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

Len Warner
Karen Quiana
Kevin Byrne
Jill Reynolds
J. Randall Williams
J.C. Calderon
Chair John Gunn

July 13, 2021
7:00 PM
Planning Board Agenda

Regular Meeting

1. Continue review of application for Special Use Permit and Site Plan Approval, mixed-use commercial and residential, 364 Main Street, submitted by O'Donnell Construction Corp.Â (postponed at the request of the applicant)
2. Review application for Special Use Permit and Site Plan Approval, accessory apartment, 1 Wilson Street, submitted by Jon Moss
3. Review application for Special Use Permit and Site Plan Approval, accessory apartment, 1080 Wolcott Avenue, submitted by Catrinel Bartolomeu & Bruno Maddox
4. Review application for Special Use Permit and Site Plan Approval, accessory apartment, 17 Laurel Street, submitted by Lauren Peragine
5. Review application for Subdivision, two residential lots, 52 Dennings Avenue, submitted by Angela Ingham
6. Review application for Site Plan Approval, Hotel and Event Space, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC
7. Review application to amend existing Site Plan Approval, Mixed Use Development, 248 Tioronda Avenue, submitted by 248 Beacon Holdings, LLC
8. Review application for Subdivision Approval, two residential lots, 32 North Cedar Street, submitted by MLM Property Management, LLC

Miscellaneous Business

1. Zoning Board of Appeals - July Meeting
2. Consider request for two 90-day extensions of Subdivision Approval - 25 Townsend Street
3. Continue review of Small Cell Wireless Facility Design and Review Guideline Policy

Architectural Review

1. Certificate of Appropriateness - 490-492 Main Street; Signs

City of Beacon Planning Board Agenda
07/13/2021

Title:

Continue review of application for Special Use Permit and Site Plan Approval, mixed-use commercial and residential, 364 Main Street, submitted by O'Donnell Construction Corp. ***(postponed at the request of the applicant)***

ATTACHMENTS

6-29-21 - 364 Main Street - Request for Adjornment to August 10, 221 Meeting Agenda(4876438.1).pdf

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06/29/2021

VIA E-MAIL
Hon. John Gunn
and Members of the Planning Board
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application for Special Use Permit & Site Plan Approval
Commercial and Multi-Family Residential Mixed-Use Development
Request for Adjournment to the Planning Board's August 10, 2021 Meeting Agenda
Premises: 364 Main Street & Eliza Street, Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of O'Donnell Construction Corp. (the "Applicant"), the owners of the above-referenced Premises, we respectfully request that the Planning Board adjourn the captioned matter currently scheduled for review at this Board's July 13, 2021 meeting Agenda, and that it please be placed on the Planning Board's August 10, 2021 meeting Agenda for continued review.

Following the Applicant's initial presentation at this Board's June 8, 2021 meeting, and in response to comments from this Board, its consultants and from the public, the Applicant has been working diligently to refine the building programing and related design components of the Project. Additionally, as the Applicant's team discussed at the June 8th meeting, the Applicant is working to redevelop the Premises in a productive manner that compliments the character of Main Street and the surrounding area.

The Applicant looks forward to continued input from the community about the Project. In the meantime, the Applicant's team is working to prepare a formal supplemental submission to this Board for consideration at its August 10, 2021 meeting. Thank you for your attention to this matter.

Very truly yours,

Taylor M. Palmer
cc: Jennifer L. Gray, Esq.

City of Beacon Planning Board Agenda
07/13/2021

Title:

Review application for Special Use Permit and Site Plan Approval, accessory apartment, 1 Wilson Street, submitted by Jon Moss

ATTACHMENTS

1 Wilson Street SUP Application.pdf

1 Wilson Street EAF.pdf

1 Wilson Street Site Plan.pdf

Planner Review Letter.pdf

Engineer Review Letter.pdf

APPLICATION FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANT

Name: Jonathan Moss
Address: 1 Wilson St
Beacon, NY
Signature:
Date: 5/12/21
Phone: (917) 841-6225

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd	6-22-21	EG
Initial Review	7-13-21	
PB Public Hearing		
Sent to City Council		
City Council Workshop		
City Council Public Hearing		
City Council Approve/Disapprove		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Jonathan Moss, Berg Moss Architects
Address: 473 Main St
Beacon,NY
Phone: (845) 831-1318
Fax:
Email address: jon@bergmoss.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 1 Wilson St
Tax Map Designation: Section 130200-6054-24-466926-0000 Block Lot(s) 2
Land Area:
Zoning District(s) R1-10

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Accesory Apartment
Gross Non-Residential Floor Space: Existing 750 Proposed 214
TOTAL: 750
Dwelling Units (by type): Existing 0 Proposed 536
TOTAL: 750

ITEMS TO ACCOMPANY THIS APPLICATION

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Jonathan Moss

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

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

473 Main St

Applicant Address: 1 Wilson St

Project Address: 1 Wilson St

Project Tax Grid #

Type of Application Change of use

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

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

Signature of Owner

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.)	X		EG
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)		X	PAID 6/24/21 EG
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	X		

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 1 Wilson St Accessory Apartment

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

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

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

Signs: There are no proposed Signs

Proposed Screening: There is no additonal proposed screening at this time, builing is existing and set well bak from the street. Building is set into a hill and only about 3' high on the uphill nieghbor's side

Water mains Culverts etc are all existing reciently installed and approved. There is no work under this application

There are no proposed easements

There are no public improvements

There are no grade changes proposed

There is no sediment control under this application as there is no work

There is no further stage of work contimplated

Applicant/Sponsor Name: Jonathan Moss

Signature: _____

Date: _____

FOR OFFICE USE ONLY
Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 • http://cityofbeacon.org/

ENTITY DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: Jonathan Moss

Address of Applicant: 1 Wilson St, Beacon, NY

Telephone Contact Information: (917) 841-6225

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Jonathan Moss	1 Wilson St, Beacon, NY	(917) 841-6225		

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ **YES** ☐ **NO**

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

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

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

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

☐ **YES** ☒ **NO**

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

(Print) Jonathan Moss

(Signature) _____

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: 1 Wilson St Accesory Apartment		
Project Location (describe, and attach a general location map): 1 Wilson St		
Brief Description of Proposed Action (include purpose or need): Permit the use of a portion of Accesory office Structure for accesory apartment		
Name of Applicant/Sponsor: Jonathan Moss	Telephone: 917 841-6225 E-Mail: jon@bergmoss.com	
Address: 1 Wilson St		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role):	Telephone: 917 841-6225 E-Mail: jon@bergmoss.com	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

C. Planning and Zoning

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

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R 1-10

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

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

C.4. Existing community services.

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

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

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

d. What parks serve the project site?
Beacon

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 1+ 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? 1.5 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

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

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	1			
At completion of all phases	2			

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

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No
If Yes:
i. What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. _____
v. What is the total area to be dredged or excavated? _____ acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐ Yes ☐ No
ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

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

_____

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

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

_____

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

_____

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

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

If, Yes:

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

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

_____

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

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

If Yes:

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

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

_____

_____

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

_____

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

If Yes:

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

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

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

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

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

_____

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

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

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

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

If Yes:

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

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

_____

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

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

i. During Construction:

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

ii. During Operations:

- Monday - Friday: 24
- Saturday: 24
- Sunday: 24
- Holidays: 24

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

If yes:

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

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

Describe:

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

If yes:

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

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

Describe:

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

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

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

If Yes:

i. Product(s) to be stored

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

iii. Generally describe proposed storage facilities:

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

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

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

- Construction:
- Operation:

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

- Construction:
- Operation:

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

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

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

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

e. Does the project site contain an existing dam? ☐Yes ☑No
If Yes:
i. Dimensions of the dam and impoundment:
- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

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

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

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

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

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

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

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

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

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

E.2. Natural Resources On or Near Project Site

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

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

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

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

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

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

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

i. Name of aquifer: _____

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

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

If Yes:

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

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

iii. Extent of community/habitat:

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

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

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

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

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

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

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

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

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

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

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

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

If Yes:

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

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

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

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: _____

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

_____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name _____ Date _____

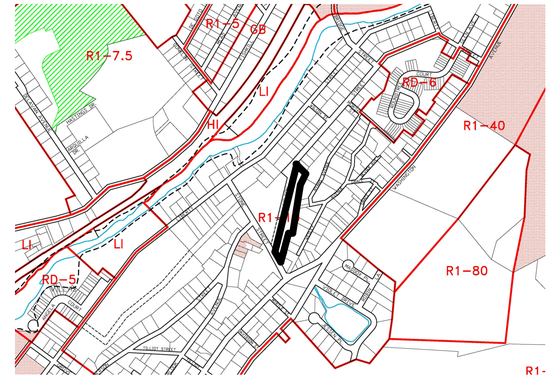
Signature _____ Title _____

PRINT FORM

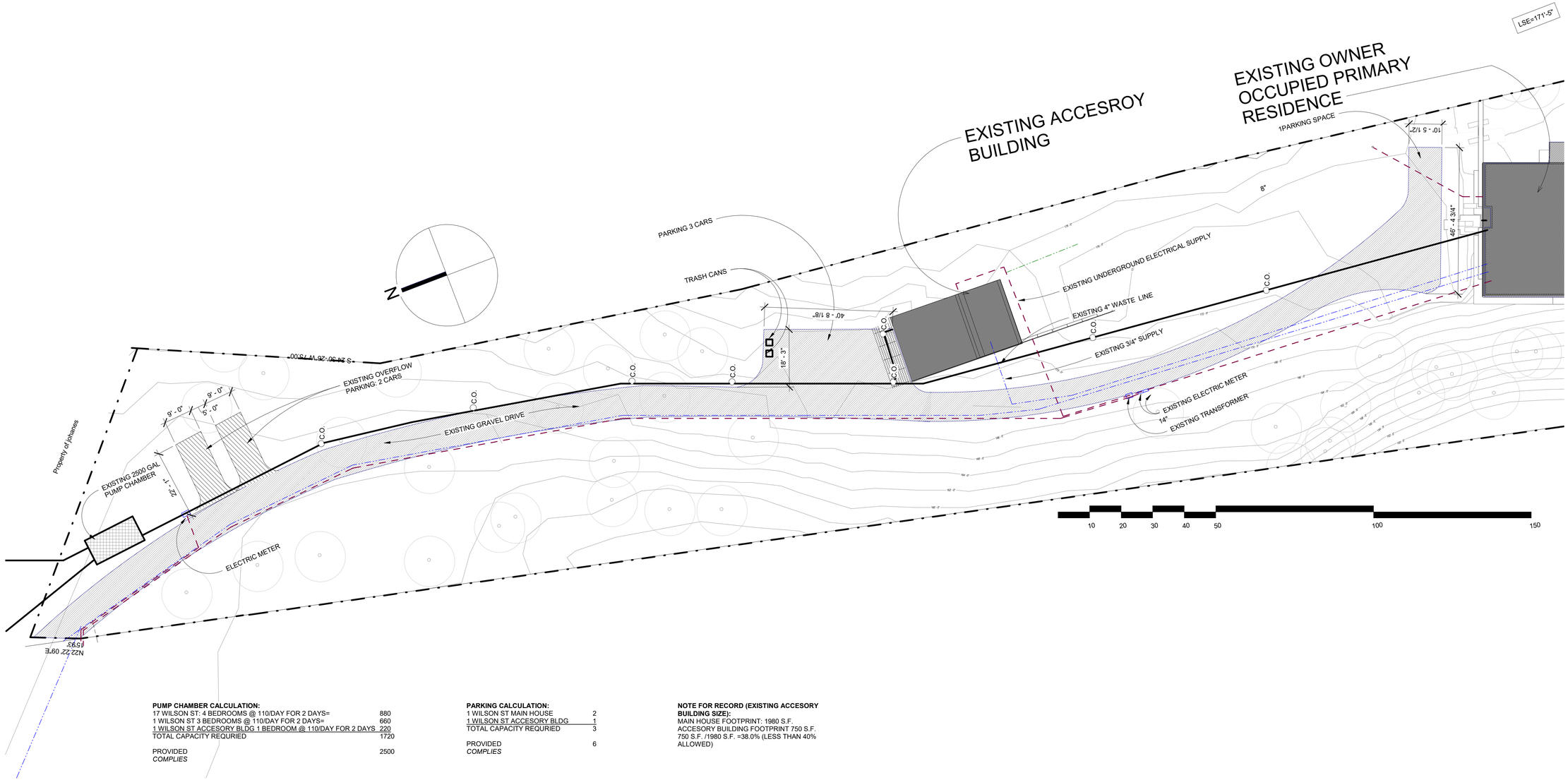
APPLICATION FOR ACCESORY APARTMENT USE IN EXISTING ACCESORY BUILDING

OWNER/ APPLICANT:
JONATHAN MOSS
1 WILSON ST, BEACON , NY

ACCESORY APARTMENT	
Sheet Number	Sheet Name
AC-01	SITE PLAN, DIAGRAMS
AC-02	SURVEY
AC-03	ACCESORY BUILDING PLANS



ZONE R1-10



PUMP CHAMBER CALCULATION:

17 WILSON ST: 4 BEDROOMS @ 110/DAY FOR 2 DAYS=	880
1 WILSON ST 3 BEDROOMS @ 110/DAY FOR 2 DAYS=	660
1 WILSON ST ACCESORY BLDG 1 BEDROOM @ 110/DAY FOR 2 DAYS	220
TOTAL CAPACITY REQURIED	1720
PROVIDED	2500
COMPLIES	

PARKING CALCULATION:

1 WILSON ST MAIN HOUSE	2
1 WILSON ST ACCESORY BLDG	1
TOTAL CAPACITY REQURIED	3
PROVIDED	6
COMPLIES	

NOTE FOR RECORD (EXISTING ACCESORY BUILDING SIZE):
MAIN HOUSE FOOTPRINT: 1980 S.F.
ACCESORY BUILDING FOOTPRINT 750 S.F.
750 S.F. /1980 S.F. =38.0% (LESS THAN 40% ALLOWED)

Berg+Moss Architects
BMA
BERG + MOSS ARCHITECTS PC
THE BEACON BUILDING
427 MAIN STREET No. 104
BEACON, NY 12508
T: 845 831 1318
INFO@BERGMOSS.COM

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No.	Description	Date
1	ISSUE DOB	7/27/18

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1 WILSON ST.
BEACON, NY

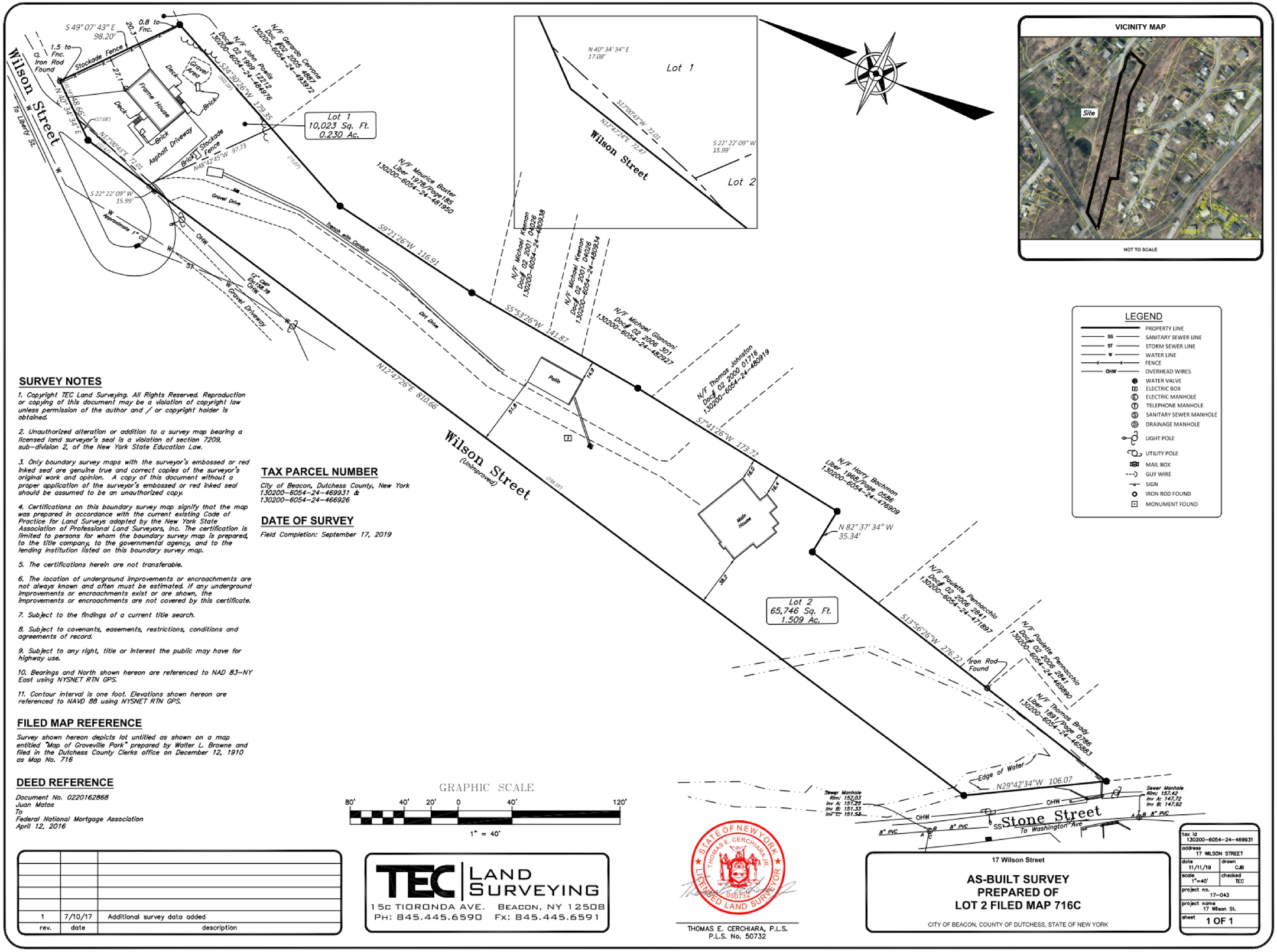
DRAWING TITLE
SITE PLAN, DIAGRAMS

DRAWING NO.
AC-01

SEAL & SIGNATURE

REGISTERED ARCHITECT JONATHAN H. MOSS 025297 STATE OF NEW YORK

ISSUE DATE: Issue Date
SCALE: 1/16" = 1'-0"
DWG BY: Author
CHK BY: Checker



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5. The certifications herein are not transferable.

6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

7. Subject to the findings of a current title search.

8. Subject to covenants, easements, restrictions, conditions and agreements of record.

9. Subject to any right, title or interest the public may have for highway use.

10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.

11. Contour interval is one foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.

FILED MAP REFERENCE

Survey shown hereon depicts lot untitled as shown on a map entitled "Map of Groveville Park" prepared by Walter L. Browne and filed in the Dutchess County Clerks office on December 12, 1910 as Map No. 716

DEED REFERENCE

Document No. 0220162868
Juan Matos
To
Federal National Mortgage Association
April 12, 2016

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130200-6054-24-469931 &
130200-6054-24-466926

DATE OF SURVEY

Field Completion: September 17, 2019

GRAPHIC SCALE

80' 40' 20' 0 40' 120'

1" = 40'

rev.	date	description
1	7/10/17	Additional survey data added

TEC LAND SURVEYING
15c TIORONDA AVE. BEACON, NY 12508
PH: 845.445.6590 FX: 845.445.6591

STATE OF NEW YORK · THOMAS E. CERCHIARA JR. · LICENSED LAND SURVEYOR · 050732

THOMAS E. CERCHIARA, P.L.S.
P.L.S. No. 50732

VICINITY MAP

NOT TO SCALE

LEGEND

- PROPERTY LINE
- SS SANITARY SEWER LINE
- ST STORM SEWER LINE
- W WATER LINE
- FENCE
- OHW OVERHEAD WIRES
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- LIGHT POLE
- UTILITY POLE
- MAIL BOX
- GUY WIRE
- SIGN
- IRON ROD FOUND
- MONUMENT FOUND

17 Wilson Street

AS-BUILT SURVEY PREPARED OF LOT 2 FILED MAP 716C

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

tax id	130200-6054-24-469931
address	17 WILSON STREET
date	11/11/19
drawn	CJB
scale	1"=40'
checked	TEC
project no.	17-043
project name	17 Wilson St.
sheet	1 OF 1

Berg+Moss Architects
BMA
BERG + MOSS ARCHITECTS PC
THE BEACON BUILDING
427 MAIN STREET No. 104
BEACON, NY 12508
T: 845 831 1318
INFO@BERGMOSS.COM

No.	Description	Date

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1 WILSON ST.
BEACON, NY

DRAWING TITLE
SURVEY

DRAWING NO.
AC-02

SEAL & SIGNATURE

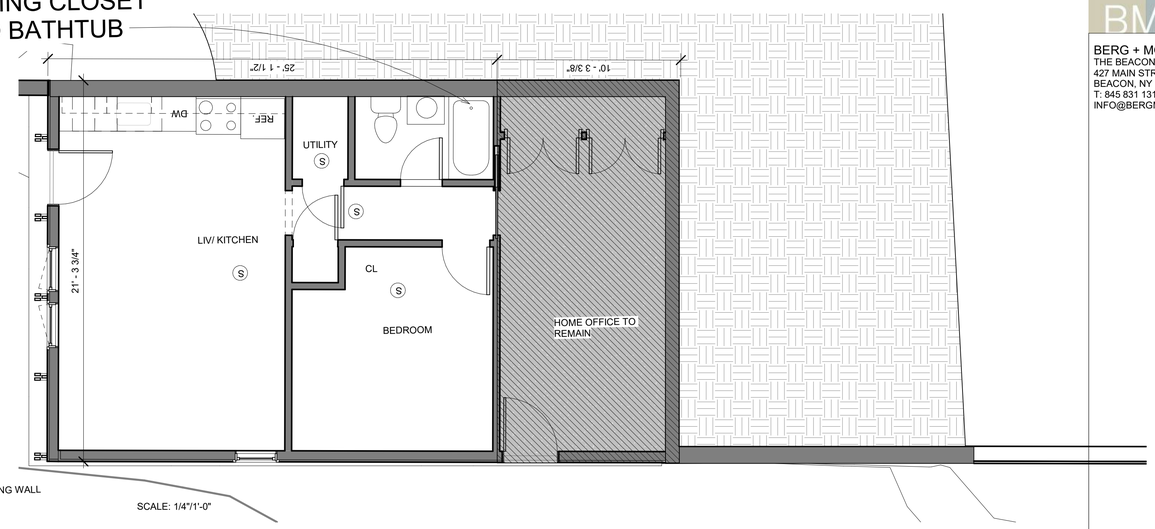
REGISTERED ARCHITECT · JONATHAN K. MOSS · 025207 · STATE OF NEW YORK

ISSUE DATE: Issue Date
SCALE:
DWG BY: Author
CHK BY: Checker

ONLY WORK: CONVERT EXISTING CLOSET
WITH EXISTING ROUGHINS TO BATHTUB

EXISTING PLAN- HOME OFFICE USE- 750 S.F.

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

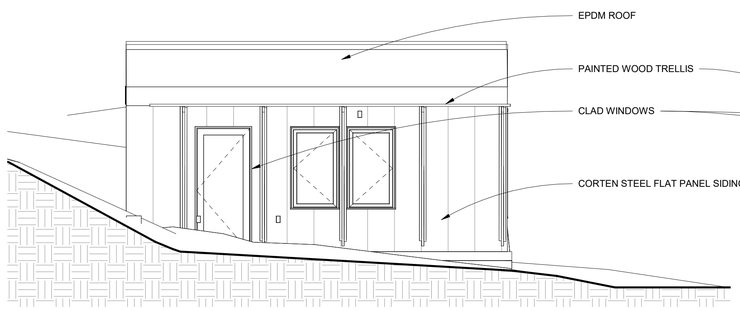


SCALE: 1/4"/1'-0"

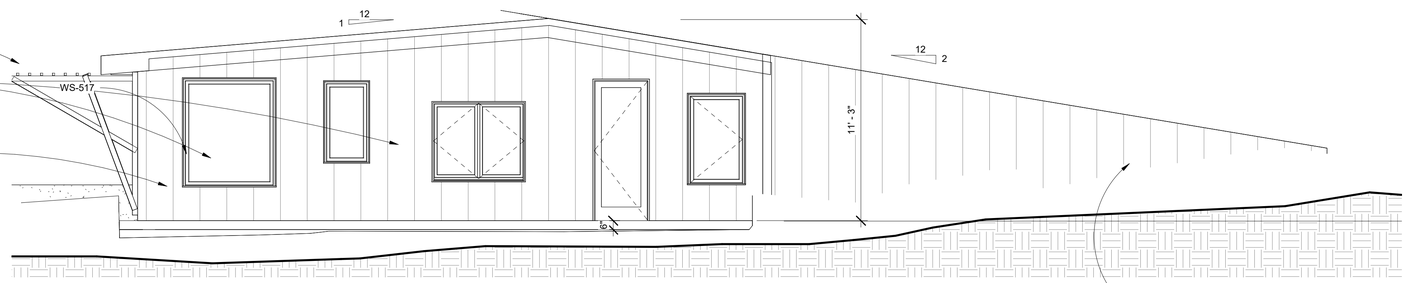
PROPOSED PLAN- ACCESORY APARTMENT 536

HOME OFFICE USE	214 S.F.
TOTAL	750 S.F.

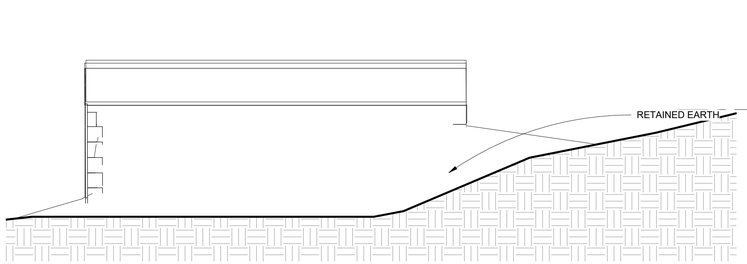
APARTMENT HOURS OF OPERATION: 24/7



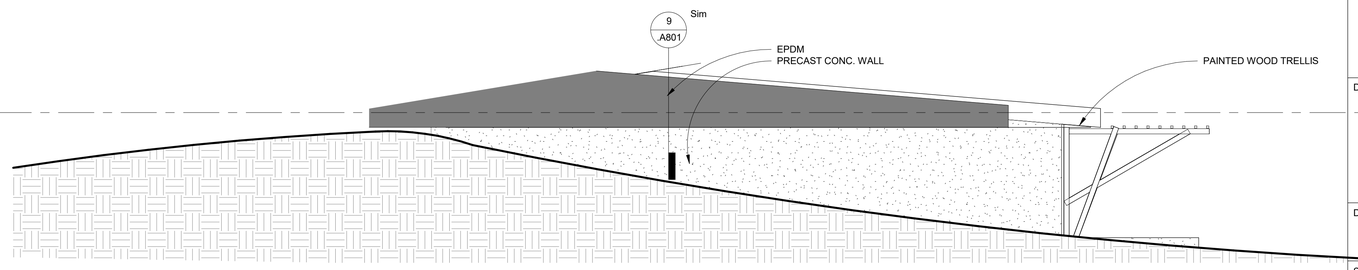
4 NORTH ELEVATION- ACCESORY
1/4" = 1'-0"



5 WEST ELEVATION- ACCESORY
1/4" = 1'-0"



6 SOUTH ELEVATION- ACCESORY
1/4" = 1'-0"



3 EAST ELEVATION- ACCESORY
1/4" = 1'-0"

NOTE: BUILDING IS EXISTING, ELEVATIONS ARE FOR REFERENCE ONLY AND DO NOT REPRESENT WORK UNDER THIS APPLICATION

Berg+Moss Architects
BMA
BERG + MOSS ARCHITECTS PC
THE BEACON BUILDING
427 MAIN STREET No. 104
BEACON, NY 12508
T: 845 831 1318
INFO@BERGMOSS.COM

c 2014 Berg + Moss Architects, PC

No.	Description	Date
1	ISSUE DOB	7/27/18

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1 WILSON ST.
BEACON, NY

DRAWING TITLE
ACCESORY BUILDING 9' PLANS

DRAWING NO.
AC-03

SEAL & SIGNATURE

REGISTERED ARCHITECT
JONATHAN H. MOSS
025297
STATE OF NEW YORK

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 8, 2021
Re: **1 Wilson Street, Site Plan and Special Permit for Accessory Apartment**

I have reviewed the May 12, 2021 Special Permit Application, Undated Full EAF Part 1, and a 3-sheet Site Plan set, dated July 27, 2018.

Proposal

The applicant is proposing to create an accessory apartment in an existing accessory building. The parcel is in the R1-10 zoning district

Comments and Recommendations

1. An accessory apartment on an existing lot is a Type II action under SEQRA, so no EAF is necessary.

2. Sheet AC-01 should include a zoning compliance table for the accessory building setbacks and the side setbacks for the accessory building should be indicated on the plan.

3. Sheet AC-01 should include a note confirming that the proposal will comply with the specific accessory apartment provisions in Section 223-24.1, including that the property owner will occupy one of the dwelling units on the lot.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Jonathan Moss, Berg Moss Architects

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 Lanc, P.E., L.S.
Arthur R. Tully, P.E.

July 7, 2021

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

RE: 1 Wilson Street
Accessory Apartment
Tax No. 6054-24-466926
City of Beacon

Dear Mr. Gunn:

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

- Application for Special Use Permit for Accessory Apartment.
- Full Environmental Assessment Form
- Plan set titled "1 Wilson Street – Application for Accessory Apartment Use in Existing Accessory Building", consisting of 3 sheets dated July 27, 2018, as prepared by Berg & Moss Architects.

The proposed project is located in the R1-10 Zone and entails the proposed construction of an accessory apartment in an existing accessory structure located a 1 Wilson Street. The existing 750 square foot accessory structure, which is currently used as a "Home Office", will be converted to have an accessory apartment of 536 square feet and a home office of 214 square feet.

Based on our review of the above documents and plans, we have no comments at this time. Further comments may be provided based on future submissions. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

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

City of Beacon Planning Board Agenda
07/13/2021

Title:

Review application for Special Use Permit and Site Plan Approval, accessory apartment, 1080 Wolcott Avenue, submitted by Catrinel Bartolomeu & Bruno Maddox

ATTACHMENTS

1080 Wolcott Avenue Short EAF.pdf

1080 Wolcott Avenue Site Plan.pdf

1080 Wolcott Avenue Application.pdf

Planner Review Letter.pdf

Engineer Review Letter.pdf

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
1080 Wolcott Barn Conversion - Special Use Permit

Project Location (describe, and attach a location map):
1080 Wolcott Avenue

Brief Description of Proposed Action:
Renovation & conversion of an existing barn to an Accessory Apartment

Name of Applicant or Sponsor:	Telephone:
Catrinel Bartolomeu & Bruno Maddox	E-Mail:

Address:
1080 Wolcott Avenue

City/PO:	State:	Zip Code:
Beacon	NY	12508

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 1.5 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? 1.5 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

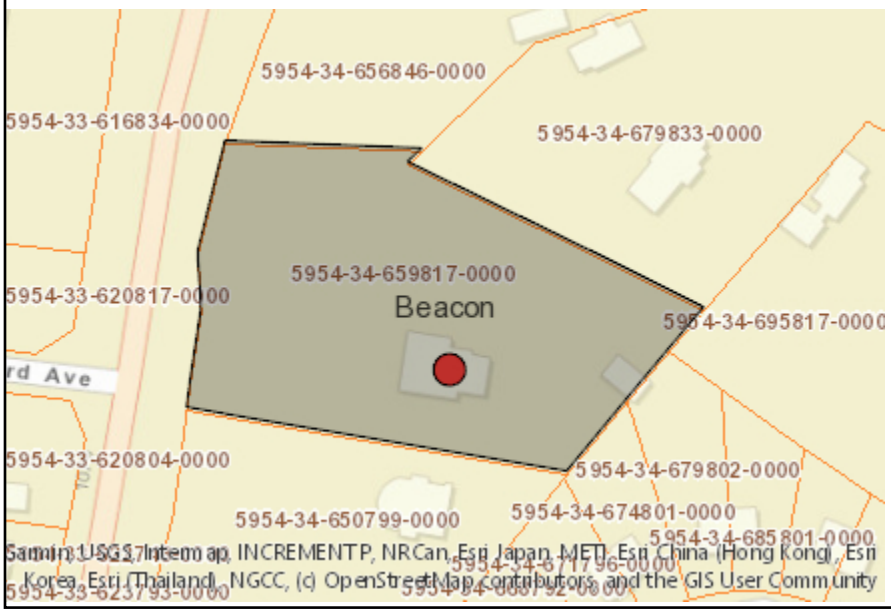
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Shortnos...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes, a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:_____ _____	☑	☐
~~1~~9. 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: _____ _____	☑	☐
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: _____ unaware of this _____	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Catrinel Bartolomeu & Bruno Maddox Date: 6/22/2021

Signature: Catrinel Bartolomeu Bruno MAddox Title:_____

PRINT FORM



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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	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]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

BARN CONVERSION

1080 WOLCOTT AVENUE
BEACON, NEW YORK 12508

ACCESSORY BUILDING - VARIANCE APPLICATION
06.22.2021

GENERAL NOTES

LOCATION:	1080 WOLCOTT AVENUE, BEACON, NY 12508
TAX MAP:	130200-5954-34-659817-0000
DEED REFERENCE:	BOOK: 22020, PAGE: 30
OWNER OF RECORD:	CATRINEL AND BRUNO BARTOLOMEU 1080 WOLCOTT AVE BEACON NY 12508
APPLICANT:	CATRINEL AND BRUNO BARTOLOMEU 1080 WOLCOTT AVE BEACON NY 12508
ZONING DISTRICT:	R1-40: RESIDENTIAL; HISTORIC DISTRICT AND LANDMARK ZONING OVERLAY
PROPOSED USE:	BARN CONVERSION
NARRATIVE:	CONVERSION OF AN EXISTING BARN NON-SPRINKLERED. CURRENTLY ZONED AS RESIDENTIAL, NO CHANGE TO ZONING. PROPOSED USE OF BARN TO BE APARTMENT SPACE FOR OWNER'S FAMILY.
HOURS OF OPERATION:	N/A - RESIDENTIAL USE

ZONING ANALYSIS - ACCESSORY BUILDING

	REQUIRED BY ORDINANCE	PROPOSED
ZONING DISTRICT	R1-40: RESIDENTIAL; HISTORIC DISTRICT AND LANDMARK ZONING OVERLAY	
USE GROUPS EXISTING ON SITE	RESIDENTIAL	
USE GROUPS PROPOSED ON SITE	RESIDENTIAL - ACCESSORY BUILDING CONVERSION	
BUILDING FOOTPRINT	N/A	955 SF - NO CHANGE
MAX LOT COVERAGE	N/A	NO CHANGE
SETBACK REGULATIONS (SEC. 223-17E)		
FRONT YARD SETBACK: SIDE YARD SETBACK: REAR YARD SETBACK:	NOT PERMITTED IN FRONT YARD 25 FT MIN 25 FT MIN	N/A EXISTING - 76'-3", 52'-5" EXISTING, NON-COMPLIANT - 2'-2 1/2"
MAX CUMULATIVE SQUARE FOOTAGE FOR ALL ACCESSORY BUILDINGS:	1,625 SF	EXISTING, NON-COMPLIANT - 371 SF (GARAGE) + 1,720 SF (BARN) = 2,091 SF > 1,625 SF
MAX SQUARE FOOTAGE PERMITTED FOR EACH ACCESSORY BUILDING:	40% OF PRINCIPAL BUILDING	3,709.2 SF (PRINCIPAL BUILDING) X 40% = 1,484 SF ALLOWABLE
MAX NUMBER OF SHEDS PERMITTED:	2	NO CHANGE - 2 EXISTING ACCESSORY BUILDINGS
SETBACK REGULATIONS (SEC. 223-24.1)		
FLOOR AREA REQUIREMENTS FOR AN ACCESSORY APARTMENT IN AN ACCESSORY BUILDING:	300 SF MIN 600 SF MAX	1,320 SF FOR PROPOSED APARTMENT

VARIANCE SUMMARY:

1. REAR YARD SETBACK ACCESSORY BUILDING (SEC. 223-17E): REAR YARD SETBACK (24.4' VARIANCE REQ'D)
2. PERMITTED ACCESSORY BLDG SF (SEC. 223-17): TOTAL SF OF BARN = 1,720 SF
3. CUMULATIVE ACCESSORY BLDGS AREA (SEC. 223-17): TOTAL SF OF CUMULATIVE BLDGS = 2,091 SF
4. FLOOR AREA REQS FOR ACCESSORY APT/ (SEC. 223-24.1): TOTAL SF OF PROPOSED APT. = 1,320 SF
5. 2ND FL. OF ACCESSORY B'D'G SHALL BE STORAGE (SEC. 223-14E(3)(e)): PROPOSED RESIDENTIAL USE

ZONING ANALYSIS

	REQUIRED BY ORDINANCE	PROPOSED
ZONING DISTRICT	R1-40: RESIDENTIAL; HISTORIC DISTRICT AND LANDMARK ZONING OVERLAY	
LOT AREA	1.599 ACRES (69,654.9 SF)	
STREET FRONTAGE	203 FT ALONG WOLCOTT AVENUE	
USE GROUPS EXISTING ON SITE	RESIDENTIAL	
USE GROUPS PROPOSED ON SITE	RESIDENTIAL ACCESSORY BUILDING	
BUILDING FOOTPRINT	N/A	3,709.2 SF - NO CHANGE
MAX LOT COVERAGE	15%	NO CHANGE
YARD REGULATIONS (SEC. 223-17C)		
MINIMUM LOT AREA: MINIMUM LOT WIDTH: MINIMUM LOT DEPTH:	40,000 SF 150 FT 150 FT	NO CHANGE +/- 419' - COMPLIES +/- 203' - COMPLIES
SETBACK REGULATIONS (SEC. 223-17C)		
FRONT YARD SETBACK: SIDE YARD SETBACK: REAR YARD SETBACK:	40 FT MIN 25 FT MIN 50 FT MIN	NO CHANGE - COMPLIES NO CHANGE- COMPLIES NO CHANGE - 49.4' VARIANCE REQ'D
HEIGHT REGULATIONS (SEC. 223-17C)		
MAX HEIGHT (STORIES):	2.5 STORIES / MAX 35 FT	NO CHANGE
LANDSCAPE REGULATIONS	N/A	-
PARKING REGULATIONS (SEC. 223-26)		
SPACES REQUIRED: ACCESSIBLE SPACES:	2 SPACES FOR EACH DWELLING -	NO CHANGE

DRAWING LIST

● NEW ISSUE ■ REVISED ISSUE ○ ISSUED WITH NO CHANGES

Sheet No.	Rev.	Drawing Title	Issue 1 - 06.22.2021	Issue Date 2	Issue Date 3
Z-000.00	1	COVER SHEET	●		
Z-001.00	1	SITE PLAN	●		
Z-002.00	1	PLANS	●		

TAX MAP

SITE PLAN 01

Berg+Moss Architects
BMA

Architect:

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

Consultant:

NAME
ADDRESS
PHONE
EMAIL

c 2021 Berg + Moss Architects, PC

OWNER'S CERTIFICATION

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

OWNER _____ DATE _____

PLANNING BOARD APPROVAL

RECOMMENDED FOR APPROVAL BY THE CITY OF BEACON PLANNING BOARD ON THE **22nd** DAY OF **December** , 2020. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS OF REVISIIONS TO THE PLAT AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRMAN _____ DATE _____

NEW UTILITY POLE
FOR CONNECTION
TO EXISTING BARN

EXISTING
GARAGE
371 SF

Overhead Wires

PROPERTY LINE

Gate

Garden

MIN 25' - 0"
ACCESSORY BLDG SETBACK

SIDEYARD SETBACK

REAR YARD SETBACK

52' - 5"

EXISTING BARN
2 STORY W/ BASEMENT
1,720 TOTAL SF
FOOTPRINT 1,060 SF

Garage
BELOW

PROPOSED DECK

Concrete Walk

Cellar
Ent.

Asphalt Drive

Deck

Electric
Meter

Lamp

EXISTING PRINCIPAL
BUILDING
3,709.2 SF

Porch

airs

S 51°01'14"W 161.93'

n/f
LI

FM7820
L5

2' - 2 1/2"

Hot Tub

76' - 3"

FM7820
L4

Electric Connection

SIDEYARD SETBACK

28' - 4 1/2"

MIN 25' - 0"
ACCESSORY BLDG SETBACK

MIN 25' - 0"
ACCESSORY BLDG SETBACK

n/f

ENLARGED SITE
PLAN 01

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

c 2020 Berg + Moss Architects, PC

NO.	REVISION/SUBMISSION NAME	DATE
1	VARIANCE APPLICATION	06.22.2021

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1080 WOLCOTT AVE.
BEACON, NEW YORK 12508

KEY PLAN

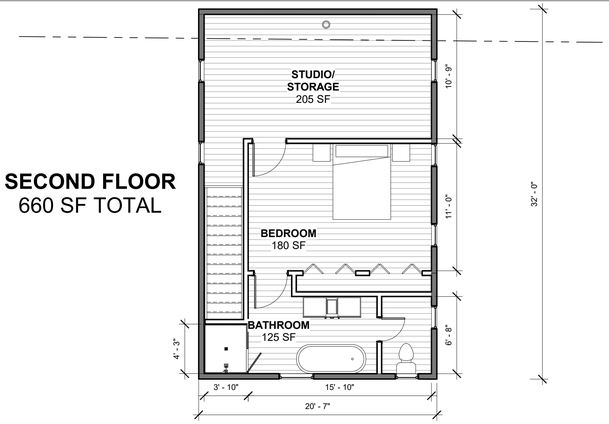
PROJECT
NORTH

DRAWING TITLE
SITE PLAN

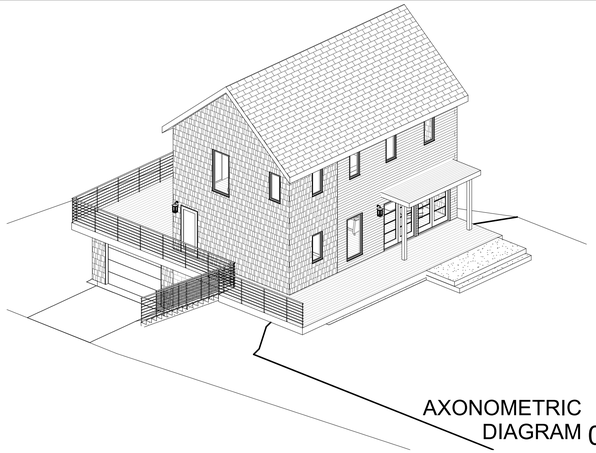
DRAWING NO.
Z-001.00

SEAL & SIGNATURE

DATE: 11.19.12
SCALE: 1/8" = 1'-0"
DWG BY: Author
CHK BY: Checker

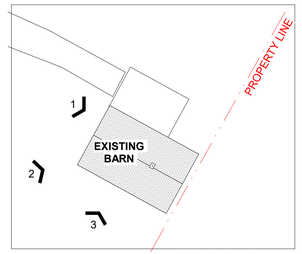


Second Floor 03
3/16" = 1'-0"

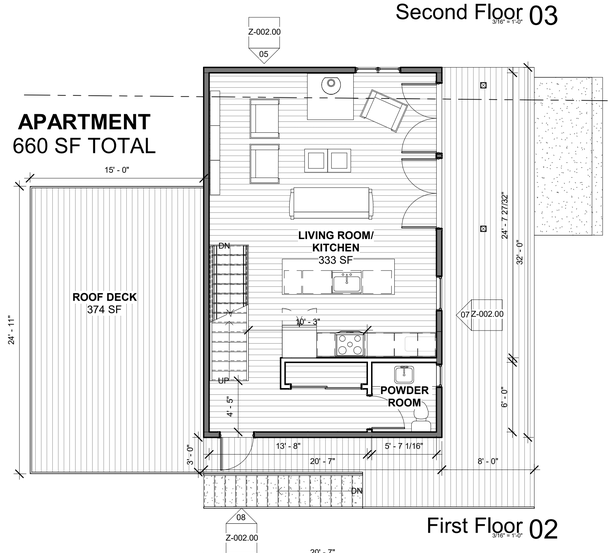


AXONOMETRIC DIAGRAM 04

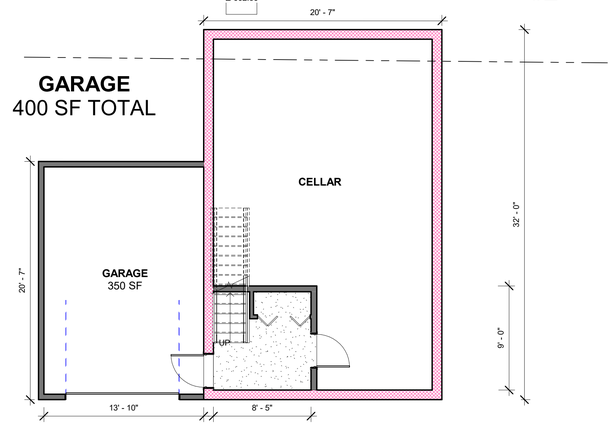
EXISTING PHOTOS AND KEY PLAN



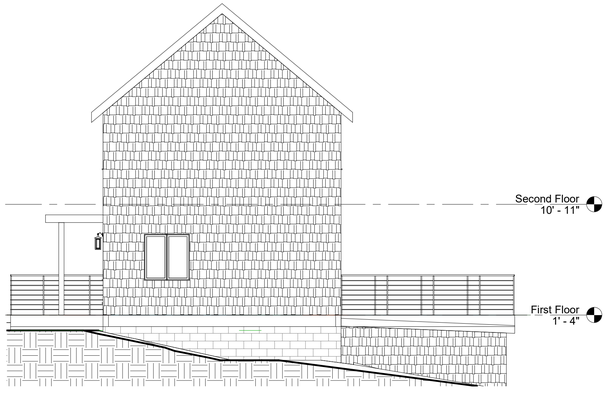
KEY PLAN 09
1" = 20'-0"



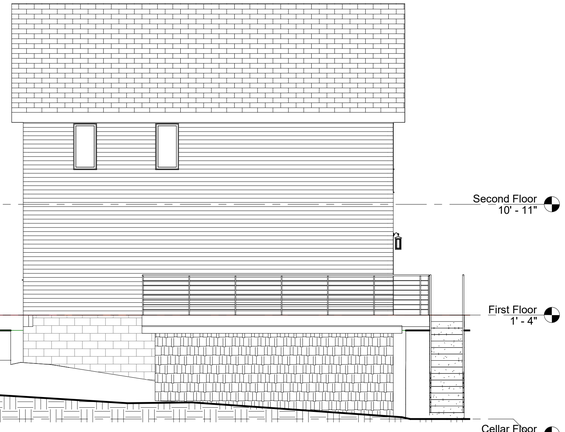
First Floor 02
3/16" = 1'-0"



Cellar 01
3/16" = 1'-0"

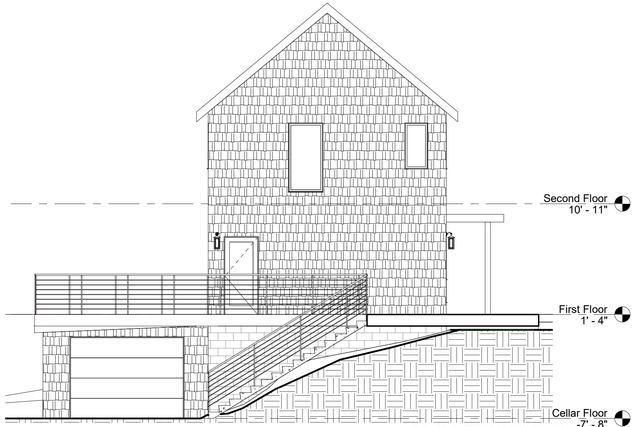


EAST ELEVATION 05
3/16" = 1'-0"



NORTH ELEVATION 06
3/16" = 1'-0"

SOUTH ELEVATION 07
3/16" = 1'-0"



WEST ELEVATION 08
3/16" = 1'-0"

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

NO.	REVISION/SUBMISSION NAME	DATE
1	VARIANCE APPLICATION	06.22.2021

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1080 WOLCOTT AVE.
BEACON, NEW YORK 12508

KEY PLAN

PROJECT NORTH

DRAWING TITLE
PLANS

DRAWING NO.
Z-002.00

SEAL & SIGNATURE

DATE:	11.19.12
SCALE:	As indicated
DWG BY:	Author
CHK BY:	Checker

c 2020 Berg + Moss Architects, PC

SUP

APPLICATION FOR ~~SITE PLAN~~ APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Catrinel Bartolomeu & Bruno Maddox

Address: 1080 Wolcott Avenue
Beacon, NY 12508

Signature: _____

Date: 6/21/2021

Phone: 347-512-5124

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd	6-22-21	BG
Initial Review	7-13-21	
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Chris Berg - Berg + Moss Architects

Address: 473 Main Street
Beacon, NY 12508

Phone: 845-831-1318

Fax: _____

Email address: chris@bergmoss.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 1080 Wolcott Avenue

Tax Map Designation: Section 5954 Block 34 Lot(s) 659817

Land Area: 69,654 sq ft / 1.599 acres

Zoning District(s) R1-40 (w/ Historic District overlay)

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Accessory Apartment

Gross Non-Residential Floor Space: Existing 1,720 sf Proposed 1,720 sf

TOTAL: 1,720 sf

Dwelling Units (by type): Existing none Proposed one (1)

TOTAL: one (1)

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Catrinel Bartolomeu & Bruno Maddox

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

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

Applicant Address: 1080 Wolcott Avenue, Beacon NY 12508

Project Address: 1080 Wolcott Avenue, Beacon NY 12508

Project Tax Grid # 6054 37 075738

Type of Application Site Plan

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

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

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

Catrinel Bartolomeu Bruno Maddox

Signature of Owner

Title if owner is corporation

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

FOR OFFICE USE ONLY
Application #

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

INDIVIDUAL DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: Catrinel Bartolomeu & Bruno Maddox

Address of Applicant: 1080 Wolcott Avenue, Beacon, NY 12508

Telephone Contact Information: (347) 512-5124

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Bruno Maddox				

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☐ NO

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

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

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

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

☐ **YES** ☒ **NO**

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

(Print) _____

(Signature) _____

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 1080 Wolcott Avenue - Site Plan Application

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

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

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

The topographic data has not been provided as the building is existing and the contours are not changing.

Applicant/Sponsor Name: Catrinel Bartolomeu & Bruno Maddox

Signature: Catrinel Bartolomeu Bruno Maddox

Date: 06/21/2021

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 8, 2021
Re: **1080 Wolcott Avenue, Site Plan and Special Permit for Accessory Apartment**

I have reviewed the June 21, 2021 Special Permit Application, June 22, 2021 Short EAF Part 1, and a 3-sheet Site Plan set, dated June 22, 2021.

Proposal
The applicant is proposing the renovation of an existing barn to create an accessory apartment. The 1.599-acre parcel is in the R1-40 zoning district, in the Historic District and Landmark Overlay (HDLO) zone, and within the City's Local Waterfront Revitalization Program (LWRP) boundary.

Comments and Recommendations

1. An accessory apartment on an existing lot is a Type II action under SEQRA, so no EAF is necessary.

2. Since the buildings are not visible from the street, additional photos of the three structures would be helpful, as well as a brief historical description of the three buildings and confirmation that the barn is considered a contributing historic building. The parcel is in the HDLO, so the exterior design of the barn must meet the standards in Chapter 134, Historic Preservation, and may need to retain important character-defining features. Any approval will require a Certificate of Appropriateness.

3. Sheet Z-100 lists five possible variances:

    a. A rear yard setback variance is necessary because of new construction proposed for the existing barn within a foot of the rear property line. The change in use from storage to an accessory apartment results in an increase in the nonconforming setback pursuant to Section 223-10.E, requiring an area variance.

    b. The second variance is for the size of the proposed apartment at 1,720 square feet, which is well over the 600 square foot limit. Section 223-24.1D does allow the Planning Board flexibility on size limits for accessory buildings constructed before 1989. If the Planning Board is not inclined to grant permission for an apartment over 600 square feet, the applicant would require an area variance.

    c. Two other potential variances involve the cumulative size of all accessory buildings and the maximum size of the barn building as a percentage of the main house. These two may not be necessary, if the accessory buildings are pre-existing, nonconforming structures built before the zoning requirements.

    d. The last one involves restrictions in 223-14E(3), which the Building Inspector has determined do not apply in the case of an accessory apartment approval.

    The Board should provide recommendations to the ZBA on any requested variances.

4. For the Sheet Z-100 Zoning Analysis table, the parking requirement is two spaces for the main house and one space for the accessory apartment. Three total spaces should be designated.

5. Sheet Z-100 should include a note confirming that the proposal will comply with the specific accessory apartment provision in Section 223-24.1 that the property owner will occupy one of the dwelling units on the lot.

6. Sheet Z-002 should include existing and proposed exterior materials for the barn and exterior lighting fixture specifications that are consistent with the requirements in Section 223-14B.

7. Since the proposal is within the City's LWRP boundary, the applicant should provide a Coastal Assessment Form and a brief consistency statement for the proposal. The Planning Board will need to issue an LWRP Consistency Determination as part of the review process.

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

John Clarke, Beacon Planning Consultant

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

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 Lanc, P.E., L.S.
Arthur R. Tully, P.E.

July 7, 2021

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

RE: 1080 Wolcott Avenue
Accessory Apartment
Tax No. 5954-34-659817
City of Beacon

Dear Mr. Gunn:

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

- Application for Special Use Permit for Accessory Apartment.
- Short Environmental Assessment Form dated June 22, 2021.
- Plan set titled "Barn Conversion – 1080 Wolcott Avenue", consisting of 3 sheets dated June 22, 2021, as prepared by Berg & Moss Architects.

The proposed project is located in the R1-40 Zone and entails the proposed conversion of an existing 2-story barn to allow for a 1,320 square foot accessory apartment. Based upon our review of the submitted documents and plans, we offer the following comments:

General Comments:

1. The proposed project will require several variances, such as apartment size, rear yard setback, and total square footage of accessory structures on site. The Planning Board should refer this project to the Zoning Board of Appeals for the required variances prior to moving forwards with the project.

2. The location of the existing water and sewer services that service the existing residence shall be shown on the plans, along with where the services connect to the main lines within the road. The plans shall also include the location of the sewer and water mains within the road, along with their respective sizes.

3. The proposed water and sewer services to service the proposed apartment shall be shown on the plans.

4. Construction details for the proposed water and sewer services shall be provided on the plans and shall include trench details, connection details for connections to mains, road restoration and pavement details, sidewalk restoration details, etc.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

City of Beacon Planning Board Agenda
07/13/2021

Title:

Review application for Special Use Permit and Site Plan Approval, accessory apartment, 17 Laurel Street, submitted by Lauren Peragine

ATTACHMENTS

17 Laurel Street Application.pdf

17 Laurel Street EAF.pdf

17 Laurel Street Site Plan.pdf

JLNP Properties Deed[64].pdf

Engineer Review Letter.pdf

Planner Review Letter.pdf

APPLICATION FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANT

Name: Lauren Peragine/JLPP Properties LLC
Address: 161 Bergen Circle
Slate Hill NY 10973
Signature: Lauren Peragine
Date: 6-1-21
Phone: 845-323-9423

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd	6-24-21	EG
Initial Review	7-13-21	
PB Public Hearing		
Sent to City Council		
City Council Workshop		
City Council Public Hearing		
City Council Approve/Disapprove		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: LUCAS ARCh. + Planning
Address: 25 LAfayette Ave
Kingston, NY 12401
Phone: 845-339-4069
Fax:
Email address: jennifer@lucas-architectur.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 17 Laurel Street.
Tax Map Designation: Section 6054 Block 48 Lot(s) 44962
Land Area: 0.349 acres Zoning District(s)

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Accessory apartment for my disabled son.
Gross Non-Residential Floor Space: Existing N/A Proposed N/A
TOTAL: N/A
Dwelling Units (by type): Existing 1 Proposed 2
TOTAL: 2

ITEMS TO ACCOMPANY THIS APPLICATION

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: JLNP Properties LLC

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

Lauren Peragine

John Peragine

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

Applicant Address: 161 Bergen Circle State Hill, NY 10973

Project Address: 17 Laurel St. Beacon

Project Tax Grid #

Type of Application Special Use permit

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

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

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

Lauren Peragine

Signature of Owner

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.)	✓		EG.
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)		✓	JM
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)		✓	JM

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: Lauren Peragine

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

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

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

Renovating exsisting Buildings to Include (for our Disabled son) Adding an accessory apartment above garage, attaching to current House for an enclosed entrance to Accessory apartment. Extending exsisting garage by 10 ft out the front for needed storage + space above garage for said Apartment.

