COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

Len Warner
Karen Quiana
Kevin Byrne
James Vermeulen
J. Randall Williams
David Jensen
Chair John Gunn

January 13, 2026
7:00 PM
Planning Board Agenda

The Planning Board will meet in the Municipal Center Courtroom at 7:00 p.m. A work session will take place at 7:00 p.m. for a training workshop, discussion of agenda items and/or topics of interest to the Planning Board. The regular meeting will begin immediately thereafter, but no later than 7:30 p.m.

Approval of December 9, 2025, minutes

Regular Meeting

1. Continue public hearing and continue review of applications of Site Plan Approval and Special Use Permit, hotel and restaurant, 1064 Wolcott Avenue, submitted by JMARKMNG, LLC.
2. Public hearing and continue review of application for Special Use Permit Approval, Residential, 829 Wolcott Avenue, submitted by Lauren Walling.
3. Public hearing and continue review of application for Site Plan Approval, Commercial, 425 Main Street, submitted by Stanza Books.
4. Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.
5. Continue review of applications for Subdivision Approval and Site Plan Approval, Residential, 6-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.
6. Review of application for Amended Site Plan Approval, Commercial, 3 Beekman Street, submitted by Dia Center for the Arts, Inc.

City of Beacon Planning Board Agenda
01/13/2026

Title:

Continue public hearing and continue review of applications of Site Plan Approval and Special Use Permit, hotel and restaurant, 1064 Wolcott Avenue, submitted by JMARKMNG, LLC.

ATTACHMENTS

1064 Wolcott PB 1.13.26 Supplemental Submission - Cover Letter.pdf

1064 Wolcott PB 1.13.26 Exhibit A - Response to Comments by Aryeh Siegel 12.30.25.pdf

1064 Wolcott PB 1.13.26 Exhibit B - Response to Comments by HLD 12-30-25.pdf

1064 Wolcott PB 1.13.26 Exhibit C - Response to Comments by Colliers 12.29.25.pdf

1064 Wolcott PB 1.13.26 Plans prepared by AJS and HLD.pdf

1064 Wolcott PB 1.13.26 SWPPP prepared by HLD 12.8.25.pdf

Lanc & Tully 1064 Wolcott 01-09-26 review.pdf

Creighton Manning 1064 Wolcott_Rev 3_R245579_20260109.pdf

KARC Review PB_1064 Wolcott Ave_2026.01.12.pdf

1064 Wolcott PB 239 referral response ZR25-368.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

December 30, 2025

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

Re: Application for Site Plan & Special Use Permit Approvals – Supplemental Submission
Adaptive Reuse of Former Rose Hill Manor Day School for Proposed Hotel & Restaurant
Premises: 1064 Wolcott Avenue, Beacon, New York
Tax Parcel ID: 5945-34-641767

Dear Chairman Gunn and Members of the Planning Board:

On behalf of JMARKMNG, LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of an Application for Site Plan and Special Use Permit Approvals (the "Application"), proposing to adaptively reuse the two (2) existing buildings that comprise the Rose Hill Manor Day School and construct an addition to the existing two-story building on the southern portion of the Premises, and to redevelop the Premises for use as a hotel to be known as The Inn on Spy Hill, with associated guest amenity spaces and an accessory restaurant (the "Project").

SITE PLAN REFINEMENTS AND RESPONSE TO BOARD AND CONSULTANT COMMENTS:

Following up on our discussion with this Board at its December 9, 2025 Public Hearing, the Project has been further refined in consideration of potential visual impacts upon neighboring properties.[1] Specifically, the landscaping plan developed by Debra Adamsons of Landscape Restorations has been supplemented to include additional trees and shrubs at different heights to provide screening for adjacent properties. In addition, the proposed mechanical equipment for the Project has been identified within a landscaped area to the rear of the proposed addition, shielded from view by the proposed vegetation.

[1] Note: As this Board is aware, the Public Hearing on the Application was opened at the Board's December 9, 2025 meeting Agenda, and was continued until the Board's January 13, 2026 meeting. Additionally, we understand that the Application was referred to the Dutchess County Department of Planning & Development in accordance with General Municipal Law Section 239.

The enclosed plan set, prepared by Aryeh Siegel, Architect, dated January 28, 2025 and last revised December 30, 2025, and by Hudson Land Design Professional Engineering, P.C. ("HLD"), dated January 28, 2025 and last revised December 30, 2025 (collectively, the "Plans") has also been revised to address comments provided by this Board and contained in the City Planning Consultant and Engineering Consultant's comment memoranda. Point-by-point responses to the City Planning Consultant and Engineering Consultant's recent comment memoranda prepared by Aryeh Siegel and HLD are enclosed as **Exhibit A** and **Exhibit B**, respectively. In addition, a point-by-point response to the City Traffic Consultant's comment memorandum, prepared by Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C. ("Colliers") is enclosed herewith as **Exhibit C**.

Specifically, the updated Plans include the following changes:

- A formal lighting plan has been developed, including a luminaire schedule, which has been incorporated into the Plans;
- The proposed plantings along the south side of the driveway have been modified to ensure that they do not interfere with vehicular sight lines in the area approaching the Premises; and
- Additional and updated stormwater management, engineering, and construction details and notes have been included in the Plans.

It is respectfully submitted that the Application, inclusive of the identified refinements, conforms to the general Special Use Permit standards outlined in the City Zoning Code Section 223-18(B)(1), the specific standards related to site plan and special permit applications for designated historic properties outlined in the City Zoning Code Section 134-7, and the specific standards for special permits within the HDLO outlined in the City Zoning Code Section 223-24.7(D)(1).[2]

OFF-STREET PARKING, LICENSE AGREEMENT AND SEPARATE REFERRAL TO ZBA REGARDING SETBACK DUE TO IRREGULAR SHAPE OF LOT:

In addition to the foregoing, and as previously discussed with this Board, the Applicant proposes 39 parking spaces on the Premises. This number of spaces is compliant with the City's Code, which requires a minimum of 27 spaces and a maximum of 77 parking spaces for the Project.

[2] Note: As this Board is aware, during the Planning Board meeting on November 12th, the Board discussed the Project in the context of the special permit criteria outlined in City Zoning Code Section 223-24.7(D)(1),and confirmed that the Project would conform to Sections 223-24.7(D)(1)(a) and (d) of the Code.

Notwithstanding, and as described in further detail in the previously submitted Traffic and Parking Evaluation prepared by Colliers, dated October 28, 2025, the Applicant anticipates that additional parking spaces may be needed for the Project during peak periods. The Applicant proposes two (2) cooperative strategies to manage any excess parking demand for the Project. First, the Applicant proposes valet parking on the Premises, which will allow for up to 49 vehicles to be parked on site. Secondly, the Applicant has reached an agreement in principle with the owner of the Riverview Funeral Home, located at 2 Beekman Street in Beacon, for the provision of 14 spots within the funeral home's parking lot to be available for valet parking for the Project on an as-needed basis. Counsel for the Applicant and the Riverview Funeral Home are in the process of finalizing a Parking License Agreement, which Agreement will be provided to the City's Attorney for review once it has been signed by both parties.

Lastly, please note that the Applicant will indeed be seeking an area variance for the proposed 23.8' rear yard setback distance due to the irregular shape of the lot.[3] Accordingly, the Applicant respectfully requests that this Board refer this setback matter to the Zoning Board of Appeals ("ZBA") for its review and consideration.

LIST OF ENCLOSURES AND CONCLUSION:

In support of this Application, enclosed please find four (4) copies of the following documents:

Exhibit A: Response to Comments Memorandum prepared by Aryeh Siegel, Architect, dated December 30, 2025, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated December 5, 2025 and City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated December 8, 2025;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated November 25, 2025, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated November 10, 2025 and City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated November 11, 2025; and

[3] Note: As the Applicant previously discussed with the Board, the Applicant contacted the owners of the properties located northeast of Premises to pursue a potential lot line adjustment(s) to reduce the need for, and/or minimize any variance need for relief for same, but has not reached an agreement with these property owners. Accordingly, the Applicant will pursue area variance relief for this setback due to the irregular shape of the lot.

Exhibit C: Response to Comments Memorandum prepared by Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C., dated December 29, 2025, providing responses to City Traffic Consultant Creighton Manning Engineering & Surveying, PLLC's memorandum dated December 8, 2025.

In addition, attached please find four (4) full-size sets of the Plans, prepared by Aryeh Siegel and HLD, along with two (2) copies of an updated Stormwater Pollution Prevention Plan for 1064 Wolcott Avenue, prepared by HLD, revised December 30, 2025.

We look forward to appearing at this Board's regular meeting on January 13, 2026 for the continuation of the Public Hearing on this Application, at which time we respectfully request that the Board consider closing the Public Hearing and referring this matter to the ZBA. In addition, we respectfully submit that the Project will not result in any significant adverse environmental impacts, and request that this Board consider adopting a Negative Declaration under the State Environmental Quality Review Act ("SEQR") at its January meeting as well. In the meantime, should this Board or City Staff have any questions or comments regarding the foregoing, please do not hesitate to contact me.

Thank you in advance for your time and consideration of this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Bryan Murphy, City of Beacon Building Inspector
Jennifer L. Gray, Esq., City of Beacon Planning Board Attorney
Natalie Quinn, KARC Planning Consultants, Inc.
John Russo, P.E., Lanc & Tully, P.C.
JMARKMNG, LLC
Hudson Land Design Professional Engineering, P.C.
Aryeh Siegel, Architect
Jessica Zalin, Esq.

ARYEH SIEGEL
ARCHITECT

John Gunn - Planning Board Chairman
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 1064 Wolcott Avenue, Beacon, New York
Site Plan Application – Responses to Comments

December 30, 2025

Dear Chairman Gunn and Members of the Planning Board,

Please find below our response to the comments in KARC Planning Consultant's Memorandum, dated December 8, 2025; and Lanc & Tully's Engineering Memorandum dated December 5, 2025.

KARC Comment Responses:

1. **HDLO Compliance – Screening of New Hotel Structures and Enlargement:** At its June 2025 meeting, the Planning Board indicated that the project could meet the HDLO screening requirements for new hotel structures (pursuant to §223-24.7(B)(6)) through appropriate landscaping, lighting, and physical separation from the historic building. At its November 2025 meeting, the Board further noted that the proposal would not constitute an undue enlargement (pursuant to §223-24.7(D)(1)(d)) given the size of the site and its context. These determinations should remain part of the record as the Board continues its review. The applicant should finalize the landscaping plan and lighting details to demonstrate continued compliance with the HDLO's intent to preserve historic character, visual hierarchy, and appropriate screening. ***Comment addressed.***

   Response: Comment acknowledged.

2. **Special Permit in HDLO – Restoration:** Criteria §223-24.7(D)(1)(a) requires that the existing architectural and historic integrity of the structure be maintained.

   a) The applicant proposes a unified color palette for both the existing historic building and the new addition, as shown on Sheet 5 of 12. While a cohesive palette can help visually integrate the project, the HDLO intends for historic structures to remain visually primary. Because both structures are currently shown with the same color palette, the Planning Board should consider whether a slight differentiation is appropriate to ensure the historic building remains

84 Mason Circle | ajs@ajsarch.com | *Tel* 845 838 2490
Beacon, New York 12508 | www.ajsarch.com | *Fax* 845 838 2657

architecturally dominant and distinguishable from the new construction. ***The applicant has acknowledged the comment and stated they will review potential modifications to the siding color and/or finish with the Planning Board*.**

Response: Comment acknowledged. We will present updated renderings for the next submission showing changes to the siding and detail colors to highlight the historic structure.

b) The applicant should provide physical paint samples or material mock-ups so the Board can evaluate the palette under real lighting conditions.

Response: Comment acknowledged. We are reviewing colors for the north building hightlights and will provide physical paint samples once all colors are selected.

c) Regarding the historic north building, in response to the Board's prior request, the applicant has provided partial photographs of the existing historic structure on Sheet 4 of 14. The historic 1979 Building Inventory Form is also attached for reference. While these materials provide helpful background on the building's character and materials, it remains unclear what specific exterior alterations are proposed to the existing historic structure as part of this application. The plans do not clearly distinguish what materials exist versus proposed, including whether new siding, trim, windows, roof elements, or other architectural features are being replaced or modified. To allow for full evaluation under the HDLO, the applicant should provide either a detailed narrative or notated elevations clearly identifying all existing conditions and proposed exterior changes for the existing historic structure.

Response: Comment acknowledged. We will provide additional information regarding the existing historic north building.

3. **Rear Yard Setback:** The proposed rear yard setback is 23.8 feet. A variance from the ZBA will be required, as the minimum required rear yard setback is 50 feet. The applicant has indicated that they are exploring the potential to purchase additional property to address this compliance issue.

   Response: Comment acknowledged. The Applicant will seek a variance from the Zoning Board of Appeals for the 23.8 foot setback where 50 feet is required.

4. **Building Footprint:** The Bulk Zoning Regulations table on Sheet 1 of 12 lists the proposed building footprint as 10,808 sf, while the zoning summary to the right lists 10,510 sf. The applicant should reconcile this discrepancy and revise the zoning table to clearly identify the correct proposed footprint.

   Response: The Bulk Zoning Regulations Table has been corrected to show the building footprint as

10,510 sf to match the Zoning Summary.

5. **Tree Removal:** The Existing Conditions and Demolition Plan (sheet 2 of 12) should indicate existing trees to be retained or removed. Existing trees to be retained should also be indicated on the detailed landscaping plan, once provided. **The applicant has indicated that the plans will be updated after further coordination with the Landscape Designer**.

   Response: The plans will be updated to show existing trees to be removed, and existing trees to be retained once that information is incorporated into the Landscape Plan and the Existing Conditions and Demolition Plan.

6. **Screening of Parking Facilities:** Per Section 223-14.2, outdoor parking areas and recreational facilities for hotels shall be screened with fencing, landscaping and/or buildings on all sides toward adjoining residential lots. Where hotel buildings are set back less than 100 feet from one-family residential lots, such buildings shall be suitably screened with planting. The proposed parking expansion and refuse area on the eastern portion of the site remain within approximately 20 feet of the property line abutting residential properties on Harbor Hill Court. As shown on Sheet 7 of 14 (Site Section Diagram), the adjacent residential parcels appear to be topographically elevated above the project site and will look directly down into the proposed parking area, which heightens the need for effective visual buffering. The Planning Board should require a visual analysis and enhanced screening strategy demonstrating that year-round landscaping, fencing, berming, or a combination thereof will adequately screen headlights, refuse operations, and vehicle activity from the neighboring homes.

   Response: A revised Landscape Plan has been submitted with additional screening for the neighboring properties.

7. **Landscaping Plan.** landscaping plan has been provided on sheet 3 of 12 which appears conceptually strong. However, the planting schedule should be updated to identify the quantities and mature height of proposed plantings so that the Board can effectively review screening.

   Response: A revised Landscape Plan with an associated planting schedule and illustrated plant list has been submitted.

8. ***Lighting Plan:*** The only lighting currently shown on Sheet 3 of 14 appears to consist of L-1 building-mounted fixtures. A luminaire schedule shall be provided identifying the type, quantity, mounting height, and specifications of each proposed fixture, and a photometric plan is required to demonstrate compliance with §223-14(B). The project cover letter references bollard lighting along the pedestrian path, but no bollard fixtures are shown on the plan and should be added for consistency. In addition, it is unclear whether lighting is proposed within the rear parking area, and this should be explicitly shown and quantified.

   Response: Light fixture specifications and photometric information has been provided in this

submission.

9. **Traffic & Parking:** A total of 39 parking spaces are proposed onsite, with an anticipated peak demand of 62 spaces. The Board's traffic consultant should review and confirm the findings of the applicant's traffic analysis and compliance with §223-24.7(D)(1)(c). In addition, the applicant should provide documentation of the proposed off-site parking arrangement (e.g., a shared-parking or valet agreement specifying the number of spaces, location, and terms of use) to ensure adequate parking capacity during peak demand periods.

   Response: Comment acknowledged.

10. **Connection to Sidewalk:** Section 134-7(C)(6) requires that new HDLO buildings have a front entrance door facing the primary street and be connected to the sidewalk. For guests walking from the train station or Dia Beacon along Beekman Street, the proposed pedestrian connection north of the driveway is not convenient. Additional pedestrian connections to the sidewalk provided south of the driveway should be explored so guests are not encouraged or required to walk up the vehicle driveway.

    Response: The Applicant will review the feasibility of additional pedestrian connections from the sidewalk south of the driveway, although this would force pedestrians using this path to cross the parking lot instead of entering into the proposed sidewalk north of the driveway and parking area.

11. **Mechanical equipment.** The proposed location and screening of mechanical equipment shall be detailed on the site plan and elevations. **The applicant has indicated that proposed locations and screening of mechanical equipment will be provided in future submissions**.

    Response: Proposed locations and screening of mechanical equipment has been provided in this submission.

Lanc & Tully Comment Responses:

General Comments:

1. Although the "Index of Drawings" on Sheet 1 states that there are 14 total drawings, there are actually 15 sheets in the plan set. It is recommended that the sheet numbering be properly revised to change Sheet 3a to Sheet 4, and all sheets thereafter revised accordingly.

   Response: The Index of Drawings has been updated to show all sheets.

2. The applicant will need to seek a variance from the Zoning Board of Appeals for the required rear-yard setback associated with the new 2 ½ story structure to be associated with the southerly building. The required rear-yard setback in the R1-4 one is 50 feet, whereas the applicant is currently proposing a setback of 23.8 feet. Applicant's consultant notes that they are trying to acquire property from the adjacent parcel to the rear of the site to reduce or eliminate the need for an area variance.

   Response: Comment acknowledged.

Site Plan Sheet 1

1. Plan includes a label stating, "Proposed 6' Trash Enclosure". What does the 6' represent? Any dimensions provided should be coordinated with the dumpster enclosure detail provided on Sheet 12 of 14.

Response: The 6' note indicates the height of the enclosure.

Existing Conditions & Demolition Plan Sheet 2

1. The sheet title on the left side of the sheet should be relocated or removed so as not to *cover* the scale of the drawing.

   Response: The sheet title has been corrected.

2. A note shall be added to the plan referencing where the survey data shown for the boundary was acquired from.

   Response: A note will be added to the plan referencing where the survey data was acquired.

Landscape Plan Sheet 3

1. Note No. 30 under the "Planting and Landscaping Notes" states "See separate Green Roof Notes". It appears that this note should be removed.

   Response: The note will be removed.

2. The planting schedule on the right side of the sheet shall be revised to include a column providing the number of each tree, shrub, etc. to be planted as part of the project.

   Response: The planting schedule will be revised as noted.

3. The lighting plan shall be updated to provide details of each of the varying lights proposed.

   Response: The planting schedule will be revised as noted.

4. The lighting plan shall include the photometrics across the site based upon the proposed lighting of the site. It is recommended that the lighting plan be provided on a separate sheet in the plan set.

   Response: The photometric plan was added as a separate sheet.

Building Plans Sheet 4

1. The scale of the room labeling on the floor plans presented should be adjusted so that labels are not overlapping, so that all labeling is clear and legible.

   Response: Labeling will be corrected for legibility.

Thank you. Please let me know if you have any questions.

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926
www.HudsonLandDesign.com

December 30, 2025

Hon. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re: The Inn on Spy Hill Site Plan
JMARKMNG, LLC (Applicant)
1064 Wolcott Avenue
Tax Parcel: 5954-34-641767 (±1.77 acres)
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the Site Plan Set in response to Lanc & Tully's December 5, 2025 comment memorandum and KARC's December 8, 2025 comment memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully December 5, 2025 Comment Memorandum

General Comments

1. Aryeh Siegel has responded to this comment under separate cover.
2. Comment noted. The Applicant has approached the neighboring property owners to acquire a portion of their property to provide an adequate setback to the building. The applicant will be seeking a variance for the proposed 23.8-foot setback distance.
3. Colliers has responded to this comment under separate cover.

Site Plan (Sheet 1 of 14):

1. Aryeh Siegel has responded to this comment under separate cover.

Existing Conditions Plan (Sheet 2 of 14):

1. Aryeh Siegel has responded to this comment under separate cover.
2. Aryeh Siegel has responded to this comment under separate cover.

Landscaping Plan (Sheet 3 of 14):

1. Aryeh Siegel has responded to this comment under separate cover.
2. Aryeh Siegel has responded to this comment under separate cover.
3. Aryeh Siegel has responded to this comment under separate cover.
4. Aryeh Siegel has responded to this comment under separate cover.

Building Plans (Sheet 4 of 14):

1. Aryeh Siegel has responded to this comment under separate cover.

Grading & Utility Plan (Sheet 8 of 14):

1. Map reference notes have been added.
2. Comment noted. Hydrant testing will be coordinated with the Water Department.
3. Pipe invert elevations for the stormwater pipes have been added to the storm sewer pipe table.
4. Pipe invert elevations for the stormwater pipes have been added to the storm sewer pipe table. The outlet elevation is also noted in the callout for the underground infiltration area.

Grading & Utility Plan (Sheet 10 of 14):

1. A water profile has been added to the plan. A new construction detail sheet CD-4 has been added to the plan set for the profile and water details.
2. The hydrant crossing between CB-1 and CB-2 has been added to the driveway profile.
3. The sewer crossing between YD-1 and the underground stormwater system has been added to the yard drain profile.
4. Labels have been added to the crossings shown on each of the north and south sewer profiles.

Construction Details (Sheet 12 of 14):

1. A construction detail has been added for pavement restoration within Harbor View Court on sheet CD-1.
2. Trench details have been added for the proposed water system on new Sheet CD-4.
3. Construction details have been added for proposed hydrants valves, etc., on new Sheet CD-4.

SWPPP Comments:

1. Grass filter strips are essentially anywhere there is grass with sheet flow runoff which is why the reference is in the SWPPP; however, grass filter strips are not proposed for treatment of stormwater runoff. Therefore, the reference has been removed from the SWPPP to avoid confusion.
2. The infiltration chamber dimensions have changed as part of the re-design. The chambers are now proposed behind the building along with stormwater planters and a rain garden in front of the building. See sheets GU-1 and CD-2 for revised stormwater infrastructure plan view and details.
3. Details and locations of inspection ports have been added to the plan Sheet GU-1 and detail Sheet CD-2.
4. Soil Testing.
    a. Comment noted. Similar to the parking lot, the rear area of the property is currently under use for the existing daycare. We would request that one soil deep and infiltration test be performed initially and subsequent testing be performed at a later date.
    b. Comment noted. A sand filter is no longer proposed as an alternative. Stormwater planters and a rain garden have been added to the plan for treatment and runoff reduction of roof runoff. The pavement below the building is over existing pavement. Therefore, as part of the redevelopment standards, a hydrodynamic device is required for the existing pavement.

KARC December 8, 2025 Comment Memorandum

1. Comment acknowledged.
2. Aryeh Siegel has responded to this comment under separate cover.
3. See response to Lanc & Tully General Comment #2.
4. Aryeh Siegel has responded to this comment under separate cover.
5. The project landscape designer will identify existing trees on the property. Trees to be removed and saved will be identified on the existing conditions and removals plan in a future submission.
6. Aryeh Siegel has responded to this comment under separate cover.
7. Aryeh Siegel has responded to this comment under separate cover.
8. Aryeh Siegel has responded to this comment under separate cover.
9. Cuddy & Feder has responded to this comment under separate cover.
10. There are two pedestrian connections north of the driveway – one further north that is ADA compliant, and one non-ADA connection with stairs adjacent to the north edge of the driveway. It was discussed at the October planning board that moving the non-ADA connection to the south requires the pedestrian to cross the internal parking lot at a grade

change which is not ideal for pedestrian foot traffic. The connection of the north side of the driveway connects directly to the internal sidewalk and does not require crossing the driveway/parking area in an inconvenient location. Therefore, we respectfully request that the connection stays on the north side of the driveway. A pedestrian walking from the south only needs to walk approximately 30 more feet to the north connection.

11. Aryeh Siegel has responded to this comment under separate cover.

Four (4) copies of the following materials are submitted in support of the project:

- Updated Site Plan Set
- Revised SWPPP (2 copies)

Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: JMARKMNG, LLC (via email)
Cuddy & Feder, LLP
Colliers Engineering & Design
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD file)

400 Columbus Avenue Suite 180E
Valhalla, New York 10595
Main: 877 627 3772

Colliers Engineering & Design

December 29, 2025

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

1064 Wolcott Avenue
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 24010794A

Dear Chairperson Gunn and Members of the Planning Board:

The following items are in response to comments contained in the CME letter dated December 8, 2025. The items are numbered according to their review comments.

Site Plans/Landscaping/Sight Distance

1. The sight distance exiting the site looking left appears limited to about 250-260 feet due to the horizontal curve and rock embankment immediately south of the site driveway. Although the driveway exists today, improvements/mitigation measures should be explored to improve the available sight distance. At a minimum the proposed plantings on the south side of the driveway will need to be reviewed/removed. See images next page.

   Response: ***The proposed landscaping in the area of the driveway has been modified to ensure it does not impede the sight distance looking to the left (south) from the driveway. Further improvements to this sight line would require significant re-grading of the existing slope along the site frontage or a retaining wall, both of which would have impacts on the developed area of the site (i.e., existing and proposed parking area). An "Intersection Ahead" sign is now proposed in advance of this driveway as shown on Sheet No. SD-01 attached.***

2. The available, unimproved sight distance looking left approximates the desirable distances for a 23-mph design speed, and exceeds recommended stopping sight distance for 30 mph. This means that ideally, the available sight distance looking left is acceptable/exceeds minimum recommendations to allow a driver traveling north on Route 9D at the speed limit (30 mph) to detect a vehicle pulling out of the site driveway, and adjust their speed or even stop if necessary. However, it also means that a driver pulling out of the site driveway has less than the desirable distance/time to see an approaching vehicle, decide if the gap in traffic is adequate, and pull into Route 9D without causing the approaching driver to adjust their speed.

   Response: ***Comment noted. As indicated above, further improvements to this sight line are not feasible for the Project, but additional warning signage is proposed in advance of the driveway. Furthermore, there is no crash history for this existing driveway location over the past 5-years indicating this driveway can continue to function safely.***

Colliers
Engineering & Design

3. Given that the project is proposing a new use that is projected to generate less traffic than the existing use under these same sight distance conditions, discussion on its acceptability is recommended.

   Response: ***Comment noted. See above responses.***

Traffic and Parking Evaluation

4. The parking analysis indicates that the 39 spaces proposed meets code as it is greater than the minimum and less than the maximum. It further suggests that weekday demand will peak at 52 spaces and Saturday at 62 spaces. A valet plan is provided effectively parking cars closer than the spaces are striped; i.e. if 8 spaces are striped, the valet will squeeze 9 cars in, where 6 spaces are striped, they'll squeeze 7 cars in, and so on. The site can accommodate a total of 49 spaces under this plan. This would require that all spaces/vehicles are valet parked. If a guest self-parks and uses the full parking space, valets will need to obtain the keys and repark that vehicle when demand is at its highest. Operationally, we think this will be a challenge, particularly if vehicle owners are nervous about scratches and dings. An additional 15 off-site spaces is being negotiated but not yet disclosed.

   There are about 15 to 17 additional spaces that could be used along drive aisles that, if valeted, should not be a hinderance under normal circumstances, but could potentially hinder emergency access. See excerpt below in yellow. Operationally, we expect these areas to be used if striped spaces could not accommodate more parking.

   The applicant and board should discuss the feasibility of squeezing more vehicles into striped spaces, using off-site spaces (TBD), and using aisles for overflow.

   Response: ***As discussed with the Planning Board at the 12/9/2025 meeting, squeezing additional valet parked cars on the site is not preferred due to emergency access concerns. An agreement for the use of 14 parking spaces at the nearby Riverview Funeral Home (2 Beekman St, Beacon, NY 12508) has been reached with the owner of that property. Documentation of this agreement will be provided to the Planning Board once the formal agreement has been executed. Note that use of these offsite parking spaces is anticipated to be provided via valet service only.***

Sincerely,

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

Richard G. D'Andrea, P.E., PTOE
Department Manager

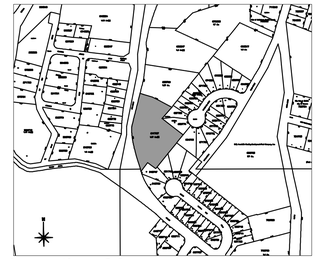
R:\Projects\2024\24010794A\Correspondence\OUT\251222RGD_CME 12.8.25 Comment Response.docx

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Bulk Zoning Regulations Table

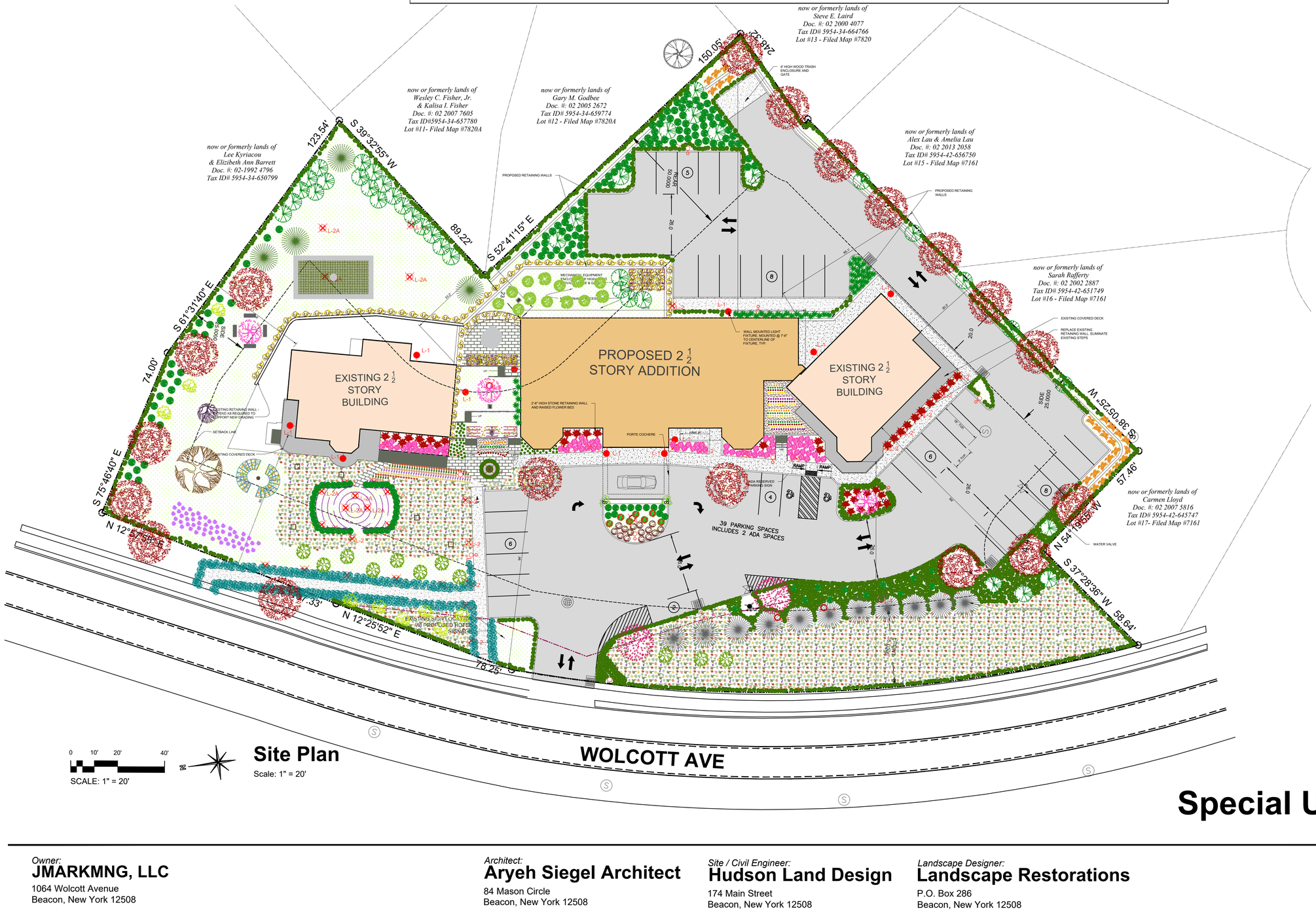
	Mininum Lot Size Required	Actual Lot Size	Minumum Width	Actual Width	Minimum Depth	Actual Depth	Required Setbacks			Actual & Proposed Setbacks			Minimum Distance Between Buildings Same Lot	Allowable Building Height	Proposed Building Height	Maximum Building Coverage	Proposed Building Footprint	Proposed Building Coverage
							Front	Side	Rear	Front	Side	Rear						
Zoning District																		
R1-40																		
Proposed Addition and Existing buildings	40,000 sf	77,101.2 sf	150'	385', varies	150'	154', varies	35'	25'	50'				NA	2.5 stories / 35'		15%	10,510 sf	14%
Proposed Addition										94' varies	65.1' varies	23.8' *			2.5 stories / 35'		5,780 sf	7.4%
Existing Buildings										59.6'	41.8', 30.3'	35.2'			No Change		2,515 sf, 2,315 sf	6.5%

Notes: * Requres a rear yard setback relief of 26.2'



Location Map

Scale: 1" = 400'



Site Plan

Scale: 1" = 20'

Zoning Summary

Zoning District:	R1-40
Tax Map No.:	5954-34-641767
Lot Area:	1.77 Acres
Building Footprint:	10,510 square feet (Proposed Addition + Existing Buildings on Site)
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Daycare
Proposed Use:	Hotel, Restaurant

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Lodging		
0.5 space per guest room (minimum) 1.5 space per guest room (maximum)	48 Guest Rooms	24 parking spaces minimum 72 parking spaces maximum
Commercial (Restaurant)		
3 spaces per 1,000 sf GFA (minimum) 5 spaces per 1,000 sf GFA (maximum)	1,220 gsf	3 parking spaces minimum 5 parking spaces maximum
Total Required		**27 parking spaces minimum** **77 parking spaces maximum**
Total Provided		**39 parking spaces** See Notes Below

Notes:

1. 39 parking spaces are provided on site. Note that the Applicant is proposing to use valet parking as needed to increase the off-street parking capacity. Additionally, the Applicant is in negotiations with a nearby property owner for an agreement to allow additional parking on that property.
2. The maximum seating capacity for the Restaurant is 49.
   a. Note that the maximum occupancy is only expected to occur Friday and Saturday evenings from 6pm to 8pm, and Sunday brunch from 10am to 2pm.
3. Hours of Operation:
   a. The Restaurant shall operate between 8am and 10pm Sunday through Thursday & Friday/Saturday between 7am and 10:00pm, 7 days a week, 365 days a year.
   b. The Hotel shall operate 24 hours per day, 7 days a week, 365 days a year.
4. The Applicant and project shall comply with the final approved version of the Traffic and Parking Management Plan, as prepared by Colliers Engineering & Design.
5. A zoning variance is required to allow a portion of the proposed addition in the rear yard setback. A portion of the existing North building is within the rear yard setback. This is an existing condition and is grandfathered in.

Index of Drawings

Sheet 1 of 17	Site Plan
Sheet 2 of 17	Existing Conditions & Demolition
Sheet 3 of 17	Landscape Plan
Sheet 4 of 17	Illustrated Plant List
Sheet 5 of 17	Lighting Plan
Sheet 6 of 17	Building Plans
Sheet 7 of 17	Building Elevations
Sheet 8 of 17	Renderings
Sheet 9 of 17	Site Section Diagram
Sheet 10 of 17	Grading & Utility Plan (GU-1)
Sheet 11 of 17	Erosion & Sediment Control Plan (ESC-1)
Sheet 12 of 17	Profile Sheet PR-1)
Sheet 13 of 17	Truck Turning Plan (TR-1)
Sheet 14 of 17	Construction Details (CD-1)
Sheet 15 of 17	Construction Details (CD-2)
Sheet 16 of 17	Construction Details (CD-3)
Sheet 17 of 17	Construction Details (CD-4)

Special Use Permit Application

Sheet 1 of 17 - Site Plan

The Inn on Spy Hill

1064 Wolcott Ave
Beacon, New York
Scale: 1" = 20'
January 31, 2025

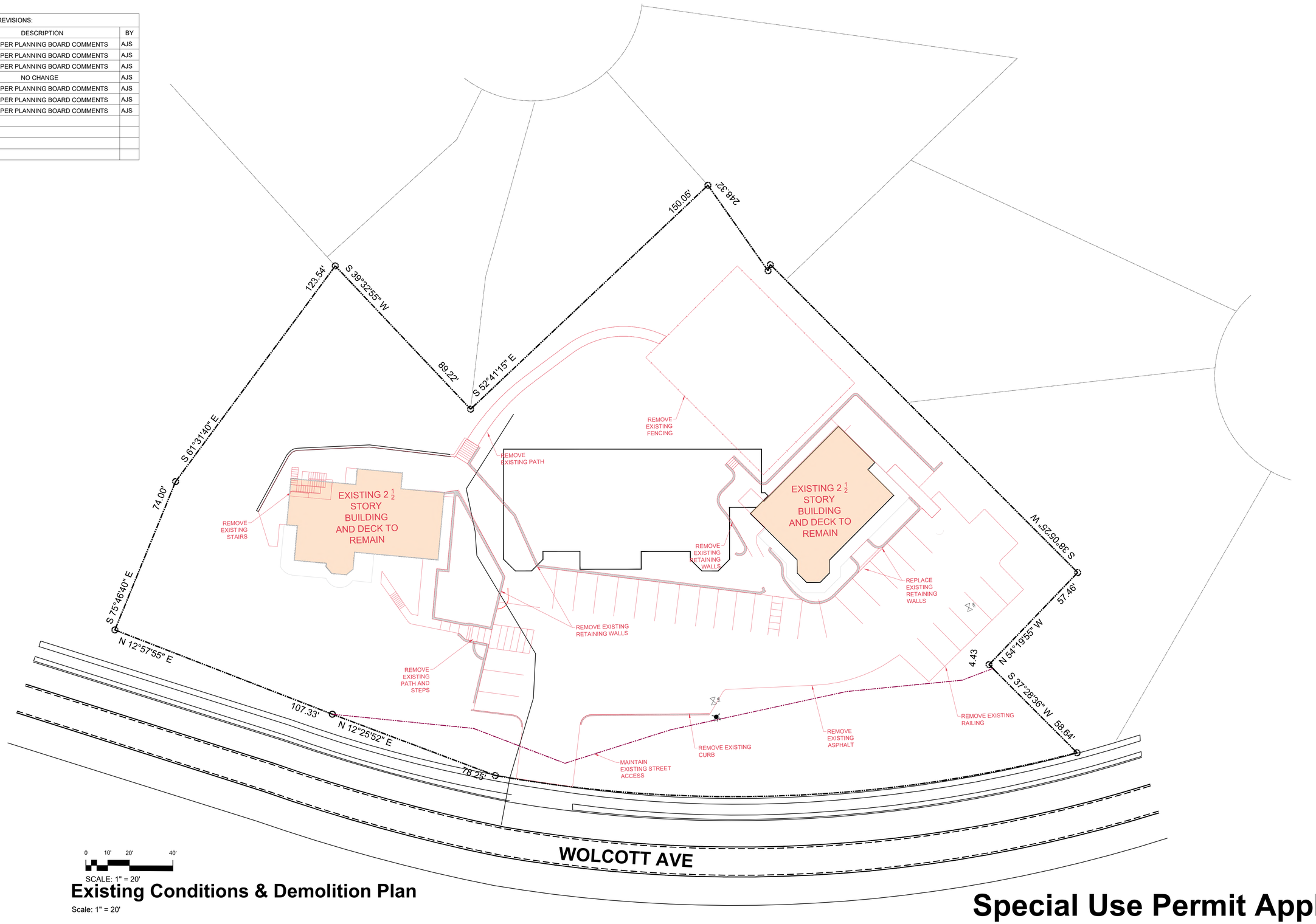
Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 12508

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

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS



0 10' 20' 40'

SCALE: 1" = 20'

Existing Conditions & Demolition Plan

Scale: 1" = 20'

Special Use Permit Application

Sheet 2 of 17 - Existing Conditions and Demolition Plan

The Inn on Spy Hill

1064 Wolcott Ave
Beacon, New York
Scale: 1" = 20'
January 31, 2025

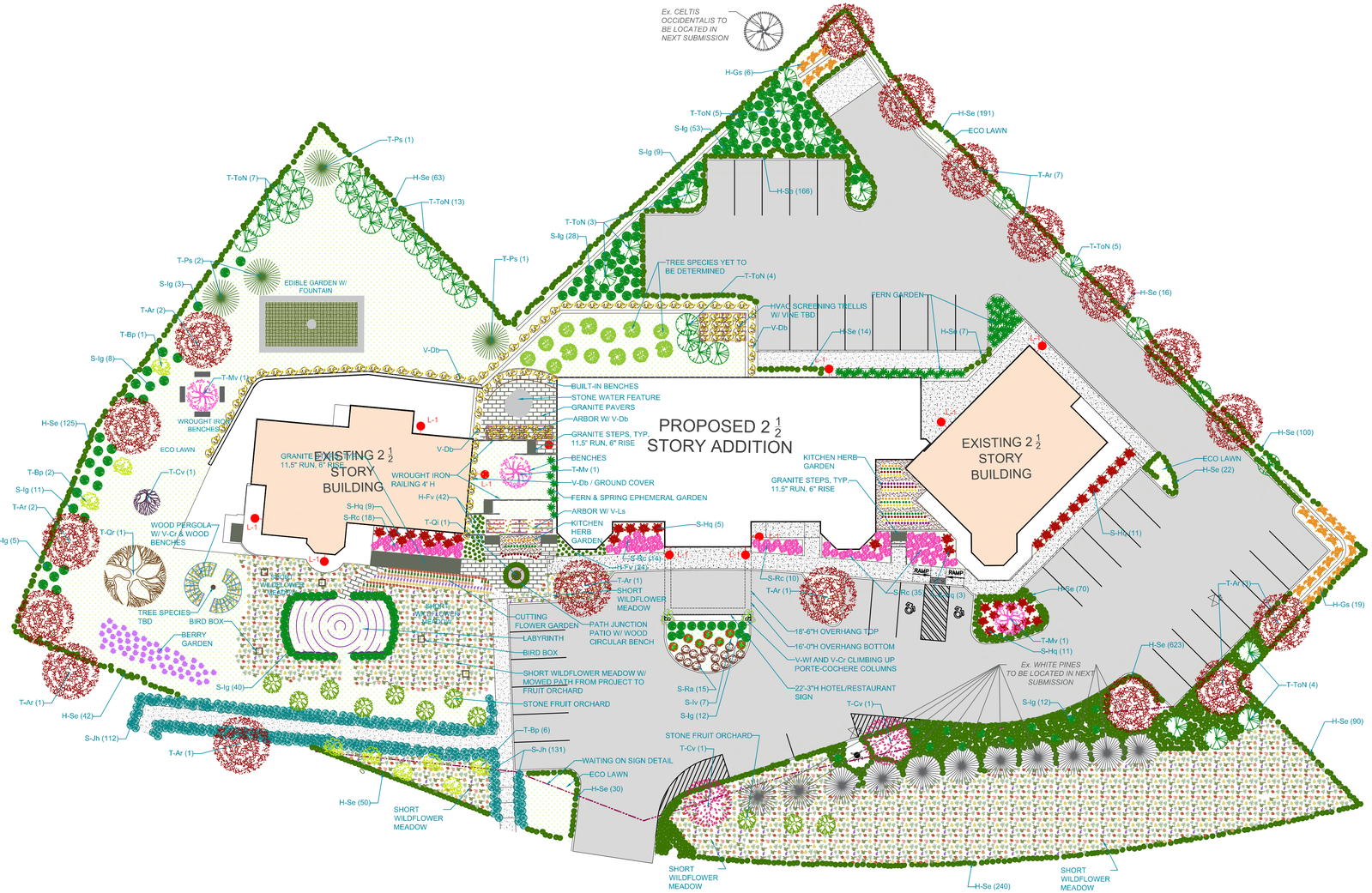
Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 12508

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

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Landscape Designer:
Landscape Restorations
P.O. Box 301
Beacon, New York 12508

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS



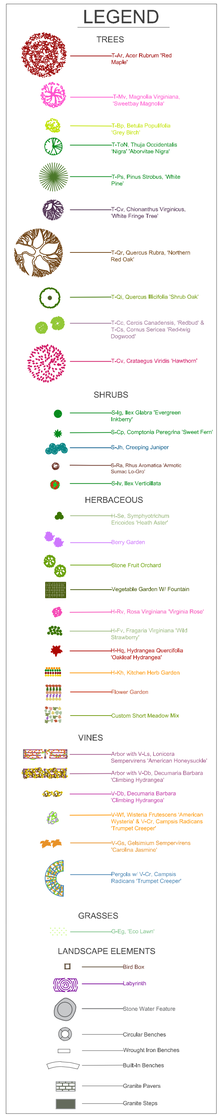
0 10' 20' 40'

SCALE: 1" = 20'

Site Plan

Scale: 1" = 20'

LEGEND



SYMBOL	TYPE	BOTANICAL NAME	COMMON	SIZE	PLANTING TIME
F-Di	Fern	Dryopteris intermedia	Evergreen Woodfern	Plug	Spring/Fall
F-Pa	Fern	Polystichum acrostichoides	Christmas Fern	Plug	Spring/Fall
F-Tn	Fern	Thelypteris noveboracensis	New York Fern	Plug	Spring/Fall
G-El	Grass	Eco Seed	Eco Lawn	Seed	Anytime
H-Ac	Herbaceous	Aquilegia canadensis	Wild Columbine	Plug	Spring
H-Aca	Herbaceous	Asarum canadense	American Ginger	Plug	Spring/Fall
H-Fv	Herbaceous	Fragaria virginiana	Wild Strawberry	Plug	Spring
H-Gm	Herbaceous	Geranium maculatum	Wild Geranium	Plug	Spring
H-mm	Herbaceous	Native Short Meadow Mix	Custom Short Meadow Mix	Seed	Anytime
H-Ps	Herbaceous	Phlox stolonifera	Creeping Phlox	Plug	Spring/Fall
H-Se	Herbaceous	Symphyotrichum erocoides	Heath Aster	Quart	Spring/Fall
H-Vc	Herbaceous	Viola canadensis	Canadian Violet	Pint	Spring
H-Za	Herbaceous	Zizia aurea	Golden Alexander	Plug	Spring/Fall
S-Hve	Shrub	Hamamelis vernalis	Vernal Witch-hazel	4'	Spring/Fall
S-Hvi	Shrub	Hammamelis virginiana	Witch-Hazel	4'	Spring/Fall
S-Ha	Shrub	Hydrangea arborescens	Smooth Hydrangea	3'	Spring/Fall
S-Hq	Shrub	Hydrangea querquefolia	Oakleaf Hydrangea	3'	Spring/Fall
S-Hk	Shrub	Hypericum kalmianum	St Johns Wort	Gal	Spring/Fall
S-Ig	Shrub	Ilex glabra	Inkberry+D8	Gal	Spring/Fall
S-Iv	Shrub	Ilex verticillata	Winterberry	5 Gal	Spring/Fall
S-Jh	Shrub	Juniperus horizontalis	Creeping Juniper	Gal	Spring/Fall
S-Rc	Shrub	Rhododendron calendulaceurr	Flame azalea	5 Gal	Spring/Fall
S-Rm	Shrub	Rhododendron maximum	Rosebay Rhody	7 Gal	Spring/Fall
S-Rc	Shrub	Rosa caroliniana	Rose	3 Gal	Spring/Fall
S-Rv	Shrub	Rosa virginiana	Rose	3 Gal	Spring/Fall
S-Ra	Shrub	Rhus aromatica	Aromatic Sumac 'Lo-Gro'	3 Gal	Spring/Fall
S-Ra	Shrub	Ribes americanum	American Currant	Qurt	Spring/Fall
S-Ro	Shrub	Rubus odorata and edibles	Raspberry	3 Gal	Spring/Fall
S-Va	Shrub	Vaccinium angustifolium	Low Blueberry	1 Gal	Spring/Fall
T-Ar	Tree	Acer rubra	Red Maple	2"	Spring/Fall
T-Ac	Tree	Amelanchier canadensis	Serviceberry	4'	Spring/Fall
T-Bp	Tree	Betula populifolia	Grey Birch	5-6'	Spring/Fall
T-Cc	Tree	Cercis canadensis	Redbud	2"	Spring
T-Cvirg	Tree	Chionanthus virginicus	White Fringe Tree	7-8'	Spring
T-Cf	Tree	Cornus florida	Dogwood	8-10'	Spring
T-Cviri	Tree	Crataegus viridis	Hawthorn	5-6'	Spring/Fall
T-Iv	Tree	Juniperus virginana	Juniper	5-6'	Spring/Fall
T-Qi	Tree	Quercus rubrum	Red Oak	4"	Spring/Fall
T-Mv	Tree	Magnolia virginiana	Magnolia	7-8'	Spring
T-Ps	Tree	Pinus strobus	White Pine	6-7'	Spring/Fall
T-Pa	Tree	Prunus americana	American Plum	tbd	Spring
T-Pc	Tree	Prunus communis	Seckle Pear	tbd	Spring
T-Pen	Tree	Prunus pensylvanica	Pin Cherry	tbd	Spring
T-Pper	Tree	Prunus persica	Peach	tbd	Spring
T-Qi	Tree	Quercus illicifolia	Shrub oak	tbd	Spring/Fall
T-Qr	Tree	Thuja occidentalis 'Nigra'	Arborvitae 'Nigra'	7-8'	Spring/Fall
V-Cr	Vine	Campsis radicans	Trumpet Creeper	Gal	Spring
V-Cv	Vine	Clematis virginiana	Virgins Bower	Gal	Spring
V-Db	Vine	Decumaria barbara	Climbing Hydrangea	Gal	Spring
V-Gs	Vine	Gelsimium sempervirens	Carolina Jasmine	Gal	Spring
V-Ls	Vine	Lonicera sempervirens	American Honeysuckle	Gal	Spring
V-Pq	Vine	Parthenosissus quinquefolia	Virginia Creeper	Gal	Spring/Fall
V-Wf	Vine	Wisteria frutescens	American Wisteria	Gal	Spring

PLANTING and LANDSCAPE NOTES

1. Contractors shall enter and exit site through pre-approved routes only.
2. No non-native plant species shall be introduced onto the site. All species shall be indigenous to the northeast region of North America.
3. If a straight specie is specified, no cultivars will be accepted without prior approval of designer.
4. No plants will be accepted that display mechanical injury, disease or specie irregularities.
5. Soil shall be prepped by removing all construction debris, loose roots and stones larger than 3".
6. All plants must be labeled when delivered to site.
7. Areas to be planted shall be marked and labeled by designer.
8. All plant locations and orientations in the field require approval from designer and owner prior to installation.
9. Test tree-pit for drainage before planting. Do not plant tree in pit if water is still evident after one hour. Contact site engineer or landscape designer if this condition is encountered.
10. All tree-planting to be coordinated with as-built utilities. Trees to be located minimum of 5' from active lines.
11. All trees shall be ball and burlap unless otherwise specified on Plant List.
12. Each new tree hole tree shall be twice the width of the rootball.
13. Burlap, wire, cords, ties and any wrapping materials must be removed from all rootballs before backfilling.
14. Plant all plants so top of rootball is slighlty above surrounding soil(small and large plants)
15. No planting shall be done in muddy, rainy or frozen conditions.
16. All plants calling for 'Overflowing" in the notes shall not be accepted by designer if plants are thin.
17. If planting is delayed for more than 3 hours after delivery, set plants in shade. Protect from weather and mechanical damage. Keep roots moist and cover with mulch.
18. Contractors shall leave site neat and orderly during course of project, and store materials and equipment in owner-approved locations away from all trees and plants. Store all unplanted plant material away from damaging sun.
19. If site conditions conflict with intended design, contractor shall alert Owner and designer.
20. No substitutions are to be made without the written or verbal consent of landscape designer and owner.
21. Create a size-specific water-well around each plant, 3' from center of tree, and mulch from the outside. Do not mulch crown.
22. Water thoroughly after planting each plant. Water schedule to be determined.
23. Spray for deer if planted in fall. Sometimes bucks mark their territory with their antlers.
24. Keep planting areas weed-free until plant is established.
25. Eco Lawn seeding shall be implemented by contractor familiar with this specie mix and with the process, and approved by designer. This is not the same as casting contractor grass seed.
26. Pervious/Permeable Pavers and associated grass seeding shall be installed by contractor with experience in this process. This process requires establishment maintenance, in order to succeed.
27. Bermed areas shall be built with designer directing construction.
28. Street tree and surrounding tree-pit shall be installed by contractor experienced with these materials and approved by designer.
29. All plants require regular watering for the first two seasons in order to succeed.
30. See separate Green Roof Notes.

Special Use Permit Application

Sheet 3 of 17 - Landscape Plan

The Inn on Spy Hill

1064 Wolcott Ave
Beacon, New York
Scale: 1" = 20'
January 31, 2025

Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 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

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508



Coreopsis tinctoria

Common Name
Golden Tickseed

Type
Annual

Attachment



Bouteloua curtipendula

Common Name
Sideoats Grama

Type
Grass

Attachment



Bouteloua gracilis

Common Name
Blue Grama

Type
Grass

Attachment



Sporobolus heterolepis

Common Name
Prairie Dropseed

Type
Grass

Attachment



Boltonia asteroides

Common Name
False Aster

Type
Herbaceous

Attachment



Crysogonum virginianum

Common Name
Green and Gold

Type
Herbaceous

Attachment



Aster divaricatus

Common Name
White Wood Aster

Type
Herbaceous

Attachment



Coreopsis lanceolata

Common Name
Tickseed

Type
Herbaceous

Attachment



Echinacea purpurea sp.

Common Name
Purple Coneflower

Type
Herbaceous

Attachment



Liatris spicata

Common Name
Blazing Star

Type
Herbaceous

Attachment



Monarda didyma

Common Name
Beebalm

Type
Herbaceous

Attachment



Monarda fistulosa

Common Name
Beebalm

Type
Herbaceous

Attachment



Porteranthus trifoliatus

Common Name
Indian Physic

Type
Herbaceous

Attachment



Soilidago tenufolia

Common Name
Grass leaved Goldenrod

Type
Herbaceous

Attachment



Sysyrhinchium angustifoli...

Common Name
Blue Eyed Grass

Type
Herbaceous

Attachment



Carex appalachica

Common Name
Appalachian Sedge

Type
Grass

Attachment



Carex pennsylvanica

Common Name
Pennsylvania Sedge

Type
Grass

Attachment



Schizachyrium scoparium

Common Name
Little Blue Stem

Type
Grass

Attachment

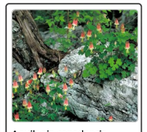


Allium cernuum

Common Name
Nodding Onion

Type
Herbaceous

Attachment



Aquilegia canadensis

Common Name
Columbine

Type
Herbaceous

Attachment



Asclepias tuberosa

Common Name
Butterfly Weed

Type
Herbaceous

Attachment



Fragaria virginiana

Common Name
Wild strawberry

Type
Herbaceous

Attachment



Geranium maculatum

Common Name
Wild Geranium

Type
Herbaceous

Attachment



Helianthus angustifolius sp.

Common Name
Narrow Leaved Sunflower

Type
Herbaceous

Attachment



Monarda punctata

Common Name
Dotted Beebalm

Type
Herbaceous

Attachment



Penstemon hirsutus

Common Name
Hairy Beardstongue

Type
Herbaceous

Attachment



Phlox stolifera

Common Name
Creeping Phlox

Type
Herbaceous

Attachment



Tradescanthia virginana

Common Name
Spider Wort

Type
Herbaceous

Attachment



Verbana canadensis 'Hom...

Common Name
Rose Vervain

Type
Herbaceous

Attachment



Vernonia lettermanii 'Iron ...

Common Name
Narrowleafed Ironeweed

Type
Herbaceous

Attachment



Vernonia noveboracensis

Common Name
New York Iron Weed

Type
Herbaceous

Attachment



Veronicastrum virginicum

Common Name
Culver's Root

Type
Herbaceous

Attachment



Viola pedata

Common Name
Birdfoot Violet

Type
Herbaceous

Attachment



Carpinus caroliniana

Common Name
Ironwood

Type
Tree

Attachment



Cercis canadensis

Common Name
Eastern Redbud

Type
Tree

Attachment



Chionanthus virginicus

Common Name
Fringe Tree

Type
Tree

Attachment



Prunus americana

Common Name
American Plum

Type
Tree

Attachment



Prunus pensylvanica

Common Name
Wild Red Cherry

Type
Tree

Attachment



Prunus serotina

Common Name
Black Cherry

Type
Tree

Attachment



Lonicera sempervirens

Common Name
Trumpet Honeysuckle

Type
Vine

Attachment



Parthenocissus quinquefolia

Common Name
Virginia Creeper

Type
Vine

Attachment

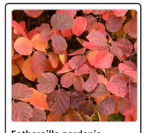


Wisteria frutescens

Common Name
American Wisteria

Type
Vine

Attachment



Fothergilla gardenia

Common Name
Dwarf Fothergilla

Type
Shrub

Attachment



Gayluccacia baccata

Common Name
Black Huckleberry

Type
Shrub

Attachment



Hamamelis vernalis

Common Name
Ozark Witch-hazel

Type
Shrub

Attachment



Zizia aurea

Common Name
Golden Alexander

Type
Herbaceous

Attachment



Acer rubrum

Common Name
Red Maple

Type
Tree

Attachment



Betula populifolia

Common Name
Grey Birch

Type
Tree

Attachment



Cornus florida

Common Name
Flowering Dogwood

Type
Tree

Attachment



Juniperus virginiana

Common Name
Juniper

Type
Tree

Attachment



Magnolia virginiana

Common Name
Sweetbay Magnolia

Type
Tree

Attachment



Quercus rubra

Common Name
Northern Red Oak

Type
Tree

Attachment



Clematis virginiana

Common Name
Woodbine

Type
Vine

Attachment



Decumaria barbara

Common Name
Climbing Hydrangea

Type
Vine

Attachment



Comptonia peregrina

Common Name
Sweet Fern

Type
Shrub

Attachment



Cornus sericea

Common Name
Red-twig Dogwood

Type
Shrub

Attachment



Diervilla lonicera

Common Name
Bush Honeysuckle

Type
Shrub

Attachment



Hamamelis virginiana

Common Name
American Witch-hazel

Type
Shrub

Attachment



Hydrangea quercifolia

Common Name
Oakleaf Hydrangea

Type
Shrub

Attachment



Hypericum prolificum

Common Name
St. John's Wort

Type
Shrub

Attachment



Ilex Glabra

Common Name
Inkberry

Type
Shrub

Attachment



Ilex verticillata 'Sparklebe...

Common Name
Winterberry 'Sparkleberry'

Type
Shrub

Attachment



Juniper communis

Common Name
Common Juniper

Type
Shrub

Attachment



Rhododendron calendula...

Common Name
Flame Azalea

Type
Shrub

Attachment



Rhus aromatica

Common Name
Fragrant Sumac

Type
Shrub

Attachment



Rosa carolina

Common Name
Carolina Rose

Type
Shrub

Attachment



Rubus occidentalis

Common Name
Black Raspberry

Type
Shrub

Attachment



Rubus odoratus

Common Name
Flowering raspberry

Type
Shrub

Attachment



Vaccinium angustifolium

Common Name
Lowbush Blueberry

Type
Shrub

Attachment



Polypodium virginianium

Common Name
Rock Polypody

Type
Fern

Attachment



Polystichum acrostichoides

Common Name
Christmas fern

Type
Fern

Attachment



Dryopteris intermedia

Common Name
Intermediate Wood Fern

Type
Fern

Attachment



Symphyotriochum erocoi...

Common Name
Heath Aster

Type
Herbaceous

Attachment



Kalmia latifolia

Common Name
Mountain-laurel

Type
Shrub

Attachment



Myrica pensylvanica

Common Name
Northern Bayberry

Type
Shrub

Attachment



Physocarpus opulifolius

Common Name
Common Ninebark

Type
Shrub

Attachment



Rosa virginiana

Common Name
Virginia Rose

Type
Shrub

Attachment



Rubus allegheniensis

Common Name
Allegheny Blackberry

Type
Shrub

Attachment



Rubus idaeus

Common Name
American Raspberry

Type
Shrub

Attachment



Vaccinium corymbosum

Common Name
Highbush Blueberry

Type
Shrub

Attachment



Viburnum dentatum

Common Name
Arrowwood Viburnum

Type
Shrub

Attachment



Viburnum lentago

Common Name
Nannyberry

Type
Shrub

Attachment



Prunus americana

Common Name
American Plum

Type
Tree

Attachment



Prunus americana

Common Name
American Plum

Type
Tree

Attachment



Thuja occidentalis 'Nigra'

Common Name
Arborvitae Nigra

Type
Tree

Attachment

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Application

Sheet 4 of 17 - Illustrated Plant List

The Inn on Spy Hill

1064 Wolcott Ave
Beacon, New York
Scale: 1" = 20'
January 31, 2025

Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 12508

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

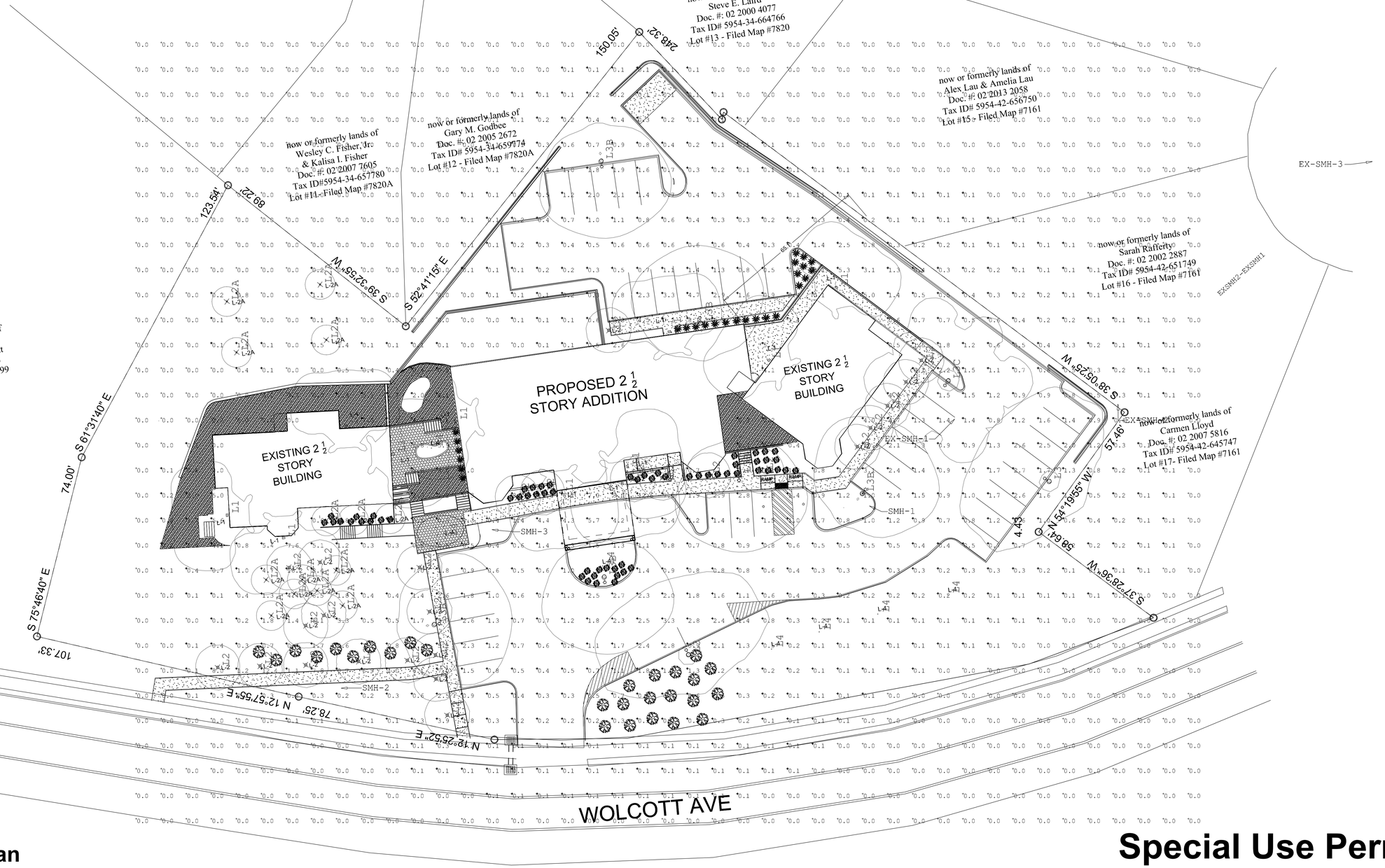
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

Luminaire Schedule						
Qty	Label	Lumina ire Watts	Arrangement	LLF	Description	Tag
11	L1	29	Single	0.900	Kim WDS-D-24L-30-3K7-4W-UNV-TBD	BOF @ 7FT AFG
26	L2	20.14	Single	0.900	Aurorailight Domi BLD850740- TBD (No Louver)	TOF @ 40IN AFG
14	L2A	11.65	Single	0.900	Aurorailight Domi BLD850122- TBD (No Louver)	TOF @ 25IN AFG
2	L3	75	Single	0.900	AAL ALN440-Y3-32LED-3K-LDL-700-finish TBD-	TOF @ 15FT 4IN
6	L3B	73.9	Single	0.900	AAL ALN440-Y4-32LED-3K-LDL-700-finish TBD-	TOF @ 15FT 4IN
1	L3C	73.9	Single	0.900	AAL ALN440-Y5-32LED-3K-LDL-700-finish TBD-	TOF @ 15FT 4IN
7	L4	3.079	Single	0.900	Aurorailight Qube DIR775140-TBD	Mounted @ Grade

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.67	16.2	0.0	N.A.	N.A.
Parking & Drive Lane	Fc	1.16	5.3	0.1	11.60	53.00

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS



Site Plan

Scale: 1" = 20'

Special Use Permit Application

Sheet 5 of 17 - Lighting Plan

The Inn on Spy Hill

1064 Wolcott Ave
Beacon, New York
Scale: 1" = 20'
January 31, 2025

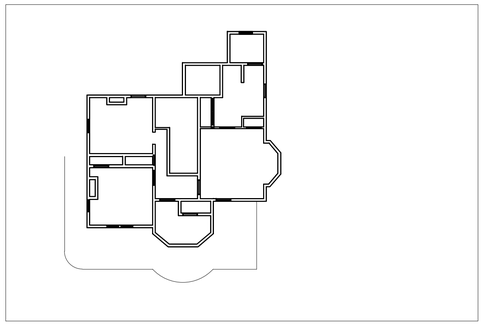
Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 12508

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

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

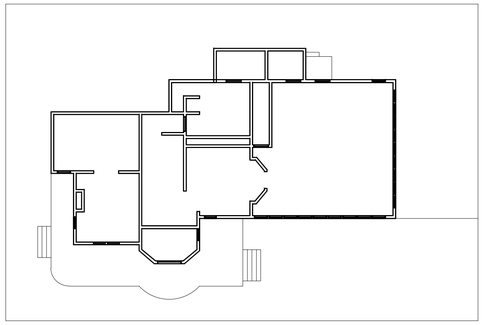
Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	



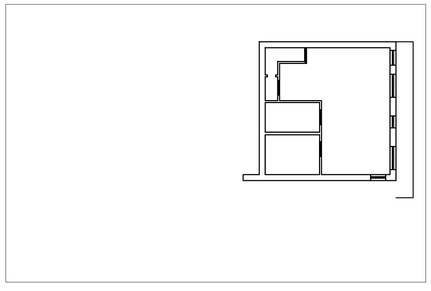
Existing 3rd Floor Plan - North Building

Scale: $\frac{1}{16}$" = 1'-0"



Existing 2nd Floor Plan - North Building

Scale: $\frac{1}{16}$" = 1'-0"



Existing 1st Floor Plan - North Building

Scale: $\frac{1}{16}$" = 1'-0"

NORTH BUILDING NOTES:

1. THE PROPOSED AREA OF THE 3RD FLOOR IS EXPANDED BY 785 SF. THIS IS THE EXTENT OF ADDITIONAL HABITABLE AREA IN THE NORTH BUILDING
2. THE EXISTING APARTMENT IN THE ATTIC LEVEL OF THE NORTH BUILDING IS BEING ELIMINATED AND REPLACE BY ATTIC STORAGE SPACE ONLY
3. THERE IS NO HABITABLE SPACE ON THE ATTIC LEVEL OF THE PROPOSED BUILDING
4. THE ATTIC OF THE NORTH BUILDING IS BEING EXPANDED ABOVE THE 3RD FLOOR ADDITION TO FIT WITH THE DESIGN OF THE EXISTING BUILDING

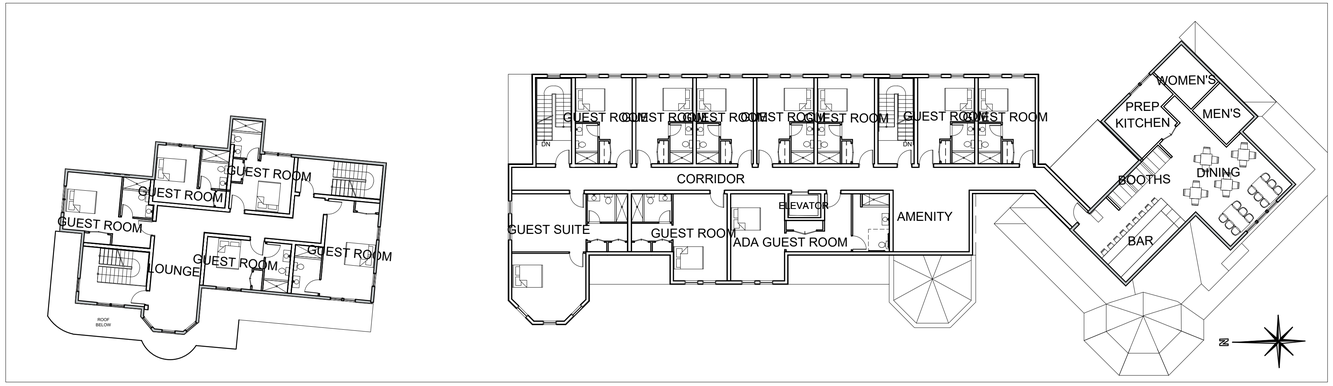






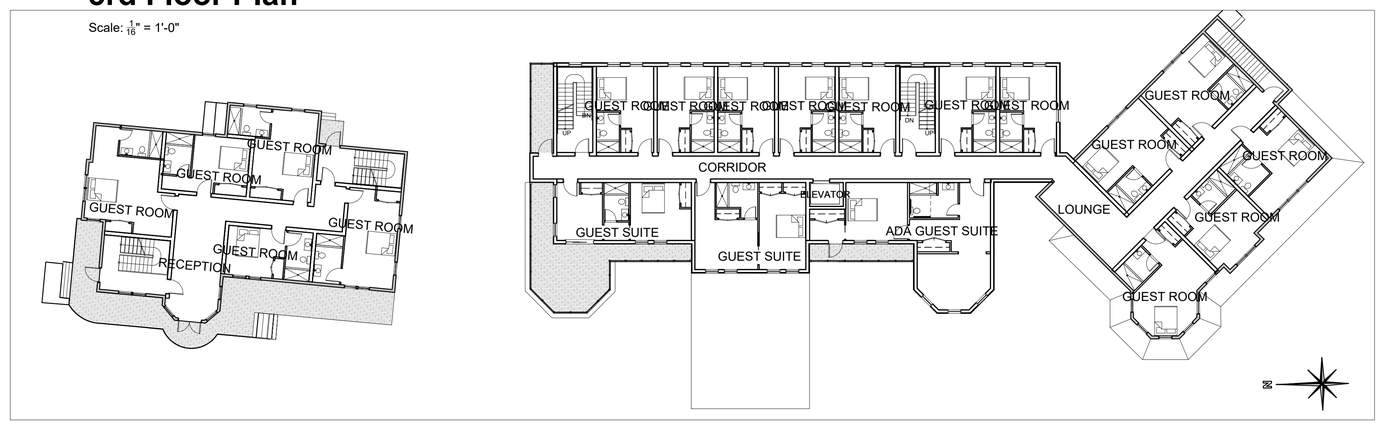


Existing Conditions North Building



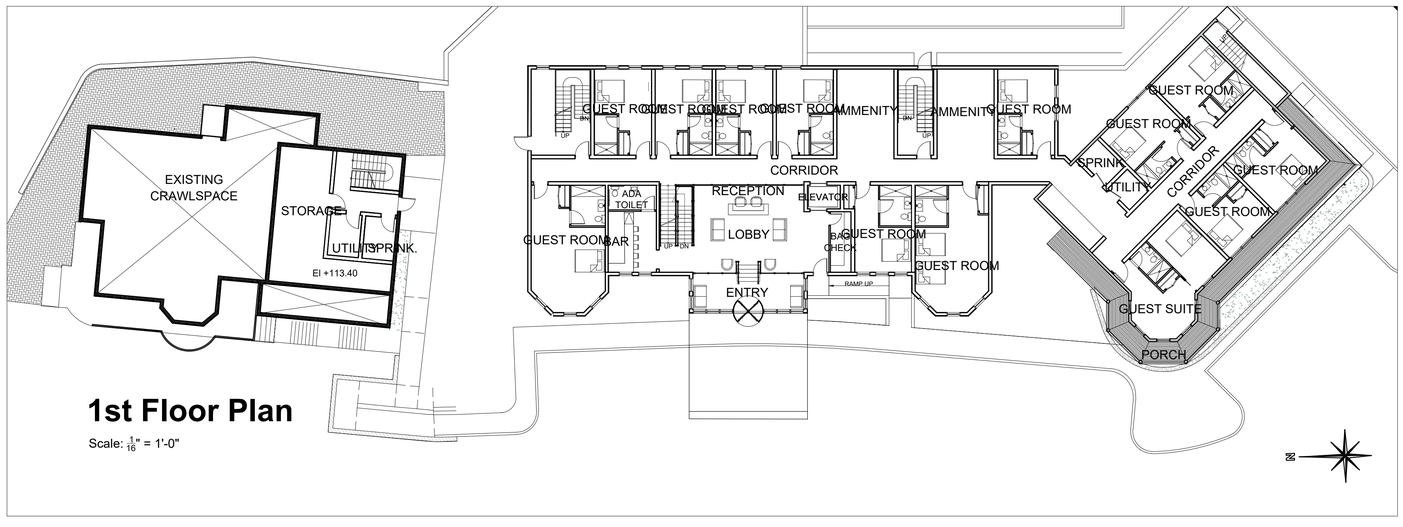
3rd Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"



2nd Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"



1st Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"

Special Use Permit Application

Sheet 6 of 17 - Building Plans

Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 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

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

The Inn on Spy Hill
1064 Wolcott Ave
Beacon, New York
Scale: 1/16" = 1'-0"
January 31, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS

PROPOSED COLORS AND MATERIALS FOR ADDITION & EXISTING BUILDINGS

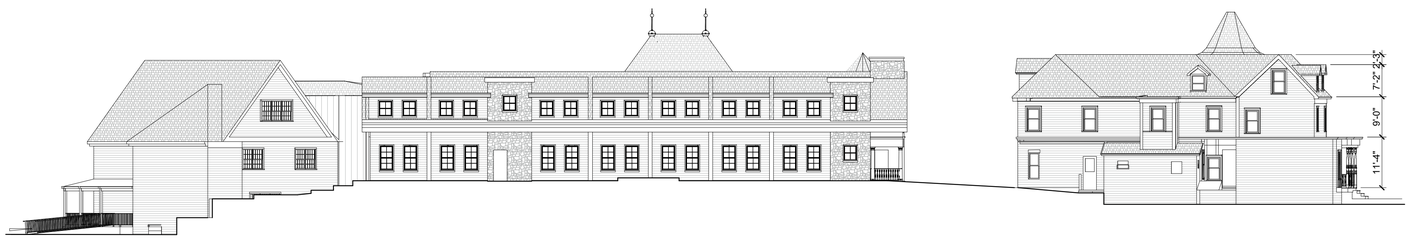
HORIZONTAL LAP SIDING:
BENJAMIN MOORE - DEEP RIVER (1582)

BOARD & BATTEN SIDING:
BENJAMIN MOORE - SMOKED OYSTER (2109-40)

TRIM:
BENJAMIN MOORE – BLACKTOP (2135-10)



ELEVATION



ELEVATION



ELEVATION



ELEVATION

Special Use Permit Application

Sheet 7 of 17 - Building Elevations

The Inn on Spy Hill

1064 Wolcott Ave
Beacon, New York
Scale: 1/16" = 1'-0"
January 31, 2025

Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 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

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS



VIEW 4



VIEW 2



VIEW 3



VIEW 1

Special Use Permit Application

Sheet 8 of 17 - Renderings

The Inn on Spy Hill

1064 Wolcott Ave
Beacon, New York
Scale: NTS
January 31, 2025

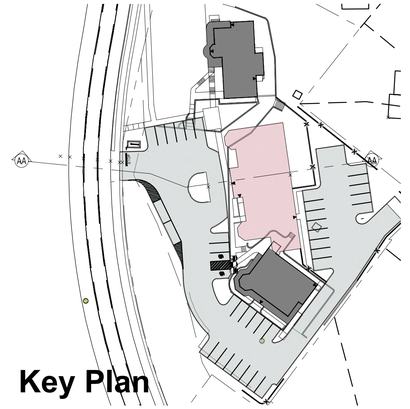
Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 12508

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

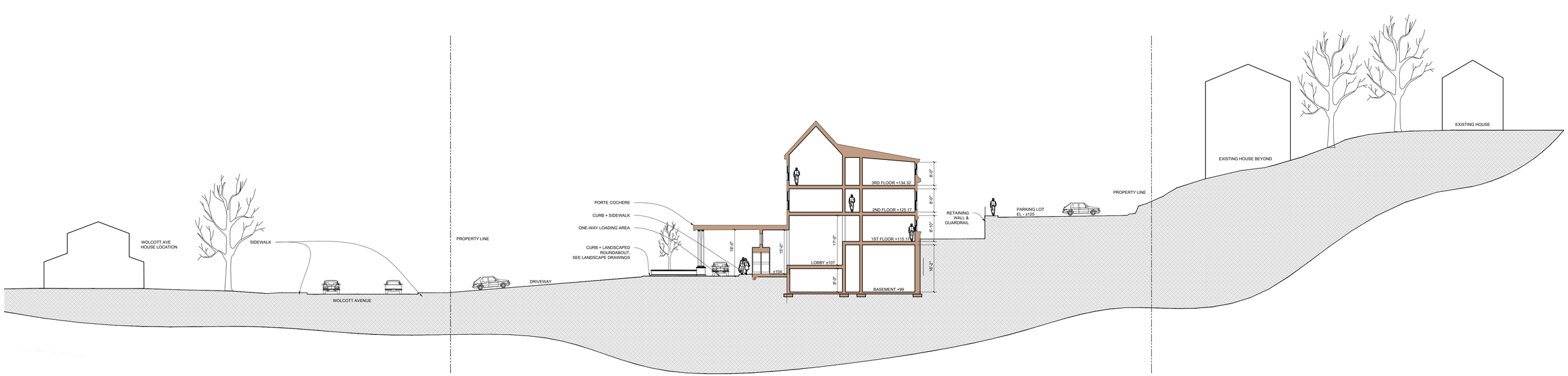
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS



Key Plan



SECTION AT PROPOSED ADDITION

Site Section Diagram AA

Scale: $\frac{1}{16}$" = 1'-0"

Special Use Permit Application

Sheet 9 of 17 - Site Section Diagram

The Inn on Spy Hill

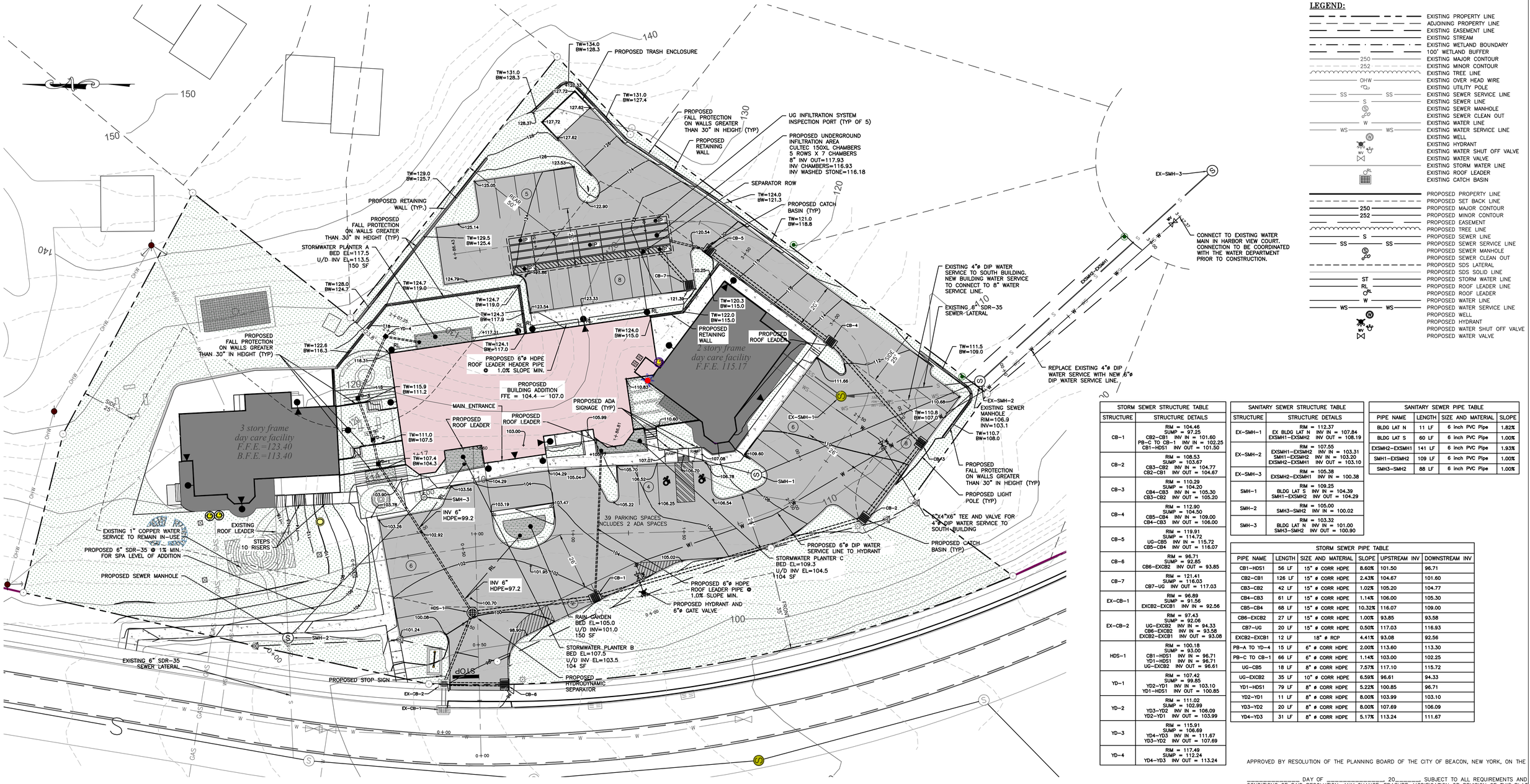
1064 Wolcott Ave
Beacon, New York
Scale: 1/16 " = 1'-0"
November 21, 2025

Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 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

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508



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

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB–1	RIM = 104.46 SUMP = 97.25 CB2–CB1 INV IN = 101.60 PB–C TO CB–1 INV IN = 102.25 CB1–HDS1 INV OUT = 101.50
CB–2	RIM = 108.53 SUMP = 103.67 CB3–CB2 INV IN = 104.77 CB2–CB1 INV OUT = 104.67
CB–3	RIM = 110.29 SUMP = 104.20 CB4–CB3 INV IN = 105.30 CB3–CB2 INV OUT = 105.20
CB–4	RIM = 112.90 SUMP = 104.50 CB5–CB4 INV IN = 109.00 CB4–CB3 INV OUT = 106.00
CB–5	RIM = 119.91 SUMP = 114.72 UG–CB5 INV IN = 115.72 CB5–CB4 INV OUT = 116.07
CB–6	RIM = 96.71 SUMP = 92.85 CB6–EXCB2 INV OUT = 93.85
CB–7	RIM = 121.41 SUMP = 116.03 CB7–UG INV OUT = 117.03
EX–CB–1	RIM = 96.89 SUMP = 91.56 EXCB2–EXCB1 INV IN = 92.56
EX–CB–2	RIM = 97.43 SUMP = 92.06 UG–EXCB2 INV IN = 94.33 CB6–EXCB2 INV IN = 93.58 EXCB2–EXCB1 INV OUT = 93.08
HDS–1	RIM = 100.18 SUMP = 93.00 CB1–HDS1 INV IN = 96.71 YD1–HDS1 INV IN = 96.71 UG–EXCB2 INV OUT = 96.61
YD–1	RIM = 107.42 SUMP = 99.85 YD2–YD1 INV IN = 103.10 YD1–HDS1 INV OUT = 100.85
YD–2	RIM = 111.02 SUMP = 102.99 YD3–YD2 INV IN = 106.09 YD2–YD1 INV OUT = 103.99
YD–3	RIM = 115.91 SUMP = 106.69 YD4–YD3 INV IN = 111.67 YD3–YD2 INV OUT = 107.69
YD–4	RIM = 117.49 SUMP = 112.24 YD4–YD3 INV OUT = 113.24

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
EX–SMH–1	RIM = 112.37 EX BLDG LAT N INV IN = 107.84 EXSMH1–EXSMH2 INV OUT = 108.19
EX–SMH–2	RIM = 107.55 EXSMH1–EXSMH2 INV IN = 103.31 SMH1–EXSMH2 INV IN = 103.20 EXSMH2–EXSMH1 INV OUT = 103.10
EX–SMH–3	RIM = 105.38 EXSMH2–EXSMH1 INV IN = 100.38
SMH–1	RIM = 109.25 BLDG LAT S INV IN = 104.39 SMH1–EXSMH2 INV OUT = 104.29
SMH–2	RIM = 105.00 SMH3–SMH2 INV IN = 100.02
SMH–3	RIM = 103.32 BLDG LAT N INV IN = 101.00 SMH3–SMH2 INV OUT = 100.90

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
BLDG LAT N	11 LF	6 inch PVC Pipe	1.82%
BLDG LAT S	60 LF	6 inch PVC Pipe	1.00%
EXSMH2–EXSMH1	141 LF	6 inch PVC Pipe	1.93%
SMH1–EXSMH2	109 LF	6 inch PVC Pipe	1.00%
SMH3–SMH2	88 LF	6 inch PVC Pipe	1.00%

STORM SEWER PIPE TABLE					
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE	UPSTREAM INV	DOWNSTREAM INV
CB1–HDS1	56 LF	15" ø CORR HDPE	8.60%	101.50	96.71
CB2–CB1	126 LF	15" ø CORR HDPE	2.43%	104.67	101.60
CB3–CB2	42 LF	15" ø CORR HDPE	1.02%	105.20	104.77
CB4–CB3	61 LF	15" ø CORR HDPE	1.14%	106.00	105.30
CB5–CB4	68 LF	15" ø CORR HDPE	10.32%	116.07	109.00
CB6–EXCB2	27 LF	15" ø CORR HDPE	1.00%	93.85	93.58
CB7–UG	20 LF	15" ø CORR HDPE	0.50%	117.03	116.93
EXCB2–EXCB1	12 LF	18" ø RCP	4.41%	93.08	92.56
PB–A TO YD–4	15 LF	6" ø CORR HDPE	2.00%	113.60	113.30
PB–C TO CB–1	66 LF	6" ø CORR HDPE	1.14%	103.00	102.25
UG–CB5	18 LF	8" ø CORR HDPE	7.57%	117.10	115.72
UG–EXCB2	35 LF	10" ø CORR HDPE	6.59%	96.61	94.33
YD1–HDS1	79 LF	8" ø CORR HDPE	5.22%	100.85	96.71
YD2–YD1	11 LF	8" ø CORR HDPE	8.00%	103.99	103.10
YD3–YD2	20 LF	8" ø CORR HDPE	8.00%	107.69	106.09
YD4–YD3	31 LF	8" ø CORR HDPE	5.17%	113.24	111.67

EXISTING UNDERGROUND UTILITY NOTES:

1. CONTRACTOR SHALL DIG TEST PITS TO VERIFY LOCATION, SIZE AND PIPE MATERIAL OF EXISTING UNDERGROUND UTILITIES. IF ANY EXISTING UTILITIES ARE NOT IN THE LOCATION WHERE THEY ARE SHOWN ON THE PLAN, IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.

MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY PER "TITLE/BOUNDARY SURVEY OF THE LANDS OF MARK DEFABIO" DATED 6/4/23 AND "TOPOGRAPHIC SURVEY OF THE LANDS OF MARK DEFABIO" DATED 6/4/23 AS PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC. PROFESSIONAL LAND SURVEYING..

WATER METER NOTES:

1. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR ADVANCED METERING INFRASTRUCTURE (AMI) SYSTEM FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION. IN CASE OF A METER LOCATED WITHIN AN UNDERGROUND CHAMBER, THE WIRING FOR THE MXU UNIT SHALL BE RUN UP THROUGH THE VENT PIPING AND THE MXU UNIT MOUNTED TO THE EXTERIOR OF THE VENT PIPE.

POST CONSTRUCTION NOTES:

1. UPON COMPLETION OF CONSTRUCTION OF THE STORMWATER FACILITIES, AS–BUILT DRAWINGS OF ALL STORMWATER PRACTICES AND AN OPERATION AND MAINTENANCE PLAN MANUAL SHALL BE PROVIDED TO THE CITY OF BEACON.

BUILDING SPRINKLER NOTES:

1. THE NEW BUILDING SHALL BE PROVIDED WITH A FIRE SUPPRESSION SPRINKLING SYSTEM.

WATER AND SEWER SERVICE NOTES:

1. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, OR REPLACEMENT OF WATER AND SEWER SERVICE LINES TO HARBOR VIEW COURT.

GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL–OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1–800–962–7962.
3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS & STORM SEWER LINES, SANITARY MANHOLES & SEWER LINES, WATERLINES AND OTHER 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.
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF SEWER MAINS (AND SERVICE LATERALS).

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: CMB | CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB
3	8/26/25	PER PLANNING BOARD COMMENTS	CMB
4	10/28/25	PER PLANNING BOARD COMMENTS	CMB
5	11/25/25	PER PLANNING BOARD COMMENTS	CMB
6	12/30/25	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Dig Safely. New York Call 811 before you dig

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

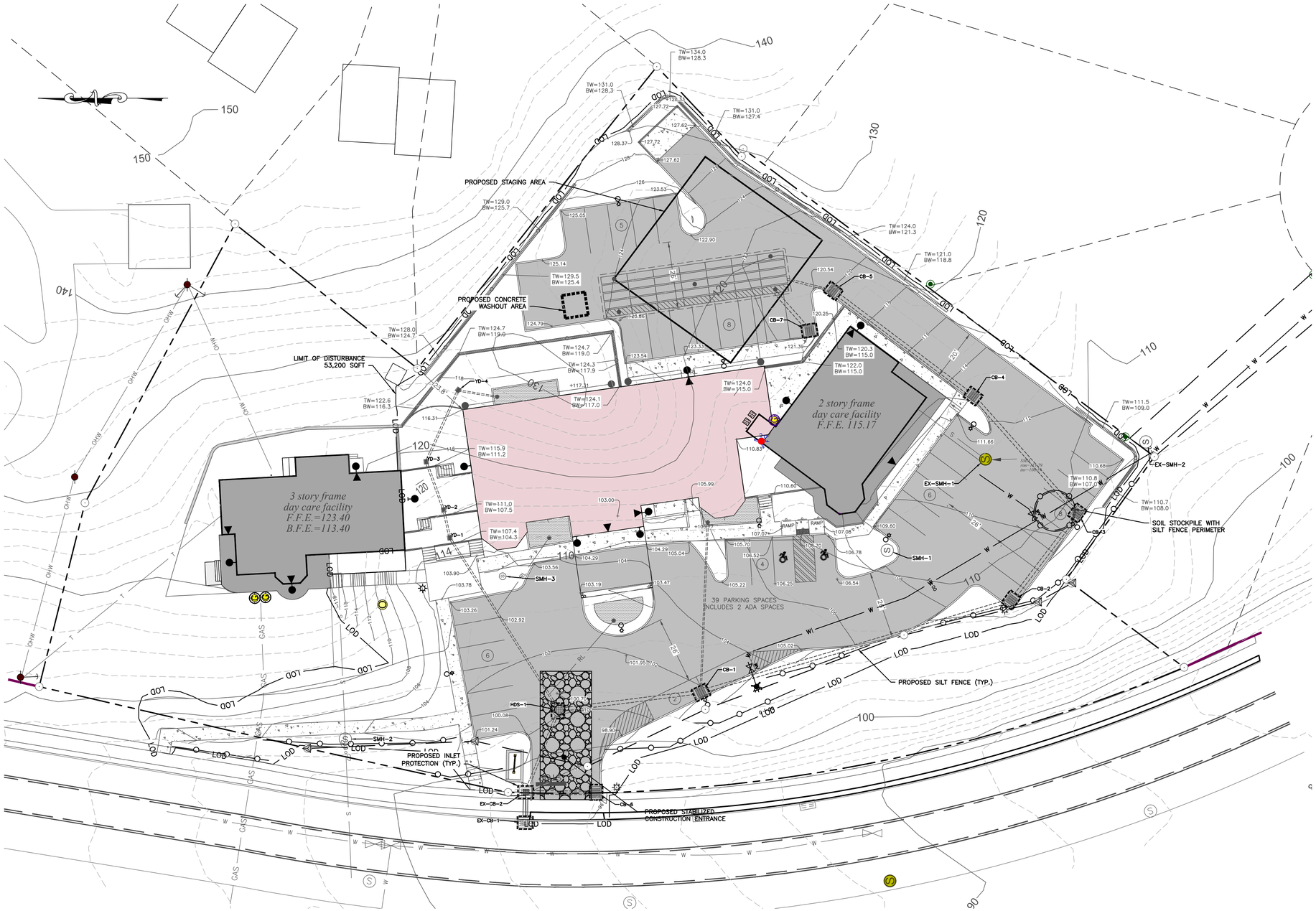
GRADING & UTILITY PLAN

THE INN ON SPY HILL

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–34–641767

JOB #:	2022:030
DATE:	1/28/25
SCALE:	1" = 20'
TITLE:	GU–1
SHEET:	10 OF 17

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 CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

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 THE DETAILS 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 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. 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 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 TOWN ENGINEER AND QUALIFIED PROFESSIONAL.
14. THE ROAD AND SIDEWALK AT THE CONSTRUCTION ENTRANCE OF THE PROJECT SHALL BE SWEPT DAILY OF ALL SEDIMENT AND DEBRIS.
15. A STORMWATER PRE CONSTRUCTION MEETING SHALL BE CONDUCTED AT THE SITE PRIOR TO ANY WORK OCCURRING AT THE SITE IN ACCORDANCE WITH GENERAL PERMIT GP-0-24-001, MUNICIPAL SEPARATE STORM SYSTEMS (MS4s).

