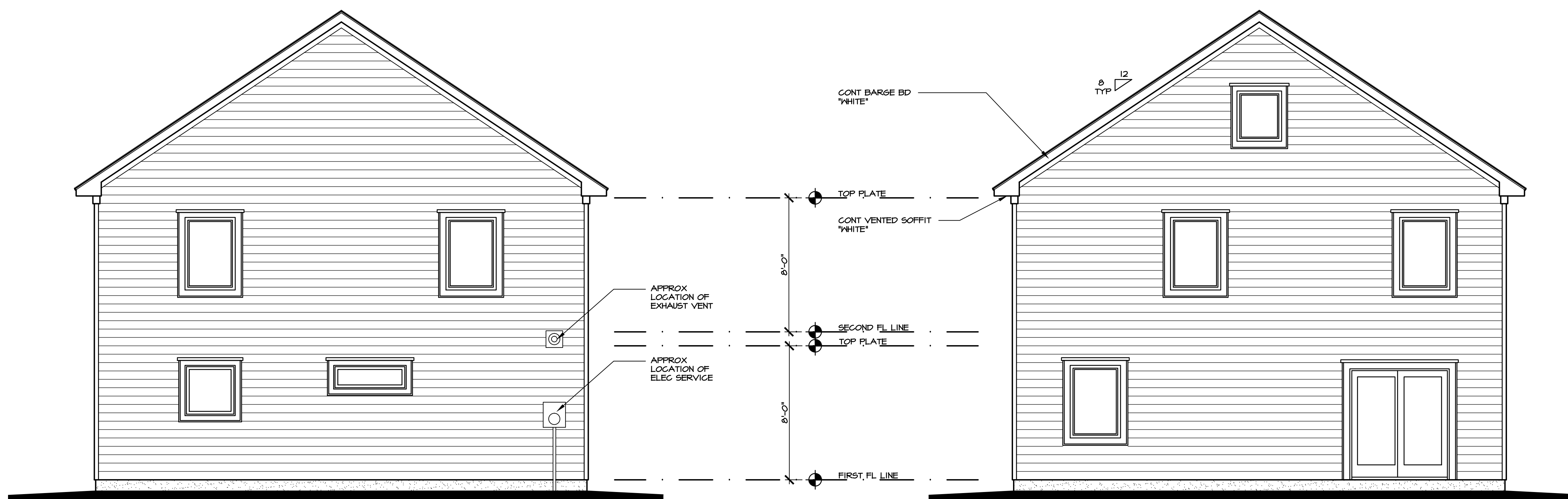
0' 1' 2' 5' 10'

2 ARB-I

REAR ELEVATION

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

0' 1' 2' 5' 10'



3 ARB-I

LEFT ELEVATION

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

0' 1' 2' 5' 10'

4 ARB-I

RIGHT ELEVATION

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

0' 1' 2' 5' 10'

project no.
18-25

date
25 OCT 18

drawn by
SB

PROPOSED:

AUSTIN-VALLE RESIDENCE

29 WEST CENTER STREET
BEACON, NY

PRELIMINARY ELEVATIONS

MAZZARELLI ARCHITECTURE
+ PLANNING, PC

44 NORTH CLOVER STREET
BEACON, NY 12601
845-463-0215

M
A
P

PURSUANT TO SECTION 645 (b) OF
THE REGULATION OF THE
COMMISSIONERS OF EDUCATION
(AUTHORIZES) ALTERATIONS TO THIS
DOCUMENT IS A VIOLATION OF THE LAW

DISTRIBUTION:
ARB

ARB-I

MATCH LINE

015954-42-748730)

5954-43-810742

Beacon Housing Authority

801717
7.953 Ac

WEST CENTER STREET



City of Beacon Planning Board
11/14/2018

Title:

98 Rombout Avenue

Subject:

Single Family House – 98 Rombout Avenue (*pending submission of elevation drawings*)

Background:

City of Beacon Planning Board
11/14/2018

Title:

Maple Street

Subject:

Single Family House – Maple Street (*change from original approval granted May 2018*)

Background:

ATTACHMENTS:

Description

Type

Maple Street Application

Application

Maple Street Elevations

Backup Material

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 10/30/18

Project Address: 95 MAPLE, BEACON

Project Architect/Engineer: BAR DOWN

Owner/Builder: 1198 NORTH LLC / NICK RODINO (LOUISE JULIEK)

Contact Phone No.: 646 647 9587

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

Color/Materials:

Siding: REQUEST TO CHANGE TO WHITE METAL PANELS


Roofing: METAL

Windows: Color: BLACK Type: SASH

Trim: WHITE

Garage Door: NONE

Stone/Brick: NONE


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