Applicant/Sponsor Name: Lauren Peragine

Signature: Lauren Peragine

Date: 6-1-21

FOR OFFICE USE ONLY
Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 · http://cityofbeacon.org/

ENTITY DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: JLNP Properties LLC / Lauren Peragine

Address of Applicant: 161 Bergen Circle, Slate Hill NY 10973

Telephone Contact Information: 845-697-5089

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
John Peragine	161 Bergen Circle Slate Hill NY 10973	845-697-5089	3-15-19	County of Dutchess
Nicole Peragine	290 E. Main St Beacon NY	845-3239421	12-6-19	

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ **YES** ☑ **NO**

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

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

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

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

☐ **YES** ☑ **NO**

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

(Print) Lauren Peragine

(Signature) Lauren Peragine

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

JLNP Properties LLC / Lauren Peragine

Name of Action or Project:
17 Laurel St. Beacon

Project Location (describe, and attach a location map):

Brief Description of Proposed Action:
Add 2nd level to exsisting garage, attach to exsisting house w/enclosed stairway to 2nd level for accesory apartment.

Name of Applicant or Sponsor:	Telephone: 845-323-9423
Lauren Peragine	E-Mail: LBC59@aol.com
Address: 161 Bergen Circle	
City/PO: Slate Hill	State: NY Zip Code: 10973

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 1/3 acres
   b. Total acreage to be physically disturbed? — acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1/3 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☑

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

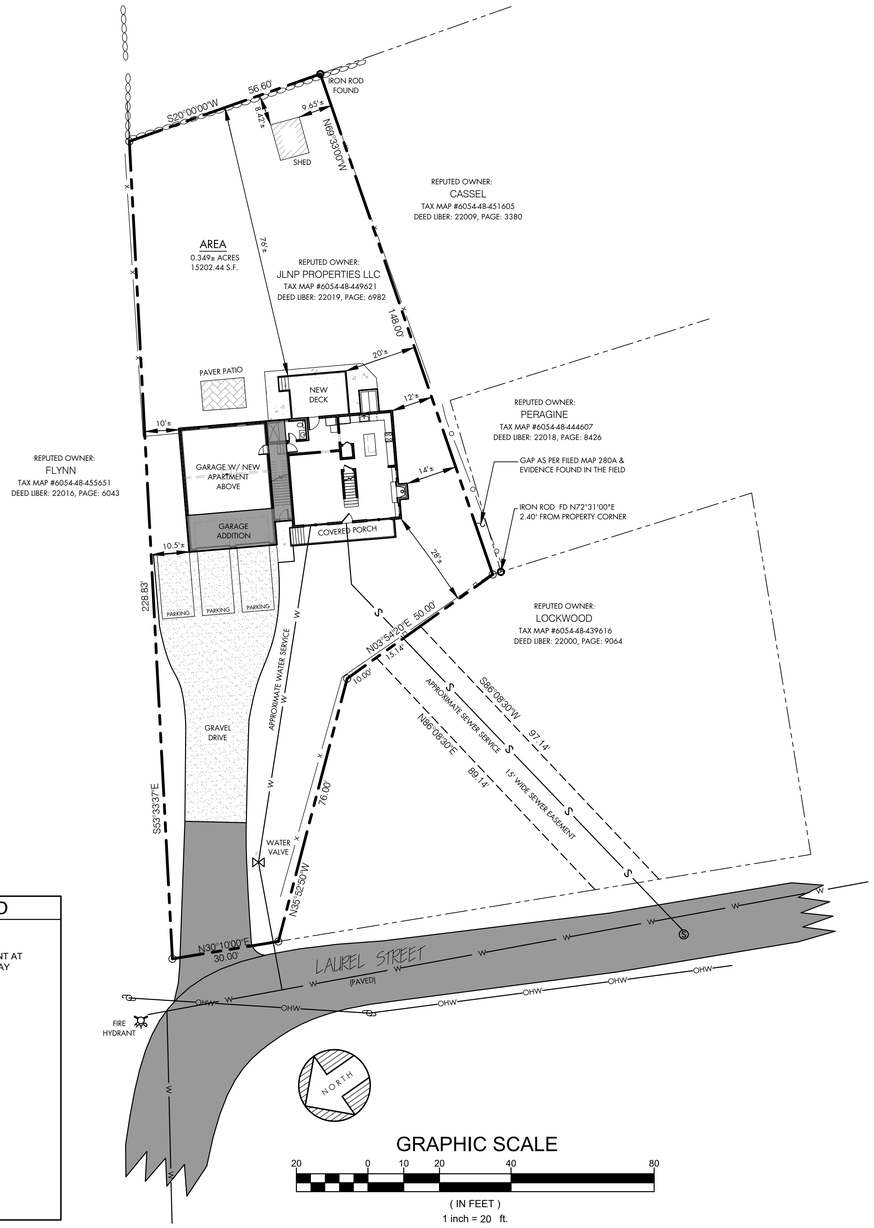
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment: _____		
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: _____		
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: _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Lauren Peragine Date: _____

Signature: Lauren Peragine Title: _____

PRINT FORM



GRAPHIC SCALE

20 0 10 20 40 80

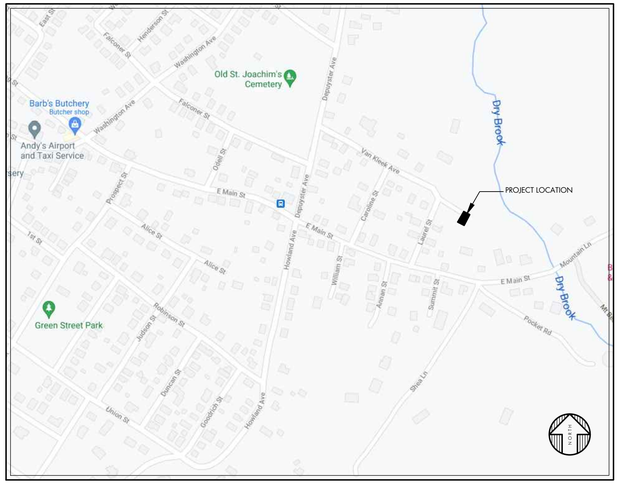
(IN FEET)

1 inch = 20 ft.

1 PROPOSED SITE PLAN
1"=20'-0"

SYMBOL LEGEND

	PROPERTY LINE
	EXIST. BUILDING FOOTPRINT AT GROUND LEVEL & DOORWAY
WV	WATER VALVE
	LAMP
RD	ROOF DRAIN
CO	CLEANOUT
OH	OVERHEAD WIRES
	UTILITY POLE
	UTILITY POLE/LIGHT POLE
	GUY ANCHOR
	BOLLARD
	SIGN
MB	MAILBOX
M.G.R.	METAL GUIDE RAIL
E.O.P.	EDGE OF PAVEMENT
C.L.F.	CHAIN LINK FENCE



VICINITY MAP

ZONING ANALYSIS

CITY OF BEACON ZONING DISTRICT: R1-10
CITY WATER - CITY SEWER
S-B-L: 6054-48-449621

REGULATION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	15,202.44 S.F.	NO CHANGE
MINIMUM LOT AREA PER D.U.	10,000 S.F.	15,202.44 S.F.	NO CHANGE
MINIMUM LOT WIDTH	85 FT	56.60' / 30.00' IRREGULAR	NO CHANGE
MINIMUM LOT DEPTH	100 FT	228.83' / 148.00' IRREGULAR	NO CHANGE
REQUIRED FRONT YARD	25'	28' +/-	NO CHANGE
REQUIRED SIDE YARD	15'	10' +/-	NO CHANGE
REQUIRED REAR YARD	35'	80' +/-	76' +/-
MINIMUM DISTANCE BETWEEN BUILDINGS	----	----	----
MAXIMUM BUILDING HEIGHT	2.5 / 35'	30.50' +/-	NO CHANGE
MAXIMUM LOT COVERAGE	25%	12.0%	15.2%
MAXIMUM NUMBER OF UNITS PER BUILDING	1	1	NO CHANGE
MINIMUM OPEN SPACE	----	----	----

NOTES:

SITE PLAN INFORMATION COMPILED FROM THE CERTIFIED SURVEY DATED 01.05.2021, PREPARED BY ERNEST JOHNSON, P.L.S., MIDDLETOWN, NEW YORK. NEW YORK PROFESSIONAL LAND SURVEYOR LICENSE #50041

PARKING ANALYSIS

BUILDING	UNIT - # OF BEDROOMS	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
MAIN HOUSE	(3) BEDROOMS	2	2
ACCESSORY APARTMENT	(1) BEDROOM	1	1
TOTAL		3	3

223-26: OFF-STREET PARKING, LOADING AND VEHICULAR ACCESS:

USE	MINIMUM PARKING
1- OR 2-FAMILY RESIDENCE	2-SPACES PER DWELLING UNIT
ACCESSORY APARTMENT	1 SPACE FOR EACH ACCESSORY APARTMENT

PARKING REQUIREMENTS:
PARKING SPACES TO BE A MIN. OF 9'-0" WIDE BY 18'-0" LONG.
PARKING SPACES TO BE A MIN. OF10'-0" WIDE BY 18'-0" LONG IF BORDERED BY WALLS.

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANY WAY, FOR ANY REASON, ALL INDIVIDUALS

MUST CONTACT
DIG SAFELY NEW YORK
AT
811 OR WWW.CALL811.COM

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t: 845-339-4069

AOR STAMP

REGISTERED ARCHITECT JENNIFER CLAIRE LUCAS 032382-1 STATE OF NEW YORK

PROJECT:

JLNP PROPERTIES LLC
SINGLE FAMILY RESIDENCE
17 LAUREL STREET
BEACON, NY 12508
DUTCHESS COUNTY
ADDITIONS & ALTERATIONS

DATE	ISSUE
05.26.21	SITE PLAN SUBMISSION

DATE	NO.	REVISION

DATE: 05.26.21
DRAWN BY: JCL
SCALE: 1/4" = 1'-0"
FLOOR:
DRAWING TITLE: PROPOSED SITE PLAN
DOB NOTES:

SHEET NUMBER:
SP-100.00

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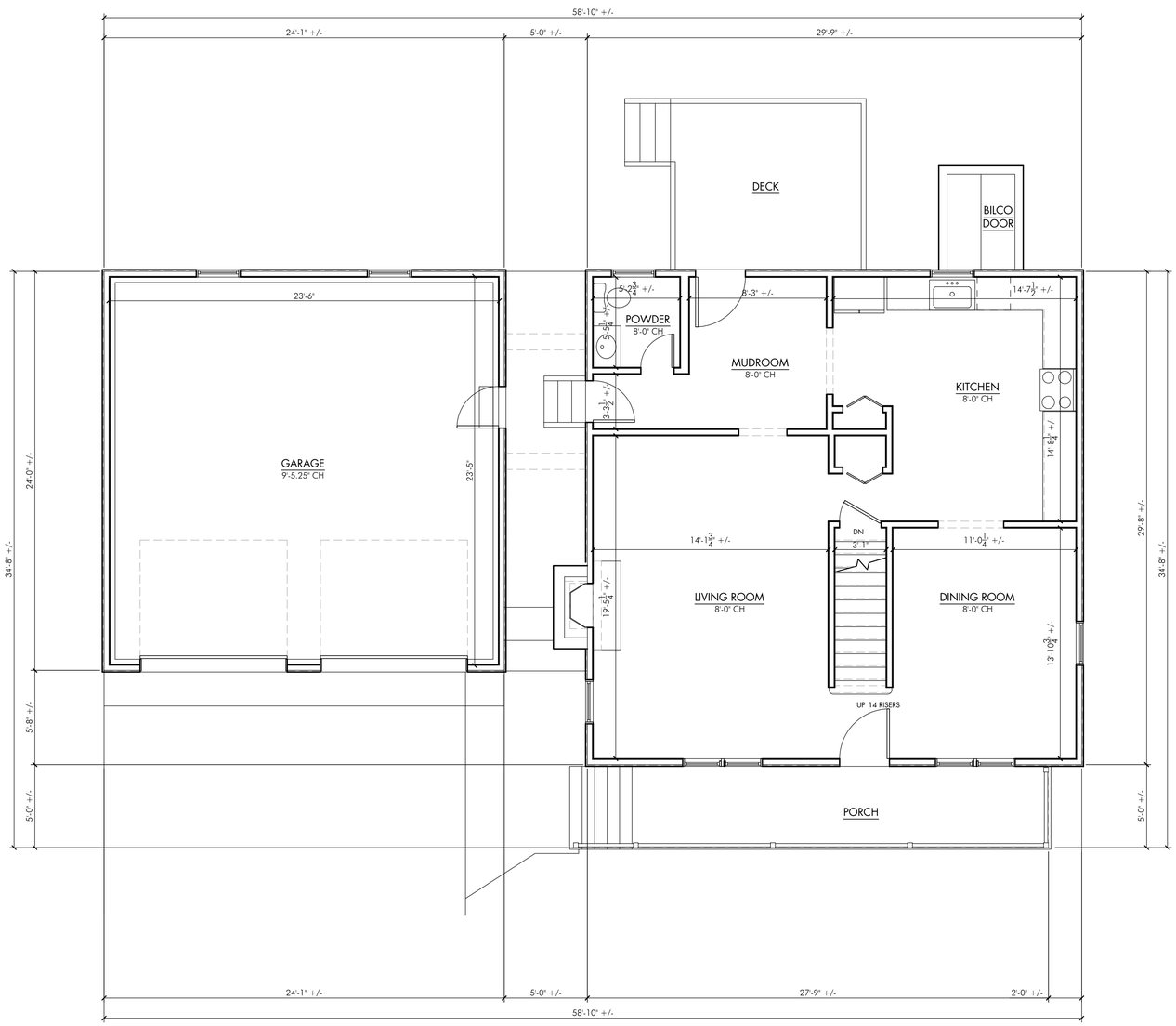

1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND

S	SMOKE DETECTOR - HARDWIRED, W/ BATTERY BACK-UP, CEILING MOUNTED
SC	SMOKE & CARBON DIOXIDE DETECTOR - HARDWIRED, W/ BATTERY BACK-UP, CEILING MOUNTED
	WALL / ITEM TO BE REMOVED
	EXISTING FOUNDATION WALL / FOOTING
	PROPOSED FOUNDATION WALL / FOOTING
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	NEW WOOD FRAMED WALL

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AOR STAMP

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JENNIFER CLAIRE LUCAS
STATE OF NEW YORK
032382

PROJECT:

JLNP PROPERTIES LLC

SINGLE FAMILY RESIDENCE
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SCALE: 1/4" = 1'-0"
FLOOR: EXISTING
DRAWING TITLE: PLANS
DOB NOTES:

SHEET NUMBER:

A-101.00

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1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

LEGEND

S	SMOKE DETECTOR - HARDWIRED, W/ BATTERY BACK-UP, CEILING MOUNTED
SC	SMOKE & CARBON DIOXIDE DETECTOR - HARDWIRED, W/ BATTERY BACK-UP, CEILING MOUNTED
	WALL / ITEM TO BE REMOVED
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AOR STAMP

REGISTERED ARCHITECT
JENNIFER CLAIRE LUCAS
STATE OF NEW YORK
032...

PROJECT:

JLNP PROPERTIES LLC
SINGLE FAMILY RESIDENCE
17 LAUREL STREET
BEACON, NY 12508
DUTCHESS COUNTY
ADDITIONS & ALTERATIONS

DATE	ISSUE
05.26.21	SITE PLAN SUBMISSION

DATE	NO.	REVISION

DATE: 05.26.21
DRAWN BY: JCL
SCALE: 1/4" = 1'-0"
FLOOR: EXISTING
DRAWING TITLE: PLANS
DOB NOTES:

SHEET NUMBER:
A-102.00

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3 EXISTING RIGHT ELEVATION - GARAGE
1/4" = 1'-0"

2 EXISTING RIGHT ELEVATION - PASSAGEWAY
1/4" = 1'-0"

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

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032382
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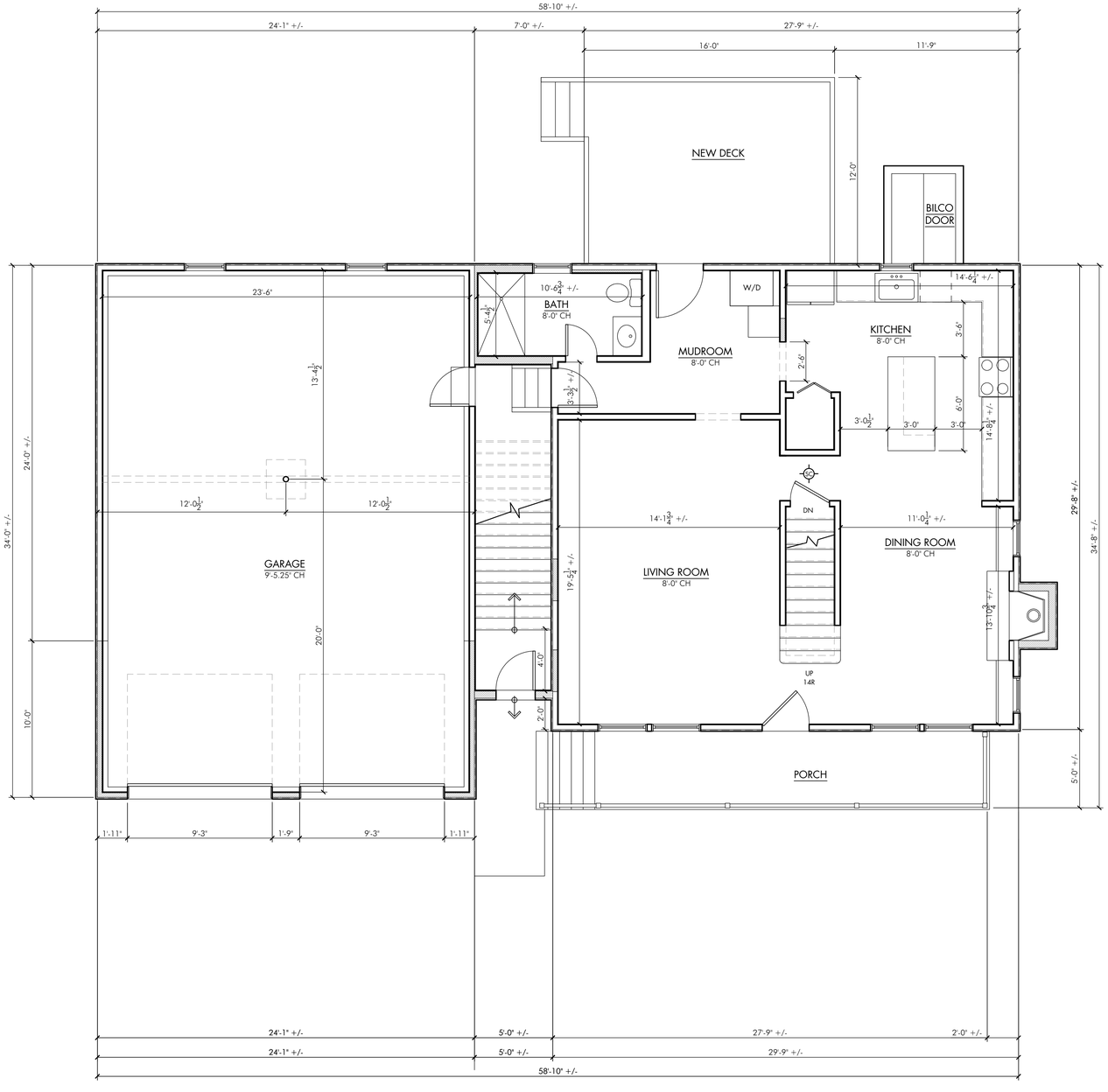

1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

PROPOSED SQUARE FOOTAGE

FIRST FLOOR EXISTING	= 883 S.F.
FIRST FLOOR ADDITION	= 138 S.F.
SECOND FLOOR EXISTING	= 883 S.F.
SECOND FLOOR ADDITION	= 65 S.F.
SECOND FLOOR ACCESSORY APARTMENT	= 639 S.F.
GARAGE EXISTING	= 578 S.F.
GARAGE ADDITION	= 241 S.F.

LEGEND

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SC	SMOKE & CARBON DIOXIDE DETECTOR - HARDWIRED, W/ BATTERY BACK-UP, CEILING MOUNTED
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AOR STAMP

REGISTERED ARCHITECT JENNIFER CLAIRE LUCAS 026382-1 STATE OF NEW YORK

PROJECT:

JLNP PROPERTIES LLC
SINGLE FAMILY RESIDENCE
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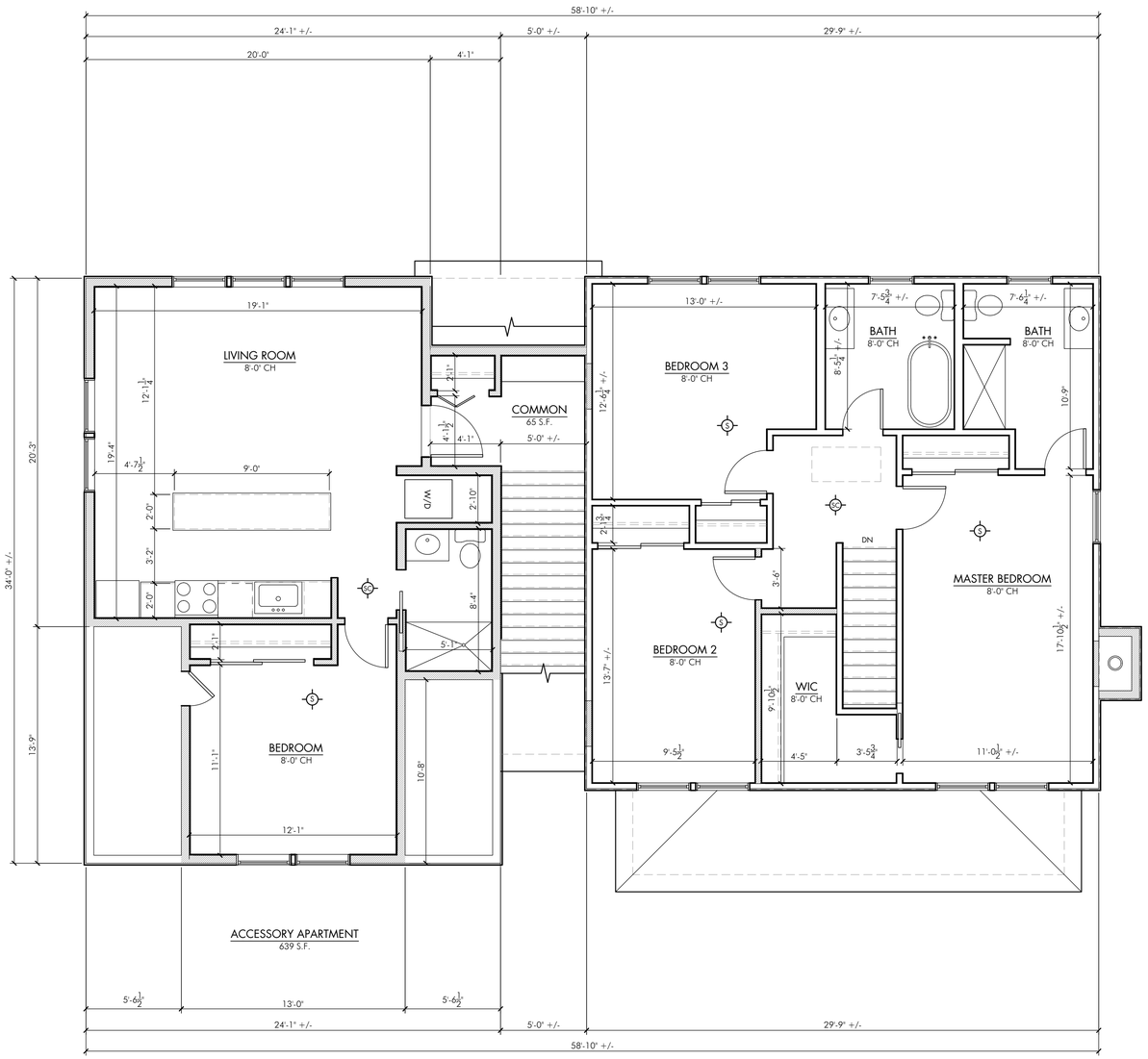

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PROJECT:

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DUTCHESS COUNTY
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SCALE: 1/4" = 1'-0"
FLOOR: PROPOSED
DRAWING TITLE: PLANS
DOB NOTES:

SHEET NUMBER:
A-108.00

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

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STATE OF NEW YORK
032-1

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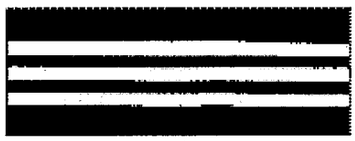
DATE	NO.	REVISION

DATE: 05.26.21
DRAWN BY: JCL
SCALE: 1/4" = 1'-0"
FLOOR:
DRAWING TITLE: ELEVATIONS
DOB NOTES:

SHEET NUMBER:

A-109.00

COPYRIGHT 2021



Dutchess County Clerk Recording Page

Record & Return To:

LETTERIO & HAUG LLP
397A FISHKILL AVENUE

BEACON, NY 12508

Date Recorded: 6/25/2021
Time Recorded: 11:03 AM

Document #: 02 2021 2978

Received From: REAL PROPERTY ABSTRACT & TITLE SERV LLC

Grantor: JLNP PROPERTIES LLC
Grantee: PERAGINE JOHN

Recorded In: Deed
Instrument Type:

Tax District: City of Beacon

Examined and Charged As Follows :

Recording Charge:	$200.00
Transfer Tax Amount:	$0.00
Includes Mansion Tax:	$0.00
Transfer Tax Number:	8198

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

Number of Pages: 4

***** Do Not Detach This Page**
***** This is Not A Bill**

County Clerk By: cth
Receipt #: 21760
Batch Record: 131

Bradford Kendall
County Clerk

0220212978

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 23rd day of June Two Thousand Twenty-One

BETWEEN **JLNP PROPERTIES, LLC,**
161 Bergen Circle,
Slate Hill, New York 10973

party of the first part, and

JOHN PERAGINE and LAUREN PERAGINE
residing at 17 Laurel Street,
Beacon, NY 12508

party of the second part,

DUTCHESS COUNTY CLERK'S OFFICE RECEIVED
2021 JUN 25 AM 11:03

WITNESSETH, that the party of the first part, in consideration of
TEN Dollars and 00/100----------($10.00)----------dollars,

lawful money of the United States, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Beacon, County of Dutchess and State of New York, more particularly bounded and described on Schedule "A" attached hereto and made a part hereof.

BEING the same premises conveyed to JLNP PROPERTIES, LLC, by deed dated 10/17/2019 and recorded in the Dutchess County Clerk's Office 10/23/2019 as Document No.02-2019-6982.

PREMISES ARE NOT SUBJECT TO A CREDIT LINE MORTGAGE

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

Schedule A Description

ALL that certain plot, piece or parcel of kind, with the buildings and improvements thereon erected, situate, lying and being in the CITY OF BEACON, County of Dutchess and State of New York, being shown and designated as Lot No. 2 on a map entitled "Subdivision Plat, Lands of Mary D. Lockwood" and filed in the Dutchess County Clerk's Office on October 10, 1991 as Map #9326, said lot being more particularly bounded and described as follows:

Beginning at a point in the easterly line of Laurel Street where the same is intersected by the southerly line of lands now or formerly of Toennigs (Liber 963 page 556) and running from thence along the southerly line of said Toennigs, South 53-33-37 East 228.83 feet to a stone wall corner marking the northwest corner of lands now or formerly of Kline; thence along said stone wall, South 20-00-00 West 56.60 feet to the northeast corner of lands now or formerly of Balz (Liber 608 page 359); thence along a wood post and wire fence marking the northerly line of said Balz and the northerly line of lands now or formerly of Bell (Liber 558 page 76), North 69-33-00 West 148.00 feet to a point; thence running through lands of Mary B. Lockwood (Liber 1711 page 334), along the northeast line of Lot No. 1 on said Filed Map #9326, North 03-54-20 East 50.00 feet and North 35-52-50 West 76.00 feet to a point in the easterly line of Laurel Street; thence along the same, North 30-10-00 East 30.00 feet to the point or place of beginning.

Together with a 15 feet wide sewer easement running through Lot No. 1 on said Filed Map #9326, said easement being more particularly bounded and described as follows:

Beginning at a point being distant North 30-10-00 East 43.00 feet from the southwest corner of lands of Mary B. Lockwood (Liber 1711 page 334) and the northwest corner of lands of James Lockwood (Liber 1667 page 692), and running from thence along the easterly line of Laurel Street, North 30-10-00 East 18.10 feet to a point; thence running through Lot No. 1 as shown on Filed Map #9326, North 86-08-30 East 39.14 feet to a point in the southwesterly line of Lot No. 2 on said map; thence along the southwesterly line of Lot No. 2, South 03-54-20 West 15.14 feet to a point; thence running through Lot No. 1, South 86-08-30 West 97.22 feet to the point of beginning.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In Presence of:

JNLP PROPERTIES, LLC

JOHN PERAGRINE, member

LAUREN PERAGRINE, member

NICOLE PERAGRINE, member

STATE OF NEW YORK)SS:
COUNTY OF DUTCHESS)

On the 23 day of June, 2021, before me, the undersigned, a notary public in and for said state, personally appeared John Peragine, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is(are) subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity and that by his/her signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

JORDAN T. HAUG
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HA6258803
Qualified in Dutchess County
Commission Expires April 02, 2024

NOTARY PUBLIC

STATE OF NEW YORK)SS:
COUNTY OF DUTCHESS)

On the 23 day of June, 2021, before me, the undersigned, a notary public in and for said state, personally appeared Lauren Peragine, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is(are) subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity and that by his/her signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

JORDAN T. HAUG
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HA6258803
Qualified in Dutchess County
Commission Expires April 02, 2024

NOTARY PUBLIC

STATE OF NEW YORK)SS:
COUNTY OF DUTCHESS)

On the 23 day of June, 2021, before me, the undersigned, a notary public in and for said state, personally appeared Nicole Peragine, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is(are) subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity and that by his/her signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

JORDAN T. HAUG
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HA6258803
Qualified in Dutchess County
Commission Expires April 02, 2024

NOTARY PUBLIC

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

Section 6054
Block 48
Lot 49621
City of Beacon

JLNP PROPERTIES, LLC
TO
JOHN and LAUREN PERAGRINE

RECORD AND RETURN TO:
Letterio & Haug, LLP
397A Fishkill Avenue
Beacon, NY 12508

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 Lanc, P.E., L.S.
Arthur R. Tully, P.E.

July 7, 2021

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

RE: 17 Laurel Street
Accessory Apartment
Tax No. 6054-48-449621
City of Beacon

Dear Mr. Gunn:

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

- Application for Special Use Permit for Accessory Apartment.
- Short Environmental Assessment Form
- Plan set titled "JLNP Properties, LLC – 17 Laurel Street", consisting of 7 sheets dated May 26, 2021, as prepared by LUCAS Architecture & Planning.

The proposed project is located in the R1-10 Zone and entails the construction of a 639 square foot apartment above an existing garage, and the expansion of the garage. Based upon our review of the submitted documents and plans, we offer the following comments:

General Comments:

1. The plans should show how the proposed apartment will be serviced by water and sewer.

2. The parking stall located on the north side of the garage shall be relocated, as Section 223-26, paragraph C(1) of the City Code states "In any residence district, no off-street parking facility shall be developed in any required front yard or in any required side or rear yard adjacent to a street line or in any other side or rear yard within five feet of the lot line."

3. The current setback on the side yard on the north side of the existing garage is currently 10-feet, which is an existing non-conforming structure, as the Zone requires a 15-foot side yard. As the project proposes to increase the size of the garage, in turn making the non-conformance greater than existing, the Planning Board should refer the applicant to the Zoning Board of Appeals for a side yard variance.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 8, 2021
Re: **17 Laurel Street, Site Plan and Special Permit for Accessory Apartment**

I have reviewed the June 1, 2021 Special Permit Application, Undated Short EAF Part 1, and a 3-sheet Site Plan set, dated May 26, 2021.

Proposal
The applicant is proposing to create an accessory apartment over an existing garage and attach the garage to the house. The parcel is in the R1-10 zoning district

Comments and Recommendations

1. An accessory apartment on an existing lot is a Type II action under SEQRA, so no EAF is necessary.

2. The scale on Sheet SP-100, as printed, is 1" = 30'.

3. For the Sheet SP-100 Zoning Analysis, the proposal is adding to a building with a side yard under 15 feet, so an area variance would need to be requested. The Planning Board may provide a recommendation to the ZBA.

4. Sheet SP-100 should include a note confirming that the proposal will comply with the specific accessory apartment provisions in Section 223-24.1, including that the property owner will occupy one of the dwelling units on the lot.

5. The Proposed Square Footage table on Sheet A-108 should include a calculation of the proposed apartment square footage as compared to the main house. Under Section 223-24.1D, the floor area of the apartment may not exceed 30% of the total floor area of the dwelling in which it is located.

6. Sheet A-109 should include exterior materials.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Lucas Architecture and Planning

City of Beacon Planning Board Agenda
07/13/2021

Title:

Review application for Subdivision, two residential lots, 52 Dennings Avenue, submitted by Angela Ingham

ATTACHMENTS

52 Dennings Avenue - Complete Submission Application and Subdivision Plans.pdf

Planner Review Letter.pdf

Engineer Review Letter.pdf

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

June 29, 2021

VIA HAND DELIVERY
AND E-MAIL
Hon. John Gunn
and Members of the Planning Board
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Re-Application for Proposed Two-Lot Residential Subdivision
Premises: 52 Dennings Avenue, Beacon, New York
Tax Parcel ID: (5954-50-687603)

Dear Chairman Gunn and Members of the Planning Board:

We were recently retained by and are writing on behalf of Angela Ingham Dellaportas (the "Applicant"), the owner of the above-referenced Premises, in connection with the Applicant's Re-Application for Subdivision Approval requesting to subdivide the existing one (1) lot into two (2) resultant residential single-family lots (the "Re-Application" or "Project"). In furtherance of this Re-Application for Subdivision Approval, we respectfully submit this letter and the referenced enclosures, which include a complete Subdivision Application submission, together with written responses to the comments from the Planning Board and its consultants in connection with the Applicant's prior Subdivision Application concerning the Premises (the "Prior Application").[1]

While the proposed Project and the request for subdivision approval remain the same as previously submitted to this Board, this Re-Application includes important updates in response to the Board's prior comments that are more fully detailed herein for the Board's consideration.

BACKGROUND REGARDING PRIOR APPLICATION & PREMISES FOR PROPOSED SUBDIVISION:

By way of brief background, as was originally proposed in the Prior Application the Applicant currently proposes to subdivide the existing 1.07-acre Premises into two (2) resultant parcels that are fully zoning-compliant in accordance with the requirements of the One-Family Residence (R1-

[1] As this Board is aware, the Applicant previously requested the same subdivision approval while doing business as Dellaportas Enterprises I. This Re-Application is presently submitted by the Applicant as the current owner of the Premises.

10) Zoning District. The western parcel (referred to herein as "Lot 1") will be 0.404 acres in size, while the eastern parcel (referred to herein as "Lot 2") will be 0.663 acres. See enclosed Site Plans and Subdivision Plat. Lot 1 will contain the existing single-family residence, while a two (2)-story residence is planned for Lot 2.[2] Both parcels will be accessed off of Dennings Avenue via a shared driveway. The existing single-family home is served by municipal water and sewer utilities, and both parcels will continue to be served by same.

Additionally, as this Board may recall the Applicant's predecessor originally submitted its Prior Application to this Board in March of 2014. On January 8, 2019, this Board held a Public Hearing related to the environmental review of the Prior Application (the "SEQRA Public Hearing"). Since that time, the Applicant has updated its Site Plans to incorporate comments from the Board and to confirm the sufficiency of its proposal with the Dutchess County Department Behavioral and Community Health ("DOH"). As a significant amount of time has passed since the January 2019 SEQRA Public Hearing, and because the Premises has been transferred to the Applicant, this Application is being treated as a new application or Re-Application for Subdivision Approval.

UPDATES TO PROPOSED TWO-LOT SUBDIVISION PLAT & RESPONSES TO COMMENTS:

The Applicant is pleased to report that the proposed subdivision has not materially changed since January 2019 when the Planning Board originally opened the SEQRA Public Hearing on the Prior Application. To further assist the Board in its review from where the Board left off on the Prior Application, this Re-Application submission also includes responses to comments that were raised by the Board and its consultants at that time.

In support of this Re-Application submission, the Applicant's Engineering Consultant, Arden Consulting Engineers, PLLC, prepared an itemized response to the comments letter dated June 29, 2021 to the letter that was prepared by the Planning Board's Engineering Consultant, Lanc & Tully Engineering and Surveying, P.C., dated December 7, 2018 (the "L&T Comment Letter"). See **Exhibit B** – Responses to L&T Comments Letter.

Additionally, the Applicant prepared the following responses to the Board's comments that were raised at the prior SEQRA Public Hearing:

1. **Planning Board Comment:** There is a need to establish an easement with two (2)

[2] Note: Site Plan Approval is not required for this proposed residence, pursuant to Section 223-25 of the City of Beacon Zoning Code (the "Zoning Code").

neighbors to the south to allow for the construction, operation, and maintenance of the water service line serving Lot 2.

a. *Applicant Update:* Pursuant to his correspondence with the Applicant's Engineering Consultant, as of June 23, 2021, James Upright, P.E., P.G., Senior Public Health Engineer with the Dutchess County DOH, confirmed that the utilities plan is generally acceptable to the County DOH and that the water service line for Lot 2 can be encased in polyethylene tubing and located two (2.0) feet from the existing water service line for Lot 1. As a result, no easement is required to be granted by any other property owners other than the Applicant.

2. **Planning Board Comment:** A possible need for an easement to allow for the erection of a retaining wall.

   a. *Applicant Update:* There is an existing retaining wall located to the north of the existing residence, and a wall is proposed for Lot 2. Upon review, the Applicant's engineer has been determined that no easement is required for any existing or proposed retaining wall on either of the resultant parcels.

3. **Planning Board Comment:** The need to show screening on the drawings.

   a. *Applicant Update:* The enclosed Grading and Utility Plan, as well as the enclosed Erosion & Sediment Control Plan & Landscaping Details, denotes the planned landscaped screening, which includes Norway Spruce trees that will provide screening between the residential properties.

4. **Planning Board Comment:** The need for an Access and Utility Easement between the two (2) proposed parcels providing access to Dennings Avenue.

   a. *Applicant Update*: An Access and Utility Easement will be prepared and submitted to the City Attorney, City Engineer and to the Dutchess County DOH for their review as a condition to final subdivision approval. A draft of the proposed Access and Utility Easement is included for review by the Board and its attorney as **Exhibit E.**

THE PROPOSED SUBDIVISION SATISFIES THE GENERAL SUBDIVISION CRITERIA:

The proposed subdivision complies with the applicable standards found under Section 195-20(B) of the City of Beacon Code (the "Subdivision Regulations"). The Premises, which is surrounded by residences on three (3) sides and contains a single-family home, may be subdivided and the vacant parcel developed without any detrimental impact to the public health or safety. See **Exhibit A** – Images of Premises. See BEACON CITY CODE Section 195-20(B)(1) of the Subdivision

Regulations. Indeed, the Applicant is proposing to install certain screening trees to further mitigate any potential impact.

Additionally, the Applicant's Engineering Consultant has designed to lots so that any potential drainage impacts will be avoided as stormwater will flow to on-site catch basins and be conveyed to the City's stormwater system. Further, the existing parcel has been significantly disturbed over the years, and the proposed subdivision will not negatively impact existing natural features nor steep slopes, and will conform with the existing topography to the extent possible. See BEACON CITY CODE Section 195-20(B)(2). Moreover, the proposed subdivision of the existing parcel and the development of a residence on Lot 2 is in conformance with the City's Zoning Ordinance and Comprehensive Plan and both resultant lots will have frontage along an existing City street. See BEACON CITY CODE Section 195-20(B)(3) & (B)(4).

STATE ENVIRONMENTAL QUALITY REVIEW:

The proposed Project is classified as an Unlisted Action for an Uncoordinated Review pursuant to the State Environmental Quality Review Act ("SEQRA"). A Short Environmental Assessment Form ("EAF") is enclosed as **Exhibit D**. It is respectfully submitted that the proposed subdivision will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district and the development of a single-family home on the Premises will not adversely impact the environment.[3]

CONCLUSION AND INDEX OF ENCLOSURES:

Based on the foregoing reasons, the proposed subdivision complies with the standards articulated in the City Code. Furthermore, the Applicant has addressed the Board's comments from the SEQRA Public Hearing, as well as in response to the L&T Comment Letter. As will be further discussed at the Board's July 13th, 2021 Meeting, the Applicant respectfully submits that the proposed two (2)-lot subdivision be approved.

The Applicant understands that, since this Application is being treated as a new Application for Subdivision Approval (or a Re-Application), additional Public Hearings are required in connection with this Re-Application for Subdivision Approval. Given this Board's prior review of the Proposal and the limited non-material updates to the Proposal that are generally responsive

[3] Note: As this Board is aware, the development of a single-family residence on its own would constitute a Type II Action that would be exempt from the SEQRA review. See N.Y. N.Y.C.R.R. Part 617(c)(11).

to the Board's comments on the Prior Application, the Applicant respectfully requests that this Board consider resetting a new *joint* Public Hearing on the Re-Application submission pertaining to both the SEQRA Environmental Review and the proposed Re-Application for Subdivision Approval itself.

In support of this Re-Application submission, please find enclosed copies of the following documents:

Exhibit A: Images of Premises;

Exhibit B: Response Letter from Arden Consulting Engineers, PLLC (including original Letter from Lanc & Tully dated December 7, 2018);

Exhibit C: City of Beacon Application for Subdivision Approval Form (including Individual Disclosure Form);

Exhibit D: Short Environmental Assessment Form; and

Exhibit E: Draft and Utility Access Easement.

In further support of this Re-Application, the Applicant respectfully submits copies of the following Updated Site Plan drawings prepared by Arden Consulting Engineers, PLLC, dated June 23, 2021, numbered and titled as follows (unless otherwise noted):[4]

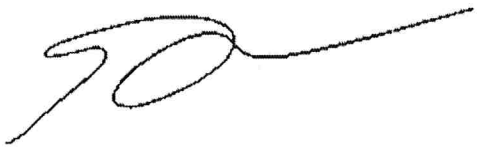
- Sheet 1 of 6 - Existing Conditions;
- Sheet 2 of 6 - Subdivision Plat;
- Sheet 3 of 6 - Access & Utility Easements;
- Sheet 4 of 6 - Grading & Utility Plan;
- Sheet 5 of 6 - Erosion & Sediment Control Plan & Landscaping Details;
- Sheet 6 of 6 Construction Details; and
- Sheet 1 of 1 – Drainage Analysis.

Additionally, enclosed please find a check made payable to the City of Beacon in the amount of $1,527.30, representing the Applicant's satisfaction of the escrow balance from the Prior Application. Please also find enclosed a second check in the amount of $950, representing the required Application (or Re-Application) fee, as well as a third check in the amount of $2,500, for the establishment of a new Escrow Account (or escrow-replenishment) for professional review fees.

[4] Note: The previous owner of the Premises, Dellaportas Enterprises I, is still listed as the owner on the drawings. These drawings will be updated to list the Applicant as the current owner.

We look forward to appearing at the Board's Meeting on July 13th regarding this Re-Application for Subdivision Approval. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,



Taylor M. Palmer

Enclosures

Cc: Jennifer L. Gray, Esq., Planning Board Attorney
David Buckley, Building Inspector
John Clarke Planning and Design
Lanc & Tully Engineering and Surveying, P.C.
Michael Morgante, P.E.
Maximillian R. Mahalek, Esq.

Exhibit A

Exhibit A

Dutchess County GIS Map of Premises – 52 Dennings Avenue:

Google Maps Aerial of Premises – 52 Dennings Avenue:

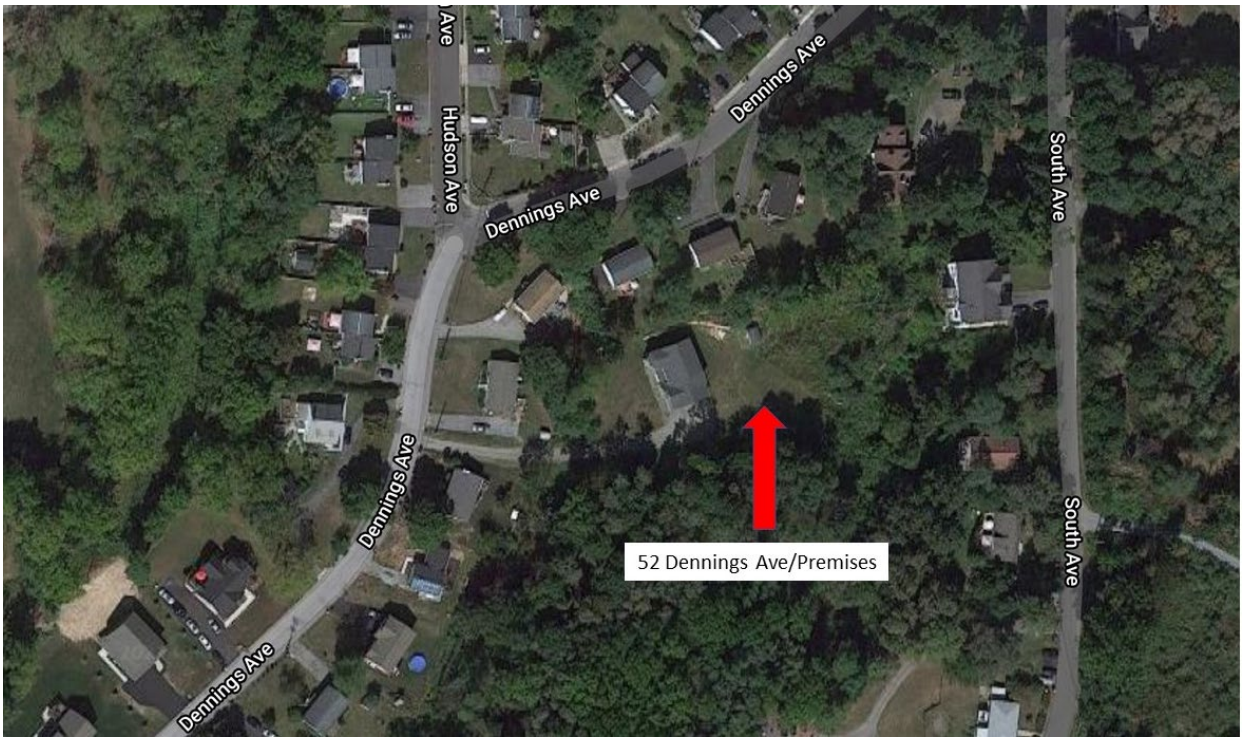


Exhibit A (Cont.)

Google Maps Street View of Premises – Existing Entrance to 52 Dennings Avenue:

Google Maps Street View – Northerly View on Dennings Avenue:

Exhibit A (Cont.)

Google Maps Street View – Southerly View on Dennings Avenue

Exhibit B

June 29, 2021

City of Beacon Planning Board
Attn: John Gunn, Chairman
1 Municipal Plaza
Beacon, New York 12508

Re: Proposed 2-Lot Residential Subdivision
SBL: 5954-50-687603
52 Dennings Avenue
City of Beacon, New York

Response to Comments

Dear Chairman Gunn & Members of the Planning Board:

We are writing in regards to the above-referenced Re-Application for Subdivision Approval that seeks to continue the two-lot subdivision review process for the referenced property. We respectfully submit this response letter on behalf of the current Applicant and property owner, Angela Ingham, in order to address the latest comments from Lanc & Tully's December 7, 2018 letter.

Responses to Lanc & Tully Comment Letter dated December 7, 2018

1. The submitted "Road Maintenance Agreement" should be reviewed by the Planning Board Attorney. We would further recommend that this document be re-titled to read "Road and Utility Maintenance Agreement" since it speaks of the shared driveway and utilities.
   Response: This Agreement will be incorporated into an Access and Utility Easement, final approval of which by the City of Beacon can be made a condition of Subdivision Approval. A copy of the draft of this Declaration of Access and Utility Easement is enclosed herein.

2. The applicant has received a letter from the Dutchess County Department of Health in which it notes that the plans have been found acceptable at this time for sign-off. Although the Department of Health is currently accepting the plans as provided, it is unclear as to how the applicant will install the proposed water services where shown without easements over the neighboring parcels to allow for the construction and long-term maintenance of these services. To further complicate this matter, the "Subdivision Plat" shows a privacy fence to be located directly over top of the water service for Lot 2.
   Response: The water service line for Lot 2 will be re-located adjacent to the water service line for Lot 1 per discussions with the Dutchess County Department of Behavioral and Community Health ("DOH"). An Access and Utility Easement will be submitted to the DOH, and execution and recording of same can be made a condition of Subdivision Approval.

3. The drainage report was reviewed and found to be acceptable with regards to the size of the drainage piping that was previously installed.
   Response: Comment noted.

4. As the curb stops for the water services are shown to lie within the entrance drive, it is recommended that these curb stops have an actual valve box installed over them so that traffic loading is not directed down on the curb stop valve and service line.
   Response: A curb stop detail with a valve box has been added to Sheet 6.

5. The plans show piping being directed towards the site from the McKinley and O'Brien parcels. These pipes should be labeled as to what they are.
   Response: The pipe material and size are noted on the plans. These pipes are roof leader drains.

6. The three plan views should be updated to show the existing water line in Dennings Avenue. Presently the plan has a call out for the water line, but the water line itself is not shown.
   Response: The water main location is now shown on the plans.

7. The Existing Conditions plan should be updated to show where the sewer lateral for Lot 1 currently connects to the sewer main in Dennings Avenue. As currently depicted, the first 140 feet of this sewer lateral is missing from the road into the site.
   Response: The approximate location of the existing sewer lateral for Lot 1 is now shown on the plans.

8. Although the 24" storm drainage line across Lot 1 was located by a surveyor, the plan should note as to whether this pipe runs under the footing/foundation of the exiting dwelling or not. If it does not, the distance from the outside of the drainage pipe to the foundation should be noted on the plan.
   Response: Based upon field observations it does not appear that this drainage pipe runs under the foundation of the existing dwelling on the proposed Lot 1. The edge of the drainage pipe is approximately 4" from the foundation wall of the dwelling.

9. An easement and maintenance agreement between Lots 1 and 2 shall be provided for the storm drainage pipe that traverses through the site. The easement shall be shown on the plan.
   Response: The relevant easements are illustrated on Sheet 5. Execution and recording of this Access and Utility Easement, which will incorporate a Maintenance Agreement for the common driveway and associated utilities, can be made a condition of Subdivision Approval. A copy of the draft of this Declaration of Access and Utility Easement is enclosed herein.

10. Metes and bounds for all easements shall be shown on the plans.
    Response: Metes and bounds for the common driveway and utilities is provided on Sheet 5.

11. Based upon the proposed "Utility & Grading" plan, it appears that the existing sewer lateral serving Lot 1 is to be relocated. Once the new sewer lateral is installed, the existing sewer lateral, and associated cleanouts, should be removed in their entirety. We would further recommend that the existing clean-outs be removed from the subdivision plat.
Response: The existing sewer line and cleanouts have been removed from the Grading & Utility Plan on Sheet 3. Note 6 has been added to Sheet 3 under the building sewer connection detail.

12. It appears that the dwelling for proposed Lot 2 will be a slab on grade. A note should be added to the plans to reflect this. If a basement is to be provided, additional measures may be necessary to handle the ground water conditions on the site, and these measures should be noted on the plan.
Response: A "slab on grade" note has been added to the dwelling text.

13. Although a privacy fence is called out on the south side of the entrance drive adjacent to the Milligan parcel, it is unclear where the fencing starts and ends. The plans should be revised to clearly show the fencing location. This may require that the plans be increased in scale. It should also be noted that Sheet 3 includes a detail for a privacy fence which consists of a 6-foot-high chain link fence with slats. The Planning Board should consider as to whether this is an appropriate form of screening adjacent to this neighbor.
Response: A 6' tall stockade fence is now proposed in this location. The plan scale has also been increased for additional clarity.

14. The plan shows a retaining wall to be constructed in the rear of the dwelling proposed on Lot 2. The plans shall provide construction details for the type of wall proposed. Depending on the type of wall to be constructed an easement may be needed for the construction and long-term maintenance for that portion of the wall adjacent to the DeCampo parcel.
Response: Retaining wall details are provided on Sheet 6. It does not appear an easement is required for the portion of the wall closest to the DeCampo parcel.

15. A swale should be provided above the proposed retaining wall to direct surface water runoff around the wall towards the drainage on the site.
Response: A swale has been added above the proposed retaining wall.

16. The grading at the north end of the retaining wall should be revised, as the 84 elevation contour has not be accounted for in the grading. This may require that the retaining wall be extended.
Response: The grading has been revised to include the 84 and 82 elevation contours.

17. The "Grading & Utility" plan notes two test pit locations. The information obtained from these test pits should be provided on the plans, along with the date as to when these test pits were excavated.
Response: Test pit information is now included on Sheet 4.

18. The tie-in invert elevations for the proposed sewer laterals into the sewer main on Dennings Avenue should be noted on the plan. The plan should also note the main line inverts of the sewer line in the upstream and downstream manholes on Dennings Avenue.
    Response: Tie-in inverts for the proposed sewer laterals are now shown on the plan. Sewer main line inverts for the upstream and downstream manholes on Dennings Avenue are also shown.

19. The erosion and sediment control plan shows haybales crossing through the swale. This is not an allowable practice under NYSDEC stormwater guidelines. This should be revised to show stone check dams. A construction detail for the stone check dams should be added to the plan.
    Response: The haybales have been removed and check dams are now shown. A construction detail has been placed on Sheet 5.

20. Construction details for the connection of the sewer laterals to the sewer main shall be provided on the plans.
    Response: A construction detail has been placed on Sheet 4.

21. The planting detail on Sheet 3 depicts shrubs and trees. If shrubs are to be planted, they should be shown on the plans. If shrubs are not proposed, we would recommend the detail be modified to remove the shrubs.
    Response: An evergreen planting detail is now shown on Sheet 5.

22. A note should be added to the plan to state what the surface material of the proposed driveway will be, and the thickness of the material.
    Response: A driveway detail has been added to Sheet 6.

23. As previously noted, the applicant may wish to extend the proposed installation of trees along the easterly boundary, and along the rear of the property, to provide additional screening between the neighbors and the proposed residence on Lot 2. As the applicant is proposing 15-foot-high Norway Spruces, the Planning Board should be aware that these trees can average 2-3 feet of growth every year, and will also increase in width, which could impact the neighboring residents in the future. The Planning Board may wish to consider having the applicant provide a maintenance agreement for the proposed trees to ensure that the trees do not impact the neighbors in the future, and to also allow for the City to require a new tree to be planted in the event that one of the proposed trees dies.
    Response: The Norway Spruces proposed will be 5 to 6', which will accommodate future growth. It is the Applicant's position that the screening, as proposed, is sufficient in order to make any future development compatible with surrounding properties, especially when considering that the residence on the proposed Lot 1 already exists, as well as the topography and the natural vegetated buffer found to the east and south of the Premises.

We respectfully request that this Board place this Re-Application for Subdivision Approval on the next available Planning Board Agenda to further discuss this matter.

Please do not hesitate to contact us if there are any questions or concerns.

Sincerely,

Arden Consulting Engineers, PLLC

Michael A. Morgante, P.E.