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: CMB | CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB
3	8/26/25	PER PLANNING BOARD COMMENTS	CMB
4	10/28/25	PER PLANNING BOARD COMMENTS	CMB
5	11/25/25	PER PLANNING BOARD COMMENTS	CMB
6	12/30/25	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Dig Safely. New York. Call 811 before you dig

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

EROSION & SEDIMENT CONTROL PLAN

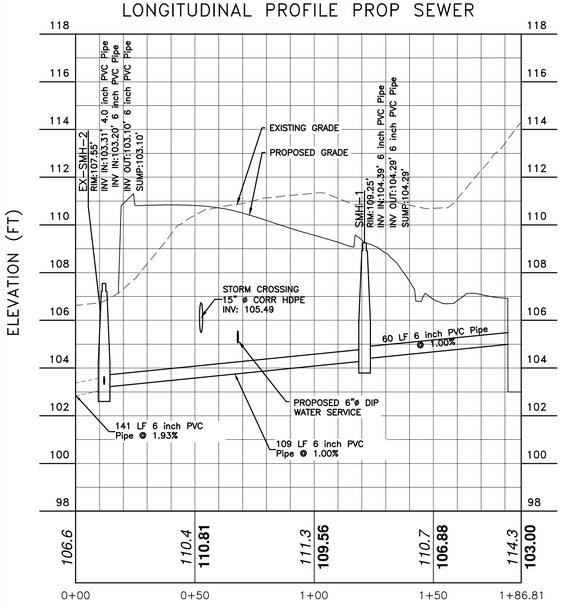
THE INN ON SPY HILL

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #:	2022:030
DATE:	1/28/25
SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	11 OF 17

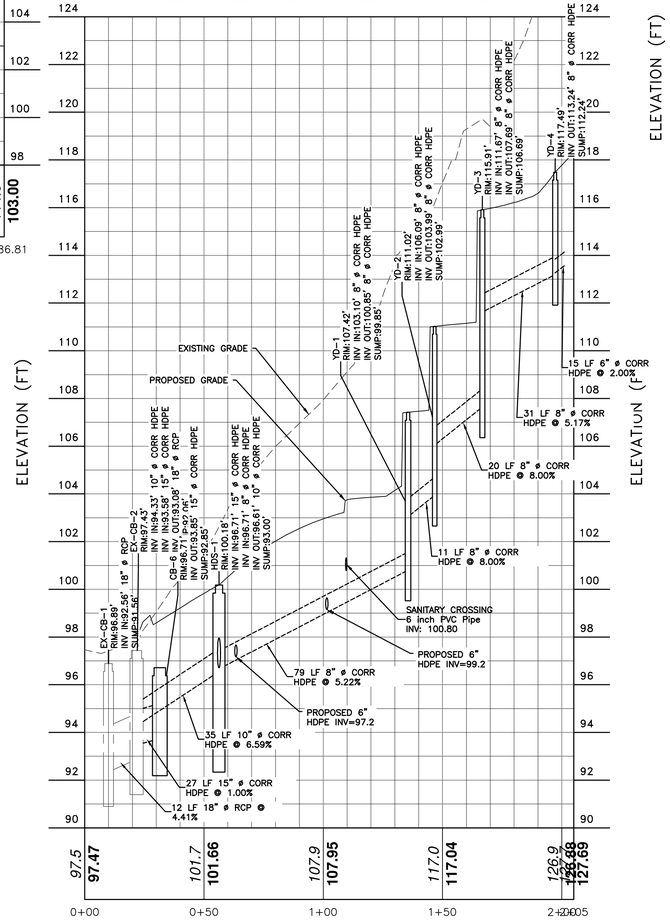
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

LONGITUDINAL PROFILE PROP SEWER



SOUTH SEWER PROFILE
SCALE:1" = 30' H / 1" = 3' V

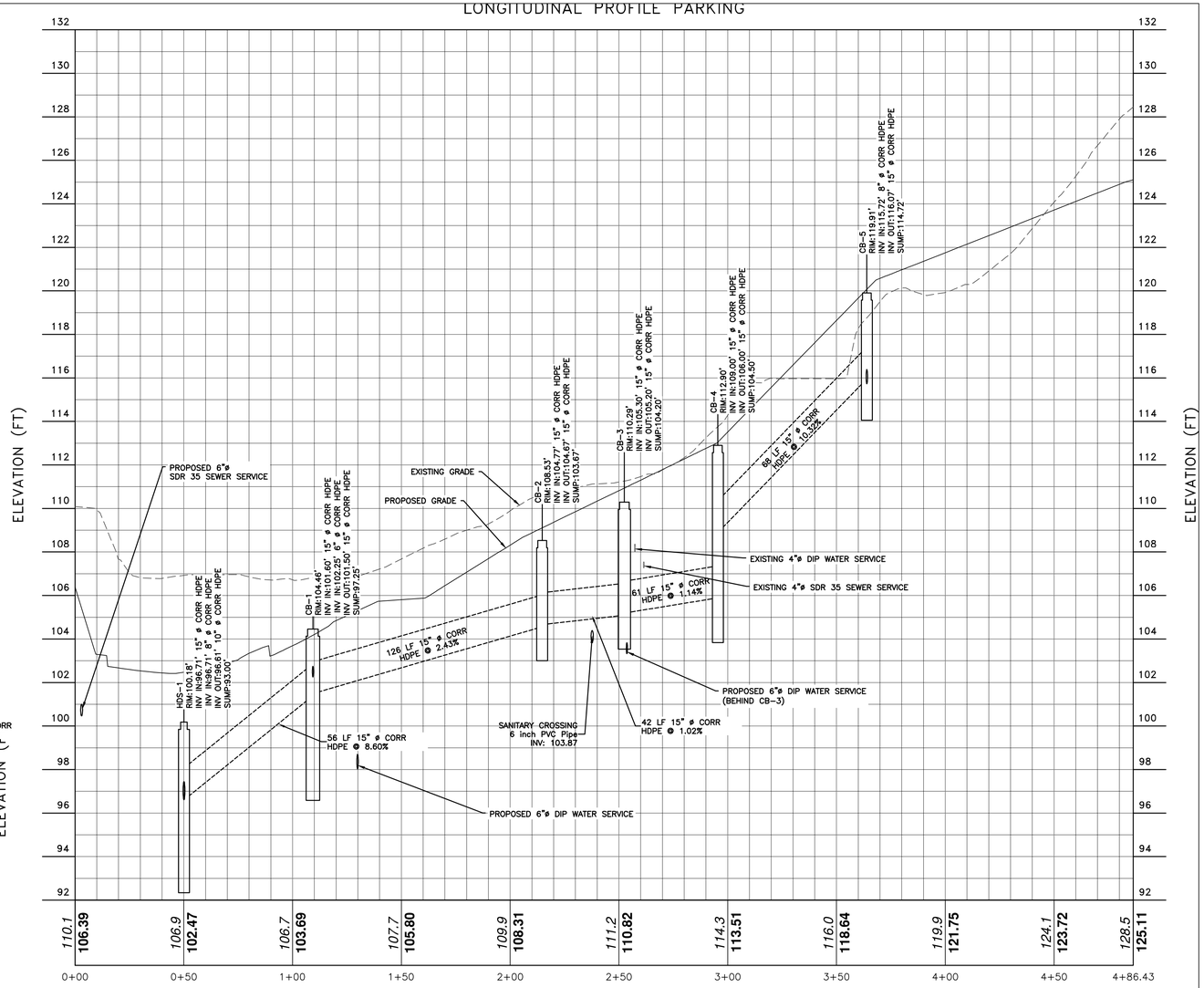
LONGITUDINAL PROFILE STORM-YD



DISTANCE ALONG BASELINE (FT)

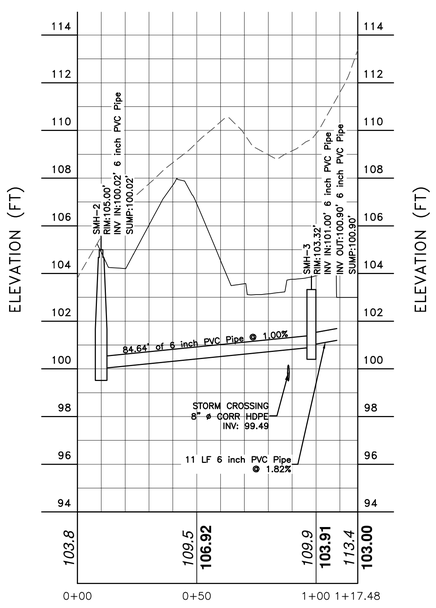
YARD DRAIN PROFILE
SCALE:1" = 30' H / 1" = 3' V

LONGITUDINAL PROFILE PARKING



DRIVEWAY PROFILE WITH STORM
SCALE: 1" = 30' H / 1" = 3' V

NORTH SEWER PROFILE



DISTANCE ALONG BASELINE (FT)

NORTH SEWER PROFILE
SCALE:1" = 30' H / 1" = 3' V

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: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
4	10/28/25	PER PLANNING BOARD COMMENTS	CMB				
5	11/25/25	PER PLANNING BOARD COMMENTS	CMB				
6	12/30/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Dig Safely. New York. Call 811 before you dig

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

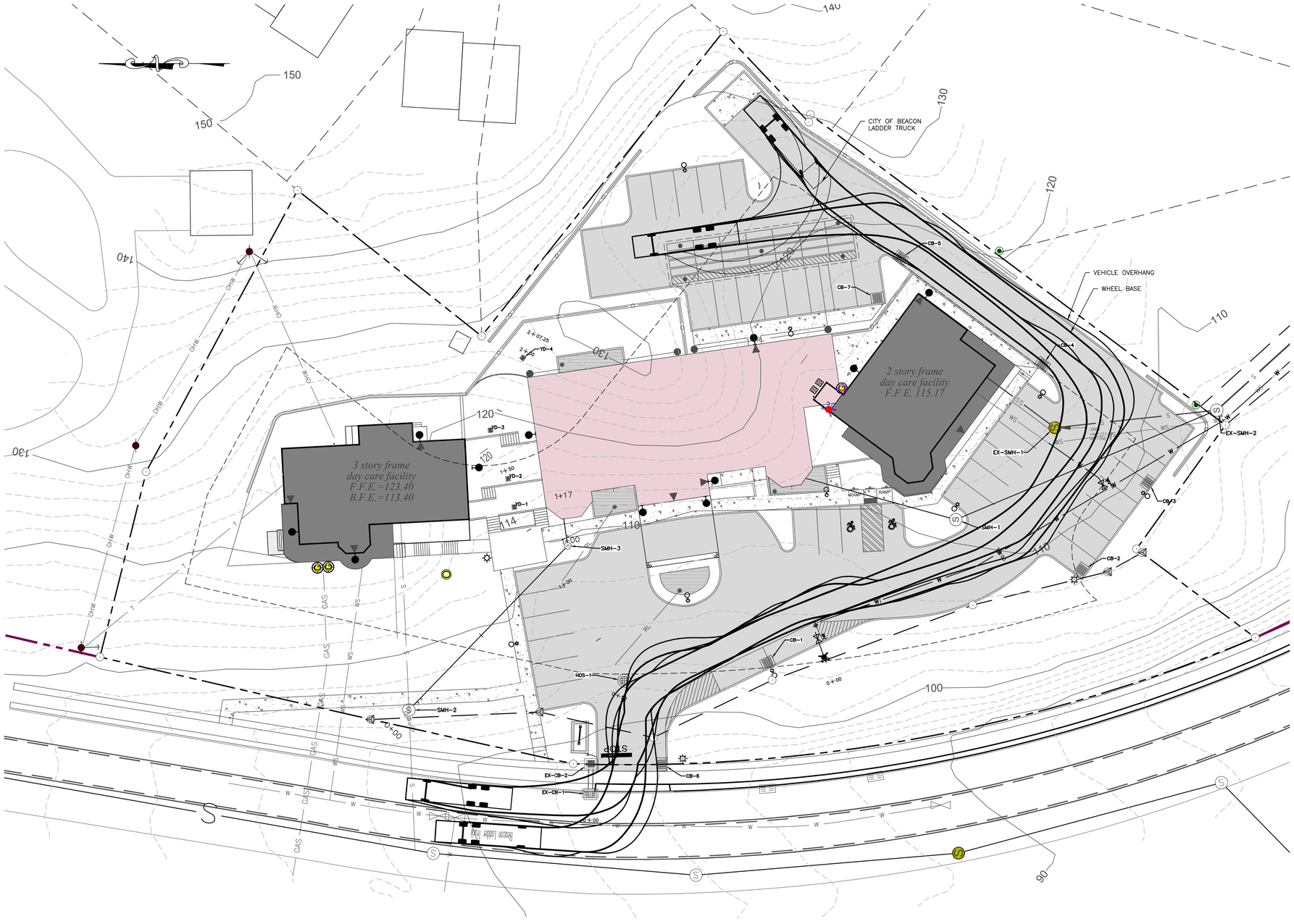
PROFILE SHEET

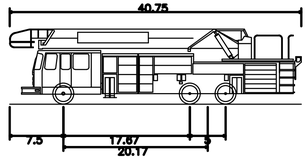
THE INN ON SPY HILL

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	PR-1
SHEET:	12 OF 17

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW





Beacon Ladder Truck	
Overall Length	40.750ft
Overall Width	8.330ft
Overall Body Height	10.505ft
Min Body Ground Clearance	0.935ft
Track Width	8.417ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	34.830ft

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: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
4	10/28/25	PER PLANNING BOARD COMMENTS	CMB				
5	11/25/25	PER PLANNING BOARD COMMENTS	CMB				
6	12/30/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK · MICHAEL A. BOSENKOP · 084466 · LICENSED PROFESSIONAL ENGINEER

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

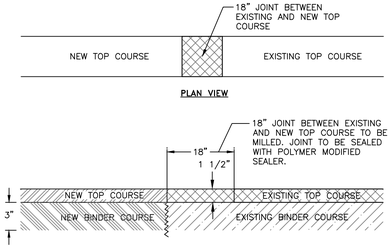
TRUCK TURNING PLAN

THE INN ON SPY HILL

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

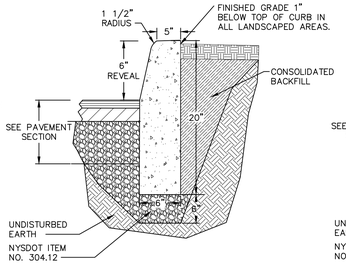
JOB #:	2022:030
DATE:	1/28/25
SCALE:	1" = 20'
TITLE:	TR-1
SHEET:	13 OF 17

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

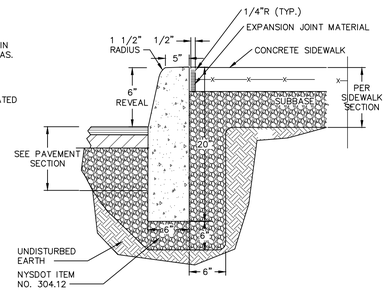
MILLED KEYWAY DETAIL
NOT TO SCALE



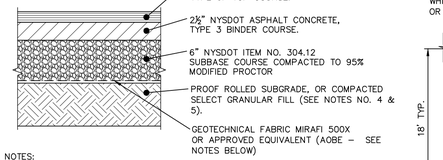
ABUTTING GRASS OR LANDSCAPE

NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK" DETAIL.

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

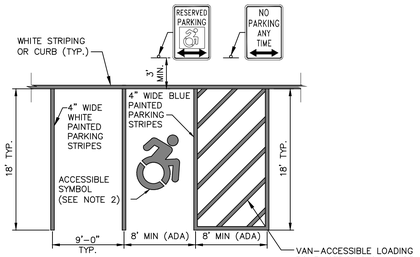


ABUTTING SIDEWALK



NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. IT IS EXPECTED THAT THE EXISTING SITE SUB–SOILS ARE SUITABLE. IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR POSSIBLE MODIFICATIONS TO THE PAVEMENT DETAIL.

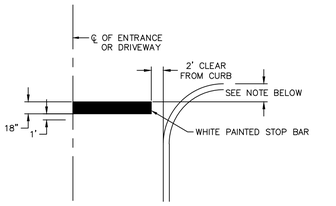
PAVEMENT SECTION DETAIL
NOT TO SCALE



TYPICAL PARKING STRIPING | ACCESSIBLE PARKING STRIPING

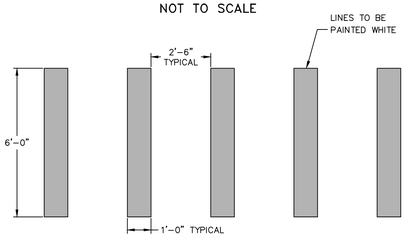
NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

PARKING AND STRIPING DETAIL
NOT TO SCALE

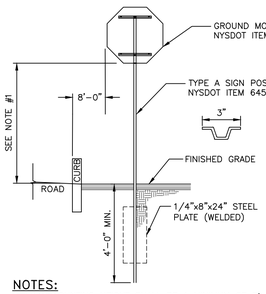


NOTE:
1. THE STOP BAR SHALL BE LOCATED NO CLOSER THAN 5' TO THE WHITE LINE OF THE INTERSECTING ROAD, OR SHALL BE LOCATED 4 FEET BEHIND THE EDGE OF THE CROSSWALK OR SIDEWALK WHERE APPLICABLE.

STOP BAR DETAIL
NOT TO SCALE



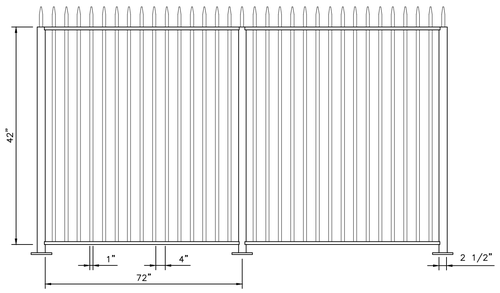
PAINTED CROSSWALK DETAIL
NOT TO SCALE



TEXT	APPROXIMTE SIZE OF SIGN	MUTCD NO.	COLOR		TYPE OF MOUNTING
			BACKGROUND	LEGEND	
STOP	30"x30"	R1–1	RED	WHITE	POST MOUNT

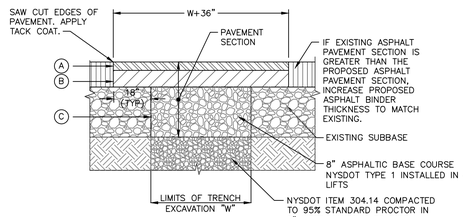
NOTES:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V–UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. SIGN BRACING PER NYSDOT STANDARD SHEETS.
4. SIGN POSTS WITHIN THE COUNTY RIGHT–OF–WAY SHALL BE BREAKAWAY TYPE MEETING THE REQUIREMENTS OF THE NYSDOT.

SINGLE POST SIGN DETAIL
NOT TO SCALE



NOTES:
1. FENCE AS MANUFACTURED BY AMETCO MANUFACTURING CORP., 4326 HAMANN PARKWAY, P.O. BOX 1210, WILLOUGHBY, OHIO 44026; 800–321–7042.
2. ALUMINUM AND POWDER COATED BLACK.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.

ALUMINUM PICKET FENCE SYSTEM FLANGE CONNECTION
NOT TO SCALE

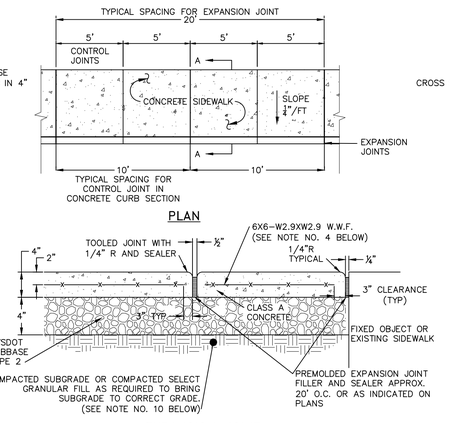


LEGEND

HARBOR VIEW COURT RESTORATION COURSES:
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 2–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 8" ASPHALTIC BASE COURSE– NYSDOT TYPE 1 (4" LIFTS)

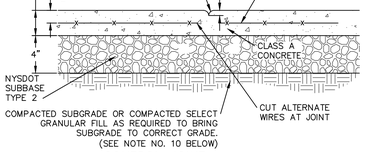
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.
5. USE SOUTH AVENUE RESTORATION DETAIL FOR WORK WITHIN GRANDVIEW AVENUE.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



PLAN

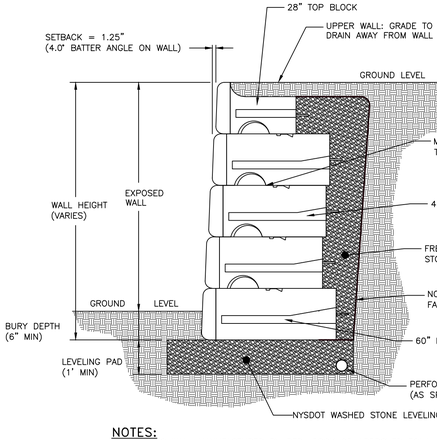
EXPANSION JOINT



CONTROL JOINT

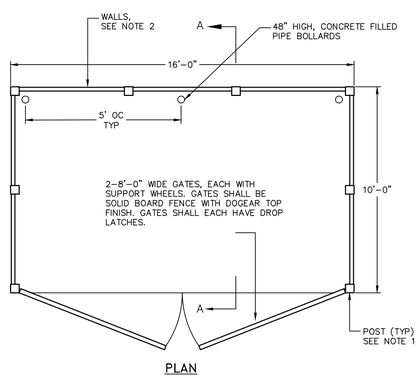
NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

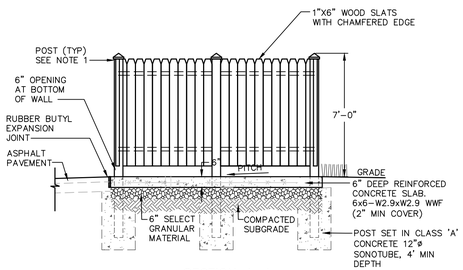


NOTES:
1. RETAINING WALL MANUFACTURED BY REDI–ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY. REFER TO THE FINAL DESIGN DOCUMENTS RELATED TO THE RETAINING WALL AS PREPARED BY TALCOTT ENGINEERING DESIGN PLLC.
3. WALLS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK. ALL WALL DESIGNS AND CALCULATIONS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO CONSTRUCTION OF ANY WALLS ON SITE.

TYPICAL REDI–ROCK GRAVITY WALL
NOT TO SCALE



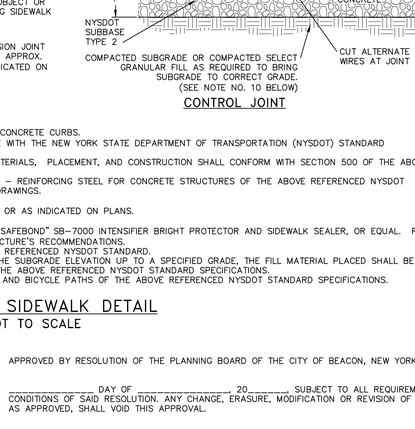
PLAN



SECTION A–A

NOTES
1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

TRASH ENCLOSURE DETAILS
NOT TO SCALE



SECTION A–A

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: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
4	10/28/25	PER PLANNING BOARD COMMENTS	CMB				
5	11/25/25	PER PLANNING BOARD COMMENTS	CMB				
6	12/30/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK · MICHAEL A. BOSENKOFF · 084466 · LICENSED PROFESSIONAL ENGINEER

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

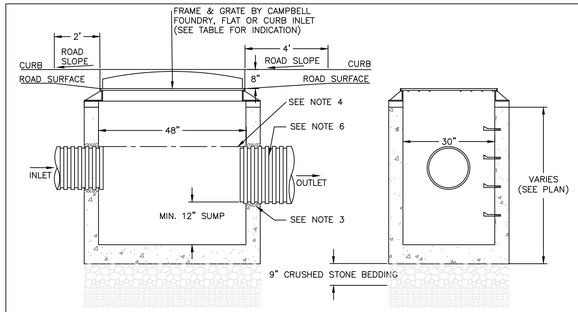
CONSTRUCTION DETAILS

THE INN ON SPY HILL

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–34–641767

JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	14 OF 17

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

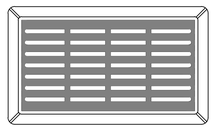


FRONT VIEW SIDE VIEW

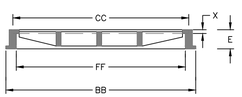
NOTES:

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.

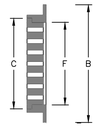
CATCH BASIN DETAIL
NOT TO SCALE



PLAN VIEW



SECTION VIEW 1



SECTION VIEW 2

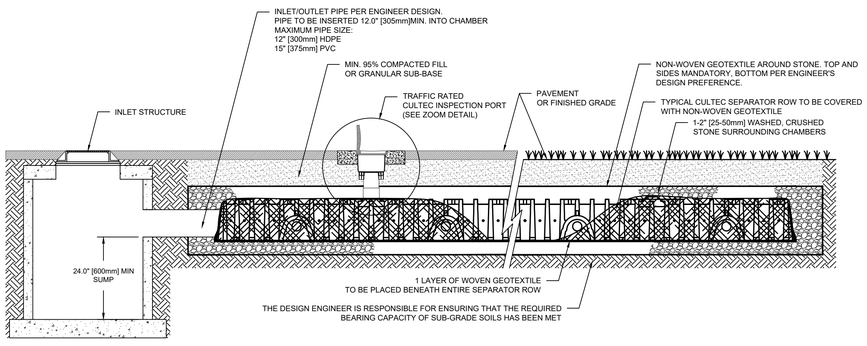
DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
30"	24"	4"	22"	1"	41"	36"	34"

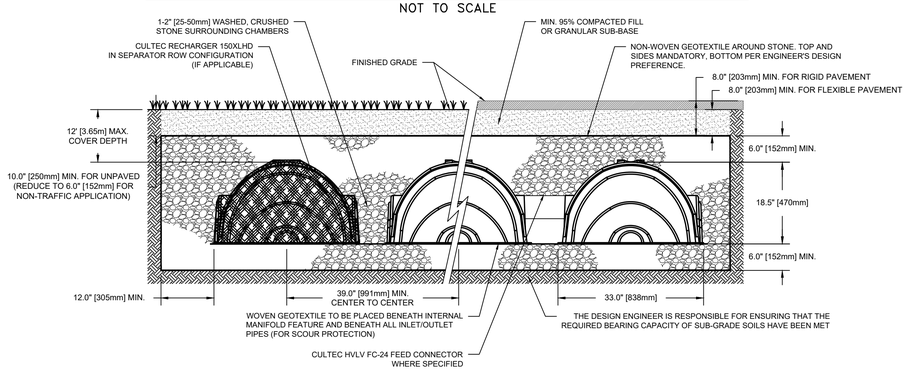
NOTES:

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



UNDERGROUND STORMWATER DETENTION SYSTEM INLET ROW DETAIL
NOT TO SCALE



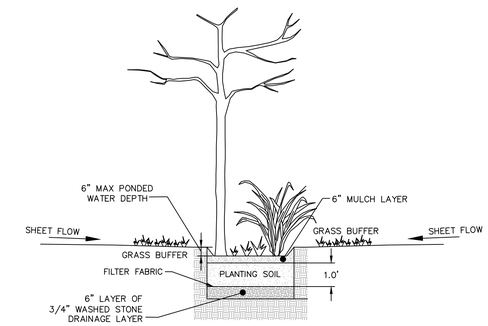
UNDERGROUND STORMWATER DETENTION SYSTEM DETAIL
NOT TO SCALE

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 SYSTEM 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. SEPARATOR ROWS AS INDICATED ON THE PLAN TO FULLY WRAPPED WITH WOVEN GEOTEXTILE, MIRAFI 500X OR APPROVED EQUAL.

BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
95.90	96.65	99.65	1,707 SF	66.5'X25.67'	45

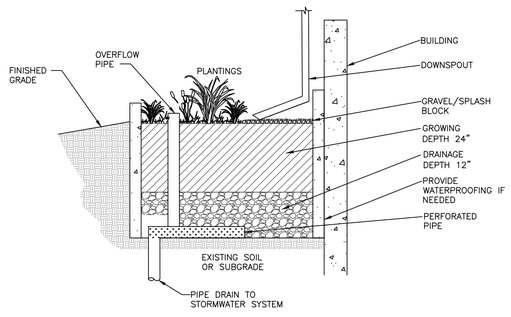
UNDERGROUND INFILTRATION SYSTEM DETAIL
NOT TO SCALE



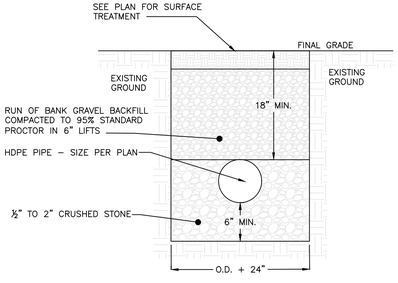
NOTES

1. RAIN GARDEN TO HAVE A MINIMUM FOOTPRINT OF 60 SQUARE FEET WITH 10:1 SIDE SLOPES AT 0.5' DEEP; 1.0' SOIL MEDIA DEPTH; 0.5' DRAINAGE LAYER DEPTH; AND 0.5' PONDING DEPTH.
2. DIRECT ROOF LEADER DISCHARGE TO RAIN GARDEN.
3. PLANTS SHALL BE PLACED IN AREA SHOWN ON THE PLAN.
4. PLANTING SOIL SPECIFICATIONS:
   - ASTM C-33 SAND: 60%-75%
   - TOPSOIL: 25%-40%
   - TOPSOIL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 713-01 FOR ROADSIDE MIX OR SPECIALTY PLANTING MIX

TYPICAL RAIN GARDEN DETAIL
NOT TO SCALE



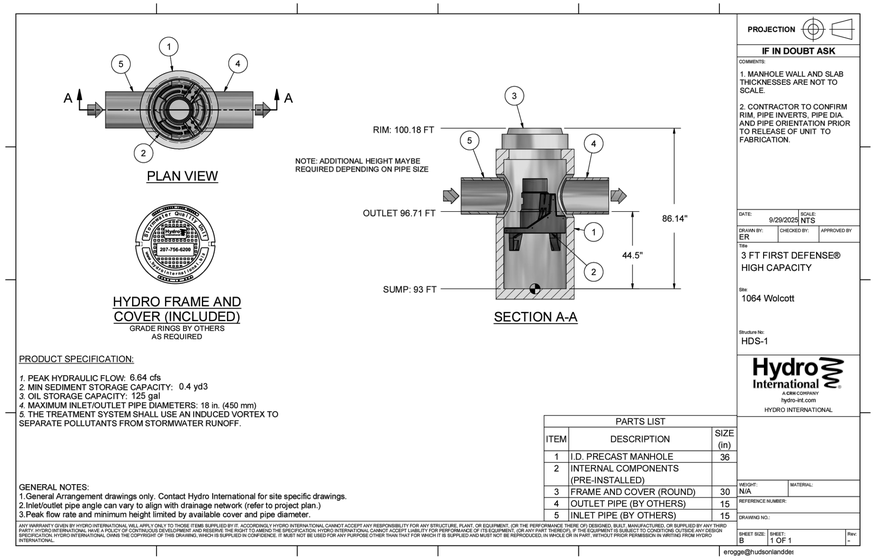
STORMWATER PLANTER DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 6.64 cfs
2. MIN SEDIMENT STORAGE CAPACITY: 0.4 yd3
3. OIL STORAGE CAPACITY: 125 gal
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 in. (450 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.

GENERAL NOTES:

1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.)
3. Peak flow rate and minimum height limited by available cover and pipe diameter.

PARTS LIST			
ITEM	DESCRIPTION	SIZE (in)	
1	I.D. PRECAST MANHOLE	36	
2	INTERNAL COMPONENTS (PRE-INSTALLED)		
3	FRAME AND COVER (ROUND)	30	
4	OUTLET PIPE (BY OTHERS)	15	
5	INLET PIPE (BY OTHERS)	15	

ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT, OR EQUIPMENT, OR THE PERFORMANCE THEREOF, DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY BASED ON INFORMATION CONTAINED IN THIS DRAWING. IT IS THE RESPONSIBILITY OF THE PURCHASER TO ENSURE THAT THE INFORMATION CONTAINED IN THIS DRAWING IS SUITABLE FOR ANY SPECIFICATION. HYDRO INTERNATIONAL OWNS THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.

WATER QUALITY UNIT DETAIL
HYDRO INTERNATIONAL MODEL FD-3HC
NOT TO SCALE

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS PIPING AND FLARED END SECTIONS:

ALL CATCH BASINS, PIPING AND FLARED END SECTIONS SHALL BE INSPECTED EVERY SPRING AND FALL. LOOK FOR OBSTRUCTIONS, VEGETATION, DEBRIS, LITTER, SEDIMENT, ETC. BLOCKING THE STRUCTURES OR PIPES. UTILIZE VACUUM TRUCK IF NECESSARY. OBSERVE THE FLOW OF WATER AFTER A RAINFALL EVENT. ANY EVIDENCE OF PONDING IN THE STRUCTURE INDICATES A POTENTIAL BLOCKAGE. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

RIP RAP OUTLET PROTECTION AND EMERGENCY OVERFLOW WEIR:

RIP RAP OUTLET PROTECTION AND THE EMERGENCY OVERFLOW WEIR SHALL BE INSPECTED QUARTERLY FOR SEDIMENT BUILD-UP, VEGETATION, DEBRIS, LITTER, AND OBSTRUCTIONS. IF SEDIMENT BUILDS UP ENOUGH TO FILL IN THE VOID SPACE BETWEEN THE STONES OR GRASS PAVERS, THEN THE RIP RAP OR PAVERS SHALL BE CLEANED OR REPLACED.

BIORETENTION AREA:

THE BIORETENTION AREA SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION. ANY ACCUMULATED SEDIMENT OR DEBRIS SHOULD BE REMOVED AS NECESSARY. AFTER STORM EVENTS, THE BIORETENTION AREA'S DEWATERING DURATION SHOULD ALSO BE MONITORED. THE BIORETENTION AREA'S FLOOR SHALL BE MOWED WHEN THE GRASS REACHES A HEIGHT OF 18"(ONLY IF LAWN GRASS IS PRESENT). CUT ORNAMENTAL GRASSES ANNUALLY IN THE LATE FALL. SEDIMENT SHALL BE CLEANED OUT OF THE BASIN ANNUALLY. IN THE SPRING AND FALL, INSPECT INFLOW AND OUTFLOW POINTS FOR EROSION OR CLOGGING. INSPECT TREES, SHRUBS AND OTHER VEGETATION TO EVALUATE THEIR HEALTH AND REPLACE ANY DEAD OR DISEASED VEGETATION. INSPECT SURROUNDING DRAINAGE AREA FOR EROSION OR SIGNS OF SEDIMENT DELIVERY TO THE BIORETENTION AREA. REMOVE ANY INVASIVE PLANT SPECIES. REMOVE CLOGS FROM THE STORMWATER SYSTEM INFLOW AND OUTFLOW COMPONENTS. CHECK FOR SIGNS OF VEGETATION OVERGROWTH, OBSERVE DEWATERING CAPABILITY, CHECK FERTILIZER, AND TEST SOILS FOR PH ANNUALLY. HARVEST OVERGROWN VEGETATION AND REMOVE FROM THE BIORETENTION AREA. IF IT TAKES LONGER THAN 24 HOURS TO DEWATER THE BIORETENTION AREA, THE VALVE ON THE UNDERDRAIN SHALL BE OPENED SLIGHTLY TO PROVIDE FULL DEWATERING IN 24 HOURS. IF THE PH IS BELOW 5.2, LIME SHOULD BE APPLIED. IF THE PH IS ABOVE 7.0 TO 8.0, IRON SULFATE PLUS SULFUR CAN BE APPLIED TO REDUCE THE PH. REPLACE MULCH OVER ENTIRE AREA EVERY TWO TO THREE YEARS. IF DEWATERING IS A PROBLEM, CORE AERATION OF CULTIVATING UN-VEGETATED AREAS MAY BE REQUIRED TO ENSURE ADEQUATE FILTRATION.

UNDERGROUND DETENTION/INFILTRATION SYSTEM:

INFILTRATION BASINS SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION DURING THE FIRST YEAR OF OPERATION. AFTER 50 YEARS OF SERVICE LIFE THE SYSTEM SHOULD BE EVALUATED. IF THE SYSTEM IS NO LONGER FUNCTIONING IN ACCORDANCE WITH THE ORIGINAL DESIGN, THE SYSTEM SHALL BE RESTORED OR REPLACED. THERE ARE FOUR INSPECTION PORTS AT THE CORNERS OF THE SYSTEM TO PROVIDE FOR VISUAL INSPECTION, AND A MEANS OF CLEANING SYSTEM WITH A VACUUM TRUCK. IN THE SPRING AND FALL, INSPECT THE INLET AND OUTLET FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS, DEBRIS, ETC.. INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEBRIS EVERY FIVE YEARS. CLEAN DEBRIS FROM CHAMBERS AND FEED CONNECTORS.

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: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
4	10/28/25	PER PLANNING BOARD COMMENTS	CMB				
5	11/25/25	PER PLANNING BOARD COMMENTS	CMB				
6	12/30/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

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

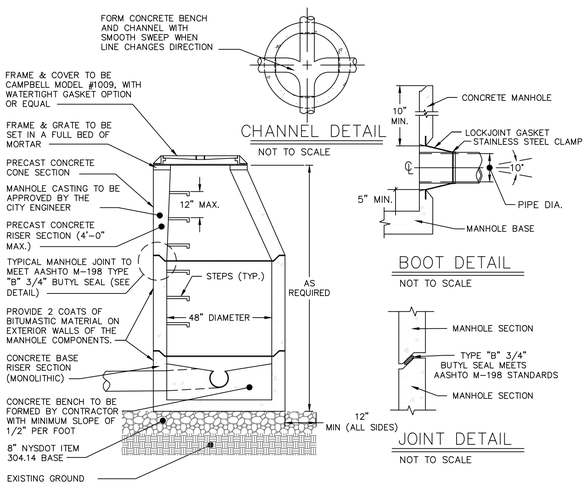
CONSTRUCTION DETAILS

THE INN ON SPY HILL

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	15 OF 17

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



NOTES:

1. PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" OFF BASE OF MANHOLE (SEE DETAIL).

2. CONCRETE STRENGTH OF MANHOLE COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.

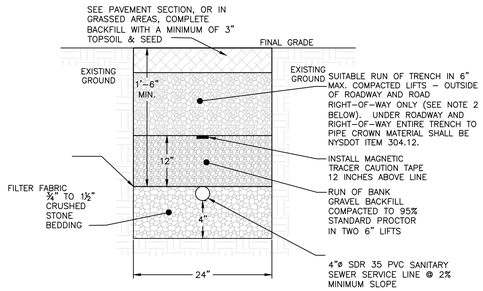
3. STEEL REINFORCMENT OF MANHOLE COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.

4. LOADING OF MANHOLE COMPONENTS TO MEET H-20 REQUIREMENTS.

5. CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.

6. 4' MAXIMUM FROM MANHOLE TO PIPE JOINT.

PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE

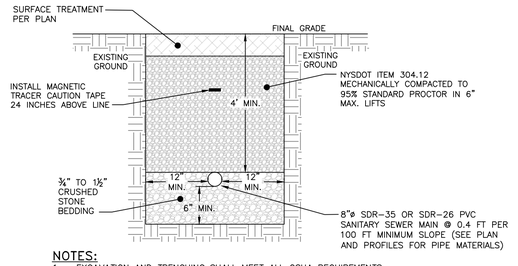


NOTES:

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.

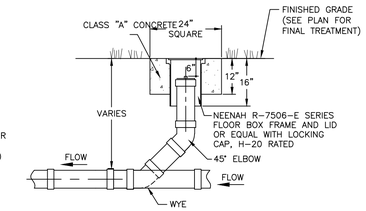
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



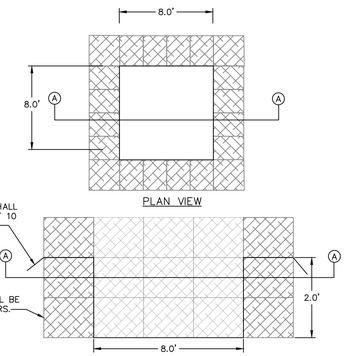
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. 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



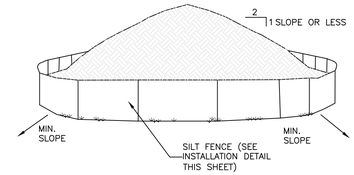
CLEANOUT DETAIL
NOT TO SCALE



NOTES:

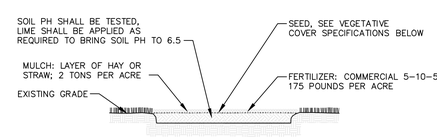
1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.
4. WATER ACCUMULATION IN WASHOUT AREA FROM RAINWATER SHALL BE PUMPED FROM THE STATION INTO A GRASSED AREA.

CONCRETE WASHOUT STATION 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



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:

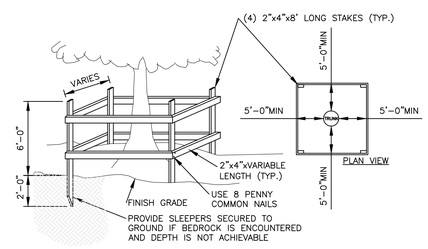
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

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.

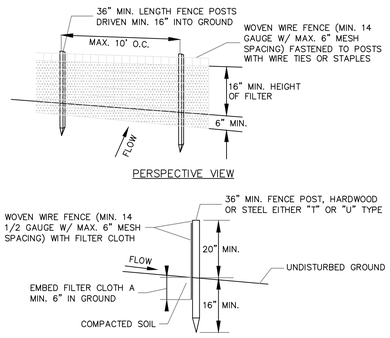
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



NOTES:

1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



NOTES:

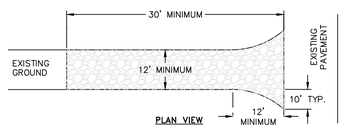
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

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



NOTES:

1) STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2) LENGTH - NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.

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.

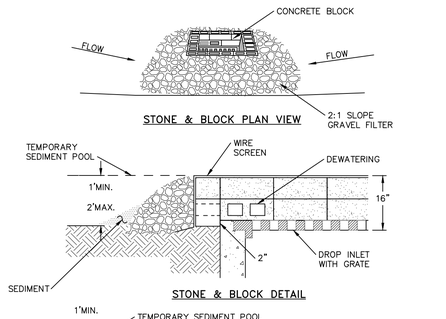
6) SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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



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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
4	10/28/25	PER PLANNING BOARD COMMENTS	CMB				
5	11/25/25	PER PLANNING BOARD COMMENTS	CMB				
6	12/30/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BODENMANN 084465 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

CONSTRUCTION DETAILS

THE INN ON SPY HILL

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	CD-3
SHEET:	16 OF 17

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.

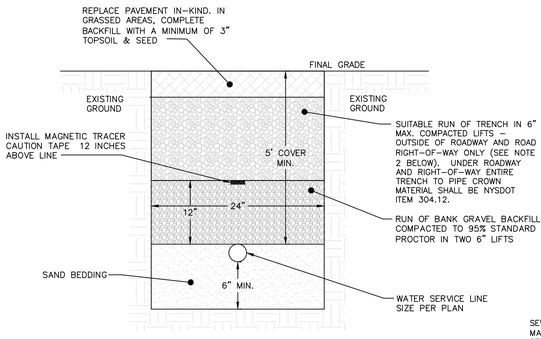
SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

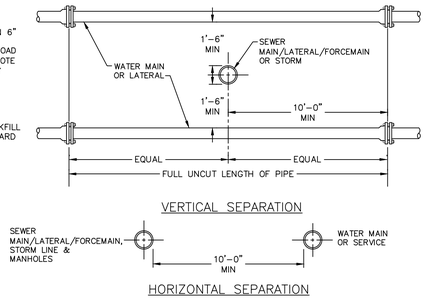
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



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.

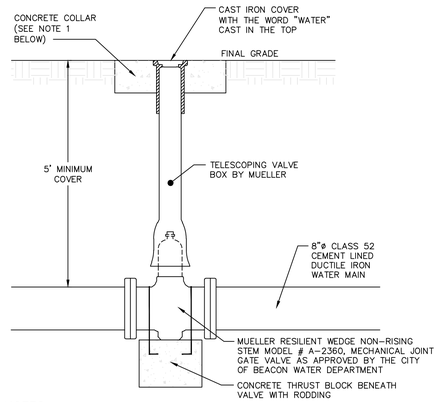
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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.

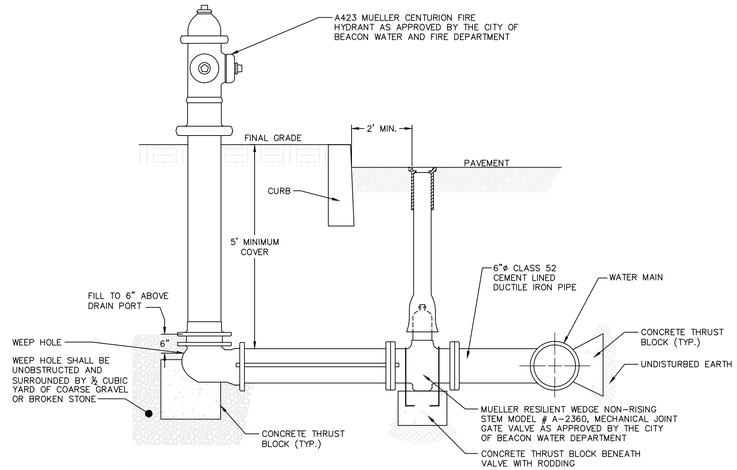
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL SHALL EXTEND 6" MIN. BEYOND THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE

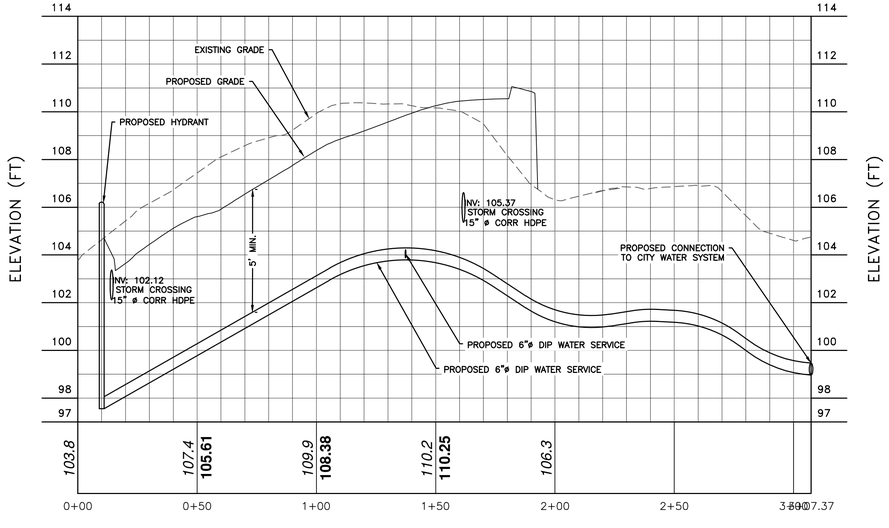


NOTES:

1. THE GATE VALVE SHALL BE LOCATED THIRTY SIX (36) INCHES FROM THE HYDRANT CENTER LINE.
2. ½" STEEL TIE RODS TO BE PROVIDED BETWEEN THE GATE VALVE AND THE HYDRANT.

HYDRANT DETAIL
NOT TO SCALE

LONGITUDINAL PROFILE WATER



WATER SERVICE LINE PROFILE
SCALE: 1" = 30' H / 1" = 3' V

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: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/30/25	ADDED SHEET	CMB				

Dig Safely. New York. Call 811 before you dig

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

CONSTRUCTION DETAILS

THE INN ON SPY HILL

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	CD-4
SHEET:	17 OF 17

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

Stormwater Pollution Prevention Plan
for
1064 Wolcott Avenue

Prepared for:
JMARKMNG LLC
1064 Wolcott Avenue
Beacon, NY 12508

January 24, 2025
Revised
March 25, 2025
September 30, 2025
November 25, 2025
December 30, 2025



HUDSON
LAND DESIGN

Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508 (Main Office and Mailing Address)
13 Chambers Street
Newburgh, NY 12550 (Satellite Office)

TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 Overview 1
1.2 Land Disturbance 2
1.2.1 Special Habitat Considerations 2
1.3 Redevelopment Activity 3

2.0 PROJECT DESCRIPTION 4
2.1 Project Location 4
2.2 Project Scope and Description 4
2.3 Surface Water Bodies 4
2.3.1 Wetlands 4
2.3.2 Streams 4
2.3.3 Floodplains 4
2.4 State Historic Preservation Office (SHPO) 4

3.0 NOTICE OF INTENT 4

4.0 SOILS 5

5.0 RAINFALL 5
5.1 Overview 5
5.2 Rainfall Event Sizing Criteria 6

6.0 STORMWATER ANALYSIS AND MANAGEMENT 6
6.1 Methodology 6
6.1.1 Hydrologic Analysis 6
6.1.2 Stormwater Design Points 6
6.2 Pre-Development Watershed Conditions 7
6.3 Post-Development Watershed Conditions 7
6.4 Hydrologic Review 8
6.5 Stormwater Management System 9
6.6 Green Infrastructure for Stormwater Management 9
6.6.1 Green Infrastructure Practices 9
6.6.2 Five Step Process for Stormwater Site Planning and Selection Design 10
6.7 Qualitative Practices 10
6.7.2 Pre-Treatment Practices 12
6.7.3 Treatment Practices 12
6.8 Runoff Reduction Volume (RRv) 13
6.9 Soil Restoration 15
6.9.1 Soil Restoration Methods 16

7.0 EROSION AND SEDIMENT CONTROL 16
7.1 Overview 16
7.2 Temporary Erosion and Sediment Control Measures 17
7.2.1 Silt Fence 17
7.2.2 Stabilized Construction Entrance 17
7.2.3 Check Dams 17
7.2.4 Inlet Protection 17
7.2.5 Temporary Channels 18
7.2.6 Water Bars 18
7.2.7 Straw Bale Barriers 18
7.2.8 Temporary Soil Stockpiles 18
7.2.9 Dust Control 19
7.2.10 Temporary Soil Stabilization Practices 19
7.3 Permanent Erosion and Sediment Control Measures 20
7.3.1 Permanent Soil Stabilization Practices 20
7.4 Erosion and Sediment Control Sequencing Schedule 21
7.5 Maintenance Schedules 21
7.6 Construction Staging Areas 21
7.7 Site Assessments, Inspections and Reporting 21
7.7.1 Prior to Construction 21
7.7.2 During Construction 21
7.7.3 Quarterly Report 23
7.7.4 End of Term 24
7.8 Construction Logbook 24
7.9 Long Term Operation and Maintenance Plan of Stormwater System and Landscape Areas 24
7.9.1 Catch Basins and Piping 24
7.9.2 Hydrodynamic Separator 24
7.9.3 Underground Infiltration Chambers 25

8.0 GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES 25
8.1 Waste Materials 25
8.2 Chemical 25
8.3 Fuels and Oil 26
8.4 Fertilizers 26
8.5 Paint 26
8.6 Sanitary Waste Facilities 26
8.7 Container Disposal 26
8.8 Concrete and Asphalt Trucks 26
8.9 Site Supervisor 27

9.0 SWPPP AMENDMENT 27

10.0 CONTRACTOR CERTIFICATIONS 27

11.0 OWNER/OPERATOR CERTIFICATION 27

12.0 CONCLUSIONS 27

APPENDICES

APPENDIX A: NOTICE OF INTENT & MS4 ACCEPTANCE
APPENDIX B: SOILS DATA
APPENDIX C: RAINFALL DATA, NYSDEC ERM, FLOOD MAP, WETLAND MAP, AND SHPO INFORMATION
APPENDIX D: HYDROCAD MODEL
APPENDIX E: STORMWATER MANAGEMENT PRACTICE DESIGN
APPENDIX F: PRE-CONSTRUCTION SITE ASSESSMENT CHECKLIST
APPENDIX G: STORMWATER CONSTRUCTION INSPECTION CHECKLISTS
APPENDIX H: CONTRACTOR AND SUBCONTRACTOR CERTIFICATIONS
APPENDIX I: QUALIFIED PROFESSIONAL'S CERTIFICATION
APPENDIX J: OWNER/OPERATOR CERTIFICATION
APPENDIX K: POST-DEVELOPMENT MAINTENANCE AND INSPECTION CHECKLIST
APPENDIX L: CONSTRUCTION INSPECTION REPORT
APPENDIX M: NOTICE OF TERMINATION
APPENDIX N: WATERSHED MAPPING

1.0 INTRODUCTION

1.1 Overview

This preliminary Stormwater Pollution Prevention Plan (SWPPP) has been developed in accordance with New York State Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-25-001, which authorizes stormwater discharges to surface waters of the State from the following construction activities identified within 40 CFR Parts 122.26(b)(14)(x), 122.26(b)(15)(i) and 122.26(b)(15)(ii), provided all of the eligibility provisions of this permit are met:

1. Construction activities involving soil disturbances of one (1) or more acres; including disturbances of less than one acre that are part of a larger common plan of development or sale that will ultimately disturb one or more acres of land; excluding routine maintenance activity that is performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility;
2. Construction activities involving soil disturbances of less than one (1) acre where the Department has determined that a SPDES permit is required for stormwater discharges based on the potential for contribution to a violation of a water quality standard or for significant contribution of pollutants to surface waters of the State.
3. Construction activities located in the New York City, East of Hudson watershed, that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

This project qualifies for SPDES coverage under provision 1 as stated above.

The objectives of this SWPPP are as follows:

- To develop a sediment and erosion control plan in accordance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, which implements best management practices to stabilize disturbed areas, protect off site areas and sensitive areas and minimize the transport of sediment.
- To demonstrate that the resulting stormwater runoff from the development exiting the site will not adversely impact offsite properties, stormwater conveyance systems or receiving water bodies, and that temporary and permanent stormwater systems and facilities are designed in accordance with the latest revision to the New York State Stormwater Management Design Manual.
- To demonstrate that runoff reduction measures have been implemented into the design of the site.
- To demonstrate that the required runoff from the development is captured and treated through approved water quality measures.
- To demonstrate consideration of the future physical risks due to climate change pursuant to the CRRA, 6 NYCRR Part 490, and associated guidance.

Construction activities are not permitted to begin until such time that authorization is obtained under the General Permit. This project is located within a Municipal Separate Storm Sewer System (MS4) area. Authorization to commence construction activities may commence as of the authorization date indicated in the Letter of Authorization (LOA), which is sent by the NYSDEC after the completed eNOI is submitted. As the project is located within a traditional MS4 with review authority, an electronic copy of the LOA shall be provided to the MS4 (the City of Beacon) within five business days of the LOA's receipt.

A copy of the General Permit, SWPPP, eNOI, LOA, signed MS4 SWPPP Acceptance form, inspection reports, accompanying plans and all relevant documents required per GP-0-25-001 Part I.E.3 & 4, shall be maintained on-site or be available electronically as described in GP-0-25-001 Part I.E.5, from the date of initiation of construction activities until final stabilization of all disturbed areas has been achieved and the electronic Notice of Termination (eNOT) has been submitted.

1.2 Land Disturbance

Per the General Permit, no more than five (5) acres of land disturbance may occur at any one time without written approval from the NYSDEC. At a minimum, the owner or operator must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

a. The owner or operator shall have a qualified inspector conduct at least two (2) site inspections every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control.

c. The owner or operator shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

d. The owner or operator shall install any additional site-specific practices needed to protect water quality.

Disturbance of more than five (5) acres at any one time is not anticipated for this project. Phasing of the construction activities is planned to limit the amount of disturbance at any one time.

1.2.1 Special Habitat Considerations

The NYSDEC EAF Mapper identifies the following species as a species of concern, threatened, endangered, or rare: Atlantic Sturgeon, Shortnose Sturgeon, Minute Duckweed, Estuary Beggar Ticks. All identified species exist in aquatic habitats, which are not present on the site.

1.3 Redevelopment Activity

Projects that occur on previously developed sites can follow the redevelopment guidelines described in the New York State Stormwater Management Design Manual. Redevelopment projects are encouraged to follow same guidelines for new development, but are required to follow alternate guidelines. Sizing criteria for redevelopment activities is described below:

a. Water Quality shall be achieved by use of the following options:

I. The plan proposed to reduce existing impervious by a minimum of 25% of the total disturbed impervious area. This reduction allows the project to meet the quality and quantity criteria.

II. 100% of the WQv is captured and treated for a minimum of 25% of the disturbed redevelopment impervious area using a standard SMP or runoff reduction volume. The remaining 75% of the volume can remain untreated if the project meets the quantity criteria. If the project contains both new impervious and disturbed redeveloped impervious, 100% WQv treatment is required for the new impervious areas.

III. 100% of the WQv is captured and treated for a minimum of 75% of the disturbed redevelopment impervious area by implementation of a volume-based SMP. If the project contains both new impervious and disturbed redeveloped impervious, 100% WQv treatment is required for the increase in impervious area using runoff reduction techniques and/or standard SMPs.

IV. 100% of the WQv is captured and treated for a minimum of 75% of the disturbed redevelopment impervious area by implementation of a flow-through alternative SMP. If the project contains both new impervious and disturbed redeveloped impervious, 100% WQv treatment is required for the increase in impervious areas using runoff reduction techniques and/or standard SMPs.

V. The plan proposes a combination of the above options including impervious cover reduction, standard SMPs, runoff reduction or alternative SMPs using a weighted average of at least two of the above options.

b. Runoff Reduction is encouraged but not required for the redevelopment activity portion of the project. For design points with an increase in impervious area, runoff reduction is required for the net increase area only. Runoff reduction is not required if there is a decrease in impervious area.

c. Water Quantity:

VI. Channel protection for redevelopment activities is not required if there is no increase in discharge rate and volume from the site.

VII. Overbank Flood and Extreme Flood Control for redevelopment activities is not required if there are no increases in discharge rate from the project site.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The project site is located at 1064 Wolcott Avenue in the City of Beacon, Dutchess County, New York and consists of 1.767 acres. The project site is located on the east side of Wolcott Avenue (NYS Route 9D). The Dutchess County Parcel viewer website lists the parcel's tax parcel number is 5954-64-641767. The project site is currently used as the Rose Hill Manor Day School, functioning as a day care and children education facility. The premises is currently developed with two existing building structures and onsite parking. The existing buildings are located in the north and south portions of the site.

2.2 Project Scope and Description

The scope of the project includes a building addition to the north side of the south building, conversion of the site use to a hotel, and expansion/reconfiguration of the existing parking area to accommodate additional vehicles. The proposed project will disturb approximately 53,200 square feet. The project site currently has 0.60 acres of impervious cover and will increase to 0.95 acres of impervious cover, an additional 0.35 acres. Option IV of the redevelopment options will be followed for this project. The site is treated with a hydrodynamic separator and underground infiltration system in series. The underground filtration system is sized for the largest area of new impervious area and the hydrodynamic separator is sized for the all contributing impervious area.

2.3 Surface Water Bodies

2.3.1 Wetlands

The NYSDEC Resource Mapper indicates that there are no State regulated wetlands on the site. Please refer to Appendix C for mapping.

2.3.2 Streams

NWI mapping and the NYSDEC mapping indicates no streams located on the premises. Please refer to Appendix C for mapping.

2.3.3 Floodplains

FEMA mapping indicates no flood zones on the premises. Please refer to Appendix C for supporting information and details regarding flood hazard zones on site (FEMA FIRMette).

2.4 State Historic Preservation Office (SHPO)

This project will be submitted to SHPO for review. Information from the SHPO review will be provided in a future submission.

3.0 NOTICE OF INTENT

Prior to commencement of construction activities, the Owner/Operator shall submit an electronic Notice of Intent (eNOI) to the NYSDEC for authorization through the NYSDEC NForm portal. The NYSDEC authorization schedule is as follows:

For construction activities that are not subject to the requirements of a regulated, traditional land use control MS4:

- As of the authorization date indicated in the Letter of Authorization (LOA), which is sent to the NYSDEC after a completed eNOI is submitted, for a SWPPP that has been prepared in conformance with the technical standards, or
- Sixty (60) business days from the date the NYSDEC receives a complete eNOI for construction activities with a SWPPP that deviates from one of the technical standards but demonstrates equivalence with the New York State Standards and Specification for Erosion and Sediment Control manual and/or the New York State Stormwater Management Design Manual.

For construction activities that are subject to the requirements of a regulated, traditional land use control MS4:

- A copy of the LOA must be sent to the MS4 within five (5) business days of receipt of the LOA.

The project area is under the control of a regulated MS4, therefore the eNOI shall be submitted directly to the NYSDEC along with the MS4 SWPPP Acceptance Form. A draft completed eNOI is included in Appendix A of this SWPPP.

4.0 SOILS

The hydrologic soil characteristics of the watershed areas were obtained from Web Soil Survey Mapping of Dutchess County, New York, and available Geographical Information Systems (GIS) and are as follows:

Symbol	Description	Hydrologic Soil Group
DwB	Dutchess-Cardigan complex, undulating, rocky	B
HvD	Hudson and Vergennes soils, hilly	D

Supporting soils information is provided in Appendix B of this SWPPP.

5.0 RAINFALL

5.1 Overview

The rainfall data utilized in the analysis of the watershed was obtained from Extreme Precipitation Tables from the Northeast Regional Climate Center (NRCC). Supporting information is provided in Appendix C of this SWPPP. The storm events are as follows:

Storm Event	24-Hour Rainfall (in)
1 - year	2.61
10 - year	4.70
100 – year	8.34

The rainfall distribution data from the NRCC was used in the hydrologic modelling.

5.2 Rainfall Event Sizing Criteria

The stream channel protection volume (Cpv) criteria, intended to protect stream banks from erosion, will be demonstrated by providing 24 hour extended detention of the 1-year, 24-hour storm event, or by infiltrating the entire volume. When providing extended detention, the channel protection volume criterion is not required where the resulting diameter of the stormwater management basin orifice is less than three (3) inches with a trash rack. Cpv can be met by use of green infrastructure treatment practices described in greater detail in Section 6 of this report.

The overbank flood control (Qp) criteria, intended to prevent an increase in frequency and magnitude of out of bank flooding generated by new development, will be demonstrated by attenuating the 10-year, 24-hour peak discharge rate to pre-development conditions. The overbank flood criteria can be waived if the project site discharges to a tidal water or fifth order stream.

The extreme flood control (Qf) criteria, intended to prevent the increased risk of flood damage from large storm events, maintain the boundaries of pre-development conditions, and protect the physical integrity of stormwater management practices, will be demonstrated by attenuating the 100-year, 24 hour peak discharge rate to pre-development conditions. The extreme flood control criteria can be waived if the project site discharges to a tidal water or fifth order stream. The use of on-site green infrastructure stormwater treatment practices can mitigate post-developed Qp and Qf rates and volumes.

The pre and post-development runoff rates will be compared utilizing the 1-year (channel protection), 10-year (overbank flood control), and 100-year (extreme flood control) year, 24-hour storm events. The pre- versus post-development analysis will include the analysis of the Qp and Qf storm events.

6.0 STORMWATER ANALYSIS AND MANAGEMENT

6.1 Methodology

6.1.1 Hydrologic Analysis

The HydroCAD stormwater modeling system computer program by Applied Microcomputer Systems will be used to analyze, design and document the complete drainage system. The program uses standard hydrograph generation and routing techniques based on the USDA-NRCS Technical Releases TR-20 and TR-55 to develop stormwater runoff rates and volumes.

The program determines the rate and volume of runoff based on inputs of the watershed area, and characteristics of the land including vegetative coverage, slope, soil type, and impervious area.

6.1.2 Stormwater Design Points

Design Points represent the location where the majority of runoff from an area exits the site. The same design points are identified in post-development conditions so that a comparison can be made between the pre-development and post-development conditions. Three design points for the project were selected, as follows:

Stormwater Discharge Points	
SDP	**Description**
1	Existing stormwater collection system along Wolcott Avenue

6.2 Pre-Development Watershed Conditions

The pre-developed site is broken into one watershed to the design point located Wolcott Avenue which is summarized below:

Subcatchment 1 is comprised of approximately ±1.77 acres of onsite area tributary to SDP 1 consisting of the site area tributary to Wolcott Avenue and the stormwater collection system in in Wolcott Avenue. The area consists of the two existing buildings, parking, play areas, lawn, and woods. The majority of soils in this subcatchment area are hydrologic soil group B, with a small amount at the south end of the site in hydrologic soil group D. Runoff from the site travels via sheet flow and shallow concentrated flow to existing stormwater collection system in Wolcott Avenue. Runoff from the existing parking area is captured by an existing onsite stormwater collection system and directly conveyed to the existing stormwater collection system in Wolcott Avenue.

Detailed stormwater calculations and routing for the pre-development conditions have been included in Appendix D.

The following table summarizes the pre-development watershed conditions:

Pre-Development Watershed Conditions						
Sub-catchment	**Area**	**Cover**	**Impervious Cover**	**Average Curve #**	**HSG**	**Time of Concentration**
1	1.77 ac.	Impervious, lawn, & woods	0.60 ac.	74	B & D	8.7 min.

6.3 Post-Development Watershed Conditions

The post-developed site is broken into five (5) on-site subcatchments. Stormwater treatment will be provided through an underground infiltration system, hydrodynamic separator, stormwater planters, and rain garden. The following is a description of the subcatchments:

Subcatchment 10 is comprised of approximately ±1.42 acres of onsite area tributary to SDP 1 consisting of the area tributary to Wolcott Avenue and the stormwater collection system in in Wolcott Avenue. The area consists of redeveloped areas including the existing buildings and the redeveloped parking area. Runoff from this subcatchment follows pre-development conditions. Runoff from the redeveloped impervious areas, primarily the reconfigured parking area, flows through a proposed hydrodynamic separator, before discharging to the existing stormwater collection system in Wolcott Avenue. The porta cochere roof runoff will be treated using a rain garden. Runoff from the new building roof will be treated by three stormwater planters with underdrains. The remainder of the runoff in this subcatchment follows pre-development conditions.

Subcatchment 11 is comprised of ±0.24 acres of onsite area. Land cover consists of a portion of the proposed building roof and parking area expansion. Runoff from the subcatchment travels via sheet flow, shallow concentrated flow and pipe flow to the underground infiltration chamber system. Overflow from the underground infiltration system will travel through the hydrodynamic separator to the existing stormwater collection system in Wolcott Avenue.

Subcatchment 12 is comprised of ±0.04 acres of onsite area. Land cover consists of a portion of the proposed building roof. Roof leaders from the roof will discharge to stormwater planter A. The underdrain and overflow from the stormwater planter will travel to the hydrodynamic separator.

Subcatchment 13 is comprised of ±0.03 acres of onsite area. Land cover consists of a portion of the proposed building roof. Roof leaders from the roof will discharge to stormwater planter B. The underdrain and overflow from the stormwater planter will travel to the hydrodynamic separator.

Subcatchment 14 is comprised of ±0.03 acres of onsite area. Land cover consists of a portion of the proposed building roof. Roof leaders from the roof will discharge to stormwater planter C. The underdrain and overflow from the stormwater planter will travel to the hydrodynamic separator.

Detailed stormwater calculations and routing for the post-development condition have been included in Appendix D.

The following table summarizes the post-development watershed conditions:

Post-Development Watershed Conditions						
Sub-catchment	**Area**	**Cover**	**Impervious Cover**	**Average Curve #**	**HSG**	**Time of Concentration**
10	1.42 ac.	Existing building, redeveloped parking, lawns, & woods, redeveloped parking	0.66 ac.	77	B	8.7 min.
11	0.24 ac.	Proposed building addition, parking area expansion	0.19 ac.	90	B	6.0 min.*
12	0.04 ac.	Proposed building roof	0.04 ac.	92	B	6.0 min.*
13	0.03 ac.	Proposed building roof	0.03 ac.	96	B	6.0 min.*
14	0.03 ac.	Proposed building roof	0.03 ac.	95	B	6.0 min.*

* Minimum 6 minute time of concentration was used in the hydrologic modeling.

6.4 Hydrologic Review

The stormwater runoff volumes at design point under pre-development and post-development conditions are summarized below.

SDP	1 – Year		10 - Year		100 - Year	
	Pre	Post	Pre	Post	Pre	Post
1	1.2	1.2	3.9	3.7	9.1	9.0
Change	-0.0 -0%		-0.2 -5.1%		-0.1 -1.1%	

As shown above, post-development peak flow rates are less than pre-development rates for all analyzed design storms.

Cpv control for a redevelopment activity must show no increase in discharge rate or volume from the project site. The stormwater Cpv computations are summarized below.

Discharge Rate		Discharge Volume	
Pre	Post	Pre	Post
1.2 cfs	1.2 cfs	0.09 ac.ft	0.09 ac.ft

6.5 Stormwater Management System

The stormwater management system will consist of an onsite closed pipe network that will collect site runoff from impervious and pervious surfaces and convey it to the various stormwater practices prior to discharge to stormwater discharge points under overflow conditions.

6.6 Green Infrastructure for Stormwater Management

The SDM encourages the use of green infrastructure (GI) practices for stormwater management. Green infrastructure approach for stormwater management reduces a site's impact on an aquatic ecosystem through the use of site planning techniques, runoff reduction techniques, and certain standard stormwater management practices. The objective is to replicate the pre-development hydrology by maintaining pre-construction infiltration, peak runoff flow, discharge volume, and minimizing concentrated runoff by use of runoff control techniques. When implemented, green infrastructure can reduce volume, peak flow, and flow duration, promote infiltration and evapotranspiration, improve groundwater recharge, reduce downstream flooding, and protect downstream water and wetlands.

6.6.1 Green Infrastructure Practices

Green infrastructure consists of implementing several techniques during the site planning process which are:

- Preservation of Natural Resources – Preservation of undisturbed areas; preservation of buffers; reduction of clearing and grading; locating development in less sensitive areas; open space (park) design; soil restoration.
- Reduction of Impervious Cover – Roadway reduction; sidewalk reduction; driveway reduction; building footprint reduction; parking reduction.
- Runoff Reduction Techniques – Conservation of natural areas; sheet flow to riparian buffers or filter strips; vegetated open swale; tree planting/tree box; disconnection of roof runoff; stream daylighting for redevelopment projects; bioretention areas; rain gardens; green roofs; stormwater planters; rain tank/cistern; pervious pavement.

Runoff from the new impervious portion of the proposed development will be directed to an underground infiltration system providing 100% RRv capacity.

6.6.2 Five Step Process for Stormwater Site Planning and Selection Design

Stormwater management using GI is summarized in the five-step process described below.

Step 1: Site Planning
The site design will incorporate the preservation of natural resources including protection of natural areas, avoidance of sensitive areas, minimizing grading and soil disturbance, minimizing impervious areas on roads, driveways and parking lots. The site layout will avoid wetlands, waterways, buffers, areas of highly erodible soils and critical areas. The site design will also maintain natural drainage design points.

Step 2: Determine Water Quality Volume (WQv)
The WQv will be calculated for the site prior to implementation of GI practices. The calculated WQv must be reduced by implementation of GI & SMP's.

Step 3: Runoff Reduction by Applying Green Infrastructure Techniques
Green infrastructure practices will be implemented wherever possible to reduce runoff from the site. GI for this site will consist of reduction of roadway widths, providing parking beneath buildings and the use of infiltration practices.

Step 4: Apply Standard SMP's to Address Remaining WQv
Standard SMP's such as ponds, filtering practices or stormwater wetlands to meet additional water quality volume requirements. It is not anticipated that additional standard SMP's will be required for this project based upon the reduction of impervious surfaces.

Step 5: Apply Volume and Peak Rate Control Practices (if needed)
Cpv, Qp and Qf must also be met, either by standard practices, or other accepted techniques such as meeting criteria set forth in the NYS SWDM, where Cpv, Qp and Qf are required. Cpv, Qp and Qf are met by the installation of the stormwater pond with an outlet control structure on the east side and bioretention basin with outlet control structure on the west side which reduce the peak flows associated with each criterion.

6.7 Qualitative Practices

Small sized, frequently occurring storms account for the majority of runoff events that generate stormwater runoff. As a result, the runoff from these storms is recognized as a major contributor of pollutants. Therefore, treating these frequently occurring smaller rainfall events and a portion of the larger events offers an opportunity to minimize the water quality impacts associated with developed areas.

The water quality volume, denoted as WQ_v, specifies a treatment volume required to be captured and treated by intercepting 90% of the average annual stormwater runoff volume. This criterion strives to achieve an 80% Total Suspended Solids (TSS) removal and 40% Total Phosphorous (TP) removal on an annual basis.

In numerical terms, it is calculated using the formula below which was obtained from Section 4.2 of the New York State Stormwater Management Design Manual:

$$WQ_v = (P \times R_v \times A) / 12$$

Where:

WQ_v = Water Quality Volume (acre-feet)

P = 90% Rainfall Event Number

$R_v = 0.05+0.009 \times I$, where I is percent impervious (minimum $R_v = 0.2$)

A = Site area in acres (contributing area)

The following table has been developed summarizing the pre-treatment volume, water quality volume and treatment practices for the project area.

Watershed	Total Required WQv (cf)	Required Pre-Treatment Volume (cf)	Pre-Treatment Practice	Treatment Practice	WQv Provided (cf)
10*	2,553	N/A	N/A	Hydrodynamic Separator & Rain Garden	2,688
11	906	227	Separator Row	Underground Infiltration	1,398
12	180	N/A	N/A	Stormwater Planter A	375
13	145	N/A	N/A	Stormwater Planter B	285
14	153	N/A	N/A	Stormwater Planter C	260
Total	**3,937**				**5,006**

*Flow-through treatment device (hydrodynamic separator) sized for all upstream areas including existing impervious, redeveloped impervious, and new impervious covers. See Appendix E for sizing calculations.

A major concern with runoff into waterbodies is phosphorus loading. Phosphorus, like nitrogen, is an essential nutrient for aquatic life in waterbodies. However, increased amounts of phosphorus entering surface waters promotes excessive algae growth, which decreases water clarity, causes variations in dissolved oxygen, disagreeable odors, habitat loss and fish kills. The protection of waterbodies from the harmful effects of phosphorus can be accomplished from reducing the runoff volume entering surface waters. Reduction of runoff volume reduces the concentrations of pollutants entering the surface water and thus decreases harmful effects. The removal of enhanced phosphorus can be accomplished using stormwater management practices. Whether in particulate or dissolved speciation, phosphorus can be removed using unit operations. Particulate phosphorus in particular can be removed using bioretention areas and through sedimentation of runoff before entering surface water. Primarily, reducing the WQv entering a surface water body will lower phosphorus pollutant loading.

6.7.2 Pre-Treatment Practices

The following pre-treatment practices have been incorporated into the design of this project. Preventative and corrective maintenance measures to provide long-term effectiveness of stormwater attenuation practices if properly implemented will be included in Appendix G.

6.7.2.1 Overland Flow

A significant portion of the runoff will flow overland to receiving water bodies or offsite properties. Much of the site's existing natural vegetation is proposed to remain, and the post developed land cover will be restored to turf grass and landscaped areas. The meadow and landscaped areas will capture sediment and floatables prior to discharge at the stormwater discharge point.

6.7.2.2 Separator Rows

Separator rows are used in the underground sand filter system as a pre-treatment system to minimize sediment from entering the remainder of the underground system. The separator rows are wrapped in non-woven geotextile and placed on a woven geotextile. The rows are located at the inlet pipe locations and provide filtration as water flows through the geotextile wrapped rows. Accumulated sediment is removed by backflushing sediment to the upstream catch basin or manhole.

6.7.3 Treatment Practices

The following treatment practices have been incorporated into the design of this project. Preventative and corrective maintenance measures to provide long-term effectiveness of stormwater attenuation practices if properly implemented are included in Appendix G.

6.7.3.1 Underground Infiltration

Stormwater infiltration practices capture and temporarily store the water quality volume before allowing it to infiltrate through the floor of each practice into the soil over a two-day period. In areas where the subsurface soils exhibit high infiltration rates, the channel protection volume may also be infiltrated. Infiltration facilities are not typically capable of infiltrating the overbank flood or extreme flood volumes. Adequate outflows are required for these larger storm events. Soil testing to obtain infiltration rates are required as part of the design of infiltration facilities. Varying degrees of pre-treatment of the water quality are required based on the field determined infiltration rate of the subsurface soils. 25% of the water quality volume is required where the infiltration rate is less than 10 inches per hour and 50% for infiltration rates greater than 10 inches per hour. Pre-treatment is accomplished through separator row in the underground chamber system. This row is placed in the inlet row and is lined with a woven fabric to allow for cleaning. Infiltration practices must be isolated and protected from stormwater run-off during construction. The contributory drainage area shall be completely constructed and stabilized before connection of the stormwater conveyance system to the infiltration practice. Proper maintenance of the contributing conveyance system and pre-treatment practice are important in maintaining infiltration rates.

6.7.3.2 Hydrodynamic Devices

Hydrodynamic devices are designed to intercept and store pollutants such as sediment and floatables for later removal and safe disposal. Hydrodynamic separators are sized to treat volume

based on the flowrate. If the device is located online, it must be able to safely pass the 100-year design storm without resuspending the removed contaminants. Sizing information is provided by the manufacturer of the device.

6.7.3.3 Stormwater Planters

A stormwater planter is intended to manage and treat small to moderate volumes of stormwater runoff from adjacent impervious surfaces. Treatment is achieved using a conditioned planting soil bed and planting materials to filter runoff stored within a shallow depression. Stormwater planters are designed as a passive filtration system without an underdrain system or with an underdrain connected to the storm drain system. The system consists of an inflow component, a shallow ponding area over a planted soil bed, mulch layer, stone drainage layer, plantings and an overflow mechanism to convey larger rain events to the storm drain system.

6.7.3.4 Rain Garden

Rain gardens are intended to manage and treat small volumes of stormwater runoff from impervious surfaces. Treatment is achieved using a conditioned planting soil bed and planting materials to filter runoff stored within a shallow depression. The rain garden has been designed with an overflow connected to the storm drain system. A stone drainage layer is used for dispersed infiltration. The system consists of an inflow component, a shallow ponding area over a planted soil bed, mulch layer, stone drainage layer, plantings and an overflow mechanism to convey larger rain events to the storm drain system or receiving waters. The rain garden is located in B soils. Therefore, it is not equipped with an underdrain and will provide 100% runoff reduction. Test pits shall be conducted in footprint of system prior to construction. If groundwater is encountered within the cross-section of the system, lining may be required as ordered by the engineer.

6.8 Runoff Reduction Volume (RRv)

RRv is not required for re-development projects. Typically, RRv is met with the use of individual treatment practices since the re-development project meets the criteria set forth in the NYS SWDM §9.3.3. An underground infiltration area is proposed to manage and treat the runoff generated from the new impervious areas of the site.

RRv (measured in acre-feet) is reduction of the total WQv by application of GI techniques and SMP's to replicate the pre-development hydrology. The minimum required RRv is defined as the specified Reduction Factor (S), provided objective technical justification is documented.

RRv must be achieved by infiltration, groundwater recharge, reuse, recycle, evaporation/evapotranspiration of 100% of the post-developed WQv to replicate pre-development hydrology by maintaining pre-construction infiltration, peak runoff flow, discharge volume, as well as minimizing concentrated flow by using runoff control techniques to provide treatment in a distributed manner before runoff reaches the collection system.

RRv is calculated based upon three methods:

1. Reduction of the practice contributing area in WQv computation.
2. Reduction of runoff volume by storage capacity of the practice.
3. Reduction using standard SMP's with runoff reduction capacity.

Projects that cannot meet 100% of the runoff reduction requirement must provide a justification that evaluates each of the GI planning and reduction techniques and identify the specific limitations of the site according to which application of this criterion is technically infeasible. Projects that do not achieve runoff reduction to pre-construction must, at a minimum, reduce a percentage of the runoff from impervious areas to be constructed on the site. The percent reduction is based on the Hydrologic Soil Group(s) (HSG) of the site and is defined as Specific Reduction Factor (S).

The following lists the specific reduction factors for the HSG's.

HSG A = 0.55

HSG B = 0.40

HSG C = 0.30

HSG D = 0.20

The specific reduction factor (S) is based on the HSG's present at the site. The values are defined based on a hydrology analysis of low, medium, and high imperviousness. The reduction is achieved when runoff from a percentage of the impervious area on a site is captured, routed through GI or an SMP, infiltrated to the ground, reused, reduced by evapotranspiration, and eventually removed from the stormwater discharge from the site.

The following equation is used to determine the minimum RRv:

RRv (in acre-feet of storage) = [(P)(Rv*)(Ai)]/12

Ai = (S)(Aic)

Ai = impervious cover targeted for runoff reduction

(Aic) = total area of new impervious cover

Rv * = 0.05+0.009(I) where I is 100% impervious

S = Hydrologic Soil Group (HSG) Specific Reduction Factor (S)

The goal of the SWPPP is to utilize as many runoff reduction methods as possible on a site. All GI practices will be quantified and compared to the overall WQv for the site. If the RRv is greater than or equal to the WQv, then standard SMP's can be implemented to control peak rate leaving the site if applicable.

The following table summarizes the required 100% RRv, minimum RRv, RRv reduced by use of runoff reduction techniques, RRv provided by standard SMP's with RRv and provided RRv for the main project area. The table will be completed after calculation of RRv for the approved layout.

Watershed	Practice	Required Total RRv (cf)	Required Minimum RRv (cf)	RRv reduced by use of runoff reduction techniques (cf)	RRv provided by standard SMP with RRv (cf)*	RRv (cf) Provided*
10**	HDS	0**	-	-	-	-
10	Rain Garden	77	15	77	-	77
11	UG Infiltration	906	357	-	906	906
12	Stormwater Planter A	180	71	150	-	150
13	Stormwater Planter B	145	58	114	-	114
14	Stormwater Planter C	153	61	104	-	104
Total		**1,461**	**562**	**445**	**906**	**1,351**

* Treatment practices can be oversized to provide additional runoff reduction (RRv); however, they can only be oversized to provide up to 100% of the RRv. No additional credit can be taken for RRv for practices that provide greater than 100% RRv.

** RRV is not required for redevelopment projects and is only calculated for the new impervious areas of this watershed.

6.9 Soil Restoration

Soils within disturbed areas tend to over compact as a result of heavy construction traffic; thus, limiting their infiltrative capacity. Under the GP-0-25-001 permit, soil restoration is required in disturbed areas that will be vegetated in order to recover the original properties and porosity of the soil, especially in areas that receive high construction traffic, or areas that have soils that are poorly drained.

Many runoff reduction practices need Soil Restoration measures applied over and adjacent to the practice to achieve runoff reduction performance. Some key benefits of soil restoration are less runoff, better water quality; healthier, aesthetically pleasing landscapes; increased porosity on redevelopment sites where impervious cover is converted to pervious; decreases runoff volume generated and lowers the demand on runoff control structures; enhances direct groundwater recharge; promotes successful long-term re-vegetation by restoring soil organic matter, permeability, drainage and water holding capacity for healthy root system development of trees, shrubs and deep-rooted ground covers, minimizing lawn chemical requirements, plant drowning during wet periods, and burnout during dry periods.

Soil restoration is required on redevelopment projects in areas where existing impervious areas will be converted to pervious area.

6.9.1 Soil Restoration Methods

- Topsoil Application – Applying 6" of topsoil in soils with an HSG of A & B and have only been stripped, cut or filled. Soils with HSG of C or D that have only been stripped require aeration in addition to topsoil.
- Aeration - Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.
- Tilling – Tilling includes the use of a cat-mounted ripper, tractor mounted disc, or tiller in order to expose the compacted soil devoid of oxygen to air an recreates temporary air space which allows for infiltration.
- Full Soil Restoration - Consists of Deep Ripping and De-Compaction, Compost Enhancement, and/or Deep Subsoiling. Deep Ripping includes the use of a cat mounted ripper, and is typically done at 12" to 24" depths. Compost Enhancement is done by using a deep subsoiler after topsoil has been applied. The goal is to alleviate the compaction that may have occurred during the placement of topsoil. This method mixes the topsoil and compost with subsoils.

Restoration techniques shall not be done until construction is complete and traffic will not travel through green areas. It is expected that full soil restoration will be required in areas around residential dwellings where undisturbed soil existed proposed to landscaped. These areas are shown on the erosion and sediment control plan. Other soil restoration techniques are shown where light grading, or minor cuts and fills are proposed. The type of soil restoration in these areas depends on the hydrologic soil group.

7.0 EROSION AND SEDIMENT CONTROL

7.1 Overview

The most sensitive stage of the development cycle is the period when vegetation is cleared and a site is graded. The potential impacts to on-site and off-site receiving waters and adjoining properties are particularly high at this stage. For example, trees and topsoil are removed, soils are exposed to erosion, and natural topography and drainage patterns are altered. Control of erosion and sediment during these periods is an essential function of this SWPPP and accompanying plans.

Effective and practical measures employed to minimize the erosion potential and prevent sediment from leaving the construction site and reaching streams or other water bodies have been recommended in accordance with:

- New York State Standards and Specifications for Erosion and Sediment Control, November, 2016

In order to ensure the effectiveness of the measures recommended herein, routine inspections and documentation, along with procedures for monitoring the findings, maintenance, and corrective actions resulting from each inspection are outlined within this section of the SWPPP.

7.2 Temporary Erosion and Sediment Control Measures

The following temporary measures have been incorporated into the erosion and sediment control plans for the site construction activities. These measures are also detailed on the site plans.

7.2.1 Silt Fence

A silt fence is a temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts, entrenched, and supported with woven wire fence. Silt fences are installed on the contours across a slope and used to trap sediment by intercepting and detaining sediment laden runoff from disturbed areas in order to promote sedimentation on the uphill side of the fence.

Silt fences are suitable for perimeter and interior control, placed below areas where runoff may occur in the form of sheet flow. It should not be placed in channels or areas where flow is concentrated. In addition to interior and perimeter control a silt fence can be applied in the following applications:

- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels banks.
- Around temporary spoil area and stockpiles.

7.2.2 Stabilized Construction Entrance

A stabilized construction entrance consists of a pad of aggregate overlaying a geotextile fabric located at a point where construction vehicles enter or exit a site to reduce or eliminate the tracking of sediment onto public right of ways, street, alleys or parking areas, thereby preventing the transportation of sediment into local stormwater collection systems. Efficiency is greatly increased when a washing area is included as part of a stabilized construction entrance.

Stabilized construction entrances shall be a minimum of fifty (50) feet long and twelve (12) feet wide, but not less than the full width of points where vehicles enter and exit the site. Where there is only one access point to the site, the stabilized construction entrance shall be a minimum of twenty-four (24) feet wide. Stabilized construction entrances shall be a minimum of six (6) inches in depth consisting of one (1) to four (4) inch stone or reclaimed or recycled equivalent.

7.2.3 Check Dams

Check dams shall be placed in channels to reduce scour and erosion by reducing flow velocity and promoting sediment settlement. Check dams shall be spaced in the channel so that the crest of the downstream dam is at the elevation of the toe of the upstream dam. Check dams, consisting of a well-graded stone two (2) – nine (9) inches in size (NYSDOT – Light Stone) shall maintain a height of two (2) feet with side slopes of 2:1 extending beyond the bank of the channel by a minimum of one and a half (1.5) feet. Check dams shall be anchored in the channel by a cutoff trench of one and a half (1.5) feet in width by a half (0.5) foot in depth.

7.2.4 Inlet Protection

Inlet protection consists of a filtering measure placed around or upstream of a storm drain used to trap sediment by temporary ponding runoff before it enters the storm drain. Inlet protection is not considered to be a primary means of sediment control and should be used with an overall integrated

sediment control program. There are four types of storm drain inlet protection consisting of: excavated drop inlet protection, fabric drop inlet protection, stone and block drop inlet protection and curb drop inlet protection.

Inlet protection shall be implemented for all inlets that could potentially be impacted by sediment laden runoff.

7.2.5 Temporary Channels

Temporary channels in the form of diversion swales or berms may be used to intercept and direct runoff under the following applications:

- Above disturbed areas in order to direct and prevent clean runoff from flowing over disturbed areas until the area is permanently stabilized.
- Below disturbed areas to convey sediment laden runoff to sediment traps.
- Across disturbed slopes to reduce slope lengths.

Where used to convey sediment laden runoff, temporary channels shall be equipped with check dams.

7.2.6 Water Bars

Water bars are temporary earth barriers constructed across construction roads used to intercept and divert roadway runoff toward temporary sediment traps or channels, prevent runoff from concentrating, and minimize the potential of gullies from forming. Spacing of water bars is dependent upon the road slope and shall be installed in accordance with the schedule depicted on the Erosion and Sediment Control detail sheet.

7.2.7 Straw Bale Barriers

Straw bale barriers are used to intercept and contain sediment from disturbed areas of limited size in order to prevent sediment from exiting the site. Bales should be placed in a single row lengthwise along the contour, with ends abutting one another. Straw bales shall be bound and installed so that the bindings are oriented around the sides. Straw bales shall be entrenched a minimum of four (4) inches, backfilled, and anchored using either two stakes or rebar driven through the straw bales to a depth of one and a half (1.5) to two (2) feet below grade.

Straw bales shall be used where no other measure is feasible. They shall not be used where there is a concentration of flow within a channel or other area.

The useful life of a straw bale barrier is three (3) months.

7.2.8 Temporary Soil Stockpiles

Stockpiling of soil is a method of preserving soil and topsoil for regrading and vegetating disturbed areas. Stockpiles shall be located away from environmentally sensitive areas (i.e. wetlands and associated buffers, streams, water bodies) and shall be protected with a peripheral silt fence. Slopes of stockpiles shall not exceed 2:1. Temporary stabilization measures shall be completed within fourteen (14) days of stockpile formation.

7.2.9 Dust Control

Dust control measures reduce the surface and air transport of dust, thereby preventing pollutants from mixing into stormwater. Dust control measures for the construction activities associated within this project consist of windbreaks, minimization of soil disturbance (preserving buffer areas of vegetation where practical), mulching, temporary and permanent vegetation cover, barriers (i.e. geotextile on driving surfaces) and water spraying.

Construction activities shall be scheduled to minimize the amount of area disturbed at any one time.

7.2.10 Temporary Soil Stabilization Practices

Stabilization practices reduce the potential for soil detachment by shielding the soil surface from the impact of rainfall and reducing overland flow velocity.

The Contractor shall initiate stabilization measures as soon as possible in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. This requirement does not apply where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions.

Temporary stabilization practices may include:

7.2.10.1 Mulching

Mulching is a temporary soil stabilization practice. Mulching prevents erosion by protecting soil from raindrop impact and by reducing the velocity of overland flow. Mulching also retains moisture within the soil surface and prevents germination. Where mulching consists of wood chips or shavings, it shall be applied at a rate of 500-900 lbs per 1000 s.f. Where mulching consists of straw, it shall be applied at a rate of 90-100 lbs. per 1000 s.f. All temporary grass areas shall receive a standard application of mulch consisting of straw, unless the area is hydroseeded.

7.2.10.2 Temporary Seeding

Temporary seeding provides additional benefits over other stabilization practices by creating a vegetation system holding soil particles in place with root systems and maintaining the soils capacity to absorb runoff. Temporary vegetation shall be placed in accordance with project plans. Irrigation shall be used when the soil is dry or when summer plantings are done.

7.2.10.3 Temporary Erosion Control Blanket

A temporary erosion control blanket is a degradable erosion control blanket used to hold seed and soil in place until vegetation is established in disturbed areas. Temporary erosion control blankets insulate and conserve seed moisture thus reducing evaporation and increasing germination rates and protect seeds from birds. Temporary erosion control blankets may consist of straw blankets, excelsior blankets (curled wood excelsior), coconut fiber blankets, or wood fiber blankets (reprocessed wood fibers which do not possess or contain any growth or germination inhibiting factors).

7.3 Permanent Erosion and Sediment Control Measures

The following permanent measures have been incorporated into the erosion and sediment control plans for the site construction activities.

7.3.1 Permanent Soil Stabilization Practices

Stabilization practices reduce the potential for soil detachment by shielding the soil surface from the impact of rainfall and reducing overland flow velocity.

The Contractor shall initiate stabilization measures as soon as possible in portions of the site where construction activities have permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has permanently ceased.

Permanent stabilization practices may include:

7.3.1.1 Sod

Where exposed soils have the potential to generate off-site sediment loading, sod can provide a immediate form of stabilization and extra protection to a disturbed area. Where applied, sod shall be blue grass or a bluegrass/red fescue mixture or a perennial ryegrass and machine cut with a uniform soil thickness of ¾ inch, plus or minus ¼ inch. Sod shall be used at the discretion of the Owner, unless specifically required by the plans.

7.3.1.2 Permanent Vegetation

Permanent vegetation shall be used to provide a protective cover for exposed areas that have received final grading. Permanent stabilization shall be applied where topsoil has been placed or returned and incorporated into the soil surface. When used, this process shall be followed with the application of straw mulch to protect soil from erosion and seed from drying out. Irrigation shall be used when the soil is dry or when summer plantings are done. Permanent vegetation shall be placed in accordance with project plans.

7.3.1.3 Hydroseeding

Hydroseeding is the hydraulic application of seed and fertilizer onto prepared seed beds. When used, this process shall be followed with the application of straw mulch to protect soil from erosion and seed from drying out. Irrigation shall be used when the soil is dry or when summer plantings are done. Hydroseeding shall be used at the discretion of the Contractor, unless specifically required by the plans.

7.3.1.4 Permanent Erosion Control Blankets

Permanent erosion control blankets are comprised of synthetic materials that form a high strength mat that helps prevent soil erosion in channels and on steep slopes. Stems and roots become intertwined within the matrix, thus reinforcing the vegetation and anchoring the mat. Permanent erosion control blankets insulate and conserve seed moisture thus reducing evaporation and increasing germination rates and protect seeds from birds. When used within channels, permanent erosion control blankets can aid in the establishment of vegetation and increase the maximum permissible velocity of the given channel by reinforcing the soil and vegetation to resist the forces of erosion during runoff events.

7.4 Erosion and Sediment Control Sequencing Schedule

Implementation schedules for the installation of erosion and sediment control measures prior to and during the course of construction will depend greatly on the actual construction schedule and the varying field conditions that may warrant temporary construction stops and/or work commencing in other locations. A construction sequence is provided demonstrating how the project will be phased to limit to soil disturbance to less than 5-acres at any one time.

Erosion control measures shall be inspected and repaired as needed during construction activities and based on the maintenance schedule. Additional erosion control measures based on site conditions shall be provided as necessary in order to protect adjacent parcels and waters.

7.5 Maintenance Schedules

Maintenance of the erosion and sediment controls incorporated into this project shall be performed on a regular basis to assure continued effectiveness. This includes repairs and replacement to all erosion and sediment control practices, including cleanout of all sediment retaining measures. Those measures found to be ineffective during routine inspections shall be repaired or replaced and cleaned out (where applicable) before the next anticipated storm event or within 24-hours of being notified, whichever comes first. A more detailed description of the maintenance procedures for the site-specific erosion and sediment control practices has been provided on the plan set.

7.6 Construction Staging Areas

Construction staging areas are areas designated within construction sites where most equipment and materials are stored. The locations of the construction staging areas for this project have been shown on the plan set.

7.7 Site Assessments, Inspections and Reporting

Regular inspections of the construction site shall be performed by a qualified professional who is familiar with all aspects of the SWPPP and the implemented control practices. Inspections are intended to identify areas where the pollutant control measures at the site are ineffective and have the potential to allow pollutants to enter water bodies or adjoining properties.

7.7.1 Prior to Construction

Prior to the commencement of construction, a qualified professional shall conduct an inspection of the site and certify in an inspection report that the appropriate erosion and sediment control measures have been installed as indicated by the project plan set and SWPPP. This certification shall be forwarded to the Owner's Representative and Contractor for filing in the construction logbook.

A copy of the "Pre-Construction Site Assessment Checklist" has been provided in Appendix F.

7.7.2 During Construction

Following the commencement of construction, a qualified professional shall perform inspections of site construction activities in accordance with the SPDES General Permit. Inspections shall occur every seven (7) calendar days. Refer to Section 1.2 of this SWPPP for additional inspection requirements associated with disturbance of greater than five (5) acres at any time.

For project areas where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the qualified inspector shall conduct a site inspection at least once every thirty (30) calendar days. The owner or operator shall notify the Regional Office stormwater contact person in writing prior to reducing the frequency of inspections.

For project areas where soil disturbance activities have been shut down with partial project completion, the qualified inspector can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved final stabilization and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The owner or operator shall notify the Regional Office stormwater contact person in writing prior to the shutdown.

The inspections shall include observation of installed and maintained erosion and sediment control measures for consistency with project specifications and documentation of items to be corrected and recommendations for mitigating concerns. The following information, at minimum, shall be recorded during each inspection:

- Date and time of inspection;
- Name and title of person(s) performing inspection;
- A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;
- A description of the condition of the runoff at all points of discharge from the construction site. This shall include identification of any discharges of sediment from the construction site. Include discharges from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;
- A description of the condition of all-natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the construction site which receive runoff from disturbed areas. This shall include identification of any discharges of sediment to the surface waterbody.
- Identification of all erosion and sediment control practices that need repair or maintenance.
- Identification of all erosion and sediment control practices that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;
- Description and sketch of areas that are disturbed at the time of the inspection and areas that have been stabilized (temporary and/or final) since the last inspection;
- Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;

- Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water (where applicable);

- Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of the sediment storage volume;

- Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s);

- Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The qualified inspector shall attach paper color copies of the digital photographs to the inspection report being maintained on site within seven (7) calendar days of the date of the inspection. The qualified inspector shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The qualified inspector shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection;

- A brief description of any erosion and sediment control practice repairs, maintenance or installations made as a result of previous inspection; and

- All deficiencies that are identified with the implementation of the SWPPP.

Summary reports shall be forwarded to the Owner's Representative and Contractor. Reports shall be incorporated into the construction logbook. Within one business day of the completion of an inspection, the qualified inspector shall notify the owner or operator and appropriate contractor or subcontractor of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

A copy of the "Construction" inspection report has been provided in Appendix L.

7.7.3 Quarterly Report

The Owner shall prepare a written summary of its status with respect to compliance with the SPDES General Permit at a minimum frequency of every three months during which coverage under the permit exists. The summary should address the status of achieving each component of the SWPPP. The report shall include the overall performance of the stormwater facilities, average, minimum and maximum depths of sediment within the stormwater facilities, the physical condition

of all drainage structures, maintenance reports from the previous year, and any recommendations for any repairs, modifications or adjustments to the stormwater facilities.

7.7.4 End of Term

Termination of coverage under SPDES General Permit is accomplished by filing a Notice of Termination with the NYSDEC. Prior to the filing of the Notice of Termination (NOT), the Owner shall have a qualified professional perform a final site inspection. The qualified professional shall certify that the site has undergone final stabilization using either vegetative or structural stabilization methods, that all temporary erosion and sediment control structures have been removed, and that all permanent erosion control and stormwater facilities have been installed and are operational in conformance with the SWPPP by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice" certification statements on the NOT. The owner or operator shall then submit the completed NOT form to the NYSDEC. "Final stabilization" means that all soil disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextile) have been employed on all unpaved areas and area not covered by permanent structures.

A NOT is provided in Appendix M.

7.8 Construction Logbook

The construction logbook shall be maintained on-site from the date of initiation of construction activities to the date of final stabilization and shall be made available to the permitting authority upon request. The construction logbook shall contain a record of all inspections; preparer's, qualified professional's, owner's/operator's, contractor's, and sub-contractor's (if applicable) certifications; and weekly and quarterly reports.

7.9 Long Term Operation and Maintenance Plan of Stormwater System and Landscape Areas

All stormwater facilities and infrastructure shall be inspected on a yearly basis by a licensed professional engineer. A copy of the inspection report, along with findings and recommendations, shall be submitted to the Beacon Building Department and City Engineer's office.

7.9.1 Catch Basins and Piping

Catch basins shall be inspected after every storm event and remove trash and debris that may be blocking the flow capability of the structure. The owner should pay close attention during the fall months where leave debris will be heavy. The catch basins and piping shall be inspected for sediment accumulation at least once a year, and utilize vacuum trucks as necessary to remove the accumulated sediment.

7.9.2 Hydrodynamic Separator

The manufacturer recommends that the units be inspected bi-annually (once in the spring and once in the fall). The structure shall be visually inspected for blockages or obstructions in the inlet or separation screen. The inspection should also quantify accumulation of hydrocarbons, sediment and trash within the system. Inspections and maintenance shall be performed by qualified personnel with adequate training in these types of units. A record of inspections and scheduled

cleanings shall be kept on site at all times. Manufacturer's inspection recommendations and a sample report is provided in Appendix G.

7.9.3 Underground Infiltration Chambers

CULTEC recommends inspection of the Separator Row to be performed every six months for the first year of service. Future inspection frequency can be adjusted based upon previous inspection observations. However annual inspections are recommended. Inspection of the Separator Row can be achieved via an inspection port riser installed during construction. This inspection port riser will connect the top of the Separator Row chambers to finished grade with a removable lid.

To inspect:
• Remove the inspection port lid from the floor box frame.
• Remove the riser pipe cap.
• With a flashlight and stadia rod, measure the depth of sediment.
• Record results in a maintenance log.
• When depth of sediment exceeds 3" (76 mm), use the JetVac procedure described below.
The JetVac process utilizes a high pressure water nozzle controlled from the surface. The high pressure nozzle is introduced down the Separator Row via the access manhole(s). The high pressure water cleans all sediment and debris from the Separator Row as the nozzle is retrieved. Captured pollutants are flushed into the sumped access manhole for vacuuming. This process is repeated until the Separator Row is completely free of sediment and debris. A small diameter culvert cleaning nozzle is recommended for this procedure. Manufacture's inspection recommendations and a sample report are provided in Appendix G.

8.0 GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES

The following good housekeeping and material management practices shall be followed to reduce the risk of spills or exposure of materials to stormwater runoff.

8.1 Waste Materials

All waste material, including but not limited to trash and construction debris, generated during construction shall be collected and stored in a proper receptacle in accordance with Federal, State, County and Local regulations. No waste material shall be buried on-site. All collected waste material shall be hauled to an approved waste disposal facility.

8.2 Chemical

Chemicals used on-site shall be kept in small quantities and stored in closed watertight containers undercover in a neat and orderly manner and kept out of direct contact with stormwater. Chemical products shall not be mixed with one another unless recommended by manufacturer.

All on-site personnel shall have access to material safety data sheets (MSDS) and National Institute for Occupational Safety and Health (NIOSH) Guide to Chemical Hazards (latest edition) for all chemicals stored and used on-site.

Manufacturer's and/or Federal, State, County and Local guidelines for proper use and disposal shall be followed. Any spills or contamination of runoff with chemicals shall be contained,

collected, cleaned up immediately and disposed of in accordance with Federal, State, County and Local regulations.

8.3 Fuels and Oil

All on-site vehicles, tools, and construction equipment shall be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. On-site vehicle and equipment refueling shall be conducted at a location away from access to surface waters and runoff. Any on-site storage tanks shall have a means of secondary containment. Oil products shall be kept in their original containers with original manufacturer's label. In the event of a spill, it shall be contained, cleaned up immediately and the material, including any contaminated soil, shall be disposed of in accordance with Federal, State, County and Local regulations.

Fuel and oil spills in excess of reportable quantities shall be reported to the NYSDEC as soon as the discharge is discovered.

8.4 Fertilizers

Fertilizers used on-site shall be stored in closed watertight containers undercover in a neat orderly manner and kept out of direct contact with stormwater. Manufacturer's and/or Federal, State, County and Local guidelines for proper use and disposal shall be followed. Any spills or contamination of runoff with fertilizers shall be contained, collected, cleaned up immediately, and disposed of in accordance with Federal, State, County and Local regulations.

8.5 Paint

Paints used on-site shall be stored in closed, watertight containers undercover in a neat and orderly manner and kept out of direct contact with stormwater. Manufacturer's and/or Federal, State, County and Local guidelines for proper use and disposal shall be followed. Any spills or contamination of runoff with paint shall be contained, collected, cleaned up immediately, and disposed of in accordance with Federal, State, County and Local regulations.

8.6 Sanitary Waste Facilities

Should portable units be located on-site, they shall be placed in upland areas away from direct contact with surface waters. They shall be serviced and cleaned on a weekly basis by a licensed portable toilet and septic disposal service. Any spills occurring during service shall be cleaned up immediately and disposed of in accordance with Federal, State, County, and Local regulations.

8.7 Container Disposal

All of a product shall be used up before disposal of the container. Empty containers that may contain chemical residue shall be disposed of in accordance with Federal, State, County and Local regulations.

8.8 Concrete and Asphalt Trucks

Concrete and asphalt trucks shall not be allowed to wash out or discharge surplus material on-site.

8.9 Site Supervisor

It shall be the responsibility of the Contractor's Site Supervisor to inspect daily and ensure the proper use, storage and disposal of all on-site materials.

9.0 SWPPP AMENDMENT

The SWPPP shall be updated by a licensed professional engineer whenever any of the following apply:

1) There is a significant change in design, construction, operation or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP.
2) The SWPPP proves to be ineffective in:
    - Eliminating or significantly minimizing pollutants from sources identified in the SWPPP required by the SPDES Permit; or
    - Achieving the general objective of controlling pollutants in stormwater discharges from permitted construction activity.
3) Identify any new contractor or subcontractor that will implement any measure of the SWPPP.
4) NYSDEC notifies the Permittee that the SWPPP does not meet one or more of the minimum requirements of the SPDES Permit. Within seven (7) days of such notification or as provided for by the NYSDEC, the Permittee shall make amendments to the SWPPP and submit to the NYSDEC a written certification that the requested changes have been made.

Since this project is subject to the requirements of a regulated, traditional land use control MS4, the owner or operator shall notify the MS4 in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP. Unless otherwise notified by the MS4, the owner or operator shall have the SWPPP amendments or modifications reviewed and accepted by the MS4 prior to commencing construction of the post-construction stormwater management practice.

10.0 CONTRACTOR CERTIFICATIONS

All contractors and subcontractors that have any responsibility to install, inspect or maintain erosion or sediment control measures shall sign a copy of the certification statement included in Appendix H before undertaking any construction activity at the site identified in the SWPPP.

11.0 OWNER/OPERATOR CERTIFICATION

The Owner/Operator must review and sign the owner/operator certification statement included in Appendix J.

12.0 CONCLUSIONS

This SWPPP demonstrates that the proposed project generally meets the requirements of SPDES GP-0-25-001, as follows:

- An erosion and sediment control plan in accordance with the latest revision to the New York State Standards and Specifications for Erosion and Sediment Control, November 2016, has been developed for the project and is included in the site plan set.
- Hydrologic and Hydraulic calculations for all storm events modeled will demonstrate that the resulting stormwater runoff from the development, exiting the site will not adversely impact offsite properties, stormwater conveyance systems or receiving water bodies. Temporary and permanent stormwater systems and facilities are designed in accordance with the latest revision to the New York State Stormwater Management Design Manual.
- The project has been designed to capture and treat 90% of the average annual stormwater runoff from the development through approved water quality measures in all available areas.
- The standard stormwater management practices provide more than the required minimum runoff reduction volume (RRv) for the new impervious areas.