C:\Users\Michael\Dropbox\JOBS\14-006 Dellaportas Dennings\Comment Letters\Morgante Final Response Letter 6.29(4875576.2).docx

Exhibit C

DocuSign Envelope ID: 81A2ABC9-53B5-4F71-ABB0-0B6FC215CE94

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Angela Ingham

Address: 52 Dennings Avenue, Beacon, NY 12508

Signature: DocuSigned by: Angela Ingham CD0D548880434F2...

Date: 6/29/2021

Phone: 845-916-3845

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Taylor M. Palmer, Esq., Cuddy & Feder LLP

Address: 445 Hamilton Avenue, 14th Fl, White Plains, NY 10601

Phone: 914-761-1300

Fax: 914-761-5378

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

52 Dennings Avenue, Beacon

Street which property abuts:

Current Tax Map Designation: Section 5954 Block 50 Lot(s) 687603

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

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

Total area of property is 1.07 Acres

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** copies of a subdivision plat showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

c. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Angela Ingham

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

N/A

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

152-158 Fishkill Avneue; 65-71 Main Street.

Applicant Address: 52 Dennings Avenue

Project Address: 52 Dennings Avenue

Project Tax Grid # 5954-50-687603

Type of Application Subdivision

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

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

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

Signature of Owner

Title if owner is corporation

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

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 52 Dennings Avenue Re-Application for Subdivision Approval

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

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

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 52 Dennings Avenue Re-Application for Subdivision Approval

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

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

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

FINAL CONSTRUCTION PLANS *(continued)*		
Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas.		X
Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet ____ of ____.	X	
A notation of approval, on all sheets as follows "Approved by: _____ _____ Owner Date and _____ _____ Planning Board Chairman Date"		X
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	

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

Final Construction Plans to be prepared after Subdivision Approval.

Applicant/Sponsor Name: Angela Dellaportas Ingham

Signature: _____

Date: 6/25/24

FOR OFFICE USE ONLY
Application #

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

INDIVIDUAL DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: Angela Ingham

Address of Applicant: 52 Dennings Avenue, Beacon, NY 12508

Telephone Contact Information: 845-416-3845

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Angela Ingham	52 Dennings Avenue, Beacon, NY 12508	845-416-3845	Deed	2/8/17 Dutchess County Clerk's Office
Daniel Ingham Jr.	52 Dennings Avenue, Beacon, NY 12508	845-416-3845	Deed	2/8/17 Dutchess County Clerk's Office

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☒ NO

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

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

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

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

☐ YES ☒ NO

I, Angela Dellaportes Ingham being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Angela Dellaportes Ingham

(Signature)

Exhibit D

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
2-Lot Subdivision at 52 Dennings Avenue

Project Location (describe, and attach a location map):
52 Dennings Avenue

Brief Description of Proposed Action:
Application for Subdivision Approval requesting to subdivide the existing one (1) lot into two (2) resulting residential single-family lots that will permit the development of a single family home on the new lot 2.

Name of Applicant or Sponsor:	Telephone: 845-416-3845
Angela Ingham	E-Mail: aingham85@gmail.com

Address:
52 Dennings Avenue

City/PO:	State:	Zip Code:
Beacon	NY	12508

	NO	YES
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.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: County Department of Health Building Department/Building Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 1.07 acres
   b. Total acreage to be physically disturbed? .75 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.07 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☒	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation services available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☒ Suburban

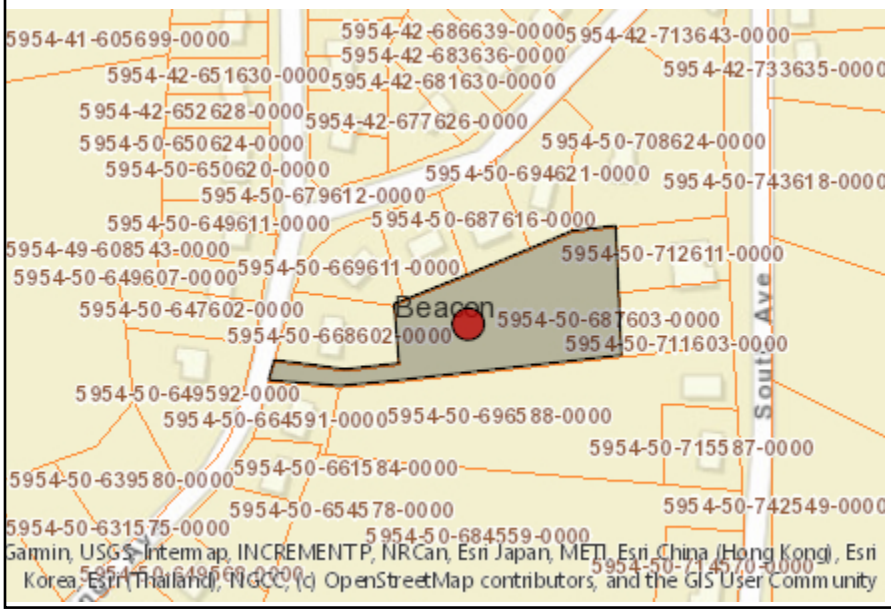
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Bald Eagle, Shortnose Sturgeon	☐	√
16. Is the project site located in the 100-year flood plan?	√	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	√	☐
If Yes, a. Will storm water discharges flow to adjacent properties?	√	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	√
If Yes, briefly describe: Stormwater will flow into on-site catch basins and be conveyed to the City stormwater system.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	√	☐
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:	√	☐
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: Beacon City Landfill	☐	√

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Angela Dellapertas Ingham Date: 6/25/21

Signature: Title: Owner

PRINT FORM



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

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

Exhibit E

DRAFT

[Subject to Review by Planning Board Attorney and Applicant]

DRAFT DECLARATION OF ACCESS AND UTILITY EASEMENT

THIS DECLARATION OF ACCESS AND UTILITY EASEMENT (this "**Declaration**") is made this ____ day of _____, 2021, by Angela Dellaportas Ingham and Daniel Ingham, Jr. ("**Declarants**"), having an address at 52 Dennings Avenue, Beacon, New York 12508.

W I T N E S S E T H:

WHEREAS, Declarants are the owner in fee simple of that certain plot, piece or parcel of land lying in the City of Beacon, County of Dutchess and State of New York, bearing the tax map designation 5954-50-687603 on the City of Beacon Tax Map (the "**Property**") and more particularly described on **Schedule A**, attached hereto and made a part hereof;

WHEREAS, Declarants desire to subdivide the Property into two lots, in accordance with the Subdivision Plan attached hereto as **Exhibit B**;

WHEREAS, Declarants wish to provide for a utility easement burdening "**Lot 1**", as depicted on the Subdivision Plan, and benefitting "**Lot 2**", as depicted on the Subdivision Plan, as more particularly set forth herein;

WHEREAS, Declarants wish to provide for an access easement and shared driveway to access Dennings Avenue from Lot 1 and from Lot 2, as more particularly set forth herein;

NOW, THEREFORE, Declarants, for themselves and their successors and assigns, do hereby subject Lot 1 and Lot 2 to the following easements, which shall run with the land and be binding upon and inure to the benefit of all parties now or in the future owning or having any interest in said properties or any part thereof:

1. **Recitals.** The recitals set forth hereinabove are incorporated in their entirety herein.

2. **Declaration of Easements.** Lot 1 and Lot 2 shall be held and conveyed subject to the following easements:

   a. A non-exclusive and perpetual easement, benefitting Lot 2 and burdening Lot 1, for the purpose of installing, maintaining, repairing, operating and replacing

any and all utilities, including water, sewer, gas, electric, and drainage utilities servicing Lot 2 (the "**Utility Easement**"). The easement area is more particularly described on **Schedule C**, attached hereto and made a part hereof. If the Lot 1 Owner and the Lot 2 Owner are at any time anyone other than Declarants, then in no event shall the Lot 1 Owner have any right to suspend or obstruct the Lot 2 Owner's use of the Utility Easement including, without limitation, during any period of construction on the properties, and in no event shall any construction or other activities on the properties interfere with or adversely affect the Utility Easement, without the prior consent of the Lot 2 Owner. The Lot 2 Owner shall be responsible for the cost of the maintenance, repair, operation, or replacement of the Utility Easement. For the purposes of this Declaration, "**Lot 1 Owner**" and "**Lot 2 Owner**" shall mean and include each and every owner from time to time of Lot 1 and Lot 2, respectively. The Lot 1 Owner and the Lot 2 Owner are collectively referred to herein as an "**Owner**".

b. A non-exclusive and perpetual easement and right-of-way over that certain common driveway, for vehicular and pedestrian ingress, egress and access so that Declarants and other beneficiaries of this easement can access Dennings Avenue from Lot 1 and from Lot 2 (the "**Common Driveway**"), which Common Driveway is more particularly described on **Schedule C**, attached hereto and made a part hereof. If the Lot 1 Owner and the Lot 2 Owner are at any time anyone other than Declarants, then in no event shall any Owner have any right to relocate the Common Driveway or to suspend or obstruct an Owner's use of the Common Driveway including, without limitation, during any period of construction on the properties and in no event shall any construction or other activities on the properties interfere with or adversely affect use of the Common Driveway, without the prior consent of both Owners. Each Owner shall equally share the cost of the maintenance, including without limitation snow shoveling/plowing, repair, operation, or replacement of the Common Driveway.

3. **Governing Law; Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of New York, without reference to its choice of law principles.

4. **Successors and Assigns.** This Agreement shall run with the land and shall be binding upon Declarant, its successors and assigns, and any person or other entity that at any time hereafter shall become the owner of Lot 1 or Lot 2, and its respective heirs, successors and assigns.

5. **Severability.** If any provision of this Agreement shall be adjudged illegal, unlawful, invalid, contrary to public policy or held to be unconstitutional, whether in whole or in part, by a Court of competent jurisdiction, then the same shall not affect the validity of this Declaration as a whole, or any other part or provision hereof other than the part so adjudged to be illegal, unlawful, invalid, contrary to public safety, or unconstitutional.

6. **Recording.** This Agreement shall be recorded in the Office of the Dutchess County Clerk.

7. **Counterparts.** This Agreement may be executed in one or more counterparts, and each of which shall be deemed an original, but all of which when taken together shall constitute one and the same agreement.

DRAFT

DRAFT

[Subject to Review by Planning Board Attorney and Applicant]

[SIGNATURE PAGE TO ACCESS EASEMENT]

IN WITNESS WHEREOF, Declarants have duly executed this Declaration as of the day and year first written above.

DECLARANTS

ANGELA DELLAPORTAS INGHAM

_____

DANIEL INGHAM, JR.

_____

Section: 5954
Block: 50
Lot: 687603

Record and Return:
Cuddy & Feder LLP
445 Hamilton Ave., 14 FL.
White Plains, New York, 10601
ATTN: Taylor M. Palmer, Esq.

DRAFT

STATE OF)
)ss.:
COUNTY OF)

On _____, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

DRAFT

DRAFT

[Subject to Review by Planning Board Attorney and Applicant]

SCHEDULE A

Legal Description of Property

DRAFT

EXHIBIT B
Subdivision Plat

DRAFT

SCHEDULE C

Legal Description of Access and Easement Area, also known as the "Common Driveway"

DRAFT

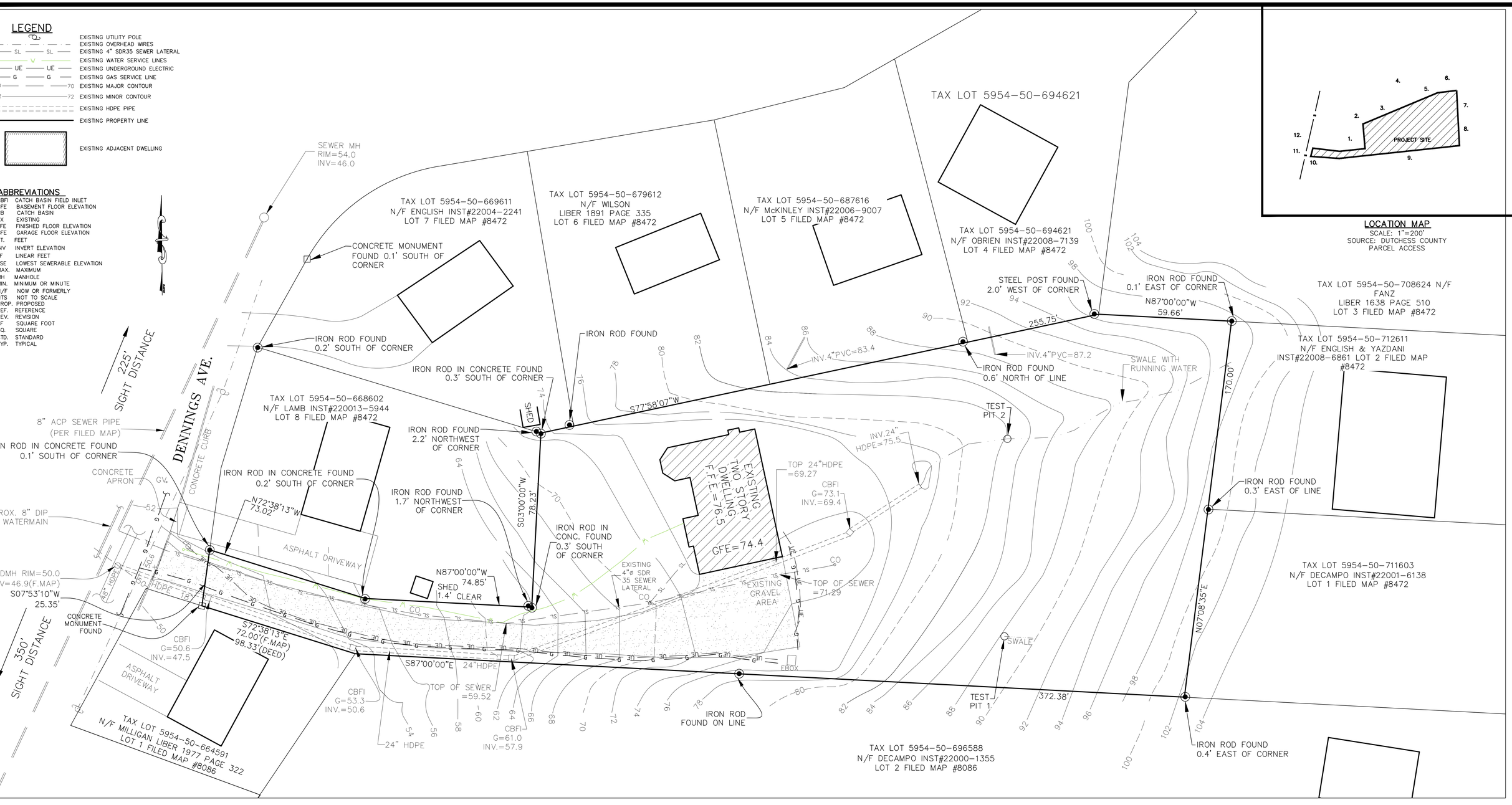
Site Plans

LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- SL — SL — EXISTING 4" SDR35 SEWER LATERAL
- W — W — EXISTING WATER SERVICE LINES
- UE — UE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING GAS SERVICE LINE
- 70 — 70 EXISTING MAJOR CONTOUR
- 72 — 72 EXISTING MINOR CONTOUR
- EXISTING HDPE PIPE
- EXISTING PROPERTY LINE
- EXISTING ADJACENT DWELLING

ABBREVIATIONS

CBFI	CATCH BASIN FIELD INLET
BFE	BASEMENT FLOOR ELEVATION
CB	CATCH BASIN
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
FT.	FEET
INV	INVERT ELEVATION
LF	LINEAR FEET
LSE	LOWEST SEWERABLE ELEVATION
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM OR MINUTE
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
PROP.	PROPOSED
REF.	REFERENCE
REV.	REVISION
SF	SQUARE FOOT
SQ.	SQUARE
STD.	STANDARD
TYP.	TYPICAL



LOCATION MAP

SCALE: 1"=200'
SOURCE: DUTCHESS COUNTY PARCEL ACCESS

SURVEY REFERENCES:

1. CITY OF BEACON TAX MAP SECTION 5954.
2. DEEDS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
   - LIBER 1638 PAGE 510
   - INST#22013-5944
   - INST#22004-2241
   - LIBER 1891 PAGE 335
   - INST#22006-9007
   - INST#22008-7139
   - LIBER 1638 PAGE 510
   - INST#22008-6861
   - INST#22001-6138
   - INST#22000-1355
   - LIBER 1977 PAGE 322
3. MAPS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
   - FILED MAP #8472
   - FILED MAP #8086

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OWNER/APPLICANT:

1. RECORD OWNER & APPLICANT:
   DELLAPORTAS ENTERPRISES I
   77 AETHENIAN LANE
   HOPEWELL JUNCTION, NY 12533

REFERENCES:

1. CITY OF BEACON TAX MAP SBL 5954-50-687603.
2. SURVEY REFERENCES:
   -INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A SURVEY ENTITLED "EXISTING FOUNDATION LOCATION PREPARED FOR 52 DENNINGS AVENUE." LAST REVISED NOVEMBER 12, 2015 PREPARED BY HERITAGE LAND SURVEYING, P.C. – P.O. BOX 579 PLATEKILL, NY 12568.
3. PARCEL ADDRESS: 52 DENNINGS AVE, BEACON, NY 12508
4. TOTAL PARENT PARCEL AREA: 1.07 ACRES
5. POTABLE WATER SUPPLY: CITY OF BEACON WATER
6. SEWAGE DISPOSAL: CITY OF BEACON SEWER

ADJOINING PROPERTY OWNERS

INFORMATION TAKEN FROM DUTCHESS COUNTY PARCEL ACCESS

1) BARBARA LAMB
48 DENNINGS AVE
BEACON, NY 12508
FORTYPORTY:13020000595405068602

2) HERBERT G. ENGLISH
42 DENNINGS AVE
BEACON, NY 12508
FORTYPORTY:13020000595405066911

3) WENDY A. WILSON
36 DENNINGS AVE
BEACON, NY 12508
FORTYPORTY:13020000595405067912

4) DONNA MCKINLEY
30 DENNINGS AVE
BEACON, NY 12508
FORTYPORTY:13020000595405067616

5) KAREN M. O'BRIEN
24 DENNINGS AVE
BEACON, NY 12508
FORTYPORTY:13020000595405064621

6) DIETER E. FANZ
123 SOUTH AVE
BEACON, NY 12508
FORTYPORTY:13020000595405708624

7) RONALD ENGLISH
125 SOUTH AVE
BEACON, NY 12508
FORTYPORTY:13020000595405072611

8) DAVID DE CAMPO
129 SOUTH AVE
BEACON, NY 12508
FORTYPORTY:13020000595405071603

9) DAVID DE CAMPO
129 SOUTH AVE
BEACON, NY 12508
FORTYPORTY:13020000595405069658

10) MURRAY J. MILLIGAN
58 DENNINGS AVE
BEACON, NY 12508
FORTYPORTY:13020000595405066459

11) JOHN H. WILKINS
45 DENNINGS AVE
BEACON, NY 12508
FORTYPORTY:13020000595405064959

12) GINA M. LAYNE
43 DENNINGS AVE
BEACON, NY 12508
FORTYPORTY:13020000595405647602

EXISTING CONDITIONS

SCALE: 1"=30'

Dig Safely. New York Call811 before you dig

0 1 2 3
ORIGINAL SIZE IN INCHES

REVISION	BY	DATE	DESCRIPTION

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED IN FEBRUARY 2014.

TOPOGRAPHICAL SURVEY AS PER APPROXIMATED USGS DATUM.

Darren Stridiron

DARREN J. STRIDIRON, P.L.S.
NYS LICENSE No. 050487

STATE OF NEW YORK · DARREN J STRIDIRON · 050487 · LICENSED LAND SURVEYOR

CITY OF BEACON PLANNING BOARD

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

OWNER CONSENT

THE UNERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, LEGENDS AND NOTATIONS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS STATED HEREON.

APPROVED FOR FILING:

_____ _____
A. DELLAPORTAS DATE

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STATE OF NEW YORK · MICHAEL A. MORGANTE · 078577 · LICENSED PROFESSIONAL ENGINEER

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

2-LOT SUBDIVISION FOR
DELLAPORTAS ENTERPRISES I
CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

EXISTING CONDITIONS

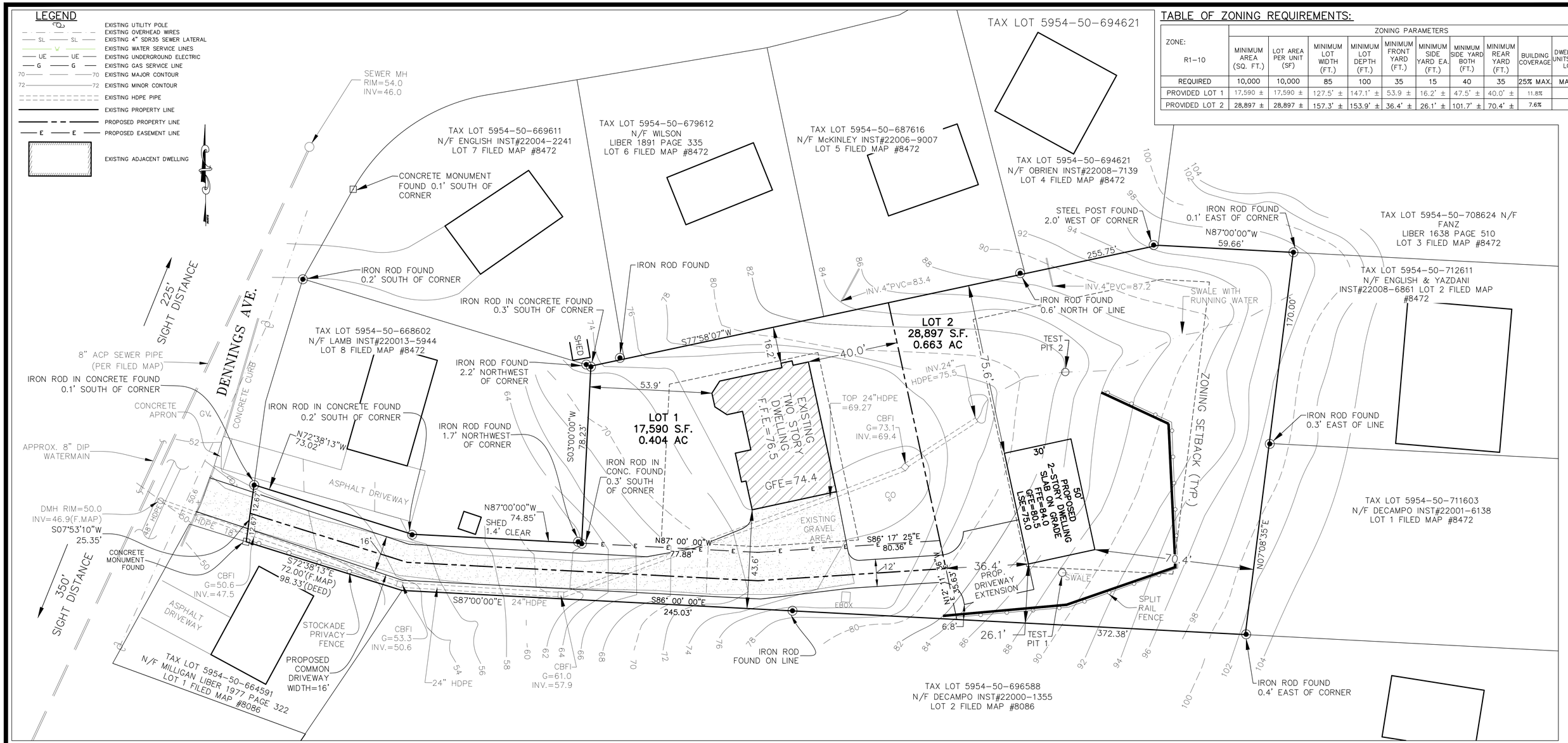
JOB#:	14-006
SCALE:	AS NOTED
DATE:	6-23-21
DRAWN:	MM
CHECKED:	MM
SHEET NO.	1 of 6

LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- SL — SL — EXISTING 4" SDR35 SEWER LATERAL
- W — EXISTING WATER SERVICE LINES
- UE — UE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING GAS SERVICE LINE
- 70 — 70 — EXISTING MAJOR CONTOUR
- 72 — 72 — EXISTING MINOR CONTOUR
- EXISTING HDPE PIPE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- E — E — PROPOSED EASEMENT LINE
- EXISTING ADJACENT DWELLING

TABLE OF ZONING REQUIREMENTS:

ZONE: R1–10	ZONING PARAMETERS									
	MINIMUM AREA (SQ. FT.)	LOT AREA PER UNIT (SF)	MINIMUM LOT WIDTH (FT.)	MINIMUM LOT DEPTH (FT.)	MINIMUM FRONT YARD (FT.)	MINIMUM SIDE YARD EA. (FT.)	MINIMUM SIDE YARD BOTH (FT.)	MINIMUM REAR YARD (FT.)	BUILDING COVERAGE	DWELLING UNITS PER LOT
REQUIRED	10,000	10,000	85	100	35	15	40	35	25% MAX.	MAX 1
PROVIDED LOT 1	17,590 ±	17,590 ±	127.5' ±	147.1' ±	53.9 ±	16.2' ±	47.5' ±	40.0' ±	11.8%	1
PROVIDED LOT 2	28,897 ±	28,897 ±	157.3' ±	153.9' ±	36.4' ±	26.1' ±	101.7' ±	70.4' ±	7.6%	1



SUBDIVISION PLAT

SCALE: 1"=20'

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0 1 2 3

ORIGINAL SIZE IN INCHES

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STANDARD NOTES FOR PROJECTS w/ CENTRAL WATER & SEWER

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

"NYSDEC DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS"

"RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)."

"RECOMMENDED STANDARDS FOR WATER WORKS, (TEN STATES)."

"NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS."

"DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES."

"DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER.

THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES.

UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC EHSD BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHSD.

APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE–SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE–APPROVAL. RE–SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE–SUBMISSION.

NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE SEWAGE COLLECTION SYSTEM.

ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE SEWAGE COLLECTION SYSTEM.

ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

THE DC EHSD SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE–APPROVAL BY THE DC EHSD.

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5–1.11(d) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRRS).

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.

ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____

A. DELLAPORTAS DATE

GENERAL NOTES:

1. SITE TO BE SERVED BY CITY OF BEACON PUBLIC SEWER & WATER.
2. LIMITS OF DISTURBANCE = 0.71 ACRES.
3. CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION 2 FULL WORKING DAYS BEFORE YOU DIG. TELEPHONE NUMBER 1–800–962–7962.
4. UNDERGROUND IMPROVEMENTS, STRUCTURES, UTILITIES OR ENCROACHMENTS, AND ANY EASEMENTS RELATED THERETO, ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS AND IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
5. FOR INCOMING ELECTRIC SERVICE COORDINATE ALL REQUIREMENTS WITH LOCAL UTILITY CO. IF REQUIRED. ELECTRIC SERVICE FOR RESIDENTIAL HOMES SHALL BE UNDERGROUND (IF AVAILABLE) OR CONNECTED TO THE NEAREST OVERHEAD CONNECTION POINT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS, QUANTITIES, AND LOCATIONS OF UNDERGROUND UTILITIES AND LIMITS OF WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK WITHIN THE CITY RIGHT OF WAY. ALL DIMENSIONS, LOCATIONS, GRADES, ETC OF PROPOSED CITY WORK ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT LOCATIONS OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
7. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR SETUP AND COSTS OF ALL TEMPORARY UTILITY SERVICES (INCLUDING TEMPORARY POWER).
8. RETAINING WALLS THAT EXCEED A HEIGHT OF 4–FEET SHALL BE DESIGNED AND SEALED BY A LICENSED ENGINEER IN THE STATE OF NEW YORK.
9. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND SHALL IMMEDIATELY REPORT ANY AND ALL DISCREPANCIES TO ENGINEER.
10. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE–CONSTRUCTION MEETING TO ENSURE THAT ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
11. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
12. ROOF LEADERS FOR THE PROPOSED HOME SHALL BE DIRECTED TOWARDS PROPOSED DRAINAGE SWALES AND DRAINAGE STRUCTURES.
13. THE ORIGINAL PARCEL WAS ESTABLISHED AS LOT #9 OF FILED MAP #8472.
14. AS PER NOTE #2 OF FILED MAP #8472, ANY LOT WITHIN THE ORIGINAL SUBDIVISION HAS THE RIGHT TO DISCHARGE SURFACE WATER ACROSS ANOTHER LOT IN THIS SUBDIVISION TO THE STORM WATER SYSTEM.
15. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
16. DENNINGS AVENUE LANE CLOSURE FOR THE WATER SERVICE AND SEWAGE LATERAL CONNECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BEACON REQUIREMENTS.
17. AN ACCESS, OPERATION AND MAINTENANCE AGREEMENT WILL BE REQUIRED FOR THE SHARED DRIVEWAY & WATER SERVICE LINES.
18. EXISTING UTILITY LOCATIONS WERE FIELD SURVEYED AND MAPPED BY HERITAGE LAND SURVEYING ON 10/20/2016
19. PRIOR TO CONSTRUCTION, THE PROPERTY LINES SHALL BE STAKED OUT BY A NYS LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
20. SERVICE LINES MUST BE CONTINUOUS FROM THE HOUSE TO THE PUBLIC UTILITY.
21. ANY PROPOSED RETAINING WALLS SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER PRIOR TO A BUILDING PERMIT BEING ISSUED.

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REVISION	BY	DATE	DESCRIPTION

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TEL: (845) 782–8114 FAX: (845) 238–3527
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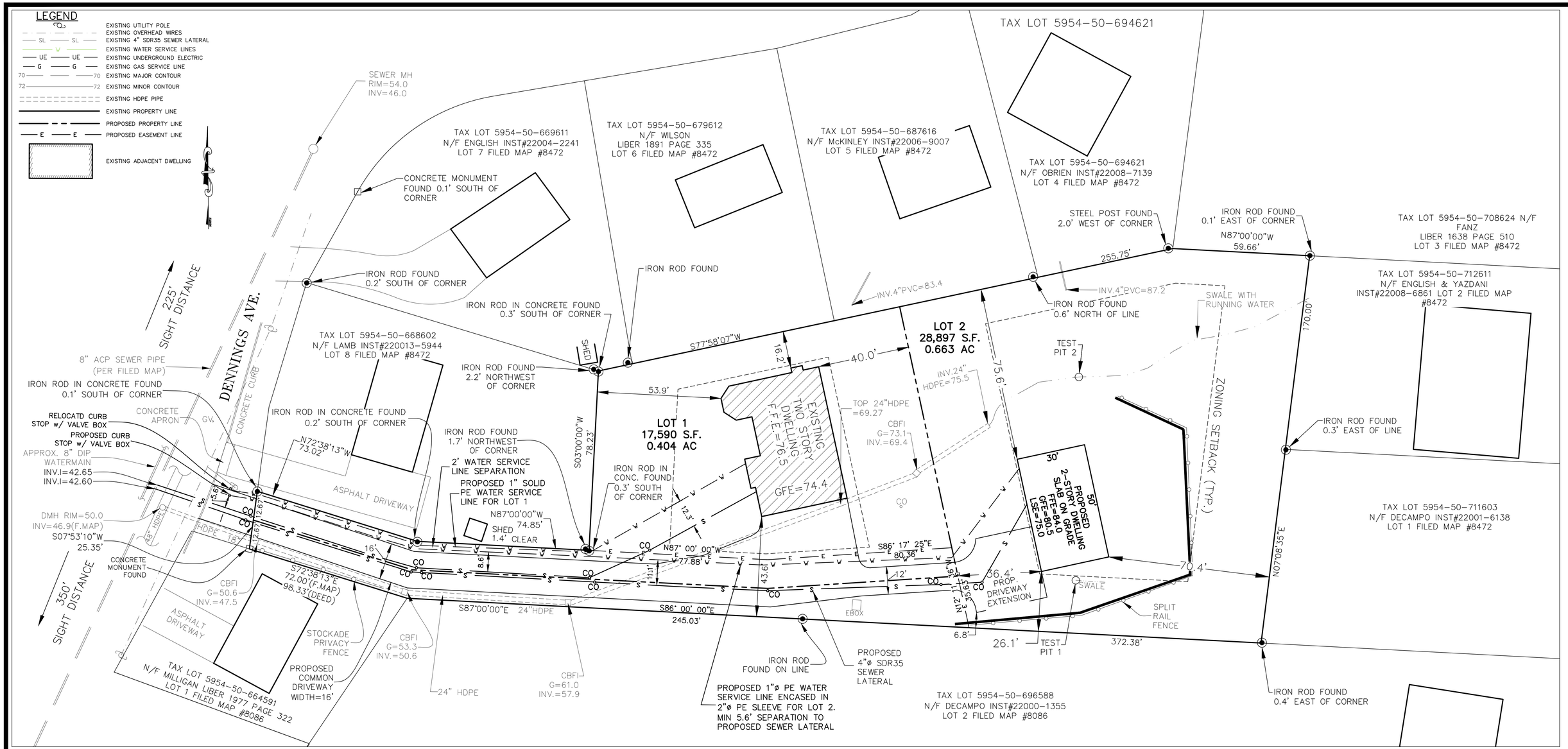
STATE OF NEW YORK · MICHAEL A. MORGANTE · 078577 · LICENSED PROFESSIONAL ENGINEER

MICHAEL A. MORGANTE, P.E.
Lic. No. 78577

2–LOT SUBDIVISION FOR
DELLAPORTAS ENTERPRISES I
CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

SUBDIVISION PLAN

JOB#: 14–006
SCALE: AS NOTED
DATE: 6–23–21
DRAWN: MM
CHECKED: MM
SHEET NO. 2 of 6



ACCESS & UTILITY EASEMENTS

SCALE: 1"=20'

Dig Safely. New York
Call811 before you dig

0 1 2 3
ORIGINAL SIZE IN INCHES

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LIC. NO. 78577

2-LOT SUBDIVISION FOR
DELLAPORTAS ENTERPRISES I
CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

DRIVEWAY & UTILITY EASEMENTS

JOB#:	14-006
SCALE:	AS NOTED
DATE:	6-23-21
DRAWN:	MM
CHECKED:	MM
SHEET NO.	3 of 6

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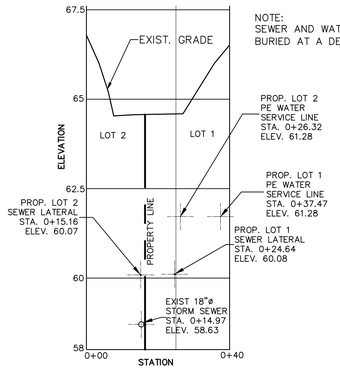
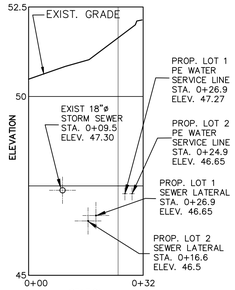


UTILITY CROSS SECTION B–B

VERT. SCALE: 1"=20'
HORZ. SCALE: 1"=20'



UTILITY CROSS SECTION A–A

VERT. SCALE: 1"=20'
HORZ. SCALE: 1"=20'

NOTE:
SEWER AND WATER SHOWN
BURIED AT A MIN DEPTH OF 54"

LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- SL — SL — EXISTING 4" SDR35 SEWER LATERAL
- W — EXISTING 3/4" WATER SERVICE LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING GAS SERVICE LINE
- 70 — 70 EXISTING MAJOR CONTOUR
- 72 — 72 EXISTING MINOR CONTOUR
- EXISTING HDPE PIPE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 70 PROPOSED MAJOR CONTOUR
- 72 PROPOSED MINOR CONTOUR
- W — W PROPOSED 1" PE WATER SERVICE LINE
- S PROPOSED 4" SDR35 SEWAGE DISPOSAL LATERAL
- PROPOSED ZONING SETBACK
- PROPOSED DRIVEWAY
- CO PROPOSED SEWER LATERAL CLEANOUT
- EXISTING ADJACENT DWELLING

TEST PIT OBSERVATIONS:

PERFORMED ON JULY 18, 2016
CONDUCTED BY ARDEN CONSULTING ENGINEERS, PLLC

PIT NO.	DEPTH	DESCRIPTION
TEST PIT 1	0"–6"	T.S.
	6"–24"	SILT LOAM
	24"–36"	SILTY CLAY LOAM
		SEEPAGE @ 36"
TEST PIT 2	0"–6"	T.S.
	6"–12"	SILT LOAM
		SEEPAGE @ 12"

SEWER MH
RIM=42.0
INV=38.0

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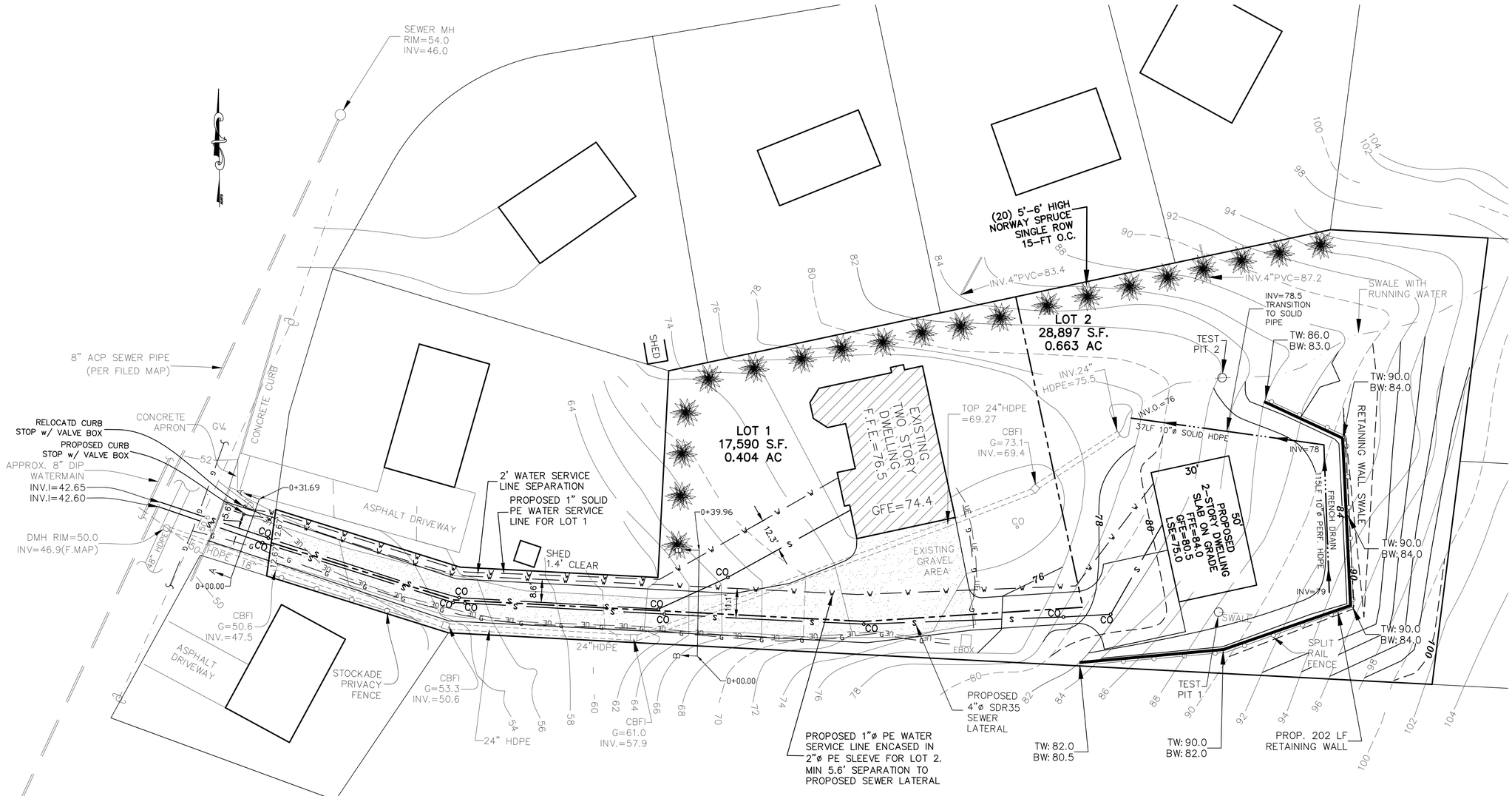


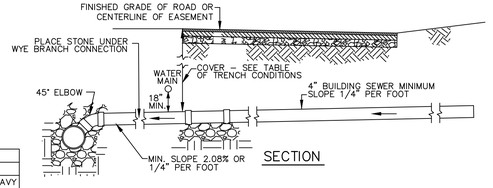
GRADING & UTILITY PLAN

SCALE: 1"=20'

NOTE:
1. ALL APPROVED BUILDING SEWER PIPE MATERIAL FOR EACH CONNECTION MADE SHALL BE CONSTRUCTED FROM THE SAME MATERIAL.
2. MINIMUM HORIZONTAL SEPARATION BETWEEN SPUR CAP AND SIDEWALK SHALL BE 2'–0". IN ALL CASES THE SPUR CAP LOCATION SHALL EXTEND A MINIMUM HORIZONTAL DISTANCE OF 2'–0" ONTO ALL BUILDING LOT PROPERTIES.
3. TRANSITION BETWEEN DIFFERENT PIPE MATERIAL (AS APPROVED) SHALL BE MADE BY INSTALLING A TYPE 1, STYLE 62 DRESSER COUPLING OR DRESSER STYLE 262 HYMAX COUPLING (OR APPROVED EQUAL).
4. WYE BRANCH CONNECTION SHALL BE A FITTING CONSTRUCTION SPECIFICALLY FOR THE INSTALLED MAIN LINE SEWER MATERIAL CLASS OR APPROVED EQUAL.
5. THE BUILDING SEWER SHOWN FROM THE MAIN LINE SEWER WYE BRANCH CONNECTION FITTING TO THE SPUR CAP SHALL MEET THE 6" SEWER SERVICE LATERAL SPECIFICATION.
6. THE EXISTING SEWER LATERAL & CLEANOUTS FOR LOT 1 SHALL BE REMOVED IN ITS ENTIRETY PRIOR TO CONSTRUCTION OF THE NEW LATERALS.

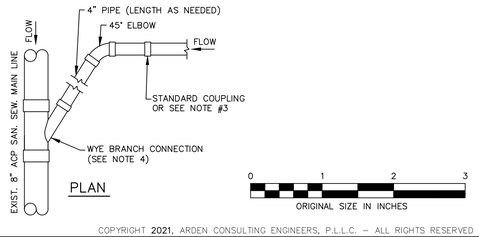
TRENCH CONDITIONS	
COVER	PIPE
LESS THAN 4'–0"	CLASS 52 DIP, TAR COATED INSIDE & OUT OR CAST IRON EXTRA HEAVY
4'–0" TO 11'–0"	ABS OR PVC (SDR 23.5)
OVER 11'–0"	CLASS 52 DIP, TAR COATED INSIDE & OUT OR CAST IRON EXTRA HEAVY

SEE PIPE BEDDING FOR ADDITIONAL REQUIREMENTS



BUILDING SEWER CONNNECTION

NOT TO SCALE



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WWW.ARDENCONSULTING.NET

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MICHAEL A. MORGANTE
075771
LICENSED PROFESSIONAL ENGINEER

MICHAEL A. MORGANTE, P.E.
LIC. NO. 75577

2–LOT SUBDIVISION FOR
DELLAPORTAS ENTERPRISES I
CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

GRADING & UTILITY PLAN

JOB#:	14–006
SCALE:	AS NOTED
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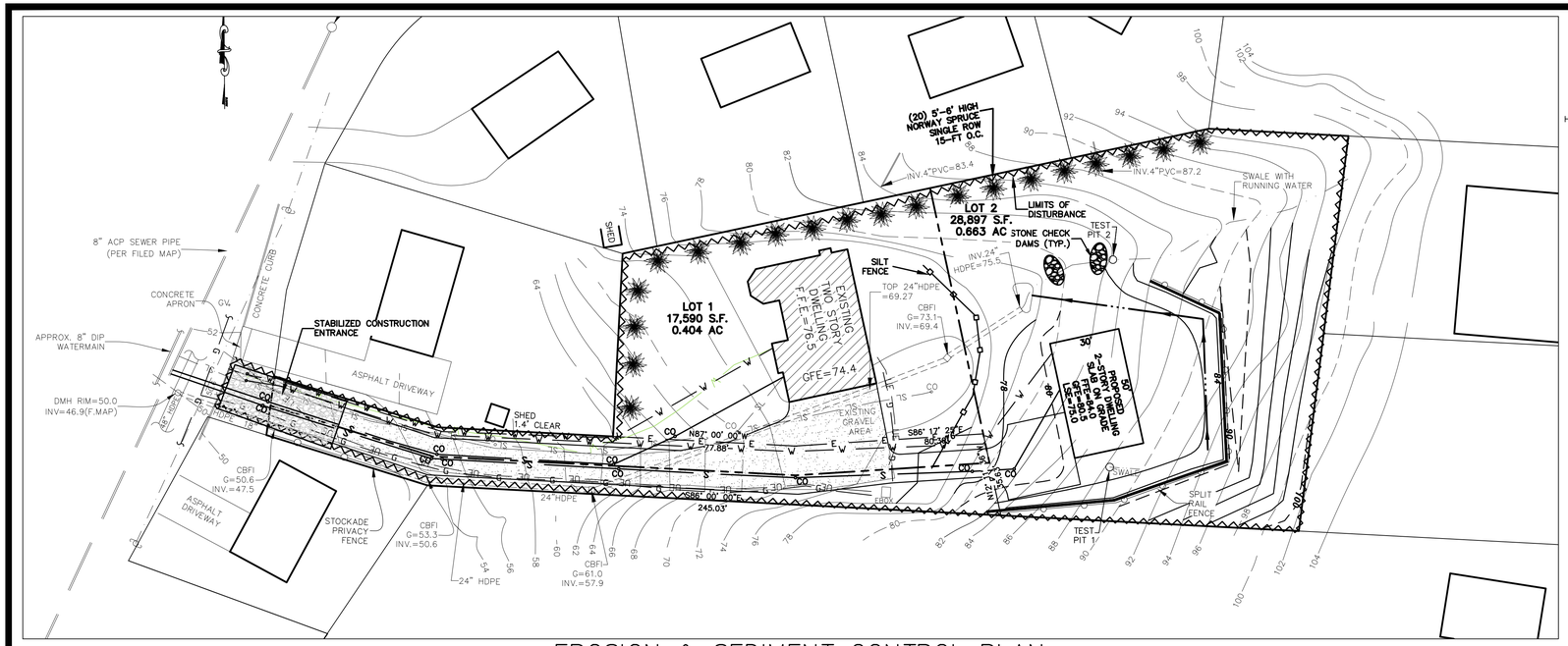

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=30'

LIMITS OF DISTURBANCE = 38,000 SF or 0.87 AC.

NOTE: INCLUDES APPROXIMATE SOIL DISTURBANCE LIMITS FROM PREVIOUSLY CONSTRUCTED DWELLING.

LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING HDPE PIPE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED 3/4" WATER SERVICE LINE
- PROPOSED 4" SDR 35 SEWAGE DISPOSAL LATERAL
- PROPOSED ZONING SETBACK
- PROPOSED DRIVEWAY
- EXISTING ADJACENT DWELLING

FOR ALL CONSTRUCTION SPECIFICATIONS REFER TO "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL"

THIS EROSION CONTROL PLAN SHALL BE USED FOR EROSION CONTROL METHODS AND LOCATIONS ONLY. DO NOT USE THIS PLAN FOR BUILDING, PAVED AREA, UTILITY LOCATIONS, etc.

THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR THE CONSTRUCTION & MAINTENANCE OF THE MEASURES AS DETAILED ON THIS PLAN INCLUDING THE TECHNICAL SPECIFICATIONS ON THIS PLAN

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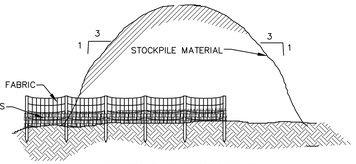


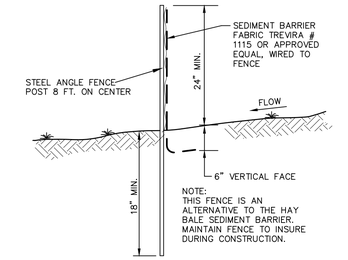
SEE DETAILS FOR INSTALLATION OF FILTER FABRIC & HAY BALES

TYPICAL STOCKPILE DETAIL

NOT TO SCALE

CONSTRUCTION SEQUENCE

1. CLEAR ALL AREAS OF THE SITE THAT WILL BE AFFECTED BY THE PROPOSED DRIVEWAY AND BUILDING CONSTRUCTION. [3 DAYS]
2. INSTALL SEDIMENT BARRIERS AS SHOWN ON THESE PLANS AND DETAIL SHEETS. [1 DAY]
3. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AS SHOWN. [1 DAY]
4. STRIP AND GRADE DRIVEWAY TO SUBGRADE AND STOCKPILE TOPSOIL IN APPROVED LOCATIONS. STABILIZE STOCKPILE WITH TEMPORARY SEEDING AND CONSTRUCTION SEDIMENT BARRIER AROUND STOCKPILE. TOPSOIL STOCKPILES SHOWN ARE LOCATED 10-FEET FROM THE DWELLING TO PERMIT CONSTRUCTION ACTIVITIES AND ARE OF ADEQUATE SIZE TO ACCOMMODATE ALL REQUIRED TOPSOIL THAT IS STRIPPED. [3 DAYS]
5. STABILIZE ALL DISTURBED AREAS NOT AFFECTED BY BUILDING CONSTRUCTION WITH TEMPORARY SEEDING AND MULCHING MIXTURE. INSTALL EROSION CONTROL MATTING ON SEED STEEP SLOPES. [2 DAYS]
6. CONSTRUCT ALL UNDERGROUND UTILITIES AND DRAINAGE FACILITIES WITHIN THE PROPOSED ROADWAYS, REPLACING CONSTRUCTION PAD ENTRANCE AS REQUIRED. INSTALL SILTATION BARRIERS AROUND ANY INLETS. [3 DAYS]
7. BEGIN CONSTRUCTION OF INDIVIDUAL DWELLING. [120 DAYS]
8. AFTER COMPLETION OF INDIVIDUAL LOT IMPROVEMENTS, REPLACE TOPSOIL STOCKPILES, INSTALL DRIVEWAY BASE AND SURFACE COURSE. [7 DAYS]
9. PERFORM FINE GRADING, CONSTRUCT RAIN GARDEN AND INSTALL TREES. [5 DAYS]
10. AFTER PERMANENT PLANTING & SEED HAVE BECOME ESTABLISHED, REMOVE SEDIMENT BARRIERS AND PERMANENTLY SEED ANY REMAINING DISTURBED AREAS. [2 DAYS]

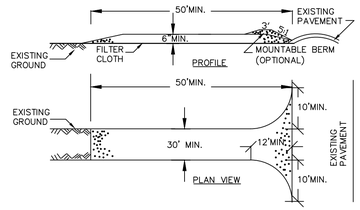


SILT FENCE

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

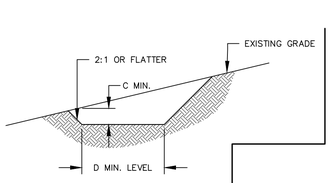


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CON-STRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



SWALE DIMS.

C	1'
D	2'

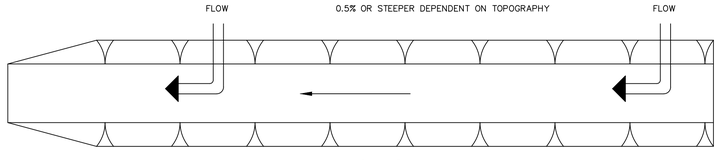
CROSS SECTION

CONSTRUCTION SPECIFICATIONS:

1. ALL SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSHES, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONAL MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH IMPEDE NORMAL FLOW.
6. ALL FILLS ARE TO BE MECHANICALLY COMPACTED.
7. ALL EARTH REMOVED AND NOT NEEDED SHALL BE PLACED AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. REFER TO CHART FOR STABILIZATION OF FLOW CHANNEL.
9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

FLOW CHART STABILIZATION

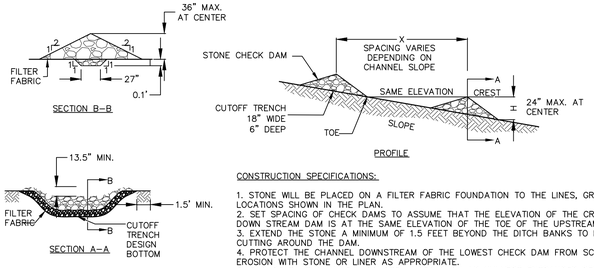
TYPE OF TREATMENT	CHANNEL GRADE	A (5 AC OR LESS)	B (5 AC - 10 AC)
1.	0.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2.	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3.	5.1-8.0%	SEED WITH JUTE OR EXCELSIOR: SOD	LINED RIP-RAP 4-8" RECYCLED CONCRETE EQIVALENT
4.	8.1-20%	LINED 4-8" RIP-RAP	ENGINEERED DESIGN



PLAN VIEW

RETAINING WALL SWALE DETAIL

NOT TO SCALE

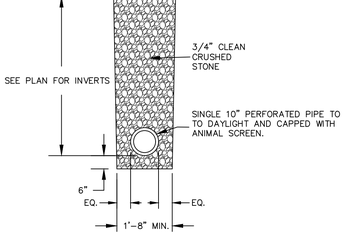


CONSTRUCTION SPECIFICATIONS:

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATION OF THE CREST OF THE DOWN STREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
6. MAXIMUM DRAINAGE AREA IS 2 ACRES ABOVE THE CHECK DAM.

CHECK DAM DETAILS

NOT TO SCALE



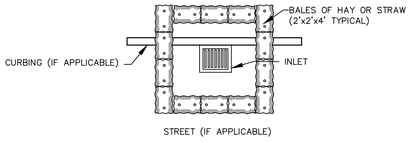
SINGLE PIPE DRAIN

FRENCH DRAIN DETAIL

NOT TO SCALE

NOTES:

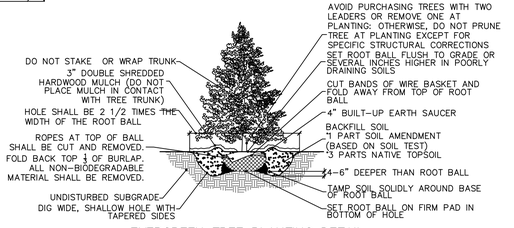
1. INSTALL CLEANOUT AT HIGHEST INVERT ELEVATION
2. WRAP ENTIRE TRENCH IN FILTER FABRIC WHERE PERFORATED PIPE IS CALLED FOR.
3. GRAVEL COVER OVER PIPE SHALL BE ONLY 8" IN TRENCHES WHERE SOLID PIPE IS SPECIFIED, COMMON BACKFILL SHALL EXTEND FROM GRAVEL COVER TO 4" TOPSOIL IN TRENCHES WHERE SOLID PIPE IS SPECIFIED.



NOTE:
INSPECTION OF BALES SHALL BE FREQUENT AND REPAIR AND REPLACEMENT SHALL BE MADE PROMPTLY AS NECESSARY.

INLET PROTECTION DETAIL

NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX

0 1 2 3

ORIGINAL SIZE IN INCHES

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MICHAEL A. MORGANTE, P.E.
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2-LOT SUBDIVISION FOR
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EROSION & SEDIMENT CONTROL PLAN & LANDSCAPING DETAILS

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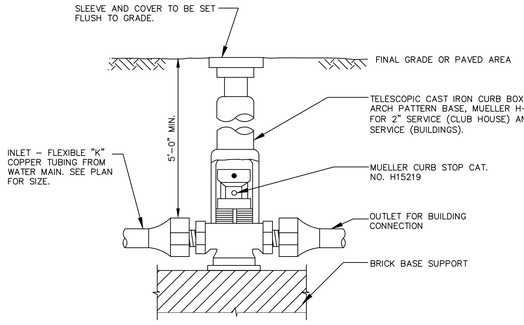
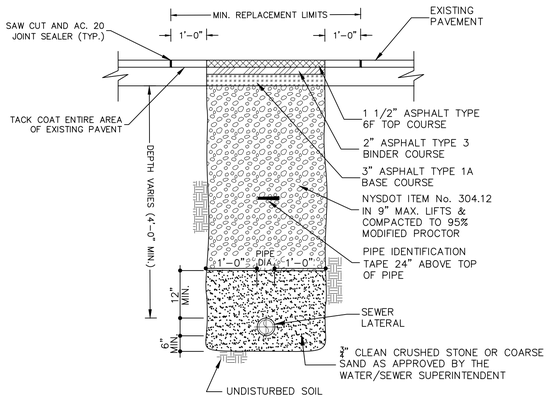


CURB STOP & VALVE BOX

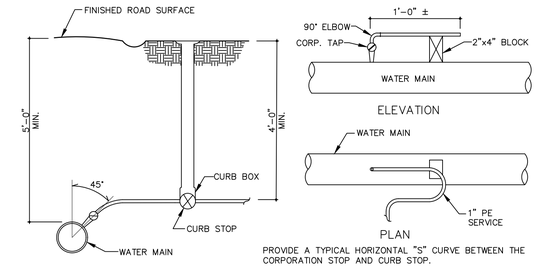
NOT TO SCALE



TYPICAL SEWER LATERAL INSTALLATION/RESTORATION DETAIL

NOT TO SCALE

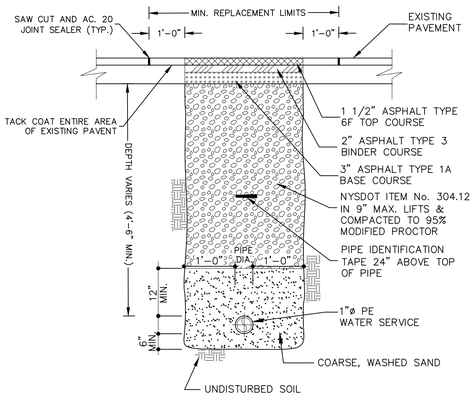
NOTE:
1. PAVEMENT AND SUBBASE MATERIAL SHALL AT A MINIMUM, MATCH THE EXISTING TYPES AND THICKNESSES FOUND WITHIN ANY TOWN, COUNTY OR STATE HIGHWAY, WHICHEVER IS GREATER.



PROVIDE A TYPICAL HORIZONTAL "S" CURVE BETWEEN THE CORPORATION STOP AND CURB STOP.

TYPICAL WATER SERVICE DETAIL

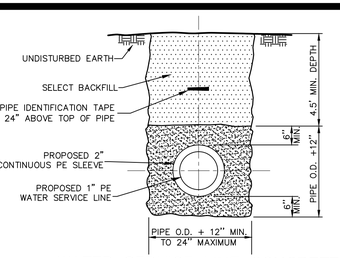
NOT TO SCALE



TYPICAL WATER SERVICE INSTALLATION/RESTORATION DETAIL

NOT TO SCALE

NOTE:
1. PAVEMENT AND SUBBASE MATERIAL SHALL, AT A MINIMUM, MATCH THE EXISTING TYPES AND THICKNESSES FOUND WITHIN ANY TOWN, COUNTY OR STATE HIGHWAY, WHICHEVER IS GREATER.
2. INTENDED ONLY FOR SERVICES LESS THAN 2" IN DIAMETER.
3. WATER SERVICE LINES MUST BE CONTINUOUS FROM HOUSE TO PUBLIC UTILITY CONNECTION.



WATER SERVICE LINE CONCRETE ENCASMENT DETAIL FOR PROPOSED LOT 2

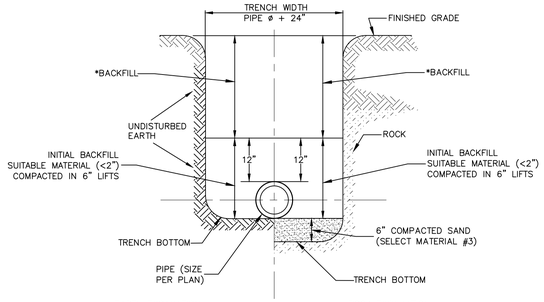
NOT TO SCALE

DC EHSD WAIVER NOTE:

THE WAIVER FROM THE DC EHSD IS REQUIRED SINCE THE "FLAG POLE" PORTION OF THE PROPOSED SUBDIVISION IS TOO NARROW & HAS MULTIPLE UTILITIES WITHIN IT. THE WAIVER FOR THE EXISTING WATER & SEWER SEPARATION ON PROPOSED LOT 1 IS APPROXIMATELY 8.5' WHERE THE WATER SERVICE LINE & STORMWATER PIPING ARE THE CLOSEST AND X' WHERE THE WATER SERVICE LINE AND PROPOSED SEWAGE DISPOSAL LATERAL ARE CLOSEST. THE PROPOSED WATER SERVICE LINE FOR PROPOSED LOT 2 SHALL BE SLEEVED IN A 2" PE PIPE FOR IT'S ENTIRE LENGTH.

SURVEY NOTE:

PRIOR TO CONSTRUCTION, THE PROPERTY LINES SHALL BE STAKED OUT BY A NEW YORK STATE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.

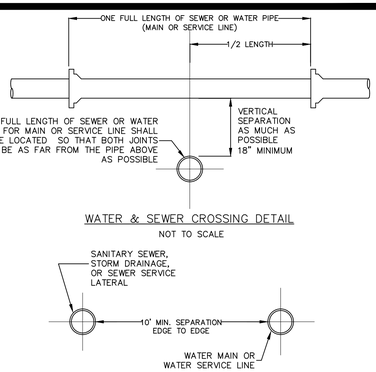


* BACKFILL TO BE COMPACTED IN 8" LIFTS WITH NO STONES OVER 8" IN ANY DIMENSION.

TRENCH CROSS SECTION

NOT TO SCALE

NOTES:
1. TRENCHES IN PAVED AREAS SHALL UTILIZE THE PAVEMENT REPLACEMENT DETAIL FOUND ON THIS SHEET.
2. FULL DEPTH ROB GRAVEL OR ITEM 4 COMPACTED TO 95% MODIFIED PROCTOR UNDER PAVED AREAS.



WATER & SEWER HORIZONTAL SEPARATION

NOT TO SCALE

SEWER & WATER SEPARATION NOTES

1. WHEN IT IS IMPOSSIBLE TO MAINTAIN PROPER HORIZONTAL OR VERTICAL SEPARATION AS SHOWN, THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN, AND SHALL BE PRESSURE TESTED TO ASSURE WATERTIGHTNESS PRIOR TO BACKFILLING.
2. A FULL LENGTH OF BOTH PIPES CROSSING MUST BE CENTERED AT THE CROSSING.
3. BEDDING MATERIAL SHALL BE INCREASED TO 12" BELOW THE LENGTH OF WATER MAIN PIPE FOR 10' ON EITHER SIDE OF THE CROSSING.
4. TWO LAYERS OF CAUTION TRACER TAPE SHALL BE PLACED 18" MINIMUM ABOVE STORM SEWER MAINS.

NOTES

1. SEPARATION DISTANCE BETWEEN WATER MAINS AND STORM/SEWER MAINS SHALL BE 10' HORIZONTAL AND 18" AT CROSSINGS. THESE SEPARATION DISTANCES MUST BE MAINTAINED UNLESS SPECIFICALLY SHOWN AND INDICATED OTHERWISE ON THE PLANS. THE PREFERRED CROSSING OPTION IS FOR THE WATER MAIN TO BE CONSTRUCTED ABOVE STORM/SEWER MAINS.
2. SEWER MAIN INCLUDES SEWER LATERALS AND STORM DRAIN.
3. WATER MAIN INCLUDES WATER SERVICE LATERALS.
4. DEFLECT WATER MAIN IN AN ARC BENEATH THE SEWER/STORM LINE. DO NOT USE FITTINGS TO DEFLECT THE WATER MAIN.

WATER OVER SEWER SEPARATION NOTES

1. FULL LENGTH OF BOTH PIPES CROSSING MUST BE CENTERED AT THE CROSSING SO THAT PIPE JOINTS WILL BE AS FAR FROM EACH OTHER AS POSSIBLE (10' MIN.).
2. CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR EXISTING WATER MAIN OVER THE ENTIRE TRENCH WIDTH TO PREVENT DAMAGE TO THE WATER MAIN.
3. WATER TIGHT JOINTS WHERE WATERLINES ARE CROSSED ABOVE OR BELOW.

PRESSURE TESTING OF SANITARY SEWER & STORM SEWERS

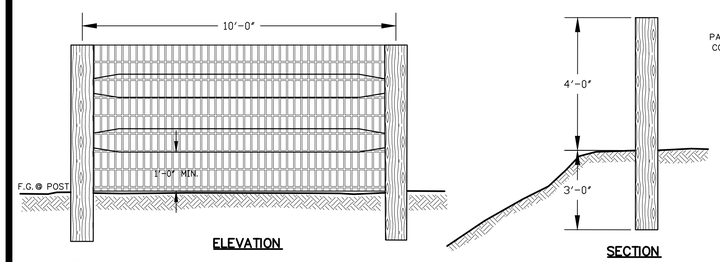
LOW PRESSURE AIR TESTING SHALL BE EMPLOYED PRIOR TO ISSUANCE OF AUTHORIZATION TO OPERATE. LOW PRESSURE AIR TESTS SHALL CONFORM TO ASTM SPECIFICATION C 828. ALL SECTIONS TO BE TESTED SHALL BE CLEANED AND FLUSHED, AND SHALL HAVE BEEN BACKFILLED, PRIOR TO TESTING. AIR SHALL BE ADDED UNTIL THE INTERNAL PRESSURE OF THE TEST SECTION IS RAISED TO APPROXIMATELY 4.0 PSIG. THE AIR PRESSURE TEST SHALL BE BASED ON THE TIME, MEASURED IN SECONDS, FOR THE AIR PRESSURE TO DROP FROM 3.5 PSIG TO 2.5 PSIG.

ACCEPTANCE IS BASED ON LIMITS TABULATED IN THE "SPECIFICATION TIME REQUIRED FOR A 1.0 PSIG PRESSURE DROP" IN THE UNI-BELL PVC PIPE ASSOCIATION "RECOMMENDED PRACTICE FOR LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE".

BEFORE PRESSURE IS APPLIED TO THE LINE ALL CONNECTIONS SHALL BE FIRMLY PLUGGED. BEFORE THE TEST PERIOD STARTS, THE AIR SHALL BE GIVEN SUFFICIENT TIME TO COOL TO AMBIENT TEMPERATURE IN THE TEST SECTION.

IF THE TEST SECTION IS BELOW GROUNDWATER, THE TEST PRESSURE SHALL BE INCREASED BY AN AMOUNT SUFFICIENT TO COMPENSATE FOR GROUNDWATER HYDROSTATIC PRESSURE, HOWEVER, THE TEST PRESSURE SHALL NOT EXCEED 10 PSI, OR A LOWER PRESSURE AS REQUIRED BY THE SUPERINTENDENT.

THE PRESSURE TEST GAUGE SHALL HAVE BEEN RECENTLY CALIBRATED, AND A COPY OF THE CALIBRATION RESULTS SHALL BE MADE AVAILABLE TO THE SUPERINTENDENT PRIOR TO TESTING.

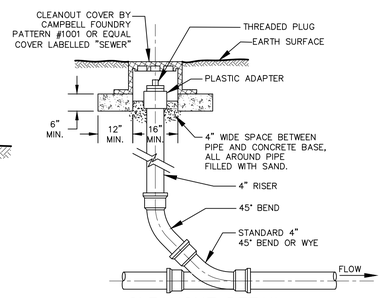


ELEVATION **SECTION**

NOTES:
1. TWO POST SPLIT RAIL RUSTIC FENCE TO BE CEDAR.
2. 2"x4" X 14 GAUGE PVC BLACK VINYL COATED WELDED WIRE FENCE TO BE ATTACHED TO INTERIOR OF SPLIT RAIL FENCEING.
3. FENCING TO INCLUDE 10' WIDE DOUBLE SWING GATE AROUND STORMWATER MANAGEMENT FACILITIES.
4. ALL FENCING TO BE INSTALLED WITH WELDED WIRE FENCE AROUND STORMWATER MANAGEMENT FACILITIES, ALONG RETAINING WALLS AND AROUND AREAS AS INDICATED ON PLAN.
5. FENCE TO BE INSTALLED AROUND PLAY AREAS WITH BREAK IN FENCE AS INDICATED ON PLAN.

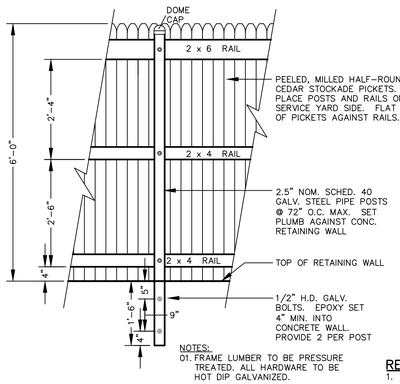
SPLIT POST FENCE DETAIL

NOT TO SCALE



CLEANOUT DETAIL

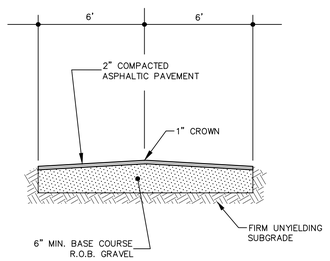
NOT TO SCALE



NOTES:
01. FRAME LUMBER TO BE PRESSURE TREATED. ALL HARDWARE TO BE HOT DIP GALVANIZED.
02. SECURE POSTS TO BACK OF RETAINING WALL. SET POSTS AND PICKETS PLUMB, RAILS PARALLEL TO TOP OF WALL.
03. PLATE SPLICE RAILS. PROVIDE 16" MIN. LENGTHS W/O SPLICES.

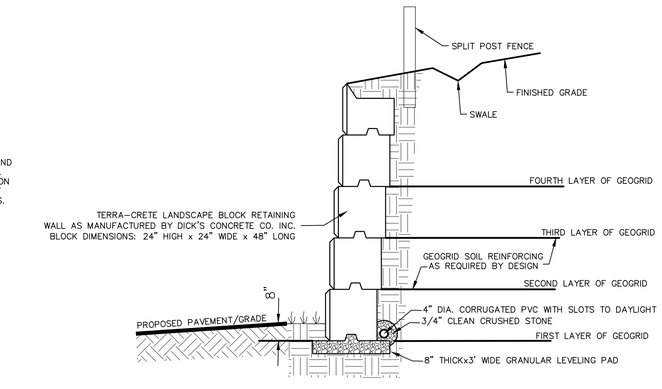
STOCKADE PRIVACY FENCE

NOT TO SCALE



DRIVEWAY DETAIL

NOT TO SCALE



NOTES:

1. INSTALL PER MANUFACTURERS SPECIFICATIONS.
2. BACKFILL MUST BE AN ENGINEERED PRODUCT – COMPACTED IN LIFTS TO A 95% MAX. DENSITY & A MOISTURE CONTENT OF 0%-3%.
3. DESIGN IS BASED ON A 27 DEGREE FRICTION ANGLE OF SOIL.
4. GEOGRID MUST BE MANUFACTURER'S SPECIFIED MATERIAL.

TYPICAL DESIGN:

1. NUMBER OF BLOCKS 2 – NO GEOGRID LAYER
2. NUMBER OF BLOCKS 3 – FIRST LAYER OF GEOGRID – 5' WIDE SECOND LAYER OF GEOGRID – 6.5' WIDE
3. NUMBER OF BLOCKS 4 – FIRST LAYER OF GEOGRID – 6' WIDE SECOND LAYER OF GEOGRID – 6' WIDE THIRD LAYER OF GEOGRID – 7.5' WIDE
4. NUMBER OF BLOCKS 5 – FIRST LAYER OF GEOGRID – 7' WIDE SECOND LAYER OF GEOGRID – 7' WIDE THIRD LAYER OF GEOGRID – 7' WIDE FOURTH LAYER OF GEOGRID – 9' WIDE

TERRA-CRETE RETAINING WALL

NOT TO SCALE

RETAINING WALL NOTES:

1. CONTRACTOR MUST VERIFY SOIL CHARACTERISTICS ENCOUNTERED UPON EXCAVATION TO PREPARE RETAINING WALL DESIGN. ADDITIONAL TESTS & REVIEW OF SOILS AT FOOTING BEARING DEPTH IS REQUIRED & SHALL BE CONDUCTED BY A LICENSED GEOTECHNICAL ENGINEER IN THE STATE OF NEW YORK PRIOR TO INSTALLATION. RETAINING WALL DESIGN SHALL BE SUBMITTED TO THE BUILDING INSPECTOR FOR RECORD PRIOR TO CONSTRUCTION. SUCH DESIGN DRAWINGS (OR SHOP DRAWINGS) SHALL BEAR THE STAMP AND SIGNATURE OF SUCH ENGINEER, AND SHALL BE SPECIFIC FOR THE SITE AND SPECIFIC TO THE RETAINING WALL SYSTEM TO BE UTILIZED AND SHALL CONSIDER ALL APPROPRIATE AND NECESSARY POSSIBLE LOADINGS AND CONDITIONS RELATED TO THIS PROJECT.
2. THE AFOREMENTIONED DESIGN AND DETAILS SHALL CONSIDER / IDENTIFY / INCLUDE BUT SHALL NOT BE LIMITED TO:
   a. SIGNED AND SEALED DESIGN CALCULATIONS; COMPLETE AND SPECIFIC CONSTRUCTION PLANS AND DETAILS FOR ALL WALLS;
   b. APPROPRIATE SIZING FOR DRAINAGE SYSTEM TO HANDLE INTENSE STORM CONDITIONS;
   c. MAINTENANCE ABILITY TO CLEAN STORMWATER PIPING SYSTEMS;
   d. APPROPRIATE BACKFILL MATERIAL WITH SUFFICIENT POROSITY TO ALLOW FREE DRAINAGE OF WATER; EVALUATE POTENTIAL FAILURE BY INTERNAL/EXTERNAL FAILURE MECHANISMS, GLOBAL FAILURE OR OTHER POTENTIAL FAILURES AND SEISMIC DESIGN CONSIDERATIONS.
6. DURING CONSTRUCTION, THE WORK MUST BE INSPECTED BY A NYS LICENSED PROFESSIONAL ENGINEER WHO SHALL PROVIDE WRITTEN VERIFICATION TO THE BUILDING INSPECTOR PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY, THAT HE/SHE HAS PERSONALLY INSPECTED THE WORK, AND THE INSTALLATION IS IN COMPLIANCE THE DESIGN DRAWINGS AND MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
3. IF DEEMED NECESSARY BY THE DESIGN ENGINEER AND/OR THE CITY, THIRD PARTY TESTING WILL BE PERFORMED REGARDING MATERIAL COMPACTION, FILL QUALITY, ETC. A COPY OF ALL SUCH TESTING RECORDS SHALL BE PROVIDED TO THE CITY BUILDING DEPARTMENT FOR RECORD.
4. DUE TO THE HEIGHT OF THE PROPOSED RETAINING WALL, SAFETY FENCING IS TO BE PROVIDED ON THE UPHILL SIDE OF THE PROPOSED RETAINING WALL AND IS TO BE INCLUDED IN THE DESIGN PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER.

REVISION	BY	DATE	DESCRIPTION

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
TEL: (845) 782-8114 FAX: (845) 238-3527
WWW.ARDENCONSULTING.NET

STATE OF NEW YORK · MICHAEL A. MORGANTE · 078577 · LICENSED PROFESSIONAL ENGINEER

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

2-LOT SUBDIVISION FOR
DELLAPORTAS ENTERPRISES I
CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

CONSTRUCTION DETAILS

JOB#:	14-006
SCALE:	AS NOTED
DATE:	6-23-21
DRAWN:	MM
CHECKED:	MM
SHEET NO.	6 of 6

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Dig Safely. New York
Call811
before you dig

0 1 2 3
ORIGINAL SIZE IN INCHES

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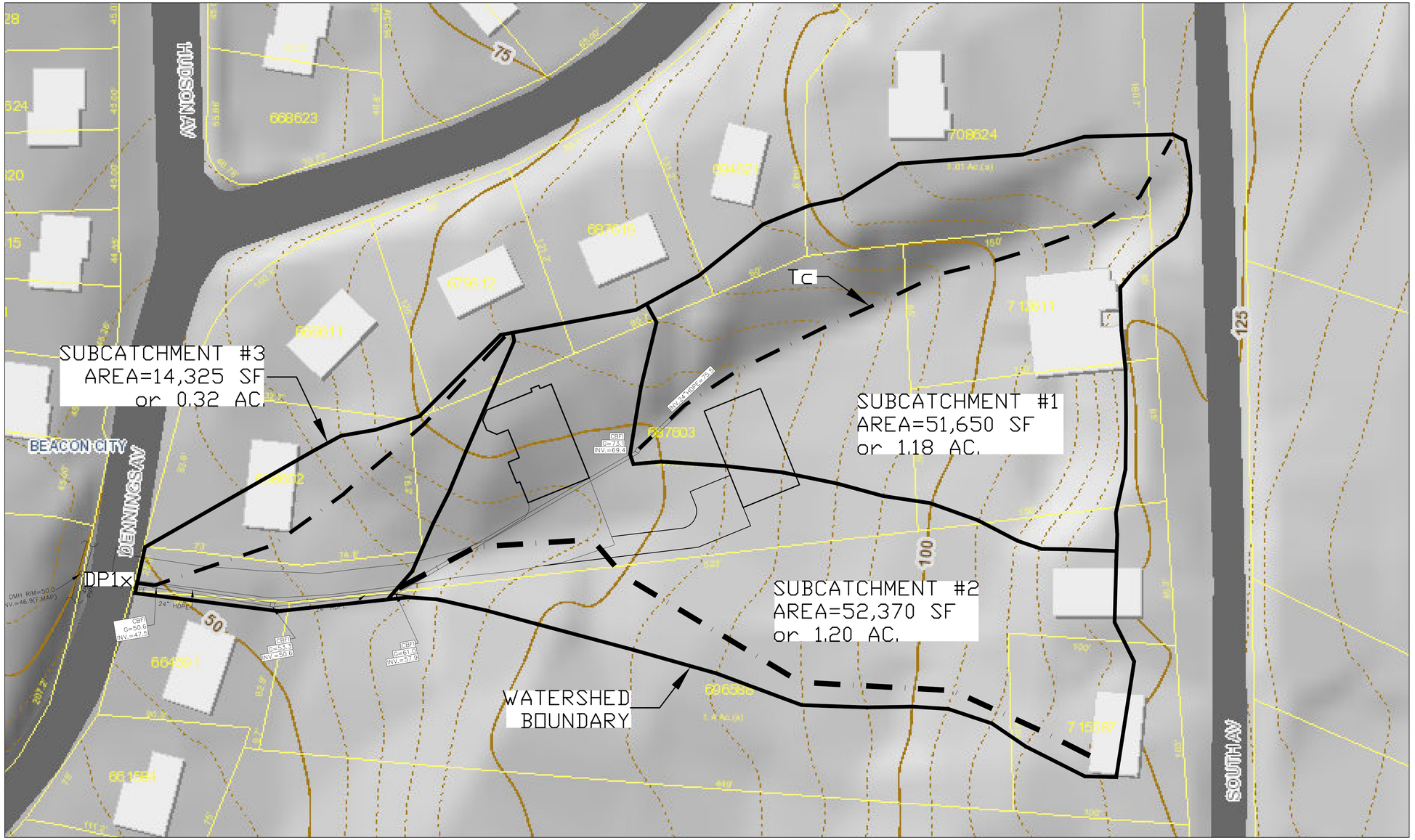

DRAINAGE ANALYSIS
SCALE: 1"=30'

0 1 2 3
ORIGINAL SIZE IN INCHES

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REVISION	BY	DATE	DESCRIPTION

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

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TEL: (845) 782-8114 FAX: (845) 238-3527
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2-LOT SUBDIVISION FOR
DELLAPORTAS ENTERPRISES I
CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

DRAINAGE ANALYSIS MAP

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

JOB#: 14-006
SCALE: AS NOTED
DATE: 1-14-16
DRAWN: MM
CHECKED: MM
SHEET NO. 1 of 1

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John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 8, 2021
Re: **52 Dennings Avenue Subdivision**

I have reviewed the June 29, 2021 cover letter from Cuddy+Feder, response letter to previous December 7, 2018 consultant comments by Arden Consulting Engineers, June 29, 2021 Subdivision Application, June 25, 2021 Short EAF Part 1, undated draft Access and Utility Easement, a 6-sheet Subdivision Plan, dated June 23, 2021, and a Drainage analysis Map, dated January 14, 2016.

Proposal
The applicant is proposing to subdivide a 1.07-arcre parcel with one existing house into two lots for the construction of an additional house. Parcel 1 would have 0.404 acres and Parcel 2 would contain 0.663 acres. The parcel is in the R1-10 zoning district and is within the City's Local Waterfront Revitalization Program (LWRP) boundary.

Comments and Recommendations

1. Sheet 1 should show the size and species of any existing trees over 6 inches in diameter within the area of disturbance and indicate any major trees that will be removed.

2. The Zoning Table on Sheet 2 should be updated to reflect the current required setbacks in Section 223-17D, Schedule of Dimensional Regulations, which was amended in 2020.

3. The proposed privacy fence should be clearly marked on the plans as to where it begins and ends.

4. The proposed line of spruce trees should be shown on Sheet 2, along with the typical planting distance from the property lines.

5. The fence detail on Sheet 6 refers to a retaining wall that is not indicated on the plans. Also, a note should be added that the finished side of the fence will face the neighboring property.

6. The draft Access and Utility Easement will need to be reviewed by the Planning Board Attorney.

7. Since the proposal is within the City's LWRP boundary, the applicant should provide a Coastal Assessment Form and a short consistency statement for the proposal. The Planning Board will need to issue an LWRP Consistency Determination as part of the review process.

If you have any questions or need additional information, please feel free to contact me.
John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Taylor M. Palmer, Esq., Project Attorney
Michael A. Morgante, P.E., Project Engineer

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 Lanc, P.E., L.S.
Arthur R. Tully, P.E.

July 7, 2021

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

RE: Dellaportas Subdivision
Dennings Avenue
City of Beacon
Tax Map No. 5954-50-687603

Dear Mr. Gunn:

We have reviewed the following plans and documents in relation to the proposed 2-lot subdivision proposed on Dennings Avenue.

- Correspondence dated June 29, 2021 as prepared by Taylor Palmer, Esq. of Cuddy & Feder, LLP.
- Correspondence dated June 29, 2021 as prepared by Arden Consulting Engineers.
- Application for Subdivision Approval.
- Short Environmental Assessment Form dated June 25, 2021.
- Draft Declaration of Access and Utility Easement.
- Plans titled "2-Lot Subdivision for Dellaportas Enterprises I", consisting of 6 sheets dated June 23, 2021, as prepared by Arden Consulting Engineers.

The applicant is proposing to create a 2-lot subdivision of a 1.07± acre parcel that lies between Dennings Avenue and South Avenue in the R1-10 Zone, with access off of Dennings Avenue to serve both lots. Based upon our review of the submitted plans and documents, we offer the following comments:

General Comments:

1. A correspondence shall be provided from the Dutchess County Department of Health noting their requirements for the proposed utilities and their acceptance of what is proposed.

2. The "Drainage Analysis Plan" attached as the last sheet to the plan set should be removed.

Sheet 1 of 6 – Existing Conditions:

1. The location map in the upper right corner shall be revised to show the neighboring parcels and roads.

Sheet 2 of 6 – Subdivision Plan:

1. What does the dashed line with "E's" incorporated between the dashes represent? If this is to represent an easement line, then it should be noted as such on the plan.

Sheet 3 of 6 – Driveway & Utility Easements:

1. The existing cleanout (CO) located to the east of the residence on Lot 1 should be removed from the plan, as the line is proposed to be removed.

Sheet 4 of 6 – Grading & Utility Plan:

1. The curb box, water valve, and service line for the water service to Lot 1 should be located further away from the existing utility pole so that the utility pole is not compromised when digging next to the pole. We would further recommend this relocation so that in the event the pole is removed, it does not compromise the water service line.

2. It is unclear as to how the water service line for Lot 1 will be installed without encroaching on to the neighbor's parcel with equipment to allow for excavation of the trench since it is approximately 1-foot off the property line. The water service should be shifted further away from the property line, or a construction easement obtained from the Lamb parcel to allow for the installation of the service line.

3. The storm drainage line running along the south side of the driveway along the DeCampo parcel is within 1-foot of the property line. In the event that this line needs to be excavated to allow for repair or replacement, how will this be accomplished without encroaching on the neighbor's parcel?

4. The location of the front door and stairs required to entire the proposed residence on Lot 2 should be provided on the plan. There is a 3.5-foot grade change from the grade on the exterior of the proposed residence to the first-floor elevation.

Sheet 6 of 6 – Construction Details:

1. The "Typical Water Service Detail" shall be updated to note the make, model and size of the corporation valve.

2. The "Curb Stop & Valve Box" detail shall be revised to show an actual valve box located over the curb stop box. This is to ensure that vehicle are not directly riding on the curb stop box and putting pressure on the curb valve or water service line.

3. The "Stockade Privacy Fence" detail notes the posts to be set into a concrete wall and also notes "Top of retaining wall" at the bottom of the fence. Is a concrete wall to be installed? If so, this should be shown on the plans along with the construction detail for the wall. If no wall is proposed, then the detail shall be revised accordingly.

4. The "Driveway Detail" notes the driveway to be 12-foot wide. A common driveway is required to be 16-feet in width and can be reduced in width where the driveway branches off. The detail shall be corrected accordingly.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: John Clarke, Planner
Jennifer Grey, Esq.
David Buckley, Building Inspector

City of Beacon Planning Board Agenda
07/13/2021

Title:

Review application for Site Plan Approval, Hotel and Event Space, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC

ATTACHMENTS

1113 Wolcott Avenue Application.pdf

1113 Wolcott Avenue Cover.pdf

1113 Wolcott Avenue Full EAF.pdf

1113 Wolcott Avenue Sheet 3 Floor Plans Hotel.pdf

1113 Wolcott Avenue Sheet 4 Floor Plans Church.pdf

1113 Wolcott Avenue Sheet 5 Elevations Church.pdf

1113 Wolcott Avenue Sheet 6 Grading & Utility.pdf

1113 Wolcott Avenue Sheet 7-Erosion & Sediment Control.pdf

1113 Wolcott Avenue Sheet 8 Site Details.pdf

1113 Wolcott Avenue Sheet 9 Stormwater.pdf

1113 Wolcott Avenue Sheet 10 Water & Sewer.pdf

1113 Wolcott Avenue Sheet 1 Site Plan.pdf

1113 Wolcott Avenue Sheet 2 Landscape & Lighting.pdf

Planner Review Letter.pdf

Engineer Review Letter.pdf

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Prophecy Theater, LLC (Contract Vendee)

Address: 36 South Brett Street
Beacon, NY 12508

Signature: [signature]

Date: June 29, 2021

Phone: 215-913-3199

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

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: 1113 Wolcott Avenue

Tax Map Designation: Section 5954 Block 26 Lot(s) 651901

Land Area: 2.28 Acres

Zoning District(s) R1-40

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Hotel & accessory assembly space and cafe

Gross Non-Residential Floor Space: Existing 7,458 sf Proposed 13,257

TOTAL: 20,715

Dwelling Units (by type): Existing 1 Single Family Residence (to be removed) Proposed 0

TOTAL: 0

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

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**

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Reformed Church of Beacon, by Classis of Mid Hudson of the Reformed Church Of America

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

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

Applicant Address: 25 School Hill Rd. High Falls, NY 12440

Project Address: 1113 Wolcott Avenue, Beacon, NY

Project Tax Grid # 5954-26-651901

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

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

DocuSigned by:
Roderick J. Macleod
57C0E352279A4CC...

Signature of Owner

Attorney for Owner, Authorized Agent

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)	___	___	_____

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 1113 Wolcott Avenue

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

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

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

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

Applicant/Sponsor Name: Prophecy Theater LLC

Signature:

Date: June 29, 2021

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

Name of Entity	Address of Entity
Reformed Church of Beacon, by Classis of Mid Hudson of the Reformed Church Of America	25 School Hill Rd. High Falls, NY 12440
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

IF AFFIANT IS A CORPORATION:

Name of Entity	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

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

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

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

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.

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

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

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

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

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

Name	Address

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

_____

_____

_____

_____

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

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

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

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

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

Name	Residence or business address	Telephone number

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

☑ YES ☐ NO

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

Name	Address

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

☑ YES ☐ NO (PROJECTED CLOSING DATE: 7/12/2021)

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

I, RODERICK MACLEOD being first duly sworn, according to law, deposes and says that I am (Title) OWNER'S ATTORNEY, an active and qualified member of the _____, 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) RODERICK J. MACLEOD

(Signature) DocuSigned by: Roderick J. Macleod 57C0E352279A4CC...

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

APPLICATION FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANT

Name: Prophecy Theater, LLC

Address: 36 South Brett Street

Beacon, NY 12508

Signature: [signature]

Date: June 29, 2021

Phone: 215-913-3199

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
PB Public Hearing		
Sent to City Council		
City Council Workshop		
City Council Public Hearing		
City Council Approve/Disapprove		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Aryeh Siegel Architect

Address: 84 Mason Circle

Beacon NY 12508

Phone: 845-838-2490

Fax:

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 1113 Wolcott Avenue

Tax Map Designation: Section 5954 Block 26 Lot(s) 651901

Land Area: 2.28 Acres

Zoning District(s) R1-40

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Hotel & accessory assembly space and cafe

Gross Non-Residential Floor Space: Existing 7,458 sf Proposed 13,257

TOTAL: 20,715

Dwelling Units (by type): Existing 1 Single Family Residence Proposed 0

TOTAL: 0

ITEMS TO ACCOMPANY THIS APPLICATION

a. Eight (8) **folded** copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. Eight (8) **folded** copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. Eight (8) **folded** copies of any additional sketches, renderings or other information submitted.

d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

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

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

APPLICATION FEES

Site Plan	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Subdivision	$ 750 for 2-4 lots + $100 per lot $1,000 for 5 or more lots + $300 per lot
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ESCROW FEES

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Over 15	$ 15,000	$ 5,000	Current bills + $5,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

DocuSign Envelope ID: 6388EE9C-68E1-4035-AAD8-4140E74E31BA

City of Beacon
New York

Certificate of Inspection Application

Parcel Address 1113 Wolcott Avenue **Tax ID Number** 5954-26-651901

Property Owners Information:

Name Reformed Church of Beacon, by Classis of Mid Hudson of the Reformed Church Of America

Mailing Address 25 School Hill Rd. High Falls, NY 12440

Business Phone #_____ Home Phone #_____

Cell Phone #_____ E-mail Address_____

DocuSigned by:
Roderick J. Macleod
57C0E352279A4CC...
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

1113 Wolcott Ave

Beacon, NY 12508

SPECIAL USE PERMIT

Construction Of 30 room Hotel on site of the parsonage house. Preservation of Historic Church and Cemetery.

Property

2.2 acres **Church, Parsonage, Cemetery**

More than half of the purchased 2.2 acres are currently occupied by a cemetery, which has been left to deteriorate over the past 100 years. We will work to restore this cemetery and open it up to the public as green space, and a continued memorial to those who have been interred there. We will create a walking path through the property from Beekman St. to 9D and intend collaborate with the city on efforts to open the cemetery for public use.

Hotel **Parsonage**

After careful evaluation and historical review of the existing parsonage. We believe the structure to be appropriate for replacement. According to the database of the National Historic Registrar, It's been determined that the house is of no historical significance to the property. It is a wood frame structure built well after the brick church, and due to extensive renovation and other work on it, unlike the cemetery and church, not considered a contributing source to the NRHP listing. Furthermore, its current condition is that of abandon and poses a safety risk to the public as it stands. Windows and sections of roof are non-existent in areas, which has led to increased deterioration over the years with numerous hazards within. Our proposal calls for the demolition of the current structure and to replace it with a new structure that is architecturally better aligned with the Church as it currently stands. Hotel patrons will bring business to Main street, since they will likely be spending at least two days in Beacon. With our proximity to Main st and the train, it's reasonable that our hotel guests won't need to rely on having a vehicle.

Church **Café/Bar/community/event space**

The current church building will be preserved with minimal changes to the exterior and interior. We are happy to restore and maintain this truly historic building designed by Frederick Clarke Withers, which is listed on the National Registrar of Historic Places. Its use will remain much the same as it has been since its construction in 1859. Together with the hotel, the church will be a place that brings people together for social engagement that is born out of a vibrant community with deep roots in performance art

and education. We will offer the building for rental use and provide accommodation for visiting artists, organizers and guests. Our plan allows for the entire property to be open for weddings, conferences, art exhibitions and other events. There will be a Café space serving food and drink, located in the rear/west side of the building. This café will be the primary food service option for hotel breakfast and will also be open to the general public for food and beverage. The general feel of the environment will be community based with a mission to present social and cultural diversity in through perfommance.

Parking / Occupancy

Our occupancy number for the property is estimated at 500 patrons. Our own on-site parking will accommodate 31 cars while keeping in tact all of the green space which currently exists on the east lawn in front of the church. In all, we have 293 primary parking spots within a 5 minute walk, and 80 spots available in a rental lot across the street. There are another 350 spots available in lots within a 10 minute walk, which can accommodate for a much larger influx of cars or any overflow, however we don't anticipate that these spaces will ever be needed. The majority of time, use of the property will not exceed 200 people, and only occasionally will we expect close to 500 people. We will note that with consideration of the COVID 19 pandemic, It's helpful to have this larger number in place so that if needed, we will be able to continue operations at 50% if required by law without significantly impacting our business model. It's noted that the prior occupancy number for the church building alone was 336.

Sound

As we are a commercial establishment, we will be diligent in complying with all local sound ordinances. The church building itself will have no more intensive use than an active congregation would in a church going community. As a religious institution the church was a place to gather for music, school, food, and other community events. We aim to maintain those uses and bring life back to a building where unfortunately the last owners/congregation were unable to do so due to lack of use and funding. We are being diligent and already taking steps to reach out to our neighbors and listen to any concerns. Many of them have already come to us inquiring about potential employment or artistic collaborations. We have no intension of hosting late night loud events. We hope to provide an intimate setting where a large group of patrons can enjoy a quality experience together

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 1113 Wolcott Avenue		
Project Location (describe, and attach a general location map): 1113 Wolcott Avenue, Beacon NY 12508		
Brief Description of Proposed Action (include purpose or need): The proposed project lot currently has within its premises a church, and parsonage building as well an existing cemetery by the site's western side. The proposal calls for the parsonage building to be razed to allow for the construction of a 30 room, 3-story hotel building with an adjacent parking lot for 30 vehicles. The existing church building will be preserved with minimal changes to the exterior, and internally modified to serve as an accessory venue for the hotel. A large deck is planned to be constructed on the back side of the church to serve as seating space for a small cafe which will operate from the back of the church building. The existing cemetery will be preserved and left as is. If permitted by the City of Beacon the cemetery will be restored such as to allow visitation and preserve it as a place of historic and religious importance.		
Name of Applicant/Sponsor: Prophecy Theater, LLC	Telephone: 215-913-3199 E-Mail: gavinhecker@gmail.com	
Address: 369 Main Street – Unit 493		
City/PO: Beacon	State: New York	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Gavin Hecker, President	Telephone: 215-913-3199 E-Mail: gavinhecker@gmail.com	
Address: 369 Main Street – Unit 493		
City/PO: Beacon	State: New York	Zip Code: 12508
Property Owner (if not same as sponsor): Reformed Church Of Beacon, by Classis of Mid Hudson of the Reformed Church of America	Telephone: E-Mail:	
Address: 25 School Hill Road		
City/PO: High Falls	State: New York	Zip Code: 12440

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site Plan and Special Use Permit from the Beacon Planning Board for hotel use in a Historic District	June 2021
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	SHPO	June 2021
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

_____

_____

_____

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

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R1-40-One Family, Historic District and Landmark Overlay Zone

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

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

C.4. Existing community services.

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

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

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

d. What parks serve the project site?
Scenic Hudson Long Dock Park, Pete and Toshi Seeger Riverfront Park, Polhill Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 2.28 acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.28 acres

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

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

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

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

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 35 height; 48 width; and 84 length

iii. Approximate extent of building space to be heated or cooled: 12,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

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

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

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

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

_____

_____

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

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

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

_____

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

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

_____

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

If Yes:

i. Total anticipated water usage/demand per day: 7,268 gallons/day

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

If Yes:

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

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

If Yes:

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

_____

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

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: 7,268 gallons/day

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

Sanitary wastewater, laundry, food preparation/cleaning wastewater

_____

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

If Yes:

- Name of wastewater treatment plant to be used: City of Beacon Wastewater Treatment Facility
- Name of district: City of Beacon Sewer
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

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

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

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

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

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

N/A

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

None

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

Stormwater currently flows toward adjacent properties to the west, and will continue to flow toward the west. An on site underground detention/infiltration system is proposed to mitigate runoff from additional impervious surfaces where currently there is no stormwater control.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☑ Yes ☐ No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☑Weekend ☑ Randomly between hours of 7 am to 11 pm.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): 2 truck trips per day using box delivery trucks

iii. Parking spaces: Existing 18-20 Proposed 31 Net increase/decrease +11

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

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: None

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

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: 450 kWh for the hotel and 400 kWh for the venue

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

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

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

i. During Construction:

- Monday - Friday: 8 am to 7 pm
- Saturday: 8 am to 6 pm
- Sunday: 9 am to 5 pm
- Holidays: Emergency only

ii. During Operations:

- Monday - Friday: 8 am to 11 pm
- Saturday: 8 am to 11 pm
- Sunday: 8 am to 11 pm
- Holidays: 8 am to 11 pm

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

If yes:

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

Construction equipment on site during demolition and construction operations (8 am to 7 pm). During operation, the church building will continue to be used as it has in the past as a place of public assembly for music, school, food and other community events. Noise ordinances will be followed.

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

Describe: If the City permits, the existing cemetery will be cleaned up by removal of vegetation and some trees.

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

If yes:

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

Most site lighting will be building mounted; however, parking lighting will be LED dark sky compliant on 18' high poles.

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

Describe: See D2.m.ii.

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities:_____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: 50 tons per year (unit of time)
- Operation : 400 tons per year (unit of time)

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

- Construction: Demolition and construction waste will be recycled as applicable.
- Operation: Solid waste will be separated from recycled materials

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

- Construction: Local sanitation company
- Operation: Local sanitation company

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.53 ac.	0.59 ac.	+0.06 ac.
• Forested	0.89 ac.	0.89 ac.	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.32 ac	0.32 ac.	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn/Landscaped areas	0.54 ac.	0.48 ac.	-0.06 ac.

c. Is the project site presently used by members of the community for public recreation? ☑ Yes ☐ No

i. If Yes: explain: The existing church is rented out to the public for events. This will continue after the project is completed.

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

If Yes,

i. Identify Facilities:

South Avenue Elementary School, Rose Hill Manor Day School

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

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

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

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

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): V00299, V00096, C314112, V00293, 314069, 546031

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

V00299 - remediation complete % Site Management Plan in place; V00096 & C314112 remediation complete & Site Management Plan in place; V00293 remediation complete; 314069 has been redeveloped; 546031 ongoing

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 5.0 (average) feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? <5 %

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

Nassau-Cardigan complex, rolling	60.6 %
Udorthents, smoothed	39.4 %
	%

d. What is the average depth to the water table on the project site? Average: 7 (average) feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 48.2 % of site
☑ 10-15%: 29.5 % of site
☑ 15% or greater: 22.3 % of site

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

i. Name of aquifer: _____

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

White Tail Deer	Native Birds	
Gray Squirrel	Chipmunk	
Racoon	Skunk	

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

If Yes:

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

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

iii. Extent of community/habitat:

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

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

If Yes:

i. Species and listing (endangered or threatened): Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat

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

If Yes:

i. Species and listing: _____

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

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

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

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

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

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

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

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

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

If Yes:

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

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

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

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00299, V00096, C314112, V00293, 314069, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Reformed Dutch Church of Fishkill Landing
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Elevation: Front

Scale: $\frac{3}{32}$" = 1'-0"

Elevation: Side

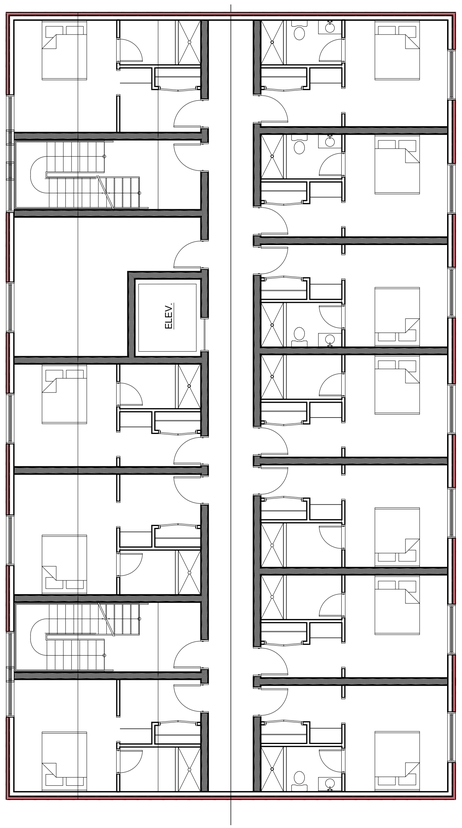
Scale: $\frac{3}{32}$" = 1'-0"

Elevation: Rear

Scale: $\frac{3}{32}$" = 1'-0"

Elevation: Side Facing Wolcott

Scale: $\frac{3}{32}$" = 1'-0"



3rd Floor Plan: Hotel

Scale: $\frac{1}{8}$" = 1'-0"

2nd Floor Plan: Hotel

Scale: $\frac{1}{8}$" = 1'-0"

1st Floor Plan: Hotel

Scale: $\frac{1}{8}$" = 1'-0"

Special Use Permit Application

Sheet 3 of 10 - Hotel Plans & Elevations

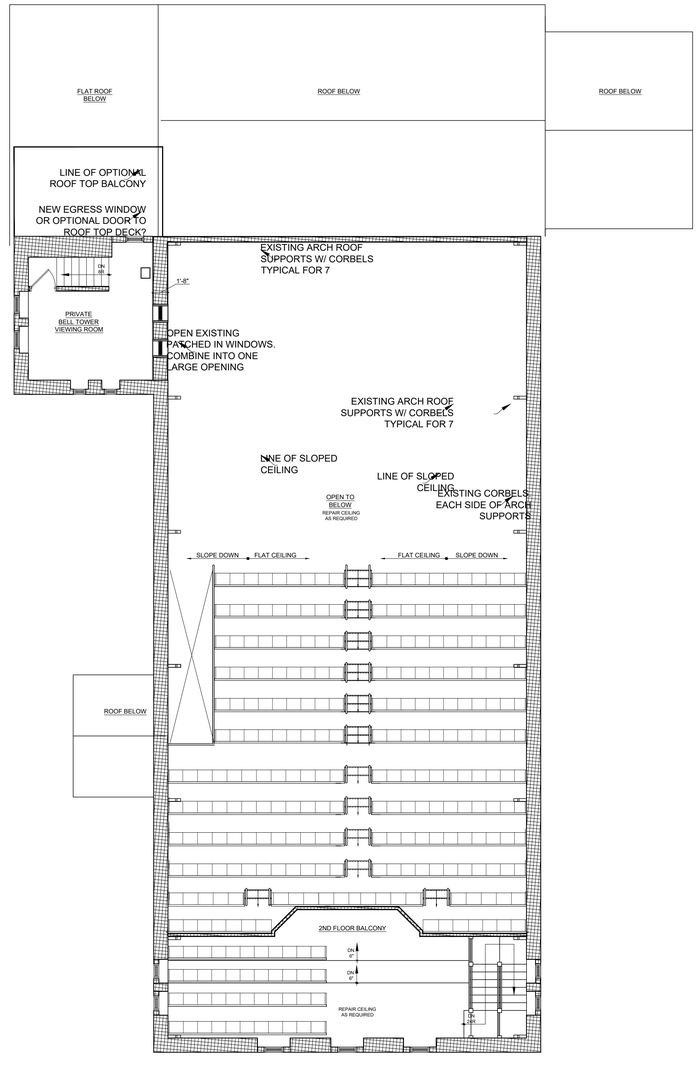
Contract Vendee:
Prophecy Theater Group, LLC
1113 Wolcott Avenue
Beacon, NY 12508

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

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

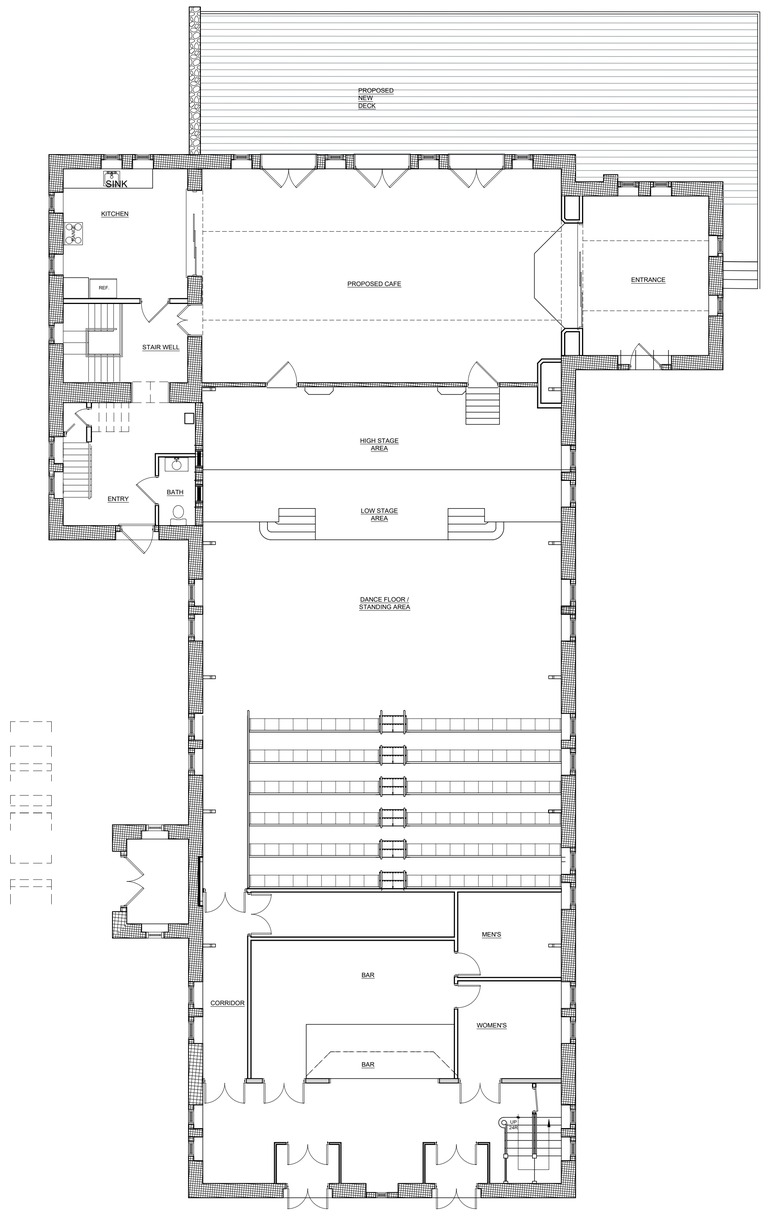
Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

1113 Wolcott Avenue
Beacon, New York
Scale: AS NOTED
April 29, 2021



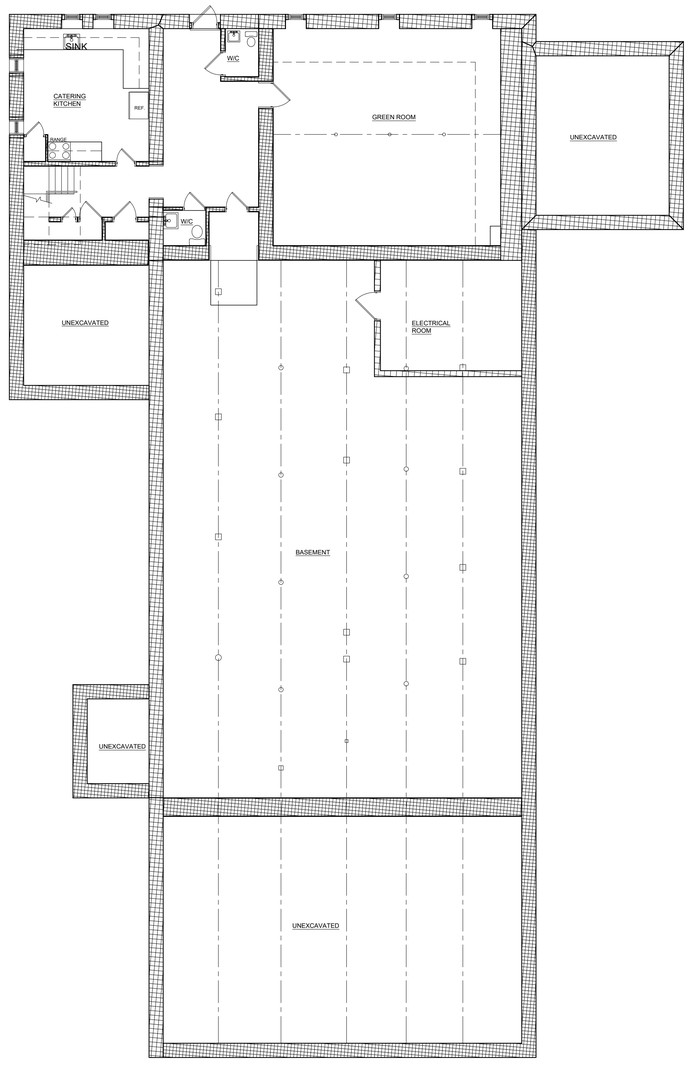
2nd Floor Plan: Event Space

Scale: $\frac{1}{8}$" = 1'-0"



1st Floor Plan: Event Space

Scale: $\frac{1}{8}$" = 1'-0"



Basement Plan: Event Space

Scale: $\frac{1}{8}$" = 1'-0"

Special Use Permit Application

Sheet 4 of 10 - Event Space Plans

Contract Vendee:
Prophecy Theater Group, LLC
1113 Wolcott Avenue
Beacon, NY 12508

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

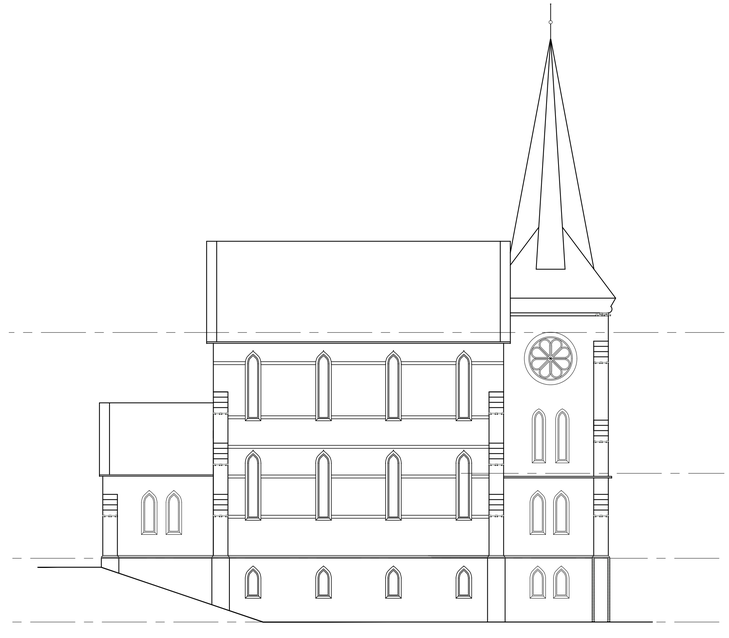
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

1113 Wolcott Avenue
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
April 29, 2021

Elevation: Event Space - Side

Scale: $\frac{3}{32}$" = 1'-0"



Elevation: Event Space - Rear

Scale: $\frac{3}{32}$" = 1'-0"

Elevation: Event Space - Front

Scale: $\frac{3}{32}$" = 1'-0"

Elevation: Event Space - Side

Scale: $\frac{3}{32}$" = 1'-0"

Special Use Permit Application

Sheet 5 of 10 - Hotel Plans

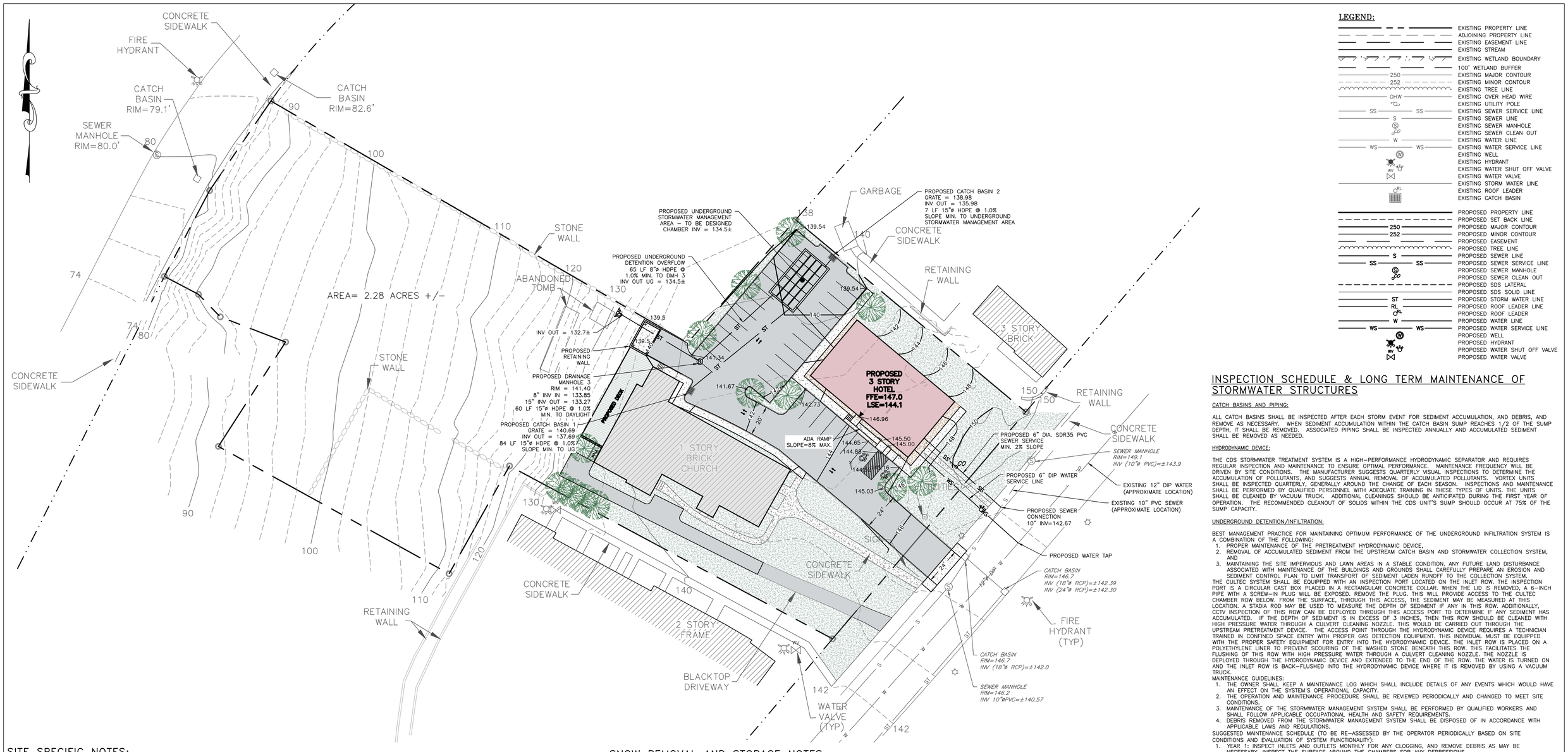
Contract Vendee:
Prophecy Theater Group, LLC
1113 Wolcott Avenue
Beacon, NY 12508

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

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

1113 Wolcott Avenue
Beacon, New York
Scale: $\frac{3}{32}$" = 1'-0"
April 29, 2021



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

HYDRODYNAMIC DEVICE:

THE CDS STORMWATER TREATMENT SYSTEM IS A HIGH-PERFORMANCE HYDRODYNAMIC SEPARATOR AND REQUIRES REGULAR INSPECTION AND MAINTENANCE TO ENSURE OPTIMAL PERFORMANCE. MAINTENANCE FREQUENCY WILL BE DRIVEN BY SITE CONDITIONS. THE MANUFACTURER SUGGESTS QUARTERLY VISUAL INSPECTIONS TO DETERMINE THE ACCUMULATION OF POLLUTANTS, AND SUGGESTS ANNUAL REMOVAL OF ACCUMULATED POLLUTANTS. VORTEX UNITS SHALL BE INSPECTED QUARTERLY, GENERALLY AROUND THE CHANGE OF EACH SEASON. INSPECTIONS AND MAINTENANCE SHALL BE PERFORMED BY QUALIFIED PERSONNEL WITH ADEQUATE TRAINING IN THESE TYPES OF UNITS. THE UNITS SHALL BE CLEANED BY VACUUM TRUCK. ADDITIONAL CLEANINGS SHOULD BE ANTICIPATED DURING THE FIRST YEAR OF OPERATION. THE RECOMMENDED CLEANOUT OF SOLIDS WITHIN THE CDS UNIT'S SUMP SHOULD OCCUR AT 75% OF THE SUMP CAPACITY.