APPENDIX A

NOTICE OF INTENT & MS4 ACCEPTANCE FORM

(to be provided)

APPENDIX B

SOILS DATA

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Dutchess County, New York

1064 Wolcott Ave.



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Dutchess County, New York.....13
DwB—Dutchess-Cardigan complex, undulating, rocky.....13
HvD—Hudson and Vergennes soils, hilly.....15
Soil Information for All Uses.....17
Suitabilities and Limitations for Use.....17
Water Management.....17
Stormwater Management - Infiltration (NY).....17
Soil Properties and Qualities.....23
Soil Qualities and Features.....23
Hydrologic Soil Group.....23
References.....28

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

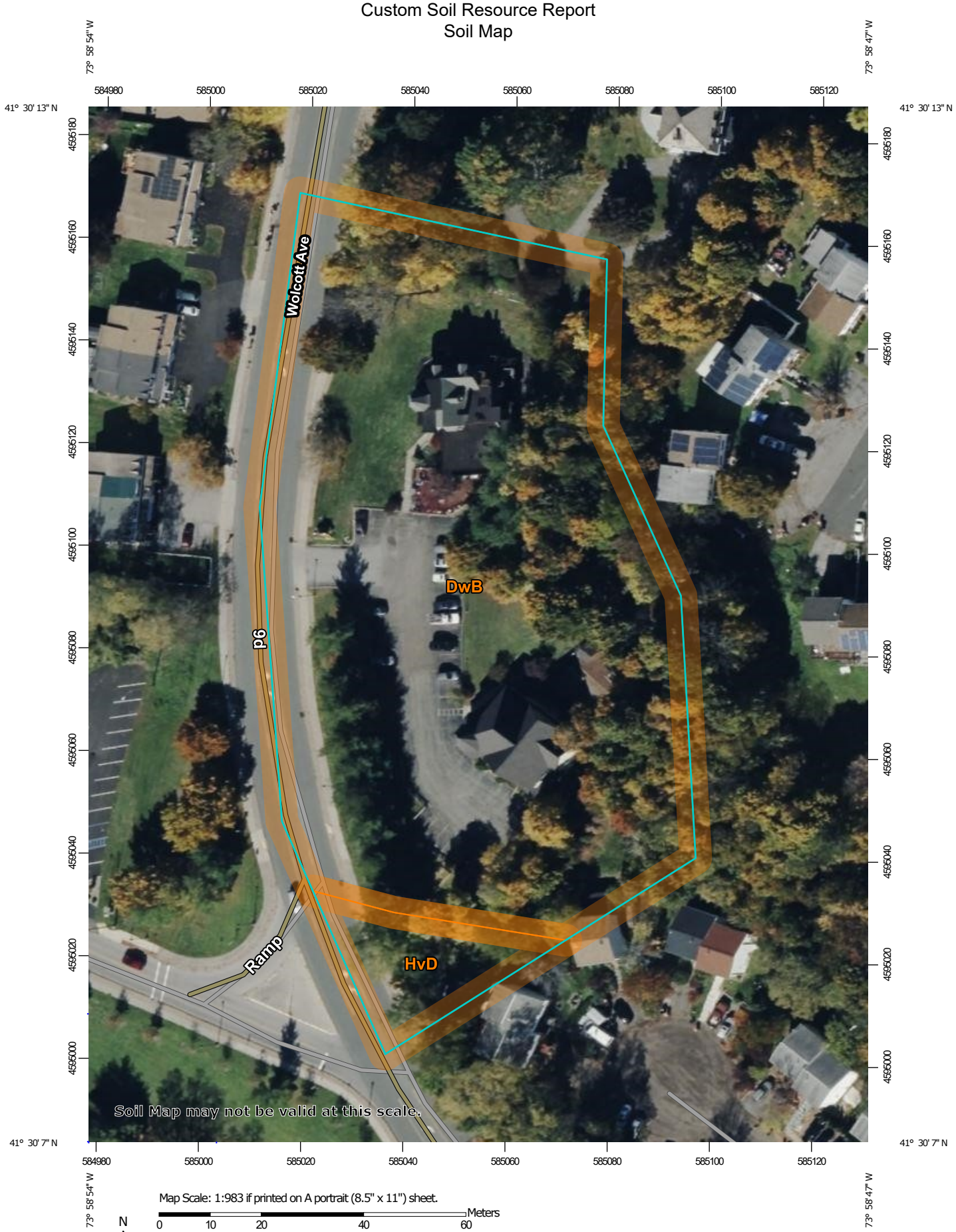
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:983 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 10 20 40 60

Feet
0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DwB	Dutchess-Cardigan complex, undulating, rocky	2.4	93.4%
HvD	Hudson and Vergennes soils, hilly	0.2	6.6%
Totals for Area of Interest		**2.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dutchess County, New York

DwB—Dutchess-Cardigan complex, undulating, rocky

Map Unit Setting

National map unit symbol: 9rfn
Elevation: 0 to 1,330 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Dutchess and similar soils: 40 percent
Cardigan and similar soils: 30 percent
Minor components: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dutchess

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till derived mainly from phyllite, slate, schist, and shale

Typical profile

H1 - 0 to 8 inches: silt loam
H2 - 8 to 28 inches: silt loam
H3 - 28 to 86 inches: channery silt loam

Properties and qualities

Slope: 1 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Cardigan

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till or colluvium derived from phyllite, slate, shale, and schist

Typical profile

H1 - 0 to 8 inches: channery silt loam
H2 - 8 to 20 inches: channery loam
H3 - 20 to 30 inches: channery silt loam
H4 - 30 to 34 inches: unweathered bedrock

Properties and qualities

Slope: 1 to 6 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Georgia

Percent of map unit: 10 percent
Hydric soil rating: No

Massena

Percent of map unit: 9 percent
Hydric soil rating: No

Nassau

Percent of map unit: 9 percent
Hydric soil rating: No

Sun

Percent of map unit: 1 percent
Landform: Depressions
Hydric soil rating: Yes

Rock outcrop

Percent of map unit: 1 percent
Hydric soil rating: Unranked

HvD—Hudson and Vergennes soils, hilly

Map Unit Setting

National map unit symbol: 9rgw
Elevation: 50 to 1,800 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Hudson and similar soils: 45 percent
Vergennes and similar soils: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hudson

Setting

Landform: Lake plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Riser
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Clayey and silty glaciolacustrine deposits

Typical profile

H1 - 0 to 12 inches: silt loam
H2 - 12 to 18 inches: silty clay loam
H3 - 18 to 25 inches: silty clay loam
H4 - 25 to 72 inches: stratified silt loam to silty clay loam

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 18 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C/D
Ecological site: F144AY018NY - Moist Lake Plain

Hydric soil rating: No

Description of Vergennes

Setting

Landform: Lake plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Riser
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Clayey calcareous glaciolacustrine, glaciomarine, or estuarine deposits

Typical profile

H1 - 0 to 11 inches: silty clay loam
H2 - 11 to 28 inches: clay
H3 - 28 to 37 inches: clay
H4 - 37 to 80 inches: stratified clay to silt loam

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 12 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Moderate (about 6.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: F142XB005VT - Clayplain
Hydric soil rating: No

Minor Components

Rhinebeck

Percent of map unit: 10 percent
Hydric soil rating: No

Kingsbury

Percent of map unit: 9 percent
Hydric soil rating: No

Livingston

Percent of map unit: 1 percent
Landform: Depressions
Hydric soil rating: Yes

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Water Management

Water Management interpretations are tools for evaluating the potential of the soil in the application of various water management practices. Example interpretations include pond reservoir area, embankments, dikes, levees, and excavated ponds.

Stormwater Management - Infiltration (NY)

Proper management of stormwater runoff from construction sites and developed areas is an issue of growing importance in New York State. During construction, exposed soil is subject to a greater risk of erosion, resulting in a greater potential for sedimentation in waterways. Stormwater runoff increases on the rooftops of buildings, paved parking lots, and other impervious surfaces, and thus increases the potential for flooding and discharge of polluted runoff into open water. Management of stormwater runoff can prevent or reduce the availability, release, or transport of substances that can degrade surface and ground waters. Guidelines and design criteria for stormwater management practices have been established by the New York State Department of Environmental Conservation (2008).

This interpretation is designed to evaluate the limitations of soils for stormwater management practices. The purpose of the interpretation is to help decision makers use soil survey information in the selection and implementation of the stormwater management practices best suited to a particular location. The information in the interpretations is intended for planning purposes and does not eliminate the need for on-site investigation of the soil.

Rating class terms indicate the extent to which the soils are limited by the soil features that influence the design, construction, and performance of stormwater management practices. "Least limited" indicates that the soil has features that are

very favorable for this practice. Good performance and low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the practice. The limitations can be overcome or minimized by special planning, design, or construction. Fair performance and moderate maintenance can be expected. "Most limited" indicates that the soil has one or more features that are unfavorable for the practice. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive construction procedures. Poor performance and high maintenance can be expected.

The rating class is based on the maximum value of the rating indices generated for each soil feature considered. Where the rating value is:

equal to 0.0, the rating class is "least limited."

greater than 0 and less than 1.0, the rating class is "somewhat limited."

equal to 1.0, the rating class is "most limited."

Design criteria in the "New York State Stormwater Management Design Manual" (New York State Department of Environmental Conservation, 2008) were used to guide the selection of potentially limiting soil properties. Additional limiting features incorporated into the interpretations are based on soil function for the specific practice.

Infiltration Practices

This interpretation evaluates the limitations of soils for stormwater management infiltration practices. Infiltration practices collect stormwater runoff in basins (or trenches) for storage prior to filtration through undisturbed soil in the basin (or trench) floor and sides. Deep, well drained, and permeable soils are required for implementing infiltration practices. Following is a synopsis of the soil features considered in this interpretation.

Excessive permeability: Excessive permeability in one or more layers may allow stormwater to move rapidly through the soil without sufficient filtering, resulting in a potential for groundwater contamination. Additional pretreatment or soil amendments may be required as part of an infiltration practice. The interpretation evaluates the range (low to high) of permeability values for the most transmissive layer in the soil.

Low permeability: Low permeability restricts movement of water through the soil, impeding the infiltration function. The interpretation evaluates the range (low to high) of permeability values for the least transmissive layer in the soil.

Slope gradient: Excessive slope limits the functionality of an infiltration practice. The representative slope gradient percent for the soil component is the property evaluated.

Depth to bedrock: Limited depth to bedrock impedes excavation and restricts infiltration. The minimum depth to bedrock is the property evaluated.

Depth to manufactured layer: In urban areas, some anthropogenic (human-altered) soils have a restrictive layer, such as pavement, below the surface. Limited depth to this feature impedes excavation and restricts infiltration. The minimum depth to a manufactured layer is the property evaluated.

Depth to saturation: A seasonal high water table in the upper part of the soil limits the storage capacity of an infiltration practice. The interpretation evaluates the minimum depth to a zone of saturation.

Excessive fines: Soils with a high content of silt and clay may become plugged with sediment from stormwater, resulting in restricted infiltration. The interpretation evaluates the weighted average of the percent clay and percent silt, for depths greater than 36 inches.

In addition to soil characteristics, other attributes of the site and the surrounding area are important factors in planning and implementing stormwater management practices. For example, proximity and slope direction from the installation practice to a drinking water well are important considerations when sites for infiltration practices are selected.

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed in the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one listed for the map unit. The percent composition of these components is described. As a result, the percentage of the rating class in the map unit is indicated.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the "Stormwater Management (NY)" report from the Soil Reports tab in Web Soil Survey.

References:

New York State Department of Environmental Conservation. April 2008. New York State Stormwater Management Design Manual.

New York State Department of Environmental Conservation. June 2000. Urban/ Stormwater Runoff Management Practices Catalogue for Nonpoint Source Pollution Prevention in New York State.

Map—Stormwater Management - Infiltration (NY)



Map Scale: 1:983 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Most limited
- Somewhat limited
- Least limited
- Not rated or not available

Soil Rating Lines
- Most limited
- Somewhat limited
- Least limited
- Not rated or not available

Soil Rating Points
- Most limited
- Somewhat limited
- Least limited
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Tables—Stormwater Management - Infiltration (NY)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
DwB	Dutchess-Cardigan complex, undulating, rocky	Somewhat limited	Dutchess (40%)	Excessive fines (0.50)	2.4	93.4%
HvD	Hudson and Vergennes soils, hilly	Most limited	Hudson (45%)	Low permeability (1.00)	0.2	6.6%
				Depth to saturation (1.00)		
				Slope (1.00)		
				Excessive fines (1.00)		
			Vergennes (35%)	Low permeability (1.00)		
				Depth to saturation (1.00)		
				Slope (1.00)		
				Excessive fines (1.00)		
Totals for Area of Interest					**2.6**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	2.4	93.4%
Most limited	0.2	6.6%
Totals for Area of Interest	**2.6**	**100.0%**

Rating Options—Stormwater Management - Infiltration (NY)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

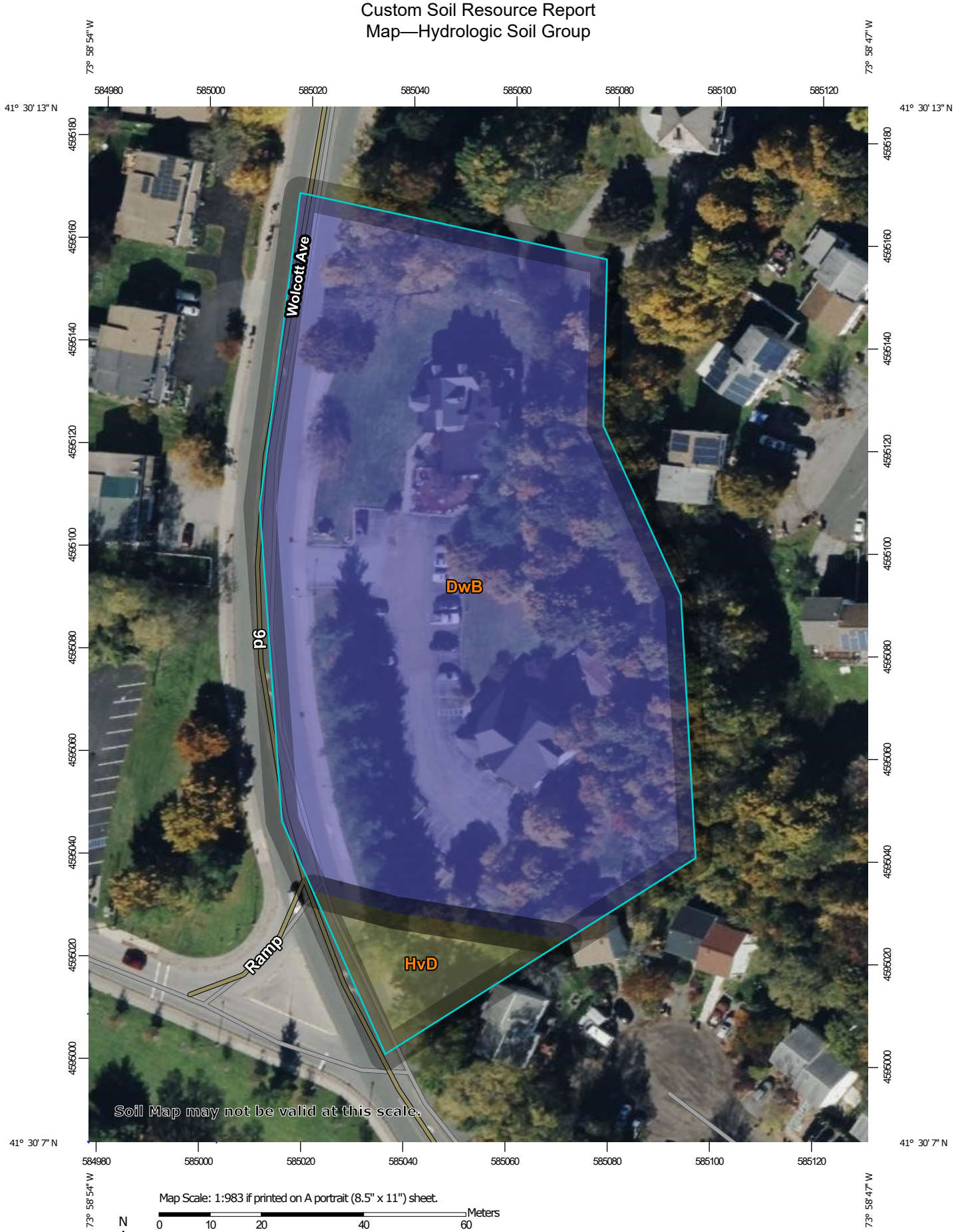
Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at

or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.



Map Scale: 1:983 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 10 20 40 60

Feet
0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DwB	Dutchess-Cardigan complex, undulating, rocky	B	2.4	93.4%
HvD	Hudson and Vergennes soils, hilly	C/D	0.2	6.6%
Totals for Area of Interest			**2.6**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

APPENDIX C

RAINFALL DATA, NYSDEC ERM, FLOOD MAP, WETLAND MAP, AND SHPO INFORMATION

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point

Smoothing	Yes
State	New York
Location	New York, United States
Latitude	41.503 degrees North
Longitude	73.981 degrees West
Elevation	30 feet
Date/Time	Thu Jan 23 2025 14:37:44 GMT-0500 (Eastern Standard Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.33	0.50	0.62	0.82	1.02	1.27	**1yr**	0.88	1.19	1.45	1.77	2.15	2.61	2.96	**1yr**	2.31	2.85	3.29	3.95	4.59	**1yr**
2yr	0.39	0.60	0.74	0.98	1.23	1.53	**2yr**	1.06	1.43	1.75	2.14	2.61	3.16	3.57	**2yr**	2.80	3.43	3.93	4.63	5.28	**2yr**
5yr	0.46	0.71	0.89	1.19	1.52	1.91	**5yr**	1.31	1.76	2.20	2.70	3.28	3.96	4.52	**5yr**	3.51	4.34	4.99	5.77	6.53	**5yr**
10yr	0.51	0.80	1.02	1.38	1.79	2.27	**10yr**	1.55	2.07	2.62	3.22	3.90	4.70	5.40	**10yr**	4.16	5.20	5.98	6.81	7.67	**10yr**
25yr	0.60	0.95	1.21	1.67	2.23	2.85	**25yr**	1.92	2.56	3.30	4.06	4.93	5.90	6.85	**25yr**	5.22	6.59	7.61	8.48	9.49	**25yr**
50yr	0.68	1.09	1.39	1.95	2.63	3.39	**50yr**	2.27	3.00	3.93	4.84	5.86	7.02	8.20	**50yr**	6.21	7.89	9.14	10.03	11.16	**50yr**
100yr	0.77	1.24	1.61	2.28	3.10	4.03	**100yr**	2.68	3.53	4.68	5.77	6.99	8.34	9.83	**100yr**	7.38	9.45	10.98	11.85	13.14	**100yr**
200yr	0.87	1.43	1.85	2.66	3.67	4.79	**200yr**	3.17	4.15	5.58	6.89	8.33	9.93	11.78	**200yr**	8.79	11.33	13.19	14.02	15.47	**200yr**
500yr	1.05	1.73	2.26	3.28	4.59	6.03	**500yr**	3.96	5.15	7.04	8.70	10.51	12.51	14.98	**500yr**	11.07	14.40	16.84	17.51	19.22	**500yr**

Lower Confidence Limits

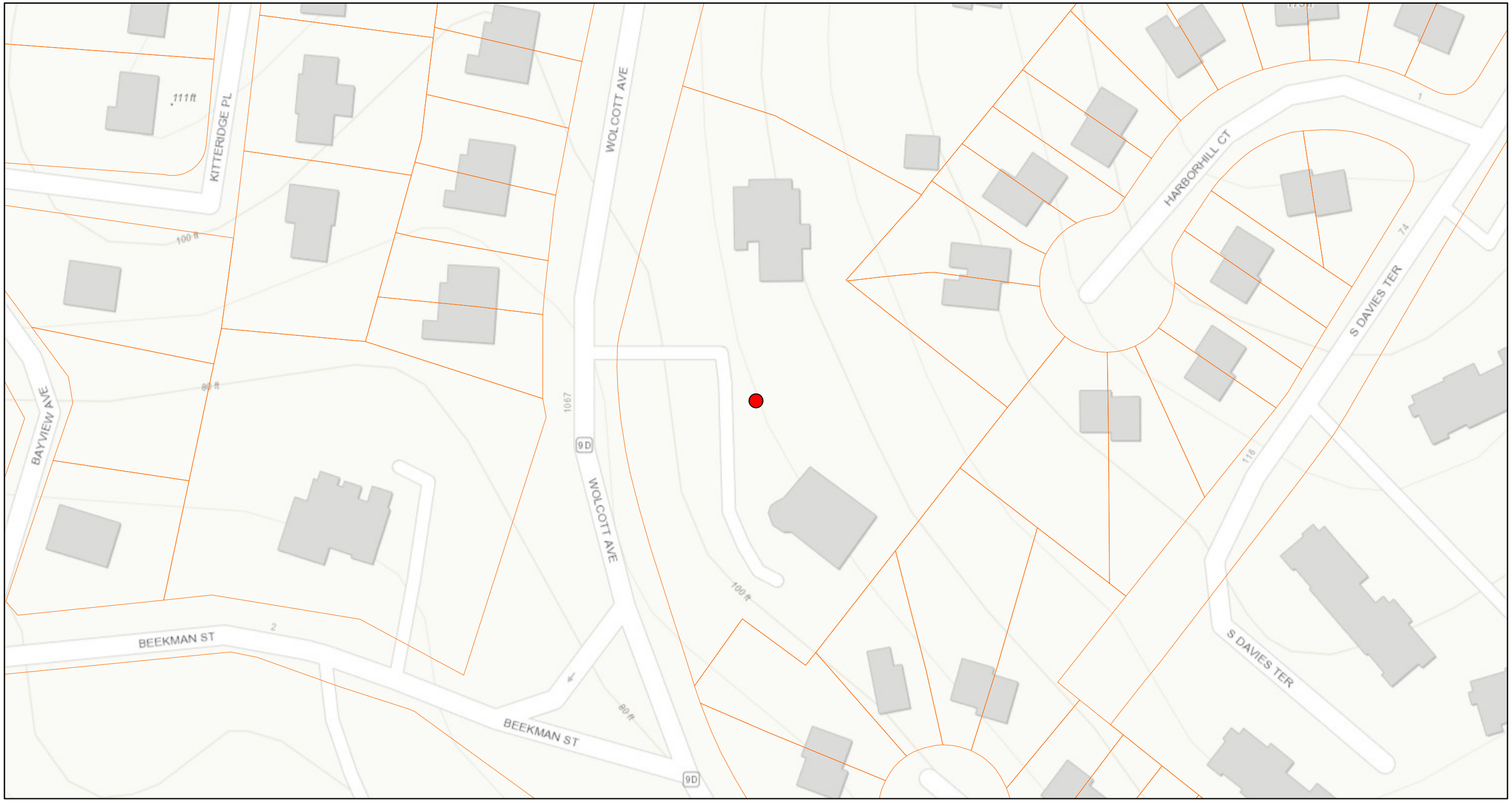
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.54	0.72	0.89	1.09	**1yr**	0.76	1.06	1.24	1.59	2.01	2.08	2.36	**1yr**	1.84	2.27	2.54	3.33	4.08	**1yr**
2yr	0.37	0.58	0.71	0.96	1.19	1.42	**2yr**	1.03	1.39	1.61	2.05	2.58	3.07	3.45	**2yr**	2.71	3.32	3.77	4.47	5.13	**2yr**
5yr	0.42	0.65	0.81	1.11	1.41	1.65	**5yr**	1.22	1.62	1.88	2.42	3.01	3.65	4.16	**5yr**	3.23	4.00	4.56	5.28	6.06	**5yr**
10yr	0.47	0.72	0.89	1.25	1.61	1.85	**10yr**	1.39	1.81	2.11	2.72	3.38	4.14	4.80	**10yr**	3.66	4.62	5.25	5.98	6.87	**10yr**
25yr	0.54	0.82	1.02	1.46	1.92	2.13	**25yr**	1.66	2.09	2.45	3.06	3.94	4.85	5.80	**25yr**	4.30	5.57	6.30	7.03	8.14	**25yr**
50yr	0.60	0.92	1.14	1.64	2.21	2.38	**50yr**	1.91	2.32	2.76	3.42	4.43	5.50	6.70	**50yr**	4.87	6.44	7.25	7.96	9.27	**50yr**
100yr	0.68	1.03	1.29	1.86	2.55	2.66	**100yr**	2.20	2.61	3.12	3.81	5.01	6.19	7.75	**100yr**	5.48	7.46	8.33	9.00	10.56	**100yr**
200yr	0.77	1.16	1.47	2.12	2.96	2.98	**200yr**	2.56	2.91	3.52	4.28	5.66	6.92	9.00	**200yr**	6.12	8.65	9.59	10.17	12.06	**200yr**
500yr	0.92	1.36	1.75	2.55	3.62	3.47	**500yr**	3.13	3.39	4.15	4.99	6.68	8.03	10.97	**500yr**	7.11	10.55	11.57	11.94	14.39	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.36	0.56	0.68	0.91	1.12	1.36	**1yr**	0.97	1.33	1.52	1.96	2.42	2.82	3.22	**1yr**	2.49	3.09	3.58	4.24	4.96	**1yr**
2yr	0.40	0.62	0.77	1.04	1.28	1.54	**2yr**	1.10	1.50	1.74	2.25	2.80	3.33	3.70	**2yr**	2.95	3.56	4.11	4.82	5.47	**2yr**
5yr	0.49	0.76	0.94	1.29	1.65	1.96	**5yr**	1.42	1.91	2.25	2.88	3.66	4.26	4.88	**5yr**	3.77	4.70	5.41	6.29	7.01	**5yr**
10yr	0.58	0.89	1.11	1.55	2.00	2.37	**10yr**	1.73	2.32	2.74	3.53	4.48	5.21	6.02	**10yr**	4.61	5.78	6.71	7.69	8.49	**10yr**
25yr	0.72	1.10	1.37	1.96	2.57	3.05	**25yr**	2.22	2.99	3.57	4.73	5.87	6.81	7.93	**25yr**	6.03	7.63	8.93	10.06	10.93	**25yr**
50yr	0.85	1.30	1.62	2.32	3.13	3.72	**50yr**	2.70	3.63	4.36	5.83	7.19	8.35	9.78	**50yr**	7.39	9.40	11.10	12.33	13.24	**50yr**
100yr	1.01	1.53	1.91	2.76	3.79	4.52	**100yr**	3.27	4.42	5.32	7.19	8.81	10.24	12.05	**100yr**	9.06	11.59	13.81	15.13	16.05	**100yr**
200yr	1.19	1.80	2.27	3.29	4.59	5.49	**200yr**	3.96	5.37	6.49	8.86	10.79	12.58	14.87	**200yr**	11.13	14.29	17.18	18.57	19.45	**200yr**
500yr	1.50	2.23	2.87	4.17	5.92	7.11	**500yr**	5.11	6.95	8.45	11.70	14.12	16.55	19.60	**500yr**	14.64	18.84	22.96	24.39	25.07	**500yr**

Powered by ACIS Northeast Regional Climate Center

1064 Wolcott Avenue



January 23, 2025

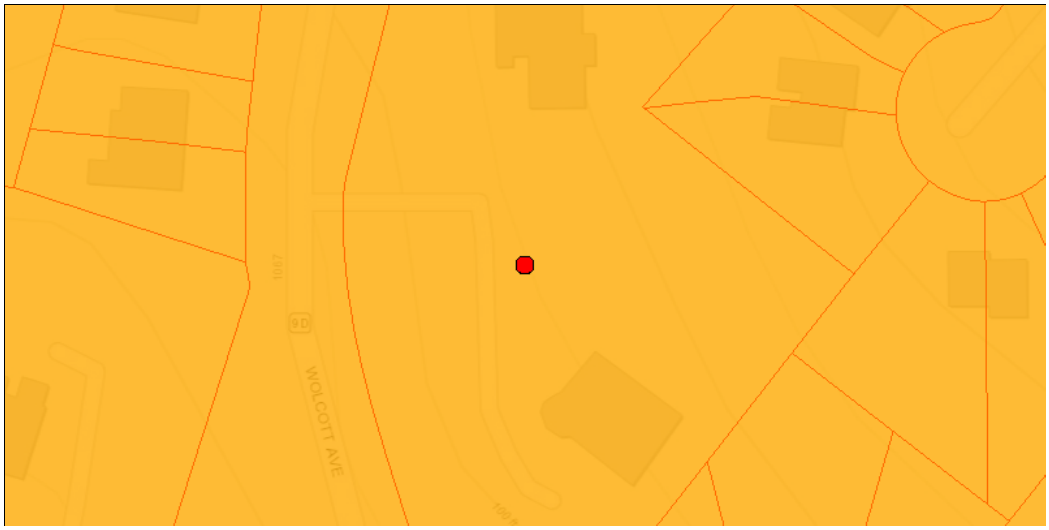
1:1,128

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Orange County, NY, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	**Easting:**	585048.3081768118	**Northing:**	4595086.739523401
Longitude/Latitude	**Longitude:**	-73.98096582293299	**Latitude:**	41.50290260694385

The approximate address of the point you clicked on is:
Rose Hill Manor Day School

County: Dutchess
City: Beacon
USGS Quad: WAPPINGERS FALLS

Natural Communities in the Vicinity

Natural Community Name: Tidal river
Location: Hudson River Estuary
Significance: High Quality Occurrence of Uncommon Community Type

Natural Community Name: Brackish subtidal aquatic bed
Location: Hudson River Newburgh-Beacon Bridge to Piermont
Significance: Uncommon Community Type

Rare Plants and Rare Animals

This location is in the vicinity of Plants Listed as Endangered, Threatened, or Rare by NYS

This location is in the vicinity of Atlantic Sturgeon – Listed as Endangered – Contact NYSDEC Regional Office

This location is in the vicinity of Shortnose Sturgeon – Listed as Endangered – Contact NYSDEC Regional Office

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

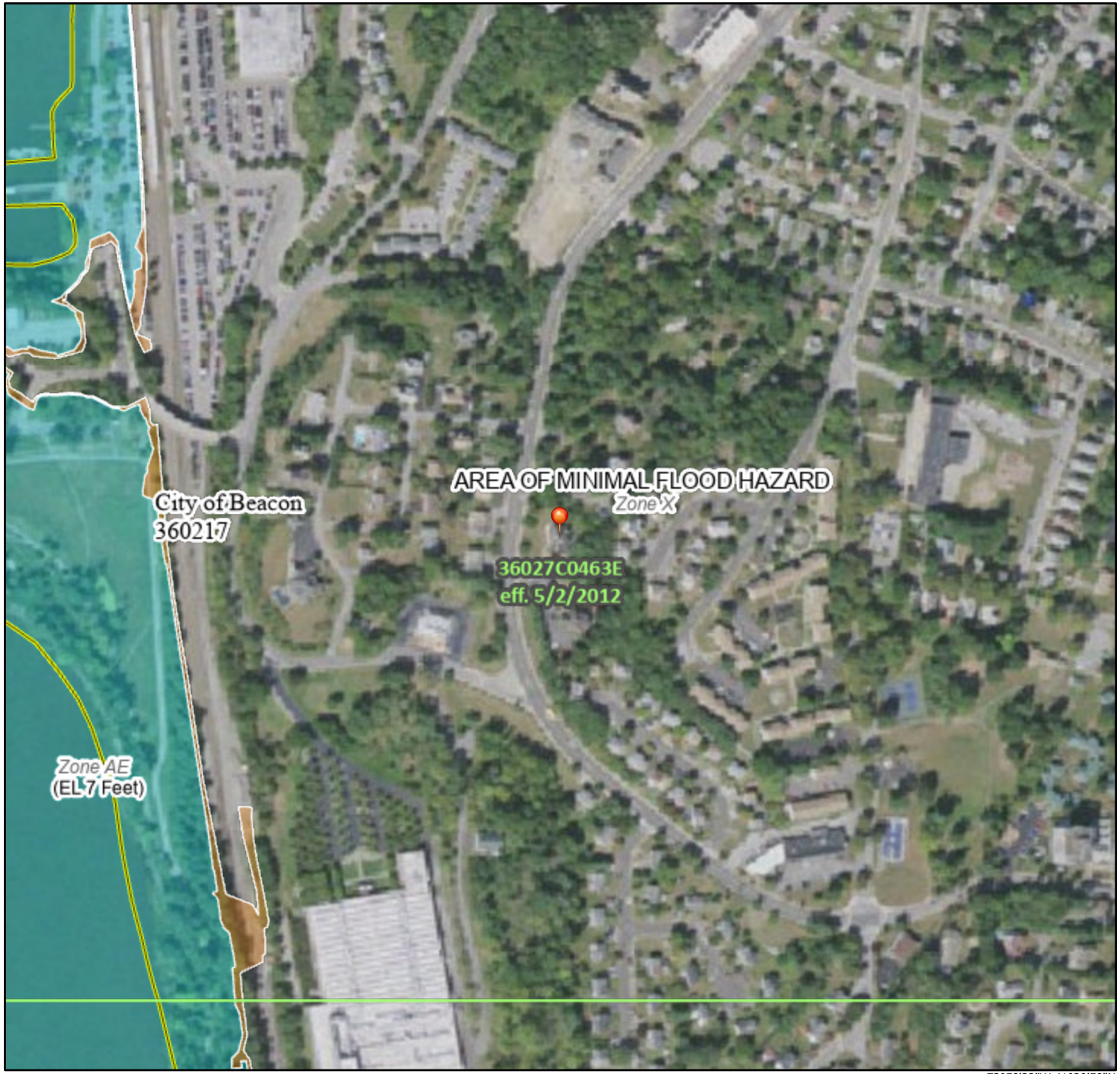
Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

Print Preview

National Flood Hazard Layer FIRMette

FEMA

73°59'10"W 41°30'25"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

73°58'33"W 41°29'58"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/23/2025 at 8:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

1064 Wolcott Avenue



January 23, 2025

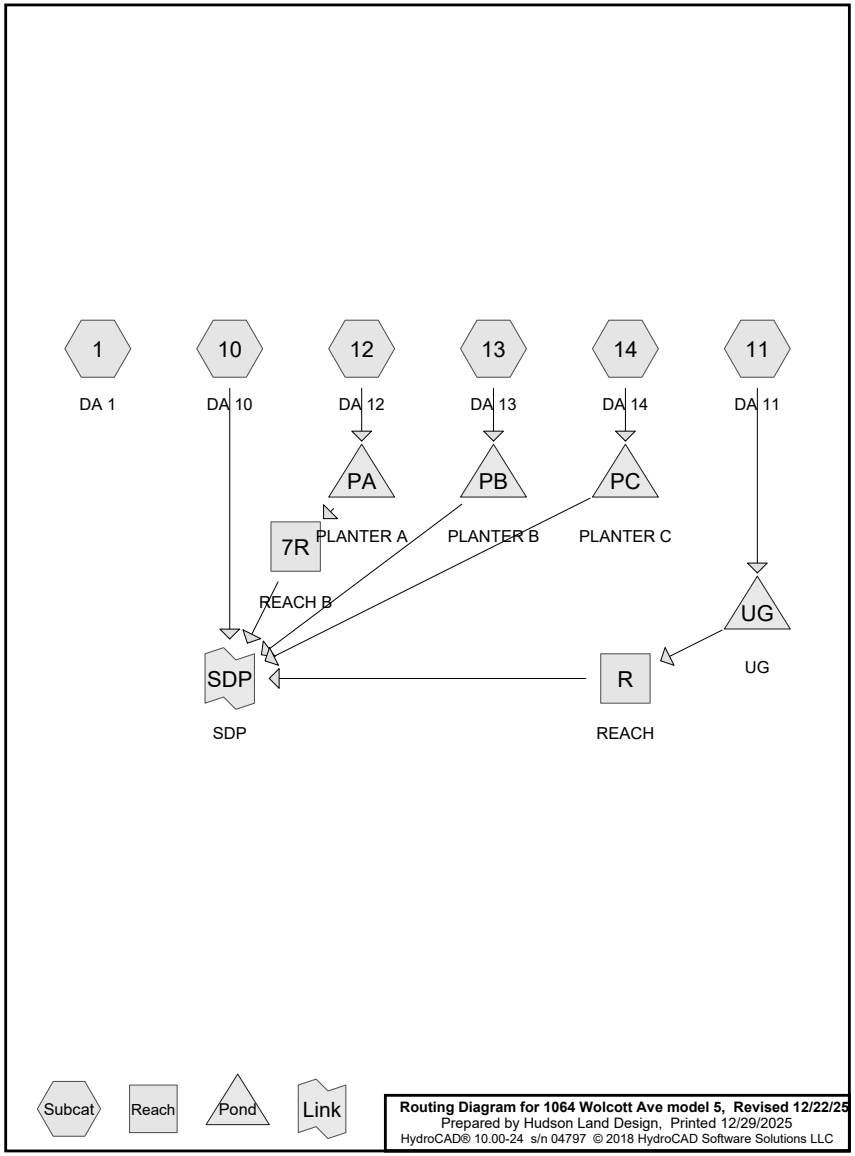
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX D

HYDROCAD MODEL



Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.121	61	>75% Grass cover, Good, HSG B (1, 10, 11, 12, 13, 14)
0.170	98	Existing Impervious (10)
0.104	96	Gravel surface, HSG B (1)
1.189	98	Paved parking, HSG B (1, 10, 12, 13, 14)
0.185	98	Roofs, HSG B (11)
0.763	55	Woods, Good, HSG B (1, 10)
3.532	**77**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
3.362	HSG B	1, 10, 11, 12, 13, 14
0.000	HSG C	
0.000	HSG D	
0.170	Other	10
3.532		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	1.121	0.000	0.000	0.000	1.121	>75% Grass cover, Good	1, 10, 11, 12, 13, 14
0.000	0.000	0.000	0.000	0.170	0.170	Existing Impervious	10
0.000	0.104	0.000	0.000	0.000	0.104	Gravel surface	1
0.000	1.189	0.000	0.000	0.000	1.189	Paved parking	1, 10, 12, 13, 14
0.000	0.185	0.000	0.000	0.000	0.185	Roofs	11
0.000	0.763	0.000	0.000	0.000	0.763	Woods, Good	1, 10
0.000	**3.362**	**0.000**	**0.000**	**0.170**	**3.532**	**TOTAL AREA**	

Time span=2.00-20.00 hrs, dt=0.05 hrs, 361 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA 1 Runoff Area=1.766 ac 34.09% Impervious Runoff Depth>0.58"
Flow Length=218' Tc=8.7 min CN=74 Runoff=1.2 cfs 0.086 af

Subcatchment 10: DA 10 Runoff Area=1.420 ac 46.41% Impervious Runoff Depth>0.71"
Flow Length=218' Tc=8.7 min CN=77 Runoff=1.2 cfs 0.085 af

Subcatchment 11: DA 11 Runoff Area=0.236 ac 78.39% Impervious Runoff Depth>1.50"
Flow Length=118' Tc=6.0 min CN=90 Runoff=0.5 cfs 0.029 af

Subcatchment 12: DA 12 Runoff Area=0.044 ac 84.09% Impervious Runoff Depth>1.66"
Tc=6.0 min CN=92 Runoff=0.1 cfs 0.006 af

Subcatchment 13: DA 13 Runoff Area=0.032 ac 93.75% Impervious Runoff Depth>2.02"
Tc=6.0 min CN=96 Runoff=0.1 cfs 0.005 af

Subcatchment 14: DA 14 Runoff Area=0.034 ac 91.18% Impervious Runoff Depth>1.92"
Tc=6.0 min CN=95 Runoff=0.1 cfs 0.005 af

Reach 7R: REACH B Avg. Flow Depth=0.01' Max Vel=1.03 fps Inflow=0.0 cfs 0.001 af
8.0" Round Pipe n=0.012 L=155.0' S=0.0374 '/' Capacity=2.5 cfs Outflow=0.0 cfs 0.001 af

Reach R: REACH Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.0 cfs 0.000 af
15.0" Round Pipe n=0.012 L=354.0' S=0.0555 '/' Capacity=16.5 cfs Outflow=0.0 cfs 0.000 af

Pond PA: PLANTER A Peak Elev=118.38' Storage=207 cf Inflow=0.1 cfs 0.006 af
Outflow=0.0 cfs 0.001 af

Pond PB: PLANTER B Peak Elev=108.17' Storage=176 cf Inflow=0.1 cfs 0.005 af
Outflow=0.0 cfs 0.001 af

Pond PC: PLANTER C Peak Elev=110.30' Storage=170 cf Inflow=0.1 cfs 0.005 af
Outflow=0.0 cfs 0.002 af

Pond UG: UG Peak Elev=117.10' Storage=575 cf Inflow=0.5 cfs 0.029 af
Discarded=0.0 cfs 0.025 af Primary=0.0 cfs 0.000 af Outflow=0.0 cfs 0.025 af

Link SDP: SDP Inflow=1.2 cfs 0.089 af
Primary=1.2 cfs 0.089 af

Total Runoff Area = 3.532 ac Runoff Volume = 0.217 af Average Runoff Depth = 0.74"
56.29% Pervious = 1.988 ac 43.71% Impervious = 1.544 ac

Summary for Subcatchment 1: DA 1

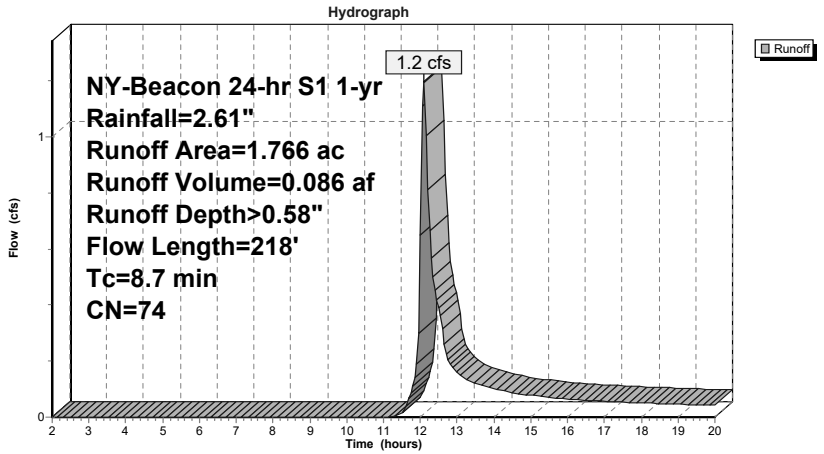
Runoff = 1.2 cfs @ 12.09 hrs, Volume= 0.086 af, Depth> 0.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 1-yr Rainfall=2.61"

Area (ac)	CN	Description
0.602	98	Paved parking, HSG B
0.529	55	Woods, Good, HSG B
0.531	61	>75% Grass cover, Good, HSG B
0.104	96	Gravel surface, HSG B
1.766	74	Weighted Average
1.164		65.91% Pervious Area
0.602		34.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.2100	0.20		**Sheet Flow, S1** Woods: Light underbrush n= 0.400 P2= 3.17"
0.3	118	0.1530	6.30		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
8.7	218	Total			

Subcatchment 1: DA 1



Summary for Subcatchment 10: DA 10

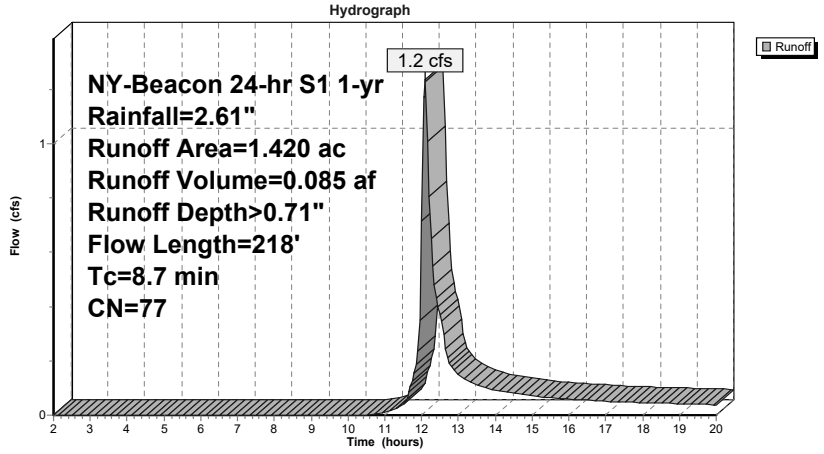
Runoff = 1.2 cfs @ 12.09 hrs, Volume= 0.085 af, Depth> 0.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 1-yr Rainfall=2.61"

	Area (ac)	CN	Description
*	0.170	98	Existing Impervious
	0.234	55	Woods, Good, HSG B
	0.527	61	>75% Grass cover, Good, HSG B
	0.489	98	Paved parking, HSG B
	1.420	77	Weighted Average
	0.761		53.59% Pervious Area
	0.659		46.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.2100	0.20		**Sheet Flow, S1** Woods: Light underbrush n= 0.400 P2= 3.17"
0.3	118	0.1530	6.30		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
8.7	218	Total			

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

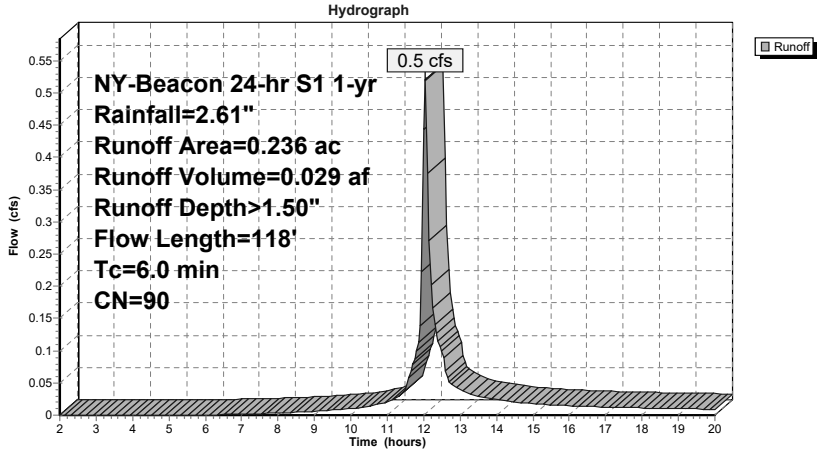
Runoff = 0.5 cfs @ 12.04 hrs, Volume= 0.029 af, Depth> 1.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 1-yr Rainfall=2.61"

Area (ac)	CN	Description
0.185	98	Roofs, HSG B
0.051	61	>75% Grass cover, Good, HSG B
0.236	90	Weighted Average
0.051		21.61% Pervious Area
0.185		78.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	25	0.2000	0.22		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.7	75	0.0400	1.71		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.17"
0.1	18	0.0200	2.87		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
2.7	118	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 11: DA 11



Summary for Subcatchment 12: DA 12

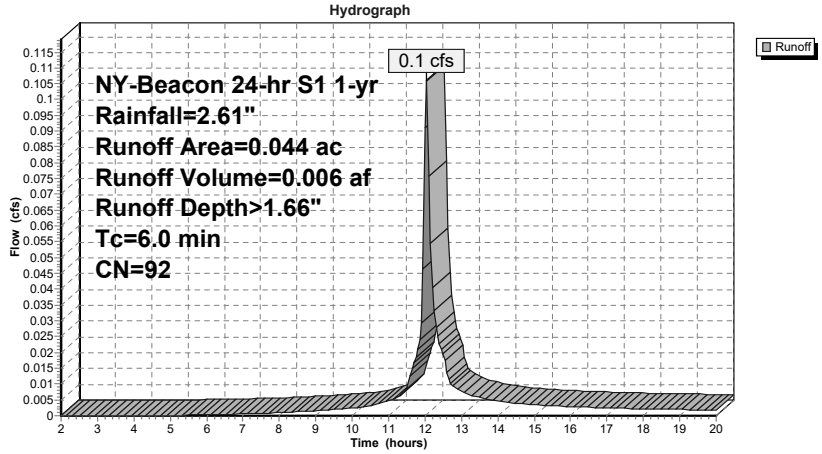
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.006 af, Depth> 1.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 1-yr Rainfall=2.61"

Area (ac)	CN	Description
0.037	98	Paved parking, HSG B
0.007	61	>75% Grass cover, Good, HSG B
0.044	92	Weighted Average
0.007		15.91% Pervious Area
0.037		84.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Subcatchment 12: DA 12



Summary for Subcatchment 13: DA 13

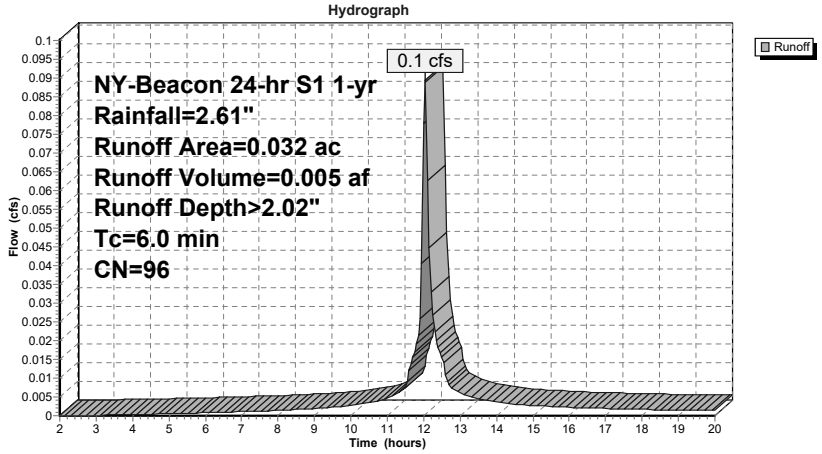
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af, Depth> 2.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 1-yr Rainfall=2.61"

Area (ac)	CN	Description
0.030	98	Paved parking, HSG B
0.002	61	>75% Grass cover, Good, HSG B
0.032	96	Weighted Average
0.002		6.25% Pervious Area
0.030		93.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Subcatchment 13: DA 13



Summary for Subcatchment 14: DA 14

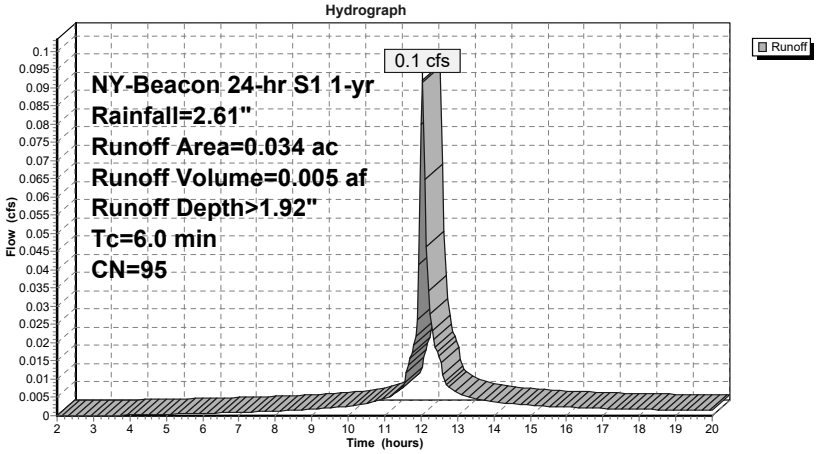
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af, Depth> 1.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 1-yr Rainfall=2.61"

Area (ac)	CN	Description
0.031	98	Paved parking, HSG B
0.003	61	>75% Grass cover, Good, HSG B
0.034	95	Weighted Average
0.003		8.82% Pervious Area
0.031		91.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Subcatchment 14: DA 14



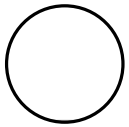
Summary for Reach 7R: REACH B

Inflow Area = 0.044 ac, 84.09% Impervious, Inflow Depth > 0.36" for 1-yr event
Inflow = 0.0 cfs @ 12.05 hrs, Volume= 0.001 af
Outflow = 0.0 cfs @ 12.45 hrs, Volume= 0.001 af, Atten= 0%, Lag= 24.0 min

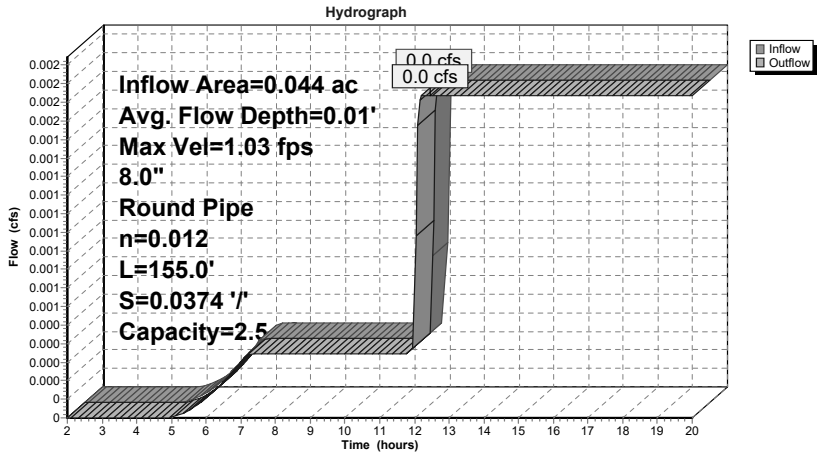
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.03 fps, Min. Travel Time= 2.5 min
Avg. Velocity = 0.86 fps, Avg. Travel Time= 3.0 min

Peak Storage= 0 cf @ 12.40 hrs
Average Depth at Peak Storage= 0.01'
Bank-Full Depth= 0.67' Flow Area= 0.3 sf, Capacity= 2.5 cfs

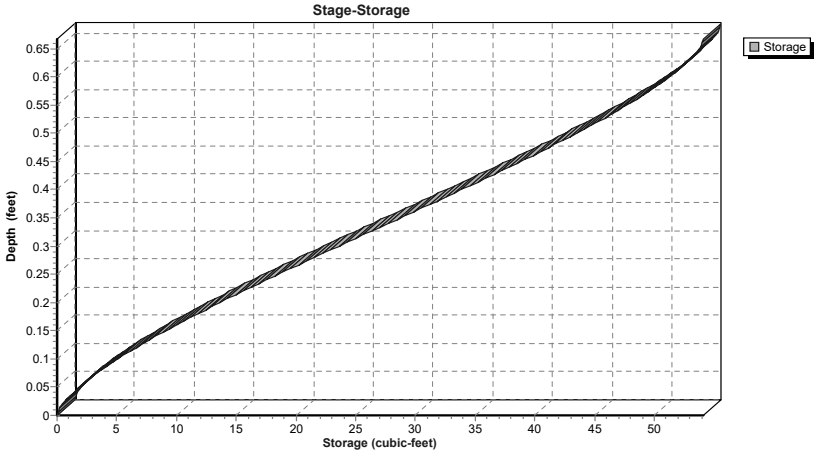
8.0" Round Pipe
n= 0.012
Length= 155.0' Slope= 0.0374 '/'
Inlet Invert= 102.50', Outlet Invert= 96.71'



Reach 7R: REACH B



Reach 7R: REACH B



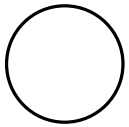
Summary for Reach R: REACH

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth = 0.00" for 1-yr event
Inflow = 0.0 cfs @ 2.00 hrs, Volume= 0.000 af
Outflow = 0.0 cfs @ 2.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

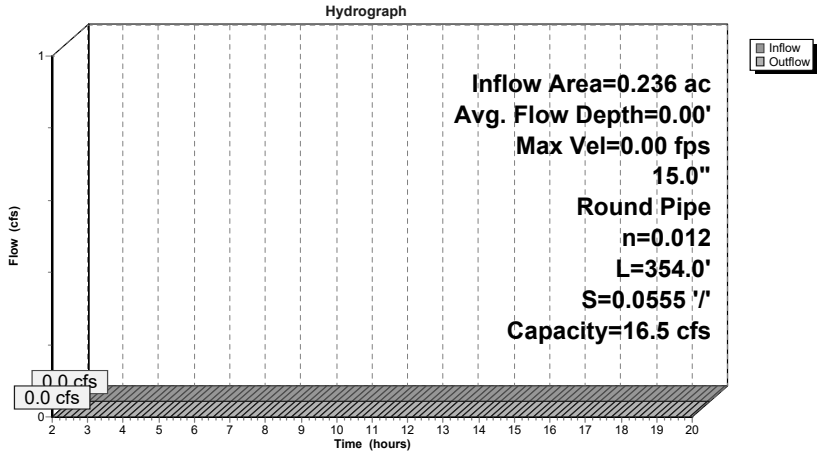
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.00 fps, Min. Travel Time= 0.0 min
Avg. Velocity = 0.00 fps, Avg. Travel Time= 0.0 min

Peak Storage= 0 cf @ 2.00 hrs
Average Depth at Peak Storage= 0.00'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 16.5 cfs

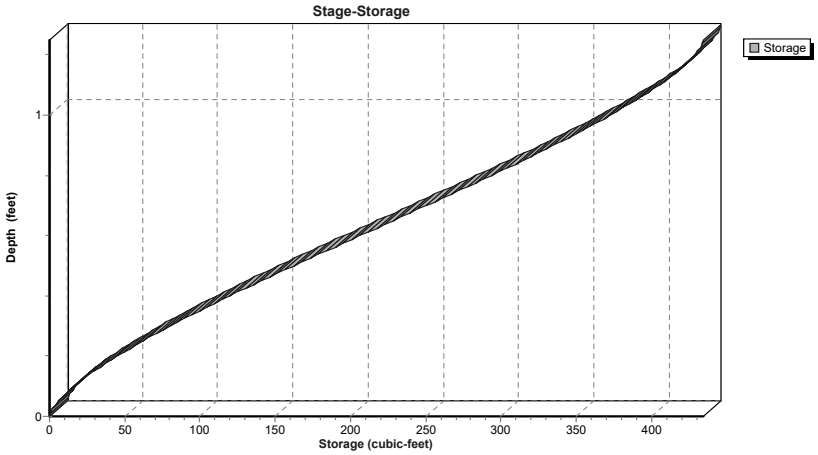
15.0" Round Pipe
n= 0.012
Length= 354.0' Slope= 0.0555 '/'
Inlet Invert= 116.37', Outlet Invert= 96.71'



Reach R: REACH



Reach R: REACH



Summary for Pond PA: PLANTER A

Inflow Area = 0.044 ac, 84.09% Impervious, Inflow Depth > 1.66" for 1-yr event
Inflow = 0.1 cfs @ 12.04 hrs, Volume= 0.006 af
Outflow = 0.0 cfs @ 12.05 hrs, Volume= 0.001 af, Atten= 98%, Lag= 0.5 min
Primary = 0.0 cfs @ 12.05 hrs, Volume= 0.001 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 118.38' @ 20.00 hrs Surf.Area= 150 sf Storage= 207 cf

Plug-Flow detention time= 280.2 min calculated for 0.001 af (22% of inflow)
Center-of-Mass det. time= 135.5 min (907.8 - 772.3)

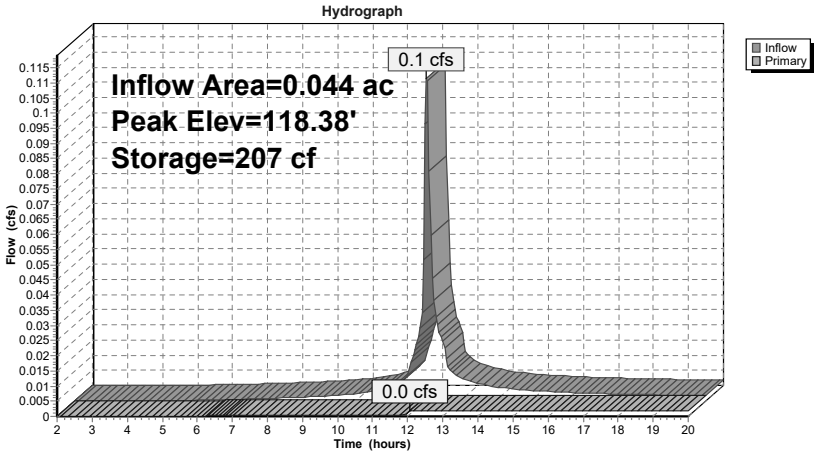
Volume	Invert	Avail.Storage	Storage Description
#1	115.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
115.00	30	0	0
117.49	30	75	75
117.50	150	1	76
119.50	150	300	376

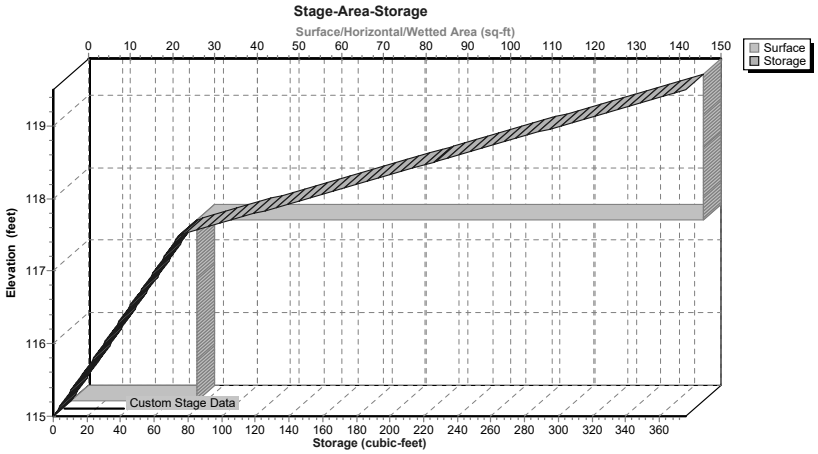
Device	Routing	Invert	Outlet Devices
#1	Primary	118.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	115.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.0 cfs @ 12.05 hrs HW=117.62' (Free Discharge)
└**1=Orifice/Grate** (Controls 0.0 cfs)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PA: PLANTER A



Pond PA: PLANTER A



Summary for Pond PB: PLANTER B

Inflow Area = 0.032 ac, 93.75% Impervious, Inflow Depth > 2.02" for 1-yr event
Inflow = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af
Outflow = 0.0 cfs @ 12.00 hrs, Volume= 0.001 af, Atten= 98%, Lag= 0.0 min
Primary = 0.0 cfs @ 12.00 hrs, Volume= 0.001 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.17' @ 17.65 hrs Surf.Area= 150 sf Storage= 176 cf

Plug-Flow detention time= 304.2 min calculated for 0.001 af (26% of inflow)
Center-of-Mass det. time= 134.8 min (881.2 - 746.4)

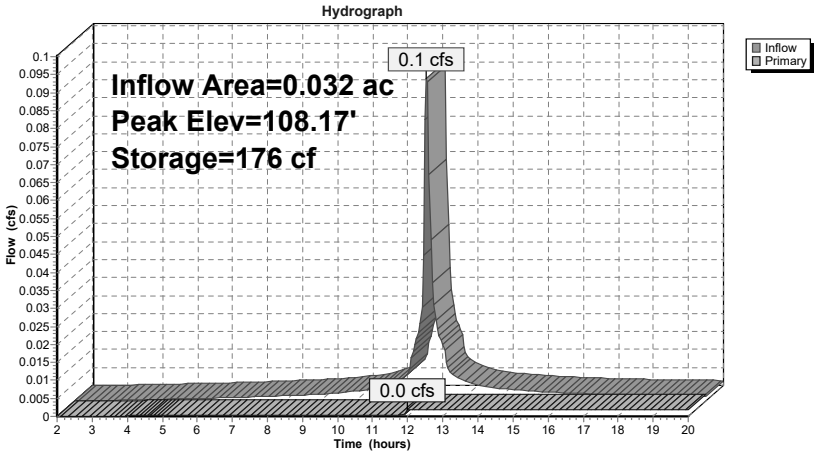
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
105.00	30	0	0
107.49	30	75	75
107.50	150	1	76
109.50	150	300	376

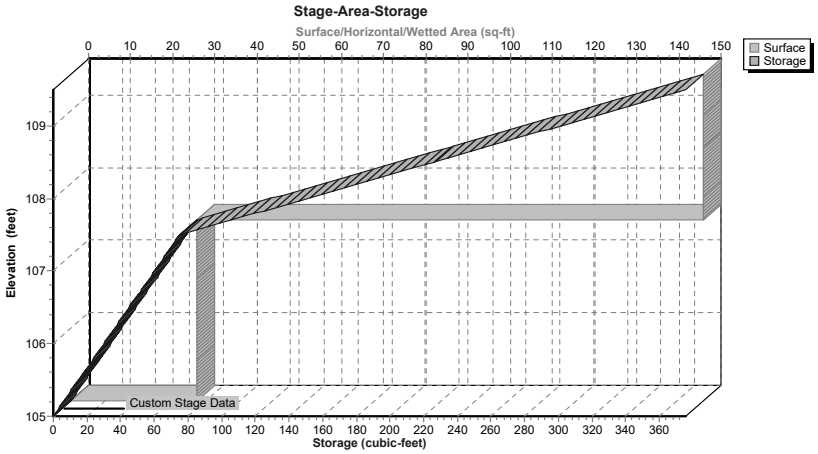
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.0 cfs @ 12.00 hrs HW=107.52' (Free Discharge)
└**1=Orifice/Grate** (Controls 0.0 cfs)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PB: PLANTER B



Pond PB: PLANTER B



Summary for Pond PC: PLANTER C

Inflow Area = 0.034 ac, 91.18% Impervious, Inflow Depth > 1.92" for 1-yr event
Inflow = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af
Outflow = 0.0 cfs @ 13.77 hrs, Volume= 0.002 af, Atten= 95%, Lag= 103.5 min
Primary = 0.0 cfs @ 13.77 hrs, Volume= 0.002 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 110.30' @ 13.77 hrs Surf.Area= 114 sf Storage= 170 cf

Plug-Flow detention time= 290.3 min calculated for 0.002 af (29% of inflow)
Center-of-Mass det. time= 145.5 min (899.6 - 754.1)

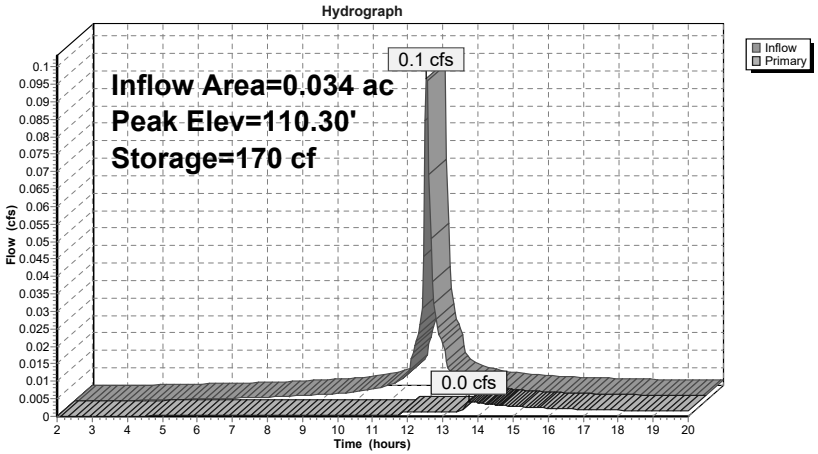
Volume	Invert	Avail.Storage	Storage Description
#1	106.80'	283 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
106.80	22	0	0
109.29	22	55	55
109.30	114	1	55
111.30	114	228	283

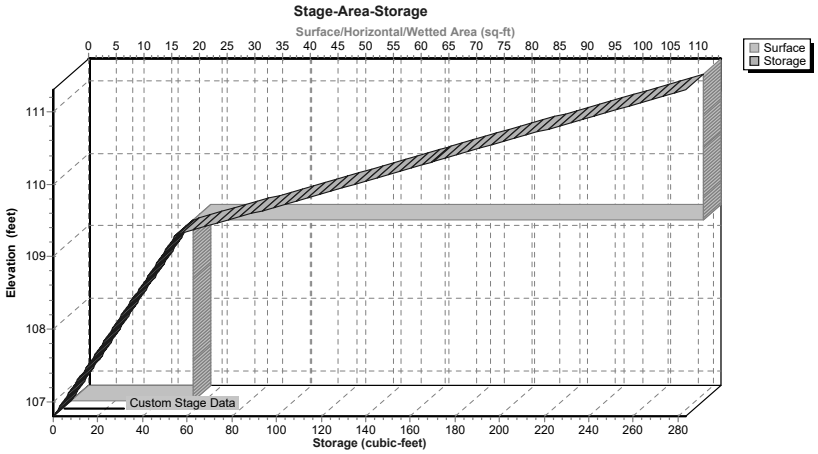
Device	Routing	Invert	Outlet Devices
#1	Primary	110.30'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	106.80'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.0 cfs @ 13.77 hrs HW=110.30' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.0 cfs @ 0.21 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PC: PLANTER C



Pond PC: PLANTER C



Summary for Pond UG: UG

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth > 1.50" for 1-yr event
Inflow = 0.5 cfs @ 12.04 hrs, Volume= 0.029 af
Outflow = 0.0 cfs @ 11.50 hrs, Volume= 0.025 af, Atten= 94%, Lag= 0.0 min
Discarded = 0.0 cfs @ 11.50 hrs, Volume= 0.025 af
Primary = 0.0 cfs @ 2.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 117.10' @ 13.40 hrs Surf.Area= 1,322 sf Storage= 575 cf

Plug-Flow detention time= 168.2 min calculated for 0.025 af (84% of inflow)
Center-of-Mass det. time= 119.4 min (901.2 - 781.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	116.18'	1,093 cf	**17.75'W x 74.50'L x 2.79'H Field A** 3,692 cf Overall - 960 cf Embedded = 2,731 cf x 40.0% Voids
#2A	116.93'	960 cf	**Cultec R-150XLHD** x 35 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 5 rows
		2,053 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	116.18'	**1.000 in/hr Exfiltration over Surface area**
#2	Primary	117.93'	**8.0" Vert. Orifice/Grate** C= 0.600

Discarded OutFlow Max=0.0 cfs @ 11.50 hrs HW=116.21' (Free Discharge)
↑└**1=Exfiltration** (Exfiltration Controls 0.0 cfs)

Primary OutFlow Max=0.0 cfs @ 2.00 hrs HW=116.18' (Free Discharge)
↑└**2=Orifice/Grate** (Controls 0.0 cfs)

Pond UG: UG - Chamber Wizard Field A

Chamber Model = Cultec R-150XLHD (Cultec Recharger® 150XLHD)
Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf
Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap
Row Length Adjustment= +0.75' x 2.65 sf x 5 rows

33.0" Wide + 6.0" Spacing = 39.0" C-C Row Spacing

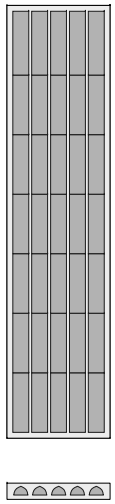
7 Chambers/Row x 10.25' Long +0.75' Row Adjustment = 72.50' Row Length +12.0" End Stone x 2 = 74.50' Base Length
5 Rows x 33.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 17.75' Base Width
9.0" Base + 18.5" Chamber Height + 6.0" Cover = 2.79' Field Height

35 Chambers x 27.2 cf +0.75' Row Adjustment x 2.65 sf x 5 Rows = 960.3 cf Chamber Storage

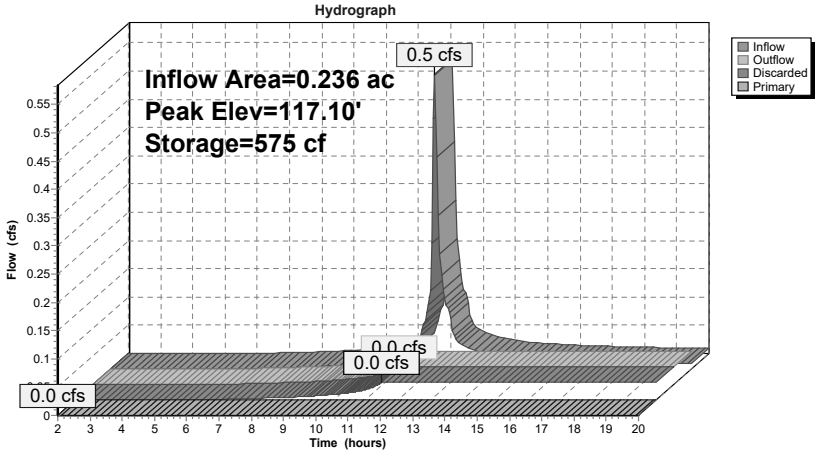
3,691.6 cf Field - 960.3 cf Chambers = 2,731.4 cf Stone x 40.0% Voids = 1,092.5 cf Stone Storage

Chamber Storage + Stone Storage = 2,052.8 cf = 0.047 af
Overall Storage Efficiency = 55.6%
Overall System Size = 74.50' x 17.75' x 2.79'

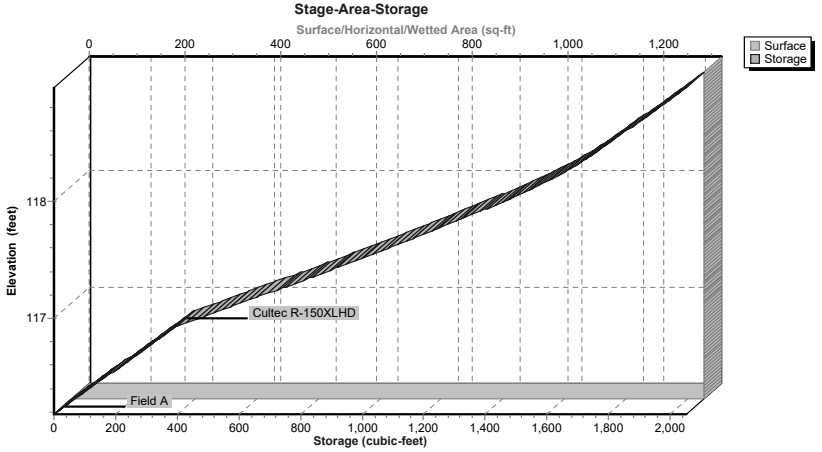
35 Chambers
136.7 cy Field
101.2 cy Stone



Pond UG: UG



Pond UG: UG

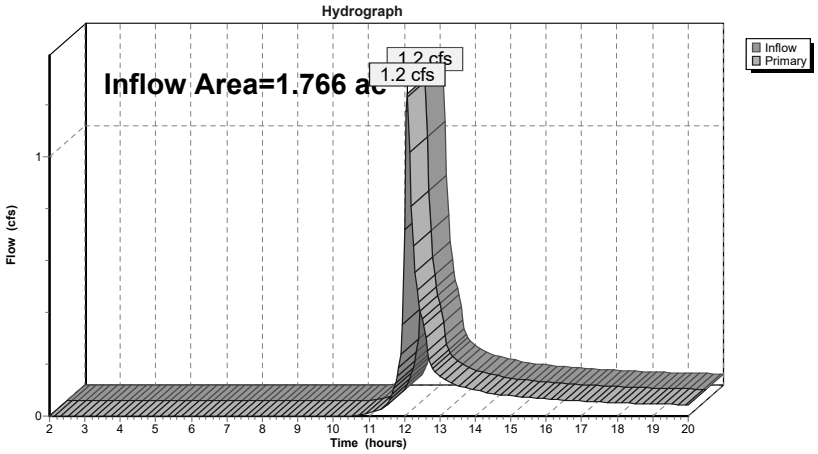


Summary for Link SDP: SDP

Inflow Area = 1.766 ac, 53.34% Impervious, Inflow Depth > 0.60" for 1-yr event
Inflow = 1.2 cfs @ 12.09 hrs, Volume= 0.089 af
Primary = 1.2 cfs @ 12.09 hrs, Volume= 0.089 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs

Link SDP: SDP



Time span=2.00-20.00 hrs, dt=0.05 hrs, 361 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA 1 Runoff Area=1.766 ac 34.09% Impervious Runoff Depth>1.91"
Flow Length=218' Tc=8.7 min CN=74 Runoff=3.9 cfs 0.281 af

Subcatchment 10: DA 10 Runoff Area=1.420 ac 46.41% Impervious Runoff Depth>2.15"
Flow Length=218' Tc=8.7 min CN=77 Runoff=3.5 cfs 0.254 af

Subcatchment 11: DA 11 Runoff Area=0.236 ac 78.39% Impervious Runoff Depth>3.32"
Flow Length=118' Tc=6.0 min CN=90 Runoff=1.0 cfs 0.065 af

Subcatchment 12: DA 12 Runoff Area=0.044 ac 84.09% Impervious Runoff Depth>3.53"
Tc=6.0 min CN=92 Runoff=0.2 cfs 0.013 af

Subcatchment 13: DA 13 Runoff Area=0.032 ac 93.75% Impervious Runoff Depth>3.96"
Tc=6.0 min CN=96 Runoff=0.2 cfs 0.011 af

Subcatchment 14: DA 14 Runoff Area=0.034 ac 91.18% Impervious Runoff Depth>3.85"
Tc=6.0 min CN=95 Runoff=0.2 cfs 0.011 af

Reach 7R: REACH B Avg. Flow Depth=0.11' Max Vel=4.00 fps Inflow=0.2 cfs 0.008 af
8.0" Round Pipe n=0.012 L=155.0' S=0.0374 '/' Capacity=2.5 cfs Outflow=0.2 cfs 0.008 af

Reach R: REACH Avg. Flow Depth=0.04' Max Vel=2.56 fps Inflow=0.0 cfs 0.005 af
15.0" Round Pipe n=0.012 L=354.0' S=0.0555 '/' Capacity=16.5 cfs Outflow=0.0 cfs 0.005 af

Pond PA: PLANTER A Peak Elev=118.59' Storage=240 cf Inflow=0.2 cfs 0.013 af
Outflow=0.2 cfs 0.008 af

Pond PB: PLANTER B Peak Elev=108.55' Storage=233 cf Inflow=0.2 cfs 0.011 af
Outflow=0.1 cfs 0.005 af

Pond PC: PLANTER C Peak Elev=110.39' Storage=180 cf Inflow=0.2 cfs 0.011 af
Outflow=0.2 cfs 0.007 af

Pond UG: UG Peak Elev=118.02' Storage=1,477 cf Inflow=1.0 cfs 0.065 af
Discarded=0.0 cfs 0.031 af Primary=0.0 cfs 0.005 af Outflow=0.1 cfs 0.035 af

Link SDP: SDP Inflow=3.7 cfs 0.278 af
Primary=3.7 cfs 0.278 af

Total Runoff Area = 3.532 ac Runoff Volume = 0.635 af Average Runoff Depth = 2.16"
56.29% Pervious = 1.988 ac 43.71% Impervious = 1.544 ac

Summary for Subcatchment 1: DA 1

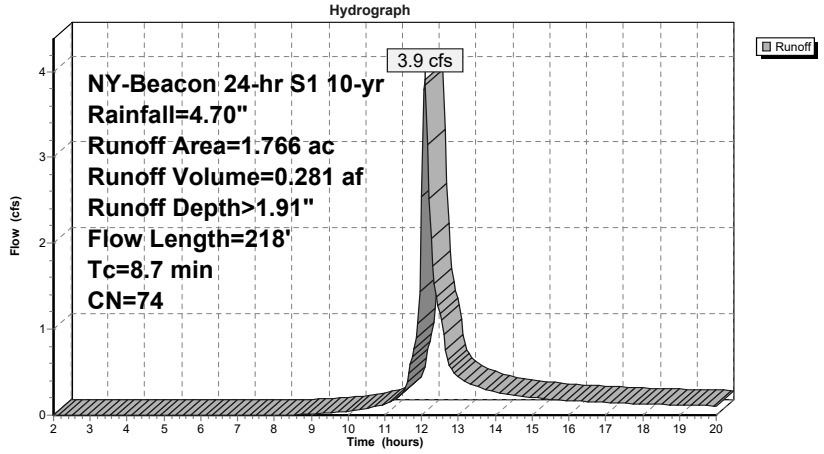
Runoff = 3.9 cfs @ 12.08 hrs, Volume= 0.281 af, Depth> 1.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 10-yr Rainfall=4.70"

Area (ac)	CN	Description
0.602	98	Paved parking, HSG B
0.529	55	Woods, Good, HSG B
0.531	61	>75% Grass cover, Good, HSG B
0.104	96	Gravel surface, HSG B
1.766	74	Weighted Average
1.164		65.91% Pervious Area
0.602		34.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.2100	0.20		**Sheet Flow, S1** Woods: Light underbrush n= 0.400 P2= 3.17"
0.3	118	0.1530	6.30		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
8.7	218	Total			

Subcatchment 1: DA 1



Summary for Subcatchment 10: DA 10

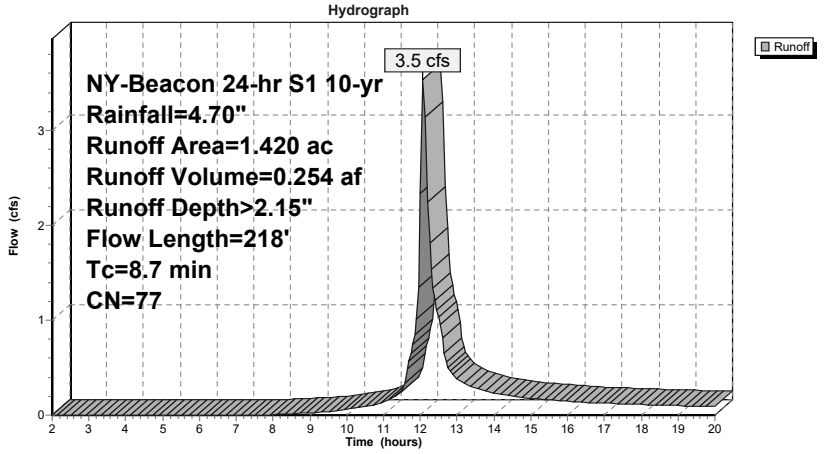
Runoff = 3.5 cfs @ 12.08 hrs, Volume= 0.254 af, Depth> 2.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 10-yr Rainfall=4.70"

Area (ac)	CN	Description
* 0.170	98	Existing Impervious
0.234	55	Woods, Good, HSG B
0.527	61	>75% Grass cover, Good, HSG B
0.489	98	Paved parking, HSG B
1.420	77	Weighted Average
0.761		53.59% Pervious Area
0.659		46.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.2100	0.20		**Sheet Flow, S1** Woods: Light underbrush n= 0.400 P2= 3.17"
0.3	118	0.1530	6.30		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
8.7	218	Total			

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

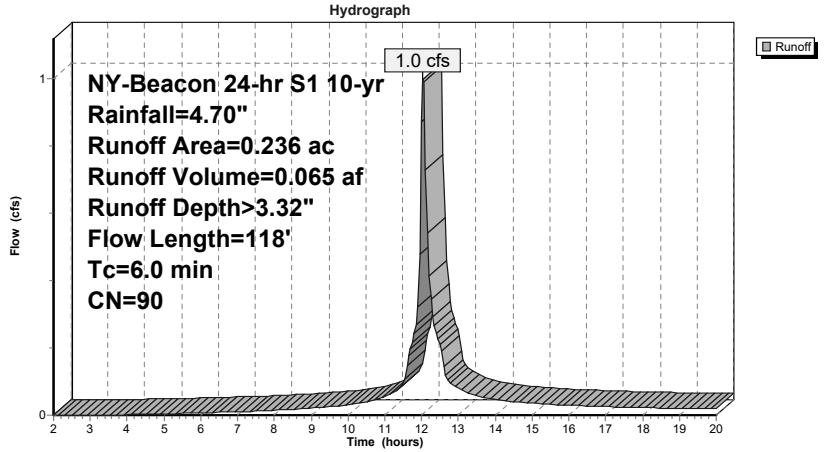
Runoff = 1.0 cfs @ 12.04 hrs, Volume= 0.065 af, Depth> 3.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 10-yr Rainfall=4.70"

Area (ac)	CN	Description
0.185	98	Roofs, HSG B
0.051	61	>75% Grass cover, Good, HSG B
0.236	90	Weighted Average
0.051		21.61% Pervious Area
0.185		78.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	25	0.2000	0.22		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.7	75	0.0400	1.71		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.17"
0.1	18	0.0200	2.87		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
2.7	118	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 11: DA 11



Summary for Subcatchment 12: DA 12

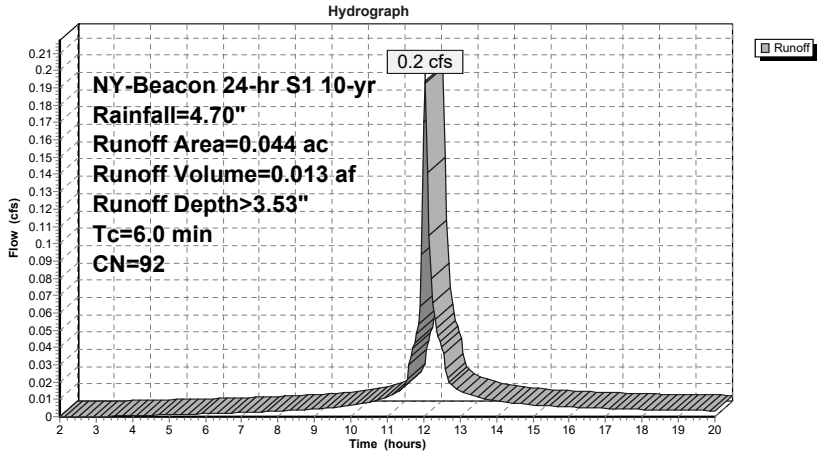
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.013 af, Depth> 3.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 10-yr Rainfall=4.70"

Area (ac)	CN	Description
0.037	98	Paved parking, HSG B
0.007	61	>75% Grass cover, Good, HSG B
0.044	92	Weighted Average
0.007		15.91% Pervious Area
0.037		84.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Subcatchment 12: DA 12



Summary for Subcatchment 13: DA 13

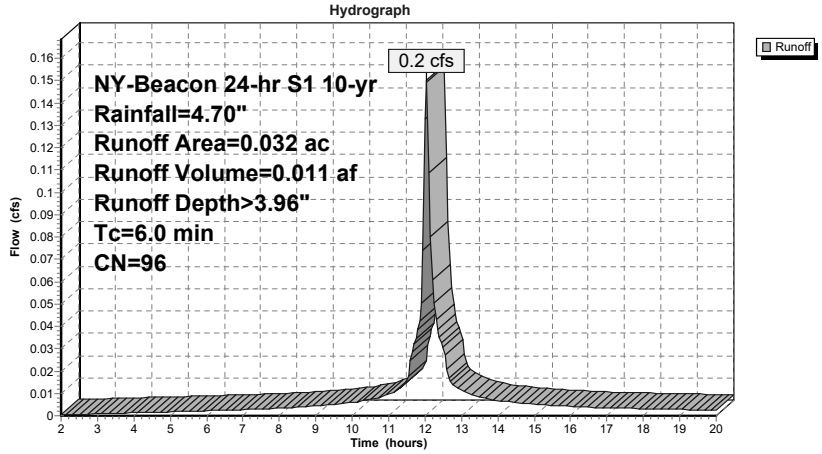
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.011 af, Depth> 3.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 10-yr Rainfall=4.70"

Area (ac)	CN	Description
0.030	98	Paved parking, HSG B
0.002	61	>75% Grass cover, Good, HSG B
0.032	96	Weighted Average
0.002		6.25% Pervious Area
0.030		93.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Subcatchment 13: DA 13



Summary for Subcatchment 14: DA 14

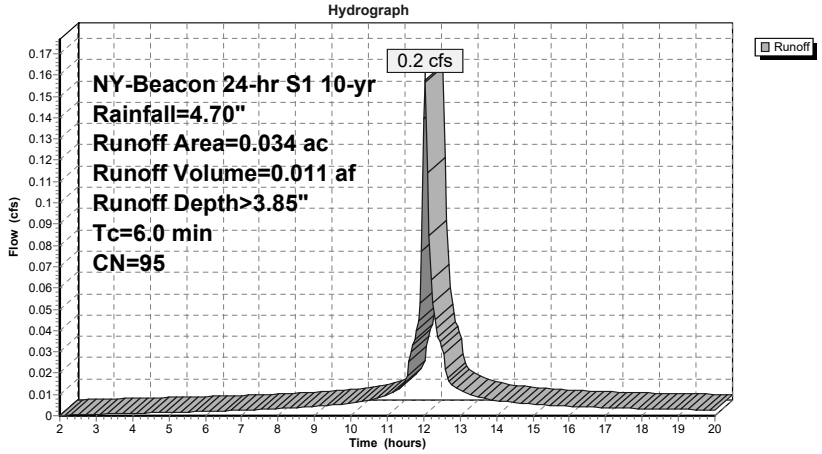
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.011 af, Depth> 3.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 10-yr Rainfall=4.70"

Area (ac)	CN	Description
0.031	98	Paved parking, HSG B
0.003	61	>75% Grass cover, Good, HSG B
0.034	95	Weighted Average
0.003		8.82% Pervious Area
0.031		91.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Subcatchment 14: DA 14



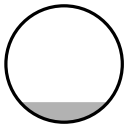
Summary for Reach 7R: REACH B

Inflow Area = 0.044 ac, 84.09% Impervious, Inflow Depth > 2.11" for 10-yr event
Inflow = 0.2 cfs @ 12.11 hrs, Volume= 0.008 af
Outflow = 0.2 cfs @ 12.14 hrs, Volume= 0.008 af, Atten= 23%, Lag= 2.1 min

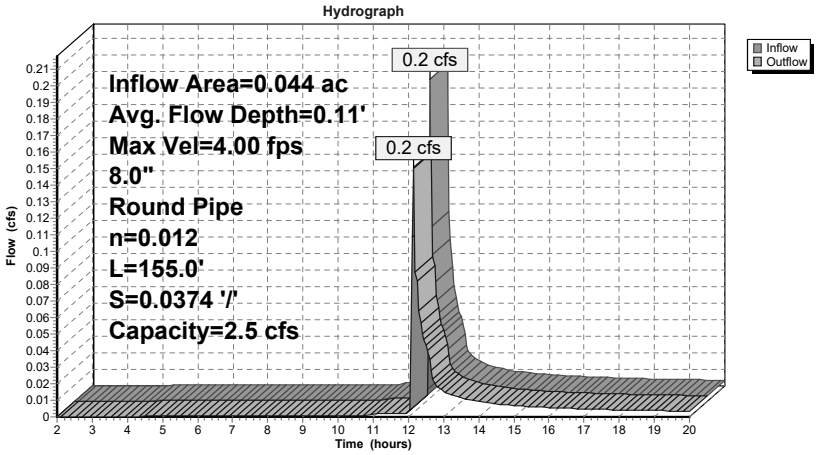
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.00 fps, Min. Travel Time= 0.6 min
Avg. Velocity = 1.15 fps, Avg. Travel Time= 2.2 min

Peak Storage= 6 cf @ 12.13 hrs
Average Depth at Peak Storage= 0.11'
Bank-Full Depth= 0.67' Flow Area= 0.3 sf, Capacity= 2.5 cfs

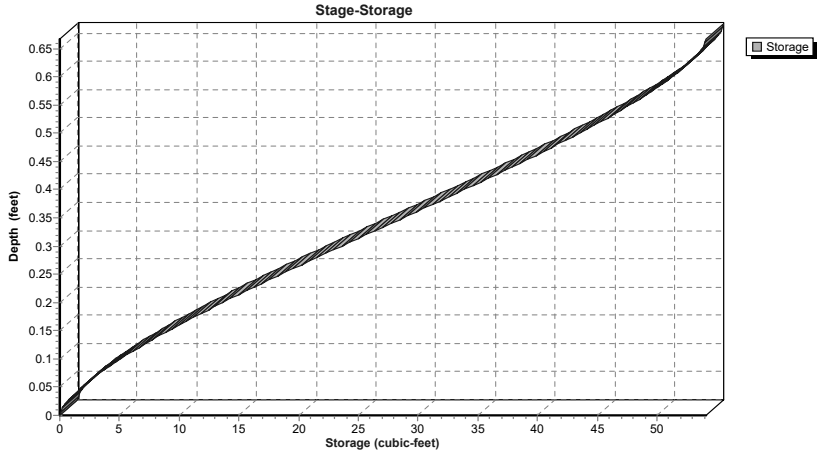
8.0" Round Pipe
n= 0.012
Length= 155.0' Slope= 0.0374 '/'
Inlet Invert= 102.50', Outlet Invert= 96.71'



Reach 7R: REACH B



Reach 7R: REACH B



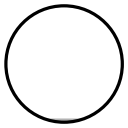
Summary for Reach R: REACH

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth = 0.23" for 10-yr event
Inflow = 0.0 cfs @ 13.45 hrs, Volume= 0.005 af
Outflow = 0.0 cfs @ 13.51 hrs, Volume= 0.005 af, Atten= 0%, Lag= 3.9 min

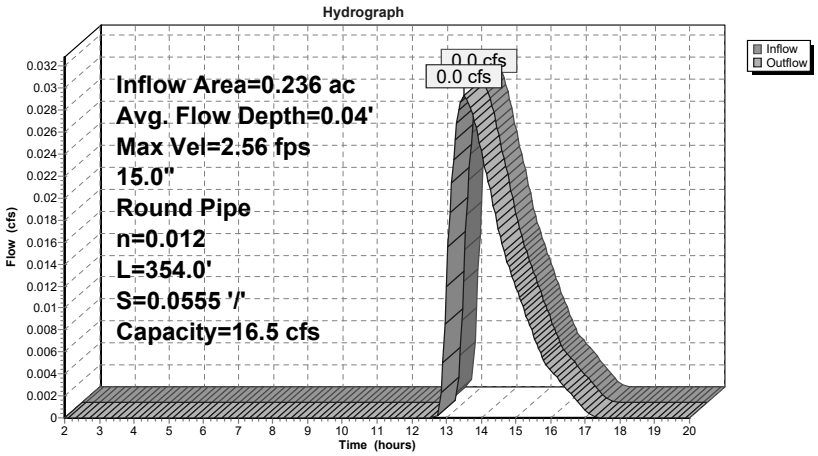
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.56 fps, Min. Travel Time= 2.3 min
Avg. Velocity = 1.84 fps, Avg. Travel Time= 3.2 min

Peak Storage= 4 cf @ 13.47 hrs
Average Depth at Peak Storage= 0.04'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 16.5 cfs

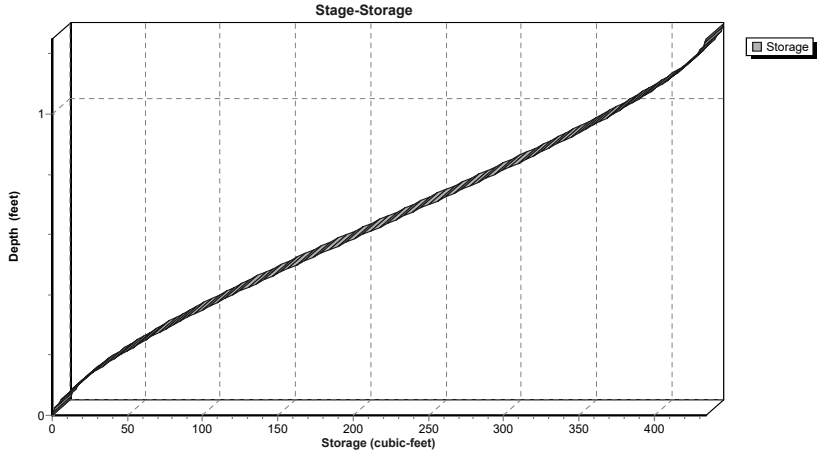
15.0" Round Pipe
n= 0.012
Length= 354.0' Slope= 0.0555 '/'
Inlet Invert= 116.37', Outlet Invert= 96.71'



Reach R: REACH



Reach R: REACH



Summary for Pond PA: PLANTER A

Inflow Area = 0.044 ac, 84.09% Impervious, Inflow Depth > 3.53" for 10-yr event
Inflow = 0.2 cfs @ 12.04 hrs, Volume= 0.013 af
Outflow = 0.2 cfs @ 12.11 hrs, Volume= 0.008 af, Atten= 0%, Lag= 4.1 min
Primary = 0.2 cfs @ 12.11 hrs, Volume= 0.008 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 118.59' @ 12.11 hrs Surf.Area= 150 sf Storage= 240 cf

Plug-Flow detention time= 160.3 min calculated for 0.008 af (60% of inflow)
Center-of-Mass det. time= 72.9 min (823.9 - 751.1)

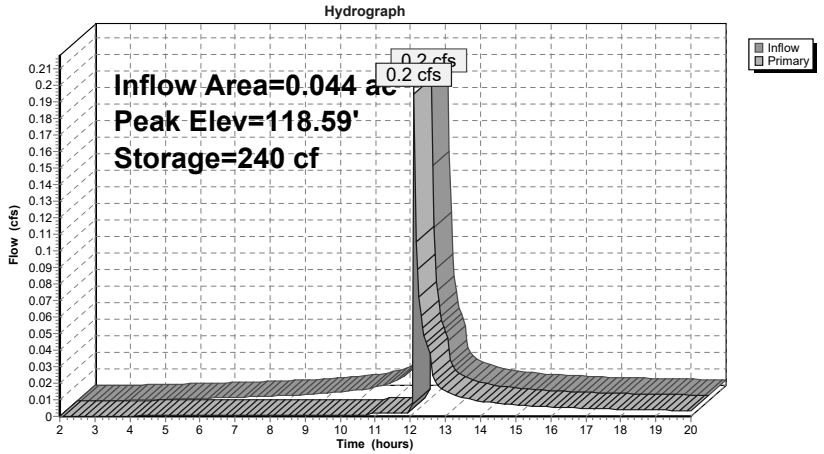
Volume	Invert	Avail.Storage	Storage Description
#1	115.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
115.00	30	0	0
117.49	30	75	75
117.50	150	1	76
119.50	150	300	376

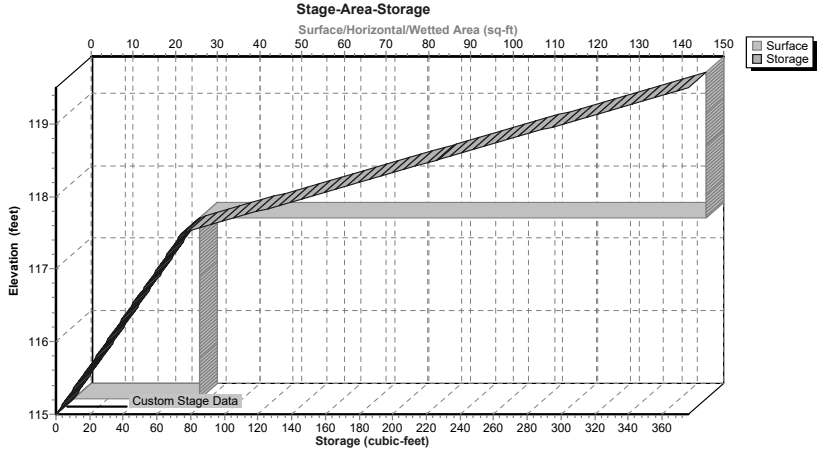
Device	Routing	Invert	Outlet Devices
#1	Primary	118.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	115.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.2 cfs @ 12.11 hrs HW=118.58' (Free Discharge)
↑**1=Orifice/Grate** (Weir Controls 0.2 cfs @ 0.95 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PA: PLANTER A



Pond PA: PLANTER A



Summary for Pond PB: PLANTER B

Inflow Area = 0.032 ac, 93.75% Impervious, Inflow Depth > 3.96" for 10-yr event
Inflow = 0.2 cfs @ 12.04 hrs, Volume= 0.011 af
Outflow = 0.1 cfs @ 12.17 hrs, Volume= 0.005 af, Atten= 45%, Lag= 8.0 min
Primary = 0.1 cfs @ 12.17 hrs, Volume= 0.005 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.55' @ 12.15 hrs Surf.Area= 150 sf Storage= 233 cf

Plug-Flow detention time= 205.4 min calculated for 0.005 af (51% of inflow)
Center-of-Mass det. time= 95.6 min (824.6 - 729.0)

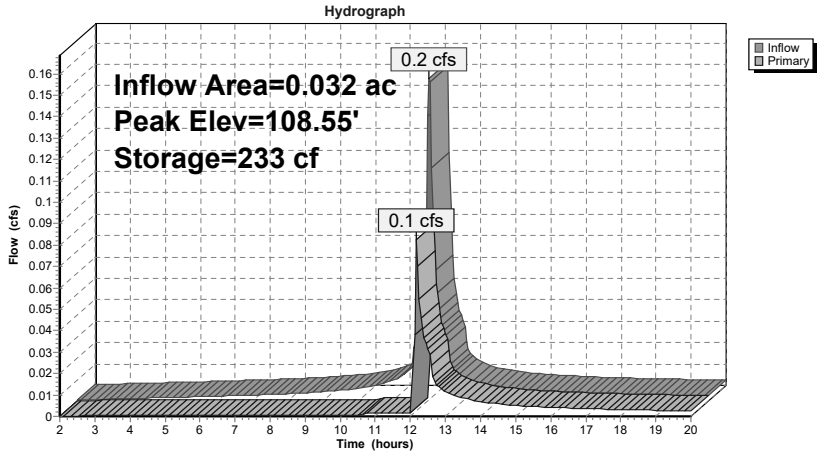
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
105.00	30	0	0
107.49	30	75	75
107.50	150	1	76
109.50	150	300	376