UNDERGROUND DETENTION/INFILTRATION:

BEST MANAGEMENT PRACTICE FOR MAINTAINING OPTIMUM PERFORMANCE OF THE UNDERGROUND INFILTRATION SYSTEM IS A COMBINATION OF THE FOLLOWING:

1. PROPER MAINTENANCE OF THE PRETREATMENT HYDRODYNAMIC DEVICE,
2. REMOVAL OF ACCUMULATED SEDIMENT FROM THE UPSTREAM CATCH BASIN AND STORMWATER COLLECTION SYSTEM, AND
3. MAINTAINING THE SITE IMPERVIOUS AND LAWN AREAS IN A STABLE CONDITION. ANY FUTURE LAND DISTURBANCE ASSOCIATED WITH MAINTENANCE OF THE BUILDINGS AND GROUNDS SHALL CAREFULLY PREPARE AN EROSION AND SEDIMENT CONTROL PLAN TO LIMIT TRANSPORT OF SEDIMENT LADEN RUNOFF TO THE COLLECTION SYSTEM.

THE CULTEC SYSTEM SHALL BE EQUIPPED WITH AN INSPECTION PORT LOCATED ON THE INLET ROW. THE INSPECTION PORT IS A CIRCULAR CAST BOX PLACED IN A RECTANGULAR CONCRETE COLLAR. WHEN THE LID IS REMOVED, A 6-INCH PIPE WITH A SCREW-IN PLUG WILL BE EXPOSED. REMOVE THE PLUG. THIS WILL PROVIDE ACCESS TO THE CULTEC CHAMBER ROW BELOW. FROM THE SURFACE, THROUGH THIS ACCESS, THE SEDIMENT MAY BE MEASURED AT THIS LOCATION. A STADIA ROD MAY BE USED TO MEASURE THE DEPTH OF SEDIMENT IF ANY IN THIS ROW. ADDITIONALLY, CCTV INSPECTION OF THIS ROW CAN BE DEPLOYED THROUGH THIS ACCESS PORT TO DETERMINE IF ANY SEDIMENT HAS ACCUMULATED. IF THE DEPTH OF SEDIMENT IS IN EXCESS OF 3 INCHES, THEN THIS ROW SHOULD BE CLEANED WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THIS WOULD BE CARRIED OUT THROUGH THE UPSTREAM PRETREATMENT DEVICE. THE ACCESS POINT THROUGH THE HYDRODYNAMIC DEVICE REQUIRES A TECHNICIAN TRAINED IN CONFINED SPACE ENTRY WITH PROPER GAS DETECTION EQUIPMENT. THIS INDIVIDUAL MUST BE EQUIPPED WITH THE PROPER SAFETY EQUIPMENT FOR ENTRY INTO THE HYDRODYNAMIC DEVICE. THE INLET ROW IS PLACED ON A POLYETHYLENE LINER TO PREVENT SCOURING OF THE WASHED STONE BENEATH THIS ROW. THIS FACILITATES THE FLUSHING OF THIS ROW WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THE NOZZLE IS DEPLOYED THROUGH THE HYDRODYNAMIC DEVICE AND EXTENDED TO THE END OF THE ROW. THE WATER IS TURNED ON AND THE INLET ROW IS BACK-FLUSHED INTO THE HYDRODYNAMIC DEVICE WHERE IT IS REMOVED BY USING A VACUUM TRUCK.

MAINTENANCE GUIDELINES:

1. THE OWNER SHALL KEEP A MAINTENANCE LOG WHICH SHALL INCLUDE DETAILS OF ANY EVENTS WHICH WOULD HAVE AN EFFECT ON THE SYSTEM'S OPERATIONAL CAPACITY.
2. THE OPERATION AND MAINTENANCE PROCEDURE SHALL BE REVIEWED PERIODICALLY AND CHANGED TO MEET SITE CONDITIONS.
3. MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW APPLICABLE OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS.
4. DEBRIS REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

SUGGESTED MAINTENANCE SCHEDULE (TO BE RE-ASSESSED BY THE OPERATOR PERIODICALLY BASED ON SITE CONDITIONS AND EVALUATION OF SYSTEM FUNCTIONALITY):

1. YEAR 1: INSPECT INLETS AND OUTLETS MONTHLY FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
2. YEAR 2 AND AFTER: INSPECT INLETS AND OUTLETS EVERY SPRING AND FALL FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
3. 2 YEARS AFTER COMMISSIONING: INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
4. 9 YEARS AFTER COMMISSIONING, AND EVERY 9 YEARS THEREAFTER (OR AS MAY BE NEEDED): CLEAN STORMWATER MANAGEMENT CHAMBERS AND FEED CONNECTORS OF ANY DEBRIS. INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
5. 45 YEARS AFTER COMMISSIONING: A PROFESSIONAL ENGINEER SHALL ASSESS THE REMAINING LIFE EXPECTANCY OF THE STORMWATER MANAGEMENT CHAMBERS AND RECOMMEND ACTIONS TO REHABILITATE, RESTORE OR REPLACE THE STORMWATER MANAGEMENT CHAMBERS AS MAY BE REQUIRED.
6. ANNUALLY: CONFIRM THAT NO UNAUTHORIZED MODIFICATIONS HAVE BEEN PERFORMED TO THE SITE THAT MAY IMPACT THE ADEQUATE FUNCTIONING OF THE SYSTEM.
7. PERIODICALLY: MONITOR WATER LEVELS IN THE CHAMBER SYSTEM FOLLOWING SIGNIFICANT STORM EVENTS. DEWATERING OF THE SYSTEM SHOULD TAKE NO LONGER THAN 24 HOURS.

THE FACILITY OWNER SHALL PROVIDE FOR THE PERIODIC INSPECTION OF THE STORMWATER FACILITIES IN ACCORDANCE WITH THE SWPPP, AND SHALL HAVE THE FACILITIES INSPECTED ON A YEARLY BASIS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, TO DETERMINE THE CONDITION AND INTEGRITY OF THE STORMWATER CONTROL MEASURES. THE INSPECTING PROFESSIONAL SHALL PREPARE AND SUBMIT TO THE CITY OF BEACON WITHIN 30 DAYS OF THE INSPECTION BUT NOT LATER THAN JUNE 1 OF EACH YEAR, A WRITTEN REPORT OF THE FINDINGS INCLUDING RECOMMENDATIONS FOR THOSE ACTIONS NECESSARY FOR THE CONTINUATION OF THE STORMWATER CONTROL MEASURES. SEE "APPENDIX O" OF THE STORMWATER POLLUTION PREVENTION PLAN FOR DETAILED OPERATIONS AND MAINTENANCE PROCEDURES.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE NEW WATER SERVICE LINE SHALL BE CLASS 52 DIP, SIZE TO BE DETERMINED.
6. THE SEWER SERVICE LATERAL SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN.
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON AND NYSDOT REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. WOLCOTT AVENUE SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
10. THE BUILDING DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NOT EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED.
11. WATER AND SEWER WILL BE ABANDONED IN ACCORDANCE WITH CITY REQUIREMENTS.
12. IN ORDER TO PROTECT THE FEDERALLY-LISTED ENDANGERED INDIANA BAT (MYOTIS SODALIS) AND THE FEDERALLY-LISTED THREATENED NORTHERN LONG-EARED BAT (MYOTIS SEPTENTRIONALIS), THE CLEARING OF POTENTIAL ROOSTING TREES SHALL OCCUR ONLY BETWEEN NOVEMBER 1 AND MARCH 31. ORANGE CONSTRUCTION FENCING SHALL BE USED TO SEPARATE AREAS TO BE GRADED FROM AREAS NOT TO BE DISTURBED. NO ARTIFICIAL DYES, COLORING, INSECTICIDE, OR ALGAECIDE SUCH AS COPPER SULFATE SHALL BE USED IN STORMWATER CONTROL STRUCTURES.

SNOW REMOVAL AND STORAGE NOTES:

1. SNOW SHALL BE REMOVED WITHIN 8 HOURS AFTER A SNOW EVENT.

ROCK REMOVAL NOTES:

1. ROCK REMOVAL (IF NECESSARY) SHALL BE ACCOMPLISHED BY MECHANICAL METHODS AS MUCH AS POSSIBLE AND SHALL ONLY BE PERMITTED BETWEEN 8:00AM AND 5:00 PM ON ANY DAY WHICH ROCK REMOVAL IS PERMITTED.
2. ACCEPTABLE ROCK REMOVAL METHODS ARE RIPPING, HYDRAULIC HAMMER OR DRILLING HOLES WITH USE OF EXPANSIVE TOOLS AND/OR WEDGES.
3. IF MECHANICAL METHODS BECOME INEFFECTIVE DUE TO HARD ROCK, AND IT IS DETERMINED THAT BLASTING IS REQUIRED, IT SHALL BE BROUGHT TO THE ATTENTION OF THE CITY OF BEACON BUILDING DEPARTMENT. NO BLASTING SHALL COMMENCE UNTIL A BLASTING PROTOCOL IS SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
4. BLASTING PROTOCOL SHALL BE IN ACCORDANCE WITH §111 OF THE CITY OF BEACON CODE.

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRADING & UTILITY PLAN
SCALE: 1" = 30'
GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF NEW YORK MICHAEL A. BOSKOVSKY 084466 LICENSED PROFESSIONAL ENGINEER
SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

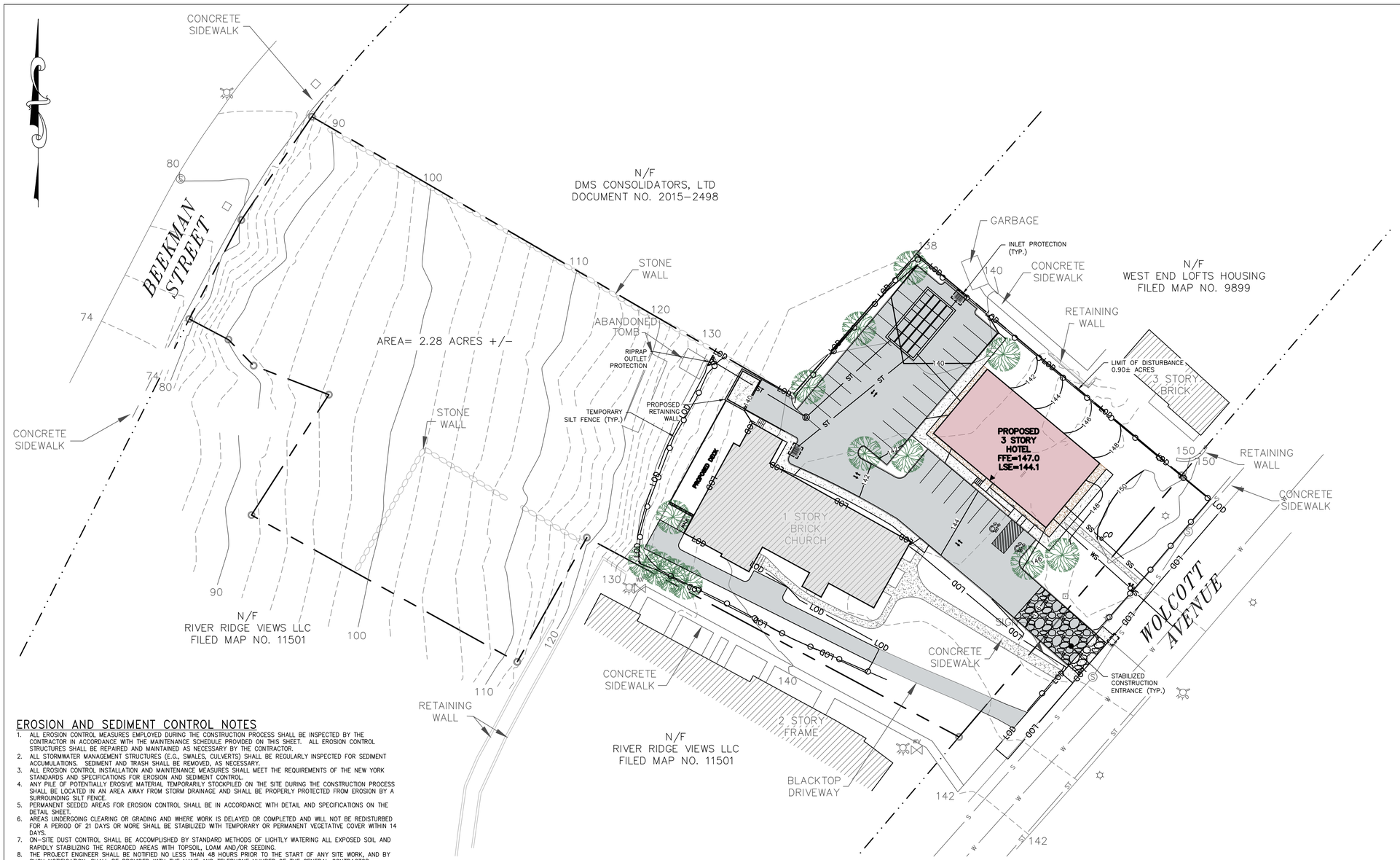
GRADING & UTILITY PLAN

1113 WOLCOTT AVENUE

1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-26-651901

JOB #:	2021:022
DATE:	6/16/2021
SCALE:	1" = 30'
TITLE:	GU-1
SHEET:	6 OF 10

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONSTRUCTION ENTRANCE

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

CHECK DAM:
INSPECT CHECK DAMS EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. IF SIGNIFICANT EROSION OCCURS BETWEEN STRUCTURES, A LINER OF STONE OR OTHER SUITABLE MATERIAL SHOULD BE INSTALLED IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAM AS NEEDED TO ALLOW CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. REPLACE STONES AS NEEDED TO MAINTAIN THE DESIGN CROSS SECTION OF THE STRUCTURES. REMOVE CHECK DAMS AS PER APPROVAL OF THE PROJECT ENGINEER.

EROSION CONTROL BLANKET:
INSPECT THE BLANKET EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

SEDIMENT TRAP:
SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF OF THE DESIGN DEPTH OF THE TRAP. SEDIMENT REMOVED FROM THE TRAP SHALL BE DEPOSITED IN A PROTECTED AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.

CATCH BASINS:
ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAIL SHEET.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE CITY SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
10. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.
11. THE OWNER SHALL FILE A NOI WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH THE NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.
12. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
13. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE CITY AND QUALIFIED PROFESSIONAL.
14. UPON COMPLETION OF CONSTRUCTION, THE PARCEL OWNER(S) AND SUBSEQUENTLY THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM. THE STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED QUARTERLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE OWNER(S) SHALL MAINTAIN A RECORD OF INSPECTION AND MAINTENANCE REPORTS AT THE SITE. REFER TO THE SWPPP FOR INSPECTION REQUIREMENTS AND FUTURE MAINTENANCE.

SOIL RESTORATION NOTES:

1. THE CONSTRACTOR SHALL EMPLOY SOIL RESTORATION TO ALL DISTURBED AREAS THAT WILL REMAIN LANDSCAPED.
2. FOR HEAVY TRAFFIC AREAS, FULL SOIL REASTORATION WILL BE REQUIRED. FULL SOIL RESTORATION CONSISTS OF USE OF A BULLDOZER WITH A DEEP RIPPER ATTACHED TO IT. THE RIPPING SHALL BE DONE TO A DEPTH OF 12"-24". COMPOST IS PLACED OVER THE RIPPED SOIL, THEN WORKED INTO THE SOIL WITH A DEEP SUB-SOILER.
3. FOR LIGHT TRAFFIC AREAS, SOIL RESTORATION MAY BE ACCOMPLISHED BY MEANS OF TILLING THE SOIL WITH A DISK TYPE TILLER PULLED BY A TRACTOR OR PLACEMENT OF TOPSOIL OVER THE EXISTING SOIL A.O.B.E..

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 30'
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF NEW YORK · MICHAEL A. BODENDORF · 084468 · LICENSED PROFESSIONAL ENGINEER
SEAL

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EROSION & SEDIMENT CONTROL PLAN

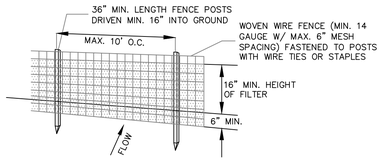
1113 WOLCOTT AVENUE

1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-26-651901

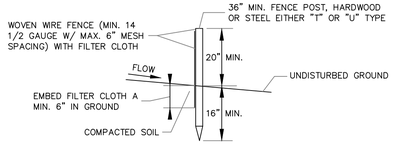
JOB #:	2021:022
DATE:	6/16/2021
SCALE:	1" = 30'
TITLE:	EC-1
SHEET:	7 OF 10

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

LANDSCAPE & EROSION AND SEDIMENT CONTROL DETAILS



PERSPECTIVE VIEW

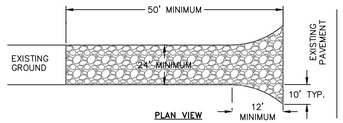


SECTION VIEW

NOTES:

1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE



PLAN VIEW

NOTES:

1) STONE SIZE – USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2) LENGTH – NOT LESS THAN 50 FEET FOR A COMMERCIAL.

3) THICKNESS – NOT LESS THAN SIX (6) INCHES.

4) WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.

5) GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

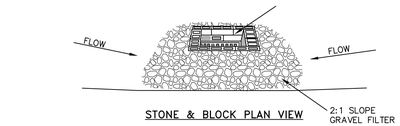
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

7) MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

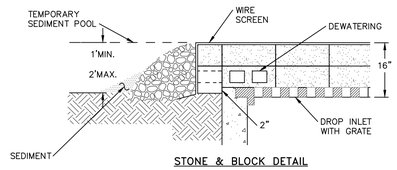
8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

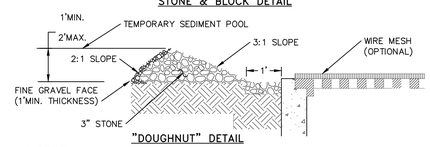
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL

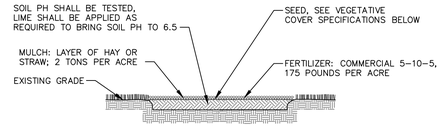


"DOUGHNUT" DETAIL

NOTES:

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:

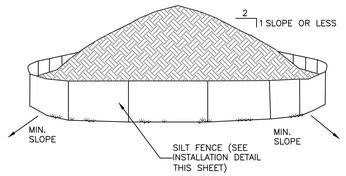
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS	138 POUNDS PER ACRE
20% FINE FESCUE	37 POUNDS PER ACRE
	175 POUNDS PER ACRE

4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

SEAL

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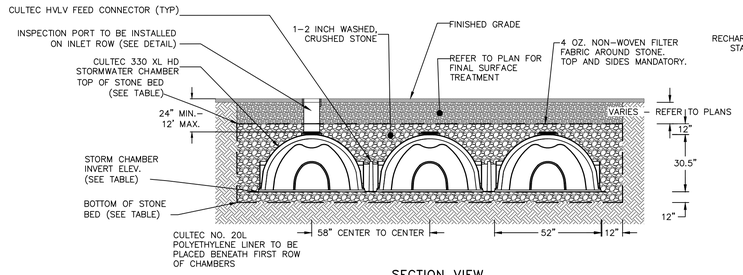
SITE AND E&SC CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

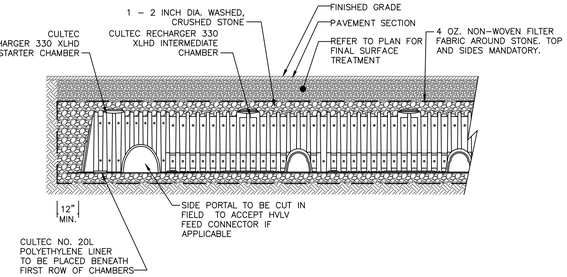
1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-26-651901

JOB #: 2021:022
DATE: 6/29/2021
SCALE: AS SHOWN
TITLE: CD-1
SHEET: 8 OF 10

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



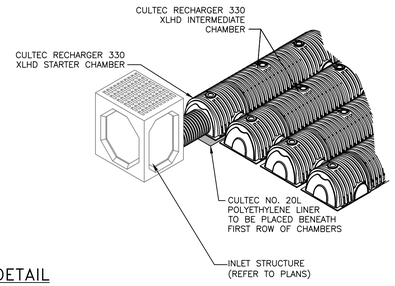
SECTION VIEW



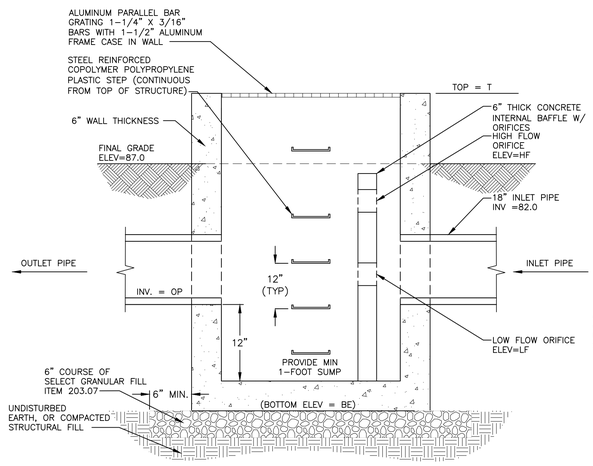
NOTES:

1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD WITH TEE CONNECTIONS BY CULTEC OR EQUAL.
4. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
5. REFER TO THE INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES NOTES ON THE GRADING SHEET.
6. SEE ALSO CLAY KEY DETAIL THIS SHEET.

SYSTEM ID	BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
A	X	X	X	X S.F.	X	X



UNDERGROUND INFILTRATION/ DETENTION SYSTEM DETAIL
NOT TO SCALE



SIDE VIEW

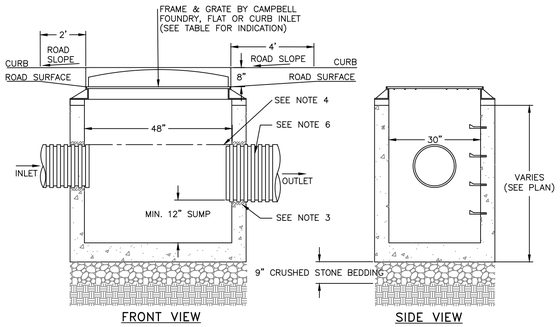
FRONT VIEW

	OUTLET CONTROL STRUCTURE DATA									
OCS ID	STRUCTURE DIMENSIONS	LOW FLOW ORIFICE DIM. (IN)	"LF" (FT)	HIGH FLOW ORIFICE DIM	# OF HIGH FLOW INLETS	"HF" (FT)	"T" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)	HIGH FLOW ORIFICE TRASH RACK PART #
1	4'X4' I.D.	X	X	X	1	X	X	15	X	NA

NOTES:

1. ALL TRASH RACKS SHALL HAVE UV PROTECTION MEETING OR EXCEEDING THE REQUIREMENTS OF ASTM D2565–99.
2. TRASH RACKS SHALL BE SECURED PER THE MANUFACTURER'S RECOMMENDATIONS.
3. WHERE HIGH FLOW ORIFICE EXTENDS TO TOP OF STRUCTURE, THE MAXIMUM ALLOWABLE GAP BETWEEN THE TRASH RACKS SHALL BE 4".

UNDERGROUND INFILTRATION/DETENTION OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE



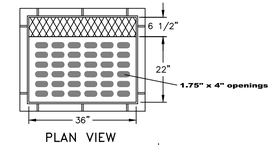
FRONT VIEW

SIDE VIEW

NOTES:

1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. CATCH BASINS WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

CATCH BASIN DETAIL
NOT TO SCALE



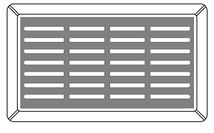
PLAN VIEW

SECTION VIEW

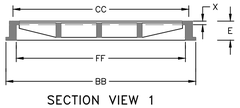
NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE: CB 1–4, CB 6, CB 8 AND WQI 1.

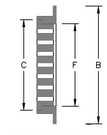
CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



PLAN VIEW



SECTION VIEW 1



SECTION VIEW 2

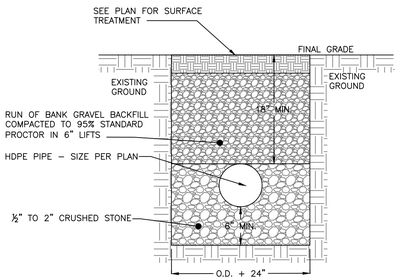
DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
30"	24"	4"	22"	1"	41"	36"	34"

NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. STMH1 AND STMH 2 RECEIVE SOLID CAST IRON COVERS.

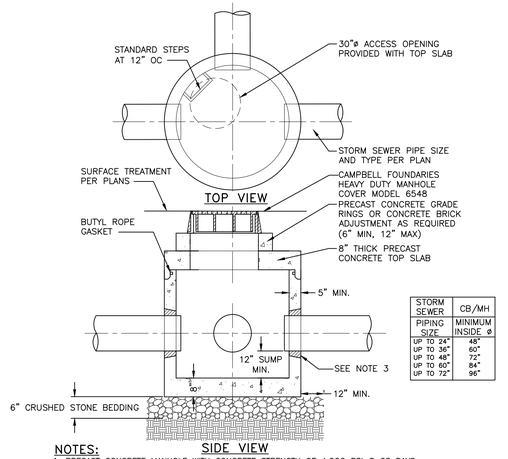
CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



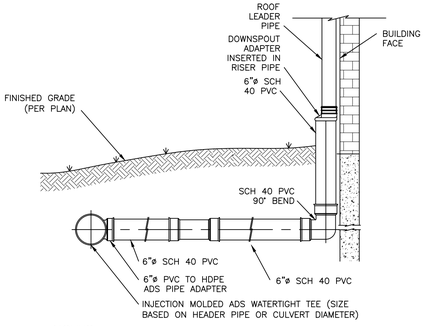
STORM SEWER PIPING SIZE	CB/MH MINIMUM INSIDE ø
UP TO 24"	48"
UP TO 36"	60"
UP TO 48"	72"
UP TO 60"	84"
UP TO 72"	96"

SIDE VIEW

NOTES:

1. PRECAST CONCRETE MANHOLE WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE MANHOLE AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE.
4. CONCRETE STRUCTURE AND CASTING SHALL BE RATED FOR H20 TRAFFIC LOADING.
5. INLET FRAME SHALL BE FULLY SUPPORTED ON THE CONCRETE STRUCTURE FOR H20 LOADING.
6. MANHOLES WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.

STORMWATER MANHOLE DETAIL
NOT TO SCALE



NOTES:

1. ROOF LEADER LOCATIONS AND SIZES TO BE DETERMINED BY THE PROJECT ARCHITECT. DOWNSPOUT ADAPTER TO MATCH DOWNSPOUT SIZE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF DRAINAGE HEADER PIPES SHALL BE AS NOTED ON THE UTILITY SHEET.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION FOR REVIEW.

ROOF LEADER CONNECTION DETAIL
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845–440–6926
F: 845–440–6637

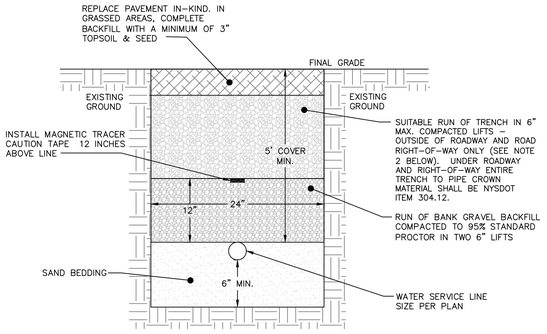
STORMWATER CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–26–651901

JOB #:	2021:022
DATE:	6/29/2021
SCALE:	AS SHOWN
TITLE:	CD–2
SHEET:	9 OF 10

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

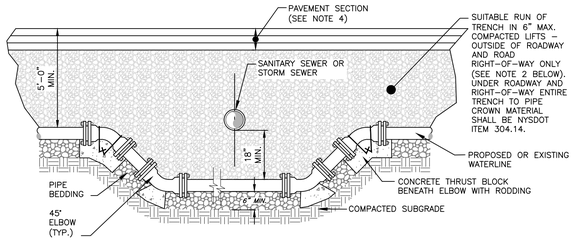


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ELONGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

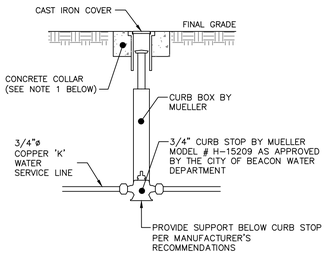
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. WHEN THE ELEVATION OF THE SANITARY OR STORM SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER SERVICE LINE OR MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

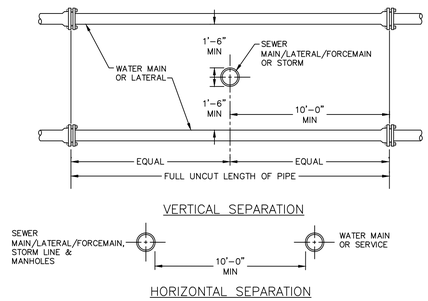
3. THE RELOCATED WATER MAIN/SERVICE LINE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA, NYSDOH AND DCDOH STANDARDS.
4. PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE PAVEMENT RESTORATION DETAIL.
5. ALL REPLACED WATERMAIN SHALL BE 12"ø CLASS 52 DUCTILE IRON.

WATER LINE OFFSET DETAIL
NOT TO SCALE



NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL EXTEND 6" MIN. BEYOND THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

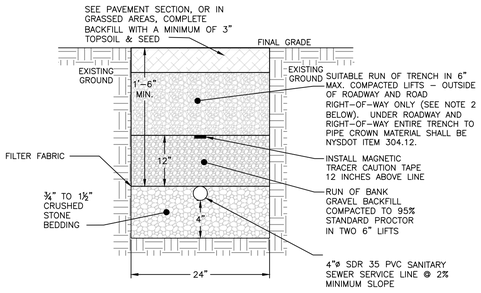
WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



NOTE:

NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

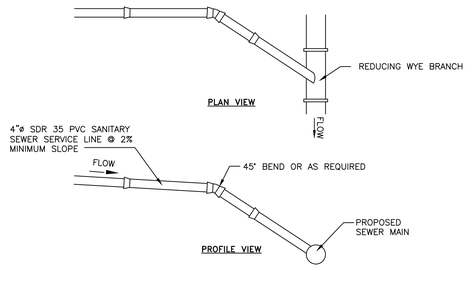
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

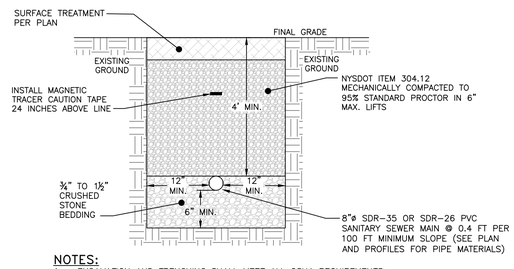
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SEWER MAIN MATERIAL SHALL BE 8 DIAMETER SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.

SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

WATER & SEWER CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

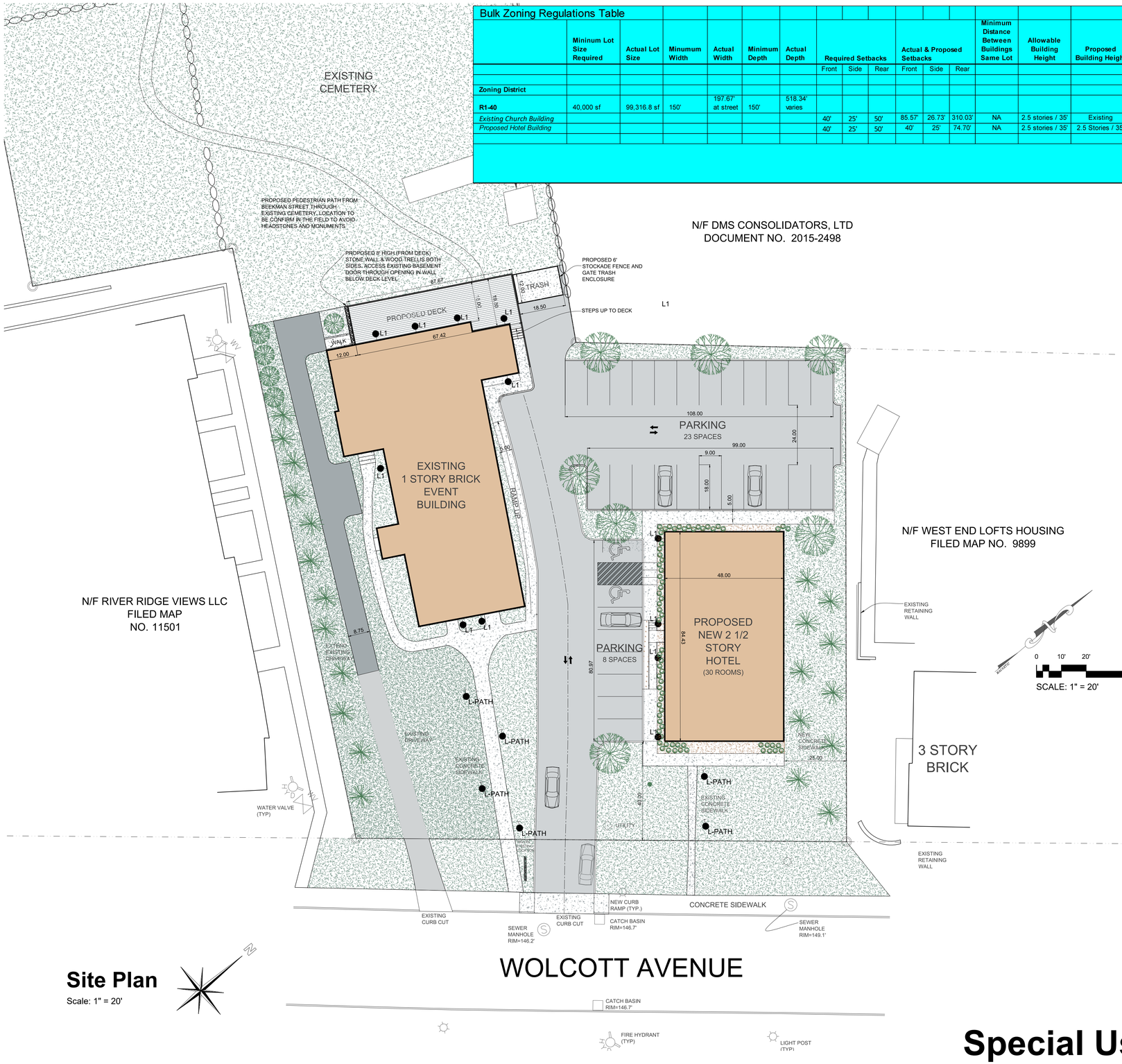
1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-26-651901

JOB #:	2021:022
DATE:	6/29/2021
SCALE:	AS SHOWN
TITLE:	CD-3
SHEET:	10 OF 10

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

Bulk Zoning Regulations Table

	Mininum Lot Size Required	Actual Lot Size	Minumum Width	Actual Width	Minimum Depth	Actual Depth	Required Setbacks			Actual & Proposed Setbacks			Minimum Distance Between Buildings Same Lot	Allowable Building Height	Proposed Building Height	Maximum Building Coverage	Proposed Building Coverage
							Front	Side	Rear	Front	Side	Rear					
Zoning District																	
R1-40	40,000 sf	99,316.8 sf	150'	197.67' at street	150'	518.34' varies										15%	1%
Existing Church Building							40'	25'	50'	85.57'	26.73'	310.03'	NA	2.5 stories / 35'	Existing		
Proposed Hotel Building							40'	25'	50'	40'	25'	74.70'	NA	2.5 stories / 35'	2.5 Stories / 35'		



Site Plan

Scale: 1" = 20'

Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	R1-40
Tax Map No.:	5954-26-651901
Lot Area:	2.28 Acres
Building Footprint:	10,279 square feet (existing church building + proposed hotel building)
Historical Overlay District:	Yes
Parking Overlay District:	Yes
Existing Use:	Church / Rectory
Proposed Use:	Hotel, Event Space accessory to the Hotel Use

Parking & Loading

Use & Parking Requirements	Proposed Units	Current Parking Requirement
Event Space		
1 space for each 4 seats or pew spaces or, in places or, in places without seats, 1 space for each 100 square feet of floor space used for public assembly	500 seats	125 parking spaces
Café		
1 space for each 3 patron seats or 1 space for each 150 square feet of gross floor area, excluding kitchen and storage areas, whichever is greater	954 sf 66 occupants @ 15sf/occupant	22 parking spaces
Hotel		
Present - 1 space per room plus one space per employee for the maximum number of employees at any one time	30 rooms plus 1 employee	31 parking spaces
Total Required Parking Spaces		***178 Parking Spaces***
Total Proposed Parking Spaces		**31 Parking Spaces**

Notes:

1. The existing uses in 1964 were a Church with 336 occupants, and the rectory
2. The Church building has landmark status
3. The rectory building is not a contributing factor to the landmark status of the property, according to the Building Structure Inventory Form from 1979.
4. The rectory is scheduled to be demolished due to it's deteriorated physical condition. The rectory building will be replaced by a 2 ½ story hotel building that complies with current setback requirements.
5. The Applicant believes that there is enough parking to accommodate regularly expected users of the event building, with a combination of off-street parking, municipal parking, and on-street parking on Beekman Street.
6. Business hours: 8am – 11pm Monday through Sunday inclusive.

0 10' 20' 40'

SCALE: 1" = 20'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Index of Drawings

Sheet 1 of 10	Site Plan
Sheet 2 of 10	Landscape Plan & Planting Schedule
Sheet 3 of 10	Hotel Building Plans & Elevations
Sheet 4 of 10	Event Building Plans
Sheet 5 of 10	Event Building Elevations
Sheet 6 of 10	Grading & Utility Plans
Sheet 7 of 10	Erosion and Sediment Control Plan
Sheet 8 of 10	Site and ES&C Construction Details
Sheet 9 of 10	Stormwater Construction Details
Sheet 10 of 10	Water & Sewer Construction Details

Special Use Permit Application

Sheet 1 of 10 - Site Plan

Contract Vendee:
Prophecy Theater, LLC
36 S Brett St,
Beacon, NY 12508

Owner:
Reformed Church of Beacon
25 School Hill Road
High Falls, NY 12440

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

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

1113 Wolcott Avenue
Beacon, New York
Scale: 1" = 10'
June 29, 2021

POLE MOUNTED LIGHT (L1A)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 100W FIXTURE. MODEL #BPC-L-R2-1-H100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 10 FEET

POLE MOUNTED LIGHT (L1B)

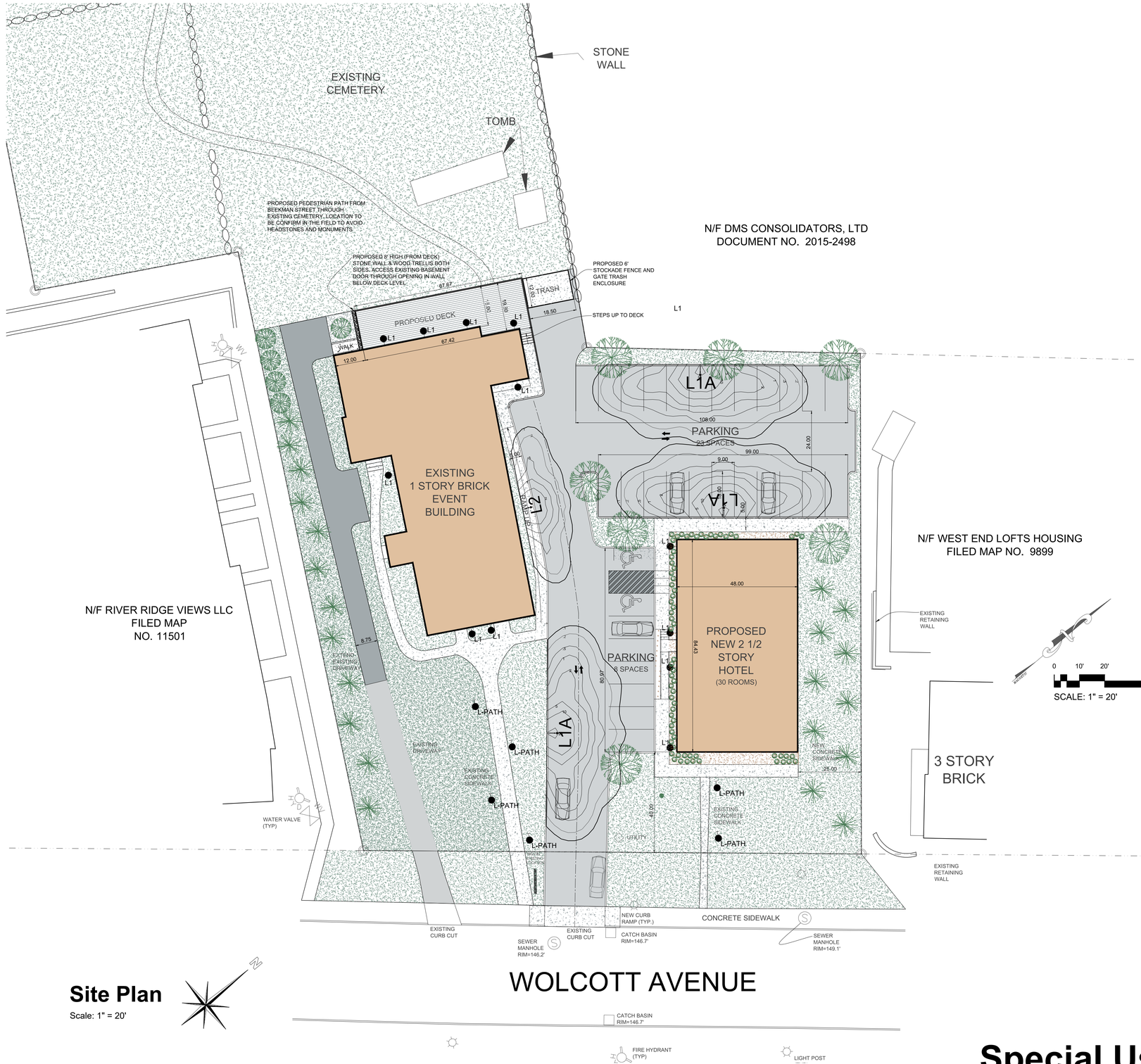
SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 150W FIXTURE. MODEL #BPC-L-R2-1-H150-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 12 FEET

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.

WALL MOUNTED LIGHT (L2)
SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE. MODEL #BPC-L-R2-1-H50-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT = 12 FEET

WALL MOUNTED HOUSE LIGHT (L3)
BARNLIGHT ELECTRIC WALL MOUNTED FIXTURE. MODEL "WESCO GOOSENECK", 100W, COLOR: DARK GREEN METAL SHADE, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET. NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE

NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.



Site Plan

Scale: 1" = 20'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Special Use Permit Application

Sheet 2 of 10 - Landscape and Lighting Plan

Contract Vendee:
Prophecy Theater, LLC
36 S Brett St,
Beacon, NY 12508

Owner:
Reformed Church of Beacon
25 School Hill Road
High Falls, NY 12440

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

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

1113 Wolcott Avenue
Beacon, New York
Scale: 1" = 10'
June 29, 2021

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 8, 2021
Re: **1113 Wolcott Avenue Street Site Plan and Special Permit**

I have reviewed the June 29, 2021 cover letter from Aryeh Siegel with an undated project narrative, June 29, 2021 Long EAF Part 1, June 29, 2021 Site Plan and Special Permit Applications, and a 10-sheet Special Permit set, with sheets 1-5 dated June 29, 2021 and sheets 6-10 dated June 16, 2021.

Proposal
The applicant is proposing to construct a 2½-story, 30-room hotel in place of the demolished parsonage and renovate the historic church as a rental event space and rear café. The 2.28-acre site is in the R1-40 zoning district, in the Historic District and Landmark Overlay (HDLO) zone, and within the Local Waterfront Revitalization Program (LWRP) boundary.

Comments and Recommendations
1. Providing a viable use for this historic church and restoring the derelict cemetery are commendable objectives. Certain commercial uses may be considered for residential districts by Special Permit in the HDLO under Section 223-24.7, as an incentive for the preservation of historic structures. Among the listed uses are "hotel and hotel-related accessory uses and structures with adequate screening of any new structures from surrounding public street views." The proposed location of a new hotel in front of the historic church appears to conflict with this screening condition for new structures.

2. The church, cemetery, and parsonage building are all within the HDLO. The City's 1979 HDLO inventory form for the church does not mention the parsonage or the historic cemetery to the rear (Note 3 on Sheet 1 should be corrected). The parsonage is listed as a non-contributing building on the 1988 National Register form because it had been subject to alterations and because its historical association post-dates the period of significance defined for the 1859 church. An early to mid-19th century house next door was donated to the church in 1907 and then substantially enlarged to serve as the new parsonage. The current building form dates from the 1907 church-related improvements, and it is indeed in neglected condition.

   However, rather than demolishing the parsonage, the 2½-story building frontage could be restored with a new hotel extension incorporated to the rear. This would help preserve the historic context, help screen the new structure from public street views, and allow the hotel to be placed forward on the site with more space for parking to the rear. Any demolition or new construction must meet the standards in Chapter 134, Historic Preservation, and will require a Certificate of Appropriateness.

3. A flexible event space and a café could be considered appropriate accessory uses to a hotel, but the proposed occupancy size of 500 people seems entirely inconsistent as an accessory use to a 30-room hotel. Such a large event or concert space, along with a 66-seat café, does not seem compatible with Section 223-24.7 or the neighborhood. The Planning Board may consider use limitations or conditions as part of the Special Permit review process.

4. Space for parking is limited on the parcel. The proposed 31 parking spaces only covers the hotel use. It is difficult to assume that patrons will walk up the steep hill through the cemetery from Beekman Street and the Metro-North lots, rather than try to park in the nearby residential streets on top of the hill to the east and cross Route 9D. The applicant should provide a more thorough traffic and parking analysis for the proposed uses.

5. For Sheet 1, I suggest that the second curb cut and extended driveway to the south be eliminated in favor of green space in front of the church. There is no turnaround, so any vehicle would have to back out onto Route 9D. The main curb cut is also narrow and may need to be widened.

6. For Sheet 2:

    a. The lighting symbols do not match the fixture details and the specifications need to include all the requirements in Section 223-14B. There are no L1 wall fixtures or L-Path fixtures shown. I recommend that no new wall fixtures are attached to the historic church and that the Board consider fixtures with a more historically compatible design.

    b. The existing large tree on the southeast corner should be shown and at least two street trees and additional low landscaping should be provided in front of the hotel. A plant schedule will need to be included.

    c. The ADA spaces need to be placed for easy access to the hotel ramp entrance.

7. For Sheet 3:

    a. The hotel should have an architecturally emphasized front entrance door facing the street and connected to the sidewalk to meet the standards in Chapter 134.

    b. Elevations with proposed colors, materials, and major dimensions need to be provided.

    c. The floor plans show blank end walls facing the street and 31 hotel rooms, not 30.

8. Sheet 4 should show a projected seating layout for the café to help determine a parking count.

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

John Clarke, Beacon Planning Consultant

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

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 Lanc, P.E., L.S.
Arthur R. Tully, P.E.

July 8, 2021

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

RE: 1113 Wolcott Avenue
Tax No. 5954-26-651901
Special Use & Site Plan
City of Beacon

Dear Mr. Gunn:

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

- Correspondence dated June 29, 2021, from Aryeh Siegel, Architect, along with project description.
- Full Environmental Assessment Form dated June 29, 2021.
- Plans titled "1113 Wolcott Avenue", consisting of 10 sheets, with Sheets 1 through 5 dated June 29, 2021, as prepared by Aryeh Siegel and Sheets 6 through 10 dated June 16, 2021, as prepared by Hudson Land Design.

The proposed project is located on Wolcott Avenue in the R1-40 Zone and Historic District & Landmark Overlay District. The existing 2.28± acre parcel contains a church (Reformed Dutch Church of Fishkill Landing), parsonage building and a cemetery. The applicant is proposing to convert the church into an event space with a café, and to construct a 30-room hotel on the parcel.

Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. The total acreage to be physically disturbed should be answered for question D.1.b.b. on page 3 of the Environmental Assessment form.

2. The Environmental Assessment form notes that water usage for the project will be 7,268 gallons per day. The applicant's consultants shall submit breakdown for each use to show how this gallonage was calculated.

3. As the Environmental Assessment form notes that the project will result in a substantial increase in traffic above present levels, as noted in question D.2.j. on page 7, it is recommended that a traffic study be prepared by the applicant and submitted for review by the City's Traffic consultant. The Board may also wish to consider having a parking study conducted at the same time based upon the number of patrons reaching 500 per the project description, especially since the site as currently designed cannot provide parking for all of the proposed patrons. This information will also be necessary for the Planning Board in their "Findings" as noted in Section 223-24.7, Paragraph D(1)(c), to allow for Special Permit Approval.

4. A certified survey, with topography, shall be submitted for the entire parcel. The survey shall show all existing structures located on the site along with any other special features that may be present on the site, such as head stones in the cemetery.

5. The project will require the preparation of a Stormwater Pollution Prevention Plan (SWPPP).

6. A demolition plan should be prepared for the site and provided as part of the plan set.

7. The applicant's consultant shall conduct an Inflow & Infiltration study of the existing site and buildings, and provide a certified written report to the City of Beacon of the findings. Possible cross-connections to the City's sanitary sewer collection system include roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, the report shall include these findings along with the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found.

Sheet 1 of 10 – Site Plan:

1. The hotel is noted as being 2 ½ stories in height, but the engineering plans note the hotel to be 3 stories in height. How many stories will the hotel be? The information provided on the plans shall be coordinated on all sheets within the plan set.

2. Sight distance, in both directions, shall be provided for both driveway entrances.

3. The site plan shows the proposed ADA parking at the hotel to be located on the left side of the hotel, whereas the engineering plans show the ADA parking to be on the right side of the hotel. The information provided on the plans shall be coordinated on all sheets of the plan set.

4. The plan shall show the entire length of the proposed pedestrian path out to Beekman Street.

5. The site plan shall be updated to show the required setbacks on the side yards. It appears that with the addition of the deck on the rear of the church, this structure will encroach in the required 25 side yard setback and may require a variance.

6. There is an "L1" symbol located on the DMS Consolidators parcel that should be removed.

7. The site plan shall show the location of all light poles and lighting. The "Landscape and Lighting Plan" shows additional light poles that are not shown on the site plan.

8. The scale noted in the lower right corner of the sheet should be removed, as it conflicts with the actual scale provided for the plan view noted on the left side of the sheet.

9. Construction details shall be added to the plans for the proposed dumpster enclosure called out on the plan.

Sheet 2 of 10 – Landscape & Lighting Plan:

1. The plan provides details for a wall mounted light fixtures noted as "L2" and "L3", but the plan does not show the location of these light fixtures. The plan shall be updated to show the location of these fixtures, or the proposed fixtures removed if it is not to be used. This would also apply to the pole mounted fixture noted as "L1B".

2. Details shall be added to the plan for the proposed "L-Path" lights noted on the plan.

Sheet 6 of 10 – Grading & Utility Plan:

1. Grading on the west side of the hotel shall be revised so as to directed stormwater runoff away from the building.

2. The plan shall be updated to show the location and size of the sewer and water services that currently service the church building and the parsonage. The plans shall also provide abandonment details for any services to be abandoned as part of the project.

3. The plan shall be updated to show the proposed pedestrian path out to Beekman Street.

4. Beekman Street should be labeled on the plan.

5. Plan shows an underground stormwater management structure to be constructed in the parking lot located to the east of the hotel. Based upon the construction details provided on Sheet 9, it appears that the proposed system will be an infiltration system. Soil testing will need to be conducted as part of the design of this system and the testing shall require witnessing by the City Engineer's office. The applicant's consultant shall contact the City Engineer's office to schedule the soil testing to allow for the witnessing of the required soil testing.

Sheet 7 of 10 – Erosion & Sediment Control:

1. The Limits of Disturbance (LOD) shall be adjusted to account for the proposed pedestrian path out to Beekman Street.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

City of Beacon Planning Board Agenda
07/13/2021

Title:

Review application to amend existing Site Plan Approval, Mixed Use Development, 248 Tioronda Avenue, submitted by 248 Beacon Holdings, LLC

ATTACHMENTS

248 Tioronda Avenue Application.pdf

248 Tioronda Avenue Cover Letter.pdf

248 Tioronda Avenue Site Plan.pdf

Engineer Review Letter.pdf

Planner Review Letter.pdf

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Beacon 248 Holdings LLC (Bernard Kohn)

Address: 147 Union Street

Poughkeepsie, NY 12601

Signature: _____

Date: June 29, 2021

Phone: 845-393-1380

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd	6.30.21	EG
Initial Review	7-13-21	
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: The Chazen Companies (Tim Lynch, RLA)

Address: 21 Fox Street

Poughkeepsie, NY 12601

Phone: 845-454-3980

Fax: 845-454-4026

Email address: tlynch@chazencompanies.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 248 Tioronda Avenue, City of Beacon

Tax Map Designation: Section 5954 & 6054 Block 16 and 45 Lot(s) 993482 and 012574

Land Area: 9.18 acres

Zoning District(s) Fishkill Creek Development (FCD) District

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: 64-unit multifamily development and 25,400 SF office building

Gross Non-Residential Floor Space: Existing 0 Proposed 25,400 SF

TOTAL: 25,400 SF

Dwelling Units (by type): Existing 0 Proposed 64

TOTAL: 64 units (28 one-bedroom and 36 two-bedroom)

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Beacon 248 Holdings LLC

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

Bernard Kohn

Michael Silberberg

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

Project parcels = 5954-16-993482 & 6054-45-012574

Applicant Address: 147 Union Street, Poughkeepsie, NY 12601

Project Address: 248 Tioronda Avenue, City of Beacon

Project Tax Grid # 5954-16-993482 & 6054-45-012574

Type of Application Site Plan Application & FCD Application was submitted to City Council

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, Bernard Kohn of 248 Beacon Holdings LLC, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

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

Signature of Owner

Partner

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: Proposed Multifamily Development and Office Building

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

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

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

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

Applicant/Sponsor Name: Beacon 248 Holdings LLC

Signature:

Date: June 29, 2021

FOR OFFICE USE ONLY
Application #

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

INDIVIDUAL DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: Beacon 248 Holdings LLC (Bernard Kohn)

Address of Applicant: 147 Union Street, Poughkeepsie, NY 12601

Telephone Contact Information: 845-393-1380

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Beacon 248 Holdings LLC	147 Union Street Poughkeepsie, NY 12601	845-393-1380	12-10-2018	01-18-2019 at DC Clerk's Office

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☒ NO

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

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

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

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

☐ **YES** ☒ **NO**

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

(Print) Bernard Kohn

(Signature) _____

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

IF AFFIANT IS A CORPORATION:

Name of Entity Beacon 248 Holdings LLC	Telephone Contact Information 845-393-1380
Principal Place of Business of Entity 147 Union Street Poughkeepsie, NY 12601	Place and date of incorporation Rockland County 03-29-2017
Method of Incorporation Limited Liability Corporation (LLC)	Official place where the documents and papers of incorporation were filed Rockland County

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
	147 Union St 101 Poughkeepsie, NY 12601		50%
Michael Silberberg	13 ILAN COURT LAKEWOOD, NJ 08701		50%

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.
Beacon 248 Holdings LLC	147 Union Street, Poughkeepsie, NY 12601	845-393-1380	12-10-2018	01/18/2019 at DC 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
Beacon 248 Development LLC	104 Rochelle Avenue, Rochelle Park, NJ 07662
CHG&E Corp.	284 South Avenue, Poughkeepsie, NY 12601

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, Bernard Kohn being first duly sworn, according to law, deposes and says that I am (Title) _____, an active and qualified member of the Beacon 248 Holdings 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) Bernard Kohn

(Signature) _____

THE Chazen COMPANIES
Civil Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects
Transportation Planners & Engineers
Proud to be Employee Owned

HUDSON VALLEY OFFICE
21 Fox Street
Poughkeepsie, NY 12601
P: 845.454.3980 or 888.539.9073
www.chazencompanies.com

June 29, 2021

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

VIA EMAIL DELIVERY

Re: ***Site Plan Amendment***
248 Beacon Holdings LLC - 248 Tioronda Avenue
(Formerly Beacon 248 Development, LLC, Multifamily Development)
248 Tioronda Avenue, City of Beacon, Dutchess County, NY
Chazen Project #81750.00

Dear Mr. Gunn and members of the Planning board,

The following changes are proposed for the approved site plan for 248 Tioronda Avenue.

1. The planned access road connecting the site to Wolcott Avenue has been removed from the plan. All associated curbing, sidewalks and lighting has also been removed. The proposed retaining wall in that area has been lowered. The wall is still necessary in order to keep fill on site. An emergency vehicle turnaround has been provided just to the north of Building 300. The planned bioretention basin has been relocated to allow for the turnaround. The greenway trail will continue as a trail in the general location where the roadway was proposed rather than following the sidewalk of the roadway. The proposed greenway trail will continue north offsite on the MTA property.

2. The seven (7) parking spaces approved for the west of Building 200 will be revised. The Amended Site Plan proposes two (2) ADA spaces to remain to the west of Building 200 and two (2) ADA and three (3) standard spaces to be relocated into the parking garage inside Building 200 for an equal replacement.

3. Building 100 will be changed from three stories to two stories plus a ground floor terrace. To meet the required floor area Building 100 will be expanded 15’ to the north. The required non-residential floor area of 25,400 SF will remain the same. The proposed stairs, sidewalks and landscaping will be shifted to accommodate this change.

4. The Site Plan Amendment proposes an overall reduction in impervious area; therefore, there will be no adverse impact to the project SWPPP.

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

Sincerely,

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

Cc: Berry Kohan

SITE PLAN

248 TIORONDA AVE, BEACON NY

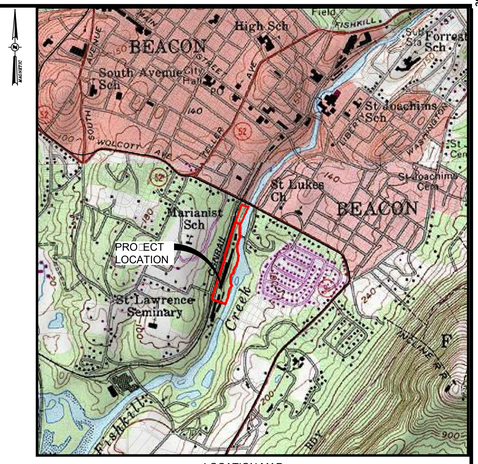
PREPARED FOR

CHAI BUILDERS

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

SEPTEMBER 2018

LAST REVISED: AUGUST 2020



LOCATION MAP
SCALE: 1"=1000'
SOURCE: USGS CATSKILL, NY QUADRANGLE
(USGS REF. CODE: WEST POINT-41073-D8-TF-024)

BEST MANAGEMENT PRACTICES FOR INDIANA BATS
1. THE PROJECT WILL AVOID CUTTING TREES TO THE MAXIMUM EXTENT PRACTICABLE. 2. LARGER TREES WILL BE RETAINED. 3. TREE CLEARING LIMITS WILL BE MARKED IN THE FIELD PRIOR TO ANY CLEARING, AND CONTRACTORS WILL BE INFORMED ABOUT CLEARING LIMITS PRIOR TO THE INITIATION OF WORK. 4. TREES WILL BE REMOVED BETWEEN OCTOBER 1 AND MARCH 31 IN ORDER TO AVOID ANY INCIDENTAL TAKE TO INDIANA BATS, OR OTHER BATS THAT MAY USE TREES FOR ROOSTING. 5. ALL SITE LIGHTING ON THE SITE WILL BE FULL CUT-OFF. 6. THERE WILL BE NO USE OF HERBICIDES OR PESTICIDES IN ANY STORMWATER MANAGEMENT BASINS.

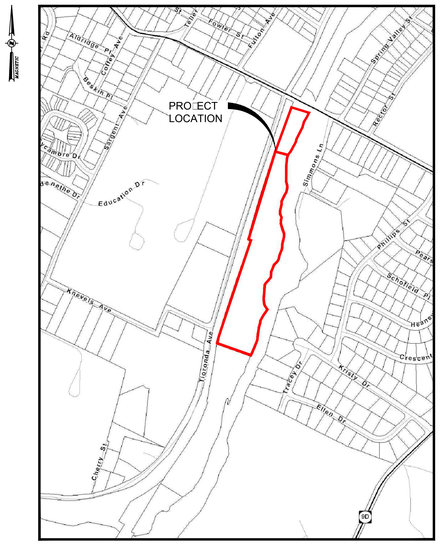
CITY OF BEACON PLANNING BOARD APPROVAL CITY OF BEACON, NEW YORK
APPROVED BY RESOLUTION NUMBER _____ OF THE PLANNING BOARD OF BEACON, NEW YORK ON THE _____ DAY OF _____, 2015, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS _____ DAY OF _____ 2015. _____ CHAIRMAN

CITY OF BEACON PLANNING BOARD APPROVAL OWNER / APPLICANT SIGNATURE
THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE CITY TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE CITY PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE TOWN CODE ENFORCEMENT OFFICER. _____ DATE APPLICANT _____ DATE OWNER

INDEX OF DRAWINGS

PAGE NO.	SHEET NO.	DATE	DESCRIPTION
1	G001	08/07/20	TITLE SHEET
2	C101	04/30/19	EXISTING CONDITIONS PLAN
3	C130	08/07/20	SITE PLAN
4	C140	08/07/20	GRADING PLAN
5	C150	08/07/20	EROSION & SEDIMENT CONTROL PLAN
6	C160	08/07/20	UTILITY PLAN
7	C161	08/07/20	UTILITY PROFILES
8	C162	08/07/20	UTILITY PROFILES
9	C180	08/07/20	LANDSCAPE PLAN
10	C190	08/07/20	PHOTOMETRIC LIGHTING PLAN
11	C200	08/07/20	VEHICLE MANEUVERING PLAN
12	C530	08/07/20	SITE DETAILS
13	C540	08/07/20	STORM SEWER DETAILS
14	C550	08/07/20	EROSION & SEDIMENT CONTROL DETAILS & NOTES
15	C560	08/07/20	WATER SYSTEM DETAILS & NOTES
16	C570	08/07/20	SANITARY SEWER DETAILS & NOTES
17	C580	08/07/20	LANDSCAPE DETAILS & NOTES

OWNER'S CERTIFICATION FOR ALL SHEETS
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATE THAT HE IS FAMILIAR WITH THIS PLAN, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THE PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS, IF REQUIRED. _____ DATE OWNER



AREA PARCEL MAP
SCALE: 1"=400'

BULK TABLE

FISHKILL CREEK DEVELOPMENT DISTRICT: FCD

ZONING REQUIREMENTS:	REQUIRED	PROVIDED
MINIMUM LOT AREA	2 ACRES	9.18 ACRES
MAXIMUM # OF DWELLINGS*	64 UNITS	64 UNITS
NON-RESIDENTIAL FLOOR AREA	25,400 SF	25,400 SF
MAXIMUM BUILDING COVERAGE	35%	9.5%
MINIMUM OPEN SPACE	30%	70.8%
MINIMUM FRONTAGE OF OVERALL FCD SITE ON PUBLIC STREET ROW	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	700'
MINIMUM SETBACK AND BUFFER WIDTH ALONG FISHKILL CREEK	AVG 50 FT MIN 25 FT	AVG = 75 FT MIN. = 45 FT
MAXIMUM BUILDING HEIGHT	3 STORIES (40')	3 STORIES (36')
MINIMUM NUMBER OF PARKING SPACES		
RESIDENTIAL:	1 SPACE PER DWELLING UNIT PLUS 1/4 SPACE FOR EACH BEDROOM =89 SPACES	89 SPACES TOTAL (WHICH INCLUDES 16 SURFACE SPACES, AND 73 SPACES BELOW BUILDING)
NON-RESIDENTIAL:	1 SPACE PER 200 SF GROSS FLOOR AREA EXCLUDING UTILITY AREAS =127 SPACES	104 SPACES TOTAL
LAND BANKED:	0 SPACES	24 SPACES
TOTAL:	216 SPACES 9 ACCESSIBLE SPACES REQUIRED	217 SPACES 13 ACCESSIBLE SPACES PROVIDED 4 OF 9 ACCESSIBLE SPACES BELOW RESIDENTIAL BUILDING

Allowable Residential Units

1	Total lot area	9.18 acres
2	Lot area with slopes over 25%, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland.	2.98 acres
3	Remaining lands for dwelling unit calculation (line 1 - line 2)	6.2 acres
4	Maximum dwelling units (line 3 x 11)	68 units

SITE STATISTICS FOR PROPOSED MULTIFAMILY HOUSING & NON-RESIDENTIAL

PROPOSED USE	MULTIFAMILY HOUSUING & NON-RESIDENTIAL
ZONING DISTRICT	FISHKILL CREEK DEVELOPMENT
TOTAL BUILDING FLOOR AREA (SF)	101,602 SF (64 UNITS + NON RESIDENTIAL USE)
PARKING PROVIDED	217

DEVELOPMENT SCHEDULE

BUILDING	UNITS	1-BR	2-BR	APPROX. SQUARE FT	% OF PROJECT AREA
RES.	64	28	36	76,202	75
NON-RES.	-	-	-	25,400	25
TOTAL	64	28	36	101,602	100

DEVELOPMENT NOTE:

THE PROJECT SHALL NOT EXCEED A TOTAL OF 64 UNITS, IN A MIX OF ONE AND TWO BEDROOM UNITS. TEN PERCENT (10%) OF THE UNITS WILL MEET THE REQUIREMENTS OF ARTICLE 16B, AFFORDABLE-WORKFORCE HOUSING, OF THE ZONING LAW.

SITE ENGINEER:
CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

PROJECT ARCHITECT:
AB ARCHITEKTEN
62 ALLEN STREET, 2ND FLOOR
NEW YORK, NY 10002
PHONE: (212) 334-1232

SITE SURVEYOR:
CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

DEVELOPER / APPLICANT:
CHAI BUILDERS
120 ROUTE 59, SUITE 201
SUFFERN, NY 10901
(917) 696-4402

OWNER(S) INFORMATION:
BERRY KOHN
BEACON 248 HOLDINGS, LLC.
15 SYCAMORE LANE
SUFFERN, NY 10901

TAX MAP INFORMATION:
CITY OF BEACON, NEW YORK
SECTION 5954, BLOCK 10, LOT 993482 (8.18 ACRES)
SECTION 6054, BLOCK 45, LOT 012574 (1 ACRE)

AREA:
TOTAL PROJECT AREA: 9.18± ACRES

ZONING DISTRICT:
FISHKILL CREEK DEVELOPMENT (FCD) ZONING DISTRICT

WATER & SEWER DISTRICT:
CITY OF BEACON

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ORIGINAL SCALE IN INCHES

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Planners
Environmental & Safety Professionals
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Nashville, Tennessee 37212
Phone: (615) 380-1359

Chattanooga Tennessee Office:
427 E. 5TH ST. (Suite 201)
Chattanooga, Tennessee 37403
Phone: (423) 241-6575

rev.	date	description
9	08/07/20	REVISED PER DOH COMMENTS
8	02/25/20	REVISED PER PLANNING BOARD COMMENTS
7	01/28/20	REVISED PER PLANNING BOARD COMMENTS
6	12/20/19	REVISED PER PLANNING BOARD COMMENTS
5	04/30/19	REVISED PER PLANNING BOARD COMMENTS
4	02/28/19	REVISED PER CITY COUNCIL COMMENTS
3	01/17/19	REVISED PER CITY COUNCIL COMMENTS
11	06/29/21	SITE PLAN AMENDMENT
10	09/9/20	REVISED PER PLANNING BOARD COMMENTS

248 TIORONDA AVE., BEACON, N.Y.

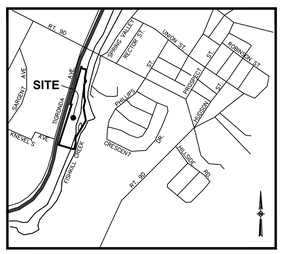
TITLE SHEET

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed CJL	checked CL
date 09/10/18	scale AS NOTED
project no. 81750.00	
sheet no. **G001** 1 of 17	

Drawing Name: Z:\proj\81750-81799\81750.00 CHAI Builders 8-248\DWG\00_G001_81750-00_TITLE.dwg
Xref's Attached: XBASE-ENG_81750-00; XTB_81750-00_36x48
Date Printed: Jun 28, 2021, 9:04am

VICINITY MAP



SCALE: 1"= 1000'±
SOURCE:USGS WEST POINT QUADRANGLE

NEW YORK STATE PLANE MERIDIAN
+00°20'50" TO FILED MAP 10970 MERIDIAN

LEGEND:

- NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EDGE OF CREEK
- EXISTING BUILDING
- X—X EXISTING FENCE
- OHW EXISTING OVERHEAD WIRES
- W EXISTING WATER LINE
- S 8" EXISTING UNDERGROUND SEWER LINE
- ST 15" EXISTING UNDERGROUND STORM LINE
- EXISTING RAILROAD TRACKS
- EXISTING SIGN
- BENCHMARK HYD-NHOA ELEV = xxx.xx — EXISTING BENCHMARK
- EXISTING BOLLARD
- EXISTING CATCH BASIN
- EXISTING DECIDUOUS TREE
- EXISTING GUY WIRE
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING UNKNOWN MANHOLE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING WATER VALVE
- MW EXISTING MONITORING WELL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL

TITLE REPORT SCHEDULE B-1

REGARDING CHICAGO TITLE INSURANCE COMPANY POLICY #3706-00688, EFFECTIVE OCTOBER 15, 2006:

ITEM 14. EASEMENT GRANTED IN FAVOR OF C.H.G.& E. LIBER 959 PAGE 376. DOCUMENT STATES THAT C.H.G. &E. RESERVES A RIGHT TO HAVE CLEARANCE OF 10 FEET BETWEEN ALL WIRES AND CONDUCTORS OF ELECTRICITY AND ANY STRUCTURE HEREAFTER CONSTRUCTED. (EASEMENT SHOWN HEREON).

ITEM 15. EASEMENTS CONTAINED IN LIBER 1042 PAGE 205, AS REPEATED IN LIBER 1328 PAGE 118. (TOGETHER WITH RIGHTS RESERVED TO THE GRANTOR, (NEW YORK RUBBER COMPANY), THE RIGHT TO CONSTRUCT, MAINTAIN AND USE DRIVEWAYS AND FOOT WALKS OVER THE PARCEL HEREBY CONVEYED. (EXISTING DRIVES SHOWN HEREON). TOGETHER WITH POWER AND LIGHT SUBSTATION, TRANSFORMERS, PLUMBING, HEATING AND LIGHTING EQUIPMENT ON THE PREMISES. CANNOT IDENTIFY SUBSTATION LOCATION.)

ITEM 16. RESERVATION TO THE NEW YORK RUBBER CORPORATION IN LIBER 1328 PAGE 118. (DOCUMENT NOT INCLUDED IN SCHEDULE B-1), SEE ITEM 15 FOR SUMMATION OF EASEMENTS IN LIBER 1042 PAGE 205.

ITEM 17. EASEMENTS AND RECITALS CONTAINED IN LIBER 1936 PAGE 229:

RIGHTS OF WAY IN GRANTED TO THE NEW YORK RUBBER COMPANY BY THE DUTCHESS AND COLUMBIA RAILROAD COMPANY LIBER 257 PAGE 32, (DOCUMENT REFERS TO THE GRANTING OF MULTIPLE CROSSINGS OVER AND UNDER SAID RAILROAD. AFFECTS SUBJECT PARCEL. ACCESS EASEMENTS NOT PROTRACTIBLE).

RIGHT OF WAY GRANTED TO THE CITY OF BEACON IN LIBER 556 PAGE 508, (DOES NOT AFFECT SUBJECT PARCEL).

LIBER 959 PAGE 373,)EXCEPTS AND RESERVES FROM THE C.H.G. & E. PARCEL TO THE NORTH OF THE SUBJECT PARCEL. " THE SHOULDERS AND OTHER PARTS OF THE ACCESS ROAD LYING ON THE WESTERLY SIDE OF SAID PARCEL" (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).

ITEM 18. PERMANENT AND TEMPORARY EASEMENTS CONTAINED IN APPROPRIATION NOTICE RECORDED IN LIBER 2002 PAGE 516. (PERMANENT EASEMENT MAP NO. 18, PARCEL NO. 26 AFFECTS SUBJECT PARCEL AND SHOWN HEREON. TEMPORARY EASEMENTS SHOWN ON MAP NO. 19 ,PARCEL NO. 27 AND 28 WERE TERMINATED ON NOVEMBER 16, 1999.)

ITEM 19. ACCESS EASEMENT OVER PARCEL 1B, (F.M. 10970), GRANTED IN FAVOR OF PARCEL 1A. (F.M. # 10970). EASEMENT IS SHOWN ON FILED MAP # 10970. AFFECTS SUBJECT PARCEL AND SHOWN HEREON.

ITEM 20. NOTES AND EASEMENTS SHOWN ON FILED MAP # 10970;

MAP DEPICTS 6 FOOT WIDE "GREENWAY EASEMENT", GRANTED IN FAVOR OF THE CITY OF BEACON FOR PUBLIC ACCESS AND IS LOCATED ALONG THE FISHKILL CREEK, (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).

ACCESS EASEMENT GRANTED IN FAVOR OF PARCEL 1A, OVER PARCEL 1B. AFFECTS SUBJECT PARCEL AND SHOWN HEREON-SEE ITEM 19.

ITEM 21. LEASE AND EASEMENT RECORDED IN DOCUMENT #02-2003-9779, AS MODIFIED IN DOCUMENT #02-2005-7447, AS ASSIGNED AND ASSUMED IN DOCUMENT #02-2005-7449, AS MODIFIED IN DOCUMENT #02-2005-7448 AND AS MODIFIED IN DOCUMENT #02-2005-7450.

DOCUMENT #02-2003-9779 RESERVES TO THE LANDLORD THE RIGHT TO PASS THROUGH AND ACROSS THE LEASED PREMISES TO TIORANDA AVENUE. THE LEASE PARCEL IS SHOWN ON A PORTION OF A MAP PREPARED BY BADEY AND WATSON SURVEYING AND ENGINEERING, P.C., (BEING AN UNRECORDED MAP). (AFFECTS SUBJECT PARCEL AND SHOWN HEREON.)

DOCUMENT #02-2005-7447 DESCRIBES CONSENT TO ASSIGNMENT OF LEASE TO "SISTERS PROPERTIES, LLC" AS ASSIGNEE.

DOCUMENT #02-2005-7449 AS ASSIGNED AND ASSUMED BY "SISTERS PROPERTIES, LLC".

DOCUMENT #02-2005-7448, BEING A MODIFICATION OF THE LEASE AGREEMENT.

DOCUMENT #02-2005-7450 PROVIDES A METES AND BOUNDS DESCRIPTION OF THE LEASE PARCEL. (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).

DEED REFERENCE

JOSEPH RENDEIRO
– TO –
BEACON 248 DEVELOPMENT, LLC
DOC. # 02-2006-4859
FILED JUNE 20, 2006

TAX PARCEL NUMBER

130200-5954-16-993482-00

AREA: 8.175 ACRES

356,099 SQ.FT.

MAP REFERENCE

REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE", PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING P.C., DATED APRIL 16, 1991 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON FEBRUARY 22, 2000 AS FILED MAP #10970.

MAP REFERENCE

1. SUBJECT PROPERTY IS DESIGNATED AS PARCEL 1B AS SHOWN ON A MAP ENTITLED, "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE", PREPARED BY BADEY AND WATSON SURVEYING AND ENGINEERING, P.C., FILED IN THE DUTCHESS COUNTY CLERKS OFFICE AS FILED MAP # 10970 ON FEBRUARY 22, 2000.

2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "BEACON 248 DEVELOPMENT, LLC, MAP OF BOUNDARY & TOPOGRAPHIC SURVEY OF LANDS OF CENTRAL HUDSON GAS & ELECTRIC CORP." DATED 02/25/2013, PREPARED BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.

FLOOD ZONE NOTE:

THE FLOODWAY LINE AND FLOOD ZONE LINE "ZONE X OTHER FLOOD AREAS" SHOWN HEREON ARE AS SCALED FROM FLOOD INSURANCE RATE MAPPING (FIRM) LISTED BELOW, THE "ZONE AE" 100 YEAR FLOOD LINE WITHIN THE SUBJECT PARCEL WAS DRAWN AT ELEVATION 85.9(NGVD29) PER THE TOPOGRAPHY SHOWN HEREON.

PARCEL SHOWN HEREON LIES WITHIN "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" ZONE AE, WITHIN "OTHER FLOOD AREAS, ZONE X", "OTHER AREAS, ZONE X", AND WITHIN FLOODWAY AREAS IN ZONE AE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAPPING FOR THE CITY OF BEACON COMMUNITY NUMBER 360217 MAP NUMBER 36027C0577E, HAVING AN EFFECTIVE DATE OF MAY 2, 2012.

"ZONE AE" BEING DESCRIBED THEREON AS "BASE FLOOD ELEVATIONS DETERMINED", THE BASE FLOOD ELEVATION BEING SHOWN THEREON AS ELEVATIONS 85 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH TRANSLATES TO ELEVATION 85.9 NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) BEING THE DATUM OF TOPOGRAPHY SHOWN HEREON.

"OTHER FLOOD AREAS, ZONE X" BEING DESCRIBED THEREON AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".

"OTHER AREAS, ZONE X" BEING DESCRIBED THEREON AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

"FLOODWAY AREAS IN ZONE AE" BEING DESCRIBED THEREON AS "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS."

VERTICAL DATUM NOTE

TOPOGRAPHY IS BASED REFERENCE MARK (RM 4, ELEVATION 3.92'), AS SHOWN ON FLOOD INSURANCE RATE MAP, CITY OF BEACON COMMUNITY PANEL #360217-0003-B, DATED MARCH 1, 1984. VERTICAL DATUM IS NGVD 1929. CONTOUR INTERVAL IS 2 FEET.

NOTES

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

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CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS, EXCEPT AS INDICATED HEREON.

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PERVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

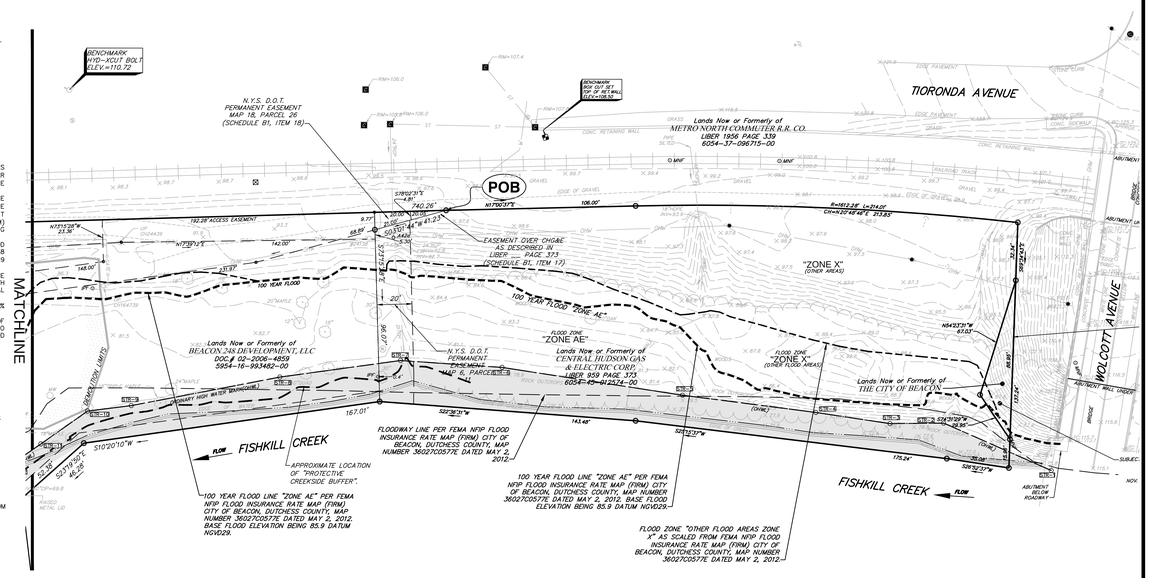
THE BOUNDARY SURVEY FOR THE SUBJECT SITE WAS COMPLETED ON DECEMBER 13, 2006. BOUNDARY SURVEY FIELD UPDATED APRIL 6, 2011.

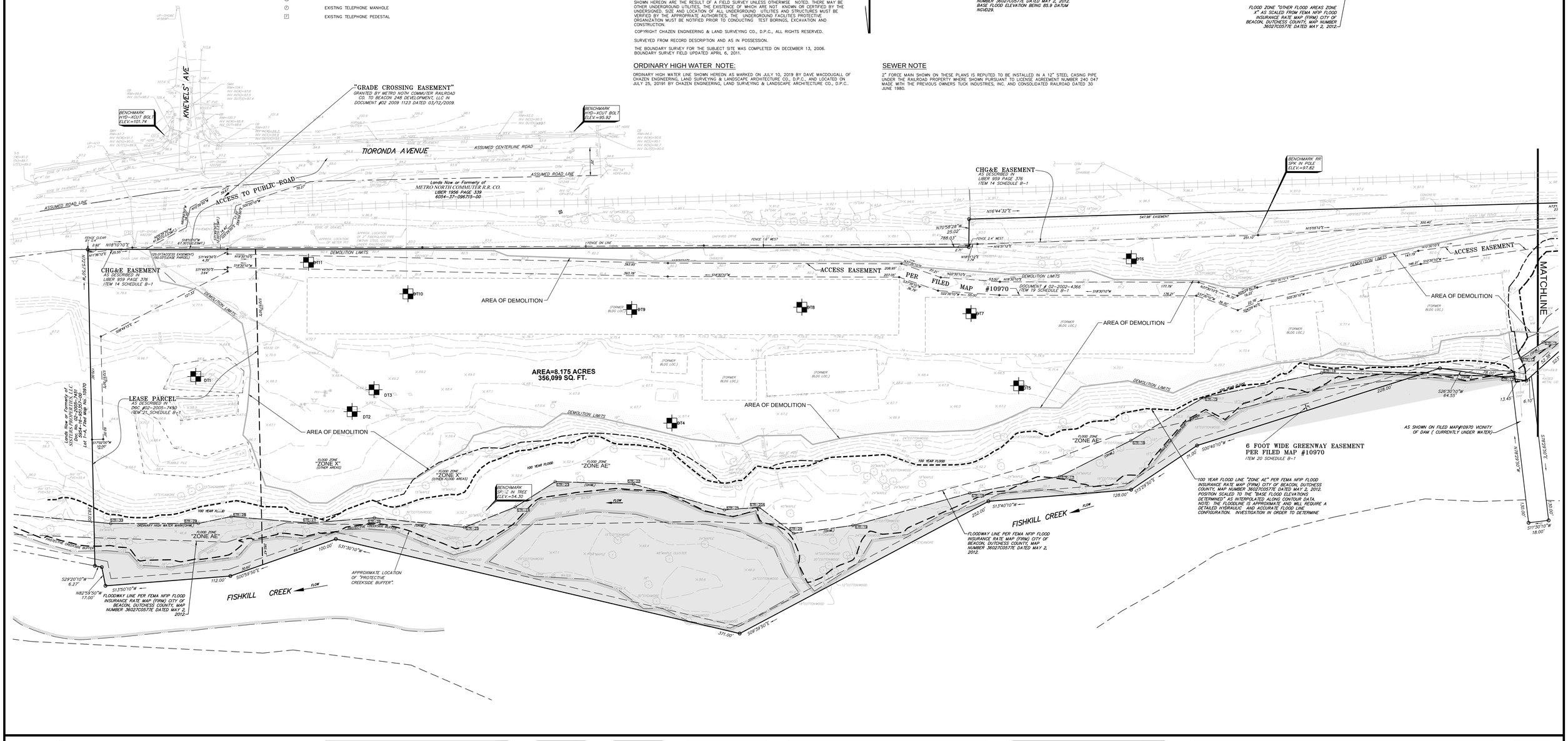
ORDINARY HIGH WATER NOTE:

ORDINARY HIGH WATER LINE SHOWN HEREON AS MARKED ON JULY 10, 2019 BY DAVE MACDOUGALL OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C., AND LOCATED ON JULY 25, 20191 BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C..

SEWER NOTE

2" FORCE MAIN SHOWN ON THESE PLANS IS REPUTED TO BE INSTALLED IN A 12" STEEL CASING PIPE UNDER THE RAILROAD PROPERTY WHERE SHOWN PURSUANT TO LICENSE AGREEMENT NUMBER 240,047 MADE WITH THE PREVOUS OWNERS TUCK INDUSTRIES, INC. AND CONSOLIDATED RAILROAD DATED 30 JUNE 1980.





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Chattanooga, Tennessee 37403
Phone: (423) 241-6575

rev.	date	description
2	09/9/20	REVISED PER PLANNING BOARD COMMENTS
1	11/22/13	REVISED PER PLANNING BOARD COMMENTS DATED SEPTEMBER 2013

248 TIORONDA AVE., BEACON, N.Y.

EXISTING CONDITIONS

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed APB | checked CL
date 09/10/18 | scale 1"=30'
project no. 81750.00
sheet no. C101 2 of 17

Drawing Name: Z:\projects\81700-81799\81750.00 CHAI Builders B-248\DWG\01_C101_81750-00_EXIST.dwg
Xrefs Attached: XBASE-SVY_81706-00, XTB_81750-00_3&4B, XBASE-ENG_81750-00
Date Printed: Jun 25, 2021, 9:06am

SEE DETAIL 2 THIS SHEET

MATCHLINE

KNIEVELS' AVE

TIORONDA AVENUE

TRAIL ACCESS FROM TIORONDA AVENUE

4 C530 PROPOSED BOX BEAM GUIDERAIL (TYP.)

SINGLE POST SIGN MOUNT (TYP.) 7 C530

RETAINING WALL & FALL PROTECTION ENGINEERING BY OTHERS

58.1'

PAVEMENT TRANSITION 3 C530

STOP BAR STRIPING (TYP.)

SINGLE POST STOP SIGN MOUNTING (TYP.) 10 C530 / 8 C530

PAVEMENT MARKING (TYP.) 9 C530

13 C530 CONCRETE SIDEWALK (TYP)

16 C530 PAVEMENT MARKING DETAIL DIRECTIONAL ARROW (TYP)

5 C530 DETECTABLE WARNING UNITS (TYP.)

6 C530 PEDESTRIAN RAMP SECTION (TYP.)

11 C530 CROSSWALK STRIPING, TYPE LS (TYP)

PROPOSED REFUSE ENCLOSURE (TYP) 19 C530

RETAINING WALL & FALL PROTECTION ENGINEERING BY OTHERS

LIGHTPOLE (TYP)

CAST IN PLACE CONCRETE CURB (TYP.) 2 C530

28 C530 PEDESTRIAN RAMP-DROP CURB (TYP.)

12 C530 PAVEMENT STRIPING (TYP)

SINGLE POST SIGN MOUNT IN CONCRETE (TYP) 16 C530

19 C570 BIKE RACK

1 C530 CAST IN PLACE CONCRETE CURB AT SIDEWALK (TYP.)

LEASE LINE

BUILDING 100
3 STORY OFFICE
FFE = 76.25
TERRACE = 64.25
140.0'
80.0'

14 C530 PAVEMENT SECTION (TYP)

13 C530 CONCRETE SIDEWALK (TYP)

24 LAND BANKED PARKING SPACES

ADA TRAIL (TYP) 26 C530

PROPOSED REFUSE ENCLOSURE (TYP) 19 C530

5 C530 DETECTABLE WARNING UNITS (TYP.)

PAVEMENT STRIPING (TYP) 12 C530

EXISTING PROPERTY LINE

LOCKABLE ACCESS GATE (LOCATION AND TYPE TO BE COORDINATED WITH FIRE CHIEF) 20 C530

RETAINING WALL & FALL PROTECTION ENGINEERING BY OTHERS

27 C530 PEDESTRIAN RAMP-DROP CURB (TYP)

CAST IN PLACE CONCRETE CURB (TYP.) 2 C530

14 C530 PAVEMENT SECTION (TYP)

RETAINING WALL & FALL PROTECTION ENGINEERING BY OTHERS

19 C570 BIKE RACK

EMERGENCY ACCESS

BUILDING 200
3 STORY RESIDENTIAL (NOT INCLUDING PARKING GARAGE)
203.5'x70.0'
32 UNITS
PARKING GARAGE BELOW
80 TOTAL PARKING SPACES, 6 ADA COMPLIANT
FFE = 85.0
GFE = 73.0

TERRACED PLANTERS

BUILDING 300
3 STORY RESIDENTIAL
NOT INCLUDING PARKING GARAGE
203.5'x70.0'
32 UNITS
FFE = 85.0
GFE = 73.0

BIORETENTION 2

20-FT GREENWAY TRAIL EASEMENT

2-FT GREENWAY TRAIL SHOULDER & 2-FT BUFFER

GREENWAY TRAIL 25 C530

RAMP WITH HANDRAIL 26 C530

STAIRS (TYP) 24 C530

20-FT WIDE GREENWAY TRAIL EASEMENT

BIORETENTION 1

RETAINING WALL & FALL PROTECTION ENGINEERING BY OTHERS

STAIRS (TYP) 24 C530

20-FT GREENWAY TRAIL EASEMENT

GREENWAY TRAIL 25 C530

BENCH (TYP.) 18 C570

5' WIDE SPUR TRAIL

FISHKILL CREEK

ZONE X (OUTSIDE FLOOD AREAS)

ZONE AE

100 YEAR FLOOD

ORDINARY HIGH WATER MARK(OHWM)

FLOODWAY LINE PER FEMA NFIP FLOOD INSURANCE RATE MAP (FIRM) CITY OF BEACON, DUTCHESS COUNTY, MAP NUMBER 36027C0527E DATED MAY 2, 2012

APPROXIMATE LOCATION OF "PROTECTIVE CHECK DAM BUSTED"

FISHKILL CREEK

FLOODWAY LINE PER FEMA NFIP FLOOD INSURANCE RATE MAP (FIRM) CITY OF BEACON, DUTCHESS COUNTY, MAP NUMBER 36027C0527E DATED MAY 2, 2012

FISHKILL CREEK

1 C130 **SITE PLAN**
SCALE: 1"=30'

SEE DETAIL 1 THIS SHEET

MATCHLINE

TIORONDA AVENUE

FUTURE GREENWAY TRAIL CONNECTION ON MTA PROPERTY

EXISTING PROPERTY LINE

20-FT WIDE GREENWAY TRAIL EASEMENT

PROPOSED GREENWAY CONNECTION TO 23-28 CREEK DRIVE PROPERTY

13 C530 GREENWAY TRAIL

RETAINING WALL & FALL PROTECTION ENGINEERING BY OTHERS

PROPOSED 4' HIGH BLACK ALUMINUM FENCE (TYP.) 8 C580

EXISTING 100 YEAR FLOOD PLAIN

WOLCOTT AVENUE

ABUTMENT BELOW ROADWAY

FISHKILL CREEK

ORDINARY HIGH WATER MARK(OHWM)

FLOODWAY LINE PER FEMA NFIP FLOOD INSURANCE RATE MAP (FIRM) CITY OF BEACON, DUTCHESS COUNTY, MAP NUMBER 36027C0527E DATED MAY 2, 2012

APPROXIMATE LOCATION OF "PROTECTIVE CHECK DAM BUSTED"

100-YEAR FLOOD LINE PER FEMA NFIP FLOOD INSURANCE RATE MAP (FIRM) CITY OF BEACON, DUTCHESS COUNTY, MAP NUMBER 36027C0527E DATED MAY 2, 2012, BASE FLOOD ELEVATION (BFE) SHOWN ON FIRM

FLOOD ZONE, OTHER FLOOD AREAS ZONE, OTHER FLOOD AREAS, ZONE INSURANCE RATE MAP (FIRM) CITY OF BEACON, DUTCHESS COUNTY, MAP NUMBER 36027C0527E DATED MAY 2, 2012

2 C130 **SITE PLAN**
SCALE: 1"=30'

LEGEND:

- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- (25) PROPOSED PARKING COUNT
- PROPOSED SIDE WALK
- EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
- PROPOSED CURB
- PROPOSED LIGHT POLE
- PROPOSED RETAINING WALL
- GREENWAY TRAIL

MUTCD SIGN SCHEDULE

SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS BCK GRND	COLORS LEGEND	MOUNTING
1	STOP	R1-1	30"x30"	RED	WHITE	8 C530
2		W11-2	24"x24"	YELLOW/ FYG	BLACK	16 C530
3	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/ BLUE	GREEN/ WHITE	16 C530
4	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE	BLUE	16 C530
5	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	16 C530
6		R3-2	30"x30"	WHITE	BLACK/ RED	16 C530
7		R3-2	30"x30"	WHITE	BLACK/ RED	16 C530
8	WALKING CROSSROAD	R15-1	48"x9"	WHITE	BLACK	16 C530
9	EXEMPT	R15-3P	24"x12"	WHITE	BLACK	16 C530
10		W10-1	30"	YELLOW	BLACK	16 C530
11		CUSTOM	18"x18"	WHITE	GREEN	16 C530

SITE PLAN NOTES:

LAND BANKED PARKING SHALL BE CONSTRUCTED IF REQUIRED PER SECTION 223-26E OF CITY CODE..

THE BEACON GREENWAY TRAIL COMMITTEE WILL BE ASKED TO REVIEW LAYOUT OF TRAIL PRIOR TO CONSTRUCTION. ADDITIONALLY, THE COMMITTEE WILL DETERMINE THE FINAL LOCATION OF THE BENCHES ON THE GREENWAY TRAIL DURING FINAL REVIEW PRIOR TO CONSTRUCTION.

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rev.	date	description
9	06/29/21	SITE PLAN AMENDMENT
8	09/09/20	REVISED PER PLANNING BOARD COMMENTS
7	08/07/20	REVISED PER DOH COMMENTS
6	05/21/20	REVISED PER REGULATORY COMMENTS
5	02/25/20	REVISED PER PLANNING BOARD COMMENTS
4	01/28/20	REVISED PER PLANNING BOARD COMMENTS
3	12/20/19	REVISED PER PLANNING BOARD COMMENTS
2	11/26/18	REVISED PER CITY COUNCIL COMMENTS
1	10/10/18	REVISED PER INTERNAL REVIEW

248 TIORONDA AVE., BEACON, N.Y.

SITE PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
CJL	CL
date	scale
09/10/18	1" = 30'
project no.	
81750.00	
sheet no.	
C130	3 of 17

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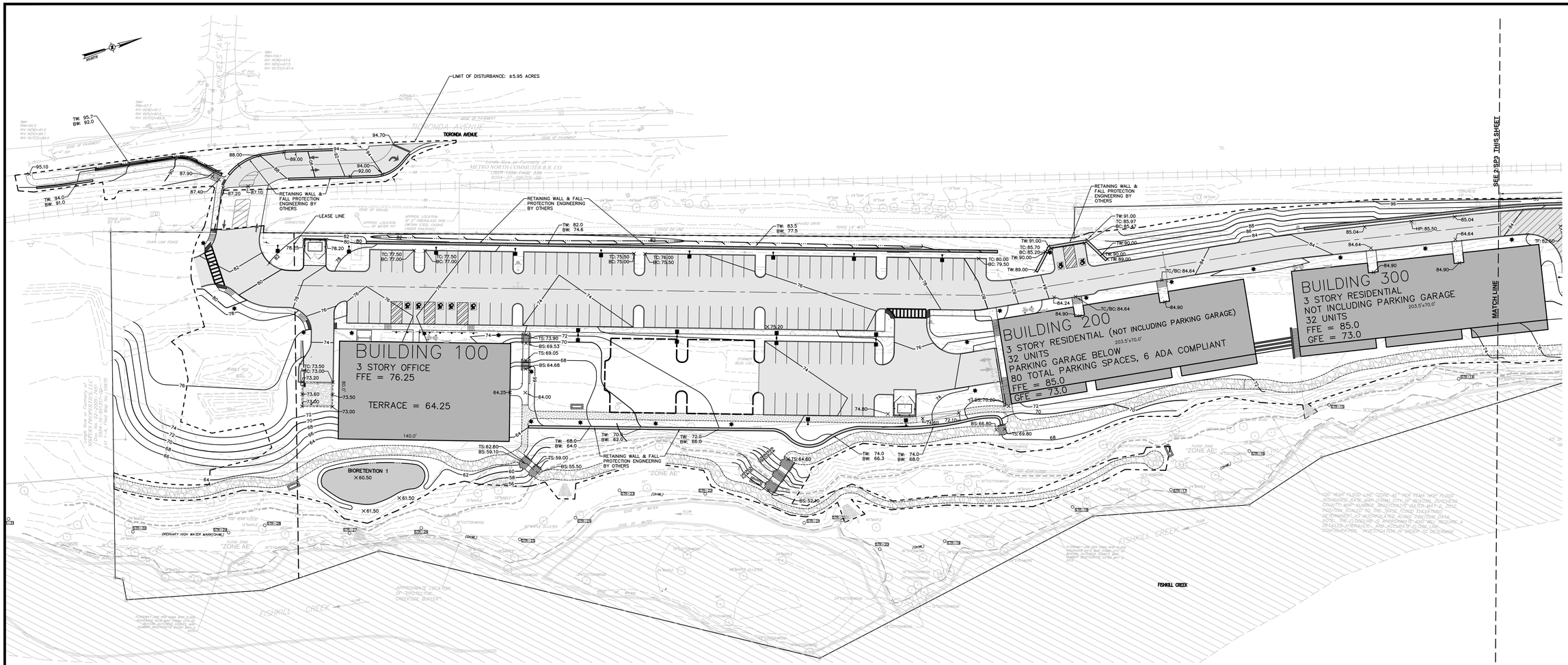
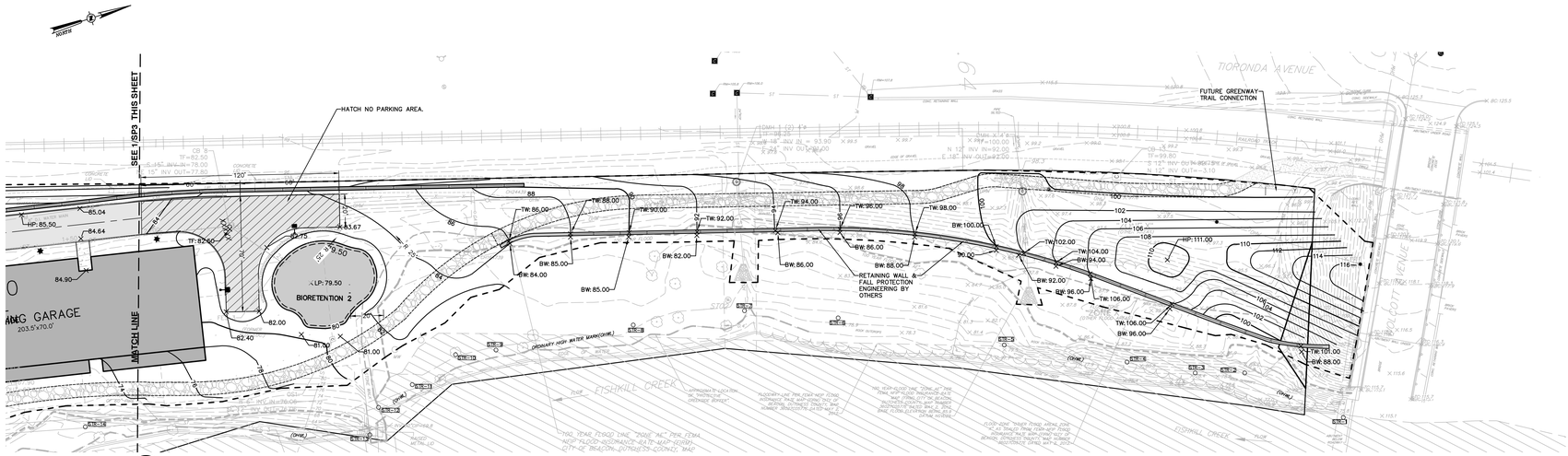


1 C140 **GRADING PLAN**
SCALE: 1"=30'



2 C140 **GRADING PLAN**
SCALE: 1"=30'

GRADING & DRAINAGE LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- XXX PROPOSED 10 FT CONTOUR
- XXX PROPOSED 2 FT CONTOUR
- XXX.X PROPOSED SPOT GRADE
- PROPOSED TREE LINE
- PROPOSED SHRUB LINE
- PROPOSED DRAINAGE SWALE
- PROPOSED WORK LIMIT LINE
- S PROPOSED SANITARY SEWER LINE
- FM PROPOSED FORCE MAIN
- W PROPOSED WATER LINE
- ST PROPOSED STORM DRAIN LINE
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE

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248 TIORONDA AVE., BEACON, N.Y.

GRADING PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
CJL	CL
date	scale
09/10/18	1"=30'
project no.	
81750.00	
sheet no.	
C140	
4 of 17	

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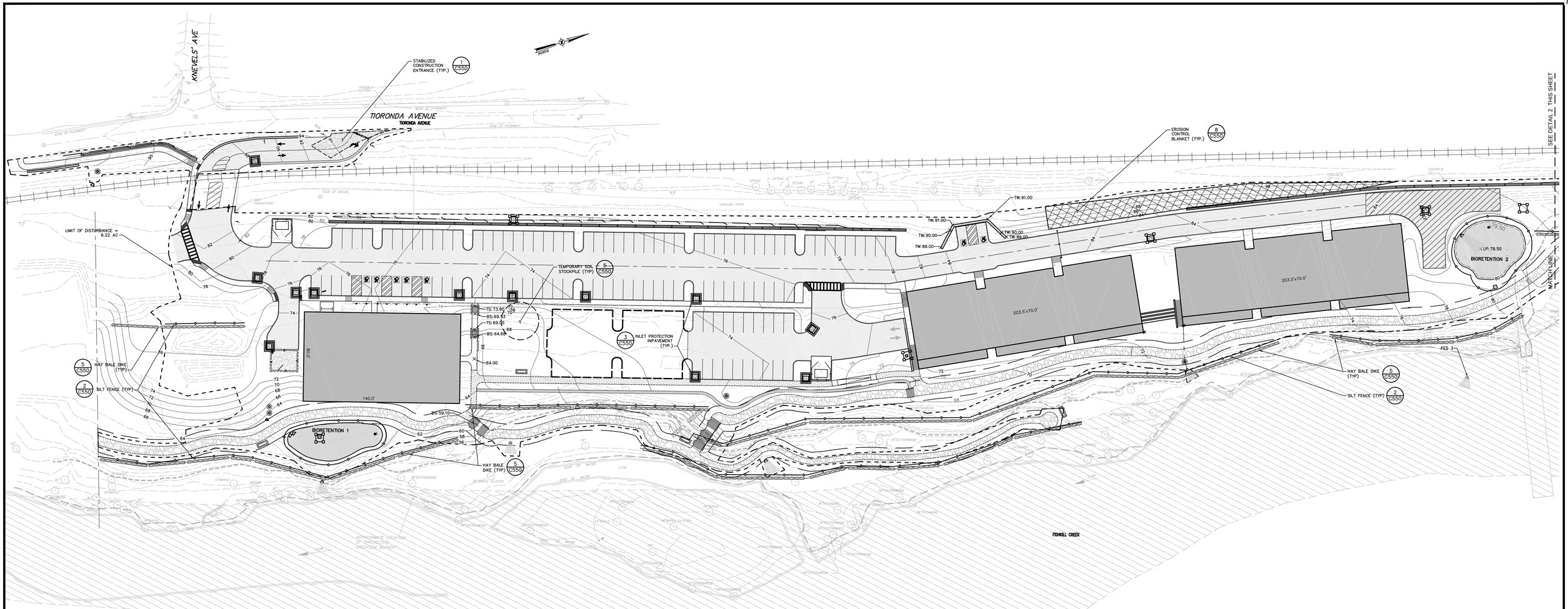
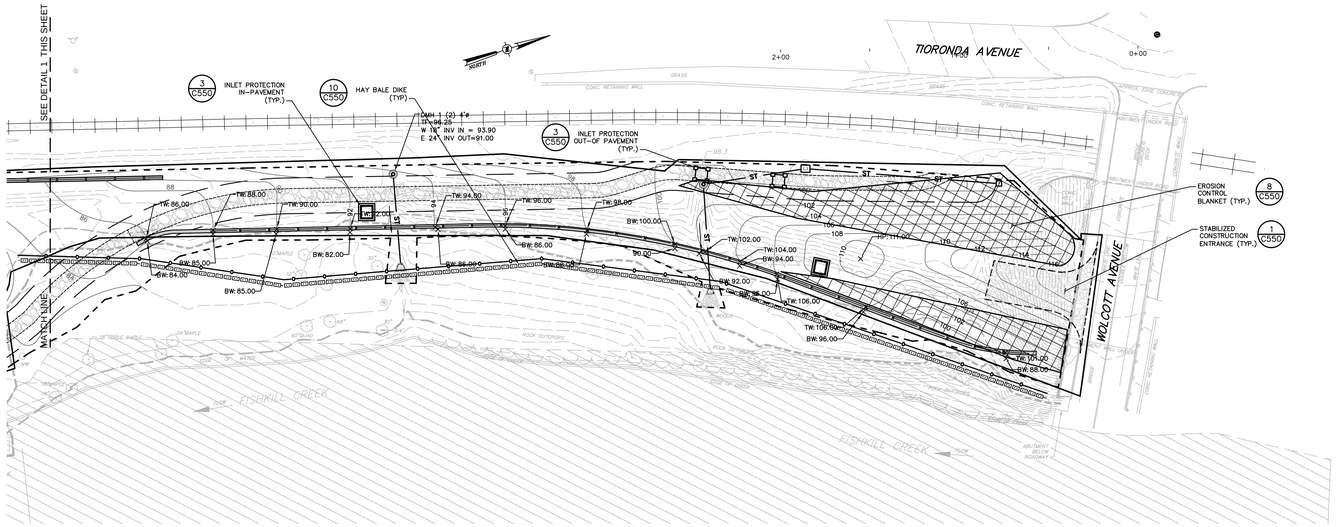


1 C150 **EROSION AND SEDIMENT CONTROL PLAN**
SCALE: 1"=30'



2 C150 **EROSION AND SEDIMENT CONTROL PLAN**
SCALE: 1"=30'

LEGEND:

- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- (25) PROPOSED PARKING COUNT
- PROPOSED SIDE WALK
- EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED EROSION BLANKET
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED OUT-OF PAVEMENT INLET PROTECTION
- PROPOSED IN-PAVEMENT INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED STRAW BALE DIKE
- PROPOSED TEMPORARY SOIL STOCKPILE

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248 TIORONDA AVE., BEACON, N.Y.