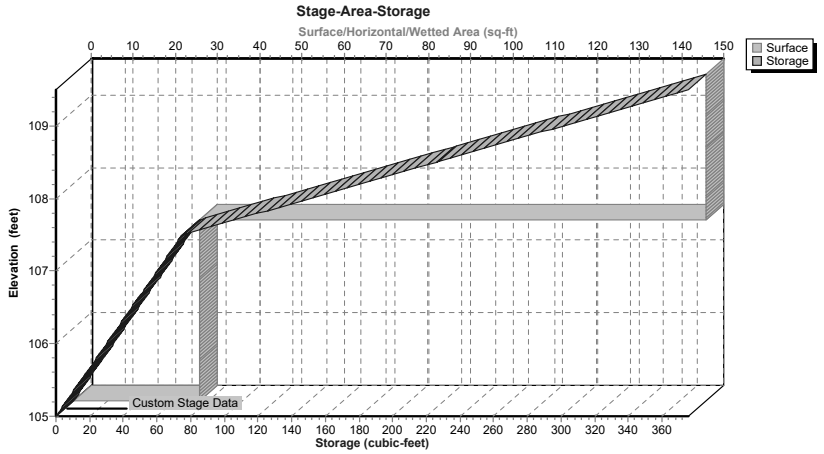
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.1 cfs @ 12.17 hrs HW=108.55' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.1 cfs @ 0.70 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PB: PLANTER B



Pond PB: PLANTER B



Summary for Pond PC: PLANTER C

Inflow Area = 0.034 ac, 91.18% Impervious, Inflow Depth > 3.85" for 10-yr event
Inflow = 0.2 cfs @ 12.04 hrs, Volume= 0.011 af
Outflow = 0.2 cfs @ 12.06 hrs, Volume= 0.007 af, Atten= 0%, Lag= 1.2 min
Primary = 0.2 cfs @ 12.06 hrs, Volume= 0.007 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 110.39' @ 12.06 hrs Surf.Area= 114 sf Storage= 180 cf

Plug-Flow detention time= 158.3 min calculated for 0.007 af (64% of inflow)
Center-of-Mass det. time= 72.8 min (808.0 - 735.1)

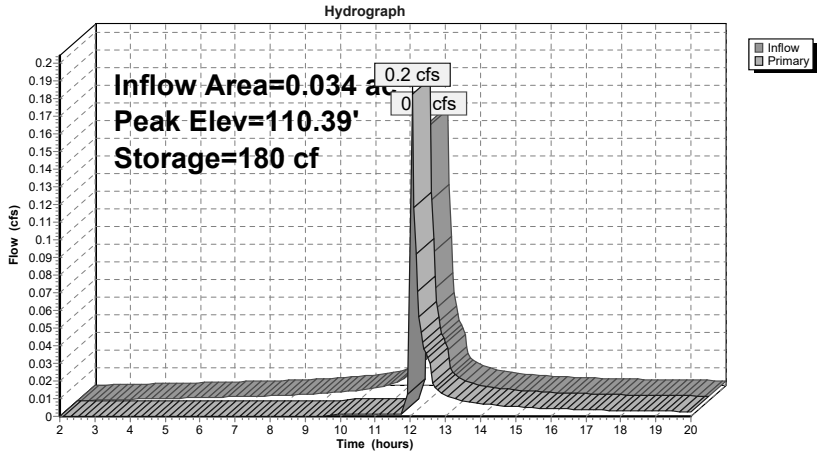
Volume	Invert	Avail.Storage	Storage Description
#1	106.80'	283 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
106.80	22	0	0
109.29	22	55	55
109.30	114	1	55
111.30	114	228	283

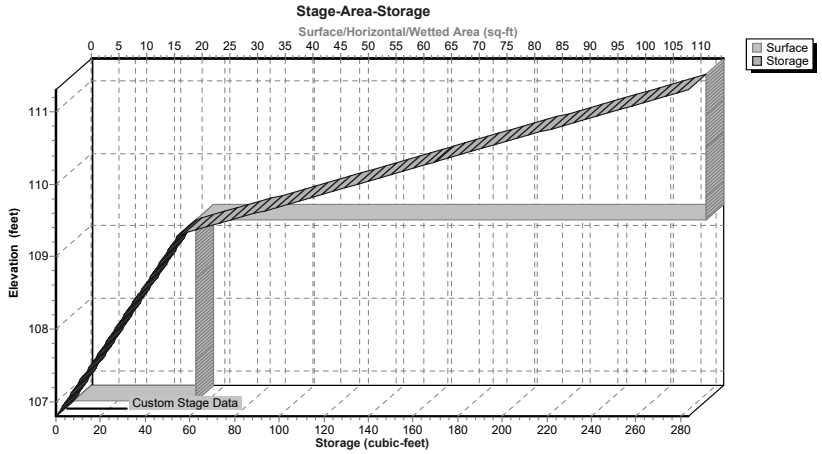
Device	Routing	Invert	Outlet Devices
#1	Primary	110.30'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	106.80'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.2 cfs @ 12.06 hrs HW=110.38' (Free Discharge)
↑**1=Orifice/Grate** (Weir Controls 0.2 cfs @ 0.94 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PC: PLANTER C



Pond PC: PLANTER C



Summary for Pond UG: UG

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth > 3.32" for 10-yr event
Inflow = 1.0 cfs @ 12.04 hrs, Volume= 0.065 af
Outflow = 0.1 cfs @ 13.45 hrs, Volume= 0.035 af, Atten= 94%, Lag= 84.5 min
Discarded = 0.0 cfs @ 10.15 hrs, Volume= 0.031 af
Primary = 0.0 cfs @ 13.45 hrs, Volume= 0.005 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 118.02' @ 13.45 hrs Surf.Area= 1,322 sf Storage= 1,477 cf

Plug-Flow detention time= 160.2 min calculated for 0.035 af (54% of inflow)
Center-of-Mass det. time= 68.8 min (828.6 - 759.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	116.18'	1,093 cf	**17.75'W x 74.50'L x 2.79'H Field A** 3,692 cf Overall - 960 cf Embedded = 2,731 cf x 40.0% Voids
#2A	116.93'	960 cf	**Cultec R-150XLHD** x 35 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 5 rows
		2,053 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	116.18'	**1.000 in/hr Exfiltration over Surface area**
#2	Primary	117.93'	**8.0" Vert. Orifice/Grate** C= 0.600

Discarded OutFlow Max=0.0 cfs @ 10.15 hrs HW=116.21' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.0 cfs)

Primary OutFlow Max=0.0 cfs @ 13.45 hrs HW=118.02' (Free Discharge)
↑**2=Orifice/Grate** (Orifice Controls 0.0 cfs @ 1.03 fps)

Pond UG: UG - Chamber Wizard Field A

Chamber Model = Cultec R-150XLHD (Cultec Recharger® 150XLHD)
Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf
Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap
Row Length Adjustment= +0.75' x 2.65 sf x 5 rows

33.0" Wide + 6.0" Spacing = 39.0" C-C Row Spacing

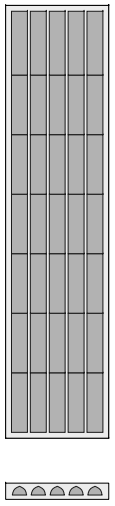
7 Chambers/Row x 10.25' Long +0.75' Row Adjustment = 72.50' Row Length +12.0" End Stone x 2 = 74.50' Base Length
5 Rows x 33.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 17.75' Base Width
9.0" Base + 18.5" Chamber Height + 6.0" Cover = 2.79' Field Height

35 Chambers x 27.2 cf +0.75' Row Adjustment x 2.65 sf x 5 Rows = 960.3 cf Chamber Storage

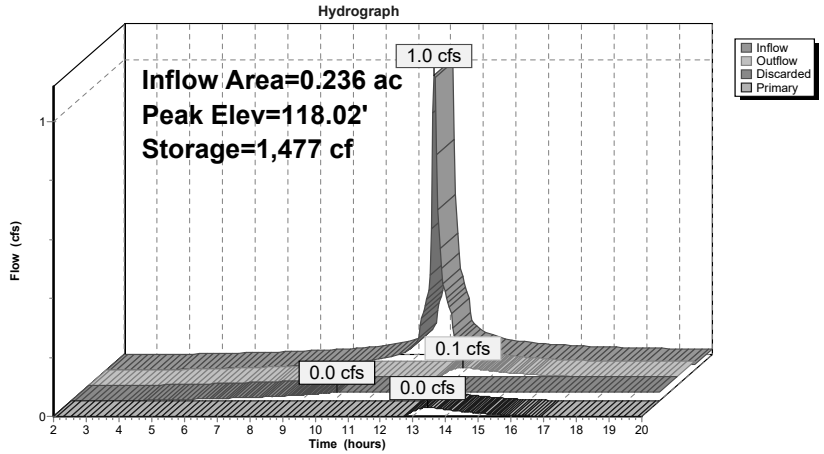
3,691.6 cf Field - 960.3 cf Chambers = 2,731.4 cf Stone x 40.0% Voids = 1,092.5 cf Stone Storage

Chamber Storage + Stone Storage = 2,052.8 cf = 0.047 af
Overall Storage Efficiency = 55.6%
Overall System Size = 74.50' x 17.75' x 2.79'

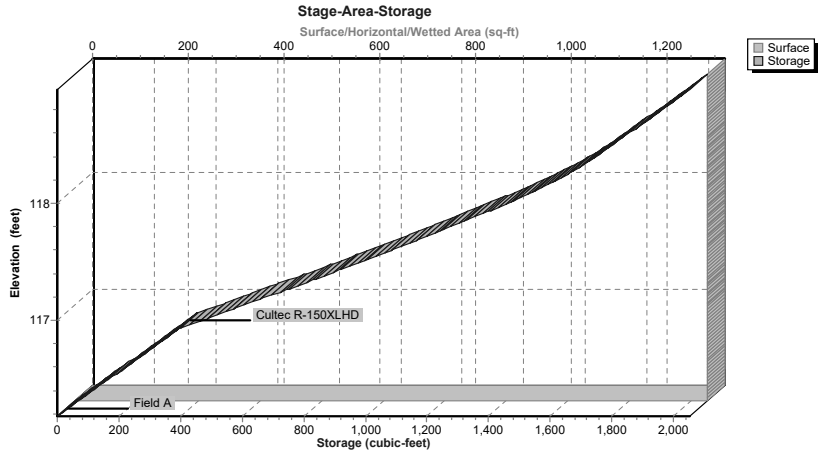
35 Chambers
136.7 cy Field
101.2 cy Stone



Pond UG: UG



Pond UG: UG

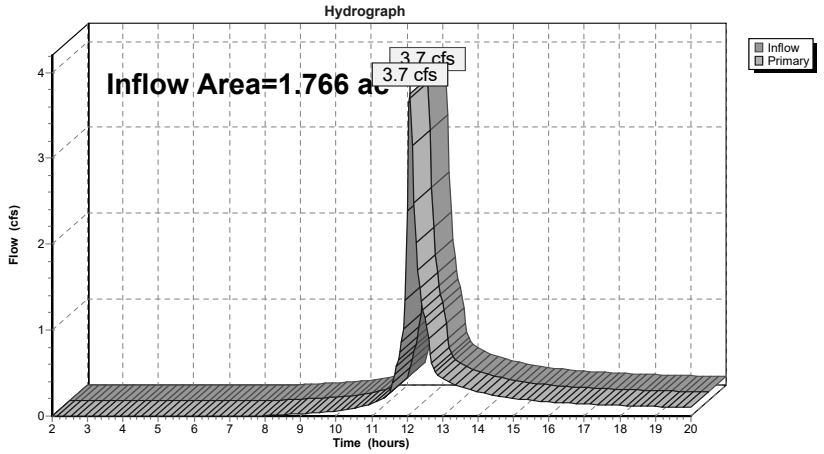


Summary for Link SDP: SDP

Inflow Area = 1.766 ac, 53.34% Impervious, Inflow Depth > 1.89" for 10-yr event
Inflow = 3.7 cfs @ 12.08 hrs, Volume= 0.278 af
Primary = 3.7 cfs @ 12.08 hrs, Volume= 0.278 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs

Link SDP: SDP



Time span=2.00-20.00 hrs, dt=0.05 hrs, 361 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA 1 Runoff Area=1.766 ac 34.09% Impervious Runoff Depth>4.77"
Flow Length=218' Tc=8.7 min CN=74 Runoff=9.1 cfs 0.703 af

Subcatchment 10: DA 10 Runoff Area=1.420 ac 46.41% Impervious Runoff Depth>5.12"
Flow Length=218' Tc=8.7 min CN=77 Runoff=7.8 cfs 0.606 af

Subcatchment 11: DA 11 Runoff Area=0.236 ac 78.39% Impervious Runoff Depth>6.64"
Flow Length=118' Tc=6.0 min CN=90 Runoff=1.8 cfs 0.131 af

Subcatchment 12: DA 12 Runoff Area=0.044 ac 84.09% Impervious Runoff Depth>6.88"
Tc=6.0 min CN=92 Runoff=0.3 cfs 0.025 af

Subcatchment 13: DA 13 Runoff Area=0.032 ac 93.75% Impervious Runoff Depth>7.33"
Tc=6.0 min CN=96 Runoff=0.2 cfs 0.020 af

Subcatchment 14: DA 14 Runoff Area=0.034 ac 91.18% Impervious Runoff Depth>7.22"
Tc=6.0 min CN=95 Runoff=0.3 cfs 0.020 af

Reach 7R: REACH B Avg. Flow Depth=0.16' Max Vel=5.00 fps Inflow=0.3 cfs 0.020 af
8.0" Round Pipe n=0.012 L=155.0' S=0.0374 '/' Capacity=2.5 cfs Outflow=0.3 cfs 0.020 af

Reach R: REACH Avg. Flow Depth=0.21' Max Vel=7.52 fps Inflow=1.0 cfs 0.059 af
15.0" Round Pipe n=0.012 L=354.0' S=0.0555 '/' Capacity=16.5 cfs Outflow=1.0 cfs 0.059 af

Pond PA: PLANTER A Peak Elev=118.63' Storage=245 cf Inflow=0.3 cfs 0.025 af
Outflow=0.3 cfs 0.020 af

Pond PB: PLANTER B Peak Elev=108.61' Storage=242 cf Inflow=0.2 cfs 0.020 af
Outflow=0.2 cfs 0.014 af

Pond PC: PLANTER C Peak Elev=110.41' Storage=182 cf Inflow=0.3 cfs 0.020 af
Outflow=0.3 cfs 0.017 af

Pond UG: UG Peak Elev=118.64' Storage=1,879 cf Inflow=1.8 cfs 0.131 af
Discarded=0.0 cfs 0.039 af Primary=1.0 cfs 0.059 af Outflow=1.1 cfs 0.098 af

Link SDP: SDP Inflow=9.0 cfs 0.716 af
Primary=9.0 cfs 0.716 af

Total Runoff Area = 3.532 ac Runoff Volume = 1.504 af Average Runoff Depth = 5.11"
56.29% Pervious = 1.988 ac 43.71% Impervious = 1.544 ac

Summary for Subcatchment 1: DA 1

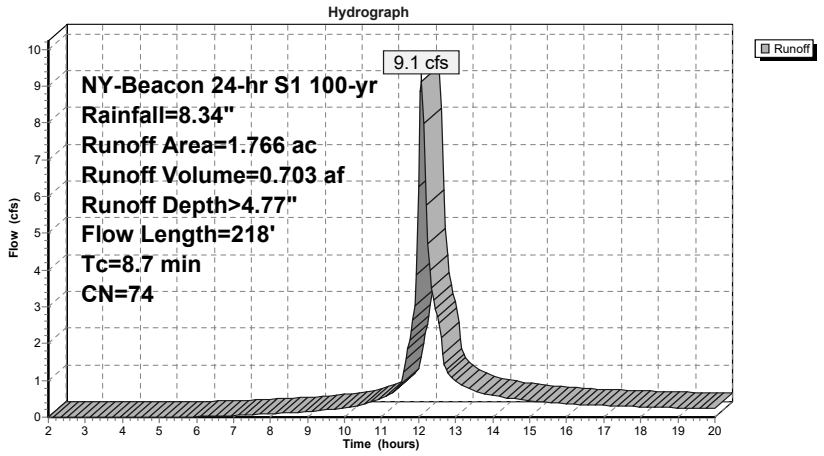
Runoff = 9.1 cfs @ 12.07 hrs, Volume= 0.703 af, Depth> 4.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.602	98	Paved parking, HSG B
0.529	55	Woods, Good, HSG B
0.531	61	>75% Grass cover, Good, HSG B
0.104	96	Gravel surface, HSG B
1.766	74	Weighted Average
1.164		65.91% Pervious Area
0.602		34.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.2100	0.20		**Sheet Flow, S1** Woods: Light underbrush n= 0.400 P2= 3.17"
0.3	118	0.1530	6.30		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
8.7	218	Total			

Subcatchment 1: DA 1



Summary for Subcatchment 10: DA 10

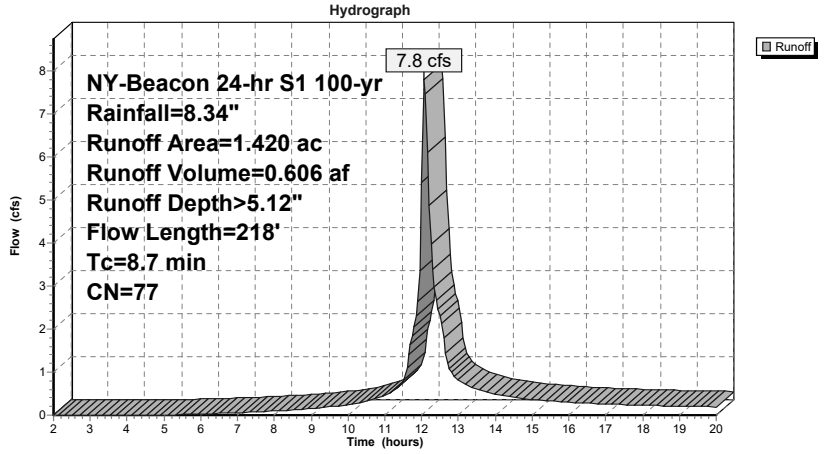
Runoff = 7.8 cfs @ 12.07 hrs, Volume= 0.606 af, Depth> 5.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 100-yr Rainfall=8.34"

	Area (ac)	CN	Description
*	0.170	98	Existing Impervious
	0.234	55	Woods, Good, HSG B
	0.527	61	>75% Grass cover, Good, HSG B
	0.489	98	Paved parking, HSG B
	1.420	77	Weighted Average
	0.761		53.59% Pervious Area
	0.659		46.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.2100	0.20		**Sheet Flow, S1** Woods: Light underbrush n= 0.400 P2= 3.17"
0.3	118	0.1530	6.30		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
8.7	218	Total			

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

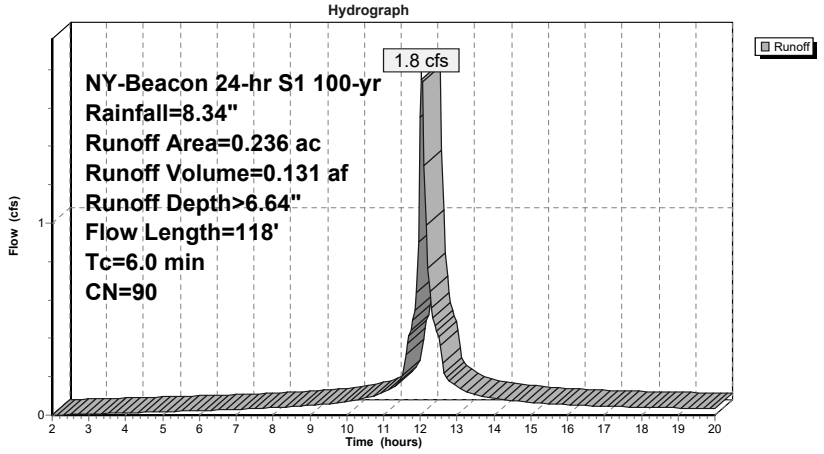
Runoff = 1.8 cfs @ 12.04 hrs, Volume= 0.131 af, Depth> 6.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.185	98	Roofs, HSG B
0.051	61	>75% Grass cover, Good, HSG B
0.236	90	Weighted Average
0.051		21.61% Pervious Area
0.185		78.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	25	0.2000	0.22		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.7	75	0.0400	1.71		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.17"
0.1	18	0.0200	2.87		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
2.7	118	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 11: DA 11



Summary for Subcatchment 12: DA 12

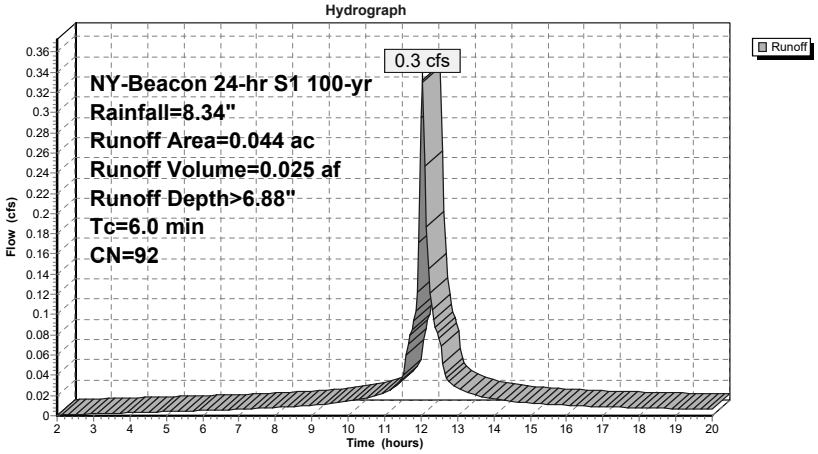
Runoff = 0.3 cfs @ 12.04 hrs, Volume= 0.025 af, Depth> 6.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.037	98	Paved parking, HSG B
0.007	61	>75% Grass cover, Good, HSG B
0.044	92	Weighted Average
0.007		15.91% Pervious Area
0.037		84.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Subcatchment 12: DA 12



Summary for Subcatchment 13: DA 13

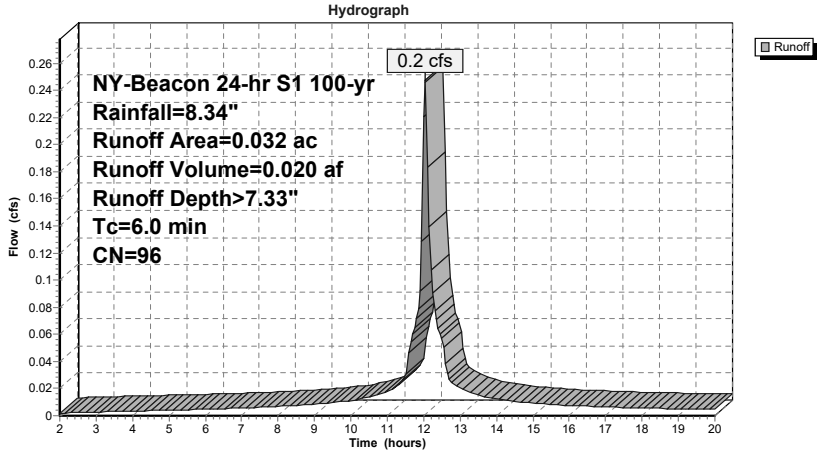
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.020 af, Depth> 7.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.030	98	Paved parking, HSG B
0.002	61	>75% Grass cover, Good, HSG B
0.032	96	Weighted Average
0.002		6.25% Pervious Area
0.030		93.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Subcatchment 13: DA 13



Summary for Subcatchment 14: DA 14

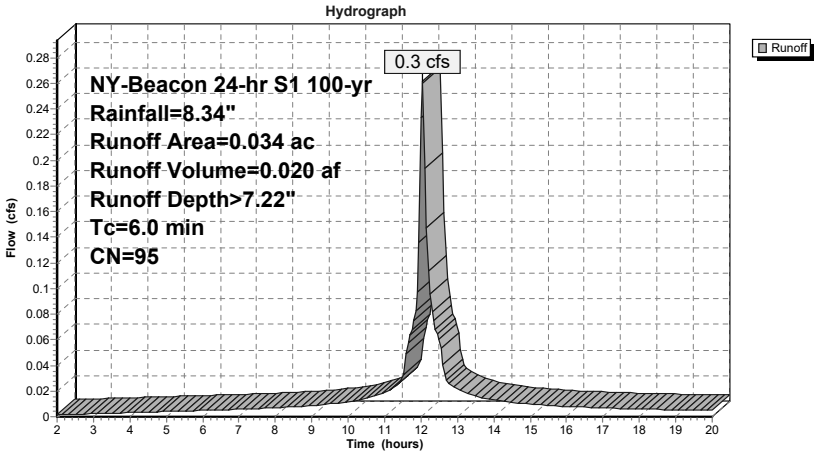
Runoff = 0.3 cfs @ 12.04 hrs, Volume= 0.020 af, Depth> 7.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.031	98	Paved parking, HSG B
0.003	61	>75% Grass cover, Good, HSG B
0.034	95	Weighted Average
0.003		8.82% Pervious Area
0.031		91.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Subcatchment 14: DA 14



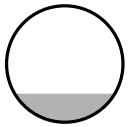
Summary for Reach 7R: REACH B

Inflow Area = 0.044 ac, 84.09% Impervious, Inflow Depth > 5.46" for 100-yr event
Inflow = 0.3 cfs @ 12.05 hrs, Volume= 0.020 af
Outflow = 0.3 cfs @ 12.07 hrs, Volume= 0.020 af, Atten= 4%, Lag= 0.8 min

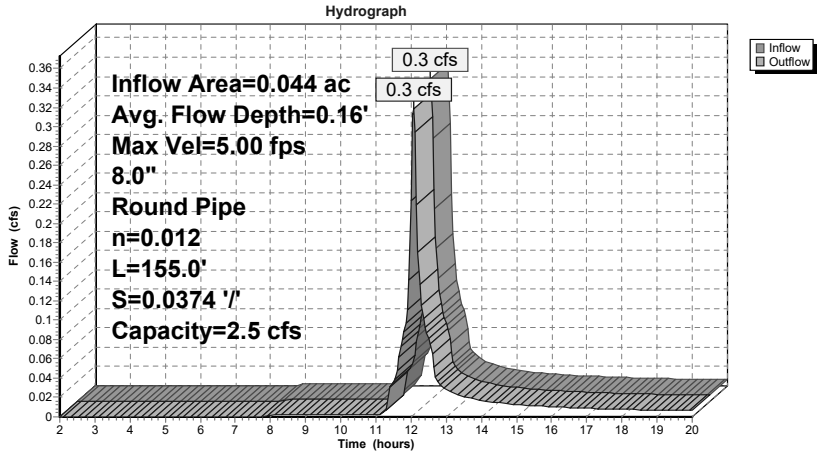
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 5.00 fps, Min. Travel Time= 0.5 min
Avg. Velocity = 1.42 fps, Avg. Travel Time= 1.8 min

Peak Storage= 10 cf @ 12.06 hrs
Average Depth at Peak Storage= 0.16'
Bank-Full Depth= 0.67' Flow Area= 0.3 sf, Capacity= 2.5 cfs

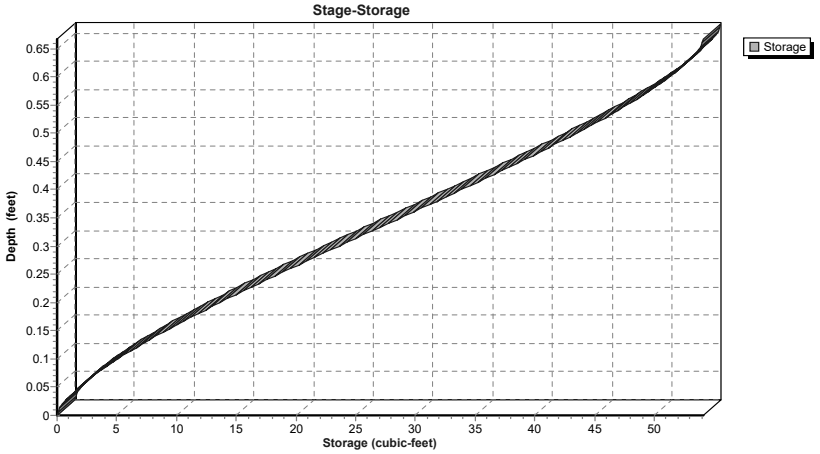
8.0" Round Pipe
n= 0.012
Length= 155.0' Slope= 0.0374 '/'
Inlet Invert= 102.50', Outlet Invert= 96.71'



Reach 7R: REACH B



Reach 7R: REACH B



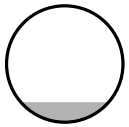
Summary for Reach R: REACH

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth > 3.01" for 100-yr event
Inflow = 1.0 cfs @ 12.15 hrs, Volume= 0.059 af
Outflow = 1.0 cfs @ 12.17 hrs, Volume= 0.059 af, Atten= 0%, Lag= 1.5 min

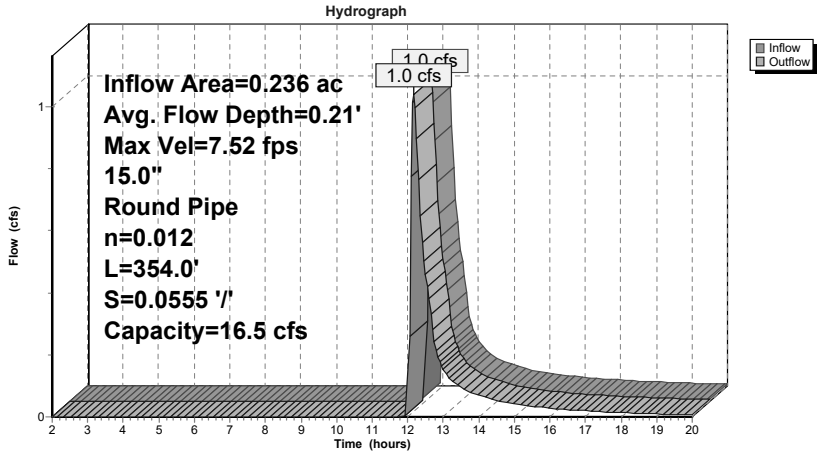
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 7.52 fps, Min. Travel Time= 0.8 min
Avg. Velocity = 2.91 fps, Avg. Travel Time= 2.0 min

Peak Storage= 49 cf @ 12.16 hrs
Average Depth at Peak Storage= 0.21'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 16.5 cfs

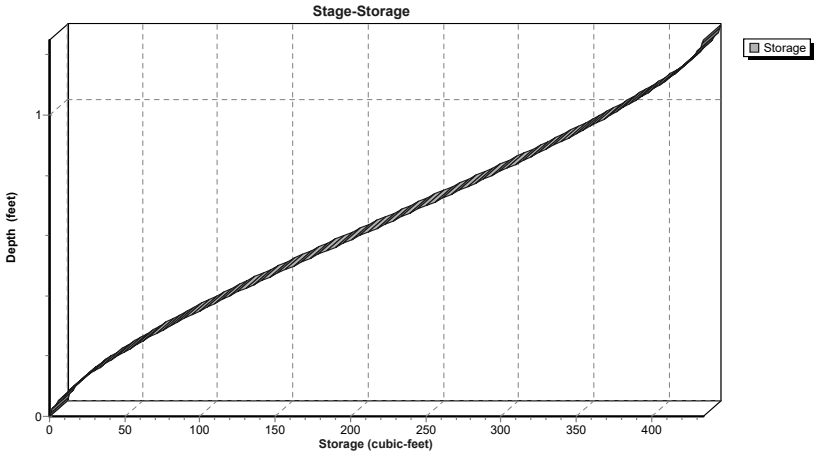
15.0" Round Pipe
n= 0.012
Length= 354.0' Slope= 0.0555 '/'
Inlet Invert= 116.37', Outlet Invert= 96.71'



Reach R: REACH



Reach R: REACH



Summary for Pond PA: PLANTER A

Inflow Area = 0.044 ac, 84.09% Impervious, Inflow Depth > 6.88" for 100-yr event
Inflow = 0.3 cfs @ 12.04 hrs, Volume= 0.025 af
Outflow = 0.3 cfs @ 12.05 hrs, Volume= 0.020 af, Atten= 0%, Lag= 0.8 min
Primary = 0.3 cfs @ 12.05 hrs, Volume= 0.020 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 118.63' @ 12.05 hrs Surf.Area= 150 sf Storage= 245 cf

Plug-Flow detention time= 121.1 min calculated for 0.020 af (79% of inflow)
Center-of-Mass det. time= 57.3 min (790.1 - 732.7)

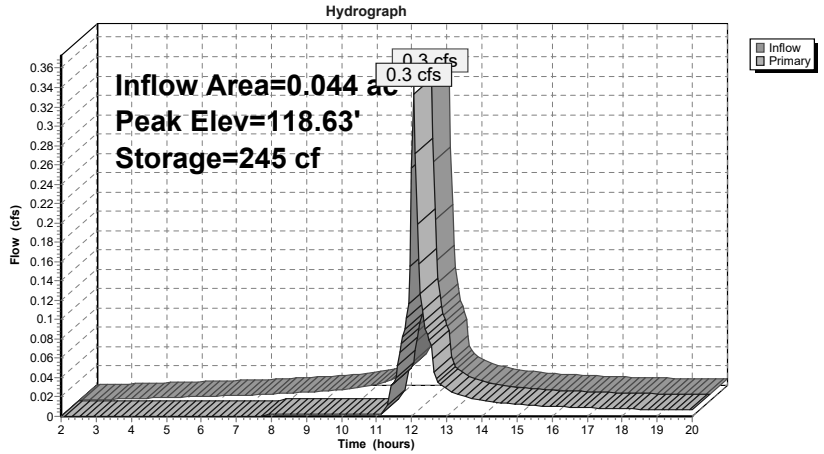
Volume	Invert	Avail.Storage	Storage Description
#1	115.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
115.00	30	0	0
117.49	30	75	75
117.50	150	1	76
119.50	150	300	376

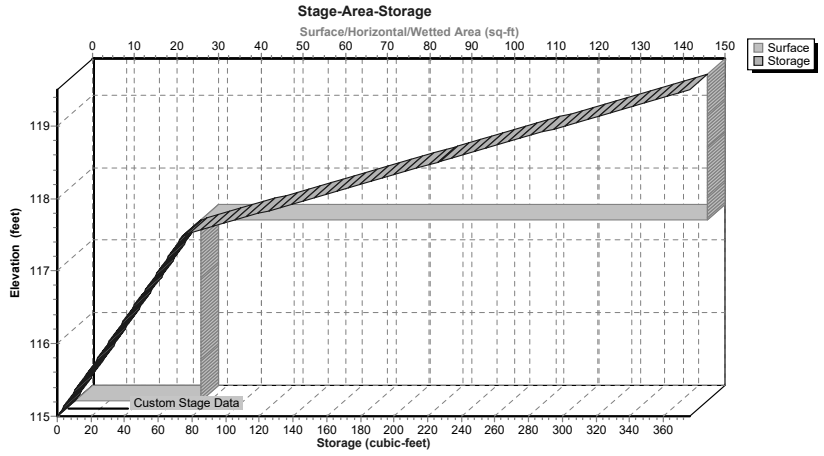
Device	Routing	Invert	Outlet Devices
#1	Primary	118.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	115.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.3 cfs @ 12.05 hrs HW=118.63' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.3 cfs @ 1.18 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PA: PLANTER A



Pond PA: PLANTER A



Summary for Pond PB: PLANTER B

Inflow Area = 0.032 ac, 93.75% Impervious, Inflow Depth > 7.33" for 100-yr event
Inflow = 0.2 cfs @ 12.04 hrs, Volume= 0.020 af
Outflow = 0.2 cfs @ 12.05 hrs, Volume= 0.014 af, Atten= 0%, Lag= 0.8 min
Primary = 0.2 cfs @ 12.05 hrs, Volume= 0.014 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.61' @ 12.05 hrs Surf.Area= 150 sf Storage= 242 cf

Plug-Flow detention time= 149.1 min calculated for 0.014 af (73% of inflow)
Center-of-Mass det. time= 73.2 min (790.3 - 717.1)

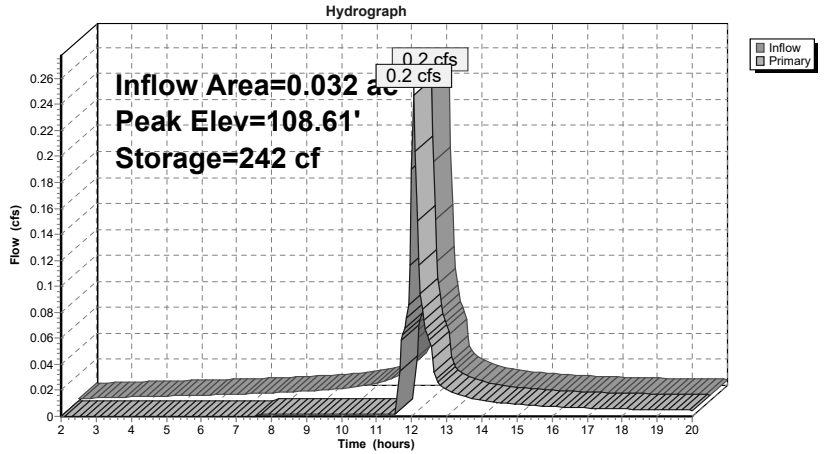
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
105.00	30	0	0
107.49	30	75	75
107.50	150	1	76
109.50	150	300	376

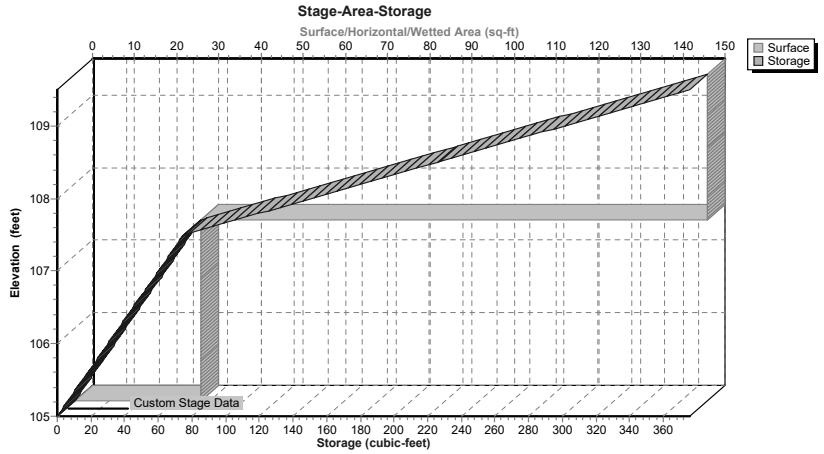
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.2 cfs @ 12.05 hrs HW=108.61' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.2 cfs @ 1.07 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PB: PLANTER B



Pond PB: PLANTER B



Summary for Pond PC: PLANTER C

Inflow Area = 0.034 ac, 91.18% Impervious, Inflow Depth > 7.22" for 100-yr event
Inflow = 0.3 cfs @ 12.04 hrs, Volume= 0.020 af
Outflow = 0.3 cfs @ 12.05 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.7 min
Primary = 0.3 cfs @ 12.05 hrs, Volume= 0.017 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 110.41' @ 12.05 hrs Surf.Area= 114 sf Storage= 182 cf

Plug-Flow detention time= 122.1 min calculated for 0.017 af (81% of inflow)
Center-of-Mass det. time= 60.7 min (781.9 - 721.1)

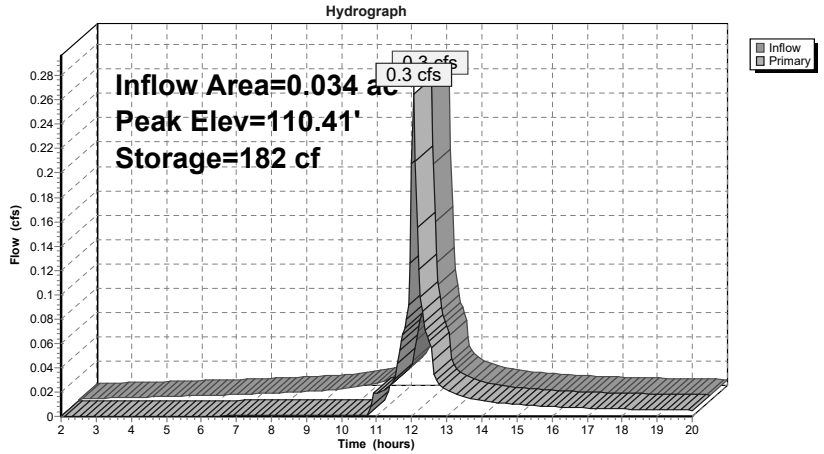
Volume	Invert	Avail.Storage	Storage Description
#1	106.80'	283 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
106.80	22	0	0
109.29	22	55	55
109.30	114	1	55
111.30	114	228	283

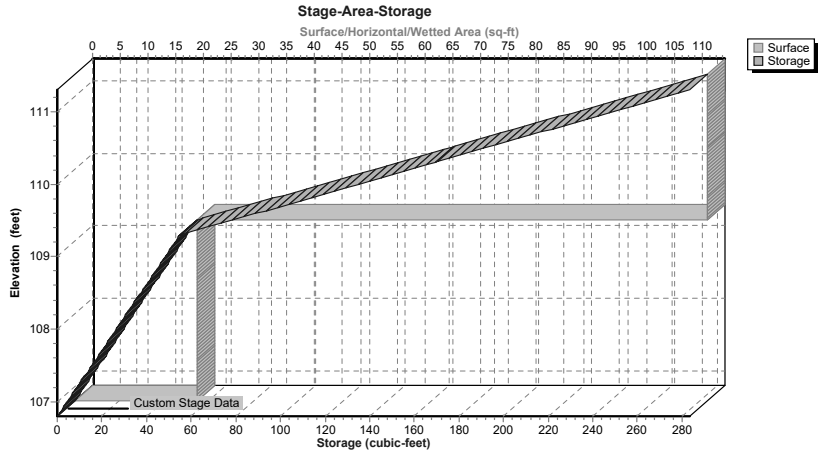
Device	Routing	Invert	Outlet Devices
#1	Primary	110.30'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	106.80'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.3 cfs @ 12.05 hrs HW=110.41' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.3 cfs @ 1.10 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PC: PLANTER C



Pond PC: PLANTER C



Summary for Pond UG: UG

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth > 6.64" for 100-yr event
Inflow = 1.8 cfs @ 12.04 hrs, Volume= 0.131 af
Outflow = 1.1 cfs @ 12.15 hrs, Volume= 0.098 af, Atten= 39%, Lag= 6.3 min
Discarded = 0.0 cfs @ 7.20 hrs, Volume= 0.039 af
Primary = 1.0 cfs @ 12.15 hrs, Volume= 0.059 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 118.64' @ 12.15 hrs Surf.Area= 1,322 sf Storage= 1,879 cf

Plug-Flow detention time= 102.8 min calculated for 0.098 af (75% of inflow)
Center-of-Mass det. time= 32.0 min (771.9 - 740.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	116.18'	1,093 cf	**17.75'W x 74.50'L x 2.79'H Field A** 3,692 cf Overall - 960 cf Embedded = 2,731 cf x 40.0% Voids
#2A	116.93'	960 cf	**Cultec R-150XLHD** x 35 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 5 rows
		2,053 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	116.18'	**1.000 in/hr Exfiltration over Surface area**
#2	Primary	117.93'	**8.0" Vert. Orifice/Grate** C= 0.600

Discarded OutFlow Max=0.0 cfs @ 7.20 hrs HW=116.21' (Free Discharge)
↑└**1=Exfiltration** (Exfiltration Controls 0.0 cfs)

Primary OutFlow Max=1.0 cfs @ 12.15 hrs HW=118.64' (Free Discharge)
↑└**2=Orifice/Grate** (Orifice Controls 1.0 cfs @ 2.95 fps)

Pond UG: UG - Chamber Wizard Field A

Chamber Model = Cultec R-150XLHD (Cultec Recharger® 150XLHD)
Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf
Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap
Row Length Adjustment= +0.75' x 2.65 sf x 5 rows

33.0" Wide + 6.0" Spacing = 39.0" C-C Row Spacing

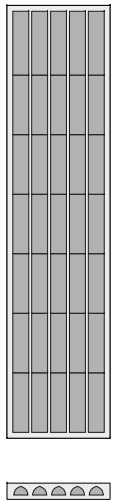
7 Chambers/Row x 10.25' Long +0.75' Row Adjustment = 72.50' Row Length +12.0" End Stone x 2 = 74.50' Base Length
5 Rows x 33.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 17.75' Base Width
9.0" Base + 18.5" Chamber Height + 6.0" Cover = 2.79' Field Height

35 Chambers x 27.2 cf +0.75' Row Adjustment x 2.65 sf x 5 Rows = 960.3 cf Chamber Storage

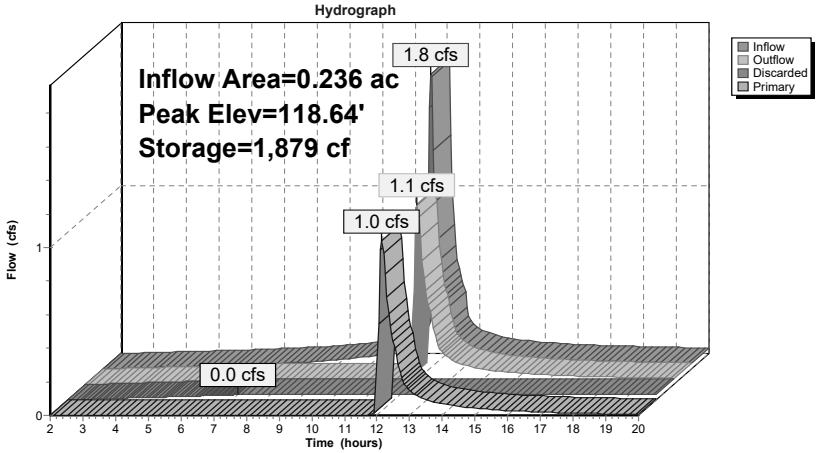
3,691.6 cf Field - 960.3 cf Chambers = 2,731.4 cf Stone x 40.0% Voids = 1,092.5 cf Stone Storage

Chamber Storage + Stone Storage = 2,052.8 cf = 0.047 af
Overall Storage Efficiency = 55.6%
Overall System Size = 74.50' x 17.75' x 2.79'

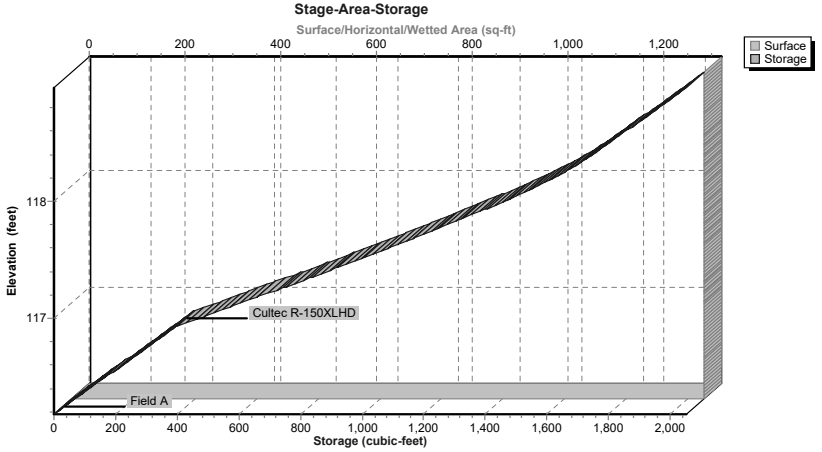
35 Chambers
136.7 cy Field
101.2 cy Stone



Pond UG: UG



Pond UG: UG

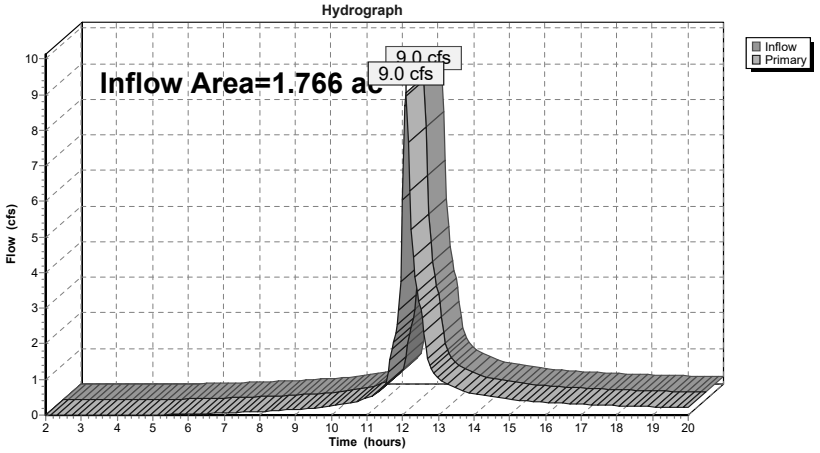


Summary for Link SDP: SDP

Inflow Area = 1.766 ac, 53.34% Impervious, Inflow Depth > 4.86" for 100-yr event
Inflow = 9.0 cfs @ 12.08 hrs, Volume= 0.716 af
Primary = 9.0 cfs @ 12.08 hrs, Volume= 0.716 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs

Link SDP: SDP



APPENDIX E

STORMWATER MANAGEMENT PRACTICE DESIGN

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	12/22/2025	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Rain Garden Design

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (July 2024), hereinafter referred to as NYSSDM.

$WQ_V = 43,560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)
Rain Garden 1	1.40	0.02	70	0.68	0.02	77

2) Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impe — R_V: 0.68
A = Watershed (ac)

100% RR_V: 0,077 cf

* Minimum Rv of of 0.2 not applicable to RR_V calculations (use actual calculated Rv).

For projects that cannot meet 100% RR_V: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable RR_V.

Drainage Area with Hydrologic Soil Group A:	0.000 acres	Corresponding S: 0.55
Drainage Area with Hydrologic Soil Group B:	0.000 acres	Corresponding S: 0.40
Drainage Area with Hydrologic Soil Group C:	0.000 acres	Corresponding S: 0.30
Drainage Area with Hydrologic Soil Group D:	0.022 acres	Corresponding S: 0.20
Total Area:	0.022 acres	
		Calculated S: 0.2

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Calculated Ai: 0.0031
Calculated Rv*: 0.95
Calculated Minimum RR_V: **15 cf**

Where:
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

3) Rain Garden Design

Solve for drainage layer & soil media storage volume (per Ch. 5 of the NYS Stormwater Management Design Manual)

		Rain Garden 1
Required WQ_V=		77 cubic feet
V_{SM}=	Volume of the soil media (cf) = $(A_{RG})(D_{SM})(P_{SM})$	
V_{DL}=	Volume of the drainage layer (cf) = $(A_{RG})(D_{DL})(P_{DL})$	
where A_{RG} =	Rain garden surface area (sf)	150 square feet
D_{SM} =	Depth of the soil media, typically 1.0 to 1.5 feet (ft)	1.0 feet
D_{DL} =	Depth of the drainage layer, typically 0.05 to 1.0 feet (ft)	0.50 feet
P_{SM} =	Porosity of the soil media (≥20%)	20%
P_{DL} =	Porsity of the drainage layer (≥40%)	40%
D_P =	Depth of ponding above surface, maximum 0.5 feet (ft)	0.5 feet
$WQ_V \leq$	$V_{SM} + V_{DL} + (D_P \times A_{RG})$	
V_{SM}=		30 cubic feet
V_{DL}=		30 cubic feet
W_{QV}=		**135 cubic feet**
RR_V=	(40%, underdrains are proposed)	**135 cubic feet**

General Notes:
1) Rain gardens shall be located downgradient and a minimum of 10 feet from basement foundations
2) Rain gardens shall not be located in areas with steep slopes. However, design modifications can be implemented on moderate slopes.
3) In compacted soils and clay, additional excavation is necessary, along with gravel bed, and, under some circumstances, an underdrain system.
4) The length to width ratio should be 2: 1 with the long axis perpendicular to the slope.

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	12/29/2025	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Hydrodynamic Separator (sized for redeveloped, existing, and new impervious)

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (July 2024), hereinafter referred to as NYSSDM.

$WQ_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)	Pre-Treatment Practice	Treatment Practice
To HDS	1.40	0.53	89	0.85	0.59	2,553	N/A	HDS

2) Provied Treatment Volume

Determine treatment flowrate
System designed to treat the Water Quality storm
Water Quality design storm flowrate = 0.7 (from attached HydroCAD model)
HDS is located online and must be able to pass the 100-year design storm
100-Year design storm flowrate = 4.5 (see HydroCAD model in Appendix D)

Selected Hydrodynamic Separator:
FD-3HC by Hydro International, see attached calculations and specifications

Summary for Subcatchment TO HDS: TO HDS

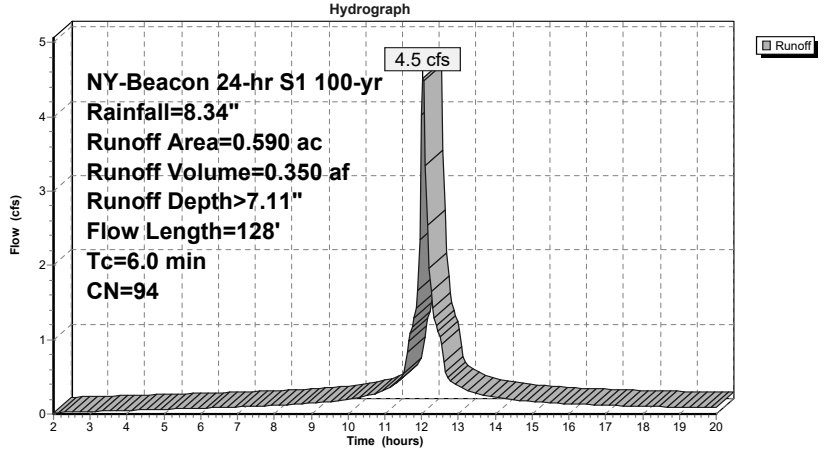
Runoff = 4.5 cfs @ 12.04 hrs, Volume= 0.350 af, Depth> 7.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.530	98	Paved parking, HSG B
0.060	61	>75% Grass cover, Good, HSG B
0.590	94	Weighted Average
0.060		10.17% Pervious Area
0.530		89.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	22	0.1350	0.18		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.5	53	0.0420	1.62		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.17"
0.1	53	0.0580	13.73	16.85	**Pipe Channel, S3** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
2.6	128	Total, Increased to minimum Tc = 6.0 min			

Subcatchment TO HDS: TO HDS



Summary for Subcatchment TO HDS: TO HDS

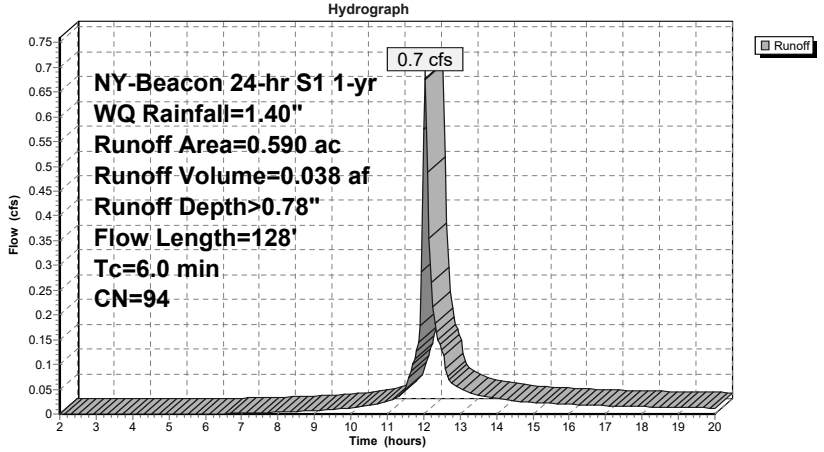
Runoff = 0.7 cfs @ 12.04 hrs, Volume= 0.038 af, Depth> 0.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 1-yr WQ Rainfall=1.40"

Area (ac)	CN	Description
0.530	98	Paved parking, HSG B
0.060	61	>75% Grass cover, Good, HSG B
0.590	94	Weighted Average
0.060		10.17% Pervious Area
0.530		89.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	22	0.1350	0.18		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.5	53	0.0420	1.62		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.17"
0.1	53	0.0580	13.73	16.85	**Pipe Channel, S3** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
2.6	128	Total, Increased to minimum Tc = 6.0 min			

Subcatchment TO HDS: TO HDS



Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	12/22/2025	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Underground Infiltration (sized for new impervious area)

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (July 2024), hereinafter referred to as NYSSDM.

$WQ_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)	Pre-Treatment Practice	Treatment Practice
11	1.40	0.19	78	0.76	0.24	906	Separator Row	Underground Infiltration

2) Determine Required Pre-Treatment Volume

Determine Pre-Treatment Volume

Watershed	Required WQv (cf)	Required Pre-Treatment Volume (cf)	Pre-Treatment Practice	Provided Pre-Treatment Volume (cf)	
11	906	227	Separator Row	351	50.17 ft^3/chamber x 7 chambers x 1 row

3) Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area — R_V: 0.76
A = Watershed (ac)

100% RR_V: 0,906 cf

* Minimum Rv of of 0.2 not applicable to RR_V calculations (use actual calculated Rv).

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	12/22/2025	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Underground Infiltration (sized for new impervious area)

For projects that cannot meet 100% RR_V: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable RR_V.

Drainage Area with Hydrologic Soil Group A:	0.000 acres	Corresponding S:	0.55
Drainage Area with Hydrologic Soil Group B:	0.236 acres	Corresponding S:	0.40
Drainage Area with Hydrologic Soil Group C:	0.000 acres	Corresponding S:	0.30
Drainage Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S:	0.20
Total Area:	0.236 acres		
	Total Area Matches	Calculated S:	0.4

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Calculated Ai: 0.0740
Calculated Rv*: 0.95
Calculated Minimum RR_V: 357 cf

Where:
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

4) Stormwater Management Practice Design

Design Infiltration Basin

WQ_V = Remaining Water Quality Volume (cf) =	906 cf	
◆ Depth :	1.8 feet	(bottom of infiltration bed to lowest outlet)
◆ Storage volume within infiltration bed:	1,398 cf	(volume below lowest outlet)
Required Bottom Area Ab = WQv/dp		
◆ Depth of stone below chambers (dp) :	0.75 feet	
◆ Required min. bottom area of infiltration basin (Ab):	1,208 sf	
◆ Provided Infiltration area:	1,322 sf	(from Hydrocad model, 17.75'x74.5' footprint)
Time for Infiltration		
◆ Infiltration rate for design:	1.0 inches/hour	(based on soil mapping)
◆ Infiltration area:	1,322 sf	
◆ Calculated exfiltration rate:	0.03 cfs	(during all storms)
◆ Calculated time to infiltrate WQv:	8.22 hours	

5) Tabulate Provided Runoff Reduction Volume (RR_V)

Infiltration Basin

Storage provided within practice:	**1,398 cf**	
For infiltration practices:	100% reduction	
RR_V Provided by implementing infiltration:	1,398 cf	
TOTAL RR_V PROVIDED:	**906 cf**	
Calculated 100%RR_V:	0,906 cf	
Is 100% RR_V met:	Yes	acceptable
If 100% RR_V is not met, is Minimum RR_V met:	N/A	
WQ_V TREATED:	**492 cf**	

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Underground Infiltration (sized for new impervious area)

6) Channel Protection Volume (CPv) Design

Determine Stream Channel Protection Volume (CPv)

Channel Protection Volume not required for redevelopment projects. The site has no increase in 1-year peak runoff rate or volume, see report text.

7) See HydroCAD model for Overbank Flood Control (Qp) and Extreme Flood Control (Qf) computations

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	12/22/2025	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Stormwater Planter A

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (July 2024), hereinafter referred to as NYSSDM.

$WQ_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)
12	1.40	0.04	84	0.81	0.04	180

2) Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area — R_V: 0.81
A = Watershed (ac)

100% RR_V: 180 cf

* Minimum Rv of of 0.2 not applicable to RR_V calculations (use actual calculated Rv).

For projects that cannot meet 100% RR_V: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable RR_V.

Drainage Area with Hydrologic Soil Group A:	0.000 acres	Corresponding S: 0.55
Drainage Area with Hydrologic Soil Group B:	0.044 acres	Corresponding S: 0.40
Drainage Area with Hydrologic Soil Group C:	0.000 acres	Corresponding S: 0.30
Drainage Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S: 0.20
Total Area:	0.044 acres	
Total Area Matches		Calculated S: 0.4

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	12/22/2025	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Stormwater Planter A

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Calculated Ai: 0.0148
Calculated Rv*: 0.95
Calculated Minimum RR_V: 71 cf

Where:
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

3) Stormwater Management Practice Design

Design Stormwater Planter Filter Bed

$A_{FR} = WQ_V \times D_F / [K \times (H_F + D_F) \times (T_F)]$

Where:

WQ_V = Remaining Water Quality Volume (cf) =	135 cf		
D_F = Filter Bed Depth (ft) =	2.0	ft	
K = Coefficient Permeability (1 ft/day per § 5.3.7.3.2 of NYSSDM) =	1	ft/day	
H_F = Average Height Water Above Filter Bed (ft) =	0.50	ft (maximum ponding depth of 12")	
T_F = Filter Bed Drain Time (2 days per § 5.3.7.2.2 of NYSSDM) =	2	days	
A_{FR} = Required Surface Area of Filter Bed (sf) =	54	sf	
A_F = Surface Area of Filter Bed Provided (sf) =	150	sf	acceptable

4) Tabulate Provided Runoff Reduction Volume (RR_V)

Bioretention Area

Storage provided within practice:	**375 cf**		
Runoff Reduction Credit without underdrains	100% reduction		
Runoff Reduction Credit with underdrains	40% reduction		
Underdrains provided:	Yes	RR_V Reduction Factor:	40%
RR_V Provided by implementing bioretention:	150 cf		
WQ_V REDUCED (RRV):	**150 cf**		
Calculated 100% RR_V:	180 cf		
Minimum RR_V:	71 cf		
Is 100% RR_V met:	No	Provide justification in SWPPP	
If 100% RR_V is not met, is Minimum RR_V met:	Yes		
WQ_V TREATED:	**225 cf**		

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	12/22/2025	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Stormwater Planter B

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (July 2024), hereinafter referred to as NYSSDM.

$WQ_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)
13	1.40	0.03	92	0.88	0.03	145

2) Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area — R_V: 0.88
A = Watershed (ac)

100% RR_V: 145 cf

* Minimum Rv of of 0.2 not applicable to RR_V calculations (use actual calculated Rv).

For projects that cannot meet 100% RR_V: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable RR_V.

Drainage Area with Hydrologic Soil Group A:	0.000 acres	Corresponding S: 0.55
Drainage Area with Hydrologic Soil Group B:	0.032 acres	Corresponding S: 0.40
Drainage Area with Hydrologic Soil Group C:	0.000 acres	Corresponding S: 0.30
Drainage Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S: 0.20
Total Area:	0.032 acres	
Total Area Matches		Calculated S: 0.4

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	12/22/2025	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Stormwater Planter B

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Where:
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

Calculated Ai: 0.0120
Calculated Rv*: 0.95
Calculated Minimum RR_V: 58 cf

3) Stormwater Management Practice Design

Design Stormwater Planter Filter Bed

$A_{FR} = WQ_V \times D_F / [K \times (H_F + D_F) \times (T_F)]$

Where:

WQ_V = Remaining Water Quality Volume (cf) =	109 cf		
D_F = Filter Bed Depth (ft) =	2.0	ft	
K = Coefficient Permeability (1 ft/day per § 5.3.7.3.2 of NYSSDM) =	1	ft/day	
H_F = Average Height Water Above Filter Bed (ft) =	0.50	ft (maximum ponding depth of 12")	
T_F = Filter Bed Drain Time (2 days per § 5.3.7.2.2 of NYSSDM) =	2	days	
A_{FR} = Required Surface Area of Filter Bed (sf) =	44	sf	
A_F = Surface Area of Filter Bed Provided (sf) =	114	sf	acceptable

4) Tabulate Provided Runoff Reduction Volume (RR_V)

Bioretention Area

Storage provided within practice:	**285 cf**		
Runoff Reduction Credit without underdrains	100% reduction		
Runoff Reduction Credit with underdrains	40% reduction		
Underdrains provided:	Yes	RR_V Reduction Factor:	40%
RR_V Provided by implementing bioretention:	114 cf		
WQ_V REDUCED (RRV):	**114 cf**		
Calculated 100% RR_V:	145 cf		
Minimum RR_V:	58 cf		
Is 100% RR_V met:	No	Provide justification in SWPPP	
If 100% RR_V is not met, is Minimum RR_V met:	Yes		
WQ_V TREATED:	**171 cf**		

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	12/22/2025	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Stormwater Planter C

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (July 2024), hereinafter referred to as NYSSDM.

$WQ_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)
14	1.40	0.03	91	0.87	0.03	153

2) Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area — R_V: 0.87
A = Watershed (ac)

100% RR_V: 153 cf

* Minimum Rv of of 0.2 not applicable to RR_V calculations (use actual calculated Rv).

For projects that cannot meet 100% RR_V: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable RR_V.

Drainage Area with Hydrologic Soil Group A:	0.000 acres	Corresponding S: 0.55
Drainage Area with Hydrologic Soil Group B:	0.034 acres	Corresponding S: 0.40
Drainage Area with Hydrologic Soil Group C:	0.000 acres	Corresponding S: 0.30
Drainage Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S: 0.20
Total Area:	0.034 acres	
Total Area Matches		Calculated S: 0.4

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	12/22/2025	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Stormwater Planter C

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Where:
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

Calculated Ai: 0.0126
Calculated Rv*: 0.95
Calculated Minimum RR_V: 61 cf

3) Stormwater Management Practice Design

Design Stormwater Planter Filter Bed

$A_{FR} = WQ_V \times D_F / [K \times (H_F + D_F) \times (T_F)]$

Where:

WQ_V = Remaining Water Quality Volume (cf) =	115 cf		
D_F = Filter Bed Depth (ft) =	2.0	ft	
K = Coefficient Permeability (1 ft/day per § 5.3.7.3.2 of NYSSDM) =	1	ft/day	
H_F = Average Height Water Above Filter Bed (ft) =	0.50	ft (maximum ponding depth of 12")	
T_F = Filter Bed Drain Time (2 days per § 5.3.7.2.2 of NYSSDM) =	2	days	
A_{FR} = Required Surface Area of Filter Bed (sf) =	46	sf	
A_F = Surface Area of Filter Bed Provided (sf) =	104	sf	acceptable

4) Tabulate Provided Runoff Reduction Volume (RR_V)

Bioretention Area

Storage provided within practice:	**260 cf**		
Runoff Reduction Credit without underdrains	100% reduction		
Runoff Reduction Credit with underdrains	40% reduction		
Underdrains provided:	Yes	RR_V Reduction Factor:	40%
RR_V Provided by implementing bioretention:	104 cf		
WQ_V REDUCED (RRV):	**104 cf**		
Calculated 100% RR_V:	153 cf		
Minimum RR_V:	61 cf		
Is 100% RR_V met:	No	Provide justification in SWPPP	
If 100% RR_V is not met, is Minimum RR_V met:	Yes		
WQ_V TREATED:	**156 cf**		

CULTEC RECHARGER® 150XLHD STORMWATER CHAMBER

The Recharger® 150XLHD is an 18.5" (470 mm) tall, lower profile chamber and is typically used for installations with depth restrictions or when a larger infiltrative area is required. The Recharger® 150XLHD has the side portal internal manifold feature. HVLV® FC-24 Feed Connectors are inserted into the side portals to create the internal manifold.

Size (L x W x H)	11' x 33" x 18.5"
	3.35 m x 838 mm x 470 mm
Installed Length	10.25'
	3.12 m
Length Adjustment per Run	0.75'
	0.23 m
Chamber Storage	2.65 ft³/ft
	0.25 m³/m
	27.16 ft³/unit
	0.77 m³/unit
Min. Installed Storage	4.89 ft³/ft
	0.45 m³/m
	50.17 ft³/unit
	1.42 m³/unit
Min. Area Required	33.31 ft²
	3.09 m²
Chamber Weight	51.0 lbs
	23.13 kg
Shipping	34 chambers/skid
	1,860 lbs/skid
	12 skids/48' flatbed
Min. Center-to-Center Spacing	3.25'
	0.99 m
Max. Allowable Cover	12'
	3.66 m
Max. Inlet Opening in End Wall	12" HDPE, 15" PVC
	300 mm HDPE, 375 mm PVC
Max. Allowable O.D. in Side Portal	10" HDPE, 10" PVC
	250 mm HDPE, 250 mm PVC
Compatible Feed Connector	HVLV FC-24 Feed Connector

Calculations are based on installed chamber length.
All above values are nominal.
Min. installed storage includes 6" (152 mm) stone base, 6" (152 mm) stone above crown of chamber and typical stone surround at 39"(991 mm) center-to-center spacing.

	Stone Foundation Depth		
	6"	12"	18"
	152 mm	305 mm	457 mm
Chamber and Stone Storage Per Chamber	50.17 ft³	56.83 ft³	63.49 ft³
	1.42 m³	1.61 m³	1.80 m³
Min. Effective Depth	2.54'	3.04'	3.54'
	0.77 m	0.93 m	1.08 m
Stone Required Per Chamber	2.13 yd³	2.75 yd³	3.36 yd³
	1.63 m³	2.10 m³	2.57 m³

Calculations are based on installed chamber length.
Includes 6" (305 mm) stone above crown of chamber and typical stone surround at 39"(991 mm) center-to-center spacing and stone foundation as listed in table.
Stone void calculated at 40%.



Recharger® 150XLHD Bare Chamber Storage Volumes

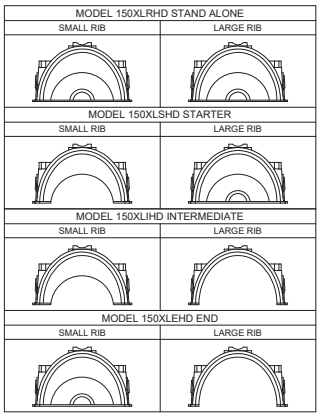
Elevation		Incremental Storage Volume				Cumulative Storage	
in.	mm	ft³/ft	m³/m	ft³	m³	ft³	m³
18.5	470	0.006	0.001	0.062	0.002	27.193	0.770
18	457	0.010	0.001	0.103	0.003	27.132	0.768
17	432	0.032	0.003	0.328	0.009	27.029	0.765
16	406	0.077	0.007	0.789	0.022	26.701	0.756
15	381	0.102	0.009	1.046	0.030	25.912	0.734
14	356	0.119	0.009	1.220	0.035	24.867	0.704
13	330	0.134	0.011	1.374	0.039	23.647	0.670
12	305	0.146	0.012	1.497	0.042	22.273	0.631
11	279	0.156	0.014	1.599	0.045	20.777	0.588
10	254	0.165	0.015	1.691	0.048	19.178	0.543
9	229	0.172	0.016	1.763	0.050	17.487	0.495
8	203	0.179	0.017	1.835	0.052	15.724	0.445
7	178	0.184	0.017	1.886	0.053	13.889	0.393
6	152	0.188	0.017	1.927	0.055	12.003	0.340
5	127	0.191	0.018	1.958	0.055	10.076	0.285
4	102	0.193	0.018	1.978	0.056	8.118	0.230
3	76	0.195	0.018	1.999	0.057	6.140	0.174
2	51	0.197	0.018	2.019	0.057	4.141	0.117
1	25	0.207	0.019	2.122	0.060	2.122	0.060
Total		**2.650**	**0.246**	**27.193**	**0.770**	**27.193**	**0.770**

Calculations are based on installed chamber length.

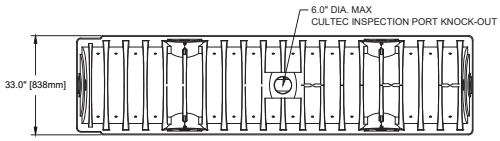
Visit www.cultec.com/downloads.html for Product Downloads and CAD details.

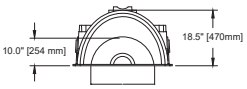
© CULTEC November 2025 SUB150XLHD 11-25

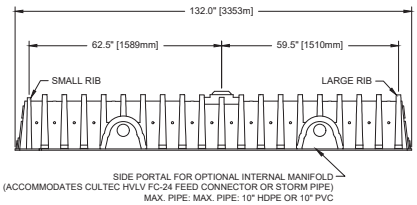
Three View Drawing

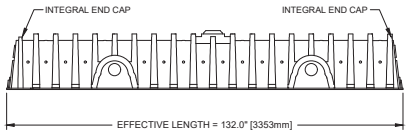


CULTEC RECHARGER 150XLHD CHAMBER STORAGE = 2.65 CF/FT [0.245m³/m]

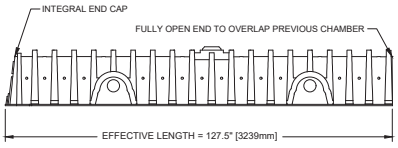




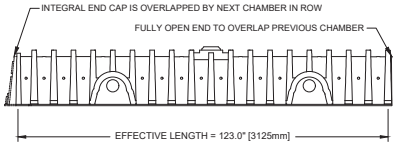




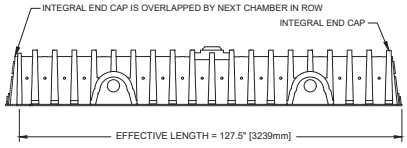
R-MODEL: SINGLE CHAMBER IN ROW



E MODEL: LAST CHAMBER IN ROW

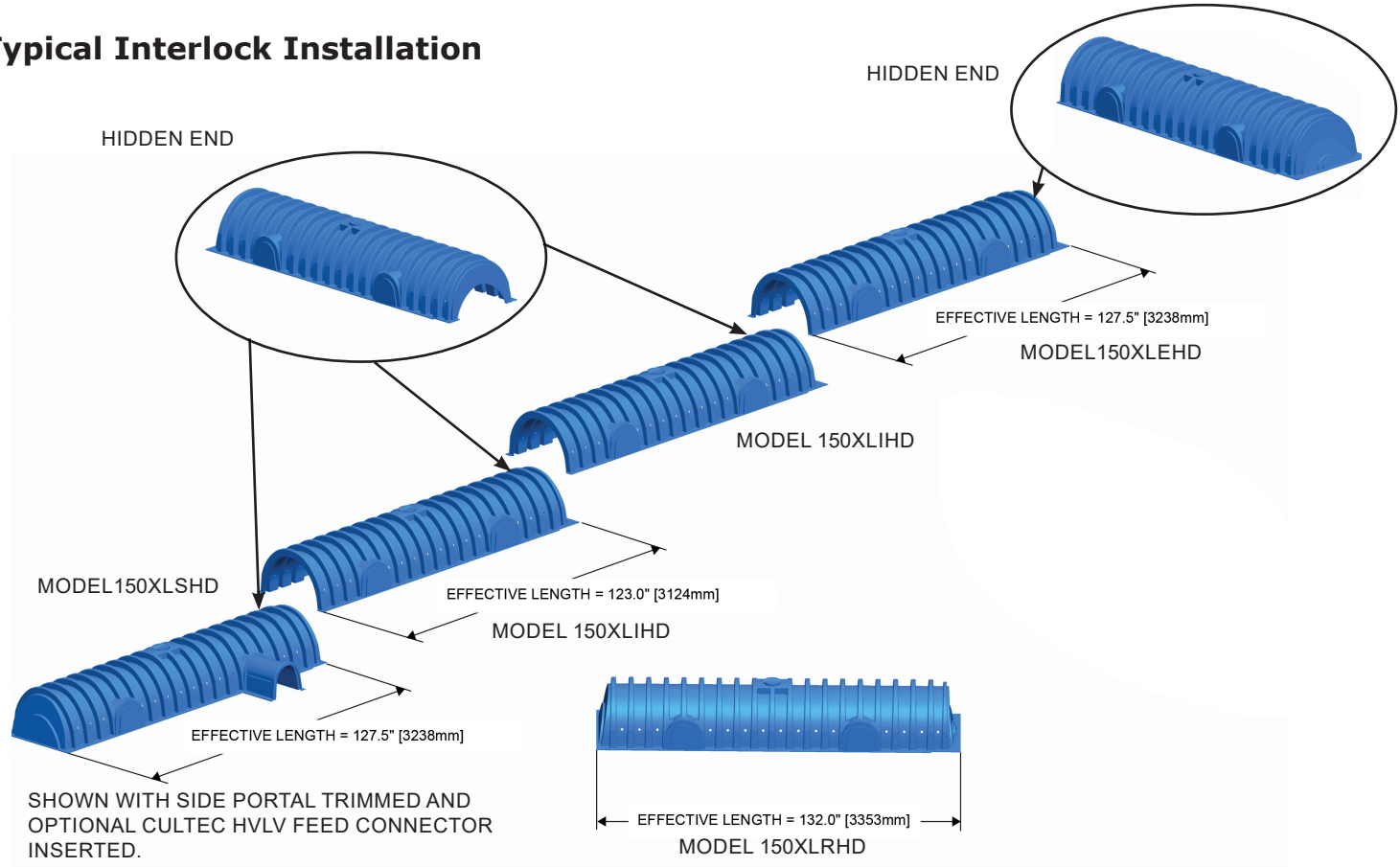


I MODEL: MIDDLE CHAMBER(S) IN ROW



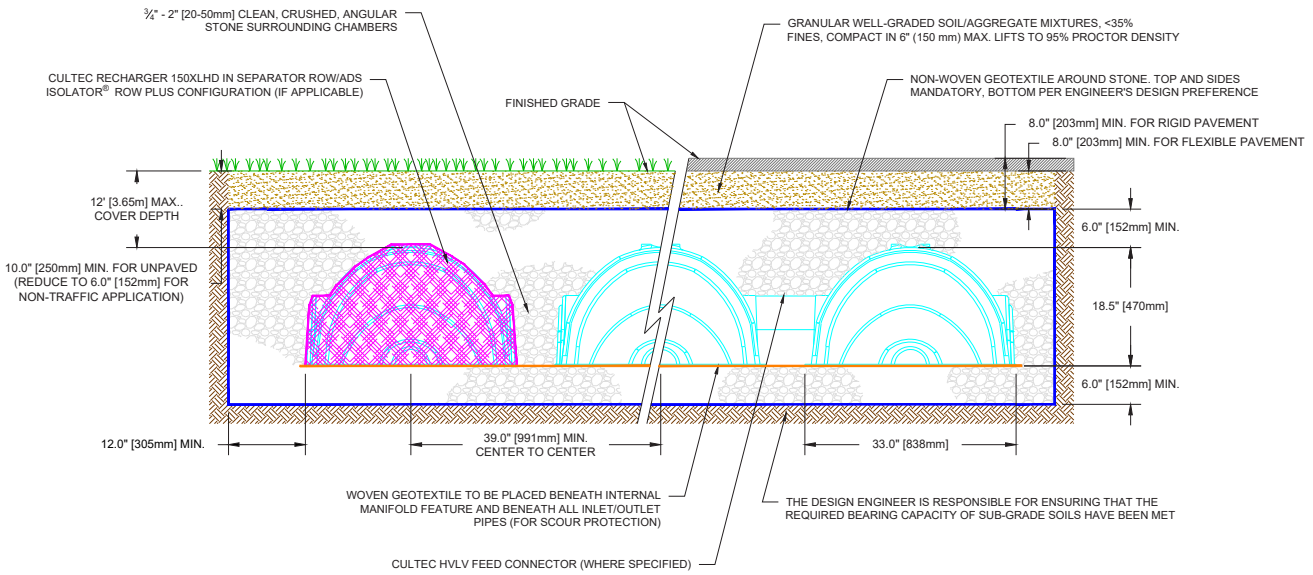
S MODEL: FIRST CHAMBER IN ROW

Typical Interlock Installation

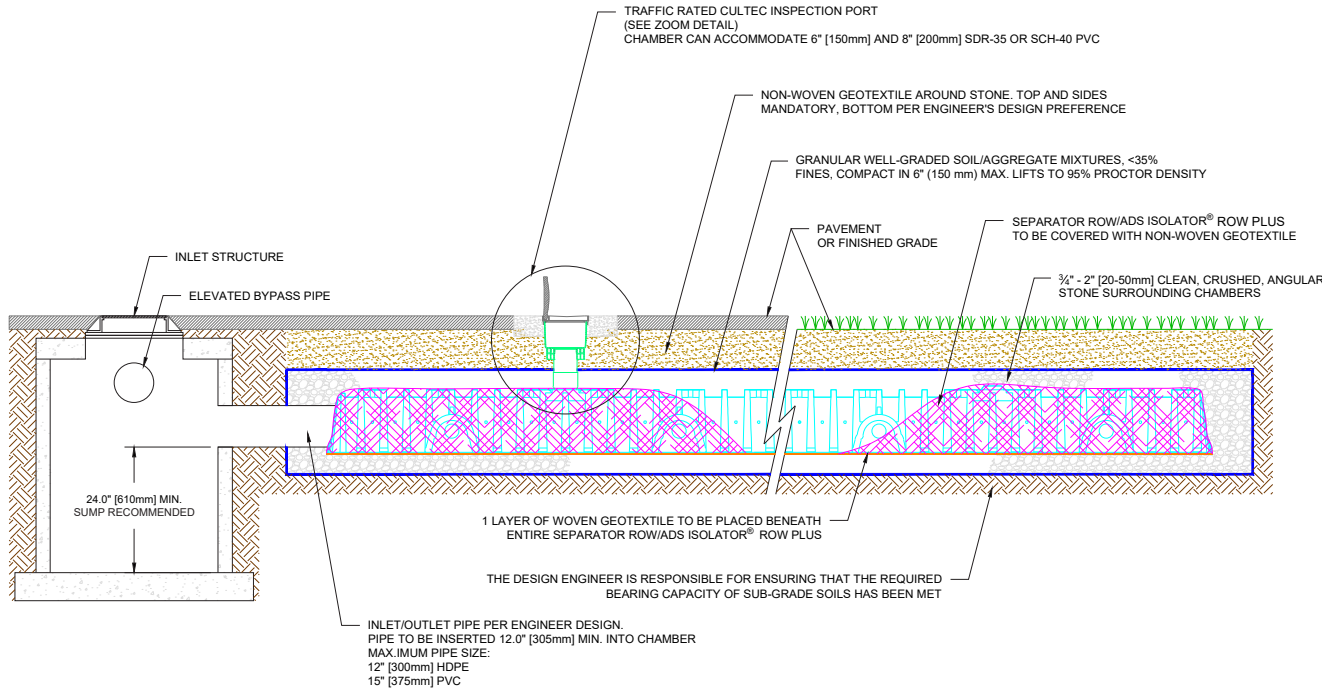


© CULTEC November 2025 SUB150XLHD 11-25

Typical Cross Section for Traffic Application



Typical Profile View for Traffic Application



© CULTEC November 2025 SUB150XLHD 11-25

CULTEC Recharger® 150XLHD Specifications

GENERAL

CULTEC Recharger® 150XLHD chambers are designed for underground stormwater management. The chambers may be used for retention, recharging, detention or controlling the flow of on-site stormwater runoff.

CHAMBER PARAMETERS

1. The chambers shall be manufactured in the U.S.A. by CULTEC of Brookfield, CT (cultec.com, 203-775-4416).
2. The chambers shall be designed and validated via finite element analysis in accordance with the ASTM F2787 "Standard Practice for Structural Design of Thermoplastic Corrugated Wall Stormwater Collection Chambers". The load configuration shall include:
   a. Instantaneous AASHTO Design Truck live load at minimum cover
   b. Maximum permanent (50-year) cover load
   c. 1-week parked AASHTO design truck load.
3. The installed chamber system shall provide resistance to the loads and load factors as defined in the AASHTO LRFD Bridge Design Specifications Section 12.12, when installed according to CULTEC's recommended installation instructions. The structural design of the chambers shall include the following:
   a. The minimum safety factor for live loads shall be 1.75
   b. The minimum safety factor for dead loads shall be 1.95.
4. The chamber shall be vacuum thermoformed of polyethylene with a black interior and blue exterior.
5. The chamber shall be arched in shape.
6. The chamber shall be open-bottomed.
7. The chamber shall be joined using an interlocking overlapping rib method. Connections must be fully shouldered overlapping ribs, having no separate couplings or separate end walls.
8. The nominal chamber dimensions of the CULTEC Recharger® 150XLHD shall be 18.5 inches (470 mm) tall, 33 inches (838 mm) wide and 11 feet (3.35 m) long. The installed length of a joined Recharger® 150XLHD shall be 10.25 feet (3.12 m).
9. Maximum inlet opening on the chamber end wall is 12 inches (300 mm) HDPE and 15 inches (375 mm) PVC.
10. The chamber shall have two side portals to accept CULTEC HVLV® FC-24 Feed Connectors to create an internal manifold. The nominal I.D. dimensions of each side portal shall be 8.5 inches (216 mm) high by 12 inches (304 mm) wide. Maximum allowable O.D. in the side portal is 10 inches (250 mm) HDPE, PVC.
11. The nominal chamber dimensions of the CULTEC HVLV® FC-24 Feed Connector shall be 12 inches (305 mm) tall, 16 inches (406 mm) wide and 24.2 inches (615 mm) long.
12. The nominal storage volume of the Recharger® 150XLHD chamber shall be 2.650 ft^3 / ft (0.246 m^3 / m) - without stone. The nominal storage volume of a single Recharger 150XLRHD Stand Alone unit shall be 29.15 ft^3 (0.83 m^3) - without stone. The nominal storage volume of a joined Recharger® 150XLIHD Intermediate unit shall be 27.16 ft^3 (0.77 m^3) - without stone. The nominal storage volume of the length adjustment amount per run shall be 1.99 ft^3 (0.18 m^3) - without stone.
13. The nominal storage volume of the HVLV® FC-24 Feed Connector shall be 0.913 ft^3 / ft (0.085 m^3 / m) - without stone.
14. The Recharger® 150XLHD chamber shall have thirty discharge holes bored into the sidewalls of the unit's core to promote lateral conveyance of water.
15. The Recharger® 150XLHD chamber shall have 20 corrugations.
16. The end wall of the chamber, when present, shall be an integral part of the continuously formed unit. Separate end plates cannot be used with this unit.
17. The Recharger® 150XLRHD Stand Alone unit must be formed as a whole chamber having two fully formed integral end walls and having no separate end plates or separate end walls.
18. The Recharger® 150XLSHD Starter unit must be formed as a whole chamber having one fully formed integral end wall and one partially formed integral end wall with a lower transfer opening of 10 inches (254 mm) high x 20.5 inches (521 mm)wide.
19. The Recharger® 150XLIHD Intermediate unit must be formed as a whole chamber having one fully open end wall and one partially formed integral end wall with a lower transfer opening of 10 inches (254 mm) high x 20.5 inches (521 mm) wide.
20. The Recharger® 150XLEHD End unit must be formed as a whole chamber having one fully formed integral end wall and one fully open end wall and having no separate end plates or end walls.
21. The HVLV® FC-24 Feed Connector must be formed as a whole chamber having two open end walls and having no separate end plates or separate end walls. The unit shall fit into the side portals of the Recharger® 150XLHD and act as cross feed connections.
22. Chambers must have horizontal stiffening flex reduction steps between the ribs.
23. The chamber shall have a raised integral cap at the top of the arch in the center of each unit to be used as an optional inspection port or clean-out.
24. The units may be trimmed to custom lengths by cutting back to any corrugation on the large rib end.
25. The chamber shall be manufactured in an ISO 9001:2015 certified facility.
26. Maximum allowable cover over the top of the chamber shall be 12' (3.66 m).
27. The installed chamber system shall be structurally designed to provide resistance to live loads as defined by the AASHTO H-20/HL-93 specification when installed according to CULTEC's recommended installation instructions.

© CULTEC November 2025 SUB150XLHD 11-25

FIRST DEFENSE® HIGH CAPACITY DESIGN SUMMARY

PROJECT INFORMATION

Reference	HDS-1
Site	1064 Wolcott
Designer	Eric Rogge
Date	9/29/2025 7:21 PM

DESIGN INPUTS

Regulatory Agency	80% TSS (110 um)
Water Quality Flow Rate (cfs)	0.9

DESIGN OUTPUTS

Product	3-ft DIAMETER FIRST DEFENSE HIGH CAPACITY
Unit Reference	FD-3HC

* Approved for use in 80% TSS (110 um)

UNIT WEIGHTS AND DIMENSIONS

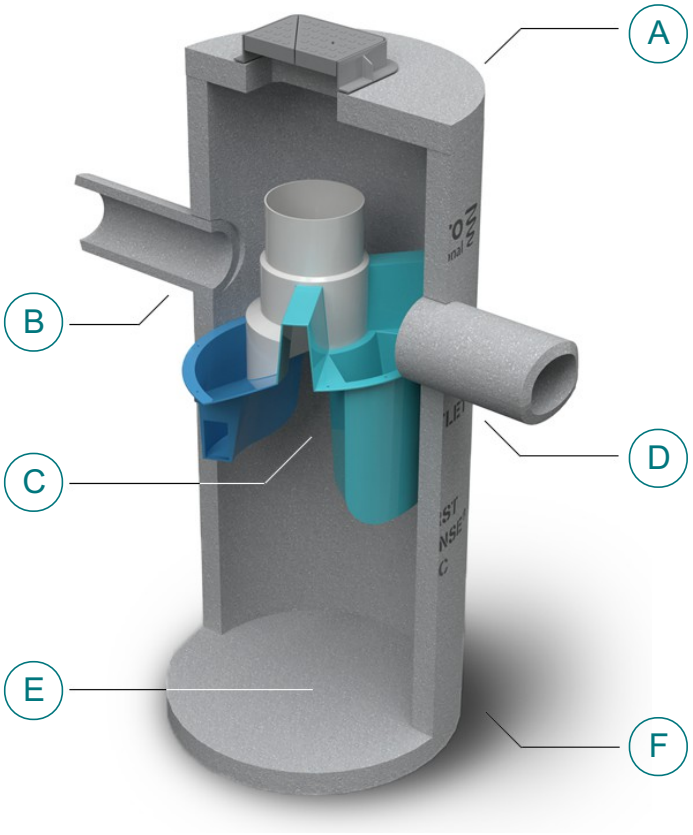
(A) Unit Size (ft)	3.00
(B) Inlet Pipe Size (in)	15
(D) Outlet Pipe Size (in)	15
(F) Unit Depth (ft)	7.18
Inlet Invert Elevation (ft)	3.71
Outlet Invert Elevation (ft)	96.71

PERFORMANCE AND HYDRAULICS

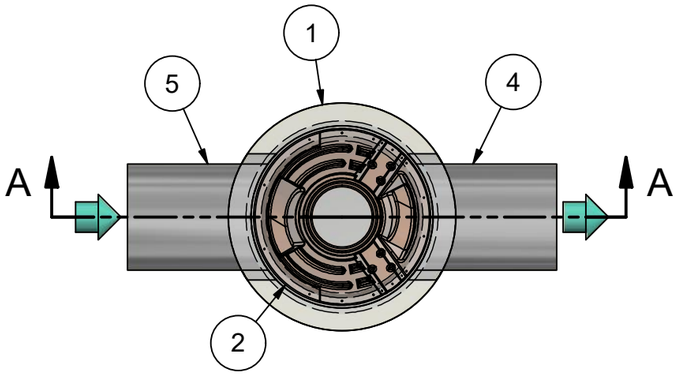
Max. Treatment Flow Rate (cfs)	1.06
Hydraulic Capacity Flow Rate (cfs)	6.64
Typical Operating Headloss (in)	0
Maximum Headloss (in)	0

STORAGE

(C) Oil Storage Capacity (gal)	125
(E) Min.Sediment Storage Capacity (yd³)	0.4



© Hydro International 2025



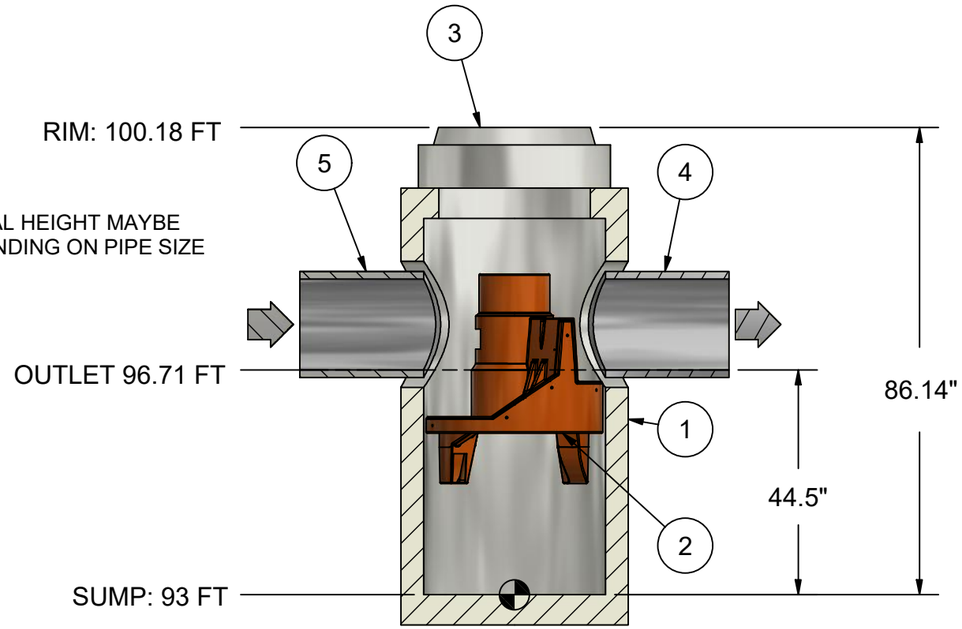
PLAN VIEW

Stormwater Quality Unit
Hydro International
207-756-6200
www.hydrointernational.biz

HYDRO FRAME AND COVER (INCLUDED)

GRADE RINGS BY OTHERS AS REQUIRED

NOTE: ADDITIONAL HEIGHT MAYBE REQUIRED DEPENDING ON PIPE SIZE



SECTION A-A

PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 6.64 cfs
2. MIN SEDIMENT STORAGE CAPACITY: 0.4 yd3
3. OIL STORAGE CAPACITY: 125 gal
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 in. (450 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.

GENERAL NOTES:
1.General Arrangement drawings only. Contact Hydro International for site specific drawings.
2.Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.)
3.Peak flow rate and minimum height limited by available cover and pipe diameter.

PARTS LIST		
ITEM	DESCRIPTION	SIZE (in)
1	I.D. PRECAST MANHOLE	36
2	INTERNAL COMPONENTS (PRE-INSTALLED)	
3	FRAME AND COVER (ROUND)	30
4	OUTLET PIPE (BY OTHERS)	15
5	INLET PIPE (BY OTHERS)	15

ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT, OR EQUIPMENT, (OR THE PERFORMANCE THERE OF) DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL HAVE A POLICY OF CONTINUOUS DEVELOPMENT AND RESERVE THE RIGHT TO AMEND THE SPECIFICATION. HYDRO INTERNATIONAL CANNOT ACCEPT LIABILITY FOR PERFORMANCE OF ITS EQUIPMENT, (OR ANY PART THEREOF), IF THE EQUIPMENT IS SUBJECT TO CONDITIONS OUTSIDE ANY DESIGN SPECIFICATION. HYDRO INTERNATIONAL OWNS THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.

PROJECTION

IF IN DOUBT ASK

COMMENTS:

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.

2. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

DATE:	SCALE:
9/29/2025	NTS

DRAWN BY:	CHECKED BY:	APPROVED BY
ER		

Title
3 FT FIRST DEFENSE® HIGH CAPACITY

Site:
1064 Wolcott

Structure No:
HDS-1

Hydro International
A CRH COMPANY
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT:	MATERIAL:
N/A	

REFERENCE NUMBER:

DRAWING NO.:

SHEET SIZE:	SHEET:	Rev:
B	1 OF 1	-

erogge@hudsonlanddes

APPENDIX F

PRE-CONSTRUCTION SITE ASSESSMENT CHECKLIST

I. **PRE-CONSTRUCTION MEETING DOCUMENTS**

Project Name _____

Permit No. _____ **Date of Authorization** _____

Name of Operator _____

Prime Contractor _____

a. **Preamble to Site Assessment and Inspections**

The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified inspector[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements. A preconstruction meeting should be held to review all of the SWPPP requirements with construction personnel.

When construction starts, site inspections shall be conducted by the qualified inspector at least every 7 calendar days. The Operator shall maintain a record of all inspection reports in this site logbook. The site logbook shall be maintained on site and be made available to the permitting authorities upon request.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified inspector perform a final site inspection. The qualified inspector shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 Refer to "Qualified Inspector" inspection requirements in the current SPDES General Permit for Stormwater Discharges from Construction Activity for complete list of inspection requirements.
2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.
3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

b. Pre-construction Site Assessment Checklist
(NOTE: Provide comments below as necessary)

1. Notice of Intent, SWPPP, and Contractors Certification:

Yes No NA

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's certification?

2. Resource Protection

Yes No NA

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?
[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.
[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

Yes No NA

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.
[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.
[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.
[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Access

Yes No NA

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.
[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.
[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Sediment Controls

Yes No NA

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications.
[ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals
[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.
[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

Yes No NA

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.
[ ] [ ] [ ] The plan is contained in the SWPPP on page _____
[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

APPENDIX G

STORMWATER CONSTRUCTION INSPECTION CHECKLISTS

Infiltration Basin Construction Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
1. Pre-Construction		
Runoff diverted		
Soil permeability tested		
Groundwater / bedrock depth		
2. Excavation		
Size and location		
Side slopes stable		
Excavation does not compact subsoils		
3. Embankment		
Barrel		
Anti-seep collar or Filter diaphragm		
Fill material		

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
4. Final Excavation		
Drainage area stabilized		
Sediment removed from facility		
Basin floor tilled		
Facility stabilized		
5. Final Inspection		
Pretreatment device in place		
Inlets / outlets		
Contributing watershed stabilized before flow is routed to the facility		

Comments:

Actions to be Taken:

Bioretention Construction Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
1. Pre-Construction		
Pre-construction meeting		
Runoff diverted		
Facility area cleared		
If designed as exfilter, soil testing for permeability		
Facility location staked out		
2. Excavation		
Size and location		
Lateral slopes completely level		
If designed as exfilter, ensure that excavation does not compact susoils.		
Longitudinal slopes within design range		

CONSTRUCTION SEQUENCE	SATISFACTORY / UNSATISFACTORY	COMMENTS
3. Structural Components		
Stone diaphragm installed correctly		
Outlets installed correctly		
Underdrain		
Pretreatment devices installed		
Soil bed composition and texture		
4. Vegetation		
Complies with planting specs		
Topsoil adequate in composition and placement		
Adequate erosion control measures in place		
5. Final Inspection		
Dimensions		
Proper stone diaphragm		
Proper outlet		
Soil/ filter bed permeability testing		
Effective stand of vegetation and stabilization		
Construction generated sediments removed		
Contributing watershed stabilized before flow is diverted to the practice		

Comments:

Actions to be Taken:

APPENDIX H

CONTRACTOR AND SUBCONTRACTOR CERTIFICATIONS

CERTIFICATION STATEMENT

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Contractor:

Name:_____

Signature:_____

Title:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Site Address:_____

_____

_____

_____

Specific SWPPP Responsibilities:

_____

_____

_____

_____

_____

Date of Certification: _____

Name and Title of Trained Contractor for SWPPP Implementation:_____

_____

CERTIFICATION STATEMENT

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Sub-Contractor:

Name:_____

Signature:_____

Title:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Site Address:_____

_____

_____

_____

Specific SWPPP Responsibilities:

_____

_____

_____

_____

_____

Date of Certification: _____

Name and Title of Trained Contractor for SWPPP Implementation:_____

_____

APPENDIX I

QUALIFIED PROFESSIONAL'S CERTIFICATION

QUALIFIED PROFESSIONAL'S CERTIFICATION

"I hereby certify that I meet the criteria set forth in the General Permit to conduct site inspections for this project and that the appropriate erosion and sediment controls described in the SWPPP and as described in the Pre-Construction Site Assessment Checklist have been adequately installed or implemented, ensuring the overall preparedness of this site for the commencement of construction."

Name (Print):_____

Title:_____

Date:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Company Email:_____

Signature:_____

APPENDIX J

OWNER/OPERATOR CERTIFICATION

CERTIFICATION STATEMENT

"I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I also certify under penalty of law that that this document and the corresponding documents were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. Further, I am acknowledging that this SWPPP has been developed and will be implemented as the first element of construction and agree to comply with all the terms and conditions of the general permit for which the NOI is being submitted."

Name (Print):_____

Title:_____

Date:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Company Email:_____

Signature:_____

APPENDIX K

POST-DEVELOPMENT MAINTENANCE AND INSPECTION CHECKLIST

Infiltration Stormwater Management Practices Level 1 Inspection Checklist

SMP ID #		**SMP Owner**		☐ Private ☐ Public
SMP Location (Address; Latitude & Longitude)				
	Latitude		**Longitude**	

Party Responsible for Maintenance	**System Type**		**Type of Site**
☐ Same as SMP Owner ☐ Other _____	☐ Seasonal ☐ Continuous Use ☐ Other	☐ Above Ground ☐ Below Ground	☐ Commercial ☐ Industrial ☐ Residential ☐ State

Inspection Date		**Inspection Time**	
Inspector			
Date of Last Inspection			

IN Drainage Area

Look for both pervious and impervious areas that are uphill from the Infiltration cell.

Problem (Check if Present)		**Follow-Up Actions**
	☐ Bare soil, erosion of the ground (rills washing out the dirt)	☐ Seed and straw areas of bare soil to establish vegetation. ☐ Fill in erosion areas with soil, compact, and seed and straw to get vegetation established. ☐ If a rill or small channel is forming, try to redirect water flowing to this area by creating a small berm or adding topsoil to areas that are heavily compacted. ☐ Other:

IN Drainage Area

Look for both pervious and impervious areas that are uphill from the Infiltration cell.

Problem (Check if Present)		Follow-Up Actions
		☐ Kick-Out to Level 2 Inspection: Large areas of soil have been eroded, or larger channels are forming. May require rerouting of flow paths.
☐ For Dry Wells: Leaves, sticks, or other debris in gutters and downspouts		☐ Remove all debris by hand. ☐ Other:
	☐ Piles of grass clippings, mulch, dirt, salt, or other materials	☐ Remove or cover piles of grass clippings, mulch, dirt, etc. ☐ Other:
	☐ Open containers of oil, grease, paint, or other substances	☐ Cover or properly dispose of materials; consult your local solid waste authority for guidance on materials that may be toxic or hazardous. ☐ Other:

IN Inlets

Look for all the places where water flows into the Infiltration practice.

Problem (Check if Present)	Follow-Up Actions
 ☐ Inlets are collecting grit and debris or grass/weeds are growing. Some water may not be getting into the Infiltration practice.	☐ Use a flat shovel to remove grit and debris (especially at curb inlets or openings). Parking lots generate fine grit that will accumulate at these spots. ☐ Pull out clumps of growing grass or weeds and scoop out the soil or grit that the plants are growing in. ☐ Remove any grass clippings, leaves, sticks, and other debris that is collecting at inlets. ☐ For pipes and ditches, remove sediment and debris that is partially blocking the pipe or ditch opening where it enters the Infiltration practice. ☐ Dispose of all material properly in an area where it will not re-enter the practice. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Inlets are blocked to the extent that most of the water does not seem to be entering the Infiltration practice.
☐ Some or all of the inlets are eroding so that rills, gullies, and other erosion is present, or there is bare dirt that is washing into the Infiltration practice.	☐ For small areas of erosion, smooth out the eroded part and apply rock or stone (e.g., river cobble) to prevent further erosion. Usually, filter fabric is placed under the rock or stone. ☐ In some cases, reseeding and applying erosion-control matting can be used to prevent further erosion. Some of these materials may be available at a garden center, but it may be best to consult a landscape contractor. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Erosion is occurring at most of the inlets and it looks like there is too much water that is concentrating at these points. The inlet design may have to be modified.

IN Infiltration Area

Examine the surface of the infiltration area and the observation well. Note: The following Problem and Follow-Up Actions apply to infiltration practice pretreatment areas also.

Problem (Check if Present)	Follow-Up Actions
 ☐ For grass-covered Infiltration practices: grass has grown very tall, *Photo credit: Stormwater Maintenance, LLC*	☐ Mow infiltration area at least twice per year. ☐ Other:
 ☐ For grass-covered Infiltration practices: sparse vegetation cover or bare spots	☐ Add topsoil (as needed), grass seed, straw, and water during the growing season to re-establish consistent grass coverage. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Sparse vegetation cover can be a sign that the infiltration area is not infiltrating at the proper rate and water is standing too long after a storm. The surface may be saturated or squishy, and the conditions do not enable grass to grow. This situation should be evaluated by a Level 2 Inspection and likely corrected by a qualified contractor.
☐ Minor areas of sediment, grit, trash, or other debris are accumulating on the surface.	☐ Use a shovel to scoop out minor areas of sediment or grit, especially in the spring after winter sanding materials may wash in and accumulate. Dispose of the material where it cannot re-enter the Infiltration practice. ☐ If removing the material creates a hole or low area, rake the surface smooth and level. ☐ Remove trash, debris, and other undesirable materials. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Sediment has accumulated more than 2-inches deep and covers 25% or more of the surface of the Infiltration area.

IN Infiltration Area

Examine the surface of the infiltration area and the observation well. Note: The following Problem and Follow-Up Actions apply to infiltration practice pretreatment areas also.

Problem (Check if Present)	Follow-Up Actions
 ☐ There is erosion on the surface; water seems to be carving out rills as it flows across the surface of the Infiltration area or sinkholes are forming in certain areas.	☐ For minor areas of erosion, try filling the eroded areas with clean topsoil, sand, or stone (whatever the existing cover is). ☐ If the problem recurs, you may have to use larger stone (e.g., river cobble) to fill in problem areas. ☐ Other: ☐ Kick-Out to Level 2 Inspection: The problem persists or the erosion is more than 3-inches deep and seems to be an issue with how water enters and moves through the infiltration area. ☐ Kick-Out to Level 2 Inspection: The problem does not seem to be caused by flowing water but a collapse or sinking of the surface (e.g., “sinkhole”) due to some underground problem.
 ☐ Observation well is damaged or cap is missing	☐ Kick-Out to Level 2 Inspection: Requires replacing pipes or caps.

IN Infiltration Area

Examine the surface of the infiltration area and the observation well. Note: The following Problem and Follow-Up Actions apply to infiltration practice pretreatment areas also.

Problem (Check if Present)	Follow-Up Actions
 ☐ Water still visible in the observation well more than 72 hours after a rain storm. The Infiltration practice does not appear to be draining properly.	☐ Kick-Out to Level 2 Inspection: This is generally a serious problem, and it will be necessary to activate a Level 2 Inspection.

IN Outlets

Locate and inspect all outlets.

Problem (Check if Present)	Follow-Up Actions
 ☐ Outlet obstructed with sediment, debris, trash, etc.	☐ Remove the debris and dispose of it where it cannot re-enter the infiltration area. ☐ Other:
	☐ Kick-Out to Level 2 Inspection: Outlet is completely obstructed; there is too much material to remove by hand or with simple hand tools.
☐ Rills or gullies are forming at outlet.	☐ For minor rills, fill in with soil, compact, and seed and straw to establish vegetation. ☐ Other:
	☐ Kick-Out to Level 2 Inspection: Rills are more than 2" to 3" deep and require more than just hand raking and re-seeding.

Additional Notes:

Inspector:_____ Date: _____

Complete the following if follow-up/corrective actions were identified during this inspection:

Certified Completion of Follow-Up Actions:

"I hereby certify that the follow-up/corrective actions identified in the inspection performed on _____ (DATE) have been completed and any required maintenance deficiencies have been adequately corrected."

Inspector/Operator: _____ Date: _____

Infiltration Stormwater Management Practices Level 2 Inspection Checklist

SMP ID #		**SMP Owner**		☐ Private ☐ Public
SMP Location (Address; Latitude & Longitude)				
	Latitude		**Longitude**	

Party Responsible for Maintenance	**System Type**		**Type of Site**
☐ Same as SMP Owner ☐ Other _____	☐ Seasonal ☐ Continuous Use ☐ Other	☐ Above Ground ☐ Below Ground	☐ Commercial ☐ Industrial ☐ Residential ☐ State

Inspection Date		**Inspection Time**	
Inspector			
Date of Last Inspection			

Level 2 Inspection: INFILTRATION

Recommended Repairs	Triggers for Level 3 Inspection
Observed Condition: Water Stands on Surface for More than 72 Hours after Storm	
☐ Condition 1: Small pockets of standing water For infiltration basins with soil, use a soil probe or auger to examine the soil profile. For gravel infiltration trenches or basins, use a shovel to dig into the gravel layer where the problem is occurring. If isolated areas have accumulated grit, fine silt, or vegetative debris or have bad soil or clogged gravel, try removing and replacing with clean material. If the practice is supposed to have grass cover, it will likely be necessary to replant once the problem is resolved. ☐ Condition 2: Standing water is widespread or covers entire surface Look in the observation well (if it exists) and use a tape measure to estimate the depth of water standing in the soil or gravel. Requires diagnosis and resolution of problem: • Too much sediment/grit washing in from drainage area? • Too much ponding depth? • Improper infiltration media? • Underlying soil not suitable for infiltration? As above, the resolution will likely require replanting and re-establishment of good grass cover if this is part of the design.	• Infiltration media is clogged and problem cannot be diagnosed from Level 2 inspection. • Level 2 inspection identifies problem, but it cannot be resolved easily or it is associated with the original design of the practice. ☐ Level 3 Inspection necessary
Observed Condition: Severe erosion of infiltration bed, inlets, or around outlets	
☐ Condition 1: Erosion at inlets The lining (e.g., grass, matting, stone, rock) may not be adequate for the actual flow velocities coming through the inlets. First line of defense is to try a less erosive lining and/or extending the lining further down to where inlet slopes meet the infiltration surface. If problem persists, analysis by a Qualified Professional is warranted. ☐ Condition 2: Erosion of infiltration bed This is often caused by “preferential flow paths” along the surface. The source of flow should be analyzed and methods employed to dissipate energy and disperse the flow (e.g., check dams, rock splash pads).	• Erosion (rills, gullies) is more than 12 inches deep • The issue is not caused by moving water but some sort of subsurface defect, which may manifest as a sinkhole or linear depression and be associated with problems with the underlying stone or soil. ☐ Level 3 Inspection necessary

Notes:

Inspector:_____ Date: _____

Complete the following if follow-up/corrective actions were identified during this inspection:

Certified Completion of Follow-Up Actions:

"I hereby certify that the follow-up/corrective actions identified in the inspection performed on _____ (DATE) have been completed and any required maintenance deficiencies have been adequately corrected."

Inspector/Operator: _____ Date: _____

Bioretention Stormwater Management Practices Level 1 Inspection Checklist

SMP ID #		**SMP Owner**		☐ Private ☐ Public
SMP Location (Address; Latitude & Longitude)				
	Latitude		**Longitude**	

Party Responsible for Maintenance	**System Type**		**Type of Site**
☐ Same as SMP Owner ☐ Other _____	☐ Seasonal ☐ Continuous Use ☐ Other	☐ Above Ground ☐ Below Ground	☐ Commercial ☐ Industrial ☐ Residential ☐ State

Inspection Date		**Inspection Time**	
Inspector			
Date of Last Inspection			

BR Drainage Area

Look for areas that are uphill from the Bioretention cell.

Problem (Check if Present)	**Follow-Up Actions**
 ☐ Bare soil, erosion of the ground (rills washing out the dirt)	☐ Seed and mulch areas of bare soil to establish vegetation. ☐ Fill in erosion areas with soil, compact, and seed and straw to establish vegetation. ☐ If a rill or small channel is forming, try to redirect water flowing to this area by creating a small berm or adding topsoil to areas that are heavily compacted. ☐ Other:

BR Drainage Area

Look for areas that are uphill from the Bioretention cell.

Problem (Check if Present)	Follow-Up Actions
	☐ Kick-Out to Level 2 Inspection: Large areas of soil have been eroded, or larger channels are forming. May require rerouting of flow paths.
 ☐ Piles of grass clippings, mulch, dirt, salt, or other materials	☐ Remove or cover piles of grass clippings, mulch, dirt, etc. ☐ Other:
 ☐ Open containers of oil, grease, paint, or other substances	☐ Cover or properly dispose of materials; consult your local solid waste authority for guidance on materials that may be toxic or hazardous. ☐ Other:

BR Inlets

Stand in the Bioretention cell itself and look for all the places where water flows in. Often there will be multiple points of inflow to the practice.

Problem (Check if Present)	Follow-Up Actions
 ☐ Inlets collect grit and debris or grass/weeds. Some water may not be getting into the Bioretention cell. The objective is to have a clear pathway for water to flow into the cell.	☐ Use a flat shovel to remove grit and debris (especially at curb inlets or openings). Parking lots generate fine grit that will accumulate at these spots. ☐ Pull out clumps of growing grass or weeds and scoop out the soil or grit that the plants are growing in. ☐ Remove any grass clippings, leaves, sticks, and other debris that is collecting at inlets. ☐ For pipes and ditches, remove sediment and debris that is partially blocking the pipe or ditch opening where it enters the Bioretention cell. ☐ Dispose of all material properly where it will not re-enter the Bioretention cell. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Inlets are blocked to the extent that most of the water does not seem to be entering the Bioretention cell.
 ☐ Some or all of the inlets are eroding so that rills, gullies, and other erosion is present, or there is bare dirt that is washing into the Bioretention cell.	☐ For small areas of erosion, smooth out the eroded part and apply rock or stone (e.g., river cobble) to prevent further erosion. Usually, filter fabric is placed under the rock or stone. ☐ In some cases, reseeding and applying erosion-control matting can be used to prevent further erosion. Some of these materials may be available at a garden center, but it may be best to consult a landscape contractor. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Erosion is occurring at most of the inlets, and it looks like there is too much water that is concentrating at these points. The inlet design may have to be modified.

BR Ponding Area

Examine the entire Bioretention surface and side slopes

Problem (Check if Present)	Follow-Up Actions
 ☐ Mulch (if used) needs to be replaced or replenished. The mulch layer had decomposed or is less than 1-inch thick.	☐ Add new mulch to a total depth (including any existing mulch that is left) of 2 to 3 inches. The mulch should be shredded hardwood mulch that is less likely to float away during rainstorms. ☐ Avoid adding too much mulch so that inlets are obstructed or certain areas become higher than the rest of the Bioretention surface. ☐ Other:
 ☐ Minor areas of sediment, grit, trash, or other debris are accumulating on the bottom.	☐ Use a shovel to scoop out minor areas of sediment or grit, especially in the spring after winter sanding materials may wash in and accumulate. Dispose of the material where it cannot re-enter the Bioretention cell . ☐ If removing the material creates a hole or low area, fill with soil mix that matches original mix and cover with mulch so that the Bioretention surface area is as flat as possible. ☐ Remove trash, vegetative debris, and other undesirable materials. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Sediment has accumulated more than 2-inches deep and covers 25% or more of the Bioretention surface. ☐ Kick-Out to Level 2 Inspection: The Bioretention cell is too densely vegetated to assess sediment accumulation or ponding; see BR-4, Vegetation.

BR Ponding Area

Examine the entire Bioretention surface and side slopes

Problem (Check if Present)	Follow-Up Actions
 ☐ There is erosion in the bottom or on the side slopes. Water seems to be carving out rills as it flows across the Bioretention surface or on the slopes, or sinkholes are forming in certain areas. ☐ Source: Stormwater Maintenance, LLC.	☐ Try filling the eroded areas with clean topsoil or sand, and cover with mulch. ☐ If the problem recurs, you may have to use stone (e.g., river cobble) to fill in problem areas. ☐ If the erosion is on a side slope, fill with clay that can be compacted and seed and mulch the area. ☐ Other: ☐ Kick-Out to Level 2 Inspection: The problem persists or the erosion is more than 3-inches deep and seems to be an issue with how water enters and moves through the Bioretention cell. ☐ Kick-Out to Level 2 Inspection: The problem does not seem to be caused by flowing water, but a collapse or sinking of the surface (e.g., “sinkhole”) due to some underground problem.
 ☐ The bottom of the Bioretention cell is not flat, and the water pools at one end, along an edge, or in certain pockets. The whole bottom is not uniformly covered with water. See design plan to verify that bioretention surface is intended to be flat. Check during or immediately after a rainstorm.	☐ If the problem is minor (just small, isolated areas are not covered with water), try raking the surface OR adding mulch to low spots to create a more level surface. You may need to remove and replace plantings in order to properly even off the surface. ☐ Check the surface with a string and bubble level to get the surface as flat as possible. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Ponding water is isolated to less than half of the Bioretention surface area, and there seem to be elevation differences of more than a couple of inches across the surface.

BR Ponding Area

Examine the entire Bioretention surface and side slopes

Problem (Check if Present)	Follow-Up Actions
 ☐ Water stands on the surface more than 72 hours after a rainstorm and /or wetland-type vegetation is present. The Bioretention cell does not appear to be draining properly.	☐ Kick-Out to Level 2 Inspection: This is generally a serious problem, and it will be necessary to activate a Level 2 Inspection.

BR Vegetation

Examine all Bioretention cell vegetation.

Problem (Check if Present)	Follow-Up Actions
 ☐ Vegetation requires regular maintenance—pulling weeds, removing dead and diseased plants, replacing mulch around plants, adding plants to fill in areas that are not well vegetated, etc.	☐ If you can identify which plants are weeds or not intended to be part of the planting plan, eliminate these, preferably by hand pulling. ☐ If weeds are widespread, check with the local stormwater authority and/or Extension Office about proper use of herbicides for areas connected with the flow of water. ☐ Even vegetation that is intended to be present can become large, overgrown, and/or crowd out surrounding plants. Prune and thin accordingly. ☐ If weeds or invasive plants have overtaken the whole Bioretention cell , bush-hog the entire area before seedheads form in the spring. It will be necessary to remove the root mat manually or with appropriate herbicides, as noted above. ☐ Re-plant with species that are aesthetically pleasing and seem to be doing well in the Bioretention cell. ☐ Other: ☐ Kick-Out to Level 2 Inspection: You are unsure of the original planting design, or the vegetation maintenance task is beyond your capabilities of time, expertise, or resources. If you are unsure of the health of the vegetation (e.g. salt damage, invasives, which plants are undesirable) or the appropriate season to conduct vegetation management, consult a landscape professional before undertaking any cutting, pruning, mowing, or brush hogging.

BR Vegetation

Examine all Bioretention cell vegetation.

Problem (Check if Present)	Follow-Up Actions
 ☐ Vegetation is too thin, is not healthy, and there are many spots that are not well vegetated.	☐ The original plants are likely not suited for the actual conditions within the Bioretention cell . If you are knowledgeable about plants, select and plant more appropriate vegetation (preferably native plants) so that almost the entire surface area will be covered by the end of the second growing season. ☐ Other: ☐ Kick-Out to Level 2 Inspection: For all but small practices (e.g., rain gardens), this task will likely require a landscape design professional or horticulturalist.

BR Outlets

Examine outlets that release water out of the Bioretention cell.

Problem (Check if Present)	Follow-Up Actions
☐ Erosion at outlet	☐ Add stone to reduce the impact from the water flowing out of the outlet pipe or weir during storms. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Rills have formed and erosion problem becomes more severe.
 ☐ Outlet obstructed with mulch, sediment, debris, trash, etc.	☐ Remove the debris and dispose of it where it cannot re-enter the Bioretention cell . ☐ Other: ☐ Kick-Out to Level 2 Inspection: Outlet is completely clogged or obstructed; there is too much material to remove by hand or with simple hand tools.

Additional Notes:

Inspector:_____ Date: _____

Complete the following if follow-up/corrective actions were identified during this inspection:

Certified Completion of Follow-Up Actions:

"I hereby certify that the follow-up/corrective actions identified in the inspection performed on _____ (DATE) have been completed and any required maintenance deficiencies have been adequately corrected."

Inspector/Operator: _____ Date: _____

Bioretention Stormwater Management Practices Level 2 Inspection Checklist

SMP ID #		**SMP Owner**		☐ Private ☐ Public
SMP Location (Address; Latitude & Longitude)				
	Latitude		**Longitude**	

Party Responsible for Maintenance	**System Type**		**Type of Site**
☐ Same as SMP Owner ☐ Other _____	☐ Seasonal ☐ Continuous Use ☐ Other	☐ Above Ground ☐ Below Ground	☐ Commercial ☐ Industrial ☐ Residential ☐ State

Inspection Date		**Inspection Time**	
Inspector			
Date of Last Inspection			

Level 2 Inspection: BIORETENTION NOTE: Key Source for this Information *(CSN, 2013)*	
Recommended Repairs	**Triggers for Level 3 Inspection**
Observed Condition: Water Stands on Surface for More than 72 Hours after Storm	
☐ Condition 1: Small pockets of standing water Use a soil probe or auger to examine the soil profile. If isolated areas have accumulated grit, fines, or vegetative debris or have bad soil media, try scraping off top 3 inches of media and replacing with clean material. Also check to see that surface is level and water is not ponding selectively in certain areas. ☐ Condition 2: Standing water is widespread or covers entire surface Requires diagnosis and resolution of problem: • Clogged underdrain? • Filter fabric between soil media and underdrain stone? • Need to install underdrain if not present? • Too much sediment/grit washing in from drainage area? • Too much ponding depth? • Improper soil media?	• Soil media is clogged and problem is not evident from Level 2 inspection. • Level 2 inspection identifies problem, but it cannot be resolved easily or is associated with the original design of the practice. ☐ Level 3 inspection necessary
Observed Condition: Vegetation is sparse or out of control	
☐ Condition 1: Original design planting plan seems good but has not been maintained, so there are many invasives and/or dead plants Will require some horticultural experience to restore vegetation to intended condition by weeding, pruning, removing plants, and adding new plants. ☐ Condition 2: Original design planting plan is unknown or cannot be actualized A landscape architect or horticulturalist will be needed to redo the planting plan. Will likely require analysis of soil pH, moisture, organic content, sun/shade, and other conditions to make sure plants match conditions. Plan should include invasive plant management and maintenance plan to include mulching, watering, disease intervention, periodic thinning/pruning, etc.	• Vegetation deviates significantly from original planting plan; Bioretention has been neglected and suffered from deferred maintenance. • Owner/responsible party does not know how to maintain the practice. ☐ Level 3 inspection necessary
Observed Condition: Bioretention does not conform to original design plan in surface area or storage	
☐ Condition 1: Level 2 Inspection reveals that practice is too small based on design dimension, does not have adequate storage (e.g., ponding depth) based on the plan, and/or does not treat the drainage area runoff as indicated on the plan Small areas of deviation can be corrected by the property owner or responsible party, but it is likely that a Qualified Professional will have to revisit the design and attempt a redesign that meets original objectives or that can be resubmitted to the municipality for approval.	• More than a 25% departure from the approved plan in surface area, storage, or drainage area; sometimes less than this threshold at the discretion of the Level 2 inspector. ☐ Level 3 inspection necessary

Level 2 Inspection: BIORETENTION NOTE: Key Source for this Information *(CSN, 2013)*	
Recommended Repairs	**Triggers for Level 3 Inspection**
Observed Condition: Severe erosion of filter bed, inlets, or around outlets	
☐ Condition 1: Erosion at inlets The lining (e.g., grass, matting, stone, rock) may not be adequate for the actual flow velocities coming through the inlets. First line of defense is to try a more non-erosive lining and/or to extend the lining further down to where inlet slopes meet the Bioretention surface. If problem persists, analysis by a Qualified Professional is warranted. ☐ Condition 2: Erosion of Bioretention filter bed This is often caused by "preferential flow paths" through and along the Bioretention surface. The source of flow should be analyzed and methods employed to dissipate energy and disperse the flow (e.g., check dams, rock splash pads). ☐ Condition 3: Erosion on side slopes Again, the issue is likely linked with unanticipated flow paths down the side slopes (probably overland flow that concentrates as it hits the edge of the slope). For small or isolated areas, try filling, compacting, and re-establishing healthy ground cover vegetation. If the problem is more widespread, further analysis is required to determine how to redirect the flow.	• Erosion (rills, gullies) is more than 12 inches deep at inlets or the filter bed or more than 3 inches deep on side slopes. • If the issue is not caused by moving water but some sort of subsurface defect. This may manifest as a sinkhole or linear depression and be associated with problems with the underdrain stone or pipe or underlying soil. ☐ Level 3 inspection necessary
Observed Condition: Significant sediment accumulation, indicating an uncontrolled source of sediment	
☐ Condition 1: Isolated areas of sediment accumulation, generally less than 3-inches deep Sediment source may be from a one-time or isolated event. Remove accumulated sediment and top 2 to 3 inches of Bioretention soil media; replace with clean material. Check drainage area for any ongoing sources of sediment. ☐ Condition 2: Majority of the surface is caked with "hard pan" (thin layer of clogging material) or accumulated sediment that is 3-inches deep or more This can be caused by an improper construction sequence (drainage area not fully stabilized prior to installation of Bioretention soil media) or another chronic source of sediment in the drainage area. Augering several holes down through the media can indicate how severe the problem is; often the damage is confined to the first several inches of soil media. Removing and replacing this top layer (or to the depth where sediment incursion is seen in auger holes) can be adequate, as long as the problem does not recur.	• More than 2 inches of accumulated sediment cover 25% or more of the Bioretention surface area. • "Hard pan" of thin, crusty layer covers majority of Bioretention surface area and seems to be impeding flow of water down through the soil media. • New sources of sediment seem to be accumulating with each significant rainfall event. ☐ Level 3 inspection necessary

Notes:

Inspector:_____ Date: _____

Complete the following if follow-up/corrective actions were identified during this inspection:

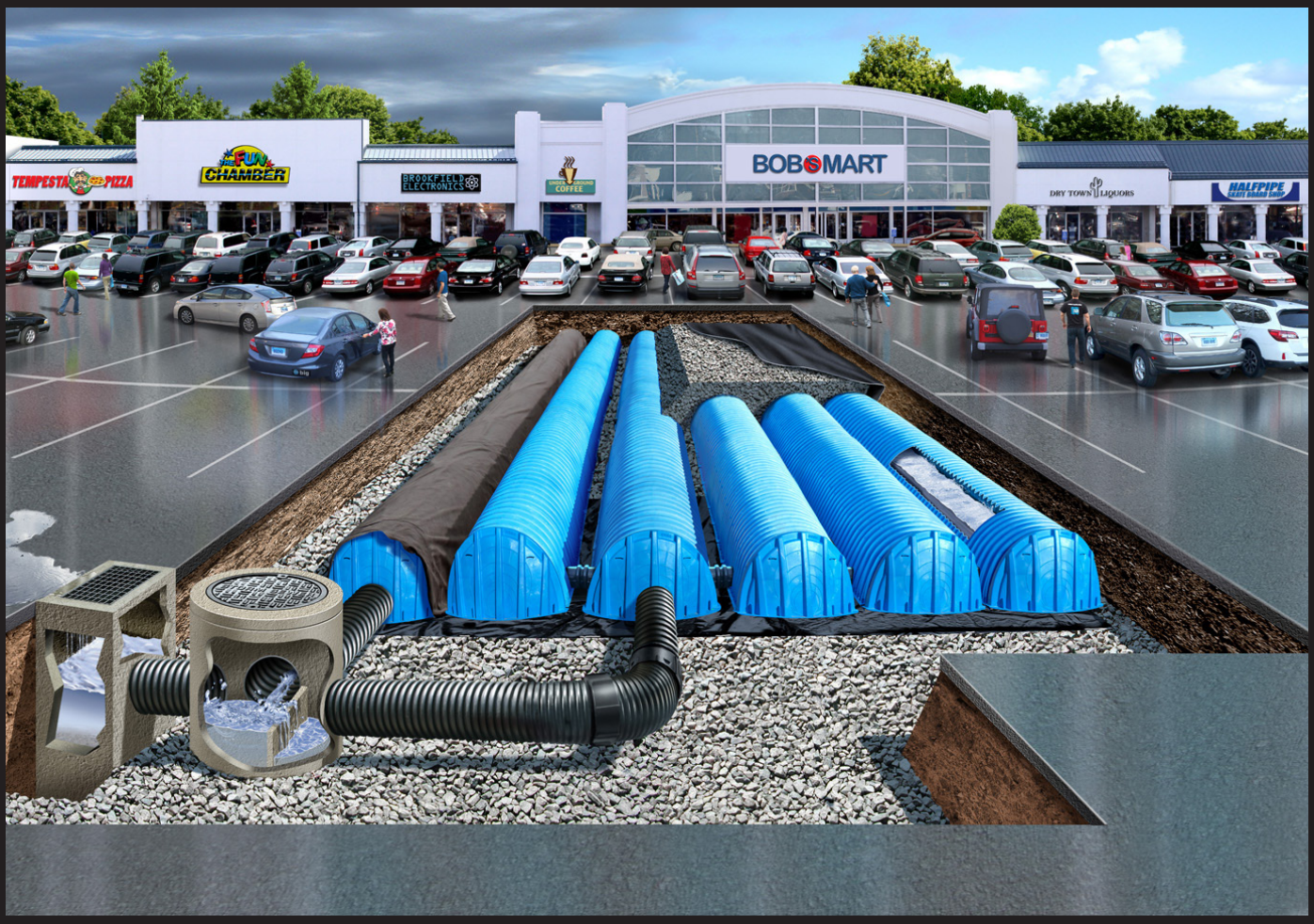
Certified Completion of Follow-Up Actions:

"I hereby certify that the follow-up/corrective actions identified in the inspection performed on _____ (DATE) have been completed and any required maintenance deficiencies have been adequately corrected."

Inspector/Operator: _____ Date: _____

CULTEC SEPARATOR™ ROW

WATER QUALITY SYSTEM



OPERATION & MAINTENANCE GUIDE

FOR CULTEC STORMWATER MANAGEMENT SYSTEMS

GLOBE VERIFIED VÉRIFIÉ

Published by
CULTEC, Inc.
P.O. Box 280
878 Federal Road
Brookfield, Connecticut 06804 USA
www.cultec.com

Copyright Notice
© 2022 CULTEC, Inc. All rights reserved. Printed in the USA.
This document and any accompanying CULTEC products are copyrighted by CULTEC, Inc. Any reproduction and/or distribution without prior written consent from CULTEC, Inc. is strictly prohibited.

Disclaimers:
The drawings, photographs and illustrations shown in this document are for illustrative purposes only and are not necessarily to scale.
Actual designs may vary.

CULTEC reserves the right to make design and/or specification changes at any time without notice at CULTEC's sole discretion.

CULTEC is not responsible for typographical errors.

Protected by one or more of the following patents:
Protected by one or more of the following patents:
U.S. Patents 6,129,482; 6,322,288; 6,854,925; 7,226,241; 7,806,627; 8,366,346; 8,425,148; and others; U.S. Designs D613819; D638,095; D668,318 and others; Canadian Patent 2,591,255 and others; Community Designs 1092191; 1745209; and others.

CULTEC, the CULTEC logo, RECHARGER, CONTACTOR, HVLV, PAC, STORMFILTER, STORMGENIE and The Chamber with The Stripe are registered trademarks of CULTEC, Inc.
Chamber of Choice, 902, HD, 100, 125, 150, 150XL, 180, 280, 330, 330XL, 360, V8, 902, Field Drain Panel, C-1, C-2, C-3, C-4, EZ-24, Landscape Series are trademarks of CULTEC, Inc. All rights reserved.

Contact Information:
For general information on our other products and services, please contact our offices within the United States at (800)428-5832, (203)775-4416 ext. 202, or e-mail us at custservice@cultec.com.

For technical support, please call (203)775-4416 ext. 203 or e-mail tech@cultec.com.

Visit www.cultec.com/downloads.html for Product Downloads and CAD details.

Doc ID: CLT043 02-22
Feb 2022

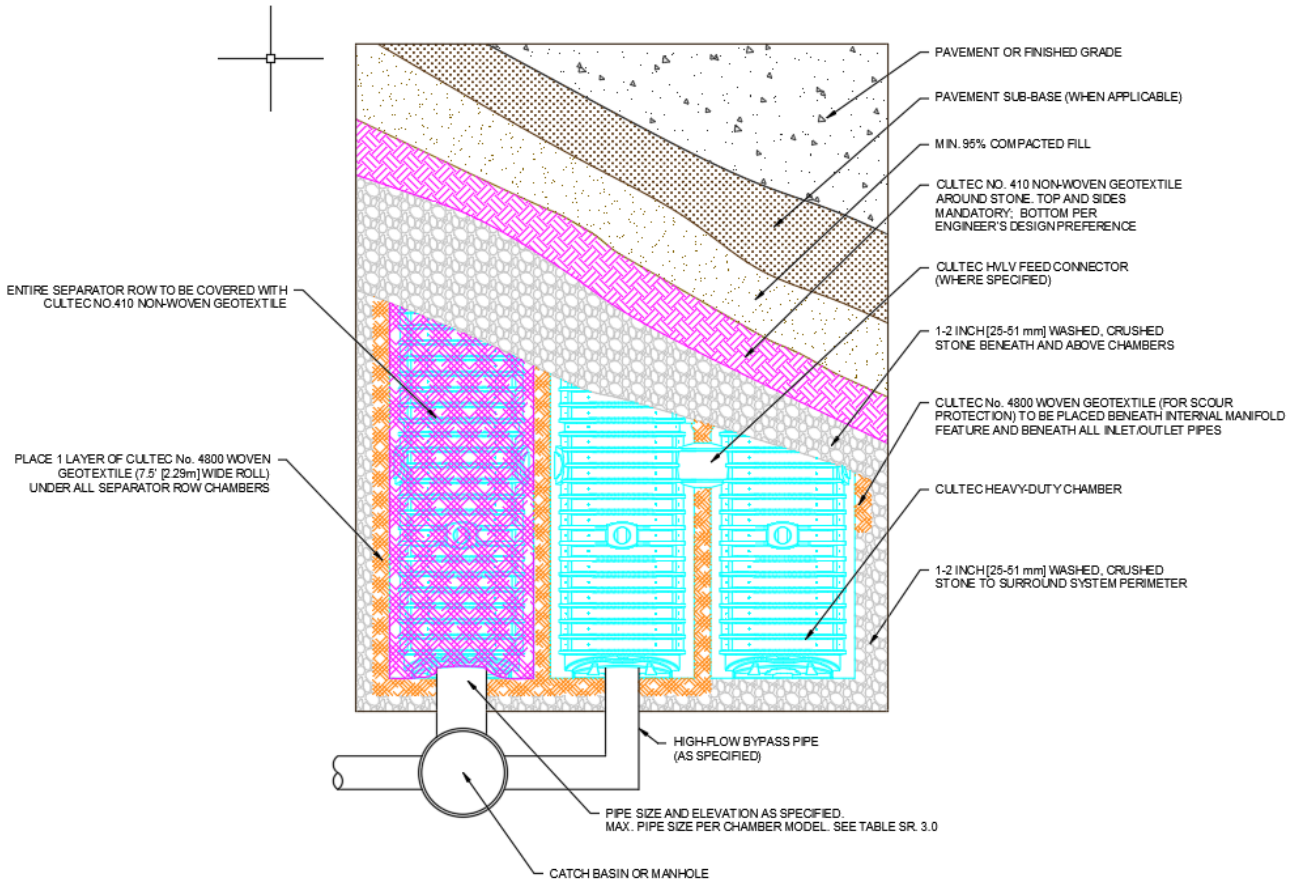
Introduction

CULTEC's Separator™ Row is an inexpensive means of removing Total Suspended Solids from the CULTEC chamber system, as well as providing easier access for inspection and maintenance. The Separator Row is designed to capture the First Flush of a rain event and is typically included as part of the "Treatment Train" for water quality.

The CULTEC Separator Row is a row of CULTEC Contactor or Recharger Chambers that are surrounded on all sides by filter fabric. One layer of CULTEC No. 4800™ Woven Geotextile are placed between the clean foundation stone and the chamber feet. The chambers are then completely wrapped with CULTEC No. 410™ non-woven geotextile. This configuration is designed to trap any sediment and/or debris that may pass through the upstream water-quality structures and into the chamber system.

A manhole is typically located adjacent to the separator row for ease of inspection and maintenance. This manhole is placed upstream of the system and can include a high-flow bypass pipe to pass peak-flows onto adjacent rows of chambers. The upstream manhole is designed with a sump to trap heavier sediment and allow for proper cleaning of the Separator Row. A JetVac process with a high pressure water nozzle is introduced down the Separator Row via the access manhole to clean all sediment and debris from the Separator Row. Captured pollutants are flushed into the sumped access manhole for vacuuming, and the process is repeated until the Separator Row is completely free of sediment and debris.

The Separator Row performance has been tested and verified to the protocols and procedures as defined by Environmental Technology Verification (ETV) Canada to achieve 80% TSS removal.



© CULTEC, Inc., Feb 2022 CLT043-02-22

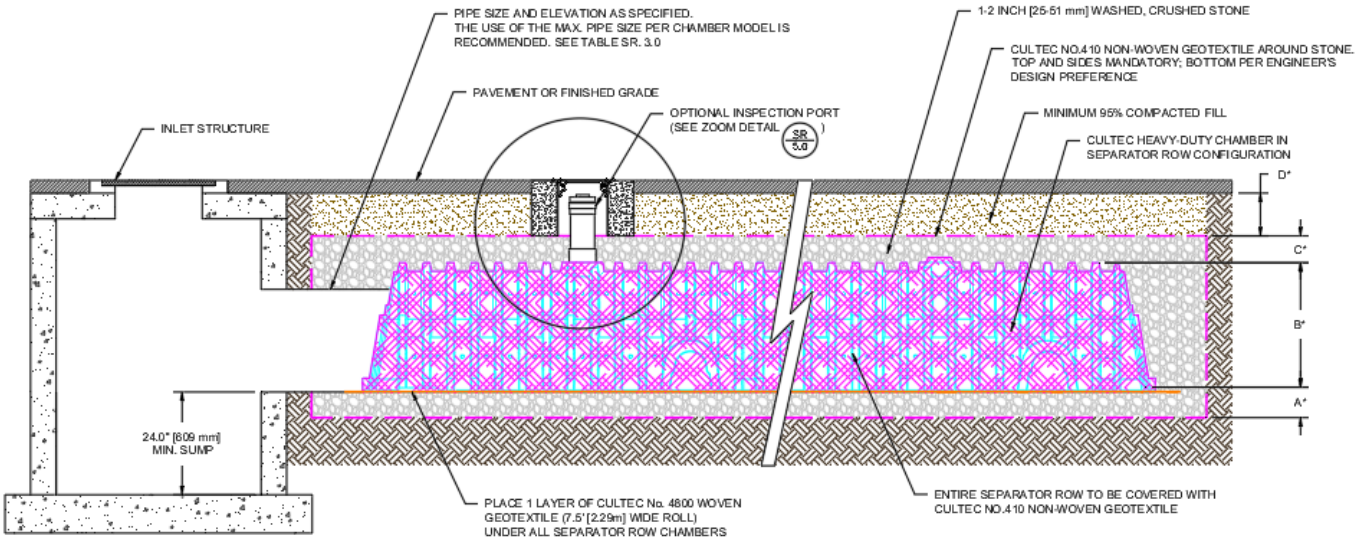
Design

There is no single design to achieve a high level of water quality. The CULTEC Separator Row should be designed as part of an overall best management practices water quality system. Pre-treatment devices such as sump catch basins, inlet baffles and proprietary oil-grit separators and filter systems can all be incorporated upstream of the CULTEC Separator Row. Sumped access/diversion manholes should be installed directly upstream of the Separator Row.

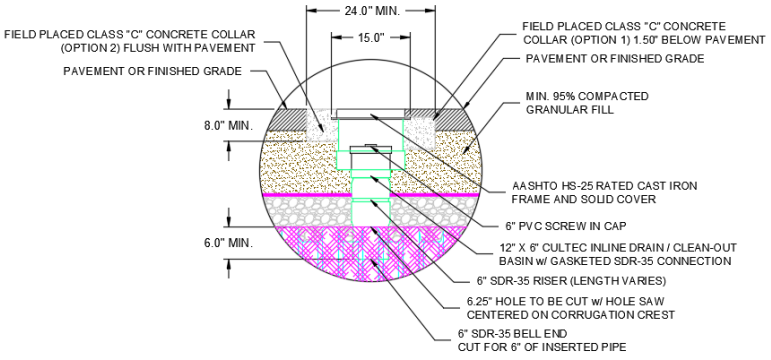
The following is a list of recommended design practices to ensure proper maintenance for the life of the system:

- Install sumped access/diversion manholes, including a minimum 24” (600 mm) sump, directly upstream of the Separator Row.
- Include a high-flow bypass pipe to divert peak flows that exceed the capacity of the Separator Row to adjacent rows.
- Connect the access manhole to the Separator Row with the largest diameter pipe allowable based on the CULTEC chamber model used.
- Maintain a minimum distance between the access manhole and the Separator Row to promote efficient maintenance.
- Include at least one inspection port per Separator Row for periodic inspection.

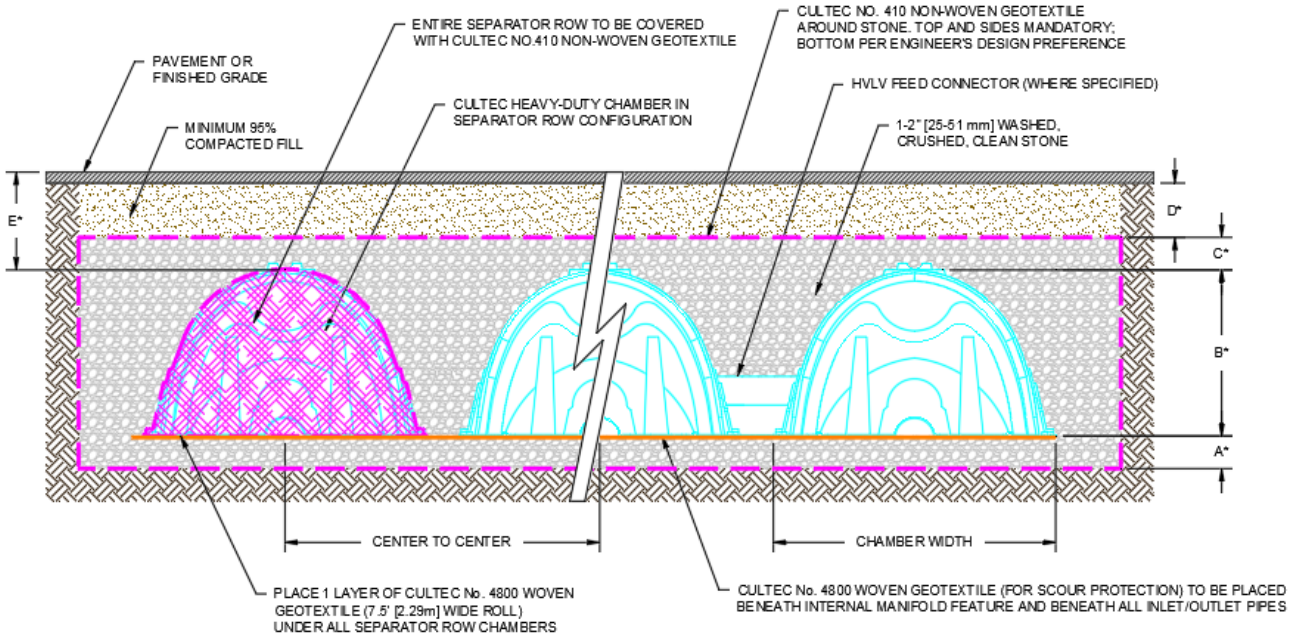
Note: Typical JetVac maintenance reels have a maximum of 400 feet (121.9 m) of available hose. Consider this when designing the length of the CULTEC Separator Rows.



*SEE SR 3.0 - CROSS SECTION TABLE REFERENCE



© CULTEC, Inc., Feb 2022 CLT043-02-22



*SEE SR 3.0 - CROSS SECTION TABLE REFERENCE

Table SR 3.0

	Description	Contactor 100HD	Recharger 150XLHD	Recharger 280HD	Recharger 330XLHD	Recharger 360HD	Recharger 902HD
A	Min. depth of stone base	6″ 152 mm	6″ 152 mm	6″ 152 mm	6″ 152 mm	6″ 152 mm	9″ 229 m
B	Chamber height	12.5″ 318 mm	18.5″ 470 mm	26.5″ 673 mm	30.5″ 775 mm	36″ 914 mm	48″ 1219 mm
C	Min. depth of stone required above units for traffic applications	6″ 152 mm	6″ 152 mm	6″ 152 mm	6″ 152 mm	6″ 152 mm	12″ 305 mm
D	Min. depth required of 95% compacted fill for paved traffic application	8″ 203 mm	8″ 203 mm	8″ 203 mm	10″ 254 mm	12″ 305 mm	12″ 305 mm
E	Max. depth of cover allowed above crown of chamber	12′ 3.65 m	12′ 3.65 m	12′ 3.65 m	12′ 3.65 m	12′ 3.65 m	8.5′ 2.59 m
	Max. allowable pipe size into chamber end wall/end cap	10″ 250 mm	12″ 300 mm	18″ 450 mm	24″ 600 mm	24″ 600 mm	24″ 600 mm

© CULTEC, Inc., Feb 2022 CLT043-02-22

Inspection and Maintenance

CULTEC recommends inspection of the Separator Row to be performed every six months for the first year of service. Future inspection frequency can be adjusted based upon previous inspection observations. However annual inspections are recommended. Inspection of the Separator Row can be achieved via an inspection port riser installed during construction. This inspection port riser will connect the top of the Separator Row chambers to finished grade with a removable lid. Alternatively the Separator Row may be inspected via the manhole(s) located at the end(s) of the Separator Row. However this method of inspection requires confined space entry. If entry into the manhole is required, all local and OSHA rules for confined space entries must be strictly followed.

To inspect:

- Remove the inspection port lid from the floor box frame.
- Remove the riser pipe cap.
- With a flashlight and stadia rod, measure the depth of sediment.
- Record results in a maintenance log.
- When depth of sediment exceeds 3” (76 mm), use the JetVac procedure described below.

The JetVac process utilizes a high pressure water nozzle controlled from the surface. The high pressure nozzle is introduced down the Separator Row via the access manhole(s). The high pressure water cleans all sediment and debris from the Separator Row as the nozzle is retrieved. Captured pollutants are flushed into the sumped access manhole for vacuuming. This process is repeated until the Separator Row is completely free of sediment and debris. A small diameter culvert cleaning nozzle is recommended for this procedure.



High pressure water nozzle



Cleaning Separator Row and pipes with high pressure water nozzle



SEPARATOR ROW: Separator Row prior to cleaning



ADJACENT ROW: When the Separator Row is working properly, the adjacent rows will not show signs of sediment.

© CULTEC, Inc., Feb 2022 CLT043-02-22

Inspection and Maintenance Record

Date	Mode of Access	Frequency	Depth of Sediment	Actions	Expenses	Inspector	Notes
Ex.	Inspection Port	Semi-annually	2”	Measure sediment depth with stadia rod. Visually inspect	$100	DPG	Depth of Sediment was measured via Northeast Inspection Port Adjacent to MH-1. Sediment depth was found to be 2”. No further action required at this time.
Ex.	Access Manhole	Annually					

© CULTEC, Inc., Feb 2022 CLT043-02-22



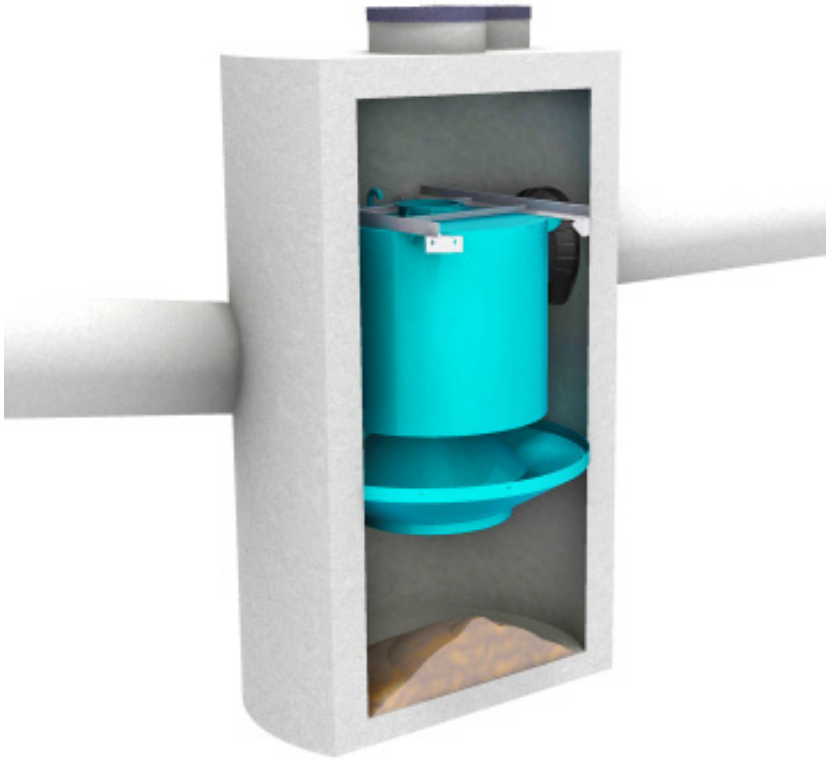
CULTEC, Inc.
878 Federal Road • P.O. Box 280 • Brookfield, CT 06804 USA
P: (203) 775-4416 • Toll Free: 1(800) 4-CULTEC • www.cultec.com



RETENTION • DETENTION • INFILTRATION • WATER QUALITY

©CULTEC, Inc. CLT043 03-22

Hydro International®



Operation and Maintenance Manual

Downstream Defender®

Vortex Separator for Stormwater Treatment

Turning Water Around ...®

Table of Contents

3 Downstream Defender® by Hydro International
- **Benefits of the Downstream Defender®**
- **Applications**
- **Downstream Defender® Components**

4 Operation
- **Introduction**
- **Pollutant Capture and Retention**
- **Wet Sump**
- **Blockage Protection**

4 Maintenance
- **Overview**
- **Determining You Maintenance Schedule**

5 Maintenance Procedures
- **Inspection**
- **Floatables and Sediment Cleanout**

8 Downstream Defender® Installation Log

9 Downstream Defender® Inspection and Maintenance Log

COPYRIGHT STATEMENT: The contents of this manual, including the drawings and specifications contained herein or annexed hereto, are intended for the use of the recipient to whom the document and all associated information are directed. Hydro International plc owns the copyright of this document (including any drawings or graphics), which is supplied in confidence. It must not be used for any purpose other than that for which it is supplied and must not be reproduced, in whole or in part stored in a retrieval system or transmitted in any form or by any means without prior permission in writing from Hydro International plc. Downstream Defender® is a trademarked hydrodynamic vortex separation device of Hydro International plc. A patent covering the Downstream Defender® has been granted.

DISCLAIMER: Information and data contained in this manual is exclusively for the purpose of assisting in the operation and maintenance of Hydro International plc's Downstream Defender®. No warranty is given nor can liability be accepted for use of this information for any other purpose. Hydro International plc have a policy of continuous product development and reserve the right to amend specifications without notice.

Hydro International (Stormwater), 94 Hutchins Drive, Portland ME 04102
Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com

Downstream Defender® by Hydro International

The Downstream Defender® is an advanced Hydrodynamic Vortex Separator designed to provide high removal efficiencies of settleable solids and their associated pollutants, oil, and floatables over a wide range of flow rates.

The Downstream Defender® has unique, flow-modifying internal components developed from extensive full-scale testing, CFD modeling and over thirty years of hydrodynamic separation experience in wastewater, combined sewer and stormwater applications. These internal components distinguish the Downstream Defender® from simple swirl-type devices and conventional oil/grit separators by minimizing turbulence and headlosses, enhancing separation, and preventing washout of previously stored pollutants.

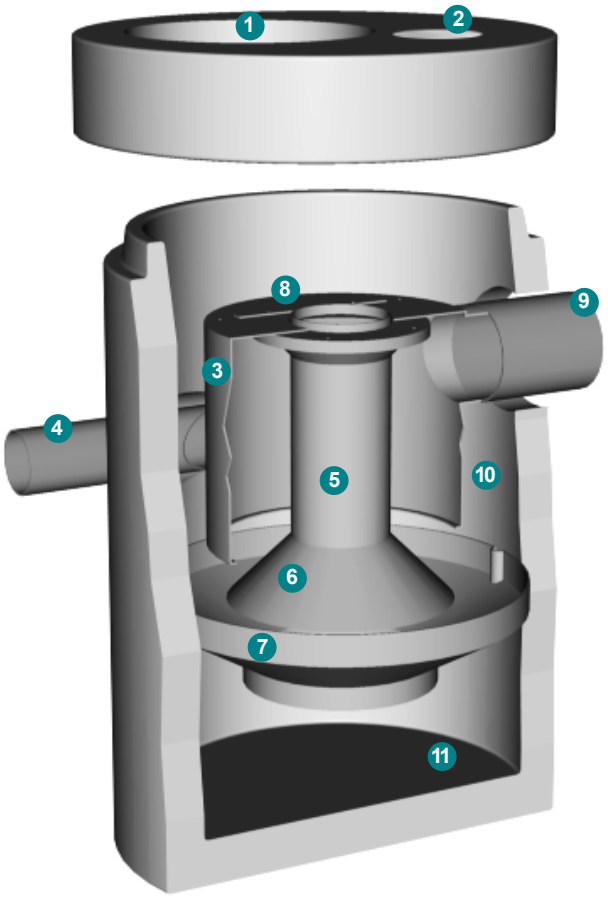
The high removal efficiencies and inherent low headlosses of the Downstream Defender® allow for a small footprint making it a compact and economical solution for the treatment of non-point source pollution.

Benefits of the Downstream Defender®

- Removes sediment, floatables, oil and grease
- No pollutant washouts
- Small footprint
- No loss of treatment capacity between clean-outs
- Low headloss
- Efficient over a wide ranges of flows
- Easy to install
- Low maintenance

Applications

- New developments and retrofits
- Utility yards
- Streets and roadways
- Parking lots
- Pre-treatment for filters, infiltration and storage
- Industrial and commercial facilities
- Wetlands protection



Downstream Defender® Components

1. Central Access Port
2. Floatables Access Port (6-ft., 8-ft. and 10-ft. models only)
3. Dip Plate
4. Tangential Inlet
5. Center Shaft
6. Center Cone
7. Benching Skirt
8. Floatables Lid
9. Outlet Pipe
10. Floatables Storage
11. Isolated Sediment Storage Zone

Operation

Introduction

The Downstream Defender® operates on simple fluid hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The Downstream Defender® has been designed to allow for easy and safe access for inspection/monitoring and clean-out procedures. Entry into the unit or removal of the internal components is not necessary for maintenance, thus safety concerns related to confined-space-entry are avoided.

Pollutant Capture and Retention

The internal components of the Downstream Defender® have been designed to protect the oil, floatables and sediment storage volumes so that separator performance is not reduced as pollutants accumulate between clean-outs. Additionally, the Downstream Defender® is designed and installed into the storm drain system so that the vessel remains wet between storm events. Oil and floatables are stored on the water surface in the outer annulus separate from the sediment storage volume in the sump of the unit providing the option for separate oil disposal, and accessories such as adsorbant pads. Since the oil/floatables and sediment storage volumes are isolated from the active separation region, the potential for re-suspension and washout of stored pollutants between clean-outs is minimized.

Wet Sump

The sump of the Downstream Defender® retains a standing water level between storm events. The water in the sump prevents stored sediment from solidifying in the base of the unit. The clean-out procedure becomes more difficult and labor intensive if the system allows fine sediment to dry-out and consolidate. Dried sediment must be manually removed by maintenance crews. This is a labor intensive operation in a hazardous environment.

Blockage Protection

The Downstream Defender® has large clear openings and no internal restrictions or weirs, minimizing the risk of blockage and hydraulic losses. In addition to increasing the system headloss, orifices and internal weirs can increase the risk of blockage within the unit.

Maintenance

Overview

The Downstream Defender® protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the Downstream Defender®. The Downstream Defender® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the Downstream Defender® will no longer be able to store removed sediment and oil. Maximum pollutant storage capacities are provided in Table 1.

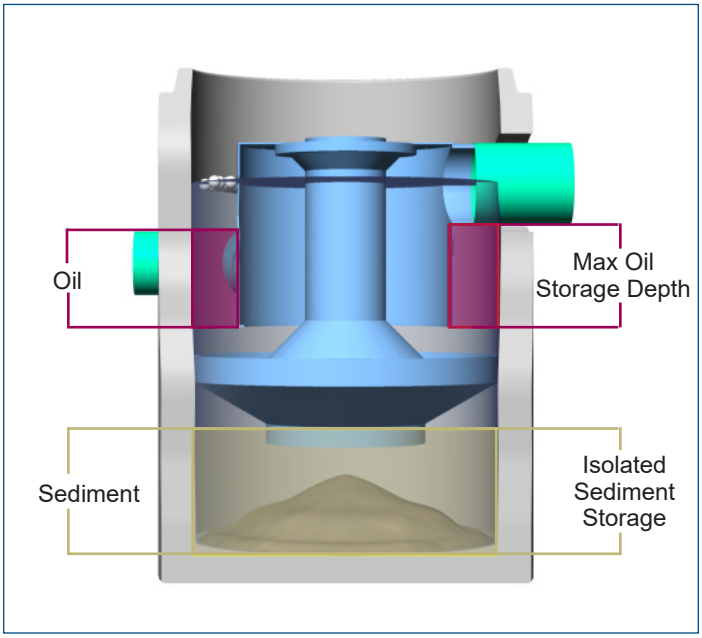


Fig.1 Pollutant storage volumes of the Downswtream Defender®.

The Downstream Defender® allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole. On the 6-ft, 8-ft and 10-ft units, the floatables access port is above the outlet pipe between the concrete manhole wall and the dip plate. The sediment removal access ports for all Downstream Defender® models are located directly over the hollow center shaft.

Maintenance events may include Inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the Downstream Defender®, nor do they require the internal components of the Downstream Defender® to be removed. In the case of inspection and floatables removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

Determining Your Maintenance Schedule

The frequency of cleanout is determined in the field after installation. During the first year of operation, the unit should be inspected every six months to determine the rate of sediment and floatables accumulation. A simple probe such as a Sludge Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and oil/flotables removal, for a 6-ft Downstream Defender® typically takes less than 30 minutes and removes a combined water/oil volume of about 500 gallons.

Inspection Procedures

Inspection is a simple process that does not involve entry into the Downstream Defender®. Maintenance crews should be familiar with the Downstream Defender® and its components prior to inspection.

Scheduling

- It is important to inspect your Downstream Defender® every six months during the first year of operation to determine your site-specific rate of pollutant accumulation
- Typically, inspection may be conducted during any season of the year
- Sediment removal is not required unless sediment depths exceed 75% of maximum clean-out depths stated in Table 1

Recommended Equipment

- Safety Equipment and Personal Protective Equipment (traffic cones, work gloves, etc.)
- Crow bar or other tool to remove grate or lid
- Pole with skimmer or net
- Sediment probe (such as a Sludge Judge®)
- Trash bag for removed floatables
- Downstream Defender® Maintenance Log

Table 1. Downstream Defender® Pollutant Storage Capacities and Max. Cleanout Depths.

Unit Diameter	Total Oil Storage	Oil Clean-out Depth	Total Sediment Storage	Sediment Clean-out Depth	Max. Liquid Volume Removed
(feet)	(gallons)	(inches)	(gallons)	(inches)	(gallons)
4	70	<16	141	<18	384
6	216	<23	424	<24	1,239
8	540	<33	939	<30	2,884
10	1,050	<42	1,757	<36	5,546
12	1,770	<49	2,970	<42	9,460

NOTES

1. Refer to Dowmstream Defender® Clean-out Detail (Fig. 1) for measurement of depths.

2. Oil accumulation is typically less than sediment, however, removal of oil and sediment during the same service is recommended.

3. Remove floatables first, then remove sediment storage volume.

4. Sediment removal is not required unless sediment depths exceed 75% of maximum clean-out depths stated in Table 1.



Fig.4



Fig.5



Fig.6

Inspection Procedures

1. Set up any necessary safety equipment around the access port or grate of the Downstream Defender® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.

2. Remove the lids to the manhole (Fig. 4). NOTE: The 4-ft Downstream Defender® will only have one lid.

3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. See Fig.7 and 8 for typical inspection views.

4. Without entering the vessel, use the pole with the skimmer net to remove floatables and loose debris from the outer annulus of the chamber.

5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel (Fig.5).

6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.

7. Securely replace the grate or lid.

8. Take down safety equipment.

9. Notify Hydro International of any irregularities noted during inspection.

Floatables and Sediment Cleanout

Floatables cleanout is typically done in conjunction with sediment removal. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables (Fig.6).

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vactor hose and skimmer pole to be lowered to the base of the sump.

Scheduling

- Floatables and sump cleanout are typically conducted once a year during any season.
- If sediment depths are greater than 75% of maximum clean-out depths stated in Table 1, sediment removal is required.
- Floatables and sump cleanout should occur as soon as possible following a spill in the contributing drainage area.



Fig.7 View over center shaft into sediment storage zone.



Fig.8 View of outer annulus of floatables and oil collection zone.

Recommended Equipment

- Safety Equipment (traffic cones, etc)
- Crow bar or other tool to remove grate or lid
- Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge®)
- Vactor truck (6-inch flexible hose recommended)
- Downstream Defender® Maintenance Log

1. Set up any necessary safety equipment around the access port or grate of the Downstream Defender® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
2. Remove the lids to the manhole (NOTE: The 4-ft Downstream Defender® will only have one lid).
3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.
4. Using the Floatables Port for access, remove oil and floatables stored on the surface of the water with the vactor hose or the skimmer net (Fig.9).
5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (Pg.9).
6. Once all floatables have been removed, drop the vactor hose to the base of the sump via the Central Access Port. Vactor out the sediment and gross debris off the sump floor (Fig.6).
7. Retract the vactor hose from the vessel.
8. On the Maintenance Log provided by Hydro International, record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
9. Securely replace the grate or lid.

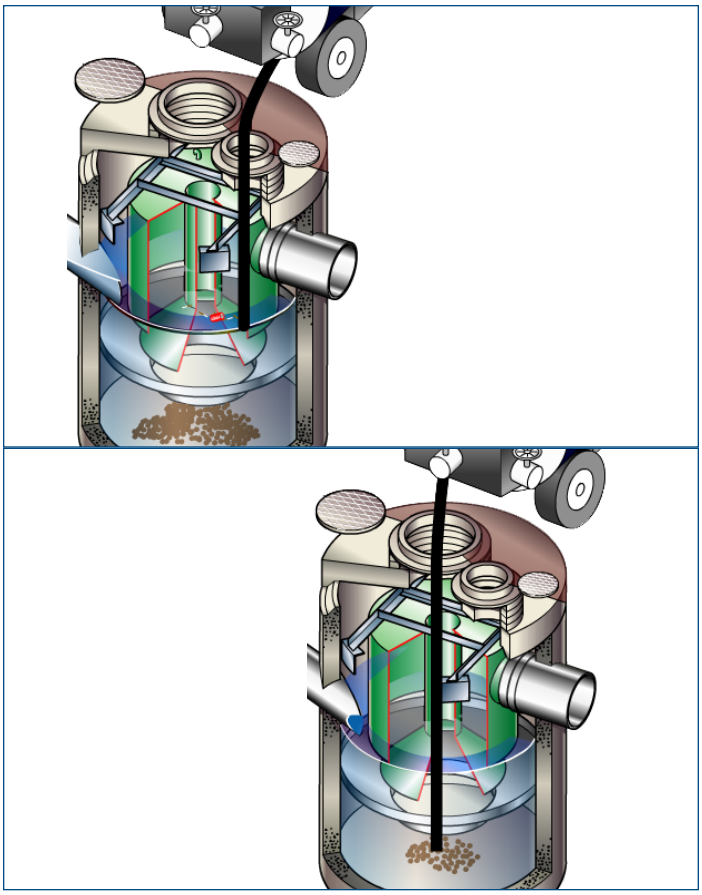


Fig.9 Floatables and sediment are removed with a vactor hose

Maintenance at a Glance

Activity	Frequency
Inspection	- Regularly during first year of installation - Every 6 months after the first year of installation
Oil and Floatables Removal	- Once per year, with sediment removal - Following a spill in the drainage area
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area
NOTE: For most cleanouts it is not necessary to remove the entire volume of liquid in the vessel. Only removing the first few inches of oils/floatables and the sediment storage volume is required.	

Downstream Defender® Installation Log

HYDRO INTERNATIONAL REFERENCE NUMBER:	
SITE NAME:	
SITE LOCATION:	
OWNER:	CONTRACTOR:
CONTACT NAME:	CONTACT NAME:
COMPANY NAME:	COMPANY NAME:
ADDRESS:	ADDRESS:
TELEPHONE:	TELEPHONE:
FAX:	FAX:

INSTALLATION DATE: / /

MODEL (CIRCLE ONE): **4-FT** **6-FT** **8-FT** **10-FT** **CUSTOM**

Hydro International (Stormwater), 94 Hutchins Drive, Portland ME 04102
Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com

Downstream Defender® Inspection and Maintenance Log

Date	Initials	Depth of Floatables and Oils	Sediment * Depth Measured	Volume of Sediment Removed	Site Activity and Comments

*Note: Sediment removal is not required unless sediment depths exceed 75% of maximum clean-out depths stated in Table 1.

Hydro International (Stormwater), 94 Hutchins Drive, Portland ME 04102
Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com

Do it Right the First Time

Learn more at hydro-int.com/service



CALL **1 (888) 382-7808** TO SCHEDULE AN INSPECTION

Stormwater Solutions

94 Hutchins Drive
Portland, ME 04102

Tel: (207) 756-6200
Fax: (207) 756-6212
stormwaterinquiry@hydro-int.com

www.hydro-int.com

©Hydro International DD_O+M_

APPENDIX L

CONSTRUCTION INSPECTION REPORT

II. **CONSTRUCTION DURATION INSPECTIONS**

a. **Directions:**

Inspection Forms will be filled out during the entire construction phase of the project.

Required Elements:

1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

4) Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and

6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

SITE PLAN/SKETCH

Inspector (print name)	**Date of Inspection**
Qualified Inspector (print name)	**Qualified Inspector Signature**

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Maintaining Water Quality

Yes No NA
[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions at the outfalls?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease at the outfalls?
[ ] [ ] [ ] All disturbance is within the limits of the approved plans.
[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping

1. General Site Conditions

Yes No NA
[ ] [ ] [ ] Is construction site litter, debris and spoils appropriately managed?
[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?
[ ] [ ] [ ] Is construction impacting the adjacent property?
[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing

Yes No NA
[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.
[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.
[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?
[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

3. Stabilized Construction Access

Yes No NA
[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

Runoff Control Practices

1. Excavation Dewatering

Yes No NA
[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.
[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.
[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.
[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

Runoff Control Practices (continued)

2. Flow Spreader

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.
[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales

Yes No NA

[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.
[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.
[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

4. Stone Check Dam

Yes No NA

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

Soil Stabilization

1. Topsoil and Spoil Stockpiles

Yes No NA

[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation

Yes No NA

[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control Practices

1. Silt Fence and Linear Barriers

Yes No NA

[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
Sediment accumulation is ___% of design capacity.

Sediment Control Practices (continued)

2. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated; Filter Sock or Manufactured practices)

Yes No NA

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
[ ] [ ] [ ] Manufactured insert fabric is free of tears and punctures.
[ ] [ ] [ ] Filter Sock is not torn or flattened and fill material is contained within the mesh sock.

Sediment accumulation ___% of design capacity.

3. Temporary Sediment Trap

Yes No NA

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.
[ ] [ ] [ ] Sediment trap slopes and disturbed areas are stabilized.

Sediment accumulation is ___% of design capacity.

4. Temporary Sediment Basin

Yes No NA

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.
[ ] [ ] [ ] Sediment basin dewatering pool is dewatering at appropriate rate.

Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design. All practices shall be maintained in accordance with their respective standards.

Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

CONSTRUCTION DURATION INSPECTIONS

b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:

1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
   a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
   b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

Modification & Reason:

APPENDIX M

NOTICE OF TERMINATION

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ___ ___ ___ ___ ___ ___

I. Owner or Operator Information

1. Owner/Operator Name:

2. Street Address:

3. City/State/Zip:

4. Contact Person: | 4a.Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name:

6. Street Address:

7. City/Zip:

8. County:

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:

Title/Position:

Signature:	Date:

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

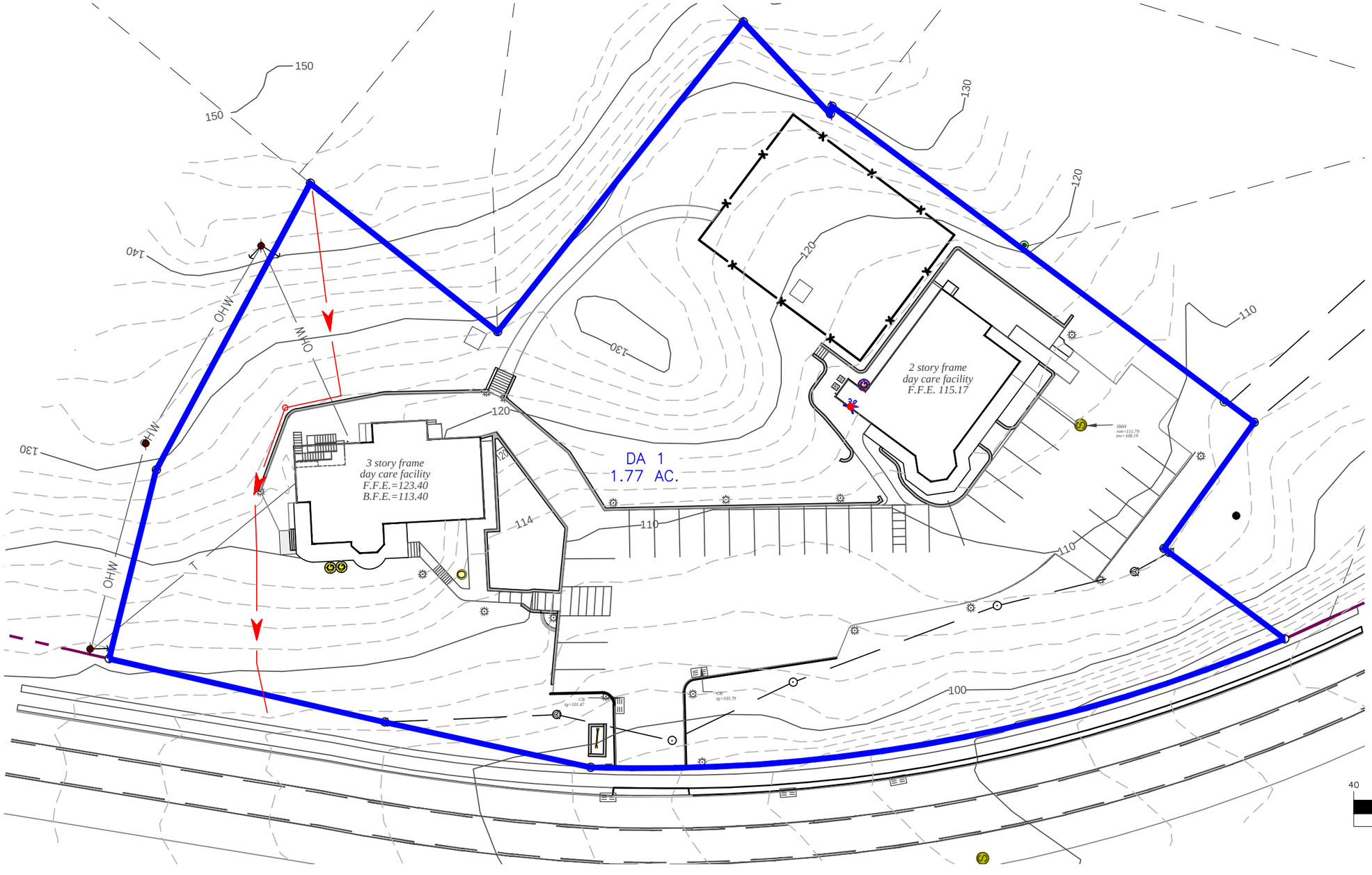
I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

APPENDIX N

WATERSHED MAPS



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.

DRAWN BY: ESR		CHECKED BY: MAB	
REVISIONS:			
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

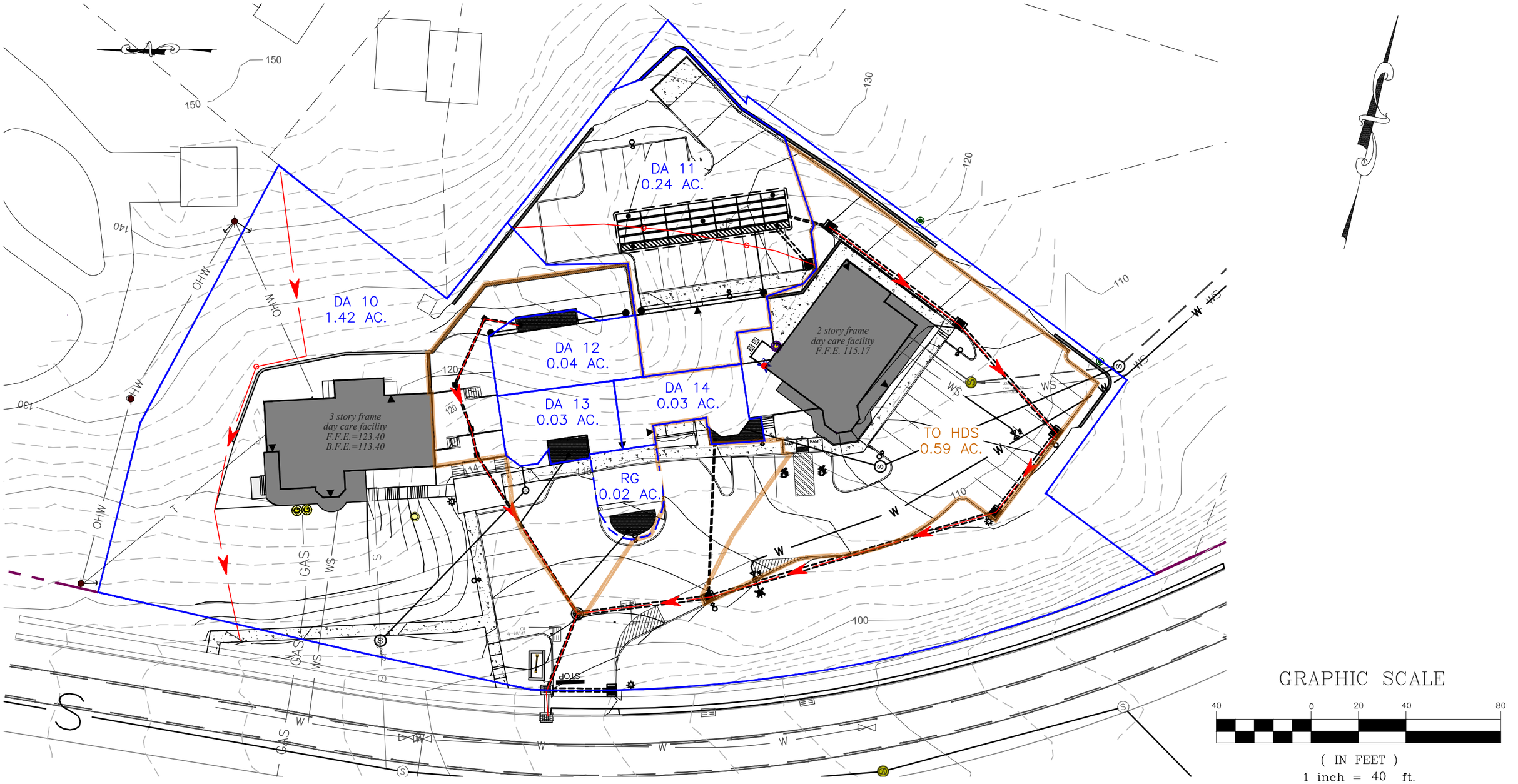
PRE-DEVELOPMENT CONDITIONS MAP

1064 WOLCOTT AVENUE

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #:	2022:030
DATE:	1/25/23
SCALE:	1" = 40'
TITLE:	DR-1
SHEET:	1 OF 2

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION L



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

DRAWN BY: ESR CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PB COMMENTS	ESR
2	9/30/25	REVISED PER PB COMMENTS	ESR
3	11/25/25	REVISED PER PB COMMENTS	ESR
4	12/30/25	REVISED PER PB COMMENTS	ESR

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

POST-DEVELOPMENT CONDITIONS MAP

1064 WOLCOTT AVENUE

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #: 2022:030
DATE: 1/25/23
SCALE: 1" = 40'
TITLE: DR-2
SHEET: 2 OF 2

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION L

LANC & TULLY
Engineering and Surveying, D.P.C.

January 9, 2026

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

RE: 1064 Wolcott Avenue
Tax No. 5954-34-641767
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed hotel with accessory restaurant to be located at 1064 Wolcott Avenue:

- Correspondence dated December 30, 2025, from Cuddy & Feder, LLP.
- Correspondence dated December 30, 2025, from Aryeh Siegel, Architect.
- Correspondence dated December 30, 2025, from Hudson Land Design.
- Supplemental Sight Distance response correspondence dated December 29, 2025, as prepared by Colliers Engineering & Design. *It should be noted that Sheet SD-01 was not attached to the correspondence.*
- Stormwater Pollution Prevention Plan (SWPPP), with the latest revision date of December 30, 2025, as prepared by Hudson Land Design.
- Plan set titled "Special Use Permit Application – The Inn on Spy Hill - 1064 Wolcott Avenue", consisting of Sheets 1 of 17 through 17 of 17, with Sheets 1 through 9 having the latest revision date of December 30, 2025, as prepared by Aryeh Seigel, Architect, and Sheets 10 through 17 having the latest revision date of December 30, 2025, as prepared by Hudson Land Design.

The proposed project is the redevelopment of an existing site with two existing structures and entails the construction of a building between the two existing structures on the site and connected to the southerly building. The buildings will consist of rooms for a hotel, with the southerly building also having an accessory restaurant. The project site consists of a single tax parcel that is located in R1-40 Zone and Historic District & Landmark Overlay (HDLO) Zone. The proposed hotel and accessory restaurant are both allowable uses in the HDLO Zone by Special Permit in accordance with Section 223-24.7, Paragraph B of the Zoning Code.

Based on our review of the above documents and plans, we would like to offer the following comments:

<u>General Comments:</u>

1. The applicant will need to seek a variance from the Zoning Board of Appeals for the required rear-yard setback associated with the new 2 ½ story structure to be

associated with the southerly building. The required rear-yard setback in the R1-40 Zone is 50 feet, whereas the applicant is currently proposing a setback of 23.8 feet. Applicant, at this time, is requesting a referral from the Planning Board to the Zoning Board so that they may seek the required rear yard variance of 26.2 feet for the project, as stated in the Cuddy & Feder correspondence.

2. Revised Sheet SD-01, per Colliers' correspondence, was not included in submission. This sheet should be provided at full scale upon next submission.

Site Plan (Sheet 1 of 17):

1. Plan includes a label stating, "6' high wood trash enclosure...", whereas the details for the trash enclosure on Sheet 14 of 17 note it to be 7 feet in height. The plans and construction details shall be coordinated with one another.

2. There are a number of labels on the sheet that have been obscured by the landscaping. The labels should either be masked, or moved to the top, so that they are clearly legible.

Existing Conditions & Demolition Plan (Sheet 2 of 17):

1. A note shall be added to the plan referencing where the survey data shown for the boundary was acquired from.

Landscape Plan (Sheet 3 of 17):

1. Note No. 30 under the "Planting and Landscaping Notes" states "See separate Green Roof Notes". It appears that this note should be removed.

2. The planting schedule on the right side of the sheet shall be revised to include a column providing the number of each tree, shrub, etc. to be planted as part of the project.

Lighting Plan (Sheet 5 of 17):

1. The proposed lighting fixtures on the plan shall be darkened in color so that they stand out to their respective locations.

2. The hatching on the plan shall be lightened or removed so that the photometric lines for the lighting are clearly visible.

3. The proposed lighting shall be adjusted to prevent light spill over into the adjacent neighboring parcels. This is most notable on the east and southerly sides of the project.

4. Plan shall include a note stating that all light fixtures shall be night sky compliant.

Building Plans (Sheet 6 of 17):

1. The scale of the room labeling on the floor plans presented should be adjusted so that labels are not overlapping, so that all labeling is clear and legible.

Grading & Utility Plan (Sheet 8 of 17):

1. As the project will need to be sprinklered, is the 4" water service large enough to service the project? ***Applicant's consultant notes that hydrant flow testing will be conducted and coordinated with the sprinkler designer.*** Hydrant flow testing to be conducted on Harbor View Court shall be coordinated with the City of Beacon Water Department, and a copy of the testing report and results shall be provided to the Water Department. ***Applicant's Consultant has noted that they will coordinate testing with the City's water department, and that a larger line may be installed to the building based upon the results.***

2. The 8" outlet pipe elevation from the underground system to CB-5 stated in the callout do not match that as represented in the pipe tables. Notes and pipe tables shall be coordinated.

3. Based upon the pipe table, the storm pipe leaving CB-5 is at a higher elevation than the pipe entering CB-5 from the underground system. This should be reviewed further and revised as necessary.

4. Consideration should be given to installing an additional catch basin on the north side of the entrance near the last parking stall to help intercept stormwater runoff from the site to minimize runoff out towards Wolcott Avenue.

5. The plan shall be updated to reflect how the rain garden in front of the porte cochere is being fed with stormwater runoff.

Construction Details (Sheet 17 of 17):

1. The proposed water line, as shown on the profile, should be adjusted between Sta. 2+20 and Sta. 2+70 to eliminate the high point created at Sta. 2+40.

SWPPP Comments:

1. Infiltration Practice Minimum Separation Requirements" on Page 6-41, states that there shall be a minimum horizontal separation distance of 25 feet from structures to underground infiltration systems. The table also provides for minimum required vertical separation distances from the bottom of the system to the highwater table and bedrock. It shall be further noted that Note 4 at the bottom of the table states "Infiltration practices shall be located downgradient of structures and septic systems." Based upon this note, the location of the proposed infiltration system is not compliant and needs to be relocated on the site.

2. The stormwater detail has a note stating, "Provide waterproofing if needed." This note shall be changed to "Provide waterproofing" as per table 5.5, page 5-62, of the NYSDEC 2024 Stormwater design manual, a zero-foot separation from structures to stormwater planters is only allowed if waterproofing is provided. The stormwater planter detail shall also note maximum WQv ponding depth and maximum total ponding depth in accordance with the details provided in the design manual in page 5-61. The pipe outlet shall be shown in the detail for clarity.

3. Upon observing the area breakup, it appears that the rain garden is being used to treat flow from a portion of the parking lot road and a portion of the proposed sidewalk. Per the sixth bullet point of section 5.3.6.1 of the NYSDEC 2024 Stormwater Design manual, "Parking lot or roadway runoff shall not be directed to rain gardens for treatment." If the rain garden is not being used to treat roadway or parking lot runoff, the applicant's engineer is to expand the description of the tributary area in the report, as well as show the location of any proposed downspouts being directed into the rain garden in the plans.

4. The rain garden calculations shown in Appendix "E" of the SWPPP seem to use the equations from the 2015 Stormwater Design Manual for sizing. The sizing requirement for rain gardens in the 2024 Stormwater Design Manual now sizes rain gardens using Darcy's Law (See section 5.3.6.3.2). Applicant shall update the calculations to meet the latest Stormwater Design Manual.

5. Once the rain garden has been sized to meet the sizing requirements of the 2024 NYSDEC Stormwater design manual per comment number 4, the applicant's engineer is to ensure that the rain garden detail is consistent with the details in pages 5-56 or 5-57 as required.

6. The WQv used to size the required filter bed area of the stormwater planters is different from the WQv calculated for the watershed. Applicant shall revise as required for consistency.

7. The underground chamber is shown to have a stone depth of 9" in the design sheet, but the detail shows a stone depth of 6". Applicant shall update the detail or the design sheet for consistency.

8. Stormwater planter design sheets step 4 cites, "Bioretention Areas". Applicant shall revise these notes for consistency.

9. The Tc path shown on the post-development conditions plan in Appendix "N" of the SWPPP report shows that stormwater from sub-catchment DA-11 flows into proposed catch basin CB-7, the only catch basin in sub-catchment DA-11, however, based on the grading provided, it does not appear that stormwater would flow into the catch basin. Applicant's engineer shall demonstrate how stormwater flows into the catch basin.

10. Given that the new location of the underground stormwater infiltration practice is located outside of pavement area, once the soils infiltration test locations have been established. Rain garden must be tested for infiltration in accordance with section 5.3.6.1 bullet 3. All testing has to be done at this time and witnessed by this office. Infiltration testing shall be performed in accordance with Appendix "D" of the 2024 stormwater design manual.

11. Test pits shall be performed to ensure water table and bedrock separation requirements have been met for the proposed rain garden, stormwater planters, and underground infiltration chambers in accordance with tables 5.13, 5.15, and 6.10 respectively, of the NYSDEC 2024 stormwater design manual and shall be witnessed by this office. Test pits shall be performed in accordance with Appendix "D" of the 2024 stormwater design manual.

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: Natalie Quinn, Planner
Jennifer Gray, Esq.
Bryan Murphy, Building Inspector

January 9, 2026

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

RE: Site Plan, Traffic and Parking Study Review #3 for 1064 Wolcott Avenue, City of Beacon, Dutchess County, New York; CM Project No. R245579.00

Chairperson Gunn:

Creighton Manning Engineering & Surveying, PLLC (CM) has performed a review of the following documents:

- December 30, 2025, Submission cover letter prepared by Cuddy+Feder
- December 29, 2025, comment response letter from Colliers Engineering
- December 30, 2025, Site Plans prepared by Aryeh Siegel and Hudson Land Design

Upon review of the aforementioned documents, CM offers the following comments:

1. The project is in negotiation with the Riverview Funeral Home for 14 valeted parking spaces. This is close and convenient to the project site. The two businesses will have to coordinate any future funerals that might otherwise overlap with peak activity at the project site.

2. The site plans have been adjusted to remove the trees around the driveway entrance that would otherwise block sight distance. The Lighting Plan (sheet 5) and Renderings (sheet 8) still reflect the previous landscaping plan. These sheets should be updated for the final set.

3. We have no other outstanding comments at this time.

If you have any questions about the above comments, please do not hesitate to contact me at (518) 689-1834.

Respectfully,
Creighton Manning Engineering & Surveying, PLLC

Kenneth Wersted, PE, PTOE
Associate

Amanda LaRosa, PE
Project Manager

N:\Projects\2025\R245579.00 Beacon - 2025 Beacon Reviews\Working\00- 1064 Wolcott\20260109_1064 Wolcott_Rev 3_R245579.00.docx

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: January 12, 2026

RE: 1064 Wolcott Ave Site Plan & Special Use Approval, JMARKMNG, LLC (Mark DiFabio)

I have reviewed the following materials regarding the proposed site plan and special use permit application for the project located at 1064 Wolcott Ave:

- Cover letter by Taylor Palmer of Cuddy + Feder, dated December 30, 2025
- Exhibit A: Responses to Comments Memo by Aryeh Sigel, Architect, dated December 30, 2025
- Exhibit B: Responses to Comments Memo by Hudson Land Design, dated December 30, 2025
- Exhibit C: Responses to Comments Memo by Colliers, dated December 29, 2025
- SWPPP prepared by Hudson Land Design, last revised December 8 2025
- Site Plan (Sheets 1-9) prepared by Aryeh Siegel, Architect, last revised December 30, 2025 and Site Plan (Sheets 10-17) prepared Hudson Land Design, last revised December 30, 2025.

Project Description:

The proposed project entails adaptive reuse of two existing buildings that currently comprise the Rose Hill Manor Day School. The project includes construction of an addition to the existing two-story South Building to redevelop the site for use as a hotel with 48 guest rooms, associated guest amenity spaces, a spa facility, and a 49-seat restaurant. The proposed project is located on a 1.77-acre lot in the R1-40 zoning district and Historic District and Landmark Overlay (HDLO) Zone.

At its June 2025 meeting, the Planning Board indicated that the proposed hotel development could meet the screening requirements for new hotel structures within the Historic District and Landmark Overlay (HDLO), pursuant to §223-24.7(B)(6), through appropriate landscaping, lighting, and physical separation from the historic building. At its November 2025 meeting, the Board further noted that the proposal would not constitute an undue enlargement under §223-24.7(D)(1)(d), given the size of the site and surrounding context.

These determinations remain part of the record and continue to inform the Board's review. Subsequent submissions should demonstrate consistency with these findings through finalized landscaping, lighting, and site design details.

Comments & Recommendations:

1. **Special Permit in HDLO - Restoration:** Criteria §223-24.7(D)(1)(a) requires that the existing architectural and historic integrity of the structure be maintained.

   a) The Planning Board has indicated support for a cohesive color palette between the historic building and the new addition, with some support for subtle variations or detailing used to visually accent and maintain the historic structure as the primary architectural element.

   b) Physical samples and/or material mock-ups are encouraged to assist the Board in evaluating the proposed materials and color palette once finalized.

   c) The applicant has provided partial photographs of the existing historic north building (Sheet 6 of 17), which offer helpful context on existing materials and character. However, the submission does not clearly identify the specific exterior alterations proposed to the historic structure, nor does it distinguish existing conditions from proposed changes (e.g., siding, trim, windows, roofing, or other architectural features). To allow for full evaluation under the HDLO, the applicant should provide a brief narrative and/or notated elevations clearly identifying all existing exterior conditions and all proposed exterior modifications to the historic structure.

   The applicant has acknowledged the comments above and indicated that updated renderings and additional information regarding proposed modifications to the historic north building will be provided with the next submission.

2. **Rear Yard Setback:** A variance from the ZBA is required for the 23.8 foot setback where 50 feet is required.

3. **Tree Removal:** The Existing Conditions and Demolition Plan (sheet 2 of 12) should indicate existing trees to be retained or removed. Existing trees to be retained should also be indicated on the detailed landscaping plan, once provided. **The applicant has indicated that the plans will be updated in future submissions.**

4. **Screening of Parking Facilities:** Pursuant to §223-14.2, outdoor parking areas associated with hotels must be screened from adjoining residential properties through fencing, landscaping, and/or buildings. Where hotel buildings are set back less than 100 feet from one-family residential lots, such buildings must be suitably screened with planting. The Planning Board has requested additional visual information illustrating how the proposed development will appear from the rear of the site, particularly in relation to adjacent residential properties and proposed screening.

5. **Landscaping Plan.** A landscaping plan has been provided on Sheet 3 of 17 and appears conceptually strong. However, the planting schedule should be updated to identify quantities of proposed plantings so that the Planning Board can effectively evaluate and confirm the adequacy of screening.

6. **Lighting Plan:** A proposed lighting plan with photometric analysis and luminaire schedule has been provided. However, fixture color temperature and color rendering index (CRI) should also be indicated per §223-14(B). To allow for full confirmation of code compliance, particularly within the HDLO, the applicant should provide manufacturer specification sheets for proposed lighting fixtures illustrating fixture appearance and shielding characteristics.

7. **Mechanical equipment.** A note regarding mechanical equipment is shown on Sheet 1 of 17 but is partially obscured and illegible. The note should be clarified and a detail of the proposed enclosure or screening treatment should be provided to allow for full review.

The above reflects our comments at this time. Please feel free to contact me with any questions or if additional information is needed.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Beacon**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **6417670000**

Project Name: **1064 Wolcott Avenue hotel and restaurant**

Applicant: **JMARKMNG, LLC**

Address of Property: **1064 Wolcott Ave, Beacon, NY 12508**

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☑ Site Plans (all)
- ☑ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☑ State Road: **9D**
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **1/13/2026**

Entered By: **Perez, Mercedes**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☑ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **12/26/2025**	Notes:	☐ Major Project
Date Received: **12/26/2025**		Referral #: **ZR25-368**
Date Requested: **1/13/2026**		
Date Required: **1/25/2026**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **1/12/2026**		

SUE SERINO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

January 12, 2026

To: Planning Board, City of Beacon
Re: ZR25-368, 1064 Wolcott Avenue hotel and restaurant

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION
The applicant is seeking special permit and site plan approval for a 48-room hotel and 49-seat restaurant.

COMMENTS

- This project is within walking distance of the train station and DIA, but is far from any marked crosswalks on Wolcott Avenue. We suggest that the applicant work with NYSDOT and/or the City, as applicable, to mark a crosswalk near Beekman Street. We note that crosswalk curb cuts already exist just north of the Wolcott Ave/Beekman St intersection. Given the curve in the road, signage and/or Rectangular Rapid Flashing Beacons (RRFBs) may be appropriate to ensure that the crossing is safe and visible.

- We echo the comment of the City's Planning Consultant that the proposed addition may not be distinct enough from the property's historic structures.

- A full photometric plan and light fixture specifications should be provided and conform to the City's code and Greenway principles.

RECOMMENDATION
The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP
Commissioner
By

Dylan Tuttle, Senior Planner

City of Beacon Planning Board Agenda
01/13/2026

Title:

Public hearing and continue review of application for Special Use Permit Approval, Residential, 829 Wolcott Avenue, submitted by Lauren Walling.

ATTACHMENTS

829 Wolcott PB 1.13.26 AJS Response Letter_251230.pdf

829 Wolcott PB 1.13.26 HLD Response Letter_2025-1230.pdf

829 Wolcott PB 1.13.26 Parking Narrative.pdf

829 Wolcott PB 1.13.26 Pump Calcs-2BR_Rev_2025-1230.pdf

829 Wolcott PB 1.13.26 AJS Sheets Submittal_3_251230.pdf

829 Wolcott PB 1.13.26 HLD Sheets_2025-1230.pdf

KARC Review PB_829 Wolcott Ave_2026.01.09.pdf

Lanc & Tully 829 Wolcott 01-09-26 review.pdf

829 Wolcott PB 239 referral response ZR25_372.pdf

ARYEH SIEGEL
ARCHITECT

John Gunn - Planning Board Chairman
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 829 Wolcott Avenue
Site Plan Application – Responses to Comments

December 30, 2025

Dear Chairman Gunn and Members of the Planning Board,

Please find below our response to the comments in KARC Planning Consultant's Memorandum, dated December 8, 2025; and Lanc & Tully's Engineering Memorandum dated December 5, 2025.

KARC Comment Responses:

1. **Existing vs. Proposed Use.** The project description within the Short EAF states that "the existing dwelling is being used as a bed and breakfast." However, Sheet 2 of 6 in the submitted plan set refers to a "Proposed Bed and Breakfast." Clarification is required as to whether the bed-and-breakfast is a legally existing use or a newly proposed use, and notes within the application submission should be consistent.

   Response: The Bed & Breakfast is not currently existing. It is a proposed use.

2. **Use Classification & Accessory Apartment.** Bed-and-breakfast establishments are categorized under "Lodging" in the Use Table, separate from "Residential." However, the code definition of a bed-and-breakfast describes it as "a detached one-family dwelling unit that also contains guest rooms." Section §223-24.1(c) states that an accessory apartment may be located within a detached single-family dwelling or an accessory building on such a single-family lot. The Building Inspector should confirm whether a lot containing a bed-and-breakfast is still considered a single-family lot for purposes of permitting an accessory apartment.

   Response: Comment acknowledged. The Accessory Dwelling Unit has been removed from the application because the Building Inspector determined that the ADU does not require Site Plan approval.

84 Mason Circle | ajs@ajsarch.com | *Tel* 845 838 2490
Beacon, New York 12508 | www.ajsarch.com | *Fax* 845 838 2657

3. **Zoning Compliance Table.** A zoning compliance table has been provided for the accessory apartment only; however, a zoning compliance table should also be submitted for the primary structure proposed to house the bed-and-breakfast. The table should summarize the applicable R1-10 bulk regulations, including minimum lot area, required setbacks, maximum building height, and maximum building coverage, alongside the proposed conditions.

Response: The Zoning Compliance Table has been corrected to show requirements for the primary structure. Reference to the ADU have been eliminated.

4. **Site Plan (Sheet 1 of 6)**
    a. Driveway Surface Treatment. The materials legend distinguishes between existing and proposed asphalt paving using two shades of gray. However, the driveway on the proposed site plan is depicted using the proposed asphalt shading while labeled as a "Gravel Driveway." The applicant should clarify the proposed driveway surface material.

    Response: The driveway will be gravel throughout. The materials legend will be corrected.

    b. Adjacent Structures. Adjacent structures on Lot No. 32 and No. 31 View Terance should be shown on the site plan to confirm compliance with comment #6 below.

    Response: Comment acknowledged. Since the ADU has been eliminated from the application there is no need to show the neighboring structures.

    c. Screening & Vegetation. Existing trees and/or tree lines should be shown, or photos of existing conditions provided, to evaluate whether the proposed off-street parking will be adequately screened from adjacent residential properties, as required by §223-24.4(b).

    Response: Photos of the existing house are provided. There is an existing fence screening the parking from the neighbor's view.

    d. Required Notes. The following code compliance notes should be added to the site plan for clarity and enforcement:

        i. "Lodging shall be provided for periods of less than two (2) weeks in duration"
        ii. "Bed-and-breakfast establishments shall be inspected by the Building Department every two (2) years to verify continued compliance with §223-24.4"
        iii. "Owner occupancy is required for both the bed-and-breakfast and accessory apartment use."
        iv. "The accessory apartment shall not be used for short-term rentals as defined in § 223-26.5.

        Response: The code compliance notes will be added to the site plan.

5. **Bed and Breakfast Special Permit Standards (§ 223-24.4)**
    a. The site meets the minimum lot area requirement of 40,000 square feet.
    b. The maximum number of guest bedrooms permitted is six (6); four (4) are proposed, which is compliant.
    c. If the bed-and-breakfast is not already a legally existing use, the applicant must demonstrate compliance with the requirement that "the outward appearance of the use shall be that of a one-family dwelling and there shall be no indication of the bed-and-breakfast establishment from the exterior of the building, except for the sign." A separate exterior entrance for guest use is not permitted. Elevations and/or photographs of the existing residence proposed for conversion to bed-and-breakfast use should be provided for confirmation of compliance with this standard.

Response: Comments acknowledged. Photos of the existing house have been included with this submission. No changes are proposed to the exterior of the existing house.

6. **Accessory Apartments Regulations (§ 223-24.1)** As the proposed accessory apartment is less than 1,000 square feet, site plan review is not required.
    a. However, ARB approval is required if the accessory apartment is located less than ten (10) feet from a property line *and* within twenty (20) feet of a dwelling unit on an adjacent property. The applicant should confirm whether any adjacent dwellings fall within 20 feet of the proposed accessory apartment. If not, neither site plan nor ARB review is required.

Response: A revised Landscape Plan has been submitted with additional screening for the neighboring properties.

7. **Off Street Parking.** The zoning code establishes a minimum of three (3) and a maximum of nine (9) off-street parking spaces for this use, and the site plan proposes four (4) spaces, which falls within the allowable range. While this is a small-scale bed-and-breakfast use, the applicant should provide a brief parking justification explaining why four spaces are sufficient, particularly in the scenario where all guest rooms, the owner's unit, and the accessory apartment are simultaneously occupied. If possible, it is recommend that an additional parking space be considered.

Response: A revised Landscape Plan with an associated planting schedule and illustrated plant list has been submitted.

Lanc & Tully Comment Responses:

Sheet 1 of 6:

1. The following shall be included as notes on the plan for the Bed-and -Breakfast:
    a. The lodging provided shall be for periods of less than two weeks in duration.
    b. Renewal Inspections - Each bed-and-breakfast establishment shall be inspected by the Building Department every two years in order to determine whether the establishment remains in compliance with Section 223-24.4 of the City's Zoning Code.

Response: A revised Landscape Plan with an associated planting schedule and illustrated plant list has been submitted.

2. The following shall be included as notes on the plan for the Accessory Dwelling Unit:
   a. Owner occupancy required. The owner of the single-family lot upon which an accessory apartment is located shall occupy at least one of the dwelling units on said lot.
   b. The accessory apartment shall not be used for short-term rentals as defined in Section 223-26.5 of the City's Zoning Code.

   Response: The notes will be added to the plan drawing.

3. The existing trees on the site shall be shown on the plan.

   Response: The survey does not include existing trees. The Applicant will request this information from the surveyor.

4. The reference to a "wire fence enclosure" on the westerly side of the property should be verified by the applicant's consultants, as this appears to be a wooden stockade fence. Plans shall be revised accordingly.

   Response: The wire fence note will be corrected.

5. The "Zoning Regulations Table" located at the top of the sheet for accessory structures should be revised to reflect a required minimum rear-yard and side-yard setback of 5 feet in the R1-10 Zone.

   Response: Since the ADU has been eliminated from the application, there is no need to show zoning regulations for the ADU.

6. Although the plan notes the driveway to be gravel, the "Materials/Symbols" table denotes this area to be pavement. If the driveway is to be paved, the plan should note this. If the driveway is to remain as gravel, then the table should be revised accordingly.

   Response: The driveway is to remain gravel. The materials legend will be corrected.

Sheet 2 of 6:

1. The plan shall be revised to reflect the existing trees located on site, as well as any of the trees that are proposed to be removed as part of the project.

   Response: No trees are being removed or added as part of this project.

2. The plan shall be revised per Comment No. 6 above for Sheet 1 of 6.

   Response: The driveway is to remain gravel. The materials legend will be corrected.

3. The plan shall call out the fencing, and type of fencing, located along the westerly and southerly side of the property.

Response: The fencing will be called out. There is no proposed change to the existing fencing.

Thank you. Please let me know if you have any questions.