EROSION AND SEDIMENT CONTROL PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
APB	CL
date	scale
09/10/18	1" = 30'
project no.	
81750.00	
sheet no.	
C150	
5 of 17	

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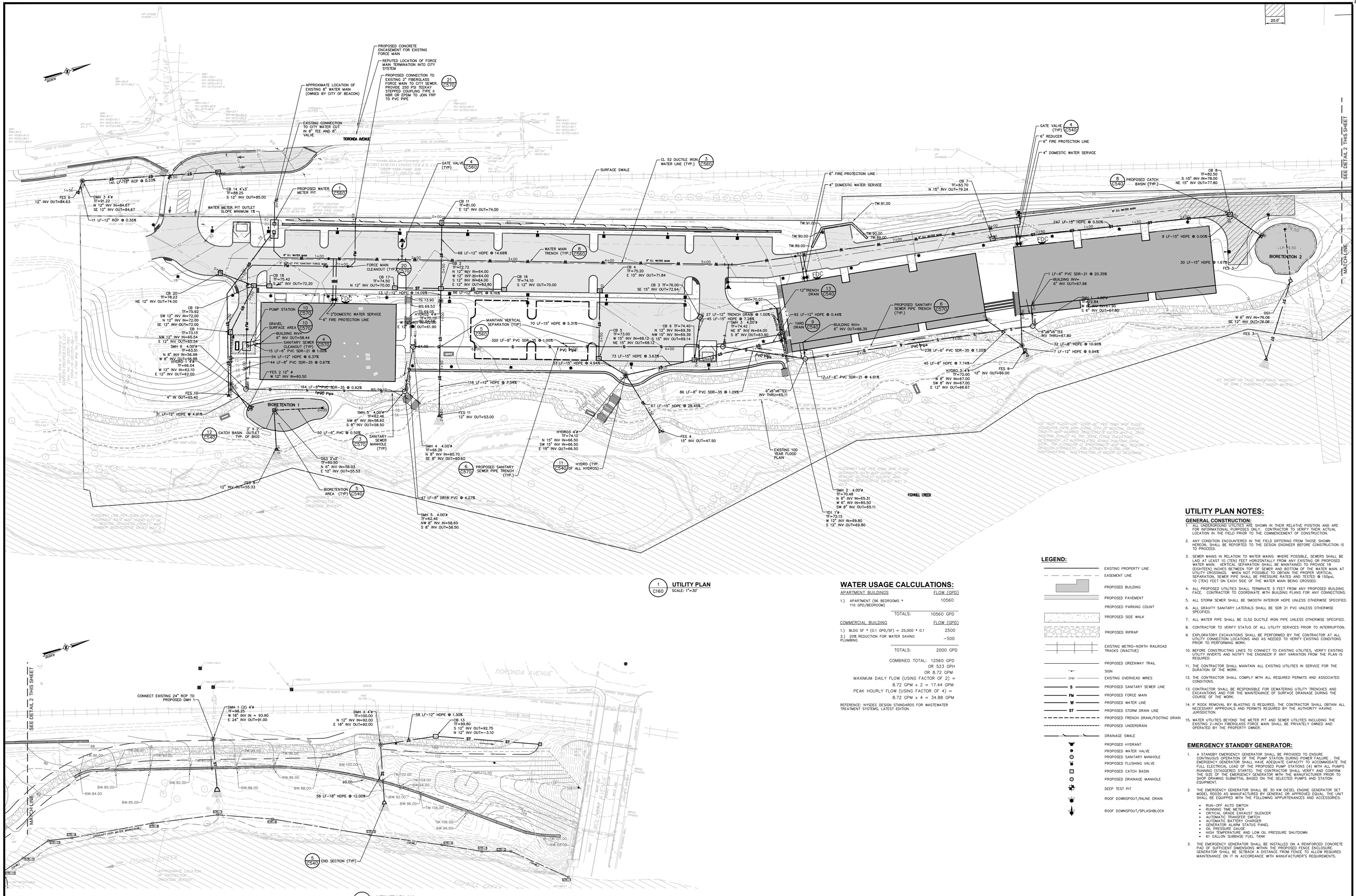

1 C160 **UTILITY PLAN**
SCALE: 1"=30'

WATER USAGE CALCULATIONS:

APARTMENT BUILDINGS	FLOW (GPD)
1.) APARTMENT (96 BEDROOMS * 110 GPD/BEDROOM)	10560
TOTALS:	10560 GPD

COMMERCIAL BUILDING	FLOW (GPD)
1.) BLDG SF * (0.1 GPD/SF) = 25,000 * 0.1	2500
2.) 20% REDUCTION FOR WATER SAVING PLUMBING	−500
TOTALS:	2000 GPD

COMBINED TOTAL: 12560 GPD
OR 523 GPH
OR 8.72 GPM
MAXIMUM DAILY FLOW (USING FACTOR OF 2) =
8.72 GPM x 2 = 17.44 GPM
PEAK HOURLY FLOW (USING FACTOR OF 4) =
8.72 GPM x 4 = 34.88 GPM

REFERENCE: NYSDEC DESIGN STANDARDS FOR WASTEWATER TREATMENT SYSTEMS, LATEST EDITION

UTILITY PLAN NOTES:

GENERAL CONSTRUCTION:

1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
4. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
5. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
6. ALL GRAVITY SANITARY LATERALS SHALL BE SDR 21 PVC UNLESS OTHERWISE SPECIFIED.
7. ALL WATER PIPE SHALL BE CL52 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
8. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
9. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
10. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
12. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
14. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
15. WATER UTILITIES BEYOND THE METER PIT AND SEWER UTILITIES INCLUDING THE EXISTING 2-INCH FIBERGLASS FORCE MAIN SHALL BE PRIVATELY OWNED AND OPERATED BY THE PROPERTY OWNER.

LEGEND:

- EXISTING PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED PARKING COUNT
- PROPOSED SIDE WALK
- PROPOSED RIPRAP
- EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
- PROPOSED GREENWAY TRAIL
- SIGN
- OHW — EXISTING OVERHEAD WIRES
- S — PROPOSED SANITARY SEWER LINE
- FM — PROPOSED FORCE MAIN
- W — PROPOSED WATER LINE
- ST — PROPOSED STORM DRAIN LINE
- PROPOSED FRENCH DRAIN/FOOTING DRAIN
- PROPOSED UNDERDRAIN
- DRAINAGE SWALE
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED FLUSHING VALVE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- DEEP TEST PIT
- ROOF DOWNSPOUT/INLINE DRAIN
- ROOF DOWNSPOUT/SPLASHBLOCK

EMERGENCY STANDBY GENERATOR:

1. A STANDBY EMERGENCY GENERATOR SHALL BE PROVIDED TO ENSURE CONTINUOUS OPERATION OF THE PUMP STATION DURING POWER FAILURE . THE EMERGENCY GENERATOR SHALL HAVE ADEQUATE CAPACITY TO ACCOMMODATE THE FULL ELECTRICAL LOAD OF THE PROPOSED PUMP STATIONS (4) WITH ALL PUMPS RUNNING (STAGGERED STARTS). THE CONTRACTOR SHALL VERIFY AND CONFIRM THE SIZE OF THE EMERGENCY GENERATOR WITH THE MANUFACTURER PRIOR TO SHOP DRAWING SUBMITTAL BASED ON THE SELECTED PUMPS AND STATION EQUIPMENT.
2. THE EMERGENCY GENERATOR SHALL BE 30 KW DIESEL ENGINE GENERATOR SET MODEL RD030 AS MANUFACTURED BY GENERAC OR APPROVED EQUAL. THE UNIT SHALL BE EQUIPPED WITH THE FOLLOWING APPURTENANCES AND ACCESSORIES:
   - RUN-OFF AUTO SWITCH
   - RUNNING TIME METER
   - CRITICAL GRADE EXHAUST SILENCER
   - AUTOMATIC TRANSFER SWITCH
   - AUTOMATIC BATTERY CHARGER
   - GENERATOR ALARM STATUS PANEL
   - OIL PRESSURE GAUGE
   - HIGH TEMPERATURE AND LOW OIL PRESSURE SHUTDOWN
   - 61 GALLON SUBBASE FUEL TANK
3. THE EMERGENCY GENERATOR SHALL BE INSTALLED ON A REINFORCED CONCRETE PAD OF SUFFICIENT DIMENSIONS WITHIN THE PROPOSED FENCE ENCLOSURE. GENERATOR SHALL BE SETBACK A DISTANCE FROM FENCE TO ALLOW REQUIRED MAINTENANCE ON IT IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

2 C160 **UTILITY PLAN**
SCALE: 1"=30'

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☐ Confirm Utility Response
☐ Respect The Marks
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0 1 2 3
ORIGINAL SCALE IN INCHES

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Planners
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427 E. 5TH ST. (Suite 201)
Chattanooga, Tennessee 37403
Phone: (423) 241-4575

rev.	date	description
9	10/09/20	REVISED PER DOH COMMENTS
8	09/9/20	REVISED PER PLANNING BOARD COMMENTS
7	08/07/20	REVISED PER DOH COMMENTS
6	05/21/20	REVISED PER REGULATORY COMMENTS
5	04/09/20	REVISED PER DODOH COMMENTS
4	02/25/20	REVISED PER PLANNING BOARD COMMENTS
3	01/28/20	REVISED PER PLANNING BOARD COMMENTS
2	12/20/19	REVISED PER PLANNING BOARD COMMENTS
1	10/10/18	REVISED PER INTERNAL REVIEW

248 TIORONDA AVE., BEACON, N.Y.

UTILITY PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
CJL	CL
date	scale
09/10/18	1"=30'
project no.	
81750.00	
sheet no.	
C160	6 of 17

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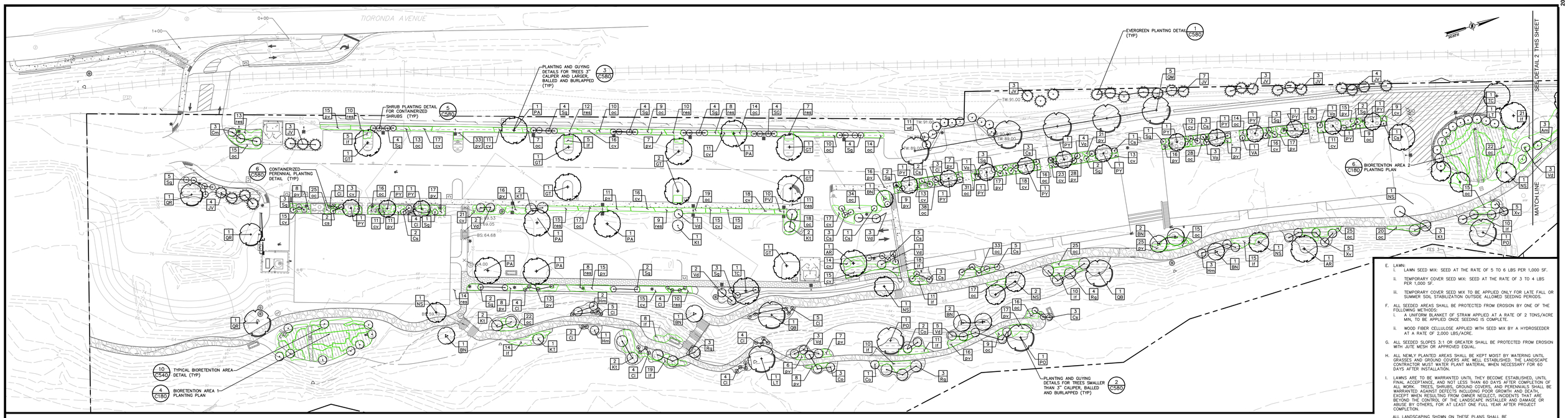
Date Printed: Jun 28, 2021, 9:16am



1 LANDSCAPE PLAN
SCALE: 1"=30'

E. LAWN:
- I. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
- II. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
- III. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.

F. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
- I. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN, TO BE APPLIED ONCE SEEDING IS COMPLETE.
- II. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.

G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.

H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.

I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLECT, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

ALL LANDSCAPING SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

SITE LEGEND:

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CURB
- 80 — PROPOSED 10 FT CONTOUR
- 79 — PROPOSED 2 FT CONTOUR
- x 79.2 — PROPOSED SPOT GRADE
- PROPOSED PERMEABLE ASPHALT PAVEMENT
- 25 — PROPOSED PARKING COUNT
- PROPOSED TREES
- PROPOSED SHRUBS
- MULCH BED
- RIVERSTONE BED
- 43 CO — PLANT QUANTITY / PLANT NAME

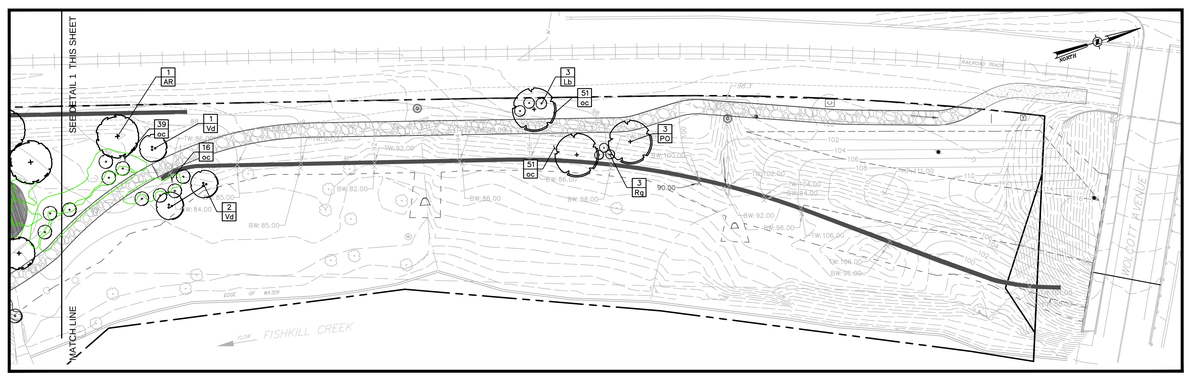
SOIL RESTORATION NOTES:

SOIL SHALL BE RESTORED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE LATEST EDITION OF THE NYSDEC DEEP-RIPPING AND COMPACTION GUIDELINES.

IN AREAS WHERE SOIL DISTURBANCE HAS OCCURRED OUTSIDE OF BUILDINGS AND PAVEMENT AREAS, THE DISTURBED SUB-SOILS SHALL BE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOILS RESTORATION STEPS APPLIED:

1) APPLY THREE INCHES OF COMPOST OVER SOIL. COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS, FREE OF VIABLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.
2) TILL COMPOST INTO THE SUBSOIL TO A DEPTH OF AT LEAST 12-INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING AND CIRCULATING AIR AND COMPOST INTO SUB-SOILS.
3) ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4) APPLY TOPSOIL TO A DEPTH OF SIX INCHES.

NOTES:
1. BROADCAST DENSITY, MULCHING, AND FIRST & SECOND SEASON MAINTENANCE TO MATCH MANUFACTURER'S RECOMMENDATIONS TO ENSURE PROPER ESTABLISHMENT.
2. OWNER TO FOLLOW GROWING SEASON MAINTENANCE RECOMMENDATIONS AFTER 1 YEAR TO ACHIEVE PROPER ESTABLISHMENT. CONTRACTOR TO INSTALL A 3"-4" SPADE CUT EDGE AT ALL LAWN/MULCH INTERFACES (TYP). CONTRACTOR TO ROUGHLY STAKE OUT AREA FOR OWNER APPROVAL PRIOR TO EDGING AND MULCHING.
3. ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES AND WHICH ARE NOT OTHERWISE CALLED OUT AS HARDSCAPE OR LANDSCAPE PLANTING AREAS SHALL BE HYDRO-SEEDED TO ESTABLISH LAWN PER LANDSCAPING NOTES.

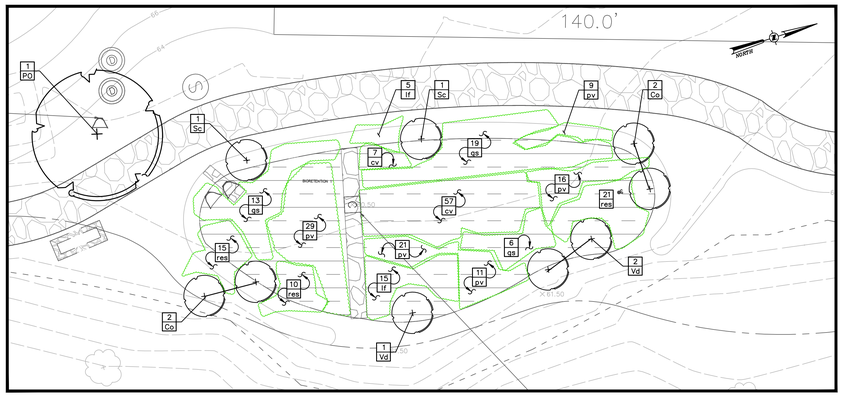


2 LANDSCAPE PLAN-EMERGENCY ACCESS DRIVE
SCALE: 1"=30'

PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
8	AR	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	B&B	As Shown	
10	BN	Betula nigra	River Birch	8'-10' Clump	B&B	As Shown	Multi-Stemp Clump
2	LT	Liriodendron tulipifera	Tuliptree	3" Cal.	B&B	As Shown	
36	JV	Juniperus virginiana	Eastern Red Cedar	8'-10'	B&B	As Shown	
8	GT	Gleditsia triacanthos 'cultivar'	Honeylocust	3" Cal.	B&B	As Shown	
8	NS	Nyssa sylvatica	Sour Gum	3" Cal.	B&B	As Shown	Fall Digging Hazard
7	PA	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	3" Cal.	B&B	As Shown	
7	PO	Plantanus Occidentalis	American Sycamore	2 - 2.5" Cal.	B&B	As Shown	
13	PY	Prunus Yedoensis	Yoshino Cherry	2" Cal.	B&B	As Shown	
3	QR	Quercus rubra borealis	Northern Red Oak	3" Cal.	B&B	As Shown	Fall Digging Hazard
7	QB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	As Shown	Fall Digging Hazard
3	TC	Tilia cordata 'Greenspire'	Greenspire Linden	3" Cal.	B&B	As Shown	
SHRUBS							
3	Am	Amelanchier canadensis	Serviceberry	30-36"	Cont	As Shown	
63	Cf	Comptonia peregrina	Sweet Fern	#3 Cont.		As Shown	
6	Cm	Cornus amomum	Silky Dogwood	24"-30"	Cont	As Shown	
20	Co	Cornus sericea	Red-Osier Dogwood	30"-36"	Cont.	As Shown	
35	Cs	Cornus sanguinea 'Cato'	Arctic Sun Dogwood	18"-24"	Cont.	As Shown	
12	Hm	Hamamelis virginiana	Witchhazel	3' - 4'	Cont.	As Shown	
13	Kt	Kalmia latifolia	Mountain Laurel	30"-36"	Cont.	As Shown	
3	Lb	Lindera benzoin	Spicebush	36"	Cont.	As Shown	
21	Rg	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	36"	Cont.	As Shown	
55	Sg	Spirea x bumalda 'Gold Flame'	Gold Flame Spirea	#3 Cont.		As Shown	
13	Va	Viburnum acerifolium	Mapleleaf Viburnum	24"-30"	Cont.	As Shown	
24	Vd	Viburnum dentatum	Doublefile Viburnum	30"-36"	Cont.	As Shown	
10	Xv	Ilex verticillata 'Winter Red'	Winter Red Winterberry	18"-24"	Cont	As Shown	
PERENNIALS/ GRASSES							
374	cv	Carex Vulpinoidea	Fox Sedge		#1 Cont.	8" O.C.	
300	lf	Louts Corniculatus	Birdfoot deer-vetch			16-18" O.C.	
703	oc	Osmunda cinnamomea	Cinnamon Fern		#2 Cont.	2-3' O.C.	
452	pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass		#2 Cont.	2-3' O.C.	
133	res	Rudbeckia Laciniata	Cutleaf Coneflower		#1 Cont	18" O.C.	

3 OVERALL PLANT LIST
SCALE: NTS

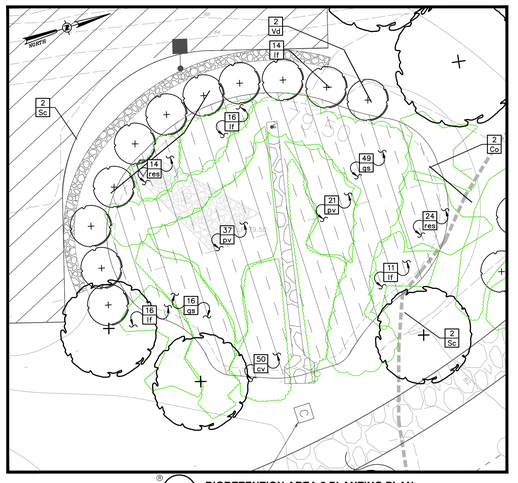


4 BIORETENTION AREA 1 PLANTING PLAN
SCALE: 1"=10'

PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
1	PO	Plantanus Occidentalis	American Sycamore	2 - 2.5" Cal.	B&B	As Shown	
SHRUBS							
4	Co	Cornus sericea	Red-Osier Dogwood	30"-36"	Cont.	As Shown	
2	Sc	Sambucus canadensis	Black Elderberry	12" - 18"	Cont.	As Shown	
3	Vd	Viburnum dentatum	Arrowwood Viburnum	30" - 36"	Cont.	As Shown	
PERENNIALS/ GRASSES							
58	cv	Carex Vulpinoidea	Fox Sedge		#1 Cont.	8" O.C.	
40	gs	Glyceria Striata	Fowl Morning Grass		#1 Cont	16-18" O.C.	
20	lf	Louts Corniculatus	Birdfoot deer-vetch			16-18" O.C.	
79	pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass		#2 Cont.	2-3' O.C.	
46	res	Rudbeckia Laciniata	Cutleaf Coneflower		#1 Cont	18" O.C.	

5 BIORETENTION AREA 1 PLANT LIST
SCALE: NTS



6 BIORETENTION AREA 2 PLANTING PLAN
SCALE: 1"=10'

PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
1	NS	Nyssa sylvatica	Sour Gum	2"-2.5" Cal.	B&B	As Shown	Fall Digging Hazard
SHRUBS							
2	Co	Cornus sericea	Red-Osier Dogwood	30"-36"	Cont.	As Shown	
4	Sc	Sambucus canadensis	Black Elderberry	12" - 18"	Cont.	As Shown	
5	Vd	Viburnum dentatum	Arrowwood Viburnum	30" - 36"	Cont.	As Shown	
PERENNIALS/ GRASSES							
51	cv	Carex Vulpinoidea	Fox Sedge		#1 Cont.	8" O.C.	
87	gs	Glyceria Striata	Fowl Morning Grass		#1 Cont	16-18" O.C.	
58	lf	Louts Corniculatus	Birdfoot deer-vetch			16-18" O.C.	
59	pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass		#2 Cont.	2-3' O.C.	
42	res	Rudbeckia Laciniata	Cutleaf Coneflower		#1 Cont	18" O.C.	

7 BIORETENTION AREA 2 PLANT LIST
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rev.	date	description
9	01/28/20	REVISED PER PLANNING BOARD COMMENTS
8	12/20/19	REVISED PER PLANNING BOARD COMMENTS
7	12/23/14	REVISED PER PLANNING BOARD COMMENTS
6	10/28/14	REVISED PER PLANNING BOARD COMMENTS
5	09/30/14	REVISED PER PLANNING BOARD COMMENTS
13	08/20/21	SITE PLAN AMENDMENT
12	09/09/20	REVISED PER PLANNING BOARD COMMENTS
11	08/07/20	REVISED PER CITY COMMENTS
10	05/21/20	REVISED PER PLANNING BOARD COMMENTS

248 TIORONDA AVE., BEACON, N.Y.

LANDSCAPE PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
DCP	CL
date	scale
09/10/18	1" = 30'
project no.	
81750.00	
sheet no.	
C180	
9 of 17	

Drawing Name: Z:\proj\acts\81700-81799\81750.00 CHAI Builders @-248\DWG\01_C180_81750-00_LAND.dwg
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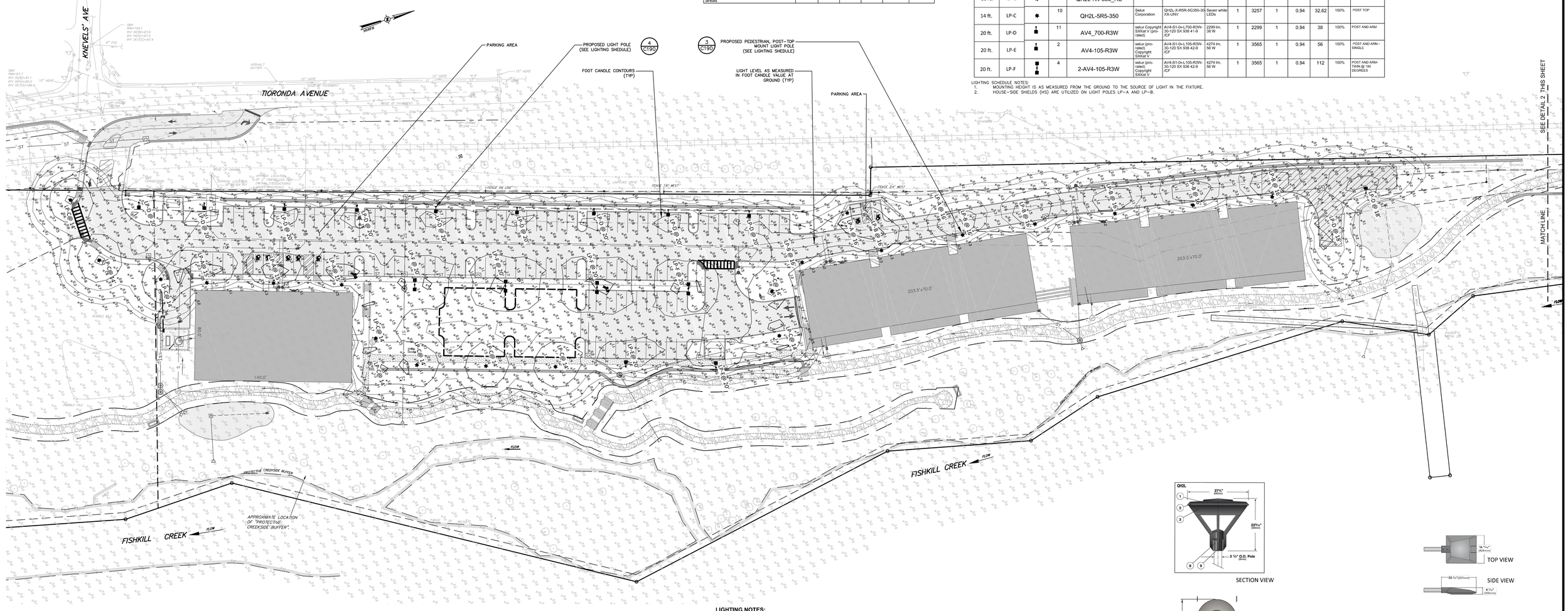
Date Printed: Jun 29, 2021, 9:57am

LIGHTING STATISTICS:						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 1 Entire Site to PL	+	0.3 fc	2.9 fc	0.0 fc	N/A	N/A
Stat Zone # 2 Onsite Drive and Parking areas	+	1.0 fc	2.6 fc	0.1 fc	26.0:1	10.0:1

Mount Height (ft)	PLAN DESIGN-ATION	LIGHTING SCHEDULE: Symbol	Quantity	Label	Manufacturer	Catalog Number	Lamp	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency	Notes
15-16ft. (SEE PLAN)	LP-A		4	QH2L-R4-530_HS	Selux Corporation	QH2L-X-R4-5GS530-30-XX-UNV-HS	Seven white LEDs	1	3119	1	0.94	49.29	100%	POST TOP -HOUSE SIDE SHIELD
16 ft.	LP-B		7	QH2L-R4-350_HS	Selux Corporation	QH2L-X-R4-5GS350-30-XX-UNV-HS	Seven white LEDs	1	2207	1	0.94	32.87	100%	POST TOP -HOUSE SIDE SHIELD
14 ft.	LP-C		10	QH2L-5R5-350	Selux Corporation	QH2L-X-R5R-5G350-30-XX-UNV	Seven white LEDs	1	3257	1	0.94	32.62	100%	POST TOP
20 ft.	LP-D		11	AV4_700-R3W	selux Copyright SXKat V (pro-rated)	AV4-S1-0x-L700-R3W-30-120 SX 936 41-8 /CF	2299 lm, 38 W	1	2299	1	0.94	38	100%	POST AND ARM
20 ft.	LP-E		2	AV4-105-R3W	selux (pro-rated) Copyright SXKat V	AV4-S1-0x-L105-R3W-30-120 SX 936 42-9 /CF	4274 lm, 56 W	1	3565	1	0.94	56	100%	POST AND ARM - SINGLE
20 ft.	LP-F		4	2-AV4-105-R3W	selux (pro-rated) Copyright SXKat V	AV4-S1-0x-L105-R3W-30-120 SX 936 42-9 /CF	4274 lm, 56 W	1	3565	1	0.94	112	100%	POST AND ARM-TWIN @ 180 DEGREES

LIGHTING SCHEDULE NOTES:
1. MOUNTING HEIGHT IS AS MEASURED FROM THE GROUND TO THE SOURCE OF LIGHT IN THE FIXTURE.
2. HOUSE-SIDE SHIELDS (HS) ARE UTILIZED ON LIGHT POLES LP-A AND LP-B.



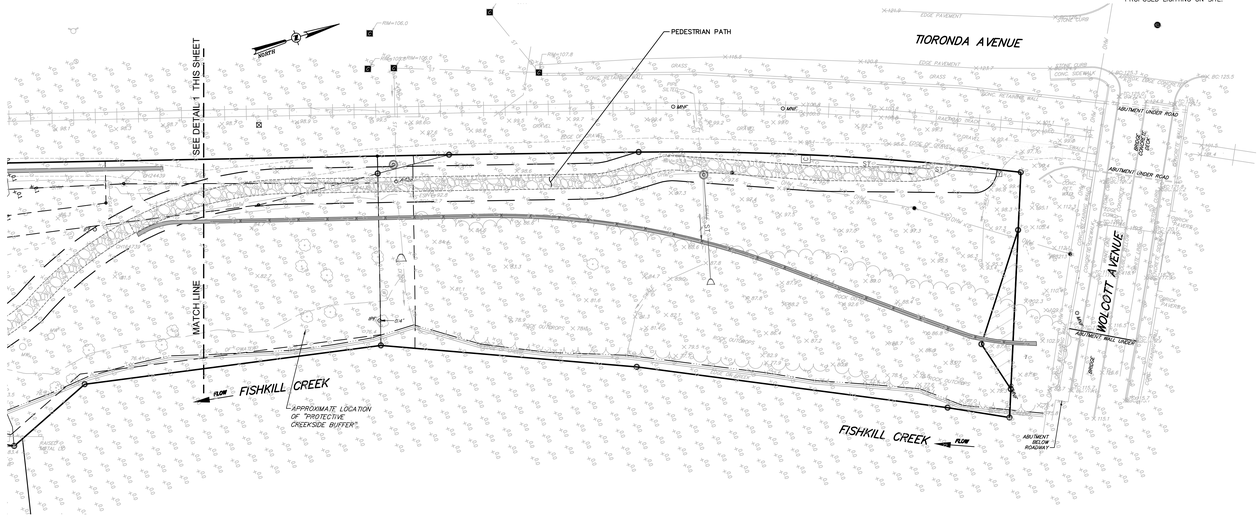
1 C190 **PHOTOMETRIC LIGHTING PLAN**
SCALE: 1"=30'

LIGHTING NOTES:

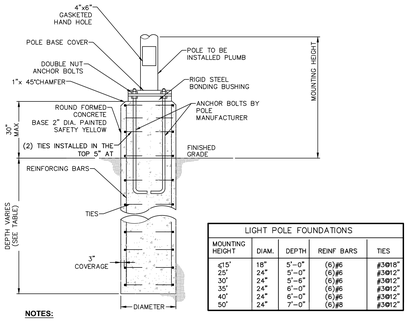
1. PROPOSED LIGHTING AS MANUFACTURED BY SELUX LIGHTING. PROPOSED POLE LENGTHS VARY, SEE LIGHTING CHART.
2. GRID NUMBERS SHOWN REPRESENT FOOT CANDLE VALUES AT GROUND PLANE.
3. THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY THE CHAZEN COMPANIES. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
4. IF DISCREPANCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.
5. THE EXISTING STREET LIGHTS IN THE RIGHT-OF-WAYS HAVE NOT BEEN INCLUDED IN THIS PHOTOMETRIC ANALYSIS. THE LIGHT LEVELS SHOWN HEREON REFLECT THE PROPOSED LIGHTING ON SITE.

LIGHTING LEGEND:

PROPOSED BUILDING
POST AND LUMINAIRE
PENDANT MOUNTED LUMINAIRE / POLE



2 C190 **PHOTOMETRIC LIGHTING PLAN**
SCALE: 1"=30'



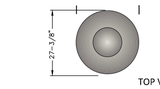
LIGHT POLE FOUNDATIONS				
MOUNTING HEIGHT	DIAM.	DEPTH	REINF BARS	TIES
≤15'	18"	5'-0"	(6)#6	#3@18"
25'	24"	5'-0"	(6)#6	#3@12"
30'	24"	5'-6"	(6)#6	#3@12"
35'	24"	6'-0"	(6)#6	#3@12"
40'	24"	6'-0"	(6)#6	#3@12"
50'	24"	7'-0"	(6)#8	#3@12"

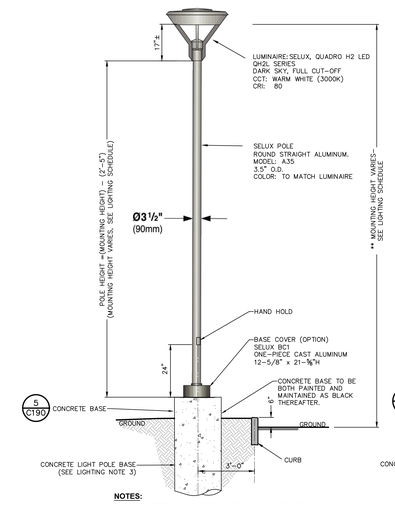
NOTES:

1. CONDUITS AND GROUNDING SHALL BE AS REQUIRED BY THE ELECTRICAL DESIGN.
2. ALL CONCRETE SHALL BE **4,500 PSI @** 28 DAYS.
3. ALL REINFORCING STEEL SHALL BE GRADE 60.
4. DESIGNED FOR **90 MPH** WIND WITH FIXTURE AREA OF **13 SF.**
5. FOUNDATION DIAMETER AND REINFORCING CIRCLE SHALL BE COORDINATED WITH ANCHOR BOLT LIMITS.
6. FOUNDATIONS SHALL BE AUGERED INTO UNDISTURBED NATURAL SOIL OR COMPACTED FILL PER SITE GRADING PLANS.

5 C190 **LOT LIGHTING CONCRETE BASE**
SCALE: N.T.S.

SECTION VIEW



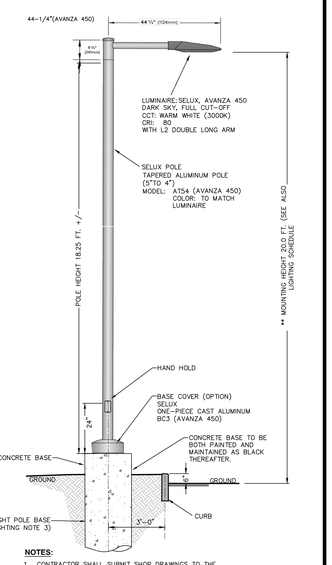


5 C190 CONCRETE BASE

NOTES:

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.

3 C190 **PEDESTRIAN SCALE LIGHTING FIXTURE DETAIL**
SCALE: N.T.S.



5 C190 CONCRETE BASE

NOTES:

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.
4. WHEN LIGHT FIXTURE IS ADJACENT TO PARKING, BASE HEIGHT TO BE 30" HIGH.

4 C190 **PARKING AREA LIGHTING FIXTURE DETAIL**
SCALE: N.T.S.

Dig Safely. New York
☑ Call Before You Dig
☑ Wait The Required Time
☑ Confirm Utility Response
☑ Respect The Marks
☑ Dig With Care
800-962-7962
www.digsafelynewyork.com

0 1 2 3
ORIGINAL SCALE IN INCHES

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THE Chazen COMPANIES
Proud to be Employee Owned
Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:

Dutchess County Office:
21 Fox Street
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Capital District Office:
547 River Street
Troy, New York 12180
Phone:(518) 273-0055

North Country Office:
20 Elm Street (Suite 110)
Glens Falls, New York 12801
Phone:(518) 812-0513

Westchester NY Office:
1 North Broadway, Suite 803
White Plains, New York 10601
Phone: (914) 997-8510

Nashville Tennessee Office
2416 21st Ave S. (Suite 103)
Nashville, Tennessee 37212
Phone: (615) 380-1359

Chattanooga Tennessee Office:
427 E. 5TH ST. (Suite 201)
Chattanooga, Tennessee 37403
Phone: (423) 241-6575

rev.	date	description
7		GENERAL REVISIONS PER LAYOUT CHANGES
6	09/09/20	REVISED PER PLANNING BOARD COMMENTS
5	08/07/20	REVISED PER DOH COMMENTS
4	05/21/20	REVISED PER REGULATORY COMMENTS
3	02/25/20	REVISED PER PLANNING BOARD COMMENTS
2	01/28/20	REVISED PER P.B. COMMENT, AND GENERAL LAYOUT UPDATES.
1	12/20/19	THIS SHEET ADDED.

248 TIORONDA AVE., BEACON, N.Y.

PHOTOMETRIC LIGHTING PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
SMD	CL
date	scale
09/10/18	1" = 30'
project no.	
81750.00	
sheet no.	
C190	10 of 17

Drawing Name: Z:\projects\81700-81799\81750.00 CHAI Builders (I-248)\DWG\01_C190_81750-02_PHOTOMTRC.dwg
Xref's Attached: XTB_81750-00_36x48; XBASE-ENG_81750-00; XGRADING_81750-00; XLANDSCAPE_81700-00; XLAYOUT_81750-00; XUTIL_81750-00; XPHOTOMTRC_81750-00; POST-MSUAL-81750_2021-0623
Date Printed: Jun 23, 2021, 4:47pm

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

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

July 7, 2021

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

RE: Beacon 248 Development
City of Beacon
Tax Map Nos. 5954-10-993482,
6054-45-012574

Dear Mr. Gunn:

Our office has reviewed the following documents as submitted for the 248 Tioronda Avenue Development project.

- Correspondence dated June 29, 2021 from The Chazen Companies.
- Plans titled "Site Plan – 248 Tioronda Ave., Beacon NY – prepared for Chai Builders" as prepared by the Chazen Companies and consisting of the following sheets:
  - Sheet G001 titled "Title Sheet" with the latest revision date of August 7, 2020.
  - Sheet C101 titled "Existing Conditions" with the latest revision date of September 9, 2020.
  - Sheet C130 titled "Site Plan" with the latest revision date of June 29, 2021.
  - Sheet C140 titled "Grading Plan" with the latest revision date of June 29, 2021.
  - Sheet C150 titled "Erosion and Sediment Control Plan" with the latest revision date of September 9, 2020.
  - Sheet C160 titled "Utility Plan" with the latest revision date of October 9, 2020.
  - Sheet C161 titled "Utility Profiles" with the latest revision date of August 7, 2020.
  - Sheet C162 titled "Utility Profiles 2" with the latest revision date of August 7, 2020.
  - Sheet C180 titled "Landscape Plan" with the latest revision date of January 28, 2020.
  - Sheet C190 titled "Photometric Lighting Plan" with the latest revision date of September 9, 2020.

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

General Comments:

1. With the proposed elimination of the access to Wolcott Avenue, how is the applicant proposing secondary emergency access to the site. The proposed secondary emergency access should be shown on the plans.

2. A comparison between the approved plan set and the proposed amended project shall be provided showing the reduction in pervious area for the project.

3. Although the plans show the Greenway Trail to cross through the MTA parcel and then into the 23-28 Creek Drive project, who will be constructing the Greenway Trail across the MTA parcel and has the revised trail location been coordinated with the owner of the 23-28 Creek Drive project?

Sheet G001 – Title Sheet:

1. The Bulk Table shall be updated to reflect the revised location of the accessible parking stalls under the proposed column.

2. The "Index of Drawings" shall be updated to reflect the latest date on the submitted sheets.

3. The title on the sheet shall be revised to include the word "Amended".

Sheet C130 - Site Plan:

1. In the south corner of the exterior of Building 300 there appears to be stairs that lead to no-where. If these are stairs, then sidewalk should be shown from the stairs to the paved area out front and the Greenway Trail to the rear of the building.

Sheet C140 - Grading Plan:

1. Top and bottom wall elevations shall be provided on the proposed retaining wall located to the west of Building 300.

2. The proposed grading shall be blended better in the area near Wolcott Avenue.

Sheet C150 – Erosion and Sediment Control Plan:

1. The plans shall be revised to eliminate in-let protection where it is not needed. The plan currently shows in-let protection along the previously approved access road from Wolcott, along with a stabilized construction entrance at Wolcott. Since this entrance is proposed not to be constructed and the drainage system has been removed, the proposed erosion control shall be revised to match the proposed project.

2. The total area of site disturbance, as defined by the limits of disturbance line, should be noted on the plans.

Sheet C160 – Utility Plan:

1. The stairs on the Greenway Trail behind Building 100 should be relocated so that they are further from proposed sewer manhole SMH-5, to avoid creating a hazard.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 8, 2021
Re: **248 Tioronda Avenue, Amended Site Plan Application**

I have reviewed the June 29, 2021 letter from The Chazen Companies and sheets 1-6 and 9-10 of a previous 17-sheet Site Plan set from The Chazen Companies with sheets 1, 3, 4, and 9 having a revision date of June 29, 2021.

Proposal

The applicant is proposing to amend a previously approved Site Plan to eliminate the extended ramp up to Wolcott Avenue and replace it with an emergency vehicle turnaround north of Building 300. Seven parking spaces will be relocated and Building 100 will be reduced to two stories with an expanded footprint to contain the required commercial square footage. The Greenway Trail north will now use the MTA right-of-way, rather than the ramp up to Wolcott Avenue.

Comments and Recommendations

1. For Sheet 1, the Bulk Table should be revised to reflect the change in parking distribution of surface and below-building spaces.

2. For Sheet 3:

    a. Building 100 still is labeled as a 3-story building and the Site Plan should be updated to indicate the location of the exterior staircase approved as part of the later architectural review process.

    b. If five parking spaces are to be relocated under the residential buildings, the labeling in Building 200 should be changed to 78 total spaces with 6 ADA compliant.

    c. The previously approved northern spur off the main Greenway Trail should be included on the new plans. All changes in the trail need to be reviewed by the Greenway Trail Committee.

3. The applicant should submit revised parking-level floor plans to show the location of the new spaces below the residential buildings.

4. New architectural elevations/sections and floor plans should be provided for Building 100 to clarify the reduction in height. Rather than expanding the width of the building and losing 15 feet of the adjacent central green space, the applicant and Board should consider designating a portion of the lower terrace floor for active commercial use, not just accessory and storage space.

5. The applicant should be prepared to update the Board on the grading and construction process now underway on the site.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Larry Boudreau, RLA, Project Representative

City of Beacon Planning Board Agenda
07/13/2021

Title:

Review application for Subdivision Approval, two residential lots, 32 North Cedar Street, submitted by MLM Property Management, LLC

ATTACHMENTS

32 North Cedar Street Cover Letter.pdf

32 North Cedar Street I & I Report.pdf

32 North Cedar Street Short EAF.pdf

32 North Cedar Street Subdivision Sheet Set.pdf

32 North Cedar Street Application.pdf

Planner Review Letter.pdf

Engineer Review Letter.pdf

HUDSON LAND DESIGN

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, New York 12550 (Satellite Office)
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

June 29, 2021

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

Re: 32 North Cedar Street: Subdivision
Tax ID: 5954-28-978920 (±0.33 Acres Total)
City of Beacon, New York

Dear Chairman Gunn:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has enclosed the following materials for the Planning Board's consideration at your next available regularly scheduled meeting:

- Application for Subdivision Approval (original plus 4 copies);
- Application for Processing Restriction Law (original plus 4 copies);
- Entity Disclosure Form (original plus 4 copies);
- Preliminary Subdivision Plat and Plan Set – 3 Sheets (5 copies);
- A Short Environmental Assessment Form, Part 1 (5 copies);
- Infiltration and Inflow Investigation Report (5 copies)
- Copy of the above noted items on CD; and
- Two checks for application and escrow fees in the amount of $950 and $2,500, respectively.

The owner/applicant is seeking to subdivide the existing lot into two lots. The existing lot is developed with a single-family house and a detached garage. The subdivision component creates two usable lots, one consisting of the existing single-family residence, and on the second lot, the owner/applicant wishes to build an additional single-family home with ingress and egress via an asphalt driveway, and all required utility connections to municipal services.

We look forward to further discussing the design details of the project with you and your Board members and will seek to schedule a SEQR public hearing following our discussion.

Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,

Daniel G. Koehler, P.E
Principal

cc: MLM Property Management, LLC (via email)
Brendan Johnson, L.S., Project Surveyor (via email)
Michael A. Bodendorf, P.E. (HLD File)

HUDSON
LAND DESIGN

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
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Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

June 29, 2021

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

Re: Infiltration and Inflow Investigation
32 North Cedar Street Subdivision
Tax ID: 5954-28-978920 (±0.33 Acres Total)
City of Beacon, New York

Dear Chairman Gunn,

Hudson Land Design (HLD) has completed an infiltration and inflow investigation at the above referenced parcel as required by the City of Beacon. The investigation was conducted on June 29, 2021 at the existing residence located at 32 North Cedar Street, which consists of a two-story framed building.

The first phase of the study consisted of an exterior inspection of the building to determine the location of roof leader discharge points. The existing two-story building on site does not have a gutter system or any roof leaders to account for (reference picture below) so no water from the roof will enter the City of Beacon's sewer system.

No gutters or roof leaders were found on the existing building on site.

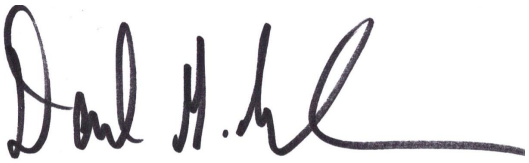
The second phase of the study consisted of interior inspection of the building to determine if there are any illicit connections to the building sewer line from sump pumps, floor drains and the like. HLD personnel were able to observe sections of interior sanitary sewer plumbing to the point where the piping was routed through the northeast foundation wall of the residence (located generally in the center of the building). The pipe collects the wastewater from the residence and then presumably flows northeasterly toward North Cedar Street's sanitary sewer collection system. HLD observed a clean-out in the basement on the interior sanitary sewer plumbing along the northeast foundation wall of the residence. A note has been added to the plan set requiring that the sump pump be removed prior to subdivision approval.

View of the sewer outlet and sump pump by the building's northeast wall (towards North Cedar Street)

Other than the sump pump, HLD did not find any other illicit connections from the building located at 32 North Cedar Street to the City of Beacon's sanitary sewer collection system.

Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,



Daniel G. Koehler, P.E.

cc: MLM Property Management, LLC. (via email)
Michael A. Bodendorf, P.E. (HLD file)

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:

32 North Cedar Street Subdivision

Project Location (describe, and attach a location map):

32 North Cedar Street, Beacon NY 12508

Brief Description of Proposed Action:

MLM Property Management, LLC. (the property is under the c/o Mr. Gianni DiLello) wishes to subdivide the property at 32 North Cedar Street into two lots with plans to develop the new (southern) lot. Approximately 8,200 square feet along the southern portion of the existing property will be subdivided to make the southern parcel. A new single-family home will be constructed on this new parcel, while the property's existing home and detached garage will be allocated to the northern parcel.

Name of Applicant or Sponsor:	Telephone: (845) 629-8177
MLM Property Management, LLC. / Gianni DiLello	E-Mail: dilellohomesllc@gmail.com

Address:

10 White Rock Lane

City/PO:	State:	Zip Code:
Cold Spring	New York	10516

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Beacon Planning Board-Subdivision Approval	☐	☑

3. a. Total acreage of the site of the proposed action? 0.33 acres
   b. Total acreage to be physically disturbed? 0.16 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.33 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

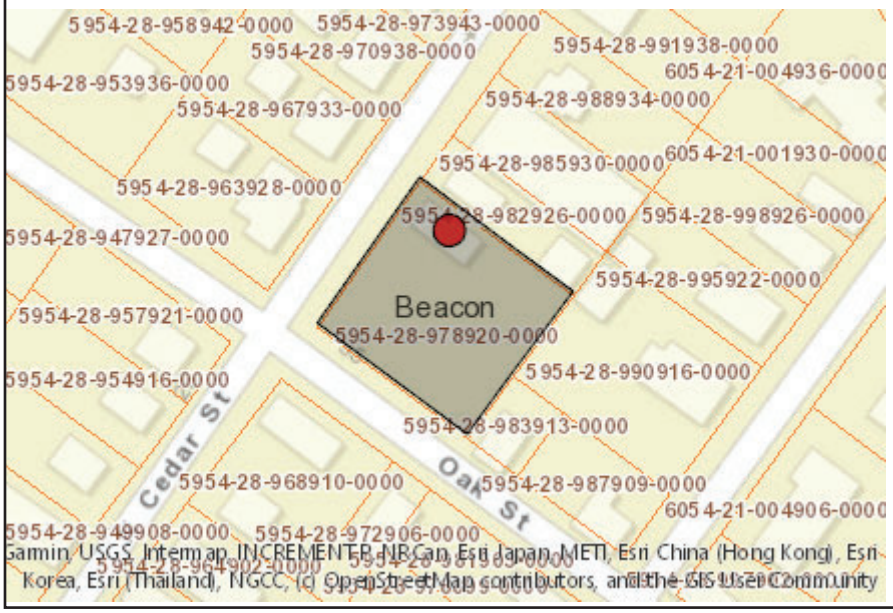
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Excess stormwater flow will be redirected towards the existing stormwater control structures (catch basins) on North Cedar Street and/or Oak Street.	☐	☑
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
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:	☑	☐
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: Site is within 2000 feet of DEC Remediation Site B00130 (Site is classified as Completed, please see ESRD attachment for further details on remediation site)	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Hudson Land Design Professional Engineering, P.C. Date: 6/29/2021

Signature: _____ Title: Engineer for Applicant

PRINT FORM



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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	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]	Yes

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Brunetto Cheese
Site Code: B00130
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 33 North Cedar Street
City: Beacon (c) Zip: 12508-
County: Dutchess
Latitude: 41.50738511
Longitude: -73.96901823
Site Type:
Estimated Size: 1.4 Acres

Site Owner(s) and Operator(s)

Site Description

The City of Beacon¿s State assistance application for the Brunetto Cheese Site Environmental Restoration Project was approved by NYSDEC on February 18, 1999. The former Brunetto Cheese Facility is a 1.43 acre property located at 33 North Cedar Street in the City of Beacon, Dutchess County. The buildings that previously occupied the site were historically used for milk processing, including cheese production up until the early 1990s. The site area is serviced by municipal water and sewer service. Cleanup of the Brunetto Cheese site began in 1998 when the City contracted to have the onsite buildings demolished. This activity led to the discovery and subsequent removal, by the City, of five underground storage tanks between July and September 1998 (NYSDEC Spill No. 98-04-763 was assigned to the site). The tanks ranged in capacity from 750 gallons to 10,000 gallons and

contained fuel oil or gasoline which was found to be leaking into the surrounding soils. Following removal of the tanks, 1,327 tons of petroleum-contaminated soil were stockpiled onsite. This soil was removed from the site in September 1999 for thermal treatment. Post-excavation samples and visual observations indicated additional contaminated areas with free product present. Further excavation of these areas commenced in February 2000 as an element of the Site Investigation (SI). An additional 942 tons of petroleum-impacted soil were removed and sent offsite for thermal treatment. Based on the results of the SI, previous investigations, and the Interim Remedial Measures (contaminated soil removals) conducted at the site, a ¿no further action¿ remedy was the selected alternative for the site as detailed in the October 2000 Record of Decision. Development of this property began in 2004. In late August 2004, while excavating the property for a foundation for a new home, contaminated soils were uncovered in the southeastern portion of the property. The DEC was notified and a DEC spill contractor, was called out to address the contamination. A total of 278 tons of contaminated soil was excavated, stockpiled on-site, and taken offsite for proper treatment/ disposal. All post-excavation samples were below soil cleanup goals for unrestricted use (TAGM 4046).

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

This property was contaminated with fuel oil and gasoline which was found to be leaking into the surrounding soils from the former on-site underground storage tanks. All tanks and contaminated soils have been removed from the site.

Site Health Assessment

No complete exposure pathways currently exist at this site.

For more Information: E-mail Us

Refine This Search

SURVEY REFERENCE:

1. "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR DILELLO HOMES" DATED JUNE 20, 2021 AS PREPARED BY JOHNSON SURVEYING, (845) 380-0528.

SURVEY NOTES:

1. FILED MAP REFERENCE: MAP ENTITLED "MAP OF LOTS OF PROPERTY OF HUSTIS & YOUMANS" PREPARED BY S. SCOFIELD AND FILED IN THE DUTCHESS COUNTY CLERKS OFFICE ON MARCH 28, 1865 AS FILED MAP 178..
2. BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING NYSNET RTN GPS.
3. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RTN GPS.

TOTAL PARCEL AREA:

±14,450.0 S.F. OR ± 0.33 ACRE

TAX MAP REFERENCE:

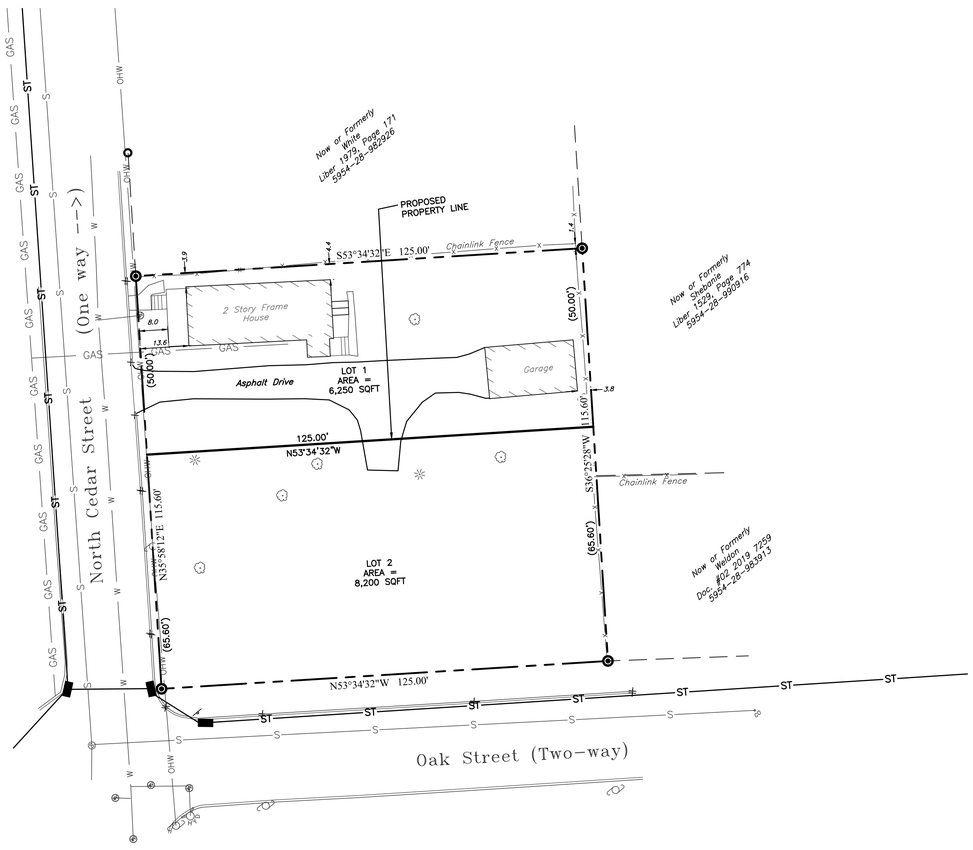
CITY OF BEACON 5954-28-978920

FLOOD BOUNDARY:

SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.