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

HUDSON LAND DESIGN

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

December 30, 2025

Hon. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re: 829 Wolcott Accessory Dwelling Unit
Lauren Walling (Applicant)
829 Wolcott Avenue
Tax Parcel: 6054-46-154511 (±1.0 ac.)
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has updated the pump calculations and plans in response to comments from the Planning Board and from the City's consultants for the Planning Board's continued review and consideration of the Application. The following are point-by-point responses to each comment contained within the letters prepared by the City's consultants:

Lanc & Tully December 5, 2025 Comment Memorandum

General Comments

1. Comment acknowledged.
2. The pump calculations have been revised for a one-bedroom design. The pump off float has been lowered by 2 inches so that the pump chamber pumps at least once per day with 110 gallons per day flow.

Sheet (Sheet 1 of 6):

1. Aryeh Siegel has responded to this comment under separate cover.
2. Aryeh Siegel has responded to this comment under separate cover.
3. Aryeh Siegel has responded to this comment under separate cover.
4. Aryeh Siegel has responded to this comment under separate cover.
5. Aryeh Siegel has responded to this comment under separate cover.
6. Aryeh Siegel has responded to this comment under separate cover.

Existing Conditions Plan (Sheet 2 of 6):

1. Aryeh Siegel has responded to this comment under separate cover.
2. Aryeh Siegel has responded to this comment under separate cover.
3. Aryeh Siegel has responded to this comment under separate cover.

KARC December 8, 2025 Comment Memorandum

1. The Bed & Breakfast has been used in the past. The site plan
2. Aryeh Siegel has responded to this comment under separate cover.
3. Aryeh Siegel has responded to this comment under separate cover.
4. Aryeh Siegel has responded to this comment under separate cover.
5. Aryeh Siegel has responded to this comment under separate cover.
6. Aryeh Siegel has responded to this comment under separate cover.
7. Aryeh Siegel has responded to this comment under separate cover.

The following materials are submitted in support of the project:

- 4 copies of Engineering Plans (2 sheets), and
- 5 copies of revised sewage pump station calculations.

The Applicant looks forward to appearing at the Board's January 13, 2025 meeting Agenda for public hearing. Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Lauren Walling
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD file)

829 Wolcott Avenue - Mt. Beacon Bed & Breakfast

December 30, 2025

Narrative Statement Regarding Parking Requirements

Mt. Beacon Bed & Breakfast operated continuously for approximately eleven years prior to its temporary closure and is now seeking approval to reopen with four guest rooms. During its prior operation, the inn served a consistent clientele and functioned successfully without parking-related impacts to the neighborhood or the property.

The current proposal includes four designated parking spaces, consistent with the number of approved guest rooms. While the zoning requirement specifies one parking space per room, we respectfully submit that additional dedicated parking is unnecessary and unwarranted for this use, based on long-standing operational experience, site conditions, and environmental considerations.

Throughout the entire eleven-year period of operation, the inn almost never experienced a scenario in which all four guest rooms arrived by car simultaneously. The majority of our guests traveled from New York City and arrived by Metro-North train, choosing Mt. Beacon Bed & Breakfast specifically because of its proximity to public transportation and walkability to the City of Beacon. This travel pattern remains consistent with current tourism trends in Beacon and is expected to continue.

Historically, we maintained a large gravel parking lot to accommodate more vehicles than were ever practically required. This lot consumed nearly a quarter acre of former green space. Due to concerns about stormwater runoff and the proximity of the historic carriage house, paving the area was not a viable option, resulting in a gravel surface that was costly and labor-intensive to maintain. The gravel lot required constant weed management, was difficult to plow in winter, and significantly reduced usable landscaped area on the property.

The proposed redesign seeks to reclaim this green space, reduce unnecessary site disturbance, and eliminate an overbuilt parking area that does not reflect the actual needs of the inn. Reducing the parking footprint aligns with sustainable land-use practices and minimizes environmental impacts associated with stormwater runoff, ongoing maintenance, and loss of permeable landscape.

In addition to the four designated parking spaces, the property includes a large circular driveway located at the front of the house. This driveway alone can comfortably accommodate up to eleven vehicles on an as-needed basis, providing ample flexibility for owners, occasional guests, or short-term parking without the need for permanently designated additional spaces. This existing feature ensures that parking demand can be met without expanding or maintaining a large, underutilized parking lot.

Based on over a decade of real-world operational experience, guest travel behavior, and the existing site layout, there is no practical or functional need for more than four designated parking spaces for this property. The proposed parking plan reflects actual use, supports environmental stewardship, reduces unnecessary maintenance costs, and preserves valuable green space, while continuing to fully meet the needs of guests and owners.

For these reasons, we respectfully request approval of the proposed parking plan limited to four designated spaces in conjunction with the reopening of Mt. Beacon Bed & Breakfast.

PUMP CALCULATIONS FOR 829 WOLCOTT AVENUE

I. Design Criteria

A. Minimum velocity of 2 feet per second in forcemain (pg. 40-4 of 10 State Standards For Wastewater Treatment).
B. Shutoff and check valve shall be placed in discharge line of each pump. Check valve shall be located between shutoff valve and pump (pg. 40-5 of Ten States Standards For Wastewater Treatment).
C. For smooth pipe materials such as PVC and polythethylene, a "C" value not to exceed 120 may be allowed for design (pg. 40-14).

II. Knowns

A. Proposed forcemain.	2.00 inch PVC
B. Pump discharges to existing house plumbing invert elevation of	129.40 ft
C. Lowest Pump Off Elevation Pump Chamber =	123.64 ft

III. Design Flows

A. Flow (Total) = 110 gpd Design flow = 110 gdp/bedroom

B. Size Discharge Line For a Minimum Velocity of 2 fps based upon 2014 Recommended Standards for Wastewater Facilities

Q = VA

- Q = Discharge (cfs)
- V = Velocity (fps)
- A = Area (sf)

Existing & Proposed PVC Forcemain size: 2 inch

- Area = 3.14 x 2 in. x 2 in x 0.25 / (144 in^2 / sf) = 0.02181 sf

Q = VA

- Q = 2 fps x 0.0123 sf = 0.0436 cfs

0.17 cfs x 7.48 gal/cf x 60 sec/min = 19.57 gpm (min flow rate)

IV. Pump Calculations

A. Determine Head Requirements

1. Proposed Force Main Calcs

Proposed+existing length of 2" PVC pipe = 138 ft.

22.5 gal. in forcemain

Proposed length of 2" PVC in pump chamber = 12 ft.

Fittings =	45's	4	L_e (Equivalent Length) =	2.6	ft/fitting	=	10.4	ft
	90's	5	L_e (Equivalent Length) =	5.7	ft/fitting	=	28.5	ft

- Equivalent Lengths from Figure 37, pg. 225 of the Handbook for PVC Pipe.
- 90's in lift station and prior to distribution boxes.
- 45's along line.

Valves =	Check -	1	L_e (Equivalent Length) =	19	ft/valve	=	19	ft
	Ball -	1	L_e (Equivalent Length) =	55	ft/valve	=	55	ft

- Equivalent Lengths from Figure 37, pg. 225 of the Handbook for PVC Pipe.
- Gate Valve will be open.

Total Length = 262.9 ft

Velocity Head = $V^2 / 2g$

Proposed Static Head = (Invert to manhole) - (Pump off elevation) = 5.76 ft

Pump Performance Curve

Flow Rate (gpm)	Velocity (fps)	Total Static Head (ft)	Velocity Head (ft)	Friction Loss / 100' C = 120	Friction Loss (ft)	TDH (ft)
0	0.00	5.76	0.00	0	0.00	5.76
4	0.41	5.76	0.00	0.07	0.17	5.94
6	0.61	5.76	0.01	0.14	0.37	6.14
10	1.02	5.76	0.02	0.36	0.95	6.73
20	2.04	5.76	0.06	1.31	3.44	9.27
25	2.55	5.76	0.10	1.98	5.20	11.07
30	3.07	5.76	0.15	2.77	7.29	13.20
40	4.09	5.76	0.26	4.73	12.43	18.45
50	5.11	5.76	0.41	7.15	18.79	24.95

Notes:
1) Friction Loss / 100' for C120 from attached chart.
2) Friction Loss = Length of Pipe x Friction Loss (C = 120) / 100'.
3) TDH = Total Static Head + Velocity Head + Friction Loss.

VI. Pump Selection

- 2" PRG101-Series 1HP Grinder Pump
- Flowrate = 38 gpm

Flow Rate (gpm)	Velocity (fps)	Total Static Head (ft)	Velocity Head (ft)	Friction Loss / 100' C = 120	Friction Loss (ft)	TDH (ft)
38	3.88	5.76	0.23	4.30	11.30	17.29

VII. Dosing Calculations

Total sewage flow	110	gallons per day

Pump Chamber (using 1,000 gallon pump tank):

Interior Width:	4.33	feet
Interior Length:	8.00	feet
Invert to Tank Bottom:	4.33	feet
Volume Per Ft Depth:	259.1	gallons

Dose:

Dose Depth:	5.00	inches
Dose Volume within tank:	108.0	gallons
Doses per day at ADF:	1.0	

VIII. Determine Pump Cycle

Pump Running Time :

Dose Volume:	108.0	gallons
Pump Rate:	38.0	gallons per minute
Running Time:	2.8	minutes

IX. Determine Alarm Elevations

Invert In:	127.30	ft	
Depth to Bottom Tank from Invert:	4.33	ft**	**Woodards Concrete ST-1,000 Gallon
Bottom of Tank:	122.97	ft	Pump Tank
Low Level Pump Off:	123.64	ft (recommended 8" min. effluent level above floor)	
Pump On Elev.:	124.06	ft (manufacturer recommends 7" min. between float levels)	
High Level Alarm:	124.64	ft (manufacturer recommends 7" min. between float levels)	
Storage over high level alarm:	689.32	gallons	
Storage Time above high level alarm:	6.3	days	

Liberty Pumps®

ProVore®

PRG-Series

Grinder Pump

1 hp
2" Discharge

Designed for residential sewage applications

Higher flow rates allow use with 2" discharge lines

Operates on standard 115 or 230 volt 20 amp circuits



Features:

- Heavy cast iron construction
- 115V or 230V single phase
- Patented V-Slice® cutter technology
- Shreds difficult solids such as feminine products, rags, towels and wipes that can jam a solids-handling style pump
- Hardened stainless steel cutter and plate
- Oil-filled, thermally protected motor
- PRG-Series residential grinders can be used as a replacement pump in 2" discharge systems using LE40 and LE50-series solids-handling pumps.*

**Consult factory with actual application and head specifications prior to replacing LE40 and LE50-series pumps.*

Models:

PRG101M 115V, 12a, Manual

PRG101A 115V, 12a, Automatic, wide-angle

PRG101AV 115V, 12a, Automatic, vertical float

PRG102M 230V, 6a, Manual

PRG102A 230V, 6a, Automatic



Vertical Float
Model PRG101AV

innovate. evolve.

PRG-Series
1 hp Grinder Pump

Impeller
Cast Iron, Class 25

Paint
Powder Coat

Max Liquid Temp.
60°C / 140° F

Motor
CSCR style, Class B windings.
Oil-filled, thermally protected

Power Cord Type
SJTW, quick disconnect design 10' standard length. (25' Optional)

Motor Housing
Cast Iron, Class 30

Volute
Cast Iron, Class 30

Shaft
303 Series Stainless Steel

Hardware
Stainless Steel

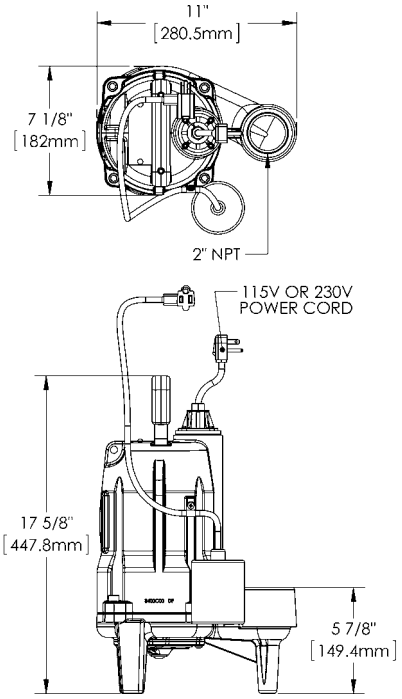
Mechanical Shaft Seal
Unitized Silicon Carbide

Bearings
Upper and lower, ball bearings

Cutter and Cutter Plate
V-Slice® design. 440 Stainless Steel hardened to Rockwell 57c

Switch (automatic models)
Mechanical wide angle float with series (piggyback) plug

DIMENSIONAL DATA



MODELS	HP	VOLTS	PHASE	Hz.	AMPS	CORD LENGTH	DISCHARGE	AUTOMATIC	WEIGHT LBS.
PRG101A	1	115	1	60	12	10'	2"	Wide-Angle	58
PRG101AV	1	115	1	60	12	10'	2"	Vertical Float	58
PRG101M	1	115	1	60	12	10'	2"	No	57
PRG102A	1	230	1	60	6	10'	2"	Wide-Angle	58
PRG102M	1	230	1	60	6	10'	2"	No	57

For optional 25' power cords, add a "-2" suffix to model number. Example: PRG101A-2

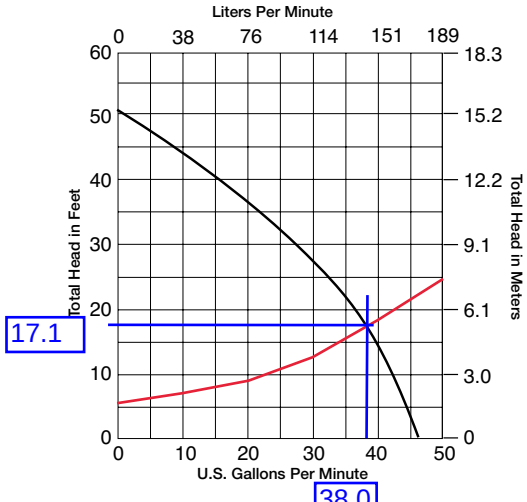
Maximum Fluid Temperature: 140˚ F (60˚ C)



V-Slice® Cutter Technology
Shreds difficult solids-such as feminine products, wipes, rags and other debris.

Patent: See www.libertypumps.com/patents

PERFORMANCE CURVE
60 Hz., 3400 RPM



SSPMA CERTIFIED

C SP US Certified

Specifications subject to change without notice.

Liberty Pumps • 7000 Apple Tree Avenue • Bergen, New York 14416 • Phone 800-543-2550 Fax (585) 494-1839
www.libertypumps.com

Copyright © Liberty Pumps, Inc. 2017
All rights reserved. LLIT6710-R07/17

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Bulk Zoning Regulations Table

	Minimum Lot Size Area				Minimum Yards			Existing Setbacks			Minimum Distance Between Buildings Same Lot	Maximum Building Height	Existing Building Height	Maximum Percent Building Coverage		Maximum Number of Units per Building	Minimum Open Space
					Front	Side	Rear	Front	Side	Rear				Multi-Family	All Other		
Zoning District	**Area**	**Per Unit**	**Width**	**Depth**													
CMS	**10000**	**10000**	**85**	**100**	20	15	35	0.2'	0.2' 63.5'	0.3'	NA	2.5 Stories / 35'	No Change	NA	25%	1%	NA



Location Map

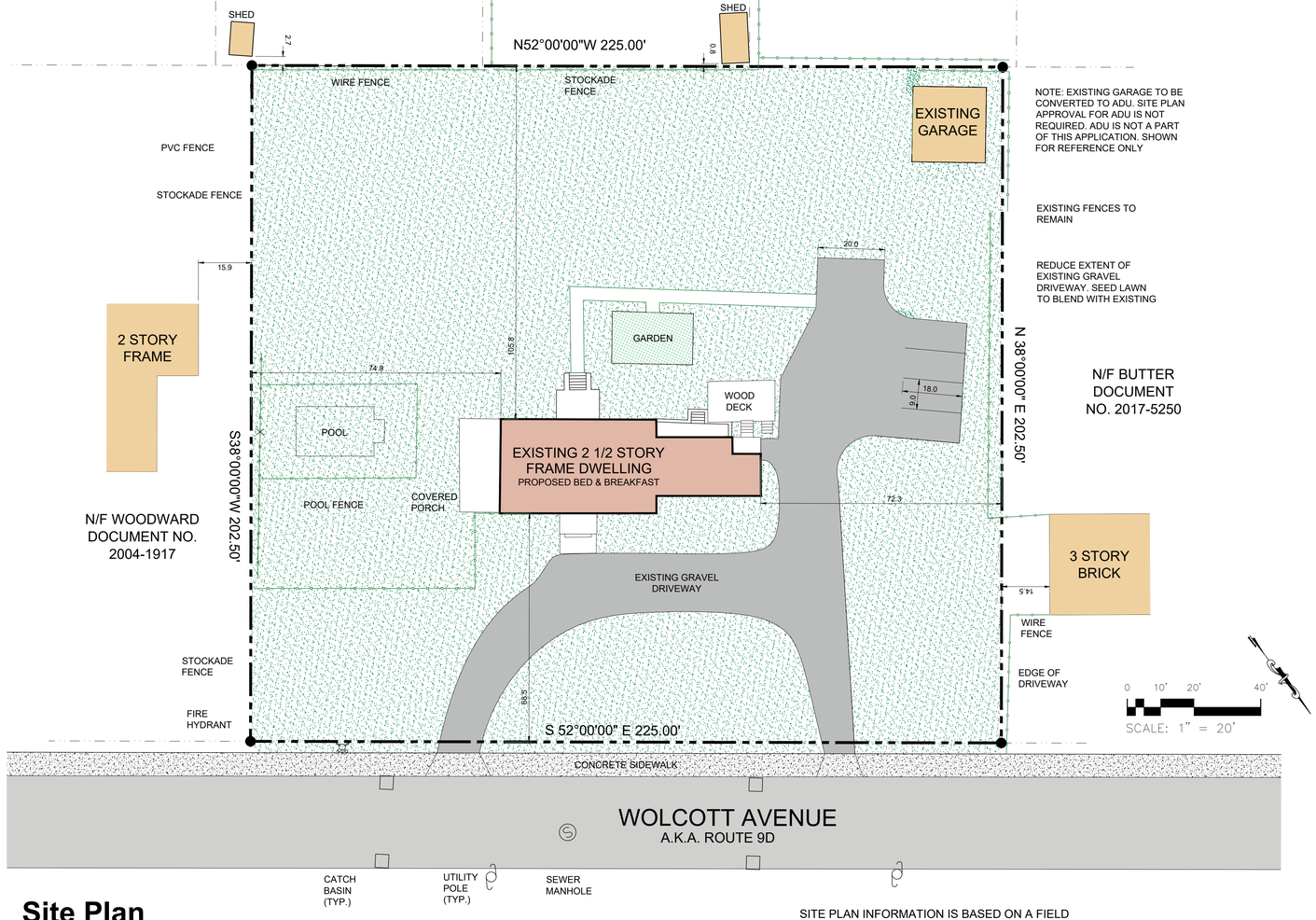
Scale: 1" = 200'

LOT NO. 29 VIEW TERRACE SECTION ONE FILED MAP NO 3099

LOT NO. 30 VIEW TERRACE SECTION ONE FILED MAP NO 3099

LOT NO. 31 VIEW TERRACE SECTION ONE FILED MAP NO 3099

LOT NO. 32 VIEW TERRACE SECTION ONE FILED MAP NO 3099



NOTE: EXISTING GARAGE TO BE CONVERTED TO ADU. SITE PLAN APPROVAL FOR ADU IS NOT REQUIRED. ADU IS NOT A PART OF THIS APPLICATION. SHOWN FOR REFERENCE ONLY

EXISTING FENCES TO REMAIN

REDUCE EXTENT OF EXISTING GRAVEL DRIVEWAY. SEED LAWN TO BLEND WITH EXISTING

Site Plan

Scale: 1" = 20'

SITE PLAN INFORMATION IS BASED ON A FIELD SURVEY COMPLETED ON DECEMBER 21, 2020 BY ROBERT V. OSWALD, LAND SURVEYOR. 175 WALSH ROAD, LAGRANGEVILLE, N.Y. 12540

LEGEND

- PROPERTY LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- FENCE
- OHW — OVERHEAD WIRES
- HYDRANT
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- DROP INLET
- LIGHT POLE
- UTILITY POLE
- MAIL BOX
- GUY WIRE
- SIGN
- BOLLARD
- IRON ROD FOUND
- MONUMENT FOUND

Materials / Symbols

- Existing Ornamental Grass
- Proposed Ornamental Grass
- Concrete
- Existing Asphalt Paving
- Proposed Asphalt Paving

Zoning Summary

Zoning District:	R1-10 (Residential District)
Tax Map No.:	6054-46-154511
Lot Area:	45,560 SF (1.05 acres)
Existing Building Footprint:	1,825 SF
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Single Family Residential
Proposed Use:	Single Family Residential with Bed and Breakfast

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Single Family Residential		
1 space per dwelling unit (**minimum**) 3 spaces per dwelling unit (**maximum**)	1 dwelling unit	1 parking spaces **minimum** 3 parking spaces **maximum**
Accessory Dwelling Unit		
No parking required	1 accessory apartment	0 Parking Spaces.
Lodging (Bed and Breakfast)		
0.5 space per guest room (**minimum**) 1.5 spaces per dwelling unit (**maximum**)	4 guest rooms proposed	2 parking spaces **minimum** 6 parking spaces **maximum**
Total Required		3 parking spaces **minimum** 9 parking spaces **maximum**
Total Provided		**4 parking spaces**

Notes:

1. Per Beacon Zoning Code § 223-24.1. Accessory apartments, there is no required number of off-street parking spaces for accessory apartments
2. One of the 4 parking spaces provided is available for the Accessory Apartment or additional Bed & Breakfast use.

Index of Drawings

Sheet 1 of 6	Site Plan
Sheet 2 of 6	Existing Conditions & Demolition Plan
Sheet 3 of 6	Floor Plans & Building Images
Sheet 4 of 6	Utility Plan
Sheet 5 of 6	Construction Details

Special Use Permit Application

Sheet 1 of 6 - Site Plan

Bed & Breakfast - 829 Wolcott Ave

Beacon, New York
Scale: 1" = 20'
November 25, 2025

Owner:
Lauren Walling
829 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
Lagrangeville, NY

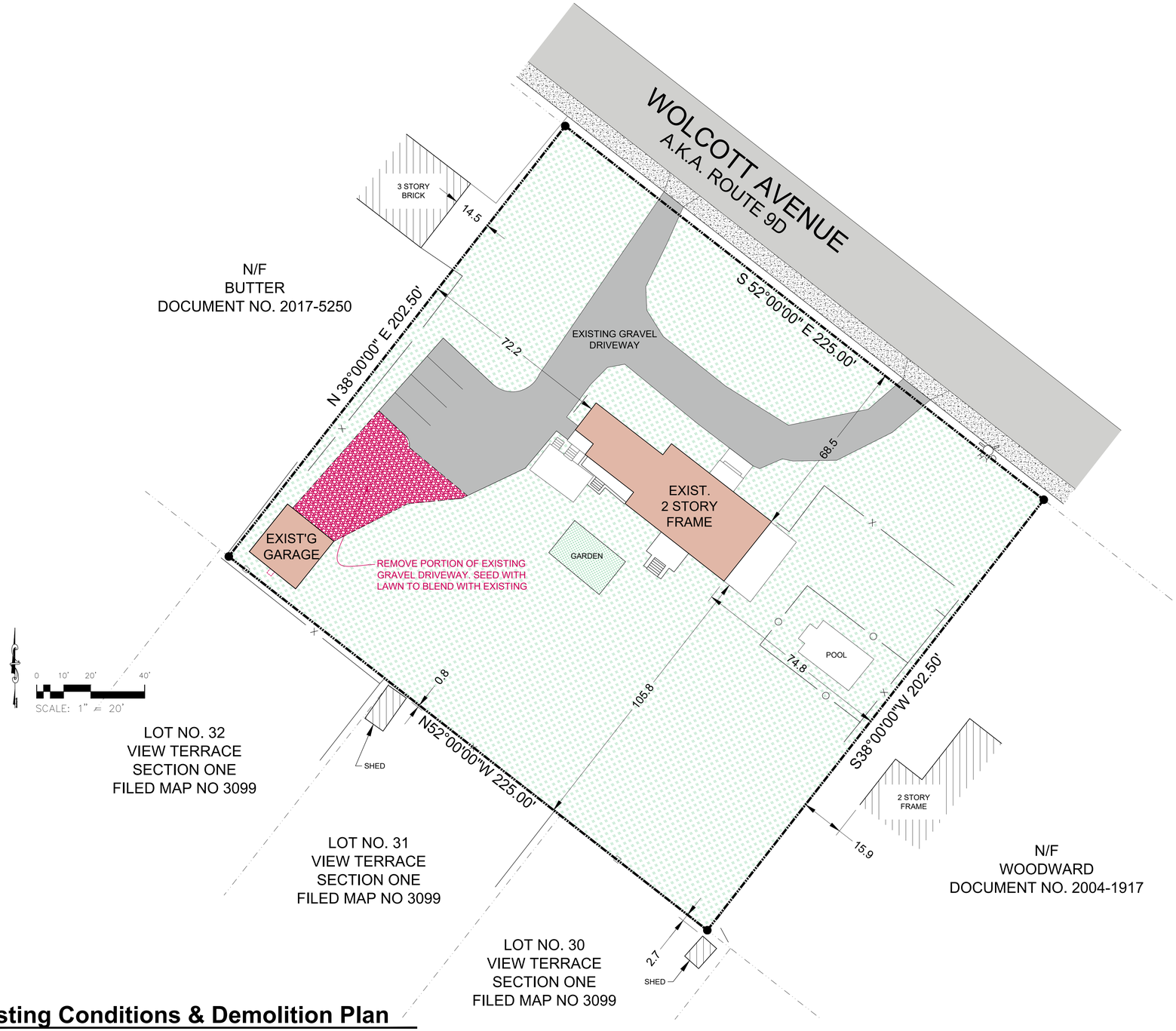
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS

LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FENCE
- OVERHEAD WIRES
- HYDRANT
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- DROP INLET
- LIGHT POLE
- UTILITY POLE
- MAIL BOX
- GUY WIRE
- SIGN
- BOLLARD
- IRON ROD FOUND
- MONUMENT FOUND

Materials / Symbols

- Existing Ornamental Grass
- Proposed Ornamental Grass
- Concrete
- Existing Asphalt Paving
- Proposed Asphalt Paving



Existing Conditions & Demolition Plan

Scale: 1" = 20'

EXISTING CONDITIONS INFORMATION IS BASED ON A FIELD SURVEY COMPLETED ON DECEMBER 21, 2020 BY ROBERT V. OSWALD, LAND SURVEYOR. 175 WALSH ROAD, LAGRANGEVILLE, N.Y. 12540













Photos: Existing Conditions

Special Use Permit Application

Sheet 2 of 6 - Existing Conditions / Demolition Plan

Owner:
Lauren Walling
829 Wolcott Avenue
Beacon, NY 12508

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

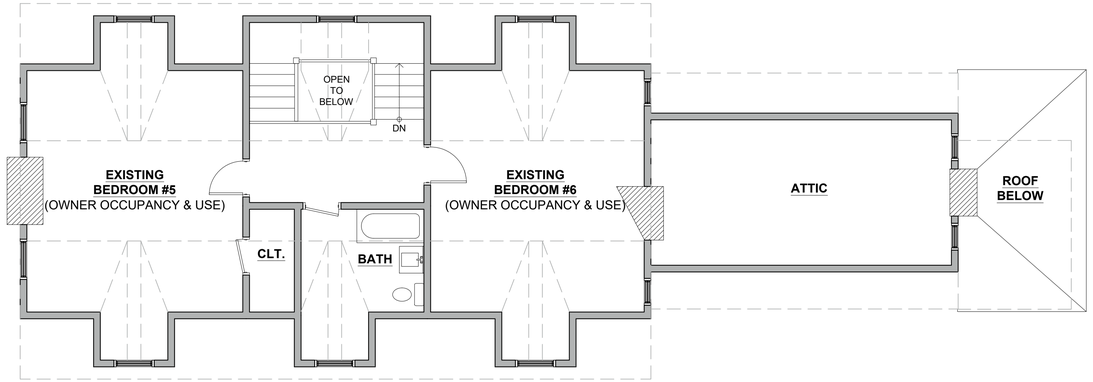
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Robert Oswald
175 Walsh Road
Lagrangeville, NY

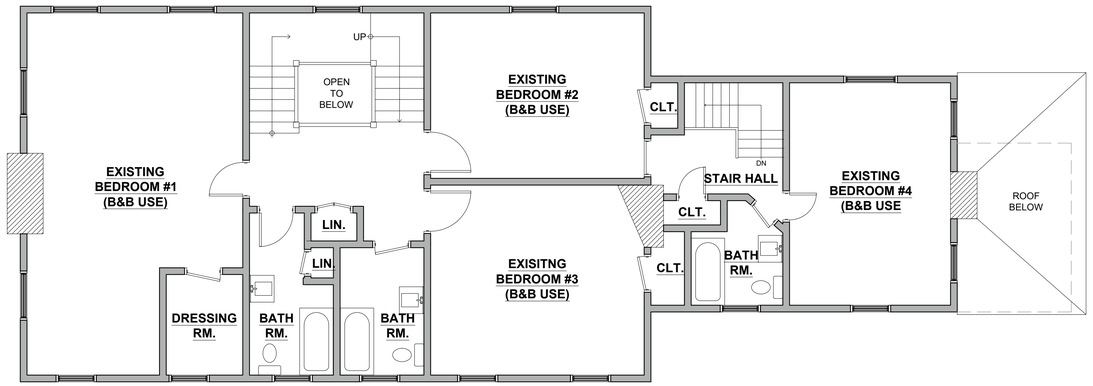
Bed & Breakfast - 829 Wolcott Ave

Beacon, New York
Scale: 1" = 20'
November 25, 2025

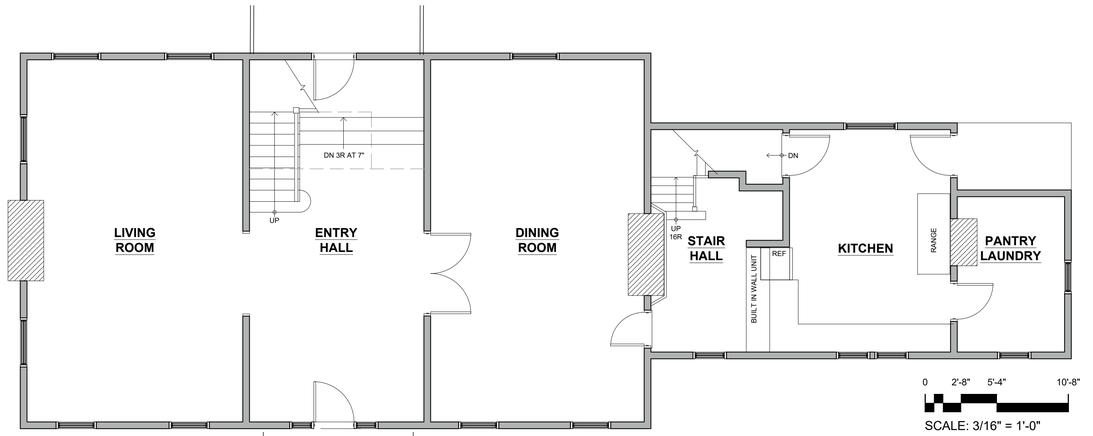
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS

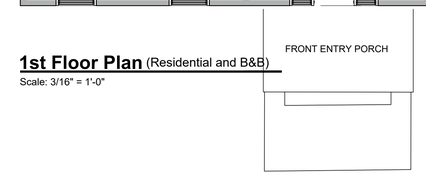


Attic Floor Plan (Owner Occupancy & Use)
Scale: 3/16" = 1'-0"



2nd Floor Plan (B&B)
Scale: 3/16" = 1'-0"





1st Floor Plan (Residential and B&B)
Scale: 3/16" = 1'-0"

Special Use Permit Application

Sheet 3 of 6 - Floor Plans

Owner:
Lauren Walling
829 Wolcott Avenue
Beacon, NY 12508

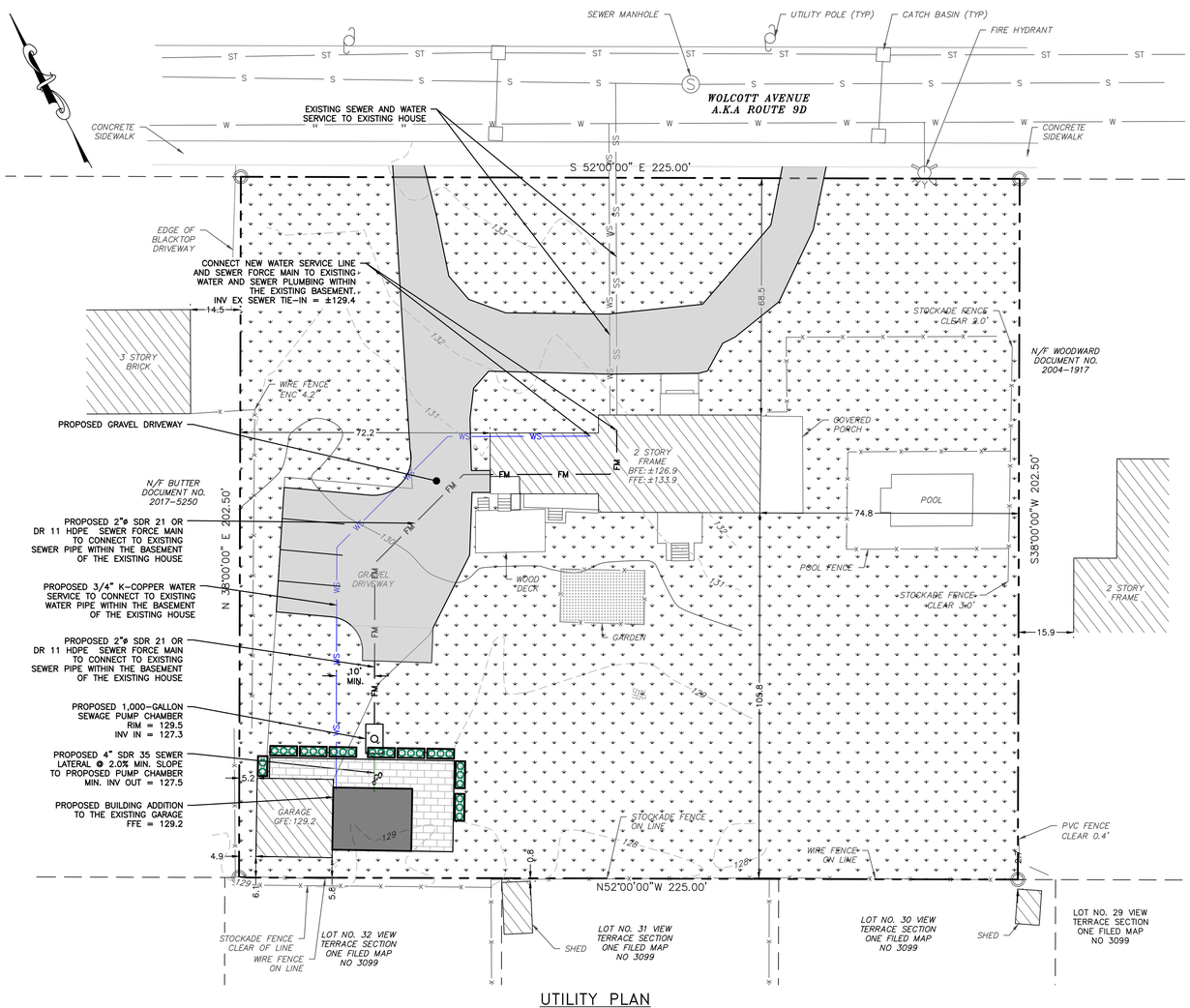
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Robert Oswald
175 Walsh Road
Lagrangeville, NY

Bed & Breakfast - 829 Wolcott Ave

Beacon, New York
Scale: 1" = 20'
November 25, 2025



UTILITY PLAN
SCALE: 1" = 20'

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:

"NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", NYSDEC

"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 5-1.22(D) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5).

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.

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
- ST 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
- FM PROPOSED SEWER FORCE MAIN
- 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

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 SITE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF UTILITY LINES WITHIN SOUTH BRETT STREET VIA INVESTIGATIVE TEST PIT EXCAVATIONS. ANY UTILITY CONFLICTS SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.
4. THE PROPOSED ACCESSORY DWELLING SHOWN ON THIS PLAN SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. SERVICE CONNECTIONS TO BE MADE TO EXISTING SERVICE PIPES WITHIN THE EXISTING MAIN DWELLING.
5. THE WATER SERVICE LINE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
6. THE WATER SERVICE LINE TO THE ACCESSORY DWELLING SHALL BE 3/4" K-COPPER OR APPROVED EQUAL.
7. THE EXISTING 3/4" WATER SERVICE STUB TO THE FRONT BUILDING MAY BE USED OR ABANDONED IN PLACE.
8. OWNER OCCUPANCY REQUIRED. THE OWNER OF THE SINGLE-FAMILY LOT UPON WHICH AN ACCESSORY APARTMENT IS LOCATED SHALL OCCUPY AT LEAST ONE OF THE DWELLING UNITS ON SAID LOT.
9. THE ACCESSORY APARTMENT SHALL NOT BE USED FOR SHORT TERM RENTALS.

DCDBCH APPROVAL BLOCK

DUTCHESS COUNTY DEPARTMENT OF
BEHAVIORAL AND COMMUNITY HEALTH
POUGHKEEPSIE, NEW YORK

RECOMMENDED FOR APPROVAL BY:

_____

DATE: _____

PROJECT: _____

_____

_____

_____
SUPERVISING PUBLIC HEALTH ENGINEER

THE DUTCHESS COUNTY DEPARTMENT OF HEALTH ONLY REVIEWED SHEETS 1 THROUGH 19 OF THE SITE PLAN SET. THIS APPROVAL IS FOR SITE WATER AND SEWER INFRASTRUCTURE ONLY.

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: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/30/25	PER PLANNING BOARD COMMENTS	MAB				

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

STATE OF NEW YORK · MICHAEL A. BEDENDORF · 084468 · 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

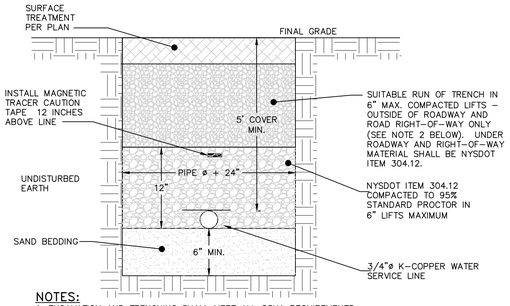
UTILITY PLAN

829 WOLCOTT AVENUE

829 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-46-154511

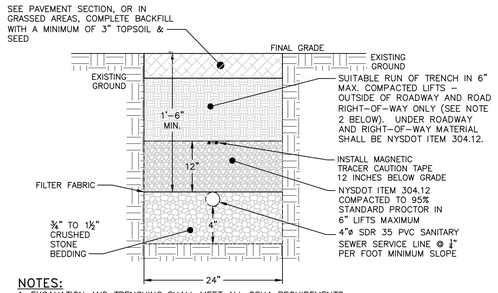
JOB #:	2025:022
DATE:	11/25/2025
SCALE:	AS NOTED
TITLE:	UT-1
SHEET:	4 OF 5

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



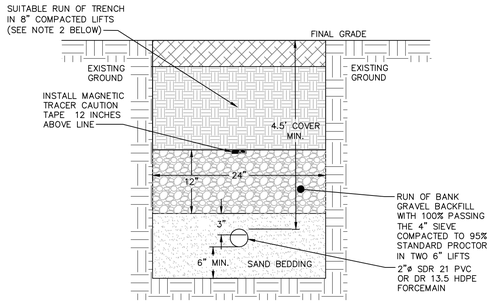
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL 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. 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.

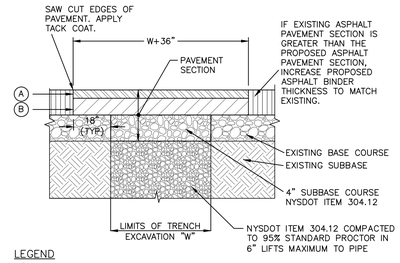
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, 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.

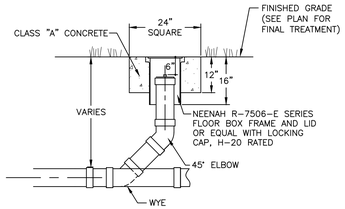
SEWER FORCEMAIN TRENCH DETAIL
NOT TO SCALE



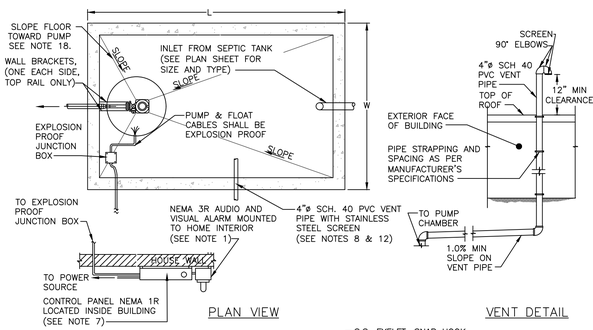
LEGEND
(A) 1.0" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 2.0" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3

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. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.
4. IF DRIVEWAY IS GRAVEL, THERE SHALL BE 3" OF GRAVEL OVER THE 4" OF NYSDOT ITEM SUBBASE.

DRIVEWAY PAVEMENT RESTORATION DETAIL
NOT TO SCALE

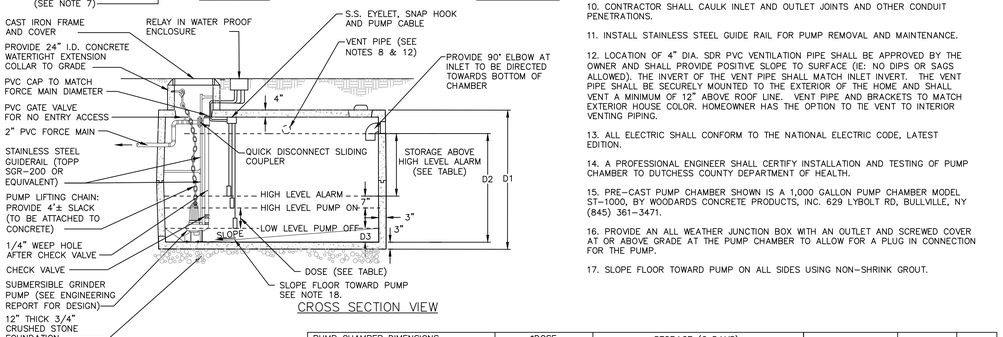


CLEANOUT DETAIL
NOT TO SCALE



PLAN VIEW

VENT DETAIL



CROSS SECTION VIEW

PUMP CHAMBER NOTES

1. THREE FLOAT SWITCHES SHALL BE INSTALLED: PUMP ON, PUMP OFF, AND HIGH ALARM. VISIBLE AND AUDIBLE ALARMS SHALL BE PROVIDED. THE ALARMS SHALL BE LOCATED INSIDE THE HOME, CLEARLY VISIBLE AND AUDIBLE.

2. ALL ELECTRICAL WORK AND MATERIAL FOR PUMP INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE.

3. AN ELECTRICAL UNDERWRITER'S CERTIFICATE FOR THE PUMP CHAMBER MUST BE PROVIDED TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH PRIOR TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH CONDUCTING A FINAL INSPECTION ON THE PUMP CHAMBER.

4. THERE SHALL BE A MINIMUM OF 2.5' COVER OVER THE CONDUIT CONVEYING THE FLOAT PUMP CABLES AND CONTROL WIRING. CONDUITS FROM ALARM BOX AND CONTROL PANEL TO RELAY PANEL AT PUMP CHAMBER SHALL SHARE THE SAME TRENCH.

5. PROVIDE ADDITIONAL CONDUIT FOR CONTROL WIRING AS PER THE MANUFACTURERS RECOMMENDATIONS. MINIMUM COVER SHALL BE 2.5'.

6. AN ALUMINUM WARNING PLATE SHALL BE RIVETED OR OTHERWISE PERMANENTLY ATTACHED TO THE CHAMBER COVER. THE PLATE SHALL BE A MINIMUM OF 12"x12" AND SHALL BE ENGRAVED WITH THE FOLLOWING LANGUAGE: "WARNING – CONFINED SPACE – ENTRY PROHIBITED WITHOUT AUTHORIZATION – CALL OWNER FOR APPROVAL TO ACCESS".

7. CONTROL PANELS SHALL BE LOCATED WITHIN THE HOME.

8. 4" ø SDR PVC SCREENED VENT SHALL EXTEND TO HOME ROOF LINE (REFER TO NOTE 12).

9. A WATER TIGHTNESS TEST SHALL BE COMPLETED BY THE CONTRACTOR, WITNESSED BY THE ENGINEER, AND SHALL INCLUDE FILLING THE TANK AND MEASURING WATER LEVEL.

10. CONTRACTOR SHALL CAULK INLET AND OUTLET JOINTS AND OTHER CONDUIT PENETRATIONS.

11. INSTALL STAINLESS STEEL GUIDE RAIL FOR PUMP REMOVAL AND MAINTENANCE.

12. LOCATION OF 4" DIA. SDR PVC VENTILATION PIPE SHALL BE APPROVED BY THE OWNER AND SHALL PROVIDE POSITIVE SLOPE TO SURFACE (IE: NO DIPS OR SAGS ALLOWED). THE INVERT OF THE VENT PIPE SHALL MATCH INLET INVERT. THE VENT PIPE SHALL BE SECURELY MOUNTED TO THE EXTERIOR OF THE HOME AND SHALL VENT A MINIMUM OF 12" ABOVE ROOF LINE. VENT PIPE AND BRACKETS TO MATCH EXTERIOR HOUSE COLOR. HOMEOWNER HAS THE OPTION TO TIE VENT TO INTERIOR VENTING PIPING.

13. ALL ELECTRIC SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION.

14. A PROFESSIONAL ENGINEER SHALL CERTIFY INSTALLATION AND TESTING OF PUMP CHAMBER TO DUTCHESS COUNTY DEPARTMENT OF HEALTH.

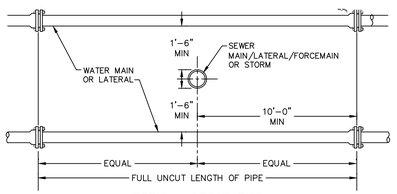
15. PRE-CAST PUMP CHAMBER SHOWN IS A 1,000 GALLON PUMP CHAMBER MODEL ST-1000, BY WOODARDS CONCRETE PRODUCTS, INC. 629 LYBOLT RD, BULLVILLE, NY (845) 361-3471.

16. PROVIDE AN ALL WEATHER JUNCTION BOX WITH AN OUTLET AND SCREWED COVER AT OR ABOVE GRADE AT THE PUMP CHAMBER TO ALLOW FOR A PLUG IN CONNECTION FOR THE PUMP.

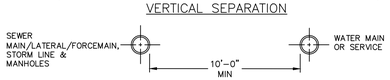
17. SLOPE FLOOR TOWARD PUMP ON ALL SIDES USING NON-SHRINK GROUT.

RIM ELEVATION	LENGTH OF FORCE MAIN PIPE (FT.)	PIPE VOLUME (GAL)	REQ'D DOSE (GAL)	PUMP CHAMBER DIMENSIONS W	L	D1	D2	D3	*DOSE DEPTH (IN)	VOLUME (GAL)	STORAGE (2 DAYS) REQ'D (GAL)	DEPTH PROVIDED (IN)	VOLUME PROVIDED (GAL)	PUMP MAKE AND MODEL	FORCE MAIN SIZE (IN)	NO. OF PUMPS
129.5	150	22.5	151.2	4'-10"	8'-6"	65"	52"	8"	7"	151.2	440	30	646	PRG101 SERIES 101 GRINDER PUMP	2.0	1

PUMP CHAMBER 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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/30/25	PER PLANNING BOARD COMMENTS	MAB				

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

STATE OF NEW YORK MICHAEL A. BOSSOUR 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

CONSTRUCTION DETAILS

829 WOLCOTT AVENUE

829 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-46-154511

JOB #:	2025:022
DATE:	11/25/2025
SCALE:	AS NOTED
TITLE:	UT-1
SHEET:	5 OF 5

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: January 9, 2026

RE: 829 Wolcott Ave Special Use Permit, Lauren Walling

I have reviewed the following materials regarding the project located at 829 Wolcott Ave:

- Comment Response Letter by Aryeh Siegel, dated December 30, 2025
- Comment Response Letter by HLD, dated December 30, 2025
- Parking Narrative by Aryeh Sigel, dated December 30, 2025
- Pump Calculations by HLD
- Architectural Plan Set (3 sheets) by Aryeh Siegel, last revised December 30, 2025
- Site Plan Set (2 sheets) by HLD, last revised December 30, 2025

Project Description:

The subject property is a developed residential parcel located at 829 Wolcott Avenue. The applicant is seeking approval to re-establish a bed-and-breakfast use within the existing structure. The property is located within the R1-10 Zoning District, where bed-and-breakfast uses are permitted subject to special permit approval. The proposed bed-and-breakfast contains a total of six (6) bedrooms, with four (4) bedrooms proposed for bed-and-breakfast use and two (2) bedrooms reserved for the owner's residence. The structure has historically operated as a bed-and-breakfast, and no expansion of the existing building footprint is proposed.

Comments & Recommendations:

1. **Zoning Compliance Table**
    a. The Bulk Zoning Regulations table incorrectly states the zoning district as "CMS." This should be corrected to R1-10.
    b. The existing setbacks listed in the table appear to be inaccurate with the site plan. section appears to be incorrect. For example, the front yard setback is shown on the site plan as approximately 68.5 feet, while the table lists a setback of 0.2 feet. The entire zoning compliance table should be reviewed for accuracy and corrected accordingly.

2. **Screening & Vegetation.** Existing trees, landscaping, and/or tree lines should be shown on the site plan, or photographs of existing conditions should be provided, to allow the Planning Board to evaluate whether the proposed off-street parking area will be adequately screened from adjacent residential properties, as required by §223-24.4(b). **The applicant has indicated that photographs of the existing house were provided and that an existing fence screens the parking area from neighboring properties. However, none of the submitted photographs clearly depict the relevant**

side of the structure or the perimeter fencing. While a fence is shown on the site plan, neither the height nor the material is clearly identified. Clarification and appropriate notation are recommended to document existing conditions and confirm compliance.

3. **Required Special Permit Compliance Notes.** For clarity and future enforcement, the following compliance notes should be added to the site plan. **The applicant has indicated that these notes will be incorporated:**
    a. "Lodging shall be provided for periods of less than two (2) weeks in duration"
    b. "Bed-and-breakfast establishments shall be inspected by the Building Department every two (2) years to verify continued compliance with §223-24.4"
    c. "Owner occupancy is required for both the bed-and-breakfast and accessory apartment use."

4. **Off Street Parking.** The zoning code establishes a minimum of three (3) and a maximum of nine (9) off-street parking spaces for this use, and the site plan proposes four (4) spaces, which falls within the allowable range. **The applicant has submitted a narrative describing anticipated parking demand and references the use of the existing circular driveway to accommodate additional vehicles.**
    a. Pursuant to §223-26(B)(2), off-street parking areas are not permitted in the front yard forward of the principal building in residence districts, except as approved by the Building Inspector or Planning Board due to unusual lot configuration. The Board should confirm whether this standard applies and whether front yard parking is warranted for this site.
    b. ADA Standards generally require at least one accessible parking space for public-facing uses providing between 1 – 25 parking spaces. The applicant's design professional should confirm whether an accessible parking space is required for the proposed use and, if so, ensure that such space is shown and properly dimensioned on the site plan in compliance with applicable ADA design standards.

This concludes our review at this time. Should the Planning Board have any questions or require additional clarification, please do not hesitate to contact our office.

Respectfully submitted,

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

LANC & TULLY
Engineering and Surveying, D.P.C.

January 9, 2026

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

RE: 829 Wolcott Avenue
Walling B&B and ADU
Tax No. 6054-46-154511
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed bed and breakfast (B&B) and accessory dwelling unit (ADU) proposed at 829 Wolcott Avenue:

- Correspondence dated December 30, 2025, from Aryeh Siegel, Architect.
- Correspondence dated December 30, 2025, from Hudson Land Design.
- Parking narrative statement dated December 30, 2025.
- Sewer pump station calculations with pump cut sheets, as prepared by Hudson Land Design.
- Plan set titled "Special Use Permit/Site Plan Application – Walling Residence – 829 Wolcott Ave", with the latest revision date of December 30, 2025, and consisting of Sheet 1 of 6 through 6 of 6, as prepared by Aryeh Siegel, Architect, and Hudson Land Design.

The applicant is proposing a Bed & Breakfast at the current residence at 829 Wolcott Avenue, along with converting the existing garage at the rear of the site into an accessory dwelling unit. The site is located in the R1-10 Zone which does allow for a Bed & Breakfast by means of a Special Use Permit as granted by the Planning Board.

Based upon our review of the submitted documents and plans, we offer the following comments, which were noted in our previous review correspondence of December 5, 2025:

<u>Sheet 1 of 6:</u>

1. The following shall be included as notes on the plan for the Bed-and-Breakfast:
   a. The lodging provided shall be for periods of less than two weeks in duration.
   b. Renewal Inspections – Each bed-and-breakfast establishment shall be inspected by the Building Department every two years in order to determine

whether the establishment remains in compliance with Section 223-24.4 of the City's Zoning Code.

2. The existing trees on the site shall be shown on the plan.

3. The reference to a "wire fence enclosure" on the westerly side of the property should be verified by the applicant's consultants, as this appears to be a wooden stockade fence. Plans shall be revised accordingly.

4. Although the plan notes the driveway to be gravel, the "Materials/Symbols" table denotes this area to be pavement. If the driveway is to be paved, the plan should note this. If the driveway is to remain as gravel, then the table should be revised accordingly.

Sheet 2 of 6:

1. The plan shall be revised to reflect the existing trees located on site, as well as any of the trees that are proposed to be removed as part of the project.

2. The plan shall be revised per Comment No. 6 above for Sheet 1 of 6.

3. The plan shall call out the fencing, and type of fencing, located along the westerly and southerly side of the property.

This completes our review at this time. Further comments may be provided based on future submissions when more detailed plans are prepared for the project. **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: Natalie Quinn, Planner
Jennifer Gray, Esq.
Bryan Murphy, Building Inspector

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Beacon**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **1545110000**

Project Name: **829 Wolcott Ave special use permit for B&B and ADU**

Applicant: **Lauren Walling**

Address of Property: **829 Wolcott Ave, Beacon, NY 12508**

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☑ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☑ State Road: **9D**
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **1/13/2026**

Entered By: **Perez, Mercedes**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **12/26/2025**	Notes:	☐ Major Project
Date Received: **12/26/2025**		Referral #: **ZR25-372**
Date Requested: **1/13/2026**		
Date Required: **1/23/2026**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **1/6/2026**		

City of Beacon Planning Board Agenda
01/13/2026

Title:

Public hearing and continue review of application for Site Plan Approval, Commercial, 425 Main Street, submitted by Stanza Books.

ATTACHMENTS

425 Main Stanza Books PB 1.13.25 Response Letter_251230.pdf

425 Main Stanza Books PB 1.13.25 Site Plan Application_Rev 251230.pdf

425 Main Stanza Books PB 1.13.25 Submission 2_251230.pdf

KARC Review PB_425 Main Street_2026.01.09.pdf

Lanc & Tully 425 Main Street 01-09-26 review_0001.pdf

ARYEH SIEGEL
ARCHITECT

John Gunn - Planning Board Chairman
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 425 Main Street – Stanza Books, Beacon, New York
Site Plan Application – Responses to Comments

December 30, 2025

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, December 8, 2025, and Lanc & Tully's comment letter dated December 4, 2025.

KARC Planning Consultant's Comment Responses:

1. **Subdivision status.** Dutchess County Parcel Access records show the property as a single parcel totaling 0.66 acres. Please clarify whether a subdivision is proposed or has already been approved. If a subdivision is proposed, a subdivision plat and application should be submitted for review. If no subdivision is proposed, the "sub-division property line" should be removed from the plans, or an existing survey should be provided.

   Response: The subdivision has been approved and the new Tax Map number has been incorporated into the plans.

2. **Lighting Fixture Detail.** The applicant shall provide detailed fixture information for light fixture L-1, including cut sheets and photometric data, as applicable. The note on the plan states "to match previously approved" but it is unclear what approval this is referring to.

   Response: The light fixture specifications have been added to the plans.

Lanc & Tully Comment Responses:

General Comment

1. The application for the project shall be revised to reflect Tax Parcel No. 6054-29-042776.

   Response: The application paperwork has been updated and submitted to reflect the new Tax Parcel number.

2. The Tax Map No. listed under the Zoning Summary on Sheet 1 of 2 shall also be revised to reflect the correct tax parcel number.

   Response: The plans and tables have been updated to reflect the new Tax Parcel number.

84 Mason Circle | ajs@ajsarch.com | *Tel* 845 838 2490
Beacon, New York 12508 | www.ajsarch.com | *Fax* 845 838 2657

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Stanza Books

Address: 508 Main Street

Beacon, NY 12508

Signature: SIGN HERE

Date: November 25, 2025

Phone:

(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:

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 425 Main Street

Tax Map Designation: Section 6054 Block 29 Lot(s) 042776

Land Area: 0.12 Acres Zoning District(s) CMS

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Book Store exterior patio space.

Gross Non-Residential Floor Space: Existing 0 Proposed 324 sf patio

TOTAL: 0

Dwelling Units (by type): Existing 0 Proposed 0

TOTAL: 0

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

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

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 425 Main Street Patio

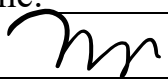
PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.		
	YES	**NO**
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional 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.		
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.	☐	☑

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

Items marked no are not applicable to this project.

Applicant/Sponsor Name: Stanza Books

Signature:  SIGN HERE

Date: November 25, 2025

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: HOOK & LADDER 425 LLC

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

MICHAEL BENSIMON

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

506-512 MAIN + 475 MAIN

Applicant Address: 245 Westchester Ave, #247, Port Chester, NY 10573

Project Address: 425 Main Street, Beacon, NY 12508

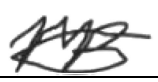
Project Tax Grid # 6054-29-042776

Type of Application Site Plan

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

I, Michael Bensimon, 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 ☑



SIGN HERE

Signature of Owner

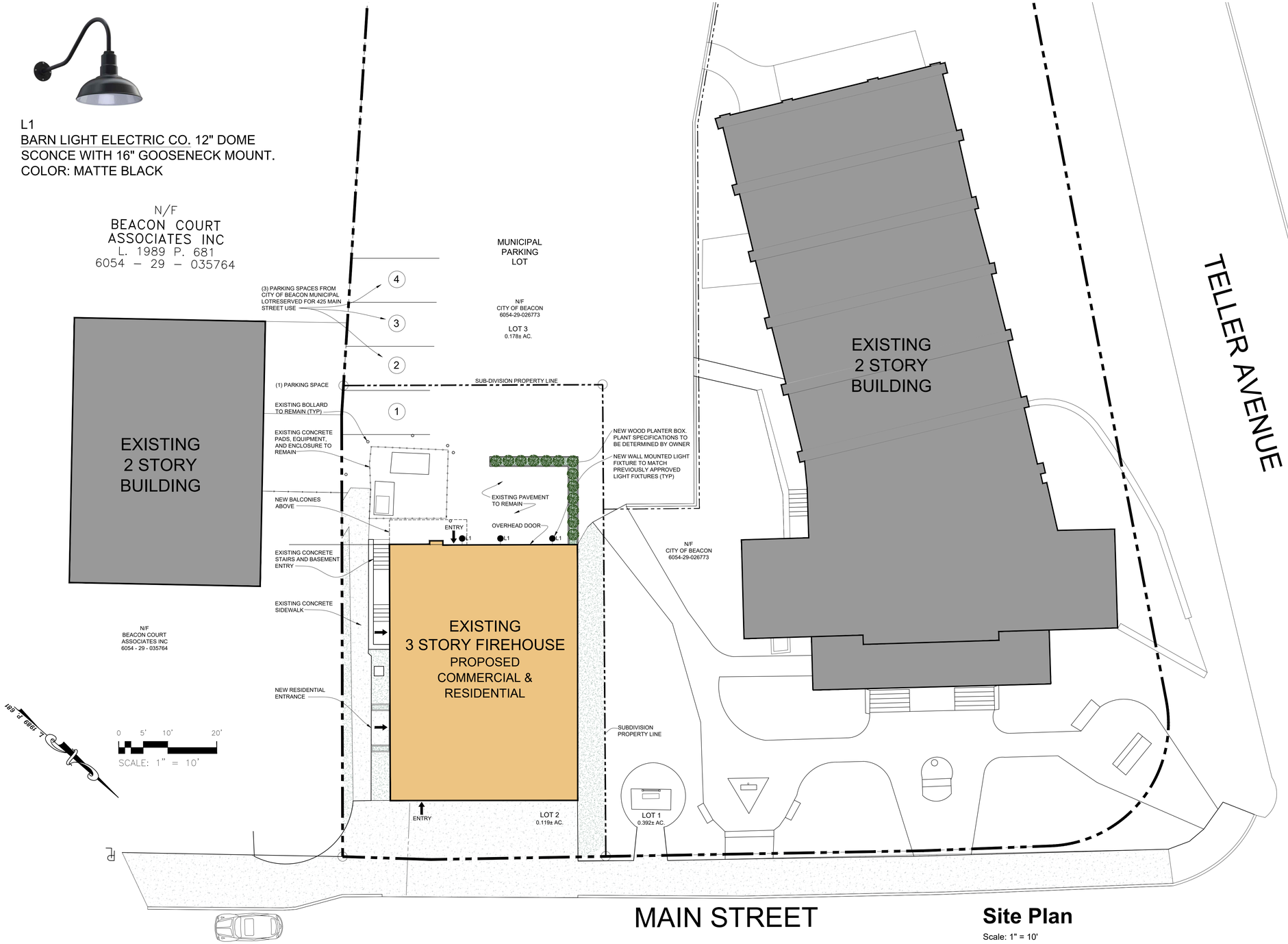
MANAGING MEMBER

Title if owner is corporation

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS

L1
BARN LIGHT ELECTRIC CO. 12" DOME SCONCE WITH 16" GOOSENECK MOUNT.
COLOR: MATTE BLACK

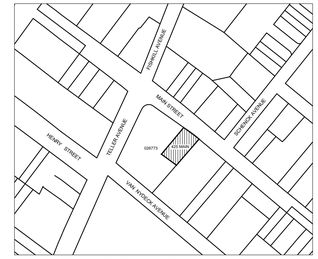


Site Plan
Scale: 1" = 10'

Bulk Zoning Regulations Table

	Mininum Lot Size	Actual Lot Size	Minumum Width	Actual Width	Minimum Depth	Actual Depth	Required Setbacks			Existing Setbacks			Allowable Building Height	Proposed Building Height	Minimum Open Space	Proposed Open Space
Zoning District							Front	Side	Rear	Front	Side	Rear				
CMS	-	5,177 sqft	-	38.25' *	75'	52.19' *	0'-10'	0'	20'	11.5' *	9.75' / 5.6'	32.5'	3 Stories / 38'	No Change	10%	61%

* Existing Condition to remain



Location Map
Scale: 1" = 200'

Zoning Summary

Zoning District:	CMS
Tax Map No.:	6054-29-042776
Lot Area:	0.12 acres
Building Footprint:	2,002 square feet
Historical Overlay District:	Yes
Parking Overlay District:	Yes
Existing Use:	Firehouse (Abandoned)
Proposed Use:	Commercial 1st floor / Residential 2nd & 3rd floors

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential (CMS)		
No minimum 1 maximum parking space per unit	4 apartments	0 parking spaces minimum 4 parking spaces maximum
Commercial (CMS)		
No minimum 3 spaces per 1,000 sf GFA (maximum)	1,680 gsf	0 parking spaces minimum 6 parking spaces maximum
Total Required		**0 parking spaces minimum** **10 parking spaces maximum**
Total Provided		**4 parking spaces** See Notes Below

Notes:
1. This application is for site plan approval for the proposed rear patio area.
2. 4 parking spaces are provided on site
3. Hours of Operation:
   a. The Book Store will operate between 8am and 10pm Monday through Thursday, and on Friday/Saturday between 9am and 9pm, and on Sunday between 9am and 8pm.
4. One building mounted sign is proposed.

Index of Drawings

Sheet 1 of 2	Site Plan
Sheet 2 of 2	Building Plans & Images

Site Plan Application

Sheet 1 of 2 - Site Plan

Stanza Books - 425 Main Street

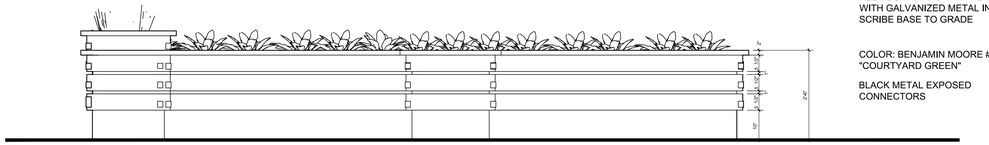
Beacon, New York
Scale: 1" = 10'
November 1, 2025

Owner:
Simon Fox Properties
245 Westchester Ave, #247
Port Chester, NY 10573

Applicant:
Stanza Books
508 Main St
Beacon, NY 12508

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS



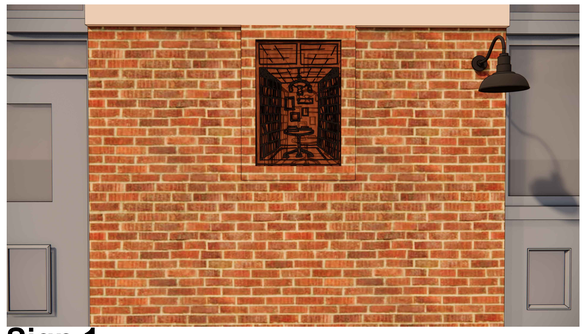
AZEK BOARD AND TRIM PLANTER WITH GALVANIZED METAL INSERT. SCRIBE BASE TO GRADE

COLOR: BENJAMIN MOORE #546 "COURTYARD GREEN"

BLACK METAL EXPOSED CONNECTORS

Planter Elevation

Scale: $\frac{1}{2}$" = 1'-0"



Sign 1



Sign 2

CNC ROUTED WOOD SIGN SIZED TO FIT INTO THE EXISTING BRICK FRAME ON THE FACADE

stanza BOOKS



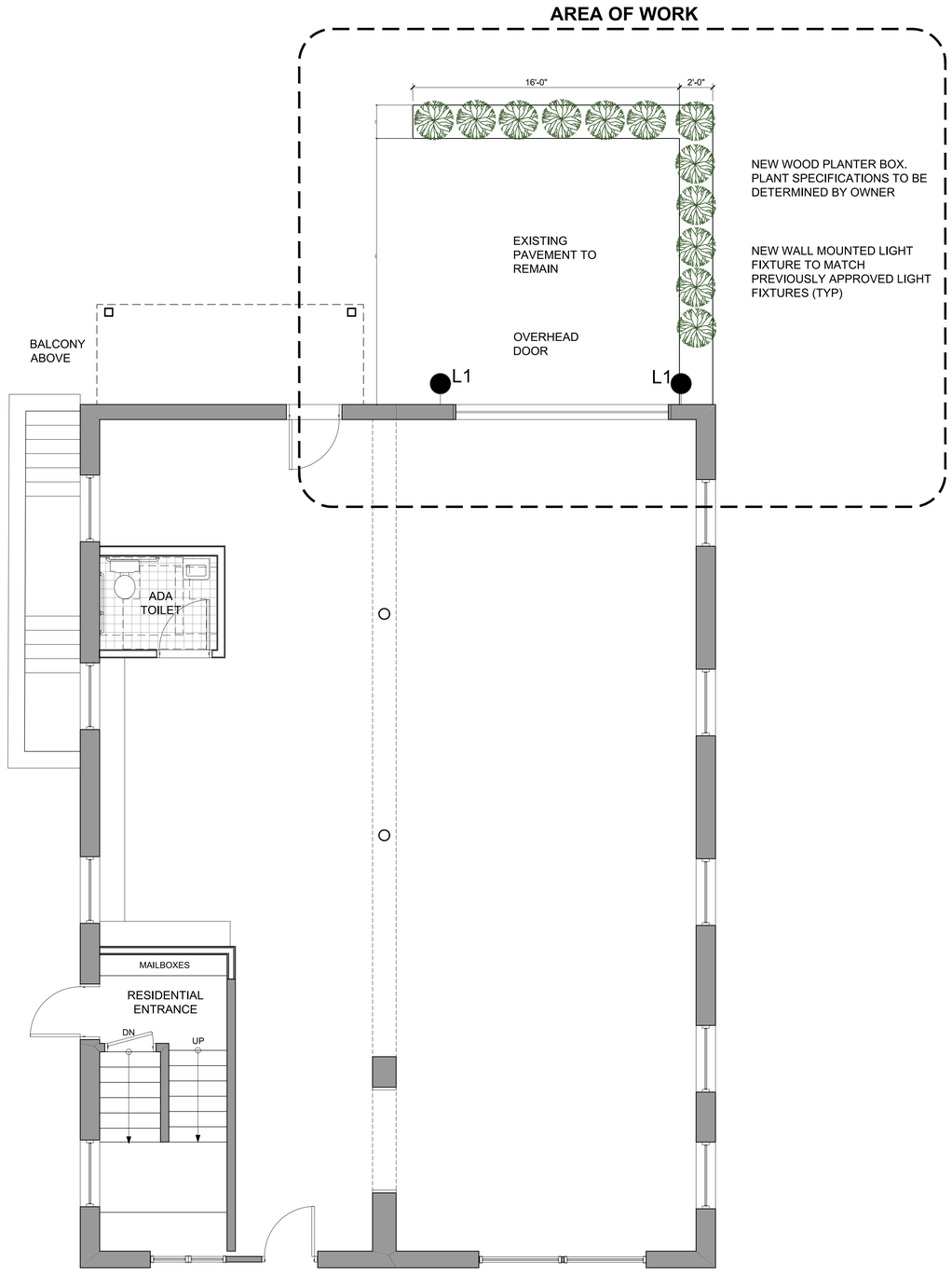
View 1



View 2



View 3



1st Floor Plan

Scale: $\frac{1}{4}$" = 1'-0"

Site Plan Application

Sheet 2 of 2 - Floor Plan & Images

Owner:
Simon Fox Properties
245 Westchester Ave, #247
Port Chester, NY 10573

Applicant:
Stanza Books
508 Main St
Beacon, NY 12508

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

Stanza Books - 425 Main Street

Beacon, New York
Scale: 1" = 10'
November 1, 2025

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: January 9, 2026

RE: 425 Main Street Site Plan Application, Stanza Books

I have reviewed the following materials regarding the proposed rear patio at 425 Main Street:

- Comment Response Letter by Aryeh Siegel, dated December 30, 2025
- Revised Site Plan Application by Stanza Books, dated November 25, 2025
- Site Plan and Floor Plan (2 sheets) by Aryeh Sigel Architect, last revised December 30, 2025

Project Description:
The proposed project includes installation of a 324 sq ft rear patio at 425 Main Street (Tax Parcel ID 6054-29-026773). The project site is located in the Central Main Street (CMS) zoning district.

Comments & Recommendations:

1. **Lighting Fixture Detail.** The site plan identifies the proposed exterior fixture as a "Barn Light Electric Co. 12" dome sconce with 16" gooseneck mount, matte black." While the fixture appears to be a full cutoff style consistent with §223-14(B), a note should be added to the final site confirming that the proposed light complies with the remainder of the lighting standards, including a correlated color temperature between 2,400–4,000 Kelvin and a color rendering index (CRI) of 80–100, as required by §223-14(B)

This completes our review at this time. The comment noted above is de minimis in nature and, with its incorporation, the site plan is satisfactory from a planning perspective. Please contact our office with any questions.

Natalie Quinn
Beacon Planning Consultant
Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

LANC & TULLY
Engineering and Surveying, D.P.C.

January 9, 2026

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

RE: 425 Main Street – Stanza Books
Site Plan Amendment
Tax No. 6054-29-026773
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed exterior improvements behind the old Mase Fire House located at 425 Main Street:

- Submittal correspondence dated December 30, 2025, from Aryeh Siegel, Architect.
- Applicant response correspondence dated December 30, 2025, from Aryeh Siegel, Architect.
- Revised Application of Site Plan Approval.
- Plans titled "Site Plan Application – Stanza Books – 425 Main Street", with the latest revision date of December 30, 2025, and consisting of 2 sheets as prepared by Aryeh Siegel, Architect.

Based upon our review of the submitted documents and plans, all previous engineering comments have been addressed 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: Natalie Quinn, Planner
Jennifer Gray, Esq.
Bryan Murphy, Building Inspector

PO Box 687, Goshen, New York 10924 | (845) 294-3700
www.lanctully.com

City of Beacon Planning Board Agenda
01/13/2026

Title:

Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.

ATTACHMENTS

291 Main PB 1.13.26 Supplemental Submission - Cv Ltr.pdf

291 Main PB 1.13.26 Plans by Aryeh Siegel and HLD.pdf

KARC Review PB_291 Main Street_2026.01.09.pdf

Lanc & Tully 291 Main Street 01-09-26 review_0001.pdf

291 Main Street - SEAF Parts 2 and 3 (4920-2077-9136.2).pdf

291 Main Street- Site Plan and Certificate of Appropriateness Approval Resolution (4932-3800-0253.3).pdf

291 Main Street - Site Plan_SEQRA Negative Declaration (4908-2658-2144.1).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

December 30, 2025

BY EMAIL AND HAND DELIVERY
Hon. John Gunn
and Members of the Planning Board
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application for Site Plan Approval for Proposed Mixed-Use Addition to Telephone Building
Supplemental Submission
Premises: 291 Main Street, Beacon, New York
Tax Parcel ID: 5954-36-893875

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Telephone Building Beacon LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosure in furtherance of an Application for Site Plan Approval (the "Application") for the proposed mixed-use addition (the "Addition") to the existing Telephone Building at the captioned Premises (the "Project").

SITE PLAN REFINEMENTS AND RESPONSE TO COMMENTS:

In response to comments provided by the Planning Board during its December 9, 2025 meeting Agenda, enclosed please find four (4) sets of the revised plan set prepared by Aryeh Siegel, Architect, dated October 1, 2024 and last revised December 30, 2025, and by Hudson Land Design Professional Engineering, P.C. ("HLD"), dated October 29, 2024 and last revised December 30, 2025 (collectively, the "Plans"). The Plans have been updated to include a Main Street façade design incorporating symmetrical brick piers, which echoes the symmetry of the existing historic Telephone Building's design and simplifies the articulation of the proposed Addition. Please note that there have been no other changes to the Plans for the Project.

With this submission, and in consideration of all previously submitted materials associated with this Application, the Applicant respectfully submits that it has fully addressed all comments provided by the Board and its consultants, and further, that the Application complies with all architectural and design standards for properties located in the Historic District and Landmark Overlay ("HDLO") and Central Main Street ("CMS") Zoning District, as outlined in City Code Sections 134-7 and 223-41.18(J).[1] Further, as this Board is aware, during its December 9, 2025

[1] Please refer to the previously submitted memoranda from historic and cultural preservation specialist Beth Selig, President of Hudson Cultural Services ("HCS"), dated June 22, 2025 and July 29, 2025 for additional information related to the Project's conformance with CMS and HDLO standards, as well as the Secretary of the Interior's Standards for the Treatment of Historic Properties. Please also refer to the previously submitted CMS/HDLO–Main Street Addition & Infill

meeting Agenda, the Planning Board authorized the City Attorney to draft approval resolutions for the Board's consideration at its January 2026 meeting.

CONCLUSION:

We look forward to appearing at the Planning Board's regular meeting on January 13, 2026, at which time the Applicant respectfully requests that this Board render a decision on the Application. 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 us.

Thank you in advance for your consideration of this matter.

Very truly yours,

Taylor M. Palmer

cc: Bryan Murphy, City of Beacon Building Inspector
Jennier L. Gray, Esq., City of Beacon Planning Board Attorney
John Russo, P.E., Lanc & Tully, P.C.
Natalie Quinn, KARC Planning Consultants, Inc.
Stephen Tilly, Architect
Hudson Land Design Professional Engineering, P.C.
Aryeh Siegel, Architect
Hudson Cultural Services
Telephone Building Beacon LLC
Jessica Zalin, Esq.

Analysis, dated July 29, 2025, prepared by Aryeh Siegel, which illustrates that the relationship between the existing historic building and the proposed Addition is consistent with, and/or better than, that of other additions and infill development along Main Street within the CMS and HDLO Zoning Districts. Further, the comment memorandum issued by the City's Planning Consultant dated September 5, 2025 included the following statement: "Based on these materials, it is my professional opinion that the proposal is consistent with the applicable standards of the CMS District and HDLO Zone." A subsequent memorandum issued by the City's Planning Consultant, dated December 8, 2025 ,indicated that the Applicant had addressed all previously issued comments and that from a planning perspective, the revised plans were sufficient to support Site Plan approval. In addition, the City's Engineering Consultant issued a memorandum, dated December 4, 2025, which indicated that all engineering comments had been addressed. Finally, the City's Historic Preservation Consultant provided a comment memorandum, dated November 7, 2025, which confirmed that the Application complies with the applicable CMS and HDLO Architectural Design Standards.

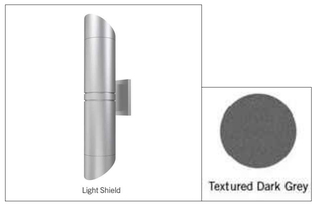
Luminaire Schedule

Light Fixture	Quantity	Manufacturer	Model	Color Temperature	CRI
L1 - Wall mounted light	1	Hess	Barcelona	2,700 K	80
L2 - Wall mounted house light	4	Lampas	Anto	2,700 K	80
L3 - Wall mounted light (replacement at existing locations)	4	Gotham	Incito	2,700 K	90



L1: WALL MOUNTED LIGHT

HESS "BARCELONA" WALL MOUNTED FIXTURE.
MODEL #LEVO3-01 WITH DIMMING & PHOTOCELL CONTROL.
350mA 20W, 2750 lm, 2700K, CRI 80.
COLOR: BLACK. OR APPROVED EQUAL.
MOUNTING HEIGHT = 12 FEET.
DARK SKY COMPLIANT



L3: WALL MOUNTED LIGHT (REPLACEMENT AT EXISTING LOCATIONS)

GOTHAM "INCITO" WALL MOUNTED DIRECT/INDIRECT CYLINDER
MODEL #CO4UDWG WITH CUTOFF SHIELD, COLOR: TEXTURED DARK GREY.
PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT = 14 FEET - MATCH EXISTING LOCATION. MOCKUP TO BE REVIEWED BY OWNER & ARCHITECT TO ENSURE LIGHT DOES NOT SPILL BEYOND CORNICE OR DIRECT GLARE TO ANY SIDEWALK / STREET.



L2: WALL MOUNTED HOUSE LIGHT

ANTO L1010-200 WALL LIGHT WALL MOUNTED FIXTURE. LED 100W EQUIVALENT, DARK SKY COMPLIANT. MOUNTING HEIGHT = 7 FEET.

NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE. THE FIXTURE IS SHADED AND DOES NOT EMIT GLARE

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.

AVERAGE LIGHTING LEVELS ON SITE WILL NOT EXCEED THE MAXIMUM AVERAGE OF 1 FOOTCANDLE.

EXTERIOR LIGHTS ARE CAPABLE OF BEING DIMMED & SHALL BE CONTROLLED BY A PHOTOCELL (DUSK-TO-DAWN) SENSOR

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

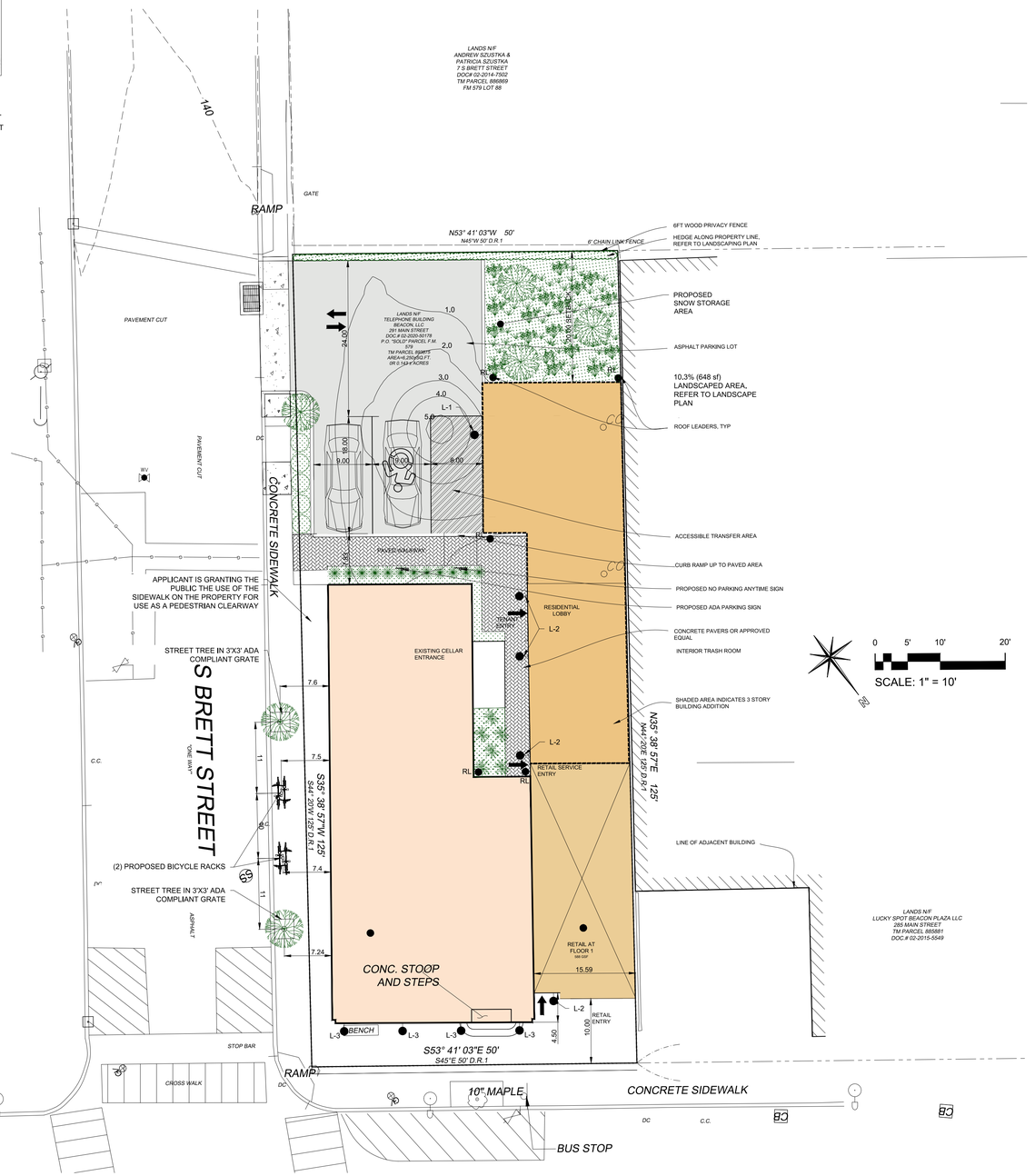
_____ SECRETARY

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/31/24	REVISE PER PLANNING BOARD COMMENTS	AJS
2	01/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	02/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
4	03/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	04/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
6	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
7	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
8	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS
9	09/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
10	10/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
11	11/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
12	12/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS

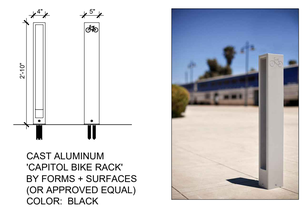
Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area
	Front	Side	Rear	Front	Side	Rear							
Zoning District													
CMS	0'-10'	0'	20'	10'	0'	20'	75'	125' existing	3 stories / 38' & 4th Story w/ Special Permit	3 stories / 35'-6"	10% 5% if open to public	10.3%	6,250 SF



Site Plan

Scale: 1" = 10'



CAST ALUMINUM
'CAPITOL BIKE RACK'
BY FORMS + SURFACES
(OR APPROVED EQUAL)
COLOR: BLACK

Proposed Bicycle Racks

Not to Scale



Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-36-893875
Lot Area:	6,250 +/- sf
Building Footprint:	1,875 sf (existing) + 1,598 sf (addition)
Historical Overlay District:	Yes
Existing Use:	Commercial
Proposed Use:	Mixed use: Commercial / Residential

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
0 spaces (minimum) 1 space per dwelling unit (maximum)	4 dwelling units	0 parking spaces minimum 4 parking spaces maximum
Commercial		
0 spaces (minimum) 3 spaces per 1,000 sf GFA (maximum)	3,650 sf existing + 588 sf proposed = 4,238 sf total commercial	13 parking spaces maximum
Total Required		**17 parking spaces maximum**
Total Provided		**2 parking spaces** See Notes Below

Notes:

1. Refer to parking analysis provided by Hudson Land Design.
2. There are municipal parking lots and ample street parking within walking distance from the property
3. No signage is proposed as part of this application. Retail tenant will apply separately to the Planning Board for their own signage
4. Retail hours of operation: Monday through Sunday 7am – 11pm
5. Snow removal note: Snow shall be removed from the site when the snow storage area shown on this plan is at capacity. Onsite snow storage shall not impede the functionality of the parking area or pedestrian walkways.

Index of Drawings

Sheet 1 of 8	Site Plan
Sheet 2 of 8	Existing Conditions Plan
Sheet 3 of 8	Floor Plans
Sheet 4 of 8	Building Elevations
Sheet 4A of 8	Building Renderings
Sheet 5 of 8	Grading & Utility Plan
Sheet 6 of 8	Erosion and Sediment Control Plan
Sheet 7 of 8	Landscape Plan
Sheet 8 of 8	Construction Details

Site Plan Application

Sheet 1 of 8 - Site Plan

Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

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:
MJ Engineering
21 Corporate Drive
Clifton Park, New York 12065

291 Main Street - Telephone Building

Beacon, New York
Scale: 1" = 10'
October 1, 2024

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/31/24	REVISE PER PLANNING BOARD COMMENTS	AJS
2	01/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	02/25/25	NO CHANGE	AJS
4	03/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	04/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
6	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
7	07/29/25	NO CHANGE	AJS
8	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS
9	09/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
10	10/28/25	NO CHANGE	AJS
11	11/25/25	NO CHANGE	AJS
12	12/30/25	NO CHANGE	AJS

Existing Conditions Plan

Scale: 1" = 10'

Site Plan Application

Sheet 2 of 8 - Existing Conditions Plan

Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

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:
MJ Engineering
21 Corporate Drive
Clifton Park, New York 12065

291 Main Street - Telephone Building

Beacon, New York
Scale: 1" = 10'
October 1, 2024

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/31/24	REVISE PER PLANNING BOARD COMMENTS	AJS
2	01/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	02/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
4	03/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	04/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
6	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
7	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
8	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS
9	09/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
10	10/28/25	NO CHANGE	AJS
11	11/25/25	NO CHANGE	AJS
12	12/30/25	NO CHANGE	AJS

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

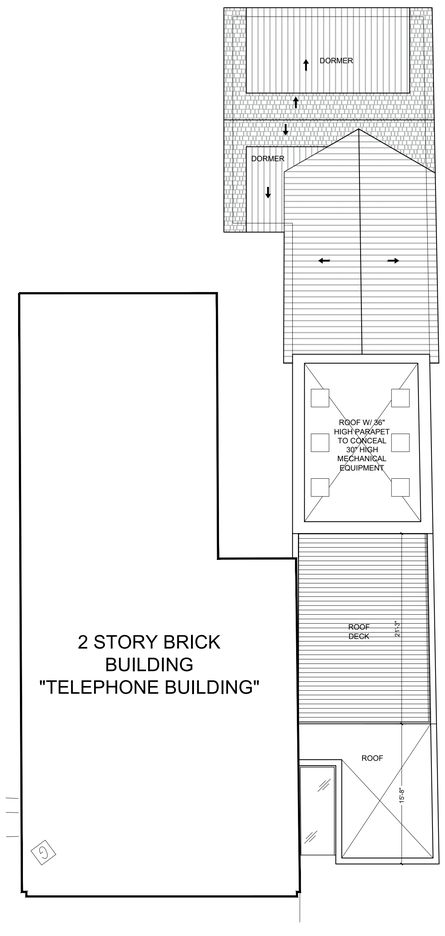
_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

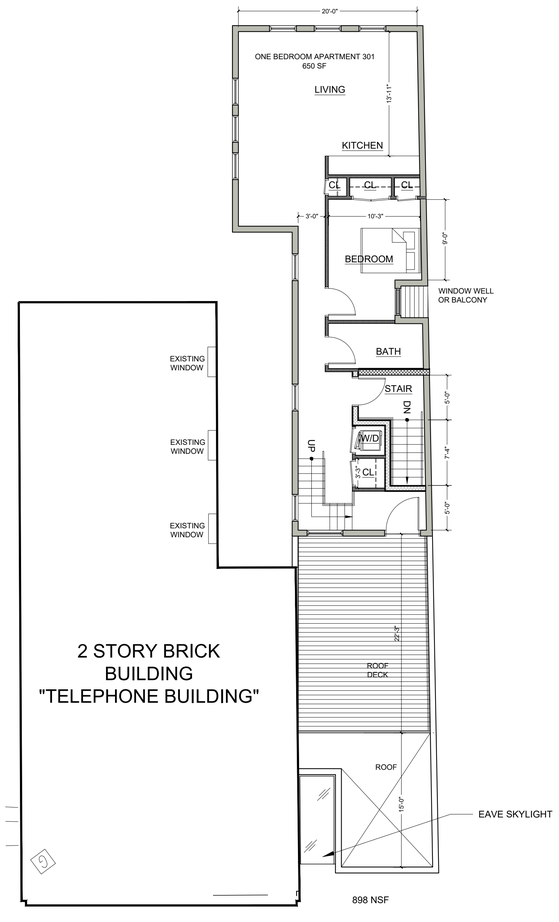
_____ CHAIRMAN

_____ SECRETARY

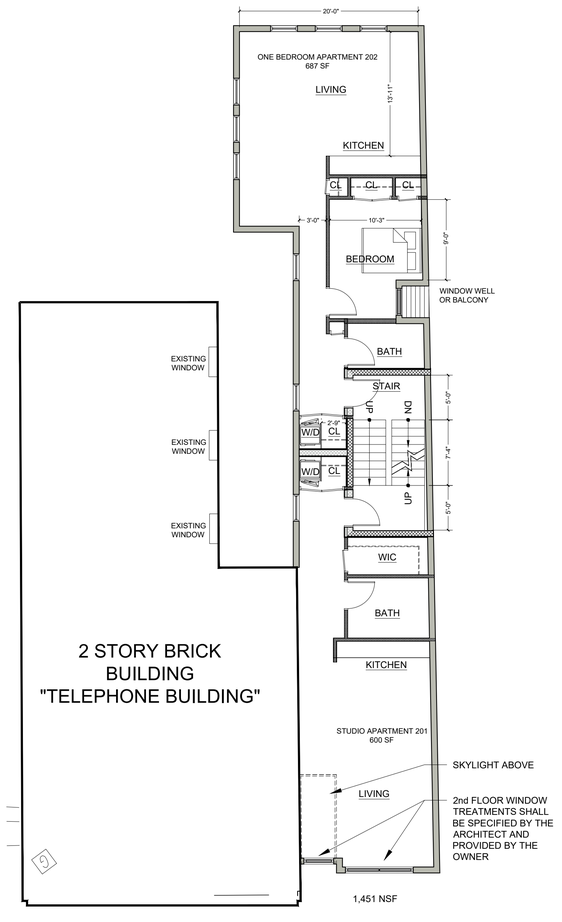
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.



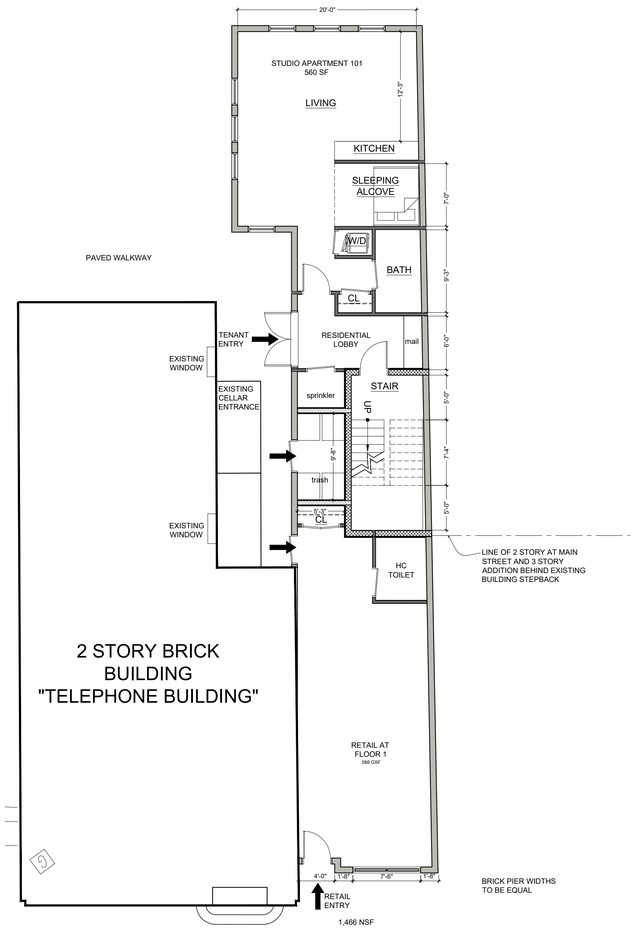
4 Roof Plan
1/8" = 1'-0"



3 3rd Floor Plan
1/8" = 1'-0"



2 2nd Floor Plan
1/8" = 1'-0"



1 1st Floor Plan
1/8" = 1'-0"

Site Plan Application

Sheet 3 of 8 - Floor Plans

Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

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:
MJ Engineering
21 Corporate Drive
Clifton Park, New York 12065

291 Main Street - Telephone Building

Beacon, New York
Scale: 1" = 10'
October 1, 2024

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
8	8/26/25	ADDED PER PLANNING BOARD COMMENTS	AJS
9	9/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
10	10/28/25	NO CHANGE	AJS
11	11/25/25	REVISE PER PLANNING BOARD COMMENTS	
12	12/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS

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

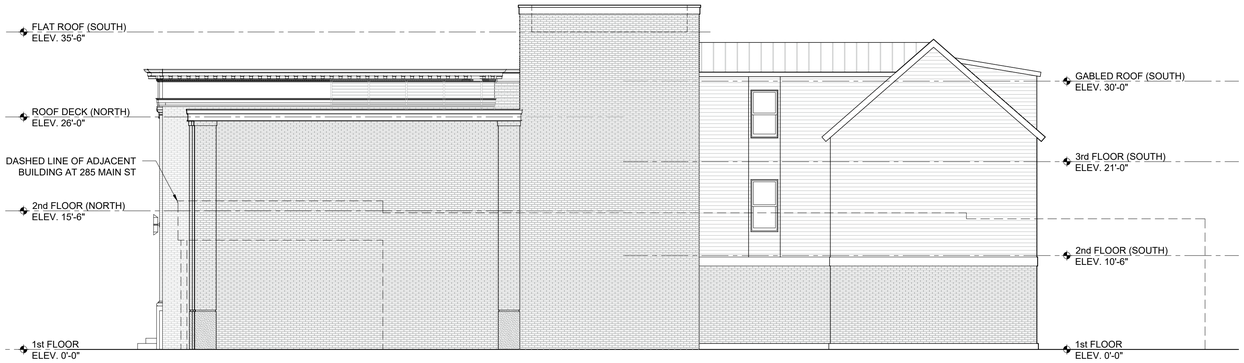
_____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____ BY

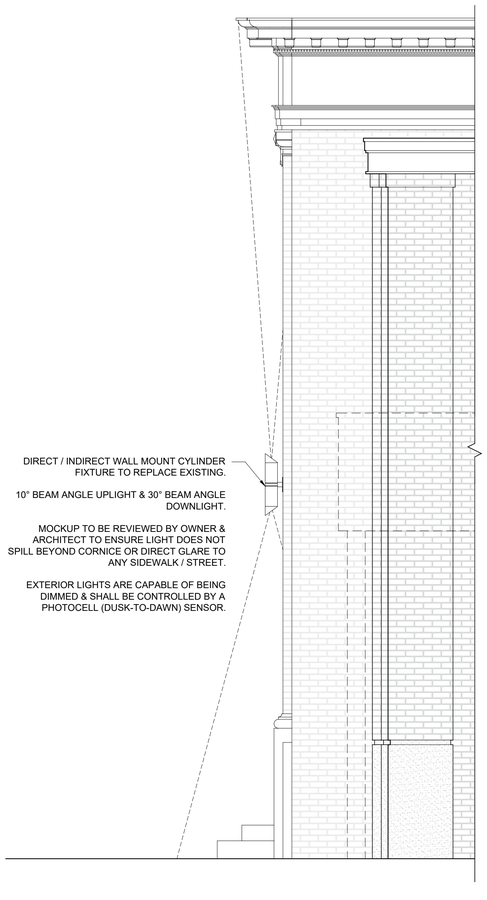
_____ CHAIRMAN

_____ SECRETARY

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



West Elevation



Pier Lighting Diagram



South Elevation



North Elevation (Main Street)

ALUMINUM & GLASS STOREFRONT
COLOR: BENJAMIN MOORE CHELSEA GRAY (HC-168)

STOREFRONT BULKHEAD & TRIM
PAINTED CELLULAR PVC
COLOR: BENJAMIN MOORE CHELSEA GRAY (HC-168)

GABLE & DORMER ROOF
STANDING SEAM
COLOR: HARTFORD GREEN (27)

METAL GUARDRAIL W/
HORIZONTAL STEEL INFILL
COLOR: BLACK (HC-190)

CORNICE & TRIM
PAINTED CELLULAR PVC
COLOR: BENJAMIN MOORE CHELSEA GRAY (HC-168)

BRICK: GLEN-GERY

DOUBLE GLAZED ALUMINUM DOUBLE HUNG & AWNING WINDOWS
COLOR: BENJAMIN MOORE CHELSEA GRAY (HC-168)

CAST STONE PIER BASE
CORINTHIAN CAST STONE
COLOR: BUFF LIMESTONE (LS-1)

FIBER CEMENT SIDING
JAMES HARDIE SMOOTH PLANK LAP SIDING
COLOR: MONTEREY TAUPE



East Elevation

Site Plan Application

Sheet 4 of 8 - Building Elevations

Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

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:
MJ Engineering
21 Corporate Drive
Clifton Park, New York 12065

291 Main Street - Telephone Building

Beacon, New York
Scale: 1/8" = 1'-0"
October 1, 2024

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/31/24	REVISE PER PLANNING BOARD COMMENTS	AJS
2	01/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	02/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
4	03/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	04/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
6	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
7	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
8	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS
9	09/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
10	10/28/25	NO CHANGE	AJS
11	11/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
12	12/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS

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.



View 5: Main Street (Looking West)

Scale: NTS



View 4: Main Street (Looking West)

Scale: NTS



View 3: South Brett Street

Scale: NTS



View 2: Main Street (Looking East)

Scale: NTS



View 1: Main Street

Scale: NTS

Site Plan Application

Sheet 4A of 8 - Building Renderings

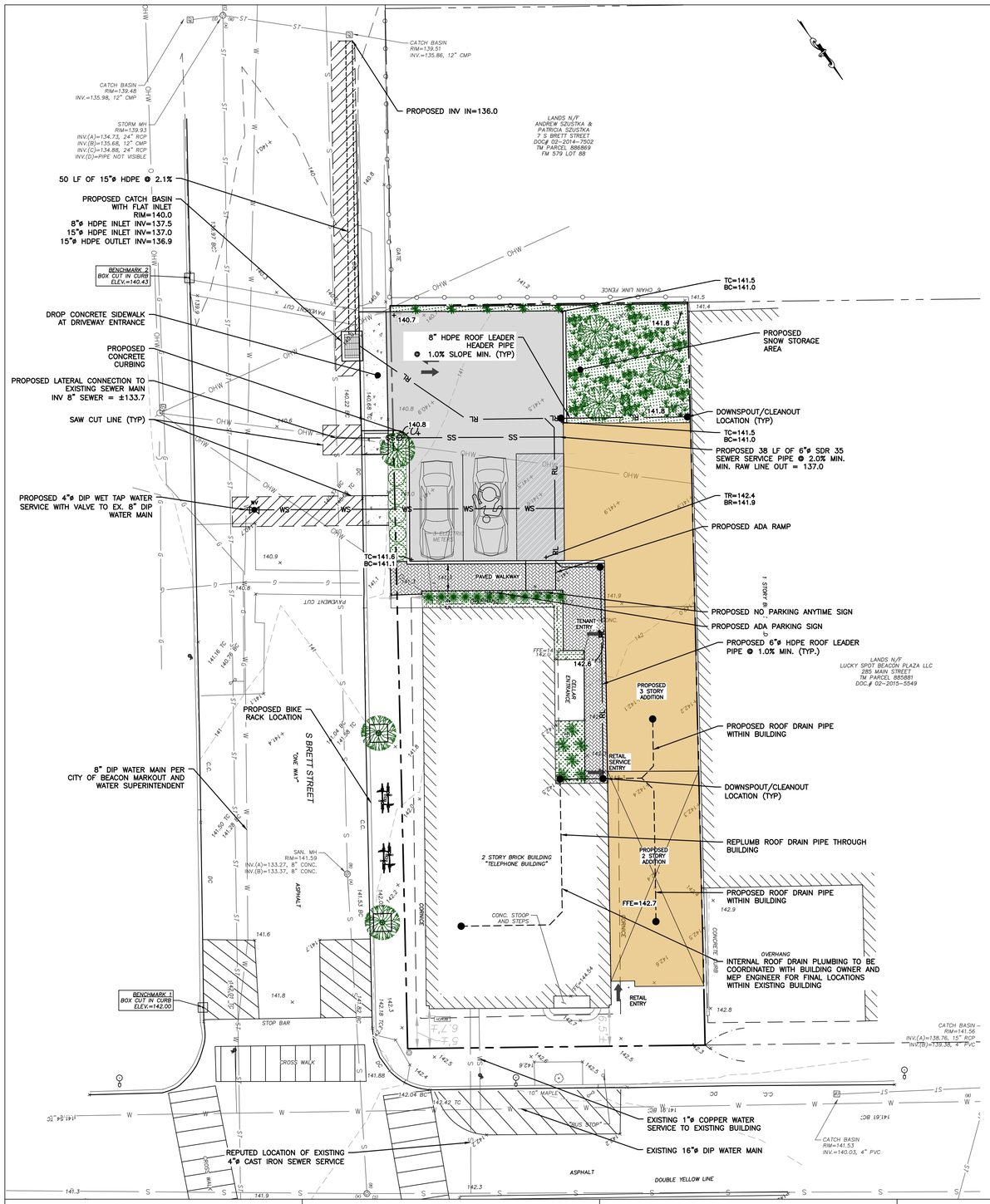
Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

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:
MJ Engineering
21 Corporate Drive
Clifton Park, New York 12065

291 Main Street - Telephone Building
Beacon, New York
Scale: As Noted
October 1, 2024



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- 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 HYDRANT
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING STORM WATER MANHOLE
- EXISTING GAS VALVE

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

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 SITE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF UTILITY LINES WITHIN SOUTH BRETT STREET VIA INVESTIGATIVE TEST PIT EXCAVATIONS. ANY UTILITY CONFLICTS SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.
4. THE PROPOSED BUILDING SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
5. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
6. THE WATER SERVICE LINE TO THE BUILDING SHALL BE PER MEP ENGINEER TO MEET SPRINKLER REQUIREMENTS.
7. THE EXISTING 3/4" WATER SERVICE STUB TO THE FRONT BUILDING MAY BE USED OR ABANDONED IN PLACE.
8. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE UNDERGROUND UTILITIES. STREET CLOSURE FOR SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
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 CITY OF BEACON BUILDING DEPARTMENT SHALL BE PROVIDED ACCESS TO VERIFY THE LOCATION OF THE EXISTING ROOF LEADERS AND SUMP PUMPS AND THE AREA THEY DRAIN TO.

EXISTING SIDEWALK, CURBING AND ASPHALT PAVEMENT REPAIR NOTES:

1. THE CONTRACTOR SHALL REPAIR AND REPLACE IN-KIND EXISTING CONCRETE SIDEWALKS AND CURBING, AND ASPHALT PAVEMENT WITHIN THE CITY R.O.W. AS A RESULT OF UTILITY WORK.
2. THE SIDEWALKS SHALL BE SAW CUT AT AN EXISTING CONSTRUCTION JOINT OR CONTROL JOINT SO THAT THE FINISHED CONSTRUCTION AND CONTROL JOINT SPACING MATCHES EXISTING.
3. CUTS THROUGH EXISTING PAVEMENT SHALL BE MADE VIA SAW CUT AND REPAIRED IN ACCORDANCE WITH THE DETAILS ON CD-1.

GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.

2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.

3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, SANITARY MANHOLES AND WATERLINES 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.

4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

ROOF LEADER NOTES:

1. AN INFLOW AND INFILTRATION INVESTIGATION REVEALED THAT THE ROOF DRAINS IN THE EXISTING BUILDING ARE CONNECTED TO THE SANITARY SEWER SYSTEM. THE ROOF DRAIN PIPES SHALL BE DISCONNECTED FROM THE SANITARY SEWER WITHIN THE BUILDING AND DISCHARGED TO THE CITY DRAINAGE SYSTEM SEPARATELY.

2. A SEPARATE 6" SCH 40 PVC PIPE SHALL BE CONNECTED TO THE ROOF DRAINS IN THE ATTIC SPACE AND DIRECTED DOWN THROUGH THE EXISTING PIPE CHASE WITHIN THE BUILDING TO THE BASEMENT. THE PIPE WILL THEN BE DIRECTED THROUGH THE EAST WALL OF THE BUILDING AND CONNECTED TO THE CURB-O-LET OUTSIDE THE BUILDING.

3. THE ROOF DRAINS FROM THE NEW BUILDING ADDITION SHALL BE CONNECTED TO THE NEW ROOF LEADER PIPE WITHIN THE EXISTING BUILDING.

4. THERE ARE NO CATCH BASINS IN THE VICINITY OF THE BUILDING. THEREFORE, A CURB-O-LET IS PROPOSED TO DISCHARGE ROOF RUNOFF TO THE GUTTER LINE OF SOUTH BRETT ST., THE ROAD GRADE SLOPES TOWARD THE SOUTH. THERE IS A CATCH BASIN LOCATED APPROXIMATELY 45 FEET SOUTH OF THE PARCEL ON THE WEST SIDE OF SOUTH BRETT ST.

SNOW REMOVAL NOTE:

SNOW SHALL BE REMOVED FROM THE SITE WHEN THE SNOW STORAGE AREA SHOWN ON THIS PLAN IS AT CAPACITY. ONSITE SNOW STORAGE SHALL NOT IMPEDE THE FUNCTIONALITY OF THE PARKING AREA OR PEDESTRIAN WALKWAYS.

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.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DRAWN BY: CMB				CHECKED BY: MAB							
REVISIONS:				REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/31/24	PER PLANNING BOARD COMMENTS	CMB	7	6/24/25	PER PLANNING BOARD COMMENTS	CMB	12	12/30/25	NO CHANGE THIS SHEET	CMB
2	1/28/25	PER PLANNING BOARD COMMENTS	CMB	8	7/29/25	PER PLANNING BOARD COMMENTS	CMB				
3	2/25/25	PER PLANNING BOARD COMMENTS	CMB	9	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
4	3/25/25	PER PLANNING BOARD COMMENTS	CMB	10	9/30/25	PER PLANNING BOARD COMMENTS	CMB				
5	4/29/25	PER PLANNING BOARD COMMENTS	CMB	11	10/28/25	PER PLANNING BOARD COMMENTS	CMB				
6	5/28/25	PER PLANNING BOARD COMMENTS	CMB	12	11/25/25	NO CHANGE THIS SHEET	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BODENDORF 084465 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

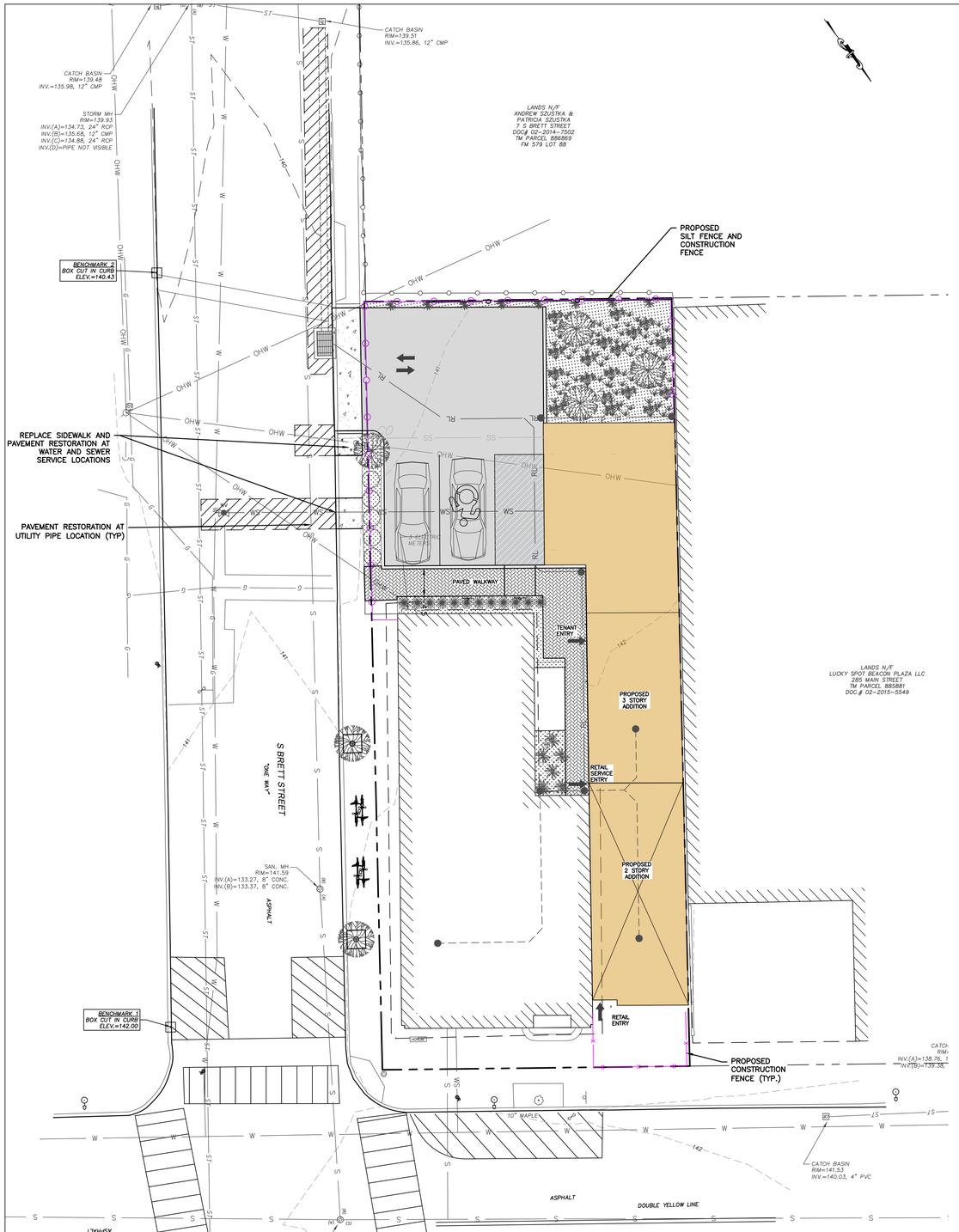
GRADING & UTILITY PLAN

291 MAIN STREET-TELEPHONE BUILDING

291 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-893875

JOB #:	2024:034
DATE:	10/29/24
SCALE:	1" = 10'
TITLE:	GU-1
SHEET:	5 OF 8

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 MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 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 HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING STORM WATER MANHOLE
- EXISTING GAS VALVE
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED CONSTRUCTION FENCE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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 APPROVED SITE PLAN 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.

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 (AKA SUMP PIT) 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 PER THE APPROVAL OF THE ENGINEER SUPERVISING CONSTRUCTION.

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.

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.

DUST CONTROL:

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. 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.

CATCH BASINS:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION AND DEBRIS, AND REMOVED 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.

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: CMB | CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	12/31/24	PER PLANNING BOARD COMMENTS	CMB
2	1/28/25	PER PLANNING BOARD COMMENTS	CMB
3	2/25/25	PER PLANNING BOARD COMMENTS	CMB
4	3/25/25	PER PLANNING BOARD COMMENTS	CMB
5	4/29/25	PER PLANNING BOARD COMMENTS	CMB
6	5/28/25	PER PLANNING BOARD COMMENTS	CMB
7	6/24/25	PER PLANNING BOARD COMMENTS	CMB
8	7/29/25	PER PLANNING BOARD COMMENTS	CMB
9	8/26/25	PER PLANNING BOARD COMMENTS	CMB
10	9/30/25	PER PLANNING BOARD COMMENTS	CMB
11	10/28/25	PER PLANNING BOARD COMMENTS	CMB
12	11/25/25	NO CHANGE THIS SHEET	CMB
12	12/30/25	NO CHANGE THIS SHEET	CMB

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK · MICHAEL A. BODENDORF · 084466 · LICENSED PROFESSIONAL ENGINEER

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

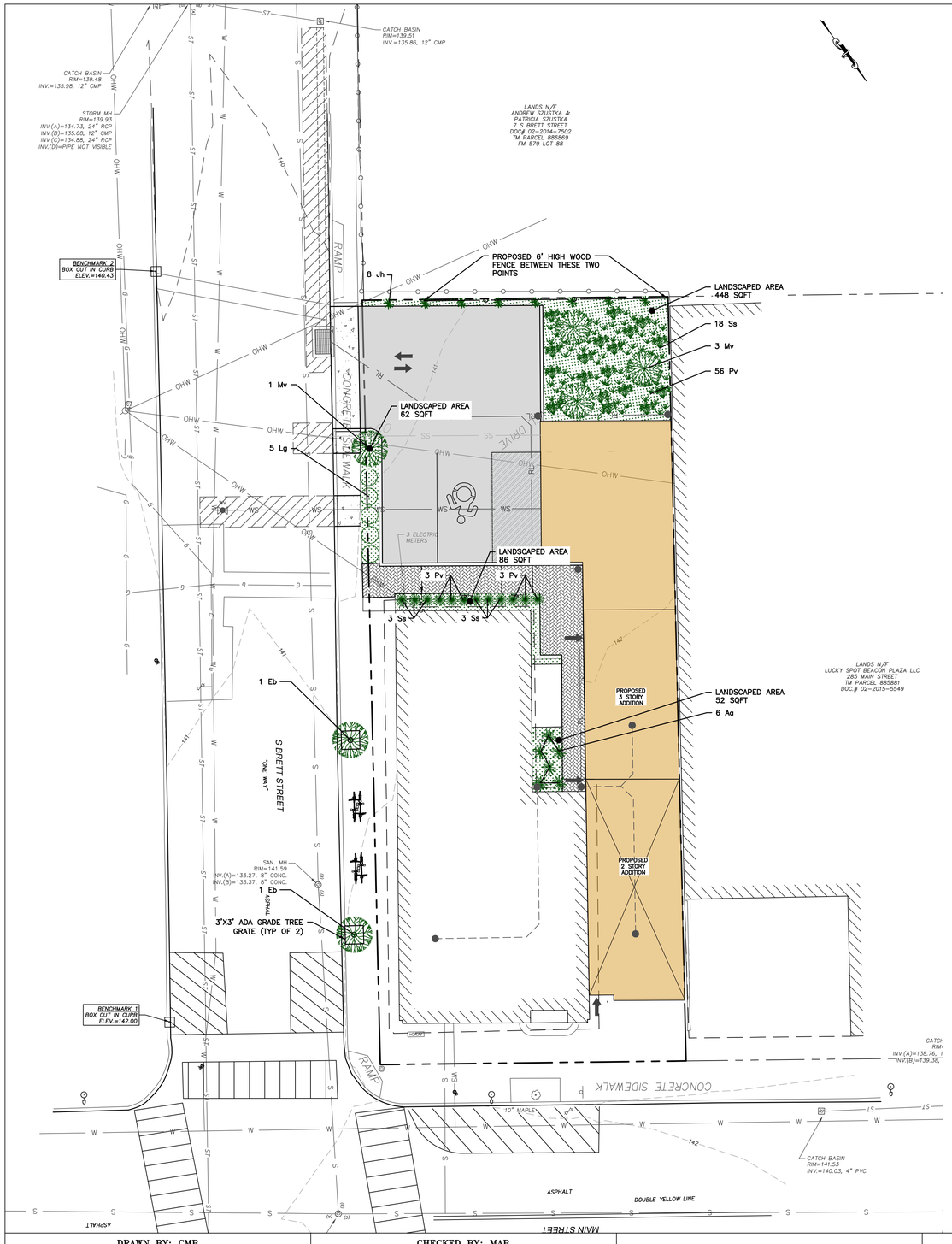
EROSION & SEDIMENT CONTROL PLAN

291 MAIN STREET-TELEPHONE BUILDING

291 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-893875

JOB #:	2024:034
DATE:	10/29/24
SCALE:	1" = 10'
TITLE:	ESC-1
SHEET:	6 OF 8

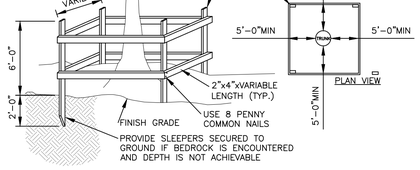
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



LEGEND:

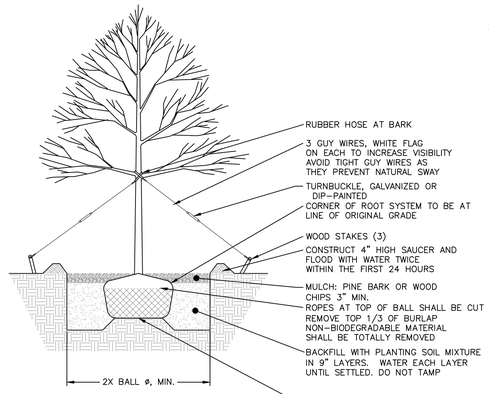
- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING STORM WATER MANHOLE
- EXISTING GAS VALVE

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

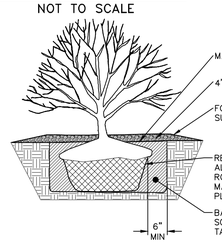


NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE

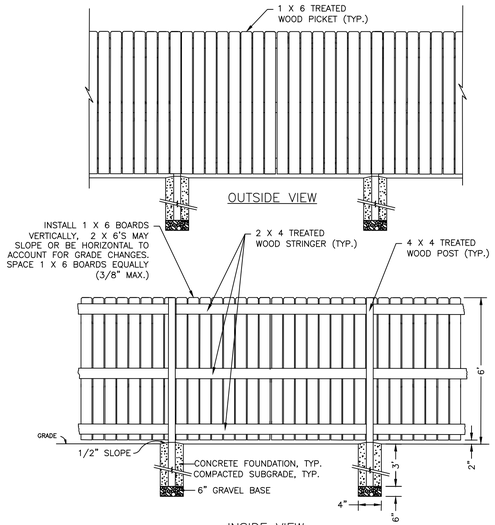


TREE PLANTING DETAIL
NOT TO SCALE



NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

SHRUB PLANTING DETAIL
NOT TO SCALE



WOOD FENCE DETAIL
NOT TO SCALE

PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
Mv	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6 FEET	AS SHOWN
Eb	2	CERCIS CANADENSIS	EASTERN REDBUD	6 FEET	AS SHOWN

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Jh	8	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	1 GALLON	6 FT
Aa	10	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	2 GALLON	3 FT
Pv	62	PANICUM VIRGATUM	SWITCHGRASS	1 GALLON	2 FT
Ss	24	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GALLON	1 FT
Ig	5	ILEX GLABRA	INKBERRY	2 GALLON	3 FT

LANDSCAPE AREA REQUIREMENTS:
SECTION 223-41.18(E)(12) OF THE CITY OF BEACON CODE REQUIRES LANDSCAPING TO BE A MINIMUM OF 10% OF THE TOTAL PARCEL AREA ON PARCELS WITHIN THE CMS DISTRICT. THE PROPOSED LANDSCAPING TOTALS 648 S.F., WHERE THE TOTAL LOT AREA IS 6,250 S.F.; THEREFORE, THE LANDSCAPED AREA IS 10.3% OF THE TOTAL PARCEL AREA.

LANDSCAPE NOTES:
1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
   A. PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
8. ALL LANDSCAPING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE SITE.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO 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: CMB				CHECKED BY: MAB							
REVISIONS:				REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/31/24	PER PLANNING BOARD COMMENTS	CMB	7	6/24/25	PER PLANNING BOARD COMMENTS	CMB	12	12/30/25	NO CHANGE THIS SHEET	CMB
2	1/28/25	PER PLANNING BOARD COMMENTS	CMB	8	7/29/25	PER PLANNING BOARD COMMENTS	CMB				
3	2/25/25	PER PLANNING BOARD COMMENTS	CMB	9	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
4	3/25/25	PER PLANNING BOARD COMMENTS	CMB	10	9/30/25	PER PLANNING BOARD COMMENTS	CMB				
5	4/29/25	PER PLANNING BOARD COMMENTS	CMB	11	10/28/25	PER PLANNING BOARD COMMENTS	CMB				
6	5/28/25	PER PLANNING BOARD COMMENTS	CMB	12	11/25/25	NO CHANGE THIS SHEET	CMB				

Dig Safely. New York Call 811 before you dig

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

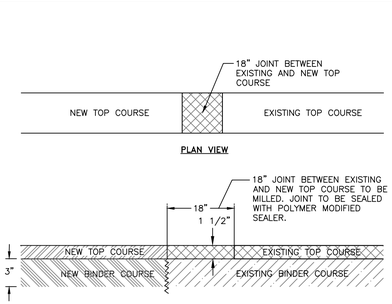
LANDSCAPING PLAN

291 MAIN STREET-TELEPHONE BUILDING

291 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-893875

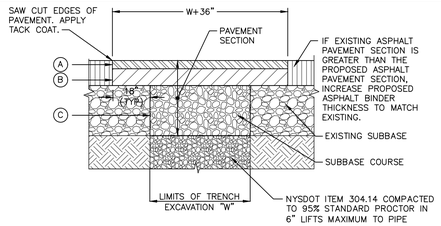
JOB #:	2024:034
DATE:	10/29/24
SCALE:	1" = 10'
TITLE:	LS-1
SHEET:	7 OF 8

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

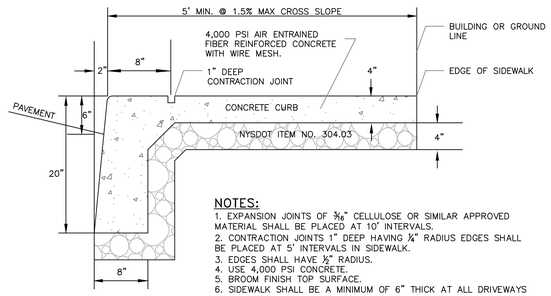
MILLED KEYWAY DETAIL
NOT TO SCALE



LEGEND
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 3–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

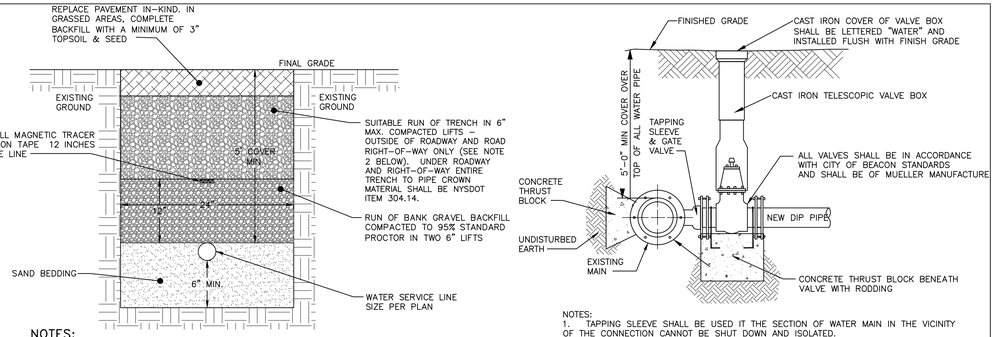
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



NOTES:
1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.

MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE

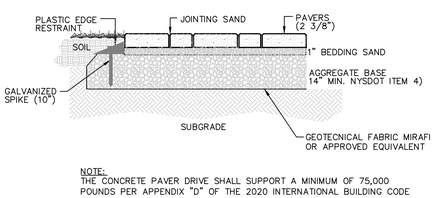


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

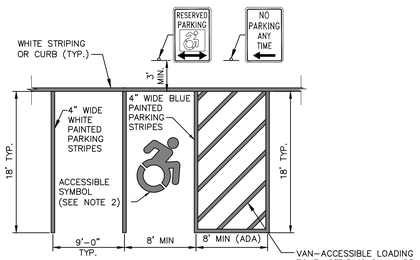
NOTES:
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2–INCH SQUARE–OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
4. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H–615, AND T–2630 RESPECTIVELY.

TAPPING SLEEVE DETAIL
NOT TO SCALE



NOTE:
THE CONCRETE PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2020 INTERNATIONAL BUILDING CODE

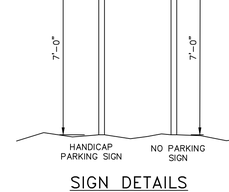
CONCRETE PAVER DETAIL
NOT TO SCALE



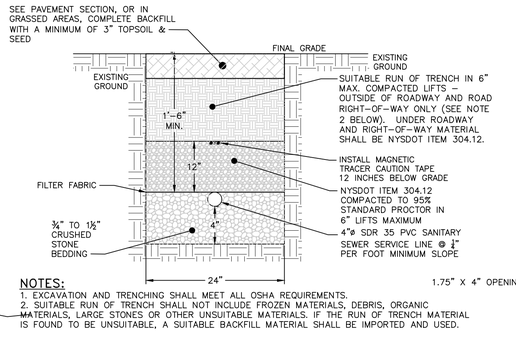
TYPICAL PARKING STRIPING — ACCESSIBLE PARKING STRIPING

NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.
4. PARALLEL SPACES SHALL BE 10'W X 20L'.

PARKING AND STRIPING DETAIL
NOT TO SCALE

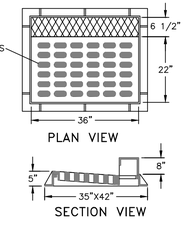


SIGN DETAILS
NOT TO SCALE



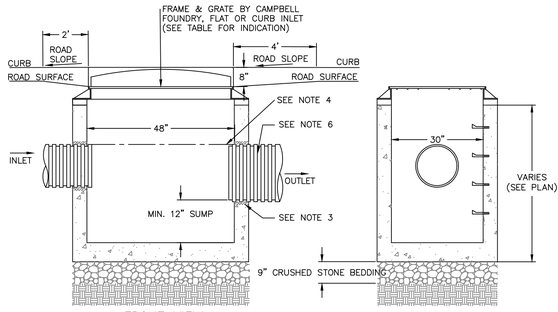
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



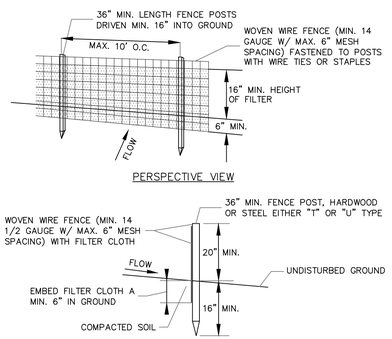
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



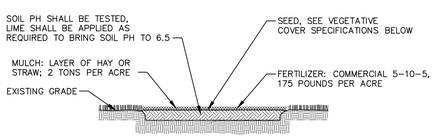
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE 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



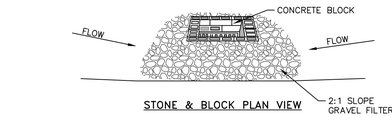
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED 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



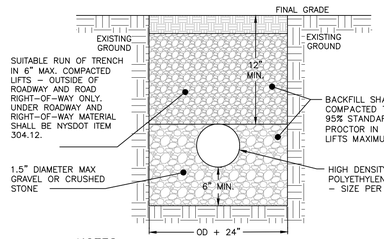
NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:
   - 65% KENTUCKY BLUE GRASS BLEND — 114 POUNDS PER ACRE
   - 20% PERENNIAL RYEGRASS — 35 POUNDS PER ACRE
   - 15% FINE FESCUE — 26 POUNDS 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. 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. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE

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: CMB				CHECKED BY: MAB							
REVISIONS:				REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/31/24	PER PLANNING BOARD COMMENTS	CMB	7	6/24/25	PER PLANNING BOARD COMMENTS	CMB	12	12/30/25	NO CHANGE THIS SHEET	CMB
2	1/28/25	PER PLANNING BOARD COMMENTS	CMB	8	7/29/25	PER PLANNING BOARD COMMENTS	CMB				
3	2/25/25	PER PLANNING BOARD COMMENTS	CMB	9	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
4	3/25/25	PER PLANNING BOARD COMMENTS	CMB	10	9/30/25	PER PLANNING BOARD COMMENTS	CMB				
5	4/29/25	PER PLANNING BOARD COMMENTS	CMB	11	10/28/25	PER PLANNING BOARD COMMENTS	CMB				
6	5/28/25	PER PLANNING BOARD COMMENTS	CMB	12	11/25/25	NO CHANGE THIS SHEET	CMB				

Dig Safely. New York Call 811 before you dig

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

CONSTRUCTION DETAILS

291 MAIN STREET–TELEPHONE BUILDING

291 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–36–893875

JOB #:	2024:034
DATE:	10/29/24
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	8 OF 8

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: January 9, 2026

RE: 291 Main Street Application for Site Plan Approval, Telephone Building Beacon LLC c/o Aryeh Siegel Architect

---

I have reviewed the following materials regarding the proposed development at 291 Main Street:

- Cover Letter prepared by Taylor Palmer of Cuddy + Feder, LLP, dated December 30, 2025
- Site Plan Set (9 sheets) prepared by Aryeh Siegel and Hudson Land Design, dated October 1, 2024, last revised December 30, 2025.

Project Description:
The applicant is proposing a three-story addition to the existing two-story historic Telephone Building located at 291 Main Street. The third story façade facing Main Street will be set back approximately 40 feet from the second-story facade. The addition will consist of 588 square feet of commercial on the ground floor with four (4) residential apartments across the three floors. The project is located within the CMS district and the Historic District and Landmark Overlay Zone (HDLO).

Comments & Recommendations:
The applicant has addressed all previously issued comments. From a planning perspective, the revised plans are sufficient to support site plan approval. Please contact our office with any questions or if further clarification is needed.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

LANC & TULLY
Engineering and Surveying, D.P.C.

January 9, 2026

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

RE: 291 Main Street
Tax No. 5954-36-893875
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed mixed-use commercial and residential space at 291 Main Street:

- Correspondence from Cuddy & Fedder, dated December 30, 2025.
- Plan set titled "291 Main Street – Telephone Building", as prepared by Aryeh Siegel, Architect, and Hudson Land Design, consisting of Sheets 1 of 8 through 8 of 8, with the latest revision date of December 30, 2025:

The proposed project entails the construction of a 2 and 3-story addition to the existing building located at 291 Main Street, on a 0.143-acre parcel in the Central Main Street (CMS) Zone and the Historic District and Landmark Overlay Zone. The first floor will consist of commercial space in the front of the building, and a studio apartment at the rear of the building. The second and third floors will both consist of studio apartments, and the roof will consist of a roof top deck.

Based upon our review of the revised plans, all engineering comments have been addressed at this time. Further comments may be provided based on future submissions prepared for the project. 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: Natalie Quinn, Planner
Jennifer Gray, Esq.
Bryan Murphy, Building Inspector

PO Box 687, Goshen, New York 10924 | (845) 294-3700
www.lanctully.com

Agency Use Only [If applicable]

Project:	291 Main Street
Date:	1-13-2026

Short Environmental Assessment Form
Part 2 - Impact Assessment

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

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

PRINT FORM

Agency Use Only [If applicable]

Project: 291 Main Street

Date: 1-13-2026

Short Environmental Assessment Form
Part 3 Determination of Significance

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

Please see attached.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Beacon Planning Board	1-13-2026
Name of Lead Agency	Date
John Gunn	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SITE PLAN and CERTIFICATE OF APPROPRIATENESS APPROVAL
FOR 291 MAIN STREET

Parcel No. 5954-36-893875

WHEREAS, the City of Beacon Planning Board received applications for Site Plan and Certificate of Appropriateness Approvals from Telephone Building Beacon LLC (the "Applicant") for the construction of a three-story mixed-use addition to the existing two-story historic Telephone Building with the third story façade facing Main Street set back approximately 40 feet from the second story façade, consisting of 588 square feet of commercial space on the ground floor and residential space on the first through third floors, for a total mix of two 1-bedroom units and two studio units (2,497 square feet of residential), (the "Project" or "Proposed Action"), on property having a total lot area of approximately 6,250 square feet, or 0.14, acres located at 291 Main Street (Parcel ID No. 5954-36-893875) in the Central Main Street (CMS) District and within the Historic District and Landmark Overlay Zone (HDLO) (the "Property"); and

WHEREAS, in 2021, the City of Beacon City Council designated the Telephone Building as a historic landmark pursuant to Chapter 134 of the City of Beacon Code and identified the cornice on the existing building as a character defining feature of the building; and

WHEREAS, when the application was first submitted in November 2024 the addition was proposed to be recessed two feet from the front façade of the existing building, three stories without a stepped back third story (which was taller than the existing structure on the site and would have obstructed the existing building's west-facing historical cornice), and such configuration would have lacked consistency with design standards for the CMS District and HDLO Zone; therefore, from February 2025 through January 2026 the Applicant presented alternative site plan layouts in response to comments regarding consistency with the appliable design standards of the City of Beacon Code; and

WHEREAS, multifamily dwellings are permitted by right in the CMS District pursuant to City of Beacon Code § 223-41.18(A)(2); and

WHEREAS, commercial use (retail, office) is permitted by right in the CMS District pursuant to City of Beacon Code §§ 223-41.18(A)(4) and (8); and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to City of Beacon Code § 223-25; and

WHEREAS, the Planning Board is the approval authority for the Certificate of Appropriateness for the Project located within the HDLO Zone pursuant to City of Beacon Code Chapter 134; and

WHEREAS, the application for Site Plan Approval consists of application forms, correspondence, Short Environmental Assessment Form ("SEAF"), traffic and parking memoranda, site plan sheets, architectural renderings, and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Project is shown on a plan entitled "Site Plan Application," including five sheets (1 through 4a), prepared by Aryeh Siegal, Architect, dated October 1, 2024 and last revised December 30, 2025; and a plan entitled "291 Main Street – Telephone Building," including four sheets (5 through 8), prepared by Hudson Land Design, P.C., dated October 28, 2024, last revised December 30, 2025:

Sheet	Title
1	*Site Plan*;
2	*Existing Conditions Plan*;
3	*Floor Plans*;
4	*Building Elevations*;
4a	*Building Renderings*;
5	*Grading & Utility Plan (GU-1)*;
6	*Erosion & Sediment Control Plan (ESC-1);*
7	*Landscaping Plan (LS-1)*; and
8	*Construction Details (CD-1); and*

WHEREAS, the Planning Board reviewed the application at its meetings on November 13, 2024, January 14, 2025, February 11, 2025, March 11, 2025, April 8, 2025, May 13, 2025, July 8, 2025, August 12, 2025, September 9, 2025, October 15, 2025, November 12, 2025, December 9, 2025, and January 13, 2026; and

WHEREAS, the Project is an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA) and the Planning Board conducted an uncoordinated review; and

WHEREAS, the Applicant submitted a memorandum ("Parking Memorandum") evaluating "potential traffic and parking impacts," prepared by Hudson Land Design, dated April 29, 2025, last revised July 29, 2025; and

WHEREAS, the Parking Memorandum provided an analysis of parking demand generated by 291 Main Street's existing office use and the Project's proposed retail and residential uses, concluding that while 17 parking spaces is the maximum required for both the existing and proposed uses, 15 of those 17 parking spaces can be satisfied by nearby public parking and street parking, thus requiring 2 spaces to be retained/constructed on site; and

WHEREAS, the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") in its letter dated February 24, 2025 opined that it was "pleased with the proposal" for the Project's Main Street façade, recommended extending the cornice detail across the Project façade but was concerned that the three-story addition "may be taller than the historic building;" and

WHEREAS, on March 11, 2025, the Planning Board opened duly noticed public hearings on the Site Plan Application and Certificate of Appropriateness, at which time all those interested were given an opportunity to be heard, and such public hearings were continued to the Planning Board's April 8, 2025, May 13, 2025, July 8, 2025, and August 12, 20205 meetings; and

WHEREAS, on August 12, 2025, the Planning Board closed the public hearings on the Site Plan Application and Certificate of Appropriateness; and

WHEREAS, Hudson Cultural Service ("HCS") in its letter dated July 29, 2025 opined that the Project's façade related to the historic structure through window patterns, panel design and brick and cast stone materials; that the "top level of the addition fronting on Main Street is set below the cornice line and the entablature and does not obscure any wall features;" that the "updated building designs show that the new addition is substantially smaller in size and scale in relationship to the historic building;" and that the "proposed addition is compatible with the historic structure and sufficiently differentiated [to] avoid false historicism;" and

WHEREAS, the New York State OPRHP, after reviewing Project plans dated October 29, 2024 and last revised August 26, 2025, recommended in its letter dated October 2, 2025 that the Project avoid installing lighting at the cornice "as drilling holes into it could lead to moisture-related damage over time" and suggested using smaller fixtures in a darker finish for any existing lighting fixtures to be replaced on the Main Street façade; and

WHEREAS, the Planning Board engaged Stephen Tilly, Architect, to provide expert advice on the Project regarding compliance with the Historic Preservation Standards of City of Beacon Code Chapter 134; and

WHEREAS, Stephen Tilly, Architect, in his memorandum dated November 7, 2025, opined that the Project "does comply with the recess requirement in 134-7, B(1);" that "[g]iven the lesser height of the proposed addition and of the lower glazed portion of the addition next to the building, and the two-story downtown mandate that would also apply to any future replacement of the car-wash building, we conclude that the proposed building meets the requirement in 134-7, B(2);" and that as the historic structure "appears to be at least 3 feet higher than the adjacent proposed addition," the proposal meets the requirements of 134-7, B(3) "regarding height;" and

WHEREAS, on January 13, 2026, the Planning Board adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the SEAF and all associated materials prepared in connection with

the Project, finding that the Project would not result in any significant adverse environmental impacts; and

WHEREAS, the Planning Board has reviewed the application for Site Plan Approval and considered the standards as set forth in the City of Beacon Code § 223-25.E; and

WHEREAS, the Planning Board has reviewed the application for a Certificate of Appropriateness against the standards set forth in the City of Beacon Zoning Code §134-6 and applied the design standards in City of Beacon Zoning Code §134-7; 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 pursuant to Section 223-26 of the Zoning Code a maximum of 17 off-street parking spaces are permitted (1 space per dwelling unit x 4 dwelling units = 4 spaces; plus, 3 spaces per 1,000 GFA x 4,238 square feet of combined proposed and existing retail/office space = 13 spaces), and the Planning Board hereby determines that, based on its review of the Parking Memorandum submitted to the Planning Board by the Applicant, 2 off-street parking spaces is the appropriate and applicable number of off-street parking spaces for this development based on a shared parking analysis and the availability of parking in the vicinity of the site. Therefore, pursuant to Section 223-26.D(2) of the Zoning Code, 2 off-street parking spaces shall be the required number of off-street parking spaces for the proposed use of the Property.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Zoning Code §§ 134-6 and 134-7 that the proposed Project in the CMS District and HDLO Zone, is consistent with the historic character of the surrounding area and compatible with the design standards for the CMS District and HDLO Zone in that the design does not introduce elements that detract from or impede upon the integrity of the historic features of nearby properties, the Main Street façade incorporates lighting features in keeping with OPRHP recommendations, the Main Street façade is recessed back from the front façade of the existing building by at least 4 feet to allow the existing building to retain prominence, the third story of the addition is stepped back over 35 feet from the front façade to preserve views of the existing western-facing cornice, the addition is compatible in scale to the historic structure, and, to the maximum extent possible, the Project does not damage or obscure the character-defining cornice feature of the historic structure. Further, the Division of Historic Preservation of the State OPRHP issued a letter dated February 24, 2025, stating its opinion that the Project would have little adverse impact on historic and archeological resources, provided the Project's subsequent design alterations unify "the design of Main Street and South Brett Street to create a more cohesive and compatible approach" and issued a subsequent letter dated October 2, 2025 which recommended that the Project avoid installing lighting at the cornice "as drilling holes into it could lead to moisture-related damage over time" and suggested using smaller fixtures in a darker finish for any existing lighting fixtures to be replaced on the Main Street façade. Accordingly, the Planning Board hereby

grants a Certificate of Appropriateness for the amended Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, the Planning Board hereby grants Site Plan Approval for the Project, as shown on the application materials referenced above, subject to the following conditions and modifications set forth below and any other requirements which must be met by law:

A. The following conditions shall be fulfilled prior to the signing of the Final Site Plan by the Chairman of the Planning Board:

1. All application review fees shall be paid in full.

2. The Applicant shall seek and obtain all required permits and/or approvals form the appropriate agencies for the Project, and shall meet all conditions contained in such approvals, as required therein.

When the above conditions have been satisfied, six (6) sets of the above references plans, as may be revised as per the conditions above, shall be submitted for endorsement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer, and City Planner.

B. Prior to the issuance of the Building Permit, the following conditions shall be fulfilled:

1. Pursuant to the City Code § 195-16.E, the Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in the amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer.

2. The Applicant shall establish an escrow for stormwater inspections by the City Engineer on behalf of the City of Beacon.

3. The Applicant shall post a performance guaranty with the City of Beacon for proposed public improvements set forth in the Right-of-Way Cost Estimate prepared by Hudson Land Design Professional Engineering, P.C. and accepted by the City Engineer, dated August 26, 2025, last revised September 30, 2025, and any other proposed public improvement as identified by the City Engineer.

C. Prior to the issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

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, the Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law.

The existing site contains zero dwelling units, and the Applicant proposes to construct four (4) dwelling units resulting in a net increase of four (4) dwelling units. The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee for the four (4) new dwelling units in accordance with Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law per the City's Fee Schedule in effect prior to November 7, 2025 ($1,500 per dwelling unit x 4 = $6,000) pursuant to Beacon City Council Resolution No. 107 of 2025 adopted on November 17, 2025.

2. All application review fees shall be paid in full.

D. The following are general conditions which shall be fulfilled:

1. 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.

2. A copy of this Resolution shall be attached to the Certificate of Occupancy.

3. No opaque or near-opaque fixtures or furnishings, including but not limited to fencing, railings, plantings, storage containers, equipment, furniture or similar items, shall be placed or affixed in a location that would result in an obstruction of views of the western-facing cornice of the existing historic building.

4. Vegetation shown on the Landscape Plan shall be maintained in a vigorous growing condition and shall be replaced in kind if it fails to survive or is otherwise removed for any reason.

5. Rock removal, if encountered, shall be done by mechanical means on weekdays (excluding State holiday) between the hours of 8 a.m. and 4 p.m. No rock processing is permitted on-site. No blasting shall be permitted without the prior written approval from the City of Beacon Building Department after preparation of a blasting plan. Any blasting required shall be performed in accordance with all applicable local, state, and federal laws, regulations, and standards.

6. Pursuant to the City of Beacon Code § 223-25.J, the Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building Department within one year of the adoption date of this Resolution, provided however, that the Planning Board may extend such

time period from time to time for good cause shown upon written request from the Applicant.

7. 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 Applicant within thirty (30) days of each 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.

8. This approval is conditioned on compliance with all the mitigation measures specified in the Applicant's SEAF and related application documents, including the SEQRA Negative Declaration. The Applicant shall be responsible for funding and/or implementation of all such identified mitigation measures. When the terms of this resolution may be inconsistent with the SEAF, the terms of this resolution shall be controlling.

9. Failure to adhere to the conditions set forth in this Resolution and/or the approved Site Plan drawings and materials shall, upon prior notice to the Applicant, constitute grounds for revocation of this Resolution by the Planning Board, as well as the suspension, revocation, or withholding of any Building Permits, Demolition Permits, Certificates of Occupancy, or other applicable permits issued by the City of Beacon until the Applicant complies with the approvals, conditions, or Site Plan drawings approved herein.

10. As used herein, the term "Applicant" shall include Telephone Building Beacon LLC and its successors and assigns, and where applicable, its agents, contractors and employees.

11. 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.

12. The approvals granted by this Resolution do not supersede the authority of any other entity.

13. 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 other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis and/or further project review and/or public hearing, as it may deem appropriate.

Site Plan and Certificate of Appropriateness Approvals
291 Main Street

Beacon, New York

_____ _____, 2026
John Gunn, Chairman Dated
City of Beacon Planning Board

Motion by _____, seconded by _____:

Kevin Byrne	Voting _____	Leonard Warner	Voting _____
David Jensen	Voting _____	J. Randall Williams	Voting _____
Karen Quiana	Voting _____	John Gunn, Chairman	Voting _____
James Vermeulen	Voting _____		

Resolution: Approved _____

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR
SITE PLAN & CERTIFICATE OF APPROPRIATENESS APPROVALS
FOR 291 MAIN STREET

Parcel No. 5954-36-893875

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 analysis will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as "none" or "small." Based upon a review of Parts 1 and 2 of the Short Environmental Assessment Form (SEAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the construction of a three-story mixed-use addition to the existing two-story historic Telephone Building with the third story façade facing Main Street set back approximately 40 feet from the second story façade, consisting of 588 square feet of commercial space on the ground floor and residential space on the first through third floors, for a total mix of two 1-bedroom units and two studio units (2,497 square feet of residential).

The property is located at 291 Main Street (Parcel No. 5954-36-893875) and consists of approximately 6,250 square feet, or 0.14 acres, in the Central Main Street (CMS) Zoning District and the Historic District and Landmark Overlay Zone (HDLO) (the "Property").

The Proposed Action is an Unlisted action. The Planning Board is the only known Involved Agency, therefore the Planning Board conducted an uncoordinated environmental review.

Summary of Rationale for Negative Declaration

The Proposed Action will not result in any significant adverse impacts on the environment. In summary:

- **Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.**

The Property is located in the CMS Zoning District and is currently improved with an existing two-story brick office building which will remain. The Property also contains a gravel parking area at the rear of the existing building. The Proposed Action would involve typical grading and site work associated with the infill construction of an addition to the existing building. There are no wetlands, water bodies or steep slopes on the Property and the Property is relatively flat. At least 10% of the Property is proposed to be landscaped whereas no part of the Property is currently landscaped. The Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

- **Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms on the site.**

There are no unique geological features on the Property.

- **Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.**

The Project includes the implementation of erosion and sediment controls during construction and connections to the City's storm sewer system. All stormwater runoff from the building and other impervious surfaces will be directed toward a new stormwater catch basin to be constructed on South Brett Street as part of the City's stormwater system. As shown on the Grading and Utility Plan, prepared by Hudson Land Design Professional Engineering, P.C., last revised 12/30/25 (Sheet 5 of 8), the Applicant will provide for a direct connection to the storm system.

The Project will be connected to the existing public water distribution and sanitary sewer systems which both have sufficient capacity for the Project. The Project does not include or require wastewater discharged to groundwater and there will be no bulk storage of petroleum or chemicals on-site.

For these reasons, the Proposed Action will not result in any significant adverse impact to surface or groundwater quality or quantity.

- **Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.**

According to the Short EAF the Property is not located within a regulated flood plain and there are no wetlands. The Project includes the implementation of erosion and sediment controls and, as described above, will be connected to the City's stormwater system. For

these reasons and those stated above, the Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

- **Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.**

  Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation. These unavoidable short-term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on air quality.

- **Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.**

  The SEAF indicates that the property may contain or serve as a habitat for the Indiana Bat. However, there are no trees located on the Property and given the Property's location in a built urban downtown neighborhood, it is not likely to serve as a roosting habitat for the Indiana Bat. Further, no trees are proposed to be removed from the Property.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on flora or fauna.

- **Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.**

  There are no agricultural resources in the vicinity of the Property.

- **Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.**

The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views, or be visible from any publicly accessible vantage points either seasonally nor year around.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

In 2021, the City of Beacon City Council designated the existing building on the Property, known as the Telephone Building, as a historic landmark pursuant to Chapter 134 of the City of Beacon Code and identified the cornice as a character-defining feature of the building. The Telephone Building has also been determined by NYS to be eligible for listing on the National Register of Historic Places as an "intact example of early twentieth century Italianate-style commercial architecture." (See, Eligibility Evaluation by SHPO on the NYS Cultural Resources Information System website – www.cris.parks.ny.gov).

The Planning Board extensively reviewed the Proposed Action against the design standards of the HDLO and CMS districts. The original proposal submitted in November 2024 included a three-story addition on the west side of the existing two-story Telephone Building which would have completely obscured the western facing cornice of the Telephone Building. Both the Planning Board and the NYS Historic Preservation Office raised concerns with this design as it relates to the existing historic building. (See, 2/24/2025 SHPO Letter).

The Applicant submitted revised designs that reduced the addition to two stories at the front façade by significantly stepping back the third story to substantially preserve views of the western cornice, further recessed the front façade of the addition on Main Street, and reduced the height of the two story portion of the addition to the maximum extent possible while maintaining design integrity. It is noted that at certain vantage points as one travels east on Main Street toward the Property there are some portions of the western cornice that are obscured by the proposed addition; however, the CMS District requires buildings to be a minimum of two stories. The Planning Board conducted a comprehensive discussion as to whether such partial obstruction of the western cornice meets the following standard at Section 134-7.B(2) of the City Code: "Any alteration or addition to an historic structure shall not damage or obscure the character-defining features of the architecture or site to the maximum extent possible." This discussion was informed by the professional opinion of the Planning Board's consultant – Steve Tilly, Architect – and also reports submitted by the Applicant's consultant, Hudson Cultural Services ("HCS"). In its letter dated July 29, 2025 HCS opined that the Project's façade related to the historic structure through window patterns, panel design and brick and cast

stone materials; that the "top level of the addition fronting on Main Street is set below the cornice line and the entablature and does not obscure any wall features;" that the "updated building designs show that the new addition is substantially smaller in size and scale in relationship to the historic building;" and that the "proposed addition is compatible with the historic structure and sufficiently differentiated [to] avoid false historicism." Mr. Tilly's review similarly found that the Proposed Action meets the design standards of the HDLO district. While the proposed addition may obscure a portion of the western facing cornice from certain vantage points as one travels east on Main Street, neither that partial obstruction nor the overall addition to the Telephone Building create an adverse impact on the historic resource that can be characterized as significant, particularly considering its consistency with the design standards of the City Code.

For these reasons, the Proposed Action will not have a significant adverse impact on historic or archeological resources.

- **Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.**

The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. A recreation set aside or fee may be required which will be used for the future need for park and recreational opportunities in the City of Beacon.

For these reasons, the Proposed Action will not have a significant adverse impact on open space and recreation.

- **Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.**

The Proposed Action is not located in a Critical Environmental Area.

- **Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.**

The construction of four additional dwelling units and less than 600 square feet of commercial space will not result in a significant adverse traffic impact. Further, the Applicant submitted a Parking Memorandum, prepared by Hudson Land Design, dated April 29, 2025, last revised July 29, 2025, which provided an analysis of parking demand generated by the Property's existing office use and the Project's proposed retail and residential uses, concluding that while 17 parking spaces is the maximum required for

both the existing and proposed uses, 15 of those 17 parking spaces can be satisfied by nearby public parking and street parking, thus requiring 2 spaces to be retained/constructed on site.

For these reasons, the Proposed Action will not have a significant adverse impact on transportation.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

The existing energy infrastructure will adequately serve the additional demand associated with one single family home. The Proposed Action does not require a new substation, or an upgrade to any existing substation. For these reasons, the Proposed Action will not have a significant adverse impact on energy.

- **Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.**

The Proposed Action is not anticipated to generate any noxious odors. Lighting details were reviewed by the Planning Board and found to be appropriate for the Property's Main Street location with sensitivity to the historic nature of the existing building. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours permitted by City Code. In addition, there will be no significant noise impacts post-construction.

For these reasons, the Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

- **Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.**

The SEAF indicated that a search of NYSDEC databases revealed no records of remediation actions on the subject parcel or the adjacent parcels.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

- **Impact on Disadvantaged Communities: The Proposed Action will not cause or increase a disproportionate pollution burden impact on disadvantaged communities.**

The NYSDEC Disadvantaged Community Assessment Tool (DACAT) has identified the site's census tract (36027210101) as a Disadvantaged Community (DAC). The Proposed

Action is not expected to affect the DAC because it is not anticipated to directly or indirectly cause or increase wastewater discharges, emissions of air pollutants, noise, generation of odors, light pollution, new or modified radiation sources or new or modified solid or hazardous waste generation, management, or disposal.

- **Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.**

  The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code, will not have a significant impact on municipal services and is consistent with the character of the existing neighborhood.

Based upon this information and the information in the Short Environmental Assessment Form and all other documents and information in the record, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

Adopted: January 13, 2026
Beacon, New York

Motion by _____, seconded by _____:

Kevin Byrne	Voting	Leonard Warner	Voting
David Jensen	Voting	J. Randall Williams	Voting
Karen Quiana	Voting	John Gunn, Chairperson	Voting
James Vermeulen	Voting		

City of Beacon Planning Board Agenda
01/13/2026

Title:

Continue review of applications for Subdivision Approval and Site Plan Approval, Residential, 6-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.

ATTACHMENTS

193-195 Main PB 1.13.26 Supplemental Submission - Cvr Ltr.pdf

193-195 Main PB 1.13.26 Exhibit A - Response Memo by Aryeh Siegel dated 12.30.25.pdf

193-195 Main PB 1.13.26 Exhibit B - Response Memo by HLD 12.30.25.pdf

193-195 Main PB 1.13.26 Exhibit C - Response memo by Colliers 12.29.25.pdf

193-195 Main PB 1.13.26 Exhibit D - CMS and HDLO Design Standards Analysis by Aryeh Siegel rev 12.30.25.pdf

193-195 Main PB 1.13.26 Exhibit E - Correspondence from COB FD Chief T. Lucchesi 6.30.25.pdf

193-195 Main PB 1.13.26 Plans prepared by Aryeh Siegel and HLD.pdf

Lanc & Tully 193-195 Main Street 01-09-26 review.pdf

Creighton Manning 193-195 Main_Rev 2_R245579_20260109.pdf

KARC Review PB_193-195 Main St_2026.01.12.pdf

193-195 Main PB 239 referral response ZR25_373.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

December 30, 2025

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

Re: Application for Subdivision Approval (Lot Merger) and Site Plan Approval for Proposed Residential Addition to Existing Mixed-Use Building
Premises: 193-195 Main Street and Cliff Street, Beacon, New York 12508
Tax Parcel IDs: 5954-27-806934 and 796928

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Kosova Lane Properties, LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of an Application for Subdivision Approval (Lot Merger) and Site Plan Approval (the "Application"), proposing to merge the two (2) lots which comprise the Premises and construct a new one- and partial three-story addition (the "Addition") to the existing mixed-use commercial and residential building (the "Building") located at the Premises (the "Project").[1]

SITE PLAN REFINEMENTS AND RESPONSE TO BOARD AND CONSULTANT COMMENTS:

Following up on our discussion with the Planning Board, the Building Inspector and the Board's consultants at the Board's December 9, 2025 meeting, the Applicant has taken major steps to adjust the building program, and in particular, the vehicular and pedestrian access to the Addition. As is more fully detailed in the enclosed plan set prepared by Aryeh Siegel, Architect ("Aryeh Siegel") and Hudson Land Design Professional Engineering, P.C. ("HLD"), dated April 29, 2025 and last revised December 30, 2025 (collectively, the "Plans"), the Plans have been modified to provide one (1) accessible parking space on the rear portion of the Premises, with a concrete walkway connecting the proposed parking space to the residential entrance lobby of the

[1] Note: As discussed during the December 9, 2025 meeting of the Planning Board, we understand that the tenant of the commercial space within the existing mixed-use building has raised certain questions about the Project. The Applicant has since been in contact with the commercial tenant and will continue discussions to resolve any private landlord/tenant matters, as needed.

Addition.[2] To facilitate vehicular turning movements to the proposed accessible parking space, the Applicant is pursuing a private easement agreement with the owner of the adjacent property at 8 Cliff Street.[3] The Applicant proposes to improve the easement area with permeable concrete pavers and grass grid pavers with grass-filled voids, consistent with the proposed improvements within the remainder of the entrance/exit driveway connecting to Cliff Street and front courtyard area for the Addition. Pedestrian access to the Addition will also be provided via the entrance/exit driveway connecting to Cliff Street, which is appropriate given the limited vehicular traffic anticipated at this driveway and considering the proposed modifications which will create a pedestrian-friendly accessway.[4]

The Plans have also been updated to include the following refinements related to the visual interest and appearance of the proposed Addition and taking into consideration the architectural and design standards for properties located within the City's Historic District and Landmark Overlay ("HDLO") and the Central Main Street ("CMS") Districts:

- To accommodate the propose accessible parking space, the dimensions of the Addition have been modified, and the floor plans for the proposed residential apartment units within the Addition have been adjusted accordingly.
- The false concrete block windows along the eastern façade of the Addition have been replaced with recessed brick sections.
- Two steel bollards are proposed near to the residential entryway to the Addition.
- The landscaped area to the south of the Addition has been reduced to accommodate the proposed parking space, and the width of the planting bed adjacent to the one-story portion of the Addition has been increased.

---

[2] Note: As the Applicant has detailed in prior submissions, City of Beacon Fire Chief Thomas Lucchesi previously confirmed that an aerial apparatus access road is not required for the Project and expressed support for the increased separation distance between the building and the public right-of-way since the building will be equipped with an approved automatic sprinkler system. A copy of Mr. Lucchesi's correspondence, dated June 20, 2025, is enclosed herewith as **Exhibit E**.

[3] Note: The proposed easement area has been depicted on the Plans submitted herewith. If an easement is not granted, the Applicant will be unable to provide parking on the Premises, and will present a revised Project design to the Planning Board at a subsequent meeting. Based upon a review of the 2020 Building Code of New York State, it is our understanding that, if an easement is not granted, an accessible parking space would not be required at the Premises. Please note that this easement agreement, if granted, will be reciprocal to the easement and right-of-way held by the owner of 8 Cliff Street over the existing Cliff Street access parcel.

[4] Note: As the driveway to Cliff Street has been adjusted to accommodate both pedestrian and vehicular access, the proposed pedestrian pathway within the southern portion of the Cliff Street parking lot has been eliminated from the Plans.

- A Belgian Block curb is proposed to be installed along the perimeter of the driveway abutting the residence at 8 Cliff Street to provide protection for this adjacent property.
- Additional and updated engineering and construction details have been incorporated into the Plans.

Additionally, the enclosed Plans were revised in response to comments provided by this Board and contained in the City Planning Consultant's and Engineering Consultant's comment memoranda. Point-by-point responses to the City Planning Consultant and Engineering Consultant's recent comment memoranda prepared by Aryeh Siegel and HLD are enclosed as **Exhibit A** and **Exhibit B**, respectively. In addition, a point-by-point response to the City Traffic Consultant's recent comment memorandum, prepared by Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C. is enclosed as **Exhibit C**.

It is respectfully submitted that the Application substantially complies with the architectural and design standards for properties located within the HDLO and CMS District, as outlined in City Code Sections 134-7 and 223-41.18(J). Please refer to the CMS and HDLO Design Standards Analysis, prepared by Aryeh Siegel, Architect, dated revised December 30, 2025, and enclosed herewith as **Exhibit D**, for additional information.

INDEX OF ENCLOSURES:

In support of this Application, please find four (4) copies of the following documents:

Exhibit A: Response to Comments Memorandum prepared by Aryeh Siegel, Architect, dated December 30, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated December 4, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated December 9, 2025;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated December 30, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated December 4, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated December 9, 2025;

Exhibit C: Response to Comments Memorandum prepared by Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C., dated December 29, 2025, providing responses to City Traffic Consultant Creighton Manning Engineering & Surveying, PLLC's memorandum dated December 8, 2025;

Exhibit D: CMS and HDLO Design Standards Analysis, prepared by Aryeh Siegel, Architect, dated December 30, 2025; and

Exhibit E: Correspondence from City of Beacon Fire Department Chief Thomas Lucchesi, dated June 20, 2025.

In addition, enclosed please find four (4) full-size sets of the updated Plans prepared by Aryeh Siegel and HLD.

CONCLUSION:

We look forward to appearing at this Board's regular meeting on January 13, 2025 to continue the Board's review of the Project, and to request that the Board consider setting a public hearing on the Application.[5] 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 us. Thank you in advance for your consideration of this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Bryan Murphy, City of Beacon Building Inspector
Jennifer L. Gray, Esq., City of Beacon Planning Board Attorney
Natalie Quinn, KARC Planning Consultants, Inc.
John Russo, P.E., Lanc & Tully, P.C.
Aryeh Siegel, Architect
Colliers Engineering and Design, P.C.
Hudson Land Design Professional Engineering, P.C.
Jessica Zalin, Esq.

[5] As this Board is aware, the Planning Board declared its intent to serve as Lead Agency for purposes to SEQR review of the Project during its meeting on May 13, 2025, and authorized circulation of the Application to any interested and/or involved agencies at that time.

ARYEH SIEGEL
ARCHITECT

John Gunn - Planning Board Chairman
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 193-195 Main Street, Beacon, New York
Site Plan Application – Responses to Comments

December 30, 2025

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, December 9, 2025, and Lanc & Tully's comment letter dated December 4, 2025.

KARC Planning Consultant's Comment Responses:

1. **CMS & HDLO Design Standards.** The applicant submitted a narrative dated 7/29/25 addressing compliance with the historic and architectural design standards outlined in Chapter 134-7 and Section 223-41.18(J). Additional comments may follow upon submission of revised project materials:

    a. **CMS & HDLO Design Standards Update.** The CMS & HDLO Design Standards Analysis dated June 24, 2025, may need to be updated, as the proposed architecture and design of the addition have changed substantially since that submission. Additionally, the prior analysis provided limited substantive evaluation, relying on generalized statements (e.g., that the design "references the Main Street façade") without explaining how specific design elements satisfy the applicable standards. A revised analysis should include clear, standard-by-standard explanations tied to the current architectural drawings.

    Response: The CMS & HDLO Design Standards Analysis has been updated and included with this submission.

    b. **Entrance Orientation & Functional Connectivity.** Per § 223-41.18(J)(8) and § 134-7(C)(6), "buildings shall have a front entrance door facing the primary street and connected to the sidewalk." The applicant has clarified that tenant access to the residential addition is exclusively from the Cliff Street connection parcel, and that there is no access between the existing Main Street building and the residential portion of the addition. The addition instead provides egress from the existing building, access to the shared trash enclosure, and access for the first-floor commercial tenant's walk-in cooler. The Building Inspector should confirm that this arrangement satisfies the above referenced section of code.

84 Mason Circle | ajs@ajsarch.com | *Tel* 845 838 2490
Beacon, New York 12508 | www.ajsarch.com | *Fax* 845 838 2657

Response: Comment acknowledged.

2. **Driveway Easement.** The applicant has provided descriptions of access easements with 8 and 10 Cliff Street, which allow those properties vehicular access to their garages. The location and extent of these easements should be clearly depicted on Sheet 2 of 9.

   Response: Vehicular access for the neighbors to allow them to access their garages will be maintained.

3. **Driveway material**. The drive extending from Cliff Street is labeled as both asphalt and permeable concrete pavers and is depicted with the same hatching, and no materials legend is provided. The plans should clearly distinguish where the surface transition occurs between asphalt and permeable pavers. Given the driveway's intended primary function as a pedestrian-oriented space, it is recommended that the majority of the surface be constructed of permeable pavers.

   Response: The driveway materials have been clarified on the site plan.

4. **Landscaping.** Sheet 1 and 9 depicts unlabeled hatching along both sides of the driveway, while Sheet 7 identifies these areas as "landscaped area," but with symbology that differs from other proposed landscaped areas. A complete legend for all symbols and hatching should be provided, and the applicant should clearly identify the proposed treatment of these areas (e.g., seeding, lawn, shrubs, or other plantings).

   Response: The landscaping has been clarified.

5. **Lighting and Photometrics**. A lighting plan for the site and access driveway, including fixture types and photometric data shall be provided to demonstrate compliance with §223-14(B). The Applicant has stated that lighting is under review.

   Response: Comment acknowledged. Lighting will be provided in a subsequent submission.

6. Refuse. The proposed trash enclosure is located between the existing mixed-use building and the proposed residential addition. The applicant should clarify how refuse will be handled and collected, including the path of travel for tenants and service vehicles, the frequency of pickup, and whether collection can occur without conflict with pedestrian circulation or on-site operations.

   Response: Please refer to Hudson Land Design's response letter.

7. **Construction Logistics:** Due to the tight infill development conditions, the Board should request a construction logistics plan outlining hours of construction, contractor staging areas, pedestrian detours or sidewalk closures, and temporary utility coordination. ***The Applicant has indicated that a construction staging plan will be provided in a future submission.***

   Response: Comment acknowledged. Construction logistics are being reviewed. Documentation will be provided in a future submission.

Lanc & Tully Comment Responses:

Plot Plan

1. Plan shall be updated to reflect the ingress/egress easement over the existing driveway, as well as providing notes related to the easement.

Response: The plan will be updated to reflect easements once the easements have been researched.

Site Plan (Sheet 1)

1. The hatching on the existing drive should be reduced in darkness so that the dimensions presented for the width can be read. It is also recommended that the metes and bounds for the property lines be shifted to the exterior of the hatch area so that can also be read clearly. Any hatch work on the plan should be light enough so that any labeling can easily be read.

   Response: The graphics have been updated for legibility.

2. A note shall be added to the plan with regards to the ingress/egress easement over the existing driveway.

   Response: The plan will be updated to reflect easements once the easements have been researched.

3. If the access from Cliff Street to the rear of the parcel is proposed to be for pedestrian access to the building, what is the need for the enlarged permeable concrete paver area behind the addition? Could this area not be reduced to provide additional grass and landscaping area? **Applicant's architect states that the paved area has been left to create a courtyard space and to provide limited access for emergency vehicles.** We believe that the amount of impervious pavement should be further reduced to provide for additional lawn and landscaped area, as the width of the pavers and pavement behind the building is approximately 16 feet in width which seems excessive for a courtyard.

   Response: The site plan has been revised to show a handicapped parking space and associated transfer space. Therefore, the paved area will not be reduced so that limited vehicular access can be provided.

4. As a license agreement is being considered across the rear of the Cliff Street parking lot, the plan should be revised to reflect all structures and objects that are located within this area (fencing, light poles, utility poles, signage, curb lines, utility castings, dumpsters, etc.), as consideration will need to be given to al structures and objects within this proposed pedestrian path. The plan should also note what this pedestrian path will be surfaced with (pavement, concrete, pavers, etc.). **Applicant's architect notes that the license is no longer being pursued.**

   Response: The license agreement for access from the municipal lot is no longer being pursued.

5. As the lots are proposed to be combined into a single parcel, it is recommended that the labeling of Parcel I and Parcel II be removed from the site plan so as not to provide confusion in the future.

   Response: Comment acknowledged. Parcel labeling will be removed.

Please refer to Hudson Land Design's letter for additional responses to Lanc & Tully comments. Thank you. Please let me know if you have any questions.

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

HUDSON LAND DESIGN

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926
www.HudsonLandDesign.com

December 30, 2025

Hon. John Gunn, Chairman, and Members of the City of Beacon Planning Board
City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: 193-195 Main Street
Kosova Lane Properties, LLC (Applicant)
193-195 Main Street
Tax Parcel ID: 5954-27-806934 & 796928 (±0.143 acres total)
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) is pleased to submit revised copies of the following documents in support of the Project:

- Four (4) copies of the Site Plan Set (Sheets 1 through 9 of 9)
- Four (4) copies of a Lot Consolidation Plat (Sheet 1 of 1)

The documents have been prepared and/or updated in response to comments from the Planning Board and from the City's consultants for the Planning Board's continued review and consideration of the Application. The following are point-by-point responses to each comment contained within the letters prepared by the City's consultants:

Lanc & Tully Review Letter, Dated December 4, 2025:

General Comments:

1. Drainage Report
   a. Soil testing will be conducted within the area of the proposed infiltration system once the layout is generally accepted by the planning board. The City engineering consultant will be invited to witness the tests.
2. There is currently an Ingress/Egress Easement over the driveway. A new access easement is proposed over 8 Cliff St. for vehicle turning movements within the site.
3. Colliers has responded to this comment under separate cover.

4. A stormwater maintenance agreement will be provided for review by the City's attorney in a future submission as a condition of approval. A 10' wide utility easement has been added to the plat.

Plot Plan (Sheet 1 of 1):

1. See response to general comment #2.

Site Plan (Sheet 1 of 9):

1. Aryeh Siegel has responded to this comment under separate cover.
2. Aryeh Siegel has responded to this comment under separate cover.
3. The paved surface needs to remain as the driveway is currently being used by 8 Cliff St.. There is also a proposed ADA space behind the building on the revised plan. A new access easement is proposed over 8 Cliff St for internal vehicular movements.
4. The pedestrian path across the parking lot is no longer proposed as part of the project. A 10' wide utility easement is now shown on the plat over the proposed roof leader line.
5. Aryeh Siegel has responded to this comment under separate cover.

Grading & Utility Plan (Sheet 5 of 9):

1. The label the plan has been updated to require rigid foam insulation over the sewer lateral to protect the line from freezing.
2. A 10' wide utility easement is now shown on the plat over the proposed roof leader line. An easement agreement for proposed roof leader connection will be prepared and provided prior to chairman's signature. The required note has been added as note # 4 under "Infiltration and Inflow Mitigation Notes" on sheet 5 of 9. The pipe has also been changed to SCH 40 PVC.

Construction Details (Sheet 8 of 9):

1. The detail has been revised to include rigid foam insultation.

KARC Planning Consultants, Inc. Review Letter, Dated December 9, 2025:

1. CMS & HDLO Design Standards
   a. Aryeh Siegel has responded to this comment under separate cover.
   b. Comment acknowledged.
2. See response to Lanc & Tully General Comment #2.
3. The proposed driveway materials have been labeled on Sheet 1 of the revised plan set. The landscaping labels on Sheet 7 have been updated per the new plan. The labels and table indicate the type of landscaping proposed.
4. The landscaping labels on sheet 7 have been updated per the new plan. The labels and table indicate the type of landscaping proposed. Additional labels have been added to Sheet 7 indicating turf grass within the grass pavers.
5. Aryeh Siegel has responded to this comment under separate cover.
6. The building manager will roll the trash bins out to the curbline of Cliff Street once per week. Refuse collection can occur without conflict with pedestrian circulation or on-site operations.

7. Comment noted. There is a construction staging area shown within the parking area behind the building. If necessary, the Applicant will seek a temporary construction easement from the neighboring property for additional staging of construction materials.

We look forward to continuing our discussions regarding this Application at your January 2025 Planning Board meeting. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Kosova Lane Properties, LLC, Applicant (via email)
Cuddy & Feder, LLP
Aryeh Siegel
Colliers Engineering & Design
Daniel G. Koehler, P.E. (HLD file)

400 Columbus Avenue Suite 180E
Valhalla, New York 10595
Main: 877 627 3772

Colliers Engineering & Design

December 29, 2025

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

193-195 Main Street
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 25005557A

Dear Chairperson Gunn and Members of the Planning Board:

The following items are in response to comments contained in the CME letter dated December 8, 2025. The items are numbered according to their review comments.

1. We don't have any concerns related to trips generated or parking demand per se. The neighboring streets and parking can accommodate resident and guest parking adequately.

   Response: ***Comment noted.***

2. The shared driveway will serve the proposed project as well as access to the rear garage for #10 Cliff and rear access to #8. The applicant should discuss, if they haven't already, if there is any intended vehicle access for project residents. Specifically, will residents be able to load/unload using this driveway or park a motorcycle/scooter?

   Response: ***The site plan has been modified to provide one ADA accessible parking space near the building. Appropriate easements across the 8 Cliff Street parcel are being pursued to facilitate this access. Loading/unloading would also be feasible via this driveway. The attached Vehicle Maneuvering Plans (Sheets TT-01 through TT-04) show how a passenger car would be able to enter and exit this driveway as well as the movements for an ambulance entering and exiting the driveway as previously provided. It should be noted that improvements within the easement area on the 8 Cliff Street property are also proposed to better designate the traversable path.***

3. We like the intent of using grass and permeable pavers to define the shared access area. This feature will help define property lines. At its narrowest point (the 90-degree corner near the garage), the width is only 9 feet, while the driveway between #8 and #10 is about 10 foot 8 inch total, with 6 foot 6 inch row of pavers. If project residents are allowed to use the driveway for loading and unloading, they will need to back out the driveway all the way to Cliff Street, else use the neighboring properties (crossing the property line) to make a multipoint u-turn, and only if driving a vehicle smaller than a "compact."

   Response: ***As noted above, appropriate easements across the 8 Cliff Street property to facilitate vehicle maneuvering are being pursued.***

Colliers Engineering & Design

4. An ambulance turning template demonstrates access, but practically speaking the care and cautiousness needed to back out of the driveway, presumably after picking up a patient, would suggest that it will be easier to park on Cliff Street and walk the gurney down the driveway.

   Response: ***Comment noted. Both options would be available to emergency services.***

5. The plans call for the removal of the wheel stops along #8. Is there any provision to help ensure an errant driver doesn't hit the house or vent pipes with the bumper or mirror? #10 has a fence and vegetative buffer, but #8 will have no protection. See image next page.

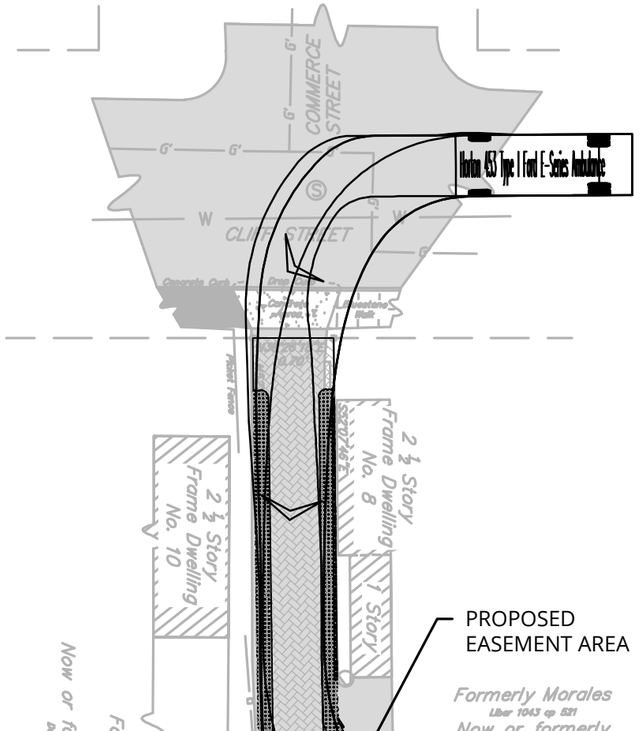
   Response: ***A Belgian Block curb is now proposed to be installed along the 8 Cliff Street property line in order to protect the house and associated appurtenances.***

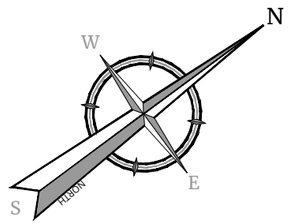
Sincerely,

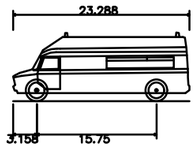
Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

Richard G. D'Andrea, P.E., PTOE
Department Manager

R:\Projects\2025\25005557A\Correspondence\OUT\251229RGD_CME 12.8.25 Comment Response.docx







Horton 453 Type I Ford E–Series Ambulance	
Overall Length	23.288ft
Overall Width	8.021ft
Overall Body Height	9.000ft
Min Body Ground Clearance	1.075ft
Track Width	8.021ft
Lock–to–lock time	5.00s
Curb to Curb Turning Radius	27.400ft

20 0 20

SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers

Engineering & Design

www.colliersengineering.com

Copyright © 2025. Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
1	12/29/25	UPDATED SITE PLAN FOR ADA ACCESSIBLE PARKING SPACE

KOSOVA LANE PROPERTIES, LLC.

PRELIMINARY CONCEPT PLAN

193-195 MAIN STREET RESIDENTIAL

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design

WESTCHESTER
400 Columbus Avenue,
Suite 180E
Valhalla, NY 10595
Phone:914.347.7500
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DRAWN BY:
AS SHOWN	R.V.V.
DESIGNED BY:	REVIEWED BY:
R.V.V.	R.G.D.
DATE ISSUED:	PROJECT NUMBER:
6/9/25	25005557A

SHEET NAME:

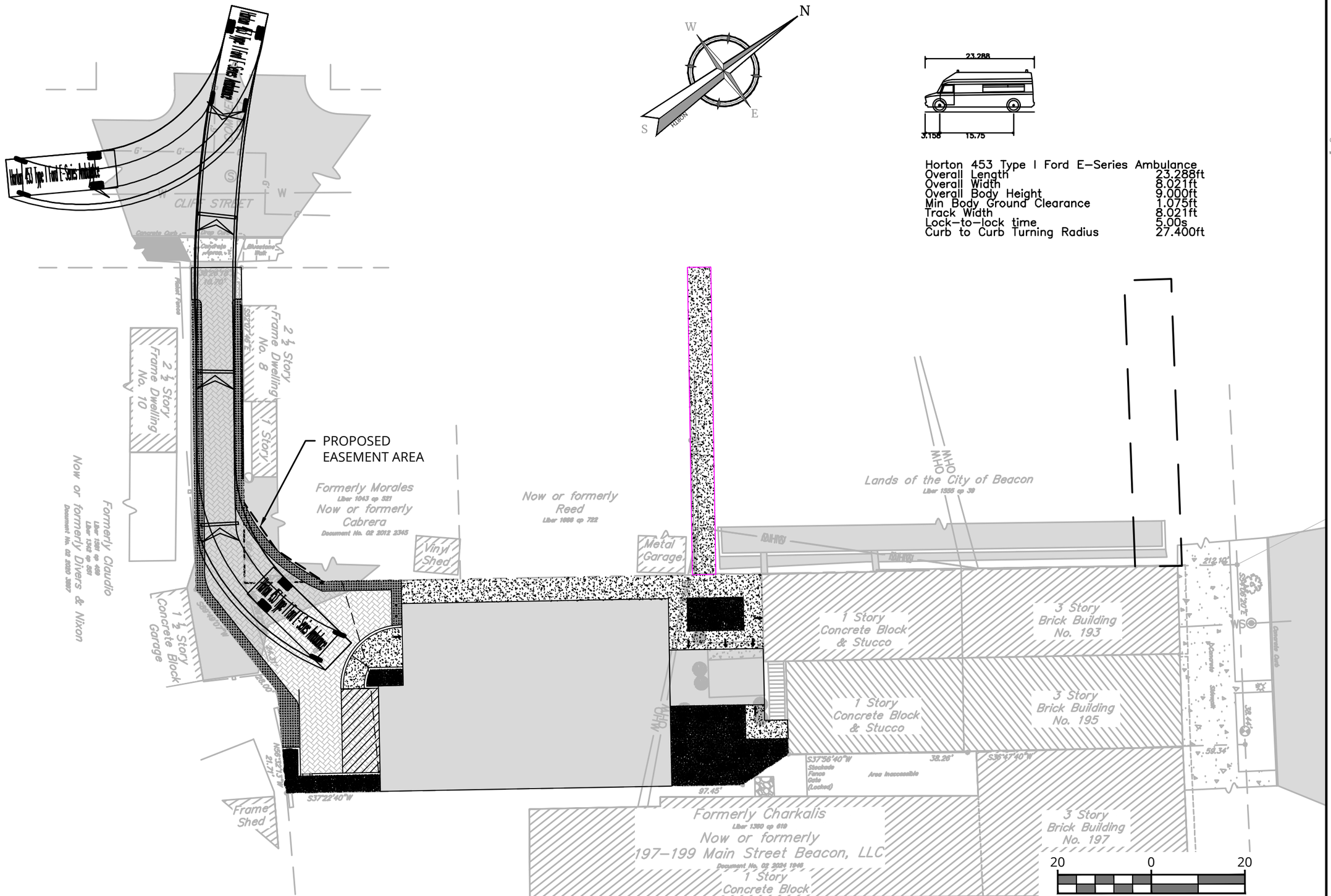
VEHICLE MANEUVERING PLAN AMBULANCE ENTERING

DRAWING NUMBER:

TT-01

C:\Civil 3D Projects\2025\25005557A\Transportation\R-PL01-TT.dwg\TT-01 By: RDANDREA on 2025-12-29 -- 02:19pm

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



Horton 453 Type I Ford E–Series Ambulance

Overall Length	23.288ft
Overall Width	8.021ft
Overall Body Height	9.000ft
Min Body Ground Clearance	1.075ft
Track Width	8.021ft
Lock–to–lock time	5.00s
Curb to Curb Turning Radius	27.400ft

20 0 20

SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025. Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
1	12/29/25	UPDATED SITE PLAN FOR ADA ACCESSIBLE PARKING SPACE

KOSOVA LANE PROPERTIES, LLC.

PRELIMINARY CONCEPT PLAN

193-195 MAIN STREET RESIDENTIAL

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design
WESTCHESTER
400 Columbus Avenue, Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE: AS SHOWN	DRAWN BY: R.V.V.
DESIGNED BY: R.V.V.	REVIEWED BY: R.G.D.
DATE ISSUED: 6/9/25	PROJECT NUMBER: 25005557A

SHEET NAME:

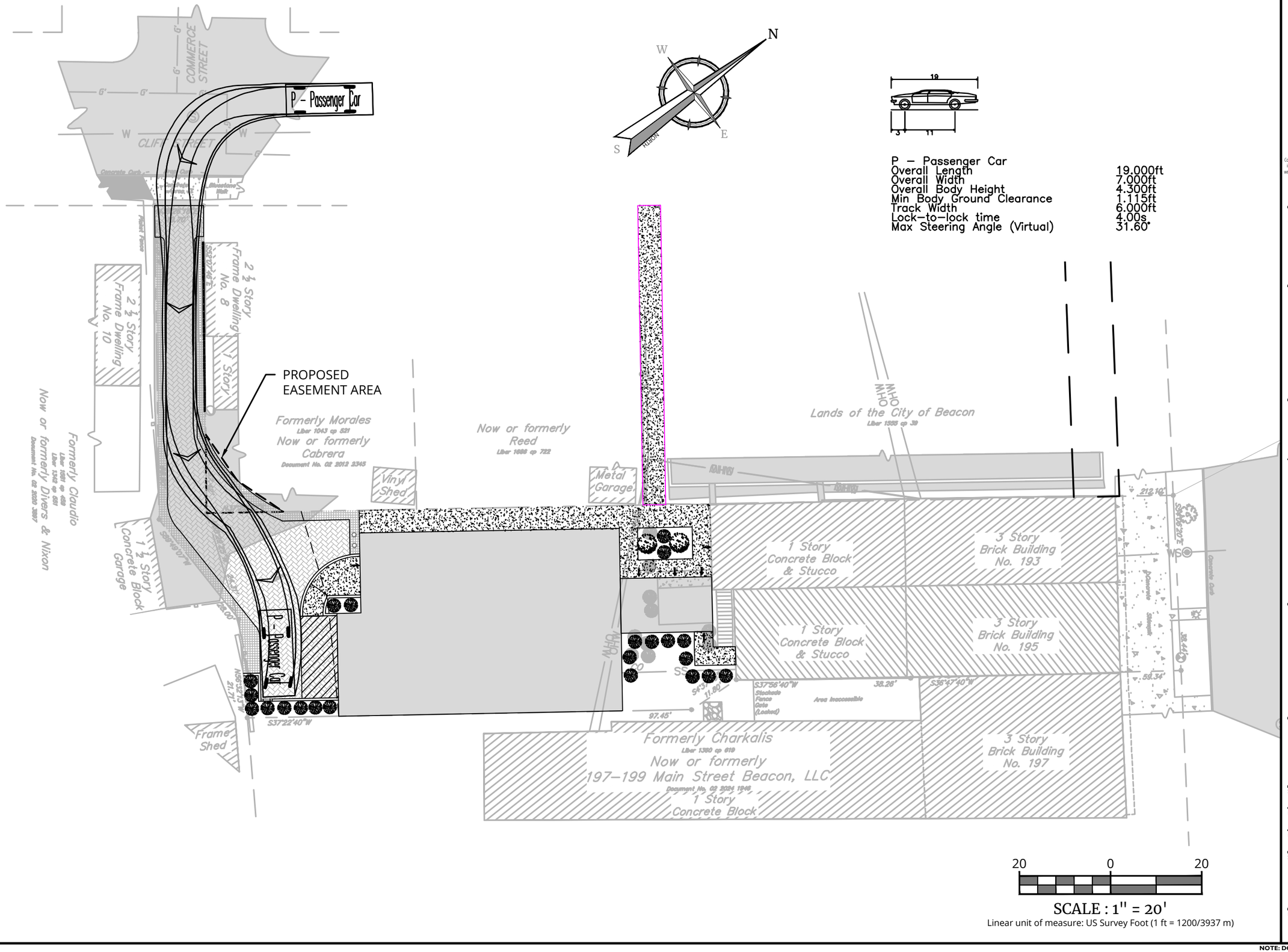
VEHICLE MANEUVERING PLAN AMBULANCE EXITING

DRAWING NUMBER:

TT-02

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Civil 3D Projects\2025\25005557A\Transportation\R-PL01-TT.dwg\TT-02 By: RDANDREA on 2025-12-29 – 02:19pm



P – Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock–to–lock time	4.00s
Max Steering Angle (Virtual)	31.60°

20 0 20

SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025. Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
1	12/29/25	UPDATED SITE PLAN FOR ADA ACCESSIBLE PARKING SPACE

KOSOVA LANE PROPERTIES, LLC.

PRELIMINARY CONCEPT PLAN

193-195 MAIN STREET RESIDENTIAL

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design

WESTCHESTER
400 Columbus Avenue,
Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE: AS SHOWN	DRAWN BY: R.V.V.
DESIGNED BY: R.V.V.	REVIEWED BY: R.G.D.
DATE ISSUED: 6/9/25	PROJECT NUMBER: 25005557A

SHEET NAME:

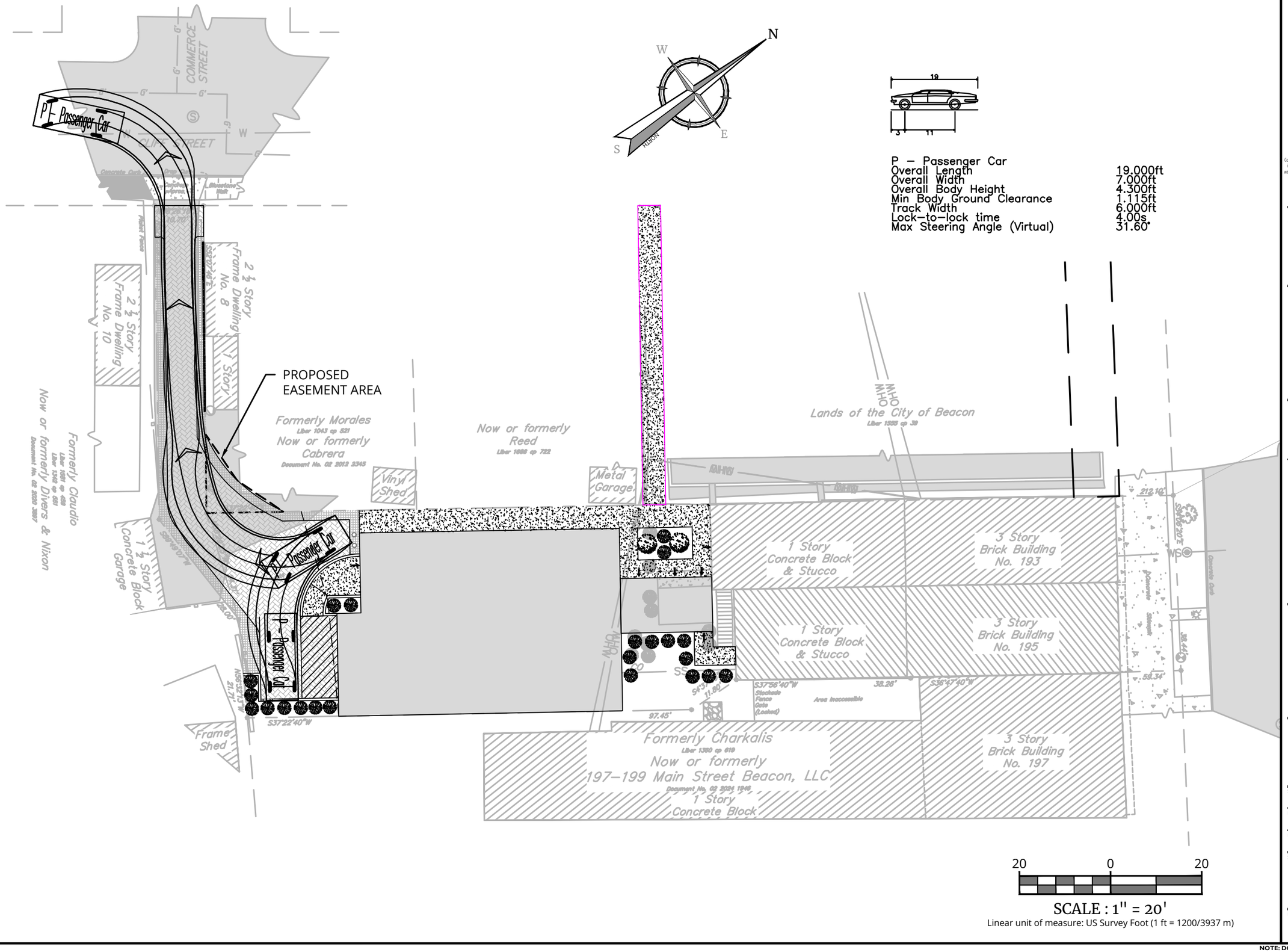
VEHICLE MANEUVERING PLAN PASSENGER CAR ENTERING

DRAWING NUMBER:

TT-03

C:\Civil 3D Projects\2025\25005557A\Transportation\R-PL01-TT.dwg\TT-03 By: RDANDREA on 2025-12-29 – 02:19pm

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



P – Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

Colliers

Engineering & Design

www.colliersengineering.com

Copyright © 2025. Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
1	12/29/25	UPDATED SITE PLAN FOR ADA ACCESSIBLE PARKING SPACE

KOSOVA LANE PROPERTIES, LLC.

PRELIMINARY CONCEPT PLAN

193-195 MAIN STREET RESIDENTIAL

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design

WESTCHESTER
400 Columbus Avenue,
Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE: AS SHOWN	DRAWN BY: R.V.V.
DESIGNED BY: R.V.V.	REVIEWED BY: R.G.D.
DATE ISSUED: 6/9/25	PROJECT NUMBER: 25005557A

SHEET NAME:

VEHICLE MANEUVERING PLAN PASSENGER CAR EXITING

DRAWING NUMBER:

TT-04

C:\Civil 3D Projects\2025\25005557A\Transportation\R-PL01-TT.dwg\TT-04 By: RDANDREA on 2025-12-29 -- 02:19pm

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

ARYEH SIEGEL
ARCHITECT

193-195 Main Street Addition

CMS & HDLO Design Standards Analysis

December 30, 2025

§ 223-41.18 Regulations – City of Beacon Zoning Code
J. Design standards

(1) Because of the design standards in this section, the architectural review provisions of Chapter 86 shall not apply within the CMS District. In addition to the preceding sections of this article, all new buildings or substantial alterations of existing buildings shall comply with the following design requirements.

These design standards are intended to promote the following purposes:

(a) Preserve and enhance the unique character and general public welfare of the City of Beacon;

Response: The building addition design has been developed to refer to nearby Main Street facades. The scale of the 3-story building addition is compatible with adjacent examples. There is a strong upper cornice; vertically oriented windows spaced and detailed with sills and lintels similarly to historic Main Street examples; brick cladding; differentiation of wall heights; and a stone base at the bottom of the walls. Blind windows have the same masonry opening details as the functional windows but are infilled with brick in a technique that reflects how non-functional windows have been treated historically in Beacon. Since the building addition does not include commercial space, the typical lower cornice above the 1st floor was not incorporated into this design.

(b) Promote pedestrian access and activity, as well as a general sense of area security;

Response: New lighting at the parking area and building addition entrances will create a safer environment than the existing vacant land behind the buildings. Compatible lighting is being developed for the access drive from Cliff Street into the site.

(c) Restore and maintain the role of streets as civic and social spaces, framed by active uses;

Response: The proposed building addition does not affect the role of streets in this case.

84 Mason Circle
Beacon, New York 12508
ajs@ajsarch.com
www.ajsarch.com
Tel 845 838 2490
Fax 845 838 2657

(d) Encourage economic development and a convenient mix of uses and services;

Response: The project provides additional economic development and residential uses on Main Street.

(e) Support a sense of design context that appropriately relates historic buildings, general facade and window patterns, and traditional streetscapes in the area to new redevelopment efforts, while still allowing architectural flexibility.

Response: The building addition design has been developed to refer to nearby Main Street facades. The scale of the 3-story building addition is compatible with adjacent examples. There is a strong upper cornice; vertically oriented windows spaced and detailed with sills and lintels similarly to historic Main Street examples; brick cladding; differentiation of wall heights; and a stone base at the bottom of the walls.

(2) Key terms: Standards using the verb "shall" are required; "should" is used when the standard is to be applied unless the Planning Board finds a strong justification for an alternative solution in an unusual and specific circumstance; and "may" means that the "standard" is an optional guideline that is encouraged but not required.

(3) Proposed new buildings should be compatible with nearby historic-quality buildings along Main Street. References to the existing context should include scale, type and texture of materials, roof and cornice forms, spacing and proportion of windows and doors, signs, and street-front fixtures. Building exteriors in or directly adjoining the Historic District and Landmark Overlay sections of the CMS District shall reinforce historic patterns and neighboring buildings with an emphasis on continuity and compatibility, not contrast, but new construction may still be distinguishable in architectural details, most evident in window construction and interiors.

Response: The building addition design has been developed to refer to nearby Main Street facades. The scale of the 3-story building addition is compatible with adjacent examples. There is a strong upper cornice; vertically oriented windows spaced and detailed with sills and lintels similarly to historic Main Street examples; brick cladding; differentiation of wall heights; and a stone base at the bottom of the walls.

(4) Buildings should have a top-floor cornice feature and first-floor architectural articulation, such as a storefront with a secondary cornice or an architecturally emphasized entrance doorway, to accent the central body of the building.

Response: The building addition has a strong top floor cornice feature. The first floor articulation is accomplished through the use of a stone base to ground the addition and emphasize the central brick

body of the addition between the base and the upper cornice. The secondary cornice is not included in the design because there is no commercial space in the addition.

(5) Architectural features and windows shall be continued on all sides of the building that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common property walls. Larger buildings shall incorporate significant breaks in the facades and rooflines at intervals of no more than 35 feet.

Response: Architectural features and windows continue on all sides of the building addition visible from the street and other properties. Lot line windows are not permitted so the east side elevation has protected openings using brick infill matching functional windows on other sides of the addition.

(6) Building elements that provide additional architectural interest, such as bay windows, and cornices, but not including balconies or porches, may encroach up to two feet above the sidewalk, if the bottom of the encroaching building elements is at least 12 feet above grade.

Response: The upper cornice extends beyond the face of the addition less than two feet. There are no balconies, porches or bay windows.

(7) Metal, glass or canvas-type awnings and canopies or projecting signs are encouraged and may encroach up to six feet over the sidewalk above seven feet. Vinyl awnings are discouraged unless the applicant can demonstrate to the Planning Board's satisfaction that the finish and design of such awning are of high quality, aesthetically pleasing and meet the intended standards of the district.

Response: The front entrance door has a metal canopy to protect tenants and guests from inclement weather. The canopy provides another source of light at the entry.

(8) Buildings shall have a front entrance door facing the primary street and connected to the sidewalk. Front entrance doors for commercial buildings and retail storefronts shall be active and provide main access during business hours.

Response: The entrance of the addition faces the area of the lot accessed off Cliff Street. The Building Inspector determined that this addition to the Main Street building does not require separate street frontage.

(9) Primary individual window proportions shall be greater in height than in width, but the Planning Board may allow exceptions for storefront, transom, and specialty windows. Mirrored, reflective, or tinted glass, all-glass walls, and exterior roll-down security gates shall not be permitted. Any shutters shall match the size of the window opening and appear functional.

Response: Window proportions follow the existing building windows and are greater in height than in width.

(10) Commercial buildings shall have at least 70% glass on the first-floor facades, located between two feet and 10 feet above the sidewalk. Main Street or East Main Street buildings should have at least 30% glass on the upper-floor facades.

Response: The building addition does not include commercial space.

(11) Finish building materials should be wood, brick, traditional cement-based stucco, stone, smooth cast stone, smooth-finished fiber-cement siding, or other materials deemed acceptable by the approving body. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic rough-cut stone, synthetic brick, synthetic stucco, exterior insulation and finishing system (EIFS), direct-applied finish system (DAFS), and chain link, barbed wire, plastic, or vinyl fencing shall not be permitted.

Response: Finish materials include brick, a stone base, aluminum clad double hung windows, and painted Azek trim materials.

(12) Materials and colors should complement historic buildings on the block. Fluorescent, neon, metallic, or other intentionally garish colors, as well as stripes, dots, or other incompatible patterns, shall be prohibited.

Response: Materials and colors complement the adjacent buildings. The major material is brick similar to the existing building on Main Street, with steel and stone detailing. The cornice and trim will follow historic examples on nearby buildings.

(13) Lighting fixtures shall be a maximum of 15 feet in height, except pole lights in rear parking lots shall be a maximum of 20 feet high. All exterior lighting shall comply with the standards in § **223-14B**.

Response: Exterior lighting complies with the Zoning standards.

(14) Mechanical equipment and refuse containers shall be concealed from public view by approved architectural or landscaping elements and shall be located to the rear of the site. Window or projecting air conditioners shall not be permitted on the front facade of new buildings or additions.

Response: Mechanical equipment is concealed behind the 3rd floor parapet. The parapet is 42" high above the roof. The condensers are approximately 36" high. The parapet and viewing angle ensure that the equipment is not visible from the street. Refuse containers are stored in a ventilated trash room in the building and are wheeled out to the sidewalk on trash collection days.

(15) The Planning Board may waive setback requirements for designated historic landmarks as defined in Chapter **134** of the City Code, landmark civic buildings, including government buildings, schools, libraries, or places of worship, and for pedestrian-oriented places, such as public greens or plazas and outdoor eating areas.

Response: The addition follows the setback requirements in the Zoning Code.

§ 134-7 Central Main Street District, site development plan or special permit design standards – City of Beacon Zoning Code

A. The design, character, and appropriateness to the property of the proposed alteration or new construction.

(1) Construction shall build on the historic context with applications required to demonstrate aspects of inspiration from or similarities to adjacent HDLO structures or historic buildings in the surrounding area.

Response: The proposed design references Main Street façade design with it brick walls, brick soldier course lintels, upper cornice, stone base, and windows with vertical proportions. The design and materials are compatible with the existing building on the property and neighboring buildings.

(2) Compatibility does not imply historic reproduction, but new architecture shall also not arbitrarily impose contrasting materials, scales, colors, or design features.

Response: The design reflects similar materials, colors and design features as can be found in nearby historic buildings on Main Street.

(3) The intent is to reinforce and extend the traditional patterns of the HDLO District, but new structures may still be distinguishable in up-to-date technologies and details, most evident in window construction and interiors.

Response: The building addition incorporates up-to-date technologies and details.

(4) Exterior accessory elements, such as signs, lighting fixtures, and landscaping, shall emphasize continuity with adjacent HDLO properties and the historic characteristics of the sidewalk and streetscape.

Response: Exterior accessory elements are compatible with the historic characteristics of the neighborhood.

(5) Where possible, parking shall be placed towards the rear of the property in an unobtrusive location with adequate screening from public views, unless another location provides better screening.

Response: Parking is screened from public views. There is one parking space at the rear side of the parcel. The parking space is screened by landscaping and privacy fencing.

B. The scale and height of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood.

Response: The scale and height of the proposed addition are consistent with the property and the surrounding neighborhood. The building addition is 30' high, which is slightly lower than adjacent buildings in order to comply with Fire Code requirements.

(1) Where possible, an addition to an historic structure should be placed towards the rear, or at least recessed, so that the historic structure remains more prominent than the subsidiary addition.

Response: This is an addition to the existing Main Street building. The addition is located at the rear of the lot.

(2) Any alteration or addition to an historic structure shall not damage or obscure the character-defining features of the architecture or site to the maximum extent possible.

Response: the one-story connection piece of the addition does not damage or obscure features of the rear of the existing building.

(3) The height of any new building facades in the HDLO shall not conflict with the heights of adjacent historic structures on adjoining HDLO parcels.

Response: The building addition height is lower than adjacent structures to comply with Fire Code requirements.

(4) Larger buildings or additions should incorporate significant breaks in the facades and rooflines, generally at intervals of no more than 35 feet.

Response: The building addition has breaks in the façade at intervals of no more than 35 feet.