WETLAND NOTE:

NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.



PRELIMINARY SUBDIVISION PLAT

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DCDOH STANDARD NOTE:

FOR PERMISSION TO FILE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

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.

DRAWING INDEX:

SHEET 1: PRELIMINARY SUBDIVISION PLAT (PL-1)
SHEET 2: PRELIMINARY SUBDIVISION PLAN (SP-1)
SHEET 3: CONSTRUCTION DETAILS (CD-1)

OWNER'S CONSENT:

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

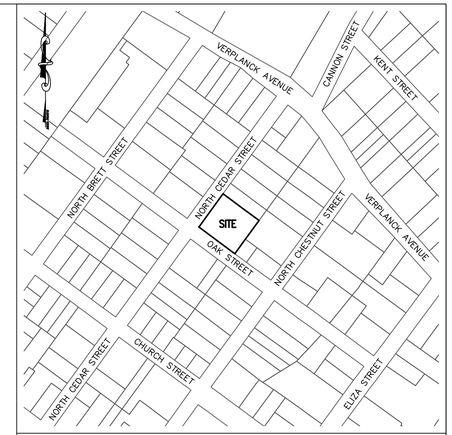
_____ _____
MLM PROPERTY MANAGEMENT, LLC. DATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JUNE 16, 2021.

BY: _____
Brendan Johnson, L.L.S. N.Y. State Lic. no. 50919

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER LINE
- W EXISTING WATER LINE
- EXISTING SEWER MANHOLE
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING STORMWATER MANHOLE
- GAS GAS EXISTING UNDERGROUND GAS LINE
- EXISTING CHAINLINK FENCE
- PROPOSED PROPERTY LINE



SITE LOCATION MAP SCALE: 1" = 200'

PROJECT INFORMATION:

PARCEL OWNER:	MLM PROPERTY MANAGEMENT, LLC.: 10 WHITE ROCK LANE, COLD SPRING, NY 10516
ENGINEER OF RECORD:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
SURVEYOR OF RECORD:	BRENDAN JOHNSON, L.S.; 10 MEADOW LANE, PLEASANT VALLEY, NY 12569
PROJECT LOCATION:	32 N. CEDAR STREET, BEACON NY 12508
TAX PARCEL ID:	CITY OF BEACON: 5954-28-978920
PARCEL AREA:	±0.33 ACRES TOTAL
ZONING DISTRICT:	R1-5 ZONING DISTRICT
POTABLE WATER SUPPLY:	MUNICIPAL WATER
SEWAGE DISPOSAL:	MUNICIPAL SEWER

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	5,000 SQUARE FEET MIN	6,250 S.F.	8,200 S.F.
LOT WIDTH:	50 FEET MINIMUM	50.0 FEET	65.6 FEET
LOT DEPTH:	100 FEET MINIMUM	125.0 FEET	125.0 FEET

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE SHALL BE 3/4"ø K-COPPER.
6. THE SEWER SERVICE LINE SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN.
10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
11. THE DRIVEWAY SIGHT DISTANCE MEETS OR EXCEEDS COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:
    LOT 2: SLSD LEFT = ±400 FEET (ASSUMED TO INTERSECTION OF N. CEDAR STREET AND CHURCH STREET, WITH CLEARING OF SHRUBS AS SHOWN ON THE EXISTING CONDITIONS AND REMOVALS PLAN)
    SLSD RIGHT = N/A – N. CEDAR STREET IS ONE-WAY
    STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE WELL IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FOR LOT 2 FROM LEFT.
12. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.
13. THE SUMP PUMP IN THE BASEMENT OF LOT 1 SHALL BE DISCONNECTED FROM THE SANITARY SEWER PRIOR TO APPROVAL.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
2. WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED FOLLOWING SITE PLAN APPROVAL. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
4. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A VARIATION FROM THE PLAN SET SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE OR OFF-SITE DAMAGES TO VEGETATION OR PROPERTY CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS COST TO THE SATISFACTION OF THE ENGINEER, PROPERTY OWNER OR AGENCY HAVING JURISDICTION.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL SECURE THE WORK LIMITS OF THE SITE BY INSTALLATION OF CONSTRUCTION FENCING AND OTHER MEASURES, AS NECESSARY TO PREVENT NON-AUTHORIZED ENTRY.
8. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.
9. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING ACCESS OR OPERATIONS FOR THE REMAINDER OF THE SITE.

UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.

INDIANA BAT PROTECTION NOTES:

1. TREE CLEARING SHALL BE RESTRICTED TO THE PERIOD BETWEEN OCTOBER 1 AND MARCH 31.
2. THE LIMITS OF DISTURBANCE SHALL BE DEMARCATED BY INSTALLING ORANGE CONSTRUCTION FENCE FOR THE GENERAL IMPROVEMENT AND INFRASTRUCTURE CONSTRUCTION ACTIVITIES AND FOR THE INDIVIDUAL LOT CONSTRUCTION. THESE LIMITS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. DUST CONTROL DURING CONSTRUCTION SHALL BE IMPLEMENTED. THIS INCLUDES USE OF CONSTRUCTION ENTRANCES, APPLYING LIGHT WATER, AND ESTABLISHING VEGETATION.
4. STREET LIGHTS ARE NOT PERMITTED. RESIDENTIAL LIGHTING SHALL BE DIRECTED DOWNWARD TO REDUCE IMPACTS TO BATS FORAGING FOR FOOD.

DRAWN BY: LGP				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANY WAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT DIG SAFELY NEW YORK AT 811 OR WWW.CALL811.COM

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK DANIEL G. KOENIG 090716 LICENSED PROFESSIONAL ENGINEER 2017

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

PRELIMINARY SUBDIVISION PLAT

32 N. CEDAR STREET SUBDIVISION

32 N. CEDAR STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-28-978920

JOB #: 2021:023
DATE: 6/29/2021
SCALE: AS SHOWN
TITLE: PL-1
SHEET: 1 OF 3

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

SCHEDULE OF REGULATIONS (R1–5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	5,000 SQUARE FEET MIN	6,250 S.F.	8,200 S.F.
LOT WIDTH:	50 FEET MINIMUM	50.0 FEET	65.6 FEET
LOT DEPTH:	100 FEET MINIMUM	125.0 FEET	125.0 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	15 FEET MINIMUM	8.0 FEET*	8.0 FEET** / 15.7 FEET
SIDE YARD:	10 FEET MINIMUM	3.9 FEET*	21.9 FEET
REAR YARD:	20 FEET MINIMUM	70.8 FEET	62.0 FEET
MAX. BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	<35 FEET	<35 FEET
DWELLING UNITS PER LOT:	MAX 1	1	1

*PRE-EXISTING, NON-CONFORMING

** LOT 2 IS A CORNER LOT WITH FRONTAGE ON TWO STREETS (N. CEDAR & OAK STREET) A 15 FOOT SETBACK HAS BEEN APPLIED TO THE TWO SIDES OF THE LOT ADJACENT TO THESE STREETS. THE FRONT SETBACK TO N. CEDAR STREET HAS BEEN LINED UP TO GENERALLY MATCH ADJACENT STRUCTURES.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE–HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS PLAN.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON–SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

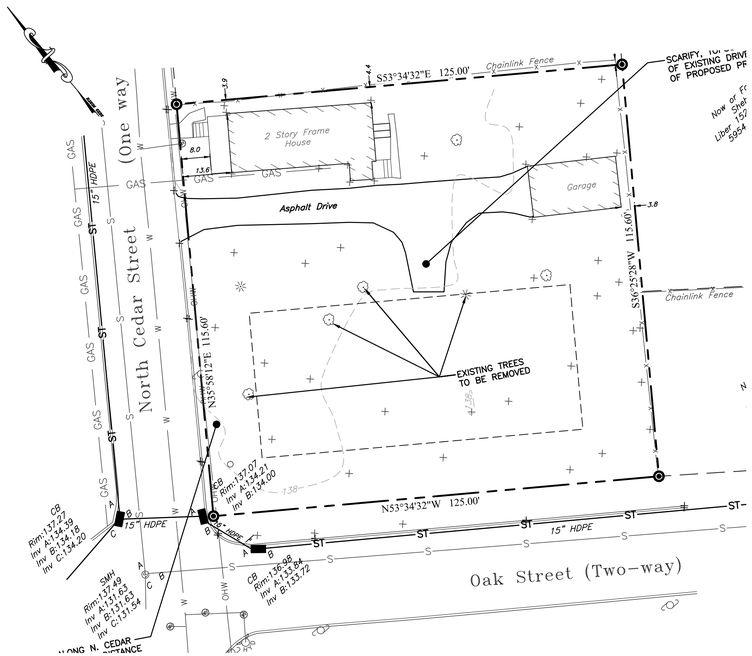
INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD–UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP–SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE–QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP–SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE–QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.



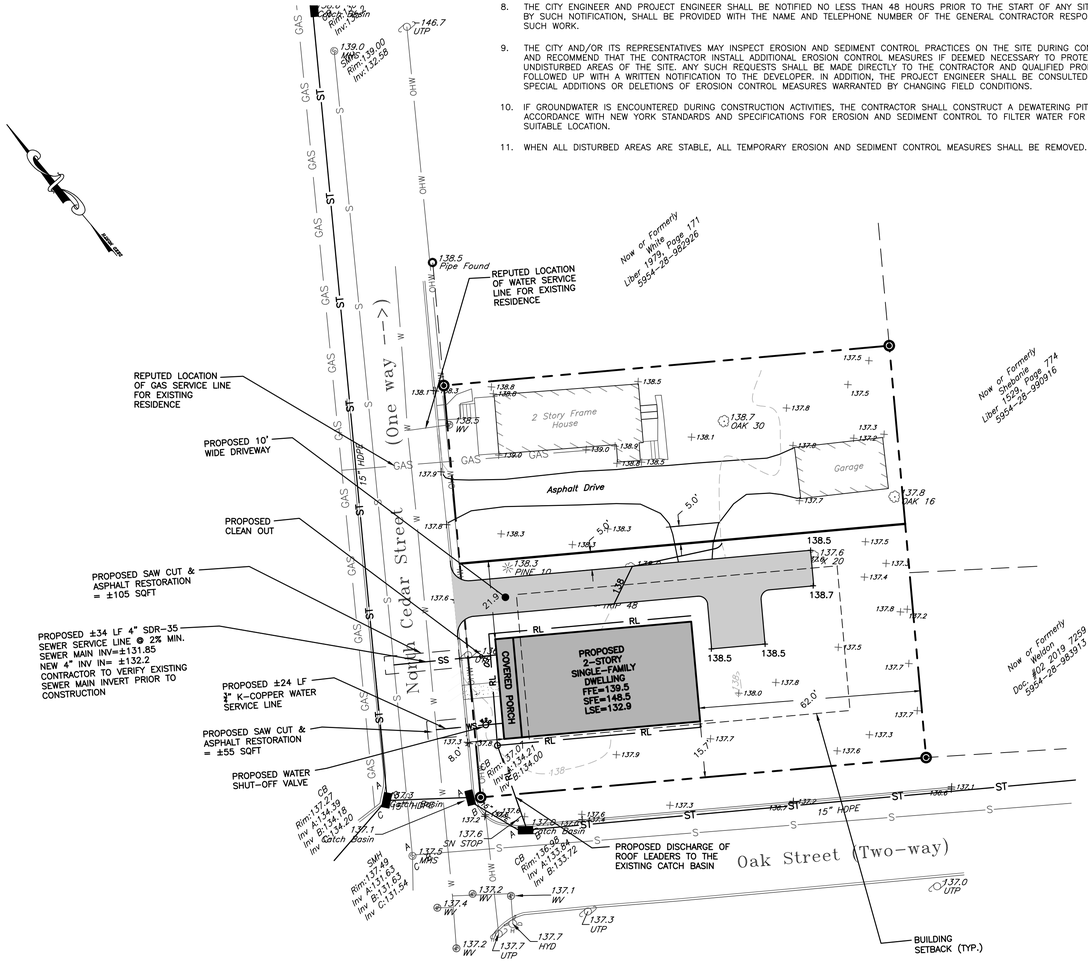
EXISTING CONDITIONS & REMOVALS PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



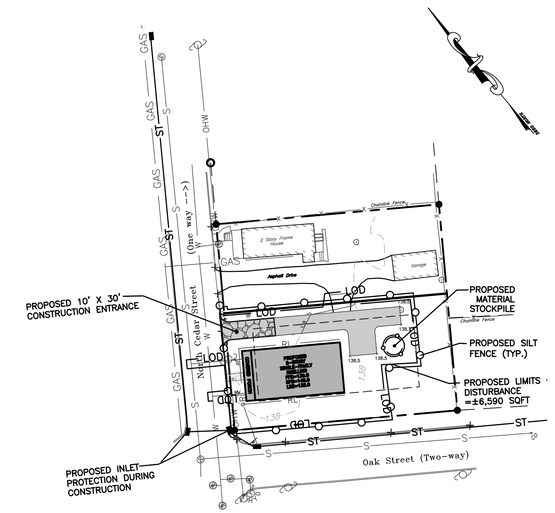
PRELIMINARY SUBDIVISION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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.

OWNER'S CONSENT:

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

_____ MLM PROPERTY MANAGEMENT, LLC.

_____ DATE

DRAWN BY: LGP				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANY WAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT DIG SAFELY NEW YORK AT 811 OR WWW.CALL811.COM

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STATE OF NEW YORK DANIEL G. KOGUT 082716 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
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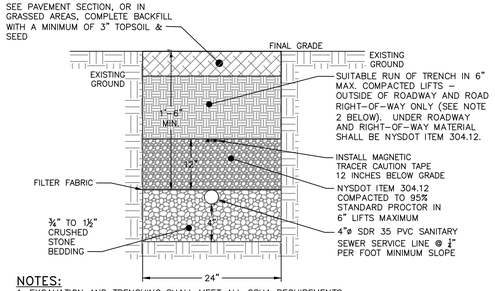
PRELIMINARY SUBDIVISION PLAN

32 N. CEDAR STREET SUBDIVISION

32 N. CEDAR STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-28-978920

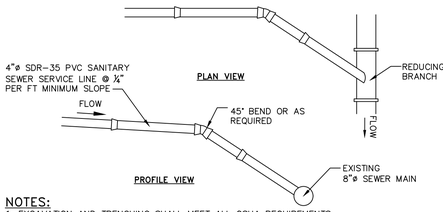
JOB #:	2021:023
DATE:	6/29/2021
SCALE:	AS NOTED
TITLE:	SP–1
SHEET:	2 OF 3

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



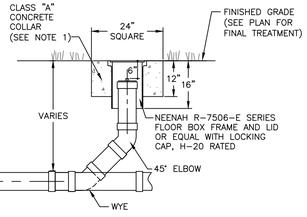
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



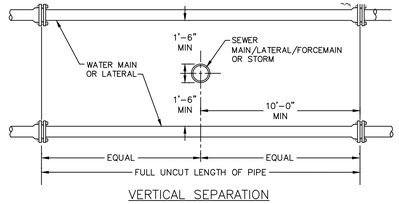
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE – MODEL #HTS4/E.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

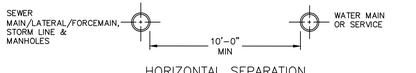


NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

CLEANOUT DETAIL
NOT TO SCALE



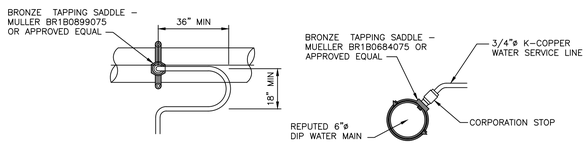
VERTICAL SEPARATION



HORIZONTAL SEPARATION

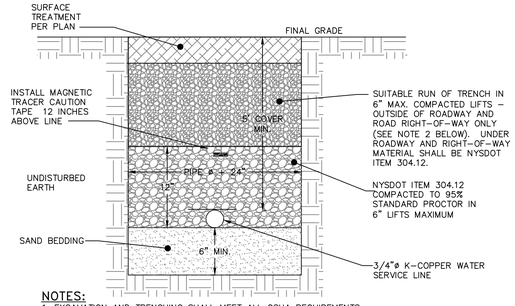
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



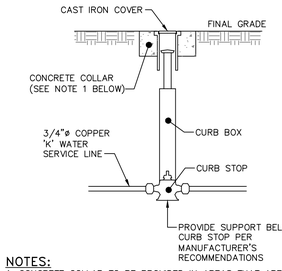
NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.
5. THE CONTRACTOR SHALL INSTALL A FULL BODIED STAINLESS STEEL TAPPING SLEEVE AT THE PROPOSED WATER SERVICE LOCATION.

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



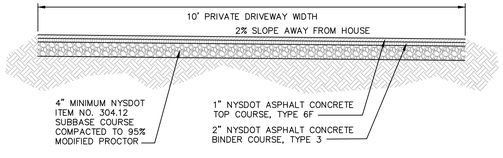
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.
4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

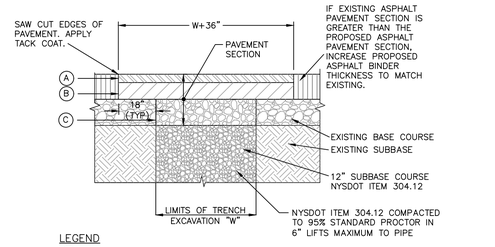


NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



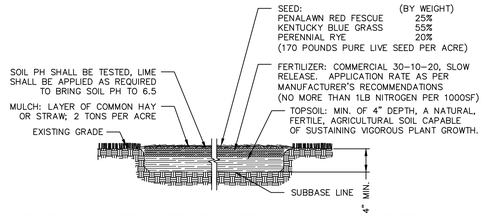
PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



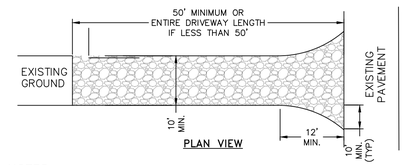
LEGEND
(A) 1.5" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE F1
(B) 3.0" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE F9
(C) 3.0" ASPHALT BASE COURSE– NYSDOT TYPE F9

NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE

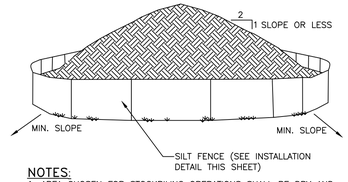


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



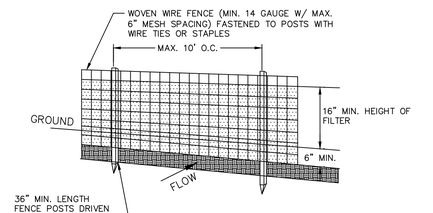
NOTES:
1. STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

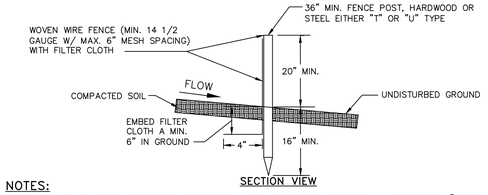


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



PERSPECTIVE VIEW



SECTION VIEW

NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE

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

_____ _____
MLM PROPERTY MANAGEMENT, LLC. DATE

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.

DRAWN BY: LGP				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANY WAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT DIG SAFELY NEW YORK AT 811 OR WWW.CALL811.COM

Dig Safely. New York Call 811 before you dig

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845–440–6926
F: 845–440–6637

CONSTRUCTION DETAILS

32 N. CEDAR STREET SUBDIVISION

32 N. CEDAR STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–28–978920

JOB #:	2021:023
DATE:	6/29/2021
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	3 OF 3

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: MLM Property Managmenet, LLC. (c/o Gianni DiLello)

Address: 10 White Rock Lane, Cold Spring, NY 10516

Signature:

Date: 6/29/21

Phone: (845) 629-8117

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Daniel G. Koehler, P.E.

Address: 174 Main Street, Beacon, NY 12508

Phone: (845) 440-6926

Fax: (845) 440-6637

Email address: DKoehler@HudsonLandDesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

32 North Cedar Street Subdivision

Street which property abuts: North Cedar Street & Oak Street

Current Tax Map Designation: Section 5954 Block 28 Lot(s) 978920

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

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

Total area of property is 0.33 acres

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** copies of a subdivision plat showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

c. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: MLM Property Management, LLC

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

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

Applicant Address: 10 White Rock Lane, Cold Spring, NY 10516

Project Address: 32 North Cedar Street, Beacon, NY 12508

Project Tax Grid # 130200-5954-28-978920

Type of Application Subdivision for existing property

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

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

G Dille

Signature of Owner

as Manager

Title if owner is corporation

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

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 32 North Cedar Street Subdivision

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

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

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 32 North Cedar Street Subdivision

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

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

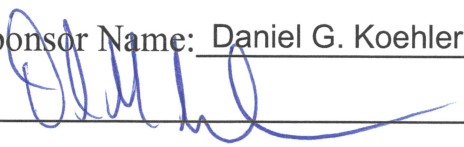
FINAL CONSTRUCTION PLANS	**YES**	**NO**
Final construction plans and profiles shall be prepared for all proposed streets, private roads and other required improvements. Plans shall be drawn at the same scale as the final plat and on the same size sheets, but not on the same sheets. The following information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

FINAL CONSTRUCTION PLANS ***(continued)***		
Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas.	X	
Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet _____ of _____.	X	
A notation of approval, on all sheets as follows "Approved by: _____ _____ Owner Date and _____ _____ Planning Board Chairman Date"	X	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	

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

All items marked "No" are not applicable to this particular application

Applicant/Sponsor Name: Daniel G. Koehler, P.E., Engineer for Applicant

Signature: 

Date: June 29, 2021

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

Name of Entity	Address of Entity
MLM Property Management LLC	10 White Rock Lane Cold Spring NY 10516
Place where such business entity was created Cold Spring NY	Official Registrar's or Clerk's office where the documents and papers creating entity were filed Putnam County NY
Date such business entity or partnership was created 3/10/2014	Telephone Contact Information (845) 629-8117

IF AFFIANT IS A CORPORATION:

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

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

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

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Fernando DiLello	10 White Rock Lane Cold Spring NY 10516	(914) 447-1157	Sole

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.
MLM property Management LLC	10 White Rock Lane Cold Spring NY 10516	(845) 629-8117	5/24/2021	Dutchess County Clerk

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
Fernando DiLello	Self	Owner

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 ?

☐ ☒ NO

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
Allen Spiro	32 N. Cedar St. Beacon NY 12508

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

N/A

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production. N/A

SECTION J.

N/A

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

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

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

Name	**Residence or business address**	**Telephone number**

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

☐ YES ☐ NO

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

Name	Address

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

☐ YES ☒ NO

I, _____ being first duly sworn, according to law, deposes and says that I am (Title) _____, an active and qualified member of the _____, 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) _____

(Signature) _____

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 8, 2021
Re: **32 North Cedar Street Subdivision**

I have reviewed the cover letter from Hudson Land Design, Subdivision Application, Short EAF Part 1, and a 3-sheet Subdivision Plan set, all dated June 29, 2021.

Proposal
The applicant is proposing to subdivide a 0.33-arcre parcel with one existing house into two lots for the construction of an additional house. Parcel 1 would have 6,250 square feet and Parcel 2 would contain 8,200 square feet. The parcel is in the R1-5 zoning district.

Comments and Recommendations

1. The Sheet 1 Plat should indicate the diameter and species of the existing trees to be removed.

2. The last note for the Sheet 2, Schedule of Regulations Table, should add, “consistent with Section 223-13K” at the end.

3. On Sheet 2, Existing Conditions Plan, a note has been cut off, possibly regarding the overgrown hedge along North Cedar Street.

4. The plan should include several canopy street trees to replace the sizable trees to be removed on the lot and to provide additional environmental and traffic calming benefits.

5. The Sheet 2 Plan should show two 9 X 18 feet parking spaces and, preferably, an area to turn around without the need to back out of the driveway.

6. The applicant and Board should consider placing the new driveway off Oak Street, which would likely require a shorter driveway. Oak Street is also two-way, providing more convenient access to and from all directions than the one-way North Cedar Street.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Daniel G. Koehler, P.E., Project Engineer

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 Lanc, P.E., L.S.
Arthur R. Tully, P.E.

July 7, 2021

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

RE: 32 North Cedar Subdivision
Tax No. 5954-28-978920
City of Beacon

Dear Mr. Gunn:

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

- Correspondence dated June 29, 2021, as prepared by Hudson Land Design.
- Application for Subdivision Approval.
- Short Environmental Assessment Form dated June 29, 2021.
- Report titled "Infiltration and Inflow Investigation – 32 North Cedar Street", dated June 29, 2021, as prepared by Hudson Land Design.
- Plan set titled "32 N. Cedar Street Subdivision", consisting of 3 sheets dated June 29, 2021, as prepared by Hudson Land Design.

The proposed subdivision is located at the intersection of North Cedar Street and Oak Street, is located in the R1-5 Zone, and entails the subdivision of a 0.332± acre (14,450 square feet) parcel into 2 parcels, with Lot 1 being 6,250 square feet and the Lot 2 being 8,200 square feet in size. Based upon our review of the submitted documents and plans, we offer the following comments:

General Comments:

1. The Infiltration and Inflow report notes that a sump pump was located in the basement of the existing building and is to be disconnected from the sewer system. The report shall be updated to reflect the volume of water that can be pumped by the existing pump.

2. Although Note No. 13 on Sheet 1 states that the existing sump pump is to be disconnected prior to approval, the plans shall show where the flow from this sump pump will be re-directed to once it has been disconnected.

3. The scarification note with regards to the paved turn around area on the Existing Conditions and Removals Plan on Sheet 2 should be relocated so that it is legible.

4. As the existing driveway turn-around area is to be removed per the removal plan, the subdivision plan on Sheet 2 should be revised so as to not show this turn-around area.

5. Curbing details shall be added to Sheet 3, as curbing will need to be removed and installed for the proposed driveway, along with the installation of water and sewer services.

6. Is any landscaping proposed along the Oak Street side of the project to provide for privacy? If so, then the landscaping shall be added to the plans along with the pertinent construction details.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

City of Beacon Planning Board Agenda
07/13/2021

Title:

Zoning Board of Appeals - July Meeting

ATTACHMENTS

City of Beacon Planning Board Agenda
07/13/2021

Title:

Consider request for two 90-day extensions of Subdivision Approval - 25 Townsend Street

ATTACHMENTS

25 Townsend Street Request for Extension of Final Subdivision Approval.pdf

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer
tpalmer@cuddyfeder.com

June 24, 2021

VIA E-MAIL (egrogan@cityofbeacon.org)
Hon. John Gunn, Chairman
& Members of the Planning Board
City of Beacon
One Municipal Plaza
Beacon, New York 12508

Re: AK Property Holding, LLC – Request for Extension of Final Subdivision Approval
Property: 25 Townsend Street, Beacon, New York

Dear Chairman Gunn and Planning Board Members:

On behalf of AK Property Holding, LLC (the "Applicant"), we are writing to request an additional two (2) 90-day extensions of the July 10, 2018 Final Subdivision Approval Resolution, which was last extended by this Board on January 12, 2021.[1] This request is timely, as 180 days (6 months) have not elapsed since the last extension that was granted at the Planning Board's January 12, 2021 meeting, which current extension runs until June 25, 2021.

At this time the Applicant advises that they are still working to satisfy the prerequisite Conditions provided in the Approval Resolution in order for the Final Subdivision Plat to be signed by the Planning Board Chairman and subsequently recorded in the Dutchess County Clerk's Office.

Specifically, the Applicant advises that between December 29, 2020 and May 26, 2021 the Applicant had two (2) contracts out. The second contract was being negotiated in May of 2021 and the prospective purchaser indicated during due diligence that they could not meet the requirements for filing the HOA or the required bond. We have also been advised that the Applicant is expecting a joint venture proposal that was verbally presented to the Applicant on June 17, 2021. The Applicant reiterates their request for the Board's consideration stemming from additional difficulties with filing of the performance guarantee due to complications arising from the COVID-19 pandemic.

[1] A copy of the 2018 Approval Resolution, adopted July 10, 2018 (the "2018 Approval Resolution") is enclosed as **Exhibit A**, together with a copy of the Planning Board's January 12, 2021 Meeting Minutes (page 7) approving the last extension request attached to this letter as **Exhibit B.**

We respectfully request that you please place this matter on the next available Planning Board Agenda for consideration of the Applicant's request for two (2) 90-day extensions (180 days) for the Final Subdivision Approval, thus extending to December 22, 2021 the date by which the Applicant must satisfy conditions A.1-A.8 of the 2018 Approval Resolution. Please note that the Applicant will also be in attendance at the next available Planning Board meeting Agenda that this matter is calendared for in order to answer any questions that Board may have at that time.

Thank you in advance for your consideration in this matter.

Very truly yours,

Taylor M. Palmer

Enclosures
cc: Jennifer L. Gray, Esq. – Planning Board Attorney

EXHIBIT A

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

FINAL SUBDIVISION PLAT APPROVAL FOR
25 TOWNSEND STREET

WHEREAS, the Beacon Planning Board received an application for Final Subdivision Plat Approval from AK Property Holding LLC ("Applicant") for a residential subdivision (the "Project" or "Proposed Action"); and

WHEREAS, the property is located within the R1-7.5 One-Family Residence District and is designated as Parcel 6055-03-383149 on the City Tax Map (collectively, the "Subject Property" or "Site"); and

WHEREAS, the Subject Property is owned by AK Property Holding LLC and is comprised of approximately 5 acres which was formerly the site of the Knights of Columbus; and

WHEREAS, the Applicant is proposing to subdivide the parcel to create 13 residential lots for the construction of new single-family residences with an additional common lot for stormwater infiltration and 50' right-of-way offered for dedication to the City of Beacon for future road purposes and the opportunity to connect the Subject Property to the adjacent parcel upon the development of the adjacent parcel; and

WHEREAS, the new lots would be serviced by a cul-de-sac roadway with sidewalks and a landscaped center island; and

WHEREAS, the subdivision is shown on the drawing, entitled "Preliminary Subdivision Plan," last revised June 26, 2018, prepared by Hudson Land Design, Beacon, N.Y.; and

WHEREAS, the plans reviewed by the Planning Board consist of the following:

- Sheet 1 of 8, entitled "Existing Conditions and Demo Plan," last revised June 26, 2018, prepared by Hudson Land Design, Beacon N.Y.
- Sheet 2 of 8, entitled "Preliminary Subdivision Plan," last revised June 26, 2018, prepared by Hudson Land Design, Beacon, N.Y.
- Sheet 3 of 8, entitled "Utility Plan," last revised June 26, 2018, prepared by Hudson Land Design, Beacon N.Y.
- Sheet 4 of 8, entitled "Utility Plan and Profile," last revised June 26, 2018, prepared by Hudson Land Design, Beacon N.Y.
- Sheet 5 of 8, entitled "Erosion & Sediment Control Plan," last revised June 26, 2018, prepared by Hudson Land Design, Beacon N.Y.

- Sheet 6 of 8, entitled "Construction Details," last revised June 26, 2018, prepared by Hudson Land Design, Beacon N.Y.
- Sheet 7 of 8, entitled "Construction Details," last revised June 26, 2018, prepared by Hudson Land Design, Beacon N.Y.
- Sheet 8 of 8, entitled "Construction Details," last revised June 26, 2018, prepared by Hudson Land Design, Beacon N.Y.

WHEREAS, the application also consists of application forms and the Environmental Assessment Form (EAF), and all other submissions by the Applicant; and

WHEREAS, the Planning Board reviewed the application at its meetings on January 12, 2016, June 14, 2016, April 11, 2017, May 9, 2017, August 8, 2017, September 12, 2017, February 14, 2018, March 13, 2018, April 10, 2018, May 8, 2018, June 12, 2018 and July 10, 2018; and

WHEREAS, on March 13, 2018, following a coordinated review pursuant to SEQRA the Planning Board adopted a Negative Declaration after taking a "hard look" at each of the relevant areas of environmental concern through review of the EAF and all associated materials prepared in connection with the Proposed Action; and

WHEREAS, following the adoption of the Negative Declaration pursuant to SEQRA, on March 13, 2018, the Planning Board opened the public hearing on the application for Subdivision Approval, at which time all those interested were given an opportunity to be heard and the public hearing was continued to May 8, 2018 and June 12, 2018, and closed on June 12, 2018; and

WHEREAS, on June 12, 2018 the Planning Board granted Preliminary Subdivision Approval for the Project; and

WHEREAS, the Planning Board is fully familiar with the Project and has reviewed the Project relative to all applicable provisions of the City Code.

NOW THEREFORE, BE IT RESOLVED, that the Planning Board hereby finds that the Final Subdivision Plat will not be substantively changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required; and

BE IT FURTHER RESOLVED, that the Planning Board finds that the conditions 1 and 2 in Section "A" of the Preliminary Subdivision Approval Resolution, adopted on June 12, 2018, have been fulfilled to the satisfaction of the Planning Board, except for those conditions that have become conditions of Final Subdivision Approval set forth below, and the Planning Board hereby amends the conditions of the Preliminary Subdivision Approval Resolution to remove condition 4 in Section "A" therein.

Resolution of Final Subdivision Approval –
25 Townsend Street

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision Plat Approval to the Project, as shown on the application materials enumerated above, subject to the following conditions and modifications:

A. The following conditions shall be fulfilled prior to the signing of the Final Subdivision Plat by the Chairman of the Planning Board:

1. The comments contained in the City Engineer's letter to the Planning Board dated July 5, 2018, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

2. The comments contained in the City Planner's letter to the Planning Board dated July 5, 2018, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

3. All application review fees shall be paid in full.

4. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval from the Dutchess County Department of Health for the extension of water distribution and sewer collection systems, and shall meet all conditions contained in such approvals, as required therein.

5. The Applicant shall submit all necessary easements in recordable form satisfactory to the City Attorney, which shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat and prior to the transfer of any subdivision lot, with a copy of the recorded documents submitted to the City Clerk for filing. Such easements include but may not be limited to the following:

    a. 20' wide Conservation and Landscape Easement
    b. 10' wide Drainage Easement
    c. 15' wide Drainage Easement with diversion berm
    d. Stormwater Management Maintenance Agreement & Access Easement in accordance with Section 190-9 of the City Code

    Thereafter, the Applicant shall submit written evidence certifying that such easements have been duly recorded in the Dutchess County Clerk's Office.

6. The Applicant shall submit appropriate Homeowner's Association documentation for review as to form by the City Attorney, which shall include maintenance obligations for the landscaped cul-de-sac island and all stormwater facilities, including the infiltration basin and all pipes, swales and structures that convey stormwater through the Subject Property. The "HOA Lot" containing the infiltration basin shall be owned and maintained by the HOA. Unless and until the City of Beacon accepts the

offer of dedication of the 50' right of way spur off of the cul-de-sac, such right-of-way shall be owned and maintained by the HOA.

7. Pursuant to Section 195-15 of the City Code, the Applicant shall submit a performance guarantee for the construction of all public improvements in an amount to be determined by the City Engineer and in a form acceptable to the City Attorney.

8. Sheet 2 of 8, entitled "Preliminary Subdivision Plan," last revised June 26, 2018, prepared by Hudson Land Design, Beacon, N.Y. shall be re-labeled as "Final Subdivision Plan."

B. Prior to the issuance of a Building Permit, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. The Applicant shall submit a Construction Management Plan for review and approval of the Building Inspector, Highway Superintendent and City Engineer.

2. The Applicant shall fund an escrow account with the City of Beacon for the monthly stormwater inspections in an amount as determined by the City Engineer.

C. The following are general conditions which shall be fulfilled:

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Section 195-25.A(4) of the City Code. The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.

2. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.

3. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's Environmental Assessment Form. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this Resolution may be inconsistent with the EAF, the terms of this Resolution shall be controlling.

Resolution of Final Subdivision Approval –
25 Townsend Street

4. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees shall be paid by the Applicants within thirty (30) days of each written notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefor has not been granted by the City, this Resolution shall be rendered null and void if the Final Plat has not yet been filed in the Dutchess County Clerk's Office.

5. As used herein, the term "Applicant" shall include their heirs, successors and assigns, and where applicable its contractors and employees.

6. 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.

7. The approvals granted by this Resolution do not supersede the authority of any other entity.

8. Conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

9. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this Resolution.

10. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this Resolution of approval are subsequently desired.

Resolution Adopted: July 10, 2018
Beacon, New York

John Gunn, Chairman — Date 7/10/2018

motion by R. Williams, seconded by R. Muscat:

Gary Barrack	Voting AYE	Rick Muscat	Voting AYE
David Burke	Voting EXCUSED	Randall Williams	Voting AYE
Jill Reynolds	Voting AYE	John Gunn, Chairman	Voting AYE
Patrick Lambert	Voting AYE		

5102/15/638442v1 7/6/18

EXHIBIT B

Miscellaneous Business

Zoning Board of Appeals – January meeting

There were no applications for the January meeting.

Consider request for two 90-day extensions of Subdivision Approval – 25 Townsend Street, submitted by AK Property Holding, LLC

Attorney Taylor Palmer of Cuddy & Feder presented his client's request for two 90-day extensions for the Townsend Street subdivision. They continue to be in negotiations with multiple potential buyers and the most recent buyer fell through on the last day. After a brief discussion and careful consideration, Mr. Gunn made a motion to grant two 90-day extensions of Subdivision Approval as requested, seconded by Mr. Williams. All voted in favor. Motion carried.

Architectural Review

508 Main Street – Sign

Jonathan Protopapas presented revised signage and visual shots of similar signs for 508 Main Street. The lettering will automatically light up after dusk and will be programmed to shut off at 10:00-11:00 p.m. The sign was moved up as recommended at the last meeting. A detailed review took place and members had the following concerns: the letters are taller than the interior of the wooden frame; the sign appeared too big and obtrusive; the depth of the letters should be no more than 3-inches, and letters should fit within the molding. After a lengthy discussion, members felt further revisions necessary and the applicant agreed to return with revisions next month.

248 Tioronda Avenue – Finalize Building Elevations

Applicant Berry Kohn and Architect Alexander Blakely returned to continue review of Building #100, specifically the proposed exterior steel stair. The stair was moved so it no longer blocks access and was pulled back closer to the building to make it more compact. After a comprehensive review of the proposal, members agreed with the improvement and had no further objections. After careful consideration Ms. Reynolds made a motion to approve the elevations for 248 Tioronda Avenue, seconded by Mr. Warner. All voted in favor. Motion carried.

Mr. Clarke explained the City would prefer not to have the ramp up to Route 9D on this parcel and are working on allowing the Greenway Trail to go under the bridge. Metro North has decommissioned this portion of railway to allow that to happen however timing is up in the air.

There was no further business to discuss and the meeting was adjourned on a motion made by Ms. Quiana, seconded by Mr. Warner. All voted in favor. Motion carried. The meeting adjourned at 11:02 p.m.

City of Beacon Planning Board Agenda
07/13/2021

Title:

Continue review of Small Cell Wireless Facility Design and Review Guideline Policy

ATTACHMENTS

Updated_Small Wireless Facilities Design Guidelines (4820-0411-1596.1).docx

City of Beacon

Small Cell Wireless Facility Design and Review Guideline Policy

DRAFT

BACKGROUND AND PURPOSE

The City of Beacon has adopted the following guidelines in order to facilitate and encourage the orderly installation of wireless telecommunications infrastructure for the public convenience. The City requires wireless service providers and wireless infrastructure providers to locate small wireless facilities in a responsible fashion. These networks of low-powered micro antennas provide cellular and data coverage to supplement the providers' macrocellular networks. New small cell installations will improve the providers' ability to meet current and future consumer cellular and data needs.

The following design guidelines have been developed by the City of Beacon to ensure that the design, appearance, and other features of small wireless facilities are compatible with nearby land uses; to prevent the intangible public harm of unsightly or out-of-character deployments; to ensure vehicular and pedestrian traffic safety and coordinate various uses in the right-of-way; and to protect the integrity of historic, cultural, and scenic resources and citizens' quality of life.

This document establishes design and aesthetic policies that all small wireless facilities installed must meet prior to installation within the City's boundaries. Small wireless facilities shall comply with these design guidelines, to the maximum extent feasible, in order to be approved by the Planning Board.

There are several different small wireless facility installations permitted within Beacon:

- Attachments to utility poles and utility lines
- Attachments to traffic signal poles
- Attachments to certain types of street light poles
- Mounting on buildings and rooftops
- New freestanding installations (small cell pole)
- New combination poles with streetlight and concealed small wireless facility (smart poles)

DRAFT

1. GENERAL GUIDELINES

1.1 SMALL WIRELESS FACILITY EQUIPMENT

AESTHETICS	Providers should consider the aesthetics of the existing street lights and other City infrastructure near proposed small wireless facility locations, with special attention given to the details of neighborhoods with unique or ornamental street light assemblies. Unique or ornamental assemblies may include mast arms, ornamental pole bases, architectural luminaires, mounting heights, pole colors, etc. Equipment should match the aesthetics of the pole.
EXTERNAL SHROUDING	4G antennas should contained in a shroud and any other equipment shall be contained in an equipment cabinet, unless the visual impact can otherwise be reduced by its location on the pole. 5G antennas are not required to be shrouded, but should be reasonably colored to match the pole on which they are mounted. On wood poles, the color of attachments shall be gray or Original Equipment Manufacturing (OEM) default colors.
SIDEARM (OFF-SET) INSTALLS	The nearest point of the enclosure to the pole should not extend more than 30 inches from the pole or as specified by pole owner(s). The minimum mounting height should be 20 feet.
CONDUITS	All cables should be in rigid conduits from below ground to eight (8) feet above grade. Cables should be in conduits or covers at heights greater than eight (8) feet above grade. Conduits and covers should be surface mounted to the pole unless required to be installed inside the pole.

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HARDWARE ATTACHMENT	Welding onto existing equipment is not permitted.
COLOR	All equipment should be colored or painted to match pole aesthetics. If a wood pole, the visible attachments and hardware should be colored gray or OEM default colors. Paint color and type should be that specified by the Planning Board or City Engineer.
CABLES	All cables should be clearly labeled for future identification.
CANTENNAS	Cantennas or antennas contained in a shroud should be mounted directly on top of the pole, unless a side arm installation is required by a pole owner. A tapered transition between the upper pole and pole-top cantenna is recommended. Cantenna should be no more than 3 cubic feet in volume.
STICKERS OR SIGNS	Any on-pole cabinet and any ground mounted utility box should be labeled with: (1) RF warning sticker or sign, no larger than 7x10 inches. Facing to the street near the elevation of the antennas; (2) 7-inch by 10-inch (maximum) plate with the provider's name, location identifying information, and 24-hour emergency telephone number, and (3) No product advertising.
LIGHTS	There should be no lights on the equipment unless required by federal law.

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GROUND MOUNTED EQUIPMENT BOX	Should not be permitted unless applicant demonstrates that no other feasible options for containing the necessary equipment are available. Boxes should not be placed closer than 25 feet from a street corner, and sight lines for drivers and pedestrians should be preserved. The Planning Board in consultation with the City Engineer should make the final determination on approval or denial of the proposed placement. All ground mounted equipment boxes should be attached to a concrete foundation. All equipment should be at least two (2) feet clear of the curb. The City prefers equipment to be placed in existing underground vaults when available.
POLE CONNECTION	Attachments to the side of a pole should be oriented away from the street side of the pole, placed perpendicularly or parallel to the street, unless applicant demonstrates need for variation. Providers should use a consistent orientation on poles located on the same block. Attachments should be at least two (2) feet clear of the curb.
HEIGHT OF EQUIPMENT ON POLE	The lowest point should not be lower than eight (8) feet from the grade directly below the equipment enclosure.
POWER METER	As required by National Grid and in a location that (1) minimizes its interference with other users of the City's right-of-way including, but not limited to, pedestrians, motorists, and other entities with equipment in the right-of-way, and (2) minimizes its aesthetic impact.

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1.2 NEW AND REPLACEMENT METAL POLES

POLE STYLE	Pole should match aesthetics of surrounding street lights. Pole extension on traffic signal pole should match the rest of the pole.
COLOR	A pole and pole extension should be colored or painted to match existing street light aesthetics. Paint color and type used should be that specified by the Planning Board.
INTERNAL INSTALLS	Equipment should be installed internally when using a new underground-fed pole. Any equipment installed within a pole should not protrude from the pole except to the extent reasonably necessary to connect to power or a wireline, or as required by National Grid.
STICKERS OR SIGNS	On each pole, a (1) RF warning sticker or sign, no larger than 5 x 7 inches. Facing to the street near the elevation of the antenna(s); (2) 5-inch by 7-inch (maximum) plate with the provider's name, location identifying information, and 24-hour emergency telephone number, and (3) No product advertising.

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1.3 GENERALLY APPLICABLE GUIDELINES

Any small wireless facilities should comply with the following requirements:

- Should not significantly create a new obstruction to property sight lines.
- Should preferably be on a pole located as close as possible to the point of intersection created by the extension of side-yard property lines with the existing line of utility or street light poles in the right-of-way, and preferably along a property's secondary street facing.
- Should be installed with appropriate clearance from existing utilities.
- Providers should consider the aesthetics of existing streetlights and street furniture in the neighborhood of the proposed small cell locations. These aesthetic considerations and accommodations should be included in the application submittal.
- All equipment located within the public ROW should be located such that it meets ADA requirements and does not obstruct, impede, or hinder usual pedestrian or vehicular travel or interferes with the operation and maintenance of traffic signals, signage, street lights, street furniture, fire hydrants, underground infrastructure, or business district maintenance.
- New small wireless facility wires, cords and cables should be encased in a separate conduit than any City wires, cords, and cables.
- Should be placed so as not to interfere with normal operation and maintenance of streetlights, traffic signals or other street appurtenances.

1.31 CITY'S PREFERRED SMALL WIRELESS FACILITY EQUIPMENT LOCATIONS IN ORDER OF PREFERENCE:

- On an existing building rooftop
- On-stand attached to a utility pole, if meeting provider service objective.
- Attached to existing utility poles or to traffic signal poles.
- Attached to plain wood or plain metal street light poles.
- Replacement plain metal street light pole with concealed small wireless facility equipment and antennas.
- Installation of small cell poles.
- Replacement ornamental street light pole with concealed small wireless facility equipment and antennas.

Applicant should demonstrate the infeasibility of each city-preferred location before requesting permission for the next on the list.

1.32 GUIDELINES FOR SMALL WIRELESS FACILITIES WITHIN NATIONAL REGISTER-LISTED HISTORIC DISTRICTS OR THE CITY'S HISTORIC DISTRICT AND LANDMARK OVERLAY ZONE OR ADJACENT TO NATIONAL REGISTER-LISTED SITE OR LOCAL PROTECTED SITE

No wireless telecommunications services facility shall be located on the Historic District and Landmark Overlay Zone, unless the applicant demonstrates to the satisfaction of the Planning Board that the selected site is necessary to provide wireless services, including but not limited to, filling a gap in coverage, densifying a wireless network, introducing a new service or otherwise improving service capabilities. In order to maintain the character of a historic property, all wireless facilities and new structures within a National Register-Listed Historic District or the City's Historic District and Landmark Overlay Zone or adjacent to a National Registered-Listed site or local protected site should employ screening, concealment, camouflage, or other stealth techniques to minimize visual impacts. The placement of small wireless facilities on existing structures or new poles shall be subject to the following:

- Tower structures and new wooden structures will not be permitted.
- Small wireless facilities should not be installed on poles located in front of a building designated as a local landmark or listed on the National Register.
- The design of wireless facilities and related new structures should be integrated with existing buildings, structures and landscaping, including considerations of height, color, style, placement, design and shape.

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2. ATTACHMENTS TO UTILITY POLES

2.1 PURPOSE

This section of the guidelines governs attachment of a small wireless facility to a utility pole.

2.2 STANDARDS

A small wireless facility attachment should conform to pole owner's attachment standards. Any attachment to a utility pole or utility line should first be approved by the owner(s) of the utility pole or line.

All associated equipment should be mounted on poles if allowed by pole owner and pole is capable of supporting.

Fiber, wires and cables should be in conduits or covers surface-mounted to pole.

One (1) small wireless facility will be allowed by the City per utility pole if technically feasible and if in the determination of the City Engineer there are no safety or aesthetic concerns. These guidelines apply whether attachment is to an existing utility pole, or the owner requires installation of a replacement utility pole.

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3. ATTACHMENTS TO TRAFFIC SIGNAL POLES

3.1 PURPOSE

This section of the guidelines govern attachment of a small wireless facility to a traffic signal pole.

3.2 STANDARDS

One (1) small wireless facility will be allowed by the City per traffic signal pole if technically feasible and if in the determination of the City Engineer there are no safety or aesthetic concerns.

All provider equipment other than the antenna should be housed inside an existing underground vault, inside the pole or a pole extension at the top of the pole, inside a pole-mounted cabinet, or hidden within the cantenna. The cantenna shall only be attached to the top of the pole. 5G antennas shall be mounted not more than 6" from the pole or pole extension and shall be colored to match the pole.

Fiber, wire and cables should be inside pole in a conduit. If conduit space is not available, the pole cannot be used.

A small wireless facility should not be placed on a traffic signal pole which has a luminaire attached.

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4. ATTACHMENTS TO STREET LIGHT POLES

4.1 PURPOSE

This section governs small wireless facility attachments to a street light pole. Two different types of small wireless facility installations are permitted on street light poles, which are:

- Co-locating small wireless facility equipment on plain (non-ornamental) wood or plain (non-ornamental) metal street light poles.
- Replacing an existing plain wood or plain metal street light pole so that small wireless facility equipment can be attached.

4.2 GUIDELINES

No small wireless facility placement ~~s~~should be allowed as attachments on ornamental street lighting poles. Replacement of an existing ornamental street light pole with a matching smart pole may be permitted as per Section 6.

One (1) small wireless facility will be allowed by the City per street light pole if technically feasible and if in the determination of the City Engineer there are no safety or aesthetic concerns. These guidelines apply whether attachment is to an existing street light pole or to a replacement street light pole.

On an existing pole, the equipment excluding the antenna should be in an equipment cabinet if on the pole, otherwise shielded from view, hidden within the cantenna, or contained in an existing underground vault or new or existing ground-mounted utility box.

- All equipment not concealed in a base cabinet should be above the ground at least eight (8) feet.
- Equipment should be oriented away from the street. If an exception is made allowing the small cell equipment to orient toward the street, the attachment should be installed no less than 16 feet above the ground.
- The size of small wireless facilities should be minimized as much as possible to minimize visual impact without decreasing the level of service desired by provider.
- The lighting level-of-service should not be decreased.
- The City may require a new smart pole in lieu of collocating on a metal street light pole. See Section 6 for smart pole standards.

- Wood poles should only be allowed by approval in areas that have predominantly wood poles or when replacing an existing wood pole. Wood poles shall not be allowed on streets which do not currently have wooden utility poles.

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5. INSTALLATION OF SMALL CELL POLE

5.1 PURPOSE

This section of the guidelines is to be used when installing a freestanding small wireless facility installation, referred to as a small cell pole.

5.2 STANDARDS

All small wireless facility carrier equipment excluding the antenna should be housed internal to an equipment cabinet at the base of the pole or hidden within the pole or cantenna. No provider equipment should be strapped or banded to the outside of the small cell pole.

- Small Cell Poles should coordinate with neighborhood pole style, color, and material type, matching aesthetics of adjacent poles, but may have larger diameter to internally conceal equipment.
- A base containing equipment should be round with a preferred diameter of the base cabinet 18 inches with a maximum 24-inch diameter. The meter should be contained in an equipment cabinet as approved by National Grid.
- Ownership of small cell poles is to remain with the provider.
- At least 15% of the pole design structural capacity should be reserved for future City installations.
- All new poles should have appropriate clearance from existing utilities.
- Small Cell Poles should have a smooth transition from the upper pole to the cantenna or 5G antenna.
- Wood poles should not be allowed on streets which do not currently have wooden utility poles.

5.3 PLACEMENT REQUIREMENTS

All small cell poles should be privately owned and should be permitted by the Planning Board and Building Department.

- Preferred location for new pole is generally on an extension of the side-yard property line at the intersection with the line of street lights, utility poles, or trees in the ROW, to avoid interference with building face, views, business signage, pedestrian flow, etc.

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- Small Cell Poles placement should not impede, obstruct, or hinder pedestrian or vehicular travel.
- Small Cell Poles should not be located along the frontage of a historic building, deemed historic on a federal, state, or local level.
- Small Cell Poles should not significantly create a new obstruction to property sight lines.
- Whenever possible, the freestanding small wireless facility should be located on the secondary street.
- Small Cell Poles in the right-of-way should be located within the street amenity zone, whenever possible.
- All new poles should be in line with adjacent utility or street light poles, and preferably be equidistant from them.
- To minimize conflicts with trees, minimum distance standards will be established from tree canopy edge. Distances will vary based on current age of tree (which is based on diameter of trunk) in order to anticipate future tree growth. Distances will also depend on which side of street the cell structures will be installed.

    a. Distance from canopy edge on utility pole side of street (where low-growing trees are planted)

Trunk Diameter	Distance from canopy edge
1 to 6”	20’
7 to 12”	15’
13” and up:	10’

    b. Distance from canopy edge on side of street free of utility poles (where tall-growing trees are planted)

Trunk Diameter	Distance from canopy edge
1 to 6”	55’
7 to 12”	45’
13 to 18”	35’

18 to 24”	25’
24” and up	15’

The City may refuse applications for sites that are prime locations for tree planting due to soil quality, tree lawn width, and importance of tree canopy at this location to the community.

Small Cell Poles should be placed at an equal distance between trees and other poles when possible.

- Small Cell Poles should not be installed between the perpendicular extension of the primary street-facing wall plane of any single- or two-family residence and the street.
- When located adjacent to a commercial establishment, such as a shop or restaurant, small cell poles should not be located in front of store front windows, primary walkways, primary entrances or exits, or in such a way that would impede a delivery to the building.
- Small Cell Poles should be at least 5’ from driveways, entrances or private lead walks to buildings, and bus shelters.
- Small Cell Poles should be placed outside of the applicable sight triangle at intersection corners.

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6. INSTALLATION OF SMART POLES

6.1 PURPOSE

This section of the guidelines is to be used when installing a:

- Plain metal street light pole with internally concealed small wireless facility equipment and antennas; or
- Ornamental street light pole with internally concealed small wireless facility equipment and antennas.

6.2 GUIDELINES

All small wireless facility carrier equipment excluding the antenna should be housed internal to an equipment cabinet at the base of the pole or concealed within the pole or cantenna. No provider equipment should be strapped to the outside of the smart pole.

Smart poles should reasonably match neighborhood pole style, color and material type. Height of smart pole should not exceed the greater of 10% higher than original/surrounding light poles, or 50 feet.

A base containing equipment should be round with a preferred diameter of the base cabinet 18 inches with a maximum 24-inch diameter. The meter should be contained in the base cabinet or as approved by National Grid.

New luminaires should be mounted at the same height as adjacent streetlights. New luminaires should reasonably match existing and shall incorporate the City's networked lighting control node.

The lighting level-of-service should not be decreased.

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City of Beacon Planning Board Agenda
07/13/2021

Title:

Certificate of Appropriateness - 490-492 Main Street; Signs

ATTACHMENTS

490-492 Main Street Application.pdf

490-492 Main Signs and Elevations.jpg

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: ~~6/21/21~~ 6/7/21

Project Address: 490 + 492 Main St.

Project Architect/Engineer: —

Owner/Builder: Charlotte Guerra

Contact Phone No.: 845-656-8534

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

Color/Materials:

Siding: Signs - Wood - Sepics.

Roofing: _____

Windows: Color: White/Black/~~Grey~~ Grey Type: Wood

~~Trim~~: Compass 66" x 29" high → 490 Main

~~Garage Door~~: DRV 58.5" x 30" high → 492 Main

~~Stone/Brick~~: Law Office 58.5" x 11" high

Charlotte Guerra

Signature of Owner

FOR OFFICE USE ONLY:

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

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00

LAW OFFICE OF
DENNIS R. VETRANO, JR., LLC

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