C. Architectural and site elements and their relation to similar features of other properties in the HDLO.

Response: The building addition design has been developed to refer to nearby Main Street facades. The scale of the 3-story building is compatible with adjacent examples. There is a strong upper cornice; vertically oriented windows spaced and detailed with sills and lintels similarly to historic Main Street examples; brick cladding; differentiation of wall heights; and a stone base at the bottom of the walls. Blind windows have the same masonry opening details as the functional windows, but are infilled with brick in a technique that reflects how non-functional windows have been treated historically in Beacon. Since the building does not front on Main Street and doesn't contain commercial space, the typical lower cornice above the 1st floor was not incorporated into this design.

(1) It is not appropriate to disrupt the relationship between an historic building and its front yard or landscape, including screening historic properties from traditional street views by high walls or hedges.

Response: The proposed project does not disrupt the relationship between the existing building and its surroundings.

(2) Historic storefronts, porches, cornices, window and door surrounds, or similar architectural features should not be enclosed, obscured, or removed so that the character of the structure is substantially changed.

Response: The proposed project does not obscure or remove any character defining elements of the existing building.

(3) Deteriorated building features should be repaired rather than being replaced and, if not repairable, should be replicated in design, materials, and other historic qualities.

Response: Not Applicable

(4) New buildings in the HDLO should have a top-floor cornice feature or eave and first-floor architectural articulation, such as an architecturally emphasized entrance doorway or porch, to accent the central body of the building.

Response: The building addition has a top floor cornice and 1st floor base articulation.

(5) Architectural features and windows shall be continued on all sides that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common-property walls.

Response: There are no blank walls. There is a strong upper cornice which is continuous around the building. Blind windows have the same masonry opening details as the functional windows but are infilled with brick in a technique that reflects how non-functional windows have been treated historically in Beacon.

(6) New HDLO buildings shall have a front entrance door facing the primary street and connected to the sidewalk.

Response: This is an addition to the existing Main Street building. The entrance to the addition relates to the location of the access drive off Cliff Street.

(7) Primary individual window proportions shall be greater in height than width, but the approving body may allow exceptions for storefront, transom, and specialty windows. Mirrored, reflective, or

tinted glass and all-glass walls, except greenhouses, shall not be permitted. Any shutters shall match the size of the window opening and appear functional.

Response: Window proportions are greater in height than width. Glazing complies with the code requirements.

(8) Finish building materials should be wood, brick, traditional cement-based stucco, stone, smooth cast stone, smooth-finished fiber-cement siding, or other materials deemed acceptable by the approving body. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic rough-cut stone, synthetic brick, synthetic stucco, exterior insulation and finishing system (EIFS), direct-applied finish system (DAFS), and chain-link, plastic, or vinyl fencing shall not be permitted.

Response: The proposed addition design references Main Street façade design with it brick walls, stone sills and lintels, upper cornice, stone base, and windows with vertical proportions. The design and materials are compatible with the existing building on the property and neighboring buildings.

(9) Materials and colors should complement historic buildings on the block. Fluorescent, neon, metallic, or other intentionally garish colors, as well as stripes, dots, or other incompatible patterns, shall be prohibited.

Response: The proposed addition design references Main Street façade design with it brick walls, stone sills and lintels, upper cornice, stone base, and windows with vertical proportions. The design and materials are compatible with the existing building on the property and neighboring buildings.

(10) Mechanical equipment and refuse containers shall be concealed from public view by approved architectural or landscaping elements and shall be located to the rear of the site. Window or projecting air conditioners shall not be permitted on the front facade of new buildings or additions.

Response: Mechanical equipment is concealed behind the 3rd floor parapet. The parapet is 42" high above the roof. The condensers are approximately 36" high. The parapet and viewing angle ensure that the equipment is not visible from the street. Window or projecting air conditioners are not required since the building is planned to have an HVAC system servicing the entire building addition.

CITY OF BEACON FIRE DEPARTMENT

1140 Wolcott Avenue
Beacon, New York 12508
Office: (845)831-1334

June 20, 2025

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

Dear Distinguished Members of the Planning Board,

I have reviewed the proposed site and building plans for the multifamily residential project located at 193–195 Main Street, as presented by Mr. Aryeh Siegel, Architect.

Based on the current design documents and the information provided, I offer the following observations and recommendations on behalf of the City of Beacon Fire Department:

1. Aerial Apparatus Access Road Exception: In accordance with Section D105.1 of Appendix D of the Fire Code, I concur that an aerial apparatus access road is not required for this project, as the vertical distance between the established grade plane and the highest point of the roof surface will not exceed 30 feet.

2. Increased Distance from Fire Apparatus Access Road to Building: As outlined in Section 503.1.1 of the Fire Code, the maximum allowable distance from a fire apparatus access road to the building may be increased where the building is protected throughout by an approved automatic sprinkler system. As the proposed structure will be fully sprinklered in accordance with the New York State Building Code requirements for multifamily residential occupancy, I am supportive of granting such an exception for the increased separation distance from the public right-of-way to the building.

Please note that the Authority Having Jurisdiction (AHJ) for fire code enforcement in the City of Beacon is the City of Beacon Building Inspector. Final determinations regarding code compliance and the issuance of any exceptions shall rest with that office.

Should the Planning Board or Building Department require additional information or clarification, I remain available to assist.

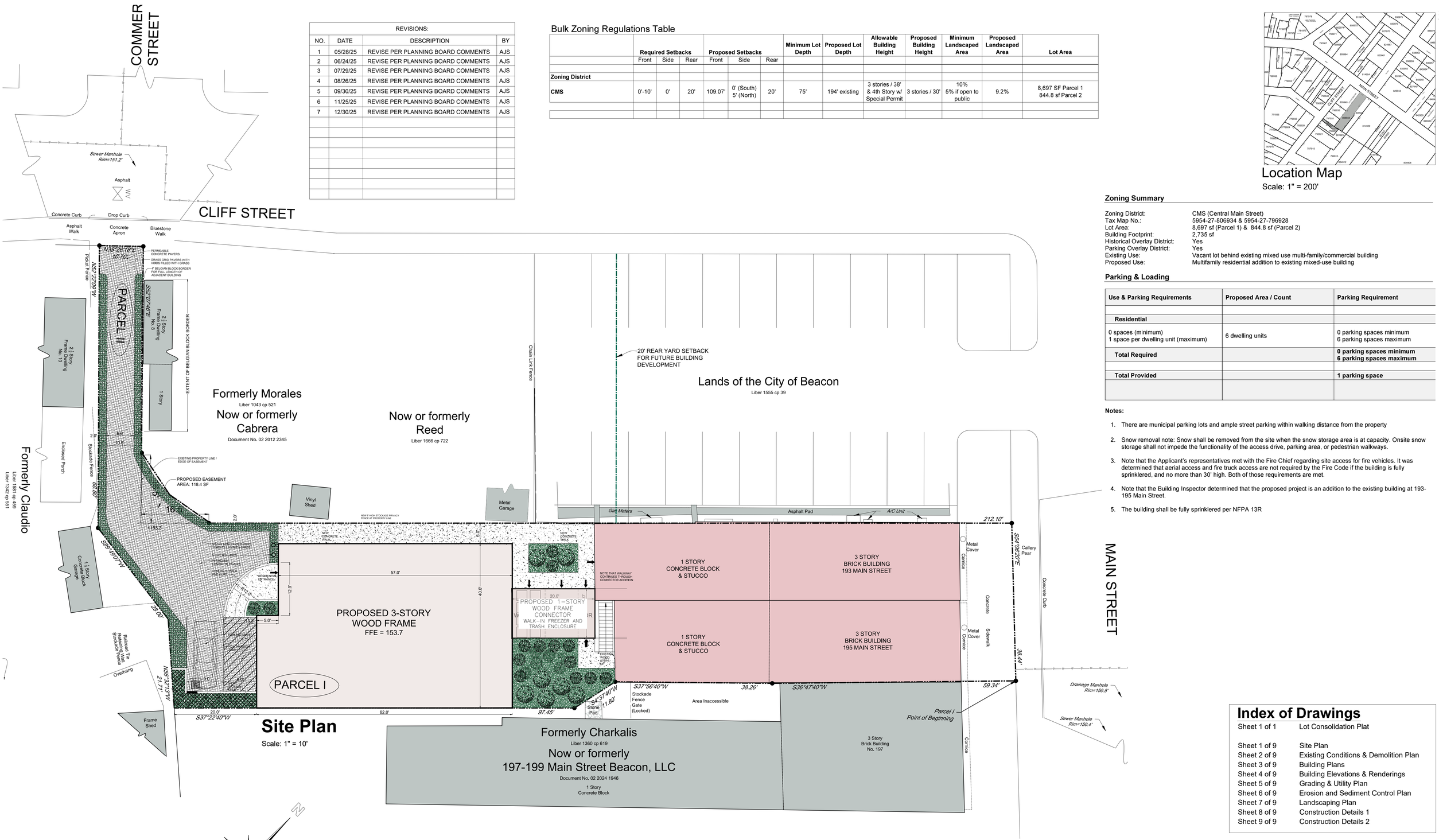
Respectfully,

Thomas Lucchesi
Chief of Department

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
2	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
4	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	09/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area
	Front	Side	Rear	Front	Side	Rear							
Zoning District													
CMS	0'-10'	0'	20'	109.07'	0' (South) 5' (North)	20'	75'	194' existing	3 stories / 38' & 4th Story w/ Special Permit	3 stories / 30'	10% 5% if open to public	9.2%	8,697 SF Parcel 1 844.8 sf Parcel 2



Site Plan

Scale: 1" = 10'

SITE PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024

SCALE: 1" = 10'

Location Map

Scale: 1" = 200'

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-27-806934 & 5954-27-796928
Lot Area:	8,697 sf (Parcel 1) & 844.8 sf (Parcel 2)
Building Footprint:	2,735 sf
Historical Overlay District:	Yes
Parking Overlay District:	Yes
Existing Use:	Vacant lot behind existing mixed use multi-family/commercial building
Proposed Use:	Multifamily residential addition to existing mixed-use building

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
0 spaces (minimum) 1 space per dwelling unit (maximum)	6 dwelling units	0 parking spaces minimum 6 parking spaces maximum
Total Required		**0 parking spaces minimum** **6 parking spaces maximum**
Total Provided		**1 parking space**

Notes:

1. There are municipal parking lots and ample street parking within walking distance from the property
2. Snow removal note: Snow shall be removed from the site when the snow storage area is at capacity. Onsite snow storage shall not impede the functionality of the access drive, parking area, or pedestrian walkways.
3. Note that the Applicant's representatives met with the Fire Chief regarding site access for fire vehicles. It was determined that aerial access and fire truck access are not required by the Fire Code if the building is fully sprinklered, and no more than 30' high. Both of those requirements are met.
4. Note that the Building Inspector determined that the proposed project is an addition to the existing building at 193-195 Main Street.
5. The building shall be fully sprinklered per NFPA 13R

Index of Drawings

Sheet 1 of 1	Lot Consolidation Plat
Sheet 1 of 9	Site Plan
Sheet 2 of 9	Existing Conditions & Demolition Plan
Sheet 3 of 9	Building Plans
Sheet 4 of 9	Building Elevations & Renderings
Sheet 5 of 9	Grading & Utility Plan
Sheet 6 of 9	Erosion and Sediment Control Plan
Sheet 7 of 9	Landscaping Plan
Sheet 8 of 9	Construction Details 1
Sheet 9 of 9	Construction Details 2

Site Plan Application

Sheet 1 of 9 - Site Plan

Owner:
Berisha
Beacon, NY 12508

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

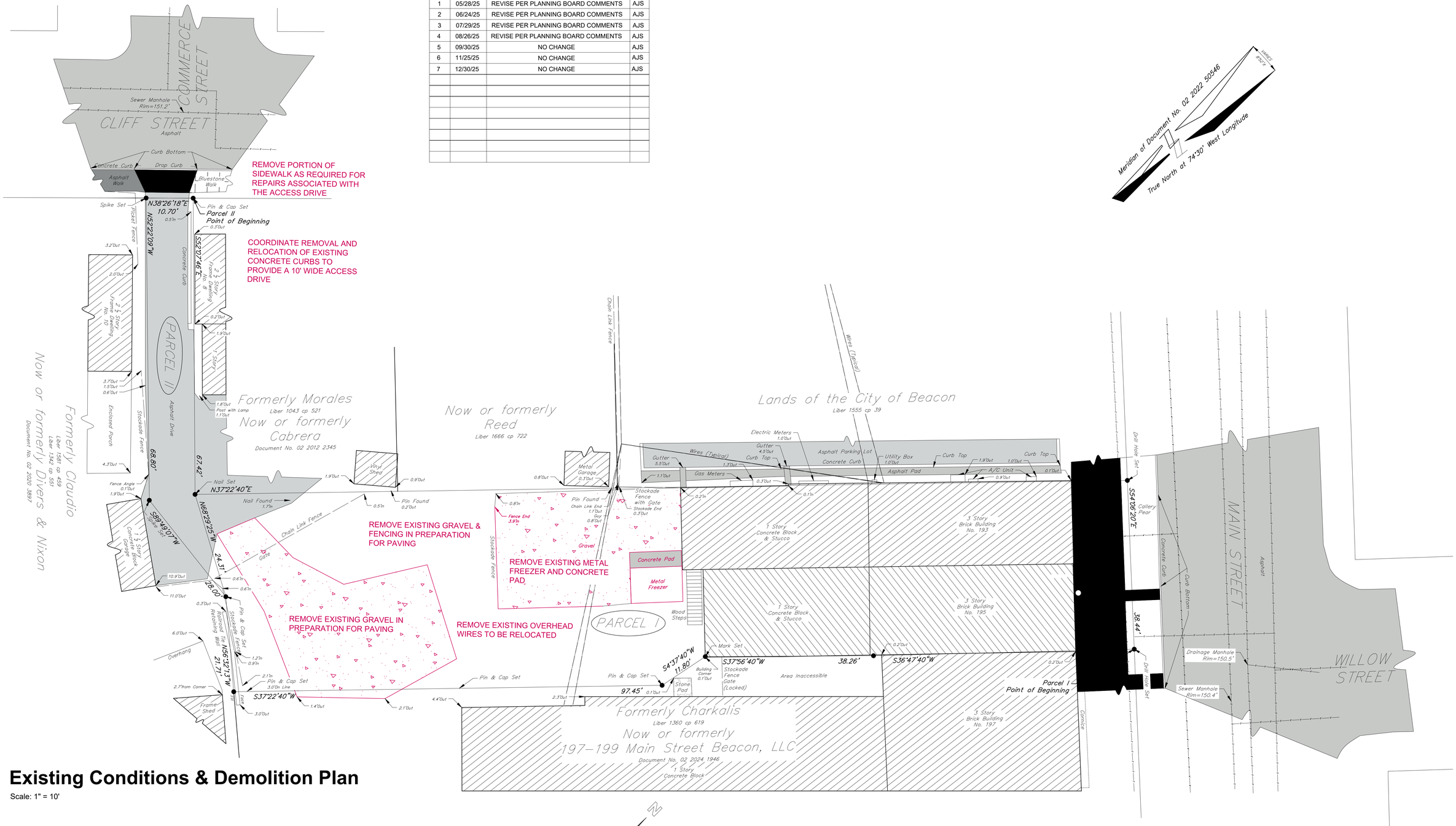
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street

Beacon, New York
Scale: 1" = 10'
January 1, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
2	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
4	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	09/30/25	NO CHANGE	AJS
6	11/25/25	NO CHANGE	AJS
7	12/30/25	NO CHANGE	AJS



Existing Conditions & Demolition Plan

Scale: 1" = 10'

EXISTING CONDITIONS AND DEMOLITION PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024

0 5' 10' 20'

SCALE: 1" = 10'

Site Plan Application

Sheet 2 of 9 - Existing Conditions & Demolition Plan

Owner:
Berisha
Beacon, NY 12508

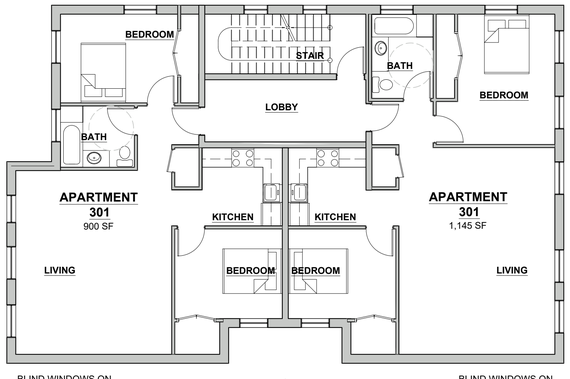
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

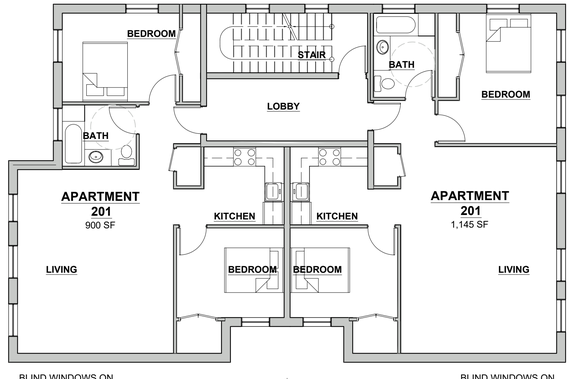
Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street
Beacon, New York
Scale: 1" = 10'
January 1, 2025

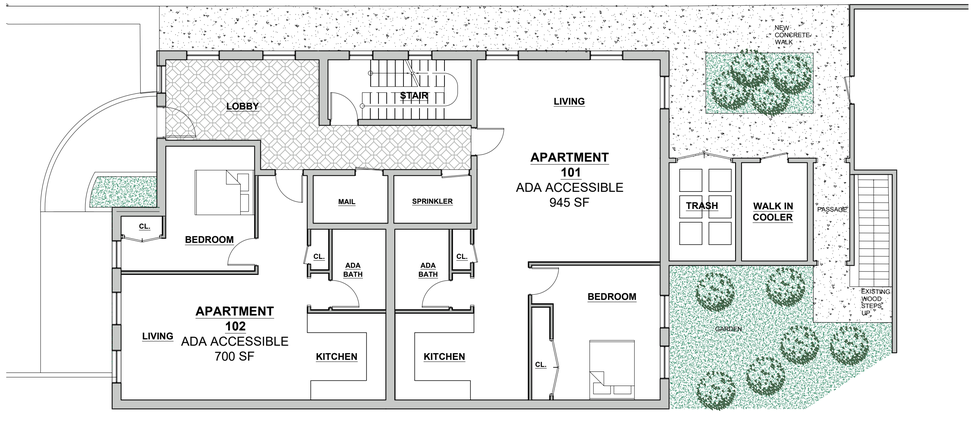
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
2	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
4	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	09/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS



3 3rd Floor Plan
1/8" = 1'-0"



2 2nd Floor Plan
1/8" = 1'-0"



1 1st Floor Plan
1/8" = 1'-0"

Site Plan Application

Sheet 3 of 9 - Floor Plans

Owner:
Berisha
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:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street

Beacon, New York
Scale: 1" = 10'
January 1, 2025



Rendering 1



Rendering 2



View 4



View 1



View 5



View 2



View 6



View 3



CORNICE & TRIM:
PAINTED CELLULAR PVC
COLOR: BENJAMIN MOORE - MOHEGAN SAGE (2138-30)

BRICK: GLEN-GERY 53DD MIX W/
MORTAR COLOR 'G601'

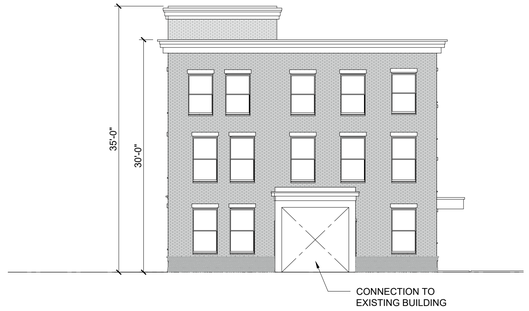
DOUBLE GLAZED ALUMINUM CASEMENT WINDOWS
COLOR: STEEL GRAY

CAST STONE SILLS & LINTELS
CORINTHIAN CAST STONE
COLOR: MEDIUM GRAY LIMESTONE

ALUMINUM & GLASS STOREFRONT
COLOR: STEEL GRAY

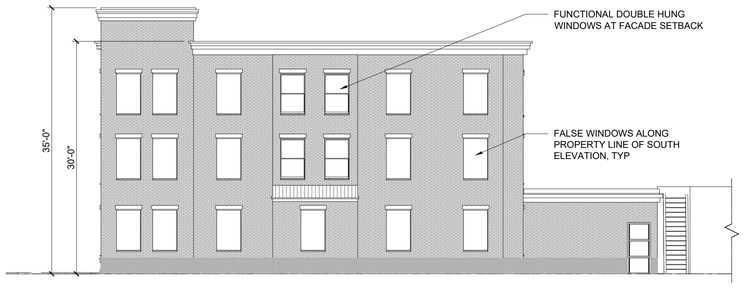
West Elevation

Scale: 3/32" = 1'-0"



East Elevation

Scale: 3/32" = 1'-0"



South Elevation

Scale: 3/32" = 1'-0"



North Elevation

Scale: 3/32" = 1'-0"

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
2	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
4	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	09/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS

Site Plan Application

Sheet 4 of 9 - Building Elevations & Views

Owner:
Berisha
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:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street
Beacon, New York
Scale: As Noted
January 1, 2025

EXISTING SIDEWALK, CURBING AND ASPHALT PAVEMENT REPAIR NOTES:

1. THE CONTRACTOR SHALL REPAIR AND REPLACE IN-KIND EXISTING CONCRETE SIDEWALKS AND CURBING, AND ASPHALT PAVEMENT WITHIN THE CITY R.O.W. AS A RESULT OF UTILITY WORK.
2. THE SIDEWALKS SHALL BE SAW CUT AT AN EXISTING CONSTRUCTION JOINT OR CONTROL JOINT SO THAT THE FINISHED CONSTRUCTION AND CONTROL JOINT SPACING MATCHES EXISTING.
3. CUTS THROUGH EXISTING PAVEMENT SHALL BE MADE VIA SAW CUT AND REPAIRED IN ACCORDANCE WITH THE DETAILS ON CD-1.

GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.

2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.

3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, SANITARY MANHOLES AND WATERLINES 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.

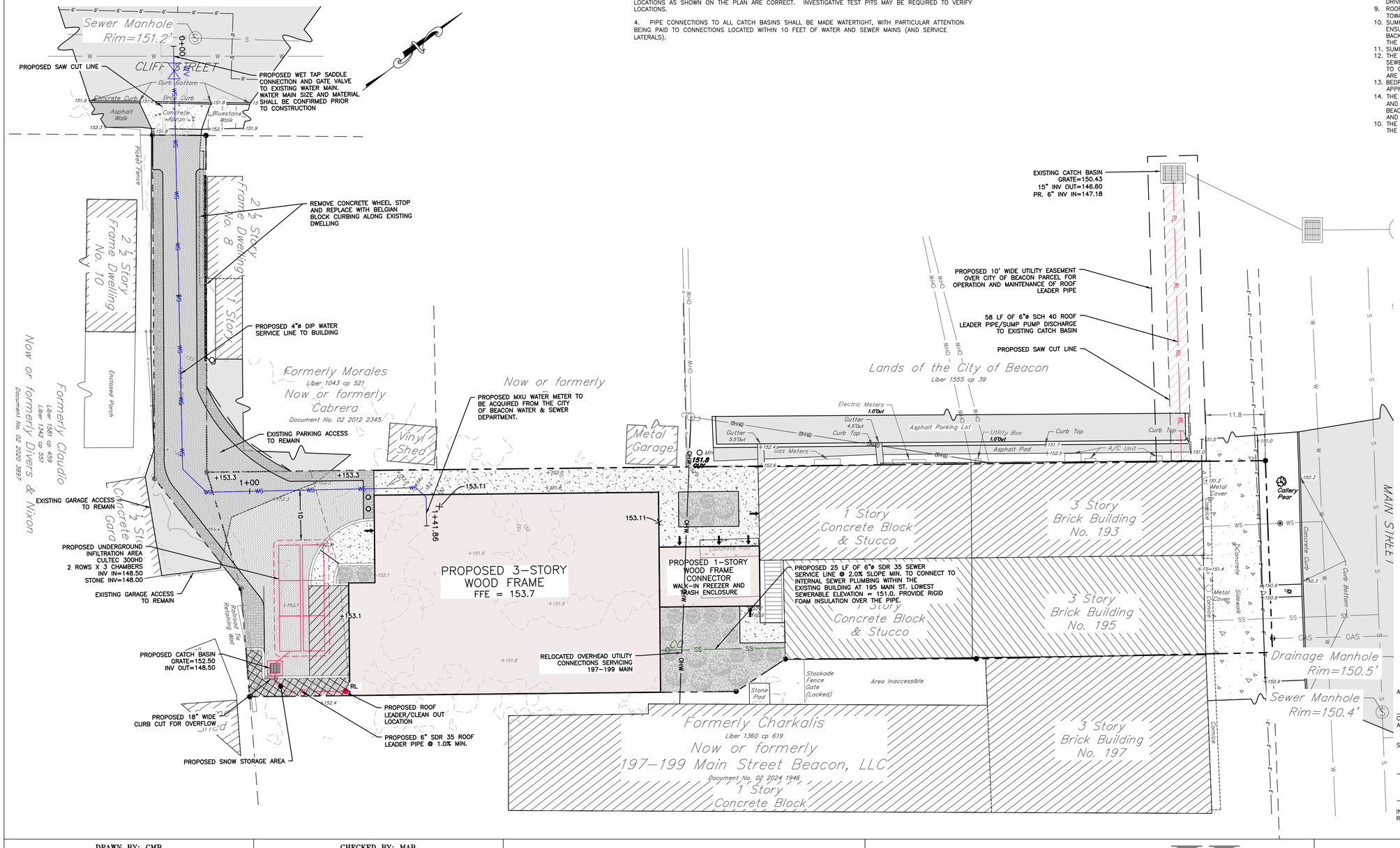
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

INFILTRATION AND INFLOW MITIGATION NOTES:

1. THE ROOF DRAIN PIPES FROM THE 3RD STORY ROOF PORTION OF THE EXISTING BUILDING ARE CONNECTED TO THE INTERIOR SANITARY SEWER PLUMBING WITHIN THE BUILDING. TWO SUMP PUMPS ARE LOCATED WITHIN THE BASEMENT OF THE EXISTING BUILDING ARE TIED INTO THE SEWER SERVICE PIPE.
2. THE BASEMENT SUMP PUMPS WILL BE DISCONNECTED FROM THE BUILDING SEWER AND REDIRECTED TO THE PROPOSED 8" STORM PIPE SHOWN ON THIS PLAN, PRIOR TO SIGNING OF THE PLANS. THE DISCONNECTION SHALL BE VERIFIED/CONFIRMED BY THE CITY OF BEACON BUILDING DEPARTMENT.
3. ROOFTOP DRAINAGE FROM THE PROPOSED BUILDING WILL BE ROUTED TO A NEARBY CATCH BASIN PER THIS PLAN. ANY NEW SUMP PUMPS SHALL BE IN ACCORDANCE WITH SITE SPECIFIC NOTE 15 ON THIS PLAN.
4. THE ROOF LEADER PROPOSED TO CROSS THE CITY OF BEACON IS A PRIVATE UTILITY AND THE CITY OF BEACON IS NOT RESPONSIBLE FOR MAINTENANCE AND/OR REPAIRS OF THE ROOF LEADER.

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 SITE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF UTILITY LINES WITHIN CLIFF STREET VIA INVESTIGATIVE TEST PIT EXCAVATIONS. ANY UTILITY CONFLICTS SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.
4. THE PROPOSED BUILDING SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
5. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
6. THE WATER SERVICE LINE TO THE BUILDING SHALL BE 4"ø CLASS 52 DUCTILE IRON PIPE. THE PIPE SIZE SHALL VERIFIED WITH THE MEP ENGINEER.
7. THE SEWER SERVICE LINE TO BUILDING SHALL BE 6"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE EXISTING DRIVEWAY AND CLIFF STREET SHALL BE SWEPT CLEAN DAILY DURING CONSTRUCTION.
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 6"ø SDR 35 PVC OR HDPE @ 2.0% MIN. AND DIRECTED TOWARDS THE PROPOSED LOCATION ON PLAN.
10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAINS. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. BACKFLOW PREVENTION DEVICES SHALL BE PLACED ON THE FOOTING DRAINS TO PREVENT BACKFLOW INTO THE FOOTING DRAIN. SUMP PUMP DISCHARGE SHALL NOT ENTER THE SANITARY SEWER SYSTEM.
11. SUMP PUMP DISCHARGE SHALL CONNECT TO THE PROPOSED ROOF LEADER DRAINAGE SYSTEM.
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. BEDROCK SHALL REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.
14. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR THE AMI SYSTEM (ADVANCED METERING INFRASTRUCTURE) FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION.
10. THE CITY OF BEACON BUILDING DEPARTMENT SHALL BE PROVIDED ACCESS TO VERIFY THE LOCATION OF THE EXISTING ROOF LEADERS AND SUMP PUMPS AND THE AREA THEY DRAIN TO.



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING GAS LINE
- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK FENCE
- 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

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: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/28/25	PER PLANNING BOARD COMMENTS	CMB	7	12/30/25	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB				
4	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
5	9/30/25	PER PLANNING BOARD COMMENTS	CMB				
6	11/25/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK — ANDREA A. BOSCOPE — 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

GRADING & UTILITY PLAN

193-195 MAIN STREET

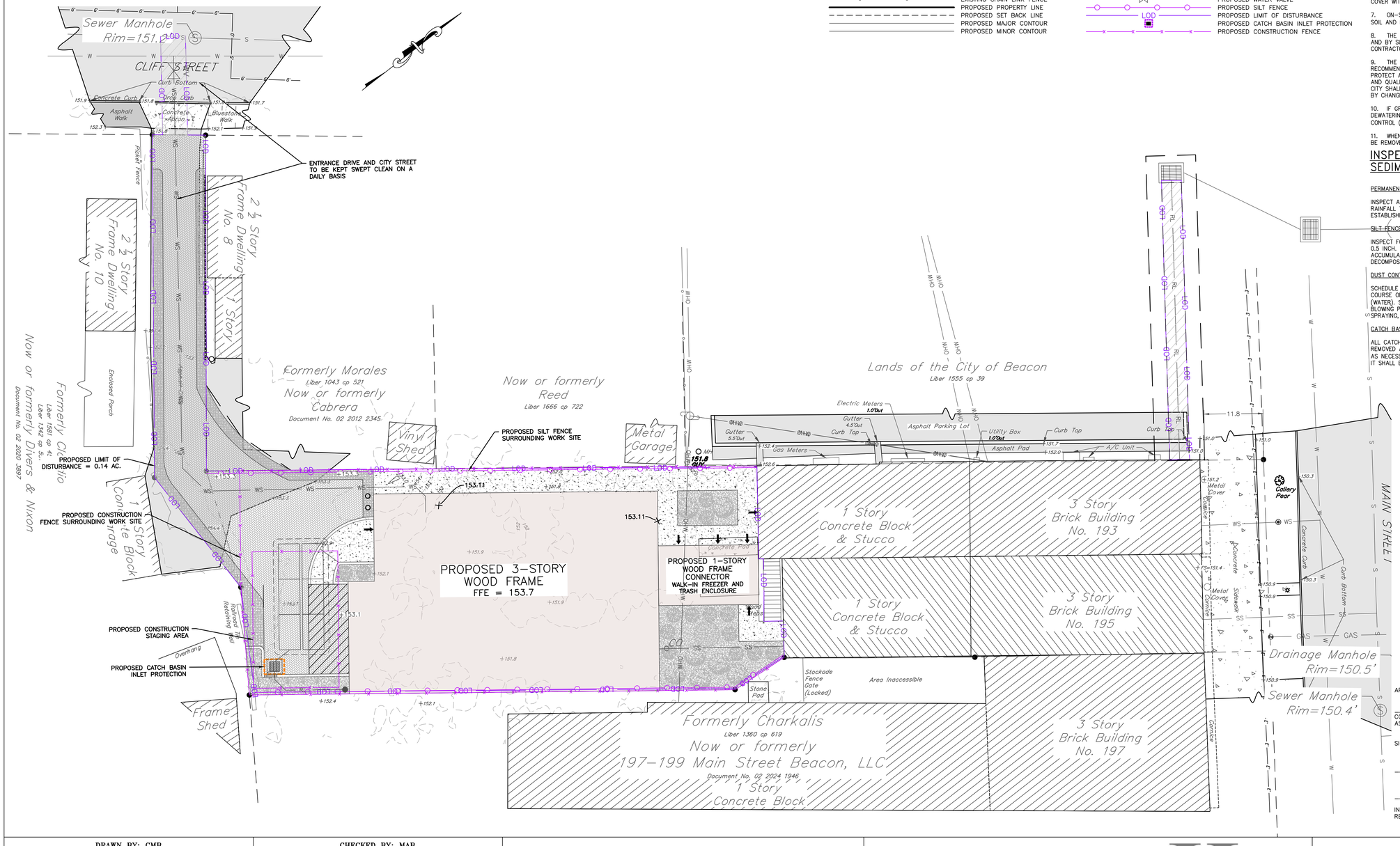
193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #:	2024:052
DATE:	4/29/2025
SCALE:	1" = 10'
TITLE:	GU-1
SHEET:	5 OF 9

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 MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING GAS LINE
- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK FENCE
- 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
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION FENCE



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 APPROVED SITE PLAN 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.

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 (AKA SUMP PIT) 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 PER THE APPROVAL OF THE ENGINEER SUPERVISING CONSTRUCTION.

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.

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.

DUST CONTROL:

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. 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.

CATCH BASINS:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION AND DEBRIS, AND REMOVED 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.

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: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/28/25	PER PLANNING BOARD COMMENTS	CMB	7	12/30/25	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB				
4	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
5	9/30/25	PER PLANNING BOARD COMMENTS	CMB				
6	11/25/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK — ANDREA A. BODDORF — 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

EROSION AND SEDIMENT CONTROL PLAN

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

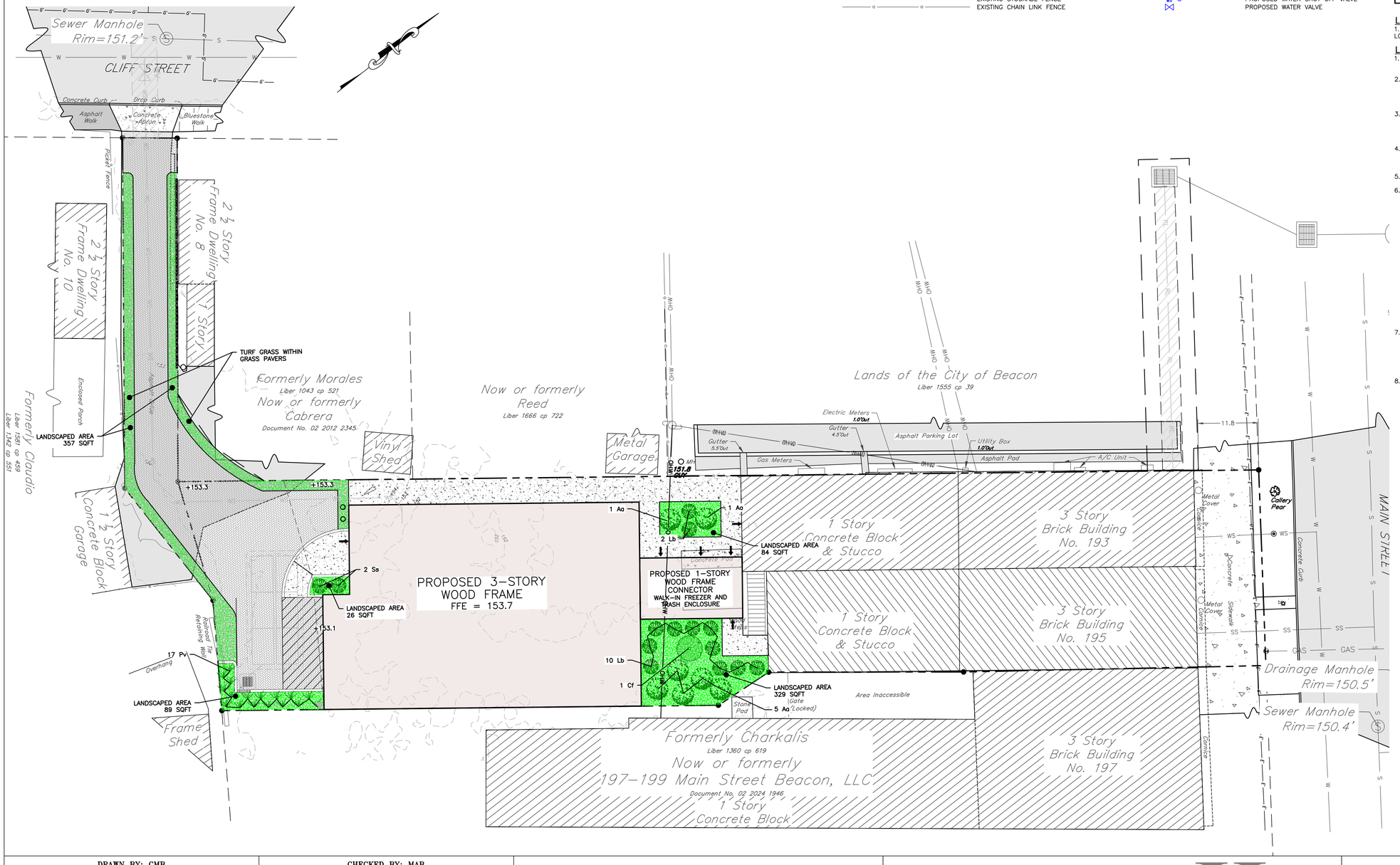
JOB #:	2024:052
DATE:	4/29/2025
SCALE:	1" = 10'
TITLE:	ESC-1
SHEET:	6 OF 9

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
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- GAS EXISTING GAS LINE
- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK FENCE

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- 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



PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
Cf	1	CORNUS FLORIDA	FLOWERING DOGWOOD	6 FEET	AS SHOWN

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Aa	7	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	2 GALLON	3 FT
Lb	12	LINDERA BENZOIN	SPICEBUSH	1 GALLON	6 FT
Pv	17	PANICUM VIRGATUM	SWITCHGRASS	1 GALLON	2 FT
Ss	2	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GALLON	1 FT

LANDSCAPED AREA:

1. THE TOTAL LANDSCAPED AREA IS ±885 SQUARE FEET WHICH IS APPROXIMATELY 9.3% OF THE TOTAL LOT AREA OF PARCELS 5954-27-806934 AND 5954-27-796928.

LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
   A. PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
8. ALL LANDSCAPING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE SITE.

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: CMB — CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	5/28/25	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB
4	8/26/25	PER PLANNING BOARD COMMENTS	CMB
5	9/30/25	PER PLANNING BOARD COMMENTS	CMB
6	11/25/25	PER PLANNING BOARD COMMENTS	CMB
7	12/30/25	PER PLANNING BOARD COMMENTS	CMB

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK — ANDREA A. BODENDORF — 084486 — LICENSED PROFESSIONAL ENGINEER

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

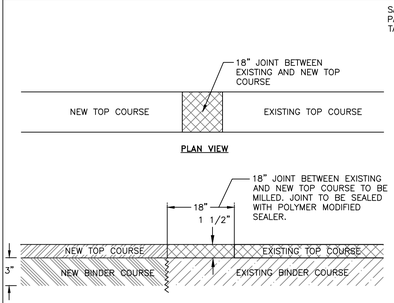
LANDSCAPING PLAN

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #: 2024:052
DATE: 4/29/2025
SCALE: 1" = 10'
TITLE: LS-1
SHEET: 7 OF 9

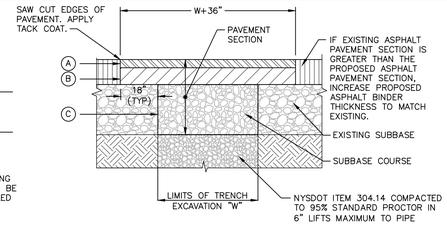
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



NOTES:

1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

MILLED KEYWAY DETAIL
NOT TO SCALE



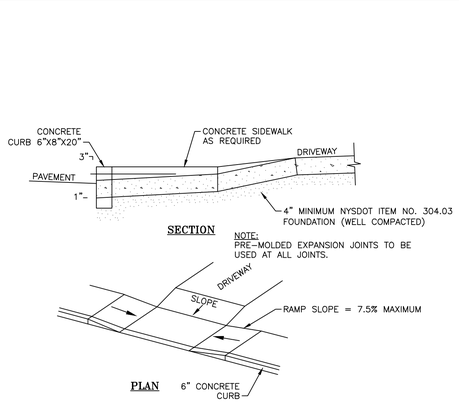
LEGEND

(A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 4" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

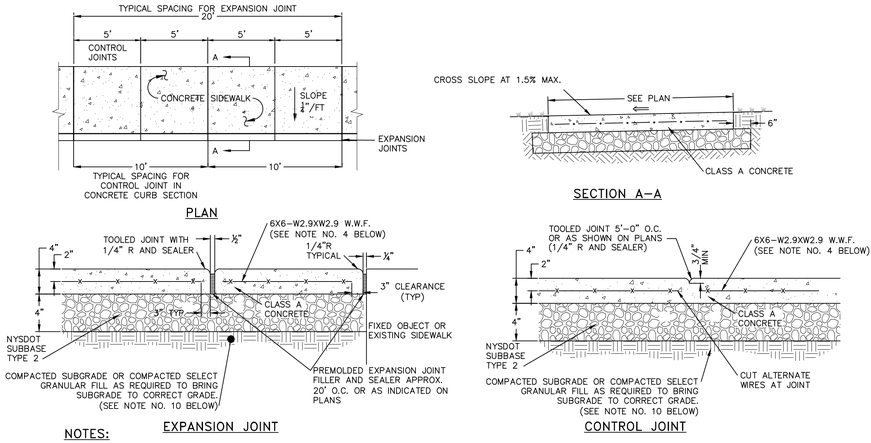
NOTES:

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.

STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

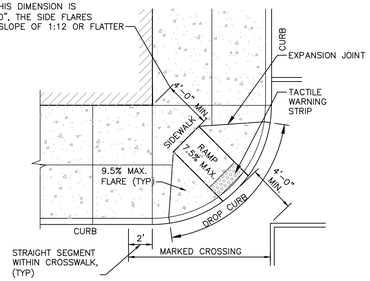


EXPANSION JOINT
CONTROL JOINT

NOTES:

1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

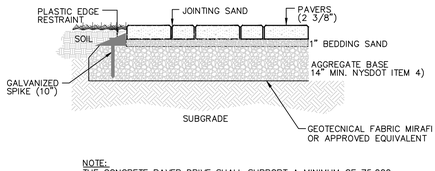
CONCRETE APRON REPAIR DETAIL
NOT TO SCALE



NOTES:

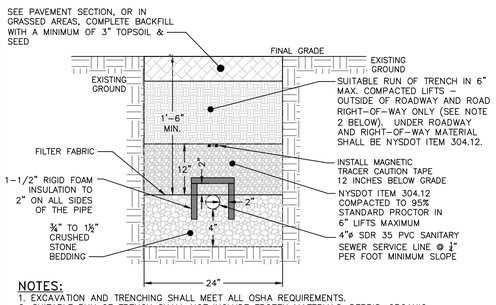
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS LATEST EDITION; SPECIFICALLY SECTION 608– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

DIAGONAL RAMP WITH FLARED SLOPES DETAIL
NOT TO SCALE



NOTE:
THE CONCRETE PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2020 INTERNATIONAL BUILDING CODE

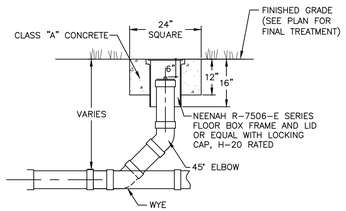
CONCRETE PAVER DETAIL
NOT TO SCALE



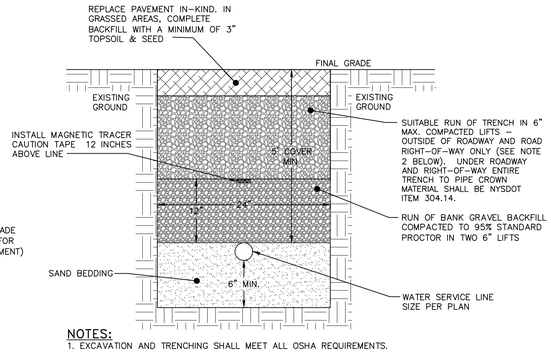
NOTES:

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



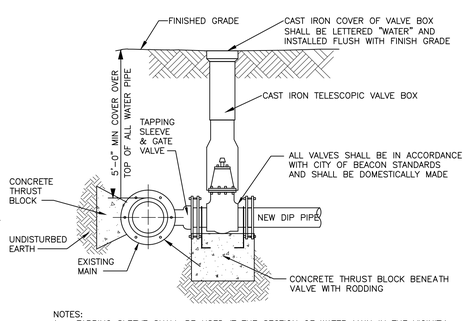
CLEANOUT DETAIL
NOT TO SCALE



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.

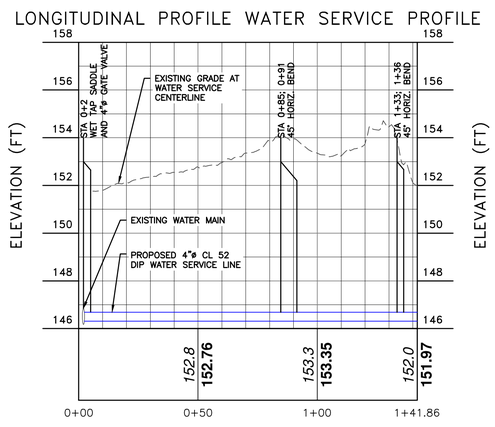
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE–OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
4. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

TAPPING SLEEVE DETAIL
NOT TO SCALE



LONGITUDINAL PROFILE WATER SERVICE PROFILE
WATER SERVICE LINE PROFILE

HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=3'

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: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/28/25	PER PLANNING BOARD COMMENTS	CMB	7	12/30/25	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB				
4	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
5	9/30/25	PER PLANNING BOARD COMMENTS	CMB				
6	11/25/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BODENDORF LICENSED PROFESSIONAL ENGINEER 084466

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

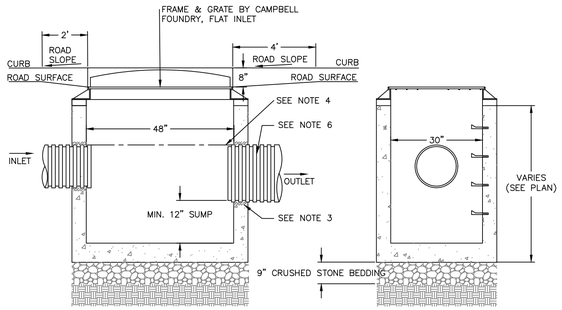
CONSTRUCTION DETAILS 1

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #: 2024:052
DATE: 1/28/2025
SCALE: AS SHOWN
TITLE: CD-1
SHEET: 8 OF 9

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

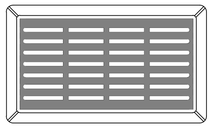


FRONT VIEW SIDE VIEW

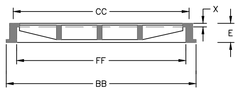
NOTES:

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 DIFFERENCE OF 0.1' DROP BETWEEN PIPE 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 WOLVERPOINE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

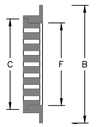
CATCH BASIN DETAIL
NOT TO SCALE



PLAN VIEW



SECTION VIEW 1



SECTION VIEW 2

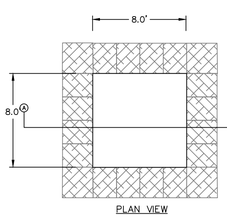
DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
30"	24"	4"	22"	1"	41"	36"	34"

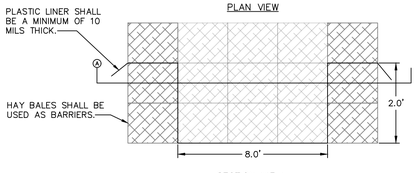
NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE FLAT INLETS ARE: CB 101, CB 101A, CB 102, CB 103, CB 202, CB 208, CB 304A, CB 305A AND CB 305B.
3. DMH 1 AND DMH 3 RECEIVE SOLID CAST IRON COVERS.

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



PLAN VIEW

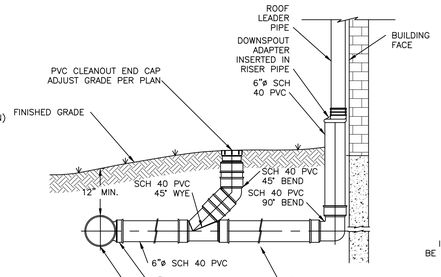


SECTION VIEW

NOTES:

1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.
4. WATER ACCUMULATION IN WASHOUT AREA FROM RAINWATER SHALL BE PUMPED FROM THE STATION INTO A GRASSED AREA.

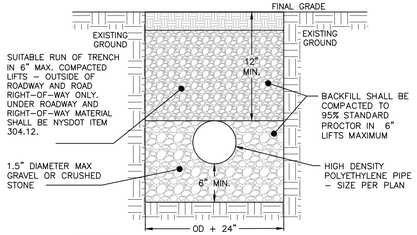
CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



NOTES:

1. ALL ROOF LEADER PIPES SHALL BE 6"ø SCH 40 PVC @ 2.0% SLOPE MIN. UNLESS SPECIFIED OTHERWISE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF LEADER HEADER PIPES SHALL BE 10"ø HDPE PIPE.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION FOR REVIEW.

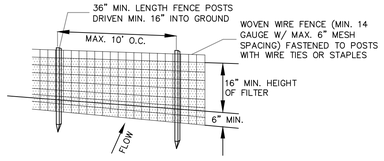
ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



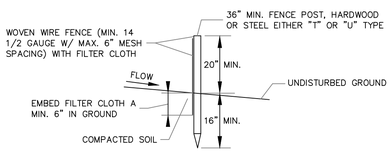
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE



PERSPECTIVE VIEW

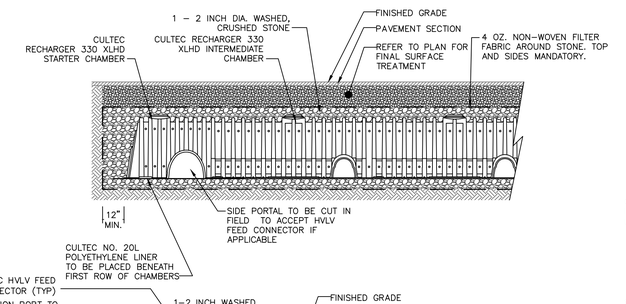


SECTION VIEW

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



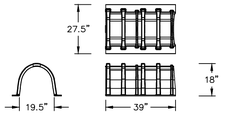
SECTION VIEW

NOTES:

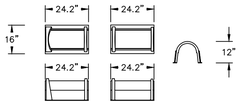
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD 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. SEPARATOR ROWS AS INDICATED ON THE PLAN TO FULLY WRAPPED WITH WOVEN GEOTEXTILE, MIRAFI 500X OR APPROVED EQUAL.

SYSTEM ID	BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
A	127.9	128.4	131.45	124.95 SQFT	8.5'X14.7'	4

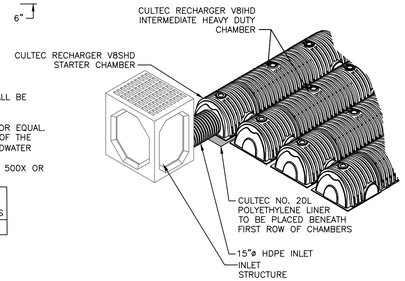
UNDERGROUND INFILTRATION SYSTEM DETAIL
NOT TO SCALE



CULTEC HVLV F-110x4 FEED CONNECTOR CHAMBER MAY BE USED ON V8SHD STARTER AND V8EHD END UNITS. STORAGE = 1.968 CF/FT [0.18 m3/m]



CULTEC HVLV FC-24 FEED CONNECTOR CHAMBER MAY BE USED ON V8IHD INTERMEDIATE UNITS. STORAGE = 0.913 CF/FT [0.08 m3/m]



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.

UNDERGROUND DETENTION SYSTEM:

BEST MANAGEMENT PRACTICE FOR MAINTAINING OPTIMUM PERFORMANCE OF THE UNDERGROUND DETENTION SYSTEM IS A COMBINATION OF THE FOLLOWING:

1. REMOVAL OF ACCUMULATED SEDIMENT FROM THE UPSTREAM CATCH BASIN AND STORMWATER COLLECTION SYSTEM, AND
2. 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 STRUCTURE. THE ACCESS POINT THROUGH THE UPSTREAM STRUCTURE 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 STRUCTURE. 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 UPSTREAM STRUCTURE AND EXTENDED TO THE END OF THE ROW. THE WATER IS TURNED ON AND THE INLET ROW IS BACK–FLUSHED INTO THE INLET STRUCTURE WHERE IT IS REMOVED BY USING A VACUUM TRUCK.

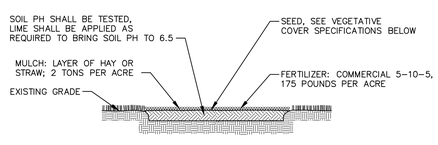
MAINTENANCE GUIDELINES:

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.

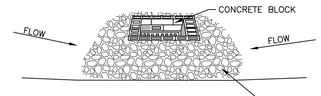
THE FACILITY OWNER SHALL PROVIDE FOR THE PERIODIC INSPECTION OF THE STORMWATER FACILITIES IN ACCORDANCE WITH THE DRAINAGE REPORT, AND SHALL HAVE THE FACILITIES INSPECTED ON A YEARLY BASIS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, TO DETERMINE THE CONDITION AND INTEGRITY OF THE STORMWATER 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.



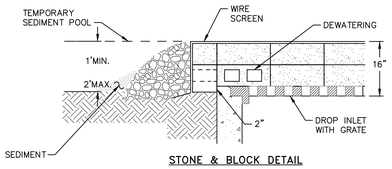
NOTES:

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.

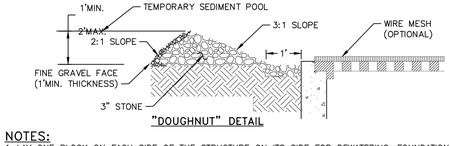
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



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

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: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/28/25	PER PLANNING BOARD COMMENTS	CMB	7	12/30/25	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB				
4	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
5	9/30/25	PER PLANNING BOARD COMMENTS	CMB				
6	11/25/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK — DUSHNEL A. BOSSOWSKI — 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

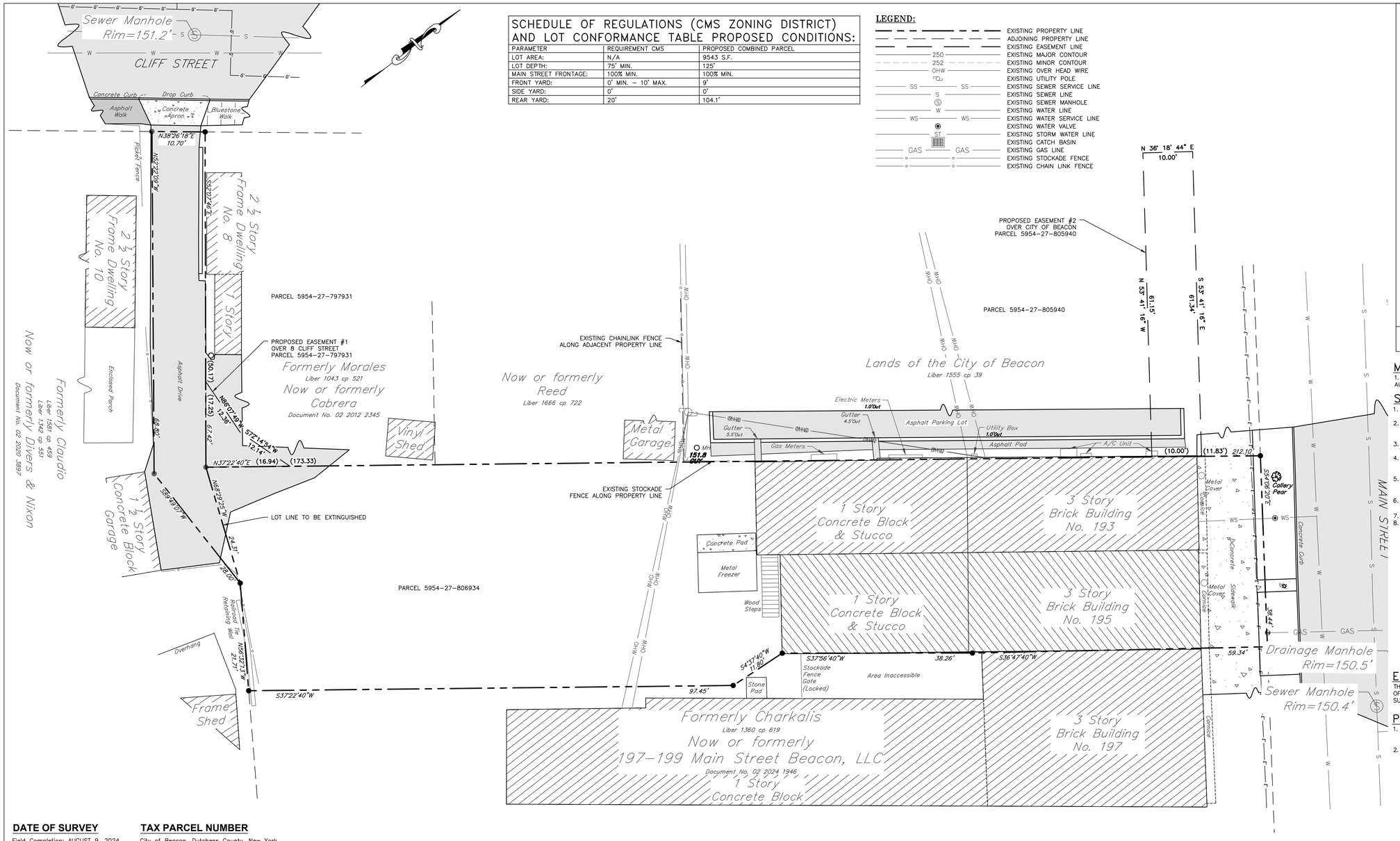
CONSTRUCTION DETAILS 2

193–195 MAIN STREET

193–195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–27–806934 & 796928

JOB #:	2024:052
DATE:	1/28/2025
SCALE:	AS SHOWN
TITLE:	CD–2
SHEET:	9 OF 9

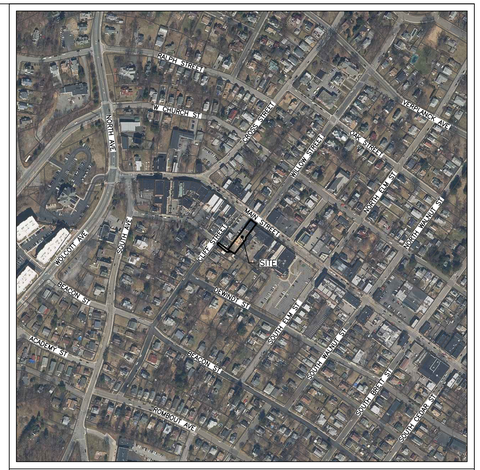
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



SCHEDULE OF REGULATIONS (CMS ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS:		
PARAMETER	REQUIREMENT CMS	PROPOSED COMBINED PARCEL
LOT AREA:	N/A	9543 S.F.
LOT DEPTH:	75' MIN.	125'
MAIN STREET FRONTAGE:	100% MIN.	100% MIN.
FRONT YARD:	0' MIN. – 10' MAX.	9'
SIDE YARD:	0'	0'
REAR YARD:	20'	104.1'

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- GAS EXISTING GAS LINE
- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK FENCE



SITE LOCATION MAP SCALE: 1" = 400'

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN PROVIDED BY A SURVEY MAP COMPLETED IN AUGUST 9, 2024, BY BADEY & WATSON SURVEYING & ENGINEERING D.P.C.

SURVEY NOTES:

1. COPYRIGHT "2025" BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION IS A VIOLATION OF APPLICABLE LAWS.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A DOCUMENT PREPARED BY A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
3. ALL CERTIFICATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
4. IF UNDERGROUND IMPROVEMENTS, EASEMENTS, OR ENCROACHMENTS EXIST AND ARE NEITHER VISIBLE DURING NORMAL FIELD SURVEY OPERATIONS NOR DESCRIBED IN INSTRUMENTS PROVIDED TO THESE SURVEYORS, THEY MAY NOT BE SHOWN ON THIS MAP.
5. THIS PROPERTY MAY BE AFFECTED BY INSTRUMENTS WHICH HAVE NOT BEEN PROVIDED TO THESE SURVEYORS. USERS OF THIS MAP SHOULD VERIFY TITLE WITH THEIR ATTORNEY OR A QUALIFIED TITLE EXAMINER.
6. THIS SURVEY IS OF PROPERTY DESCRIBED IN THE DUTCHESS COUNTY CLERK'S DOCUMENT NO. 02 2022 50546 (LAZARUS RISING LLC TO KOSOVA LANE PROPERTIES LLC).
7. THE VERTICAL DATUM HEREON IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NADV 88)
8. BADEY & WATSON CONTACTED UDIG NY AND OBTAINED A LIST OF REGISTERED UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES THAT MIGHT HAVE UNDERGROUND FACILITIES IN THE PROJECT VICINITY. "DESIGN TICKET" NO. 7184-001-557-00 WAS ISSUED BY UDIG NY FOR THIS PROJECT LISTING UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES THAT WERE TO BE CONTACTED BY THE UDIG NY. FOLLOWING IS A LIST OF THE REGISTRANTS THAT WERE TO BE CONTACTED AND THE DISPOSITION RELATED THERETO AS OF DATE.

   A) ALTICE – PLATE PROVIDED.
   B) CENTRAL HUDSON – PLATE PROVIDED.
   C) CITY OF BEACON – PLATES PROVIDED.
   D) NYSDOT – CLEAR.
   E) VERIZON – DESIGN CONFLICT, VERIZON WILL CONTACT.

   UNDERGROUND IMPROVEMENTS ARE MAPPED FOR PLANNING PURPOSES ONLY. MAPPING OF THESE FACILITIES IS BASED ON PLATES PROVIDED, AS NOTED ABOVE AND READILY VISIBLE SURFACE EVIDENCE. NO SUBSURFACE INVESTIGATION OF ANY KIND WAS CONDUCTED. THIS INFORMATION IS SUBJECT TO THE LIMITATIONS INHERENT IN THIS METHODOLOGY. UDIG NY REQUIRES A CODE 753 CALL TO 811 AT LEAST TWO BUT NOT MORE THAN TEN FULL WORKING DAYS PRIOR TO DIGGING. FOR MORE INFORMATION ON UDIG NY CONTACT UDIGNY.ORG

ENCROACHMENT NOTE:

THE FILING OF THIS PLAT DOES NOT CONSTITUTE ANY ENDORSEMENT, APPROVAL OR AUTHORIZATION OF ANY KIND FOR THE CONTINUATION OR REMOVAL OF ANY EXISTING ENCROACHMENTS ON THE SUBJECT PROPERTY.

PROPOSED EASEMENT NOTES:

1. PROPOSED EASEMENT #1 SHOWN ON THIS PLAT IS AN ACCESS EASEMENT OVER PARCEL 5954-27-797931 FOR THE BENEFIT OF PARCEL 5954-27-806934. THE EASEMENT AREA IS 118.4 SQFT., OR 0.003 AC.
2. PROPOSED EASEMENT #2 SHOWN ON THIS PLAT IS A UTLITY EASEMENT OVER PARCEL 5954-27-805940 FOR THE BENEFIT OF PARCEL 5954-27-806934. THE EASEMENT AREA IS 612.5 SQFT., OR 0.014 AC.

DATE OF SURVEY

Field Completion: AUGUST 9, 2024

OWNER

Kosova Lane Properties LLC
169 Main Street
Beacon, NY 12508

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
5954-27-806934
5954-27-796928

AREA

5954-27-806934
8,698 Square Feet
0.200 Acres

5954-27-796928
845 Square Feet
0.019 Acre

Combined Area: 9543 Square Feet 0.219 Acres

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON AUGUST 9, 2024.

BY:_____

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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/28/25	SHEET ADDED	CMB	7	12/30/25	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB				
4	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
5	9/30/25	PER PLANNING BOARD COMMENTS	CMB				
6	11/25/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

Dig Safely. New York. Call 811 before you dig

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

LOT CONSOLIDATION PLAT

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #: 2024:052
DATE: 5/28/2025
SCALE: 1" = 10'
TITLE: PL-1
SHEET: 1 OF 1

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

LANC & TULLY
Engineering and Surveying, D.P.C.

January 9, 2026

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

RE: 193-195 Main Street
Tax No. 5954-27-806934 & 796928
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed multi-family residential space at 193-195 Main Street:

- Correspondence dated December 30, 2025, from Cuddy & Feder LLP.
- Correspondence dated December 30, 2025, from Aryeh Siegel, Architect.
- Correspondence dated December 30, 2025, from Hudson Land Design.
- Correspondence dated December 29, 2025, from Colliers Engineering & Design.
- CMS & HDLO Design Standards Analysis dated December 30, 2025, as prepared by Aryeh Siegel, Architect.
- Correspondence dated June 20, 2025, from Beacon Fire Department Chief Tom Lucchesi.
- Plan titled "Lot Consolidation Plat – 193-195 Main Street", with the latest revision date of December 30, 2025, as prepared by Hudson land Design.
- Plan set titled "193-195 Main Street", with the latest revision date of December 30, 2025, as prepared by Aryeh Siegel, Architect, and Hudson Land Design and consisting of the following drawings:
  - Sheet 1 of 9 – Site Plan
  - Sheet 2 of 9 – Existing Conditions & Demolition Plan
  - Sheet 3 of 9 – Floor Plans
  - Sheet 4 of 9 – Building Elevations & Views
  - Sheet 5 of 9 – Grading & Utility Plan
  - Sheet 6 of 9 – Erosion & Sediment Control Plan
  - Sheet 7 of 9 – Landscaping Plan
  - Sheet 8 of 9 – Construction Details 1
  - Sheet 9 of 9 – Construction Details 2

The proposed project entails the merging of two parcels and a 3-story addition connected to the rear of the existing building, by means of a proposed 1-story structure containing a walk-in cooler and trash enclosure area. The new 3-story addition will provide for 6 residential units. At present, the parcel includes an existing building that is 3-stories in height along Main Street, with the rear of the building being 1-story in height. The project is located in the Central Main Street (CMS) Zoning District and is located on a 0.21± acres with the combining of both parcels.

Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. A drainage analysis was prepared for the proposed project. Based upon our review of the report we offer the following:
   a) Soil testing shall be conducted in the area of the proposed infiltration system. The City Engineer's office shall be contacted to witness the soil testing. ***Applicant's engineer states that soil testing will be conducted once the layout is generally accepted by the Planning Board.***

2. As applicant is stating that the existing drive from Cliff Street will serve as a walking path connection to Cliff Street and that neighbors that are currently using the driveway will continue to use the driveway, will ingress/egress easements and maintenance agreements be prepared between the applicant and the neighbors? ***The Applicant's Engineer has stated that an Ingress/Egress easement exists over the existing driveway on the south side of the project and will be provided as part of the next submission.*** We also recommend that this easement be shown on Sheet 2 "Existing Conditions and Demolition Plan" of the plan set.

3. A stormwater maintenance and easement agreement will be required for the proposed underground stormwater system. This should be prepared and submitted for our review and the City Attorney's review. ***Applicant's engineer states that this will be provided in a future submission.***

4. The proposed utility easement across the City of Beacon parking lot at the corner of Main Street and Cliff Street will need to be approved by the Beacon City Council. As project progresses applicant should make application to appear before City Council regarding the proposed easement.

Plot Plan:

1. As previously requested, the Plot Plan shall be updated to reflect the existing ingress/egress easement over the existing driveway, as well as providing notes related to the easement.

Site Plan (Sheet 1 of 9):

1. The hatching on the existing drive should be reduced in darkness so that the dimensions presented for the width can be read. It is also recommended that the metes and bounds for the property lines be shifted to the exterior of the hatch area so that can also be read clearly. Any hatch work on the plan should be light enough so that any labeling can easily be read.

2. A note shall be added to the plan with regards to the ingress/egress easement over the existing driveway.

3. As the lots are proposed to be combined into a single parcel, it is recommended that the labeling of Parcel I and Parcel II be removed from the site plan so as not to provide confusion in the future.

Building Elevations & Views (Sheet 4 of 9):

1. As a license agreement is no longer being sought for a pedestrian access across the rear of the City of Beacon's parking lot adjacent to the project parcel, then Rendering No. 2 on Sheet 4 of 9 should be revised to remove the crosswalk and pedestrian walking across the back of the existing parking lot to access the proposed project site.

This completes our review at this time. Further comments may be provided based on future submissions when more detailed plans are prepared for the project. **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: Natalie Quinn, Planner
Jennifer Gray, Esq.
Bryan Murphy, Building Inspector

January 9, 2026

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

RE: Site Plan, Traffic and Parking Review #2 for 193-195 Main Street, City of Beacon, Dutchess County, New York; CM Project No. R245579.01

Chairperson Gunn:

Creighton Manning Engineering & Surveying, PLLC (CM) has performed a review of the following documents:

- December 30, 2025, Submission cover letter prepared by Cuddy+Feder
- December 29, 2025, comment response letter from Colliers Engineering
- December 30, 2025, Site Plans prepared by Aryeh Siegel and Hudson Land Design

Upon review of the aforementioned documents, CM offers the following comments:

1. A one car parking space, ADA accessible, with turnaround is now proposed. In addition, a Belgian block curb will be provided along #8 Cliff Street to protect the house.

2. We have no further comments at this time.

If you have any questions about the above comments, please do not hesitate to contact me at (518) 689-1834.

Respectfully,
Creighton Manning Engineering & Surveying, PLLC

Kenneth Wersted, PE, PTOE
Associate

Amanda LaRosa, PE
Project Manager

N:\Projects\2025\R245579.00 Beacon - 2025 Beacon Reviews\Working\01- 193-195 Main St\20260109_193-195 Main_Rev 2_R245579.01.docx

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: January 12, 2026

RE: 193-195 Main Street Site Plan Application and Subdivision Approval (Lot Merger), Kosova Lane Properties, LLC

I have reviewed the following materials regarding the proposed residential building located at 193-195 Main Street:

- Cover letter by Taylor Palmer of Cuddy + Feder, dated December 30, 2025
- Exhibit A: Response to Comments Memo prepared by Aryeh Siegel, dated December 30, 2025
- Exhibit B: Response to Comments Memo prepared by HLD, dated December 30, 2025
- Exhibit C: Response to Comments Memo prepared by Colliers, dated December 30, 2025
- Exhibit D: CMS and HDLO Design Standards Analysis by Aryeh Siegel, dated December 30, 2025
- Exhibit E: Correspondence from City of Beacon Fire Department, dated June 20, 2025
- Site Plan Set (10 sheets) by Aryeh Siegel and Hudson Land Design, last revised December 30, 2025

Project Description:

The proposed project involves the merger of two parcels (Lot #806934 and #796928) to facilitate the construction of a new 3-story residential addition to an existing mixed-use building. The residential addition will contain six (6) residential units, to be located at the rear of the lot, connected to the existing building via a proposed single-story trash room and walk-in cooler. The resulting 0.21-acre lot is located within the CMS zoning district and HDLO overlay district, with the proposed access lot located within the T zoning district.

Comments & Recommendations:

1. **CMS & HDLO Design Standards**. The applicant has submitted an updated CMS & HDLO Design Standards Analysis dated December 30, 2025. The revised analysis is consistent with the current architectural drawings and appears to comply with the applicable CMS and HDLO design standards set forth in Chapter 134-7 and §223-41.18(J). The plans demonstrate appropriate hierarchy with the historic Main Street structure remaining visually primary, and include compatible architectural articulation, fenestration, and a generally appropriate material palette, including brick cladding. As noted by the applicant, additional detail is required to finalize specific color selections, finishes, and exterior lighting.

a. **Pedestrian Access to Cliff Street**. The plans show the driveway connecting the addition to Cliff Street constructed with permeable concrete pavers and grass grid pavers, creating a low-speed, shared-use surface. The applicant has indicated that the driveway will serve limited vehicular traffic and can function as a shared pedestrian access to the addition. Given this shared-use condition, the Planning Board should consider whether pedestrian-scale lighting and signage are appropriate to reinforce pedestrian priority and provide clear visual cues for both drivers and pedestrians

2. **Driveway Easement.** The applicant has provided descriptions of existing access easements with 8 and 10 Cliff Street, which allow those properties vehicular access to their garages. The location and extent of these easements should be noted and depicted on Sheet 2 of 9.

3. **Lighting and Photometrics.** A lighting plan for the site and access driveway, including fixture types and photometric data shall be provided to demonstrate compliance with §223-14(B). ***The Applicant has stated that lighting details will be provided in a subsequent submission.***

4. **Landscaped Area.** The zoning code requires a minimum of 10% open space. The submitted plans indicate that approximately 9.2% open space is proposed. As a result, additional landscaped area must be provided to meet the minimum requirement, or an area variance from the Zoning Board of Appeals is required to address this modest deficiency.

5. **Construction Logistics:** Due to the tight infill development conditions, the Board should request a construction logistics plan outlining hours of construction, contractor staging areas, pedestrian detours or sidewalk closures, and temporary utility coordination. ***The Applicant has indicated that a construction staging plan will be provided in future submission.***

This completes our review at this time. Please contact our office with any questions or requests for clarification.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Beacon**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **8069340000, 7969280000**

Project Name: **193-195 Main St and Cliff St**

Applicant: **Kosova Lane Properties, LLC**

Address of Property: **193-195 Main St, Beacon, NY 12508**

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☑ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☑ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **1/13/2026**

Entered By: **Perez, Mercedes**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **12/26/2025**	Notes:	☐ Major Project
Date Received: **12/26/2025**		Referral #: **ZR25-373**
Date Requested: **1/13/2026**		
Date Required: **1/23/2026**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **1/12/2026**		

City of Beacon Planning Board Agenda
01/13/2026

Title:

Review of application for Amended Site Plan Approval, Commercial, 3 Beekman Street, submitted by Dia Center for the Arts, Inc.

ATTACHMENTS

3 Beekman DIA PB 1.13.26 Site-Plan-App-2022-1-Parking Lot redacted2.pdf

3 Beekman Dia PB 1.13.26 Beacon-FPB Sale 1999.pdf

3 Beekman DIA PB 1.13.26 SEAF_DIA Parking Lot Expansion (EXECUTED).pdf

3 Beekman DIA PB 1.13.26 Parking Expansion and Storage Building Cvr Ltr_2025-1230.pdf

3 Beekman DIA PB 1.13.26 SITE PLAN_2025-1230.pdf

Lanc & Tully DIA Art Center 01-09-26 review.pdf

KARC Review PB_3 Beekman St_2026.01.12.pdf

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Dia Center for the Arts, Inc. (Rachel Pivnick)

Address: 535 W 22nd St., Fl 6
New York, NY 10011

Signature: [signature]

Date: 12/30/25

Phone: [redacted]

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Hudson Land Design - Michael Bodendorf, P.E.

Address: 174 Main Street Beacon, NY 12508

Phone: 845-440-6926

Fax:

Email address: mbodendorf@hudsonlanddesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 3 Beekman Street, Beacon, NY 12508

Tax Map Designation: Section 5954 Block 41 Lot(s) 605699

Land Area: 20.50 Ac.

Zoning District(s) LI - Light Industrial

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Proposed overflow parking lot for 49 vehicles, expansion of exisiting parking lot and proposed 60' x70' storage building.

Gross Non-Residential Floor Space: Existing 293,928 sqft. Proposed 298,128 sqft.

TOTAL:

Dwelling Units (by type): Existing 0 Proposed 0

TOTAL: 0

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

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

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

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

APPLICATION FEES

Site Plan	**Residential** **$500 + $250 per dwelling unit** **Commercial** **$500 + $250 per 1,000 s.f.** 4,200 sqft $500 + $1050 = $1,550
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**

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)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

4,200 sqft of new building: $3000 + ($0.5X1,200 =$600) = $3600

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: Dia Center for the Arts, Inc.

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.
Not applicable as not-for profit corporation

List all properties in the City of Beacon that you hold a 5% interest in:
5954-49-608543 - 12.32 Ac. & 5954-41-605699 - 20.50 Ac.

Applicant Address: 535 W 22nd St, New York, NY 10011

Project Address: 3 Beekman St., Beacon, NY 12508

Project Tax Grid # 5954-41-605699

Type of Application Site Plan

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

I, Rachel Pivnick, 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

Deputy Director, Chief Operating Officer

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: Dia Storage Building and Parking Lot Expansion

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	X	

properties.		
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.	N/A	
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.	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.	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.	N/A	

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

Applicant/Sponsor Name: Rachel Pivnick

Signature: 

Date: 12/30/25

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://beaconny.gov/

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: Dia Center For The Arts (Rachel Pivnick)

Address of Applicant: 535 W 22nd St, Flr. 6, New York, NY 10011

Telephone Contact Information: [redacted]

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.
DIA Center for the Arts, Inc.	535 W 22nd St. Flr. 6, New York, NY 10011	[redacted] General 212-989-5566	5/10/99 - sale of property	Deed recorded at the Dutchess County Clerk on 11/10/99; Deed Book: 21999 Page: 10481

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

(Print) Rachel Pivnick

(Signature) _____

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

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

IF AFFIANT IS A CORPORATION:

Name of Entity Dia Center For The Arts, Inc.	Telephone Contact Information General 212-989-5566 [redacted]
Principal Place of Business of Entity 535 W 22nd St., Flr. 6, New York, NY 10011	Place and Date of incorporation 7/8/1974 Albany, New York
Method of Incorporation Not For Profit	Official place where the documents and papers of incorporation were filed NYS Department of State

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest

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

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

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**
Dia Center for the Arts, Inc.	535 W 22nd St., Flr 6 New York, NY 10011

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.

Rachel Pivnick - Deputy Director & Chief Operating Officer

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 Dia Center For The Arts, Inc.	Telephone Contact Information 212-989-5566
Principal Business Address 535 W 22nd St., Flr 6 New York, NY 10011	Place and Date of Incorporation 7/8/1974 Albany, New York
Method of Incorporation Not For Profit	Official place where the documents and papers of incorporation were filed NYS Department of State

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	**Residence or business address**	**Telephone number**
Jessica Morgan	535 West 22nd St, NY NY 10011	212-989-5566
Nathalie de Gunzberg	535 West 22nd St NY NY 10011	212-989-5566
Charles Wright	535 West 22nd St NY NY 10011	212-989-5566
Howard Rachovsky	535 West 22nd St NY NY 10011	212-989-5566

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, Rachel Pivnick being first duly sworn, according to law, deposes and says that I am (Title) _Deputy Director and Chief Operating Officer, an active and qualified member of the Dia Center for the Arts, Inc., 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) _Rachel Pivnick_____

(Signature) _ 

Dutchess County Clerk

[redacted]

DUTCHESS COUNTY CLERK RECORDING PAGE

RECORD & RETURN TO:

STEPHEN DEWHURST
DIA CENTER FOR THE ARTS
542 WEST 22ND ST
NEW YORK NY 10011

RECORDED: 11/10/1999

AT: 14:08:02

DOCUMENT #: 02 1999 10481

RECEIVED FROM: ROYAL ABSTRACT

GRANTOR: FPB PROPERTY HOLDINGS CORP
GRANTEE: DIA CENTER FOR THE ARTS

RECORDED IN: DEED
INSTRUMENT TYPE:

TAX
DISTRICT: CITY OF BEACON

EXAMINED AND CHARGED AS FOLLOWS:

RECORDING CHARGE: 66.00

NUMBER OF PAGES: 8

TRANSFER TAX AMOUNT:

TRANSFER TAX NUMBER: #003089

E & A FORM: Y

TP-584: Y

*** DO NOT DETACH THIS PAGE
*** THIS IS NOT A BILL

STATE OF NEW YORK) COUNTY OF DUTCHESS) SS:
I, BRADFORD KENDALL, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS, DUTCHESS COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE ON 11/10/1999 Recd #1999-10481 AND THE SAME IS A CORRECT TRANSCRIPT THEREOF
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
FEB 17 2022
JP
COUNTY CLERK & CLERK OF THE SUPREME & COUNTY COURTS, DUTCHESS COUNTY

COUNTY CLERK BY: DNK /_____
RECEIPT NO: R67221
BATCH RECORD: C00286

WILLIAM L. PAROLI, JR.
County Clerk

0 2 1 9 9 9 1 0 4 8 1

DUTCHESS COUNTY SEAL

810370

STT

0

Dutchess County Clerk

DEED

THIS INDENTURE, made the 24th day of June, Nineteen Hundred and Ninety-nine between **FPB PROPERTY HOLDINGS CORPORATION**, a Delaware corporation having its principal office at c/o International Paper Company, Two Manhattanville Road, Purchase, New York 10577 party of the first part, and **DIA CENTER FOR THE ARTS**, a New York not for profit corporation having its principal office at 542 West 22nd Street, New York, New York 10011, party of the second part;

Witnesseth that the party of the first part, in consideration of Ten Dollars ($10.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns 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, such property being more particularly described in Exhibit "A" annexed hereto.

SUBJECT to those matters and exceptions as described in Exhibit "B" annexed.

SUBJECT to a right to reconveyance to Grantor pursuant to the Agreement of Donation between Grantor and Grantee dated May 21, 1999. Said right to reconveyance expires on May 21, 2019.

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, its successors and assigns forever

The disposition of the property in this instrument is made in the usual and regular course of business of the corporation.

AND the party of the first part covenants that it has not done or suffered anything whereby the said premises have been incumbered 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 reads "parties" whenever the sense of this indenture so requires.

Dutchess County Clerk

IN PRESENCE OF

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer the day and year first above written.

FPB PROPERTY HOLDINGS CORPORATION

By: _____ alg
James W. Guedry
Vice President

FPB Property Holdings Corporation Inc. 1991 State of New York

STATE OF NEW JERSEY)
) **ss.**
COUNTY OF BERGEN)

On this 24 day of June, Nineteen Hundred and Ninety-nine before me personally came James W. Guedry to me personally known, who, being by me duly sworn did depose and say that he resides at 79 Charles Street, New York, New York 10014 that he is the Vice President of **FPB PROPERTY HOLDINGS CORPORATION** described in, and which executed, the above Instrument; that he knows the seal of said **FPB PROPERTY HOLDINGS CORPORATION**; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

_____
Notary Public
My Commission Expires:

COLETTE J. BORELL
Notary Public, State of New Jersey
My Commission Expires November 14, 2003

Dutchess County Clerk

EXHIBIT A

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, known and designated as being Lot No. 2 on a certain map entitled "Subdivision of Property for Federal Paper Board Company, Inc.", and filed in the Dutchess County Clerk's Office on March 25, 1993 as Map. No. 9679, and being more particularly bounded and described as follows:

BEGINNING at a point on the easterly boundary of the Metropolitan Transit Authority, where the same is intersected by the northerly boundary of Lot No. 1;

RUNNING THENCE along the easterly boundary of Metropolitan Transit Authority North 01 degrees 44 minutes 30 seconds East a distance of 1578.81 feet to a point;

THENCE along the same on a curve right having a radius of 3040.00 feet and an arc length of 420.63 feet to a point;

THENCE along the westerly, southerly and southwesterly boundary of Wolcott Avenue, the following eleven courses and distances:

1. South 84 degrees 08 minutes 30 seconds East a distance of 2.48 feet to a point;
2. South 19 degrees 06 minutes 50 seconds East a distance of 135.56 feet to a point;
3. South 35 degrees 48 minutes 10 seconds East a distance of 75.21 feet to a point;
4. South 50 degrees 28 minutes 40 seconds East a distance of 51.86 feet to a point;
5. South 70 degrees 49 minutes 15 seconds East a distance of 24.35 feet to a point;
6. South 86 degrees 03 minutes 20 seconds East a distance of 87.21 feet to a point;
7. South 80 degrees 59 minutes 30 seconds East a distance of 166.05 feet to a point;
8. South 67 degrees 04 minutes 05 seconds East a distance of 84.69 feet to a point;
9. South 48 degrees 42 minutes 55 seconds East a distance of 163.69 feet to a point;
10. South 43 degrees 15 minutes 00 seconds East a distance of 105.04 feet to a point;
11. South 39 degrees 38 minutes 10 seconds East a distance of 191.82 feet to a point;

THENCE along the westerly boundary of Filed Map No. 6724 and in continuation along Filed Map No. 6708, the following six courses and distances:

1. South 50 degrees 21 minutes 50 seconds West a distance of 105.12 feet to a point;

Dutchess County Clerk

2. South 38 degrees 59 minutes 00 seconds East a distance of 50.03 feet to a point;

3. South 08 degrees 35 minutes 40 seconds West a distance of 306.08 feet to a point;

4. South 14 degrees 55 minutes 30 seconds West a distance of 727.60 feet to a point;

5. North 85 degrees 14 minutes 20 seconds West a distance of 68.20 feet to a point;

6. South 01 degrees 53 minutes 00 seconds West a distance of 56.60 feet to a point;

THENCE along the westerly boundary of lands now or formerly Wilkins South 01 degrees 02 minutes 20 seconds West a distance of 85.30 feet to a point;

THENCE along the same South 18 degrees 23 minutes 40 seconds East a distance of 27.26 feet to a point;

THENCE along the northerly boundary of All County Resource Management Corporation, the following three courses and distances:

1. South 55 degrees 33 minutes 00 seconds West a distance of 90.84 feet to a point;

2. South 81 degrees 57 minutes 00 seconds West a distance of 188.00 feet to a point;

3. South 04 degrees 46 minutes 00 seconds West a distance of 25.95 feet to a point.

THENCE along the northerly boundary of Lot No. 1 North 88 degrees 15 minutes 30 seconds West a distance of 281.49 feet to the point or place of **BEGINNING.**

EXCEPT THEREROM lands which may have been heretofore conveyed by in the following grants:

1. Grant of Land to New York Central-Railroad Company dated January 17, 1929 and recorded January 28, 1929 in Liber 493 Page 62.

2. Grant of Land to the Beacon Community Development Agency dated June 13, 1983 and recorded September 19, 1983 in Liber 1612 Page 253.

Being the same premises conveyed to the Grantor from Federal Paper Board Company, Inc., a New York Corporation by deed dated December 29, 1993 and recorded January 20, 1994 in Liber 1939 Page 124.

The premises is known as 125 Wolcott Avenue, Beacon, New York and is designated as Section 5954 Block 41 Lot 610662 as shown on the Dutchess County Land and Tax Map.

Dutchess County Clerk

EXHIBIT B

I. Lands which may have been heretofore conveyed by in the following grants:

1. Grant of Land to New York Central-Railroad Company dated January 17, 1929 and recorded January 28, 1929 in Liber 493 Page 62.

2. Grant of Land to the Beacon Community Development Agency dated June 13, 1983 and recorded September 19, 1983 in Liber 1612 Page 253.

II. Covenants, conditions, easements, agreements of record, etc. more fully set forth as follows:

1. Railroad Track Easement and Maintenance Agreement; Water Line Easement in Deed by Federal Paper Board Company, Inc. to All County Resource Management Corporation dated March 11, 1993 and recorded March 25, 1993 in Liber 1926 Page 249.

2. Notice of Appropriate of Easement for grading and work area and for road improvement by the New York State Department of Transportation recorded February 26, 1985 in Liber 1661 Page 416.

3. Telephone Utility Easement Grant to N.Y. Telephone Co. recorded October 19, 1993 in Liber 1614 Page 918.

4. Drainage Easement Grant to the City of Beacon dated August 11, 1983 recorded October 28, 1983 in Liber 1615 Page 696.

5. Storm Drainage Easement Grant to the City of Beacon dated May 1, 1962 and recorded September 20, 1962 in Liber 1087 Page 489.

6. Open Ditch and Storm Drainage Facilities Easement Grant to the City of Beacon dated August 28, 1972 and recorded September 12, 1972 in Liber 1340 Page 369.

III. Other Exceptions

1. Real estate taxes, water rates and other governmental charges payable in the year of closing.

2. Restrictions on Grantee's ability to build upon or use the Premises imposed by any current or future building or zoning ordinances or any other law or regulation of any governmental authority.

3. The state of facts rights, interests or claims disclosed, as well as any discrepancies, conflicts or boundary lines, shortages in area, encroachments, or any other facts solely as disclosed on an accurate survey or an inspection of the Premises would reveal.

4. All valid and outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants and all other rights in third parties of record or acquired through prescription or adverse possession.

5. All claims of governmental authorities in and to any portion of the Premises lying in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters or any claims of riparian rights.

6. Any and all restrictions on use of the Premises due to environmental

Dutchess County Clerk

protection laws, including, without limitation, wetlands protection laws, rules, regulations and orders.

Dutchess County Clerk

DEED

Section: 5954
Block: 41
Lots: 610662

PREMISE: 125 Wolcott Avenue, N.Y.
COUNTY: Dutchess

RECORD & RETURN:

Stephen Dewhurst
Dia Center for the Arts
542 West 22nd Street
New York, N.Y. 10011

810370
Recorded at the Request of
ROYAL ABSTRACT
500 FIFTH AVENUE, SUITE 1940
NEW YORK, N.Y. 10110
TEL: (212) 376-0900

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:

DIA Beacon- Parking Lot Expansion and Storage Building

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

3 Beekman Street, Beacon, NY 12508

Brief Description of Proposed Action:

The proposed project entails the expansion of the parking capacity at the DIA Beacon property, the construction of a new storage building for equipment and stormwater management practices for treatment of surface flows generated by the new impervious surfaces from the proposed structures.

Parking capacity at the subject property, 3 Beekman Street, Tax ID#: 130200-5954-41-605699-0000, will be expanded in order to help meet visitor demand. The proposed parking expansion will be comprise of a new, 49 space parking lot and the addition of 5 parking spaces to the existing employee parking lot east of the DIA Beacon main building. The proposed 60'X70' storage building will be constructed along the south end of the existing employee parking lot. Surface flows from the new paved surfaces and building will be conveyed to two proposed bioretention areas that will provide quality treatment of stormwater runoff prior to being conveyed to the existing stormwater management infrastructure located on the property.

Name of Applicant or Sponsor:	Telephone: (917) 375-2427
DIA Center for the Arts (Rachel Pivnick - Deputy Director/Contact)	E-Mail: rpivnick@diaart.org

Address:

535 West 22nd Street, 2nd Floor

City/PO:	State:	Zip Code:
New York	New York	10011

	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 - Plan Approval	☐	☑

3. a. Total acreage of the site of the proposed action? 20.50 acres
   b. Total acreage to be physically disturbed? +/-1.54 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 32.82 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: _____	☑	☐
Project does not entail the construction of structures, occupied or otherwise, that will create a water demand (only one storage building to be constructed with no water and sewer services) .		

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☑	☐
Project does not entail the construction of structures, occupied or otherwise, that will generate wastewater (only one storage building to be constructed with no water and sewer services) .		

	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?	☐	☑
The DIA Main Building was listed on the National Register in 2003. There are no proposed changes to the building.		
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: _____		
There are mapped Federal Wetlands located on the adjacent Long Dock and Conrail properties north and south of the proposed project. The NYSDEC Environmental Resource Mapper indicates "Informational Freshwater Wetland Mapping" on the adjacent Long Dock property to the north and on Conrail property to the south of the site. The proposed disturbance is more than 700 feet from any offsite mapped or "informational" wetland.		

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: Surface flows from the new impervious surfaces (new parking lot, parking lot expansion, and storage building) shall be conveyed to stormwater management practices (bioretention areas) which will convey flow to the existing stormwater infrastructure on the subject property. The proposed action will require a SWPPP and coverage under ~~GP-0-25-001 SPDES Permit as the proposed disturbance exceeds 1 acre. The subject property discharges to the Hudson River, which a 5th order watercourse; therefore,~~ stormwater detention is not required. Required water quality treatment and runoff reduction will be provided as required by the permit.		
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: Remediation of the subject property has been rcompleted (NYSDEC Site V00299) and a release letter was issued in September 2011. Refer to Note 1 below for summary of other remediation site status & NYSDEC remediation reports annexed for further details.	☐	☑

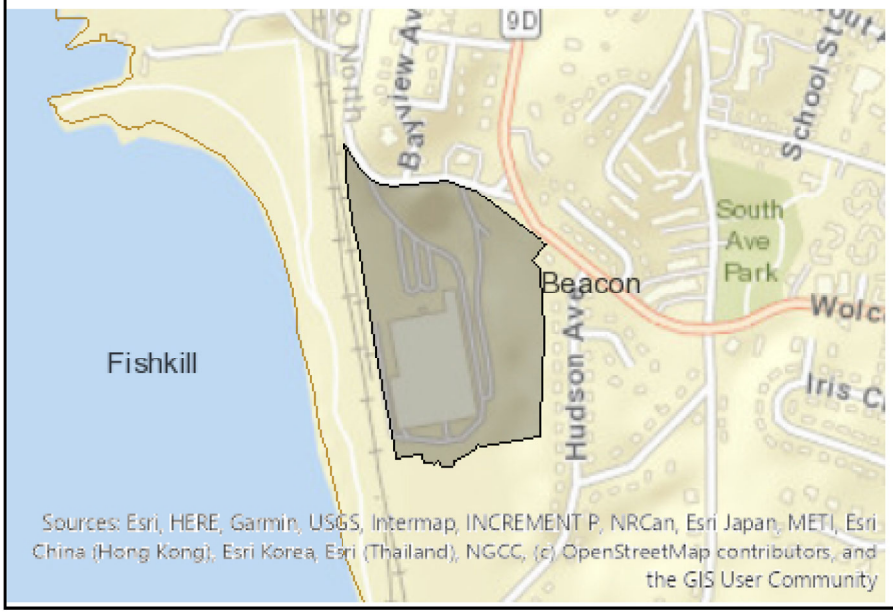
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Michael A. Bodendorf, P.E Date: 12/30/2025

Signature: _____ Title: Engineer for Applicant

Note 1:
-V00293-C (Completed);
-546031-02 (Carefully Monitored);
-314069-N* (No Further Action at this Time);
-C314112-C (Completed);
-V00096-N* (No Further Action at this Time);
-V00299-C (Completed).

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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
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

Search Details from Environmental Remediation Databases

Site Record

Document Repository

Administrative Information

An official website of New York State.
Here's how you know

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Location

DEC Region: 3
Address: 1 West Main Street
City: Beacon
Zip: 12508
County: Dutchess
Latitude: 41.50621157
Longitude: -73.98240676
Site Type:
Estimated Size: 3.11 Acres

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

Site Owner(s) and Operator(s)

Current Owner Name: Information Not Available

Site Document Repository

No Repository Information Available

Site Description

Site Location:
The CHGE Beacon Manufactured Gas Plant (MGP) Dorel Hat property is located in a suburban area in the City of Beacon, Dutchess County, N.Y. The site is approximately 4 acres in size, and is bounded by West Main St. to the north, River St. to the east, an open field owned by the Metropolitan Transportation Authority (MTA)to the south and by Railroad Drive and the Beacon Railroad station to the west.

Site Features:
The main site features include: an approximately 32,000 square foot building surrounded by a grass covered area in the southern portion of the property and an asphalt paved parking lot in the northern half.

Current Zoning/Uses:
The site is currently used for storage and office space and is zoned commercial. The surrounding parcels are commercial and residential. The nearest residential area is comprised of townhouses located approximately 100 feet to the east on River St.

Past Uses of the Site:
The 1 Main Street site is adjacent to a former MGP located on River Street, which operated from 1871 to approximately 1946.

Operable Units (OU)
The site was divided into 2 Operable Units.
An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination

Operable Unit 1 (OU1) consists of the MGP site itself, which has since been redeveloped for residential use. It appears that all contaminated soils were removed prior to redevelopment. No significant amounts of MGP contamination were found to remain at the former MGP site, and it was determined that no further action was required. A release letter for the Beacon MGP was issued under the VCA on January 31, 2002.

Operable Unit 2 (OU2) consists of the property across the street from the MGP, known as the Dorel Hat property. The majority of MGP contaminated soil on OU2 was removed during an IRM conducted in 2007.

On September 12, 2007 the Dorel Hat property was transferred to the MTA. On July 15, 2011 the MTA filed a Deed Restriction by which it is required to comply with the Department approved Site Management Plan.

Site Geology/Hydrogeology:
The site is underlain by unconsolidated sand and silt deposits to a depth of approximately 8 feet. Below these, a 4 foot thick clay layer lies above the slate bedrock. Groundwater on the site flows toward the Hudson River, to the west.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
Other
Coal tar

Site Environmental Assessment

Remediation of accessible contaminated soil at this site has been completed. The primary contaminant is coal tar which contains PAHs and BTEX compounds.

The majority of coal tar contaminated soil was removed during an IRM conducted in 2007.

Due to the presence of the Dorel Hat building, a force sewer Main and a gas line on the site, some of the coal tar contaminated soil was not removed and remains in the subsurface under the building and to the east of the building. The coal tar is located at a depth of approximately 5 to 10 feet below the ground surface.

Levels of sub-slab soil vapor beneath the building exceed DOH guidance values for indoor air. A sub-slab depressurization vapor mitigation system was installed to prevent sub-slab vapor from entering the building.

Groundwater on the site exceeds Groundwater Quality Standards for VOCs, SVOC's, Metals and Pesticides. The area is supplied by a public water supply.

Site Health Assessment

Measures are in place to control the potential for coming in contact with sub-surface soil and groundwater contamination remaining at the site. People are not drinking the contaminated groundwater because the site is served by a public water supply that is not affected by this contamination. Volatile organic compounds in groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings is referred to as soil vapor intrusion. A sub slab depressurization system (systems that ventilate/remove the air beneath the building) has been installed in the on-site building to prevent the indoor air quality from being affected by the contamination in soil vapor beneath the building. Sampling indicates soil vapor intrusion is not a concern for off-site buildings.

For more Information:

E-mail Us

Refine This Search

Search Details from Environmental Remediation

An official website of New York State.
Here's how you know

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: Hudson River PCB Sediments
Site Code: 546031
Program: State Superfund Program
Classification: 02
EPA ID Number: NYD980763841

Location

DEC Region: 5
Address: Hudson River, Hudson Falls-NYC Battery
City:
Zip: 12180
County: Saratoga
Latitude: 43.286475666
Longitude: -73.595363441
Site Type:
Estimated Size: 0 Acres

Hazardous Waste Disposal Period

From: 1946
To: present

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

Site Owner(s) and Operator(s)

Current Owner Name: New York State
Current Owner(s) Address:
, ZZ,

Current Owner Name: STATE OF NEW YORK
Current Owner(s) Address:
, ZZ,

Current Owner Name: New York State
Current Owner(s) Address:
, ZZ,

Owner(s) During Disposal: STATE OF NEW YORK

Current On-Site Operator: NYS Department of Transportation
Stated Operator(s) Address: State Campus - Building 5
Albany, NY, 12233

Site Document Repository

Name: US Epa
Address: 187 Wolf road
colonie, NY,

Site Description

Site Location:

This National Priorities List site includes the nearly 200-mile stretch of the Hudson River that extends from Hudson Falls in Washington County to the Battery in New York City. The river

is part of the Champlain Canal between Fort Edward and Waterford. EPA is the lead agency for the investigation and cleanup of the site.

Site Features:

The site includes the main stem of the Hudson River, as well as the associated flood plains, river banks, riverene fringing wetlands, and backwater areas.

Current zoning / uses:

The river is currently used for recreation, transportation, and as a source of water for drinking and other purposes. The river floodplain areas include all types of land uses, from passive / recreational to residential to commercial / industrial.

Historical uses:

The General Electric Company (GE) discharged PCBs into the river from two capacitor manufacturing plants located in Hudson Falls and Fort Edward starting sometime in 1946.

Previous investigations identified 40 areas or 'hot spots' in the upper Hudson that had sediments contaminated with greater than 50 ppm of PCBs. Also included in the definition of this site are five Remnant Deposits or river sediment areas that were exposed when the level of the river was lowered when the Fort Edward Dam was removed in 1973.

EPA issued a Record of Decision (ROD) for this National Priorities List site on September 25, 1984 which included: in-place containment of the Remnant Deposits; evaluation of downstream domestic water quality at Waterford, New York; and interim “No Action” as to the PCB-contaminated river sediment. The 1984 ROD indicated that both the No Action decision for the river sediments and the containment remedy for the Remnant Deposits might be reexamined by EPA in the future. The containment remedy for the Remnant Deposits was performed by GE under a 1990 Consent Decree with EPA. In addition, in 1990, NYSDEC completed the evaluation of downstream domestic water quality at Waterford, New York, which concluded that PCB concentrations were below analytical detection limits after treatment and met standards applicable to public water supplies.

In December 1989, EPA announced its decision to initiate a detailed Reassessment Remedial Investigation/Feasibility Study (RI/FS) of the September 1984 decision concerning the PCB contaminated Hudson River sediments. The Reassessment culminated with EPA’s issuance of a second ROD for the site in February 2002 which included the dredging of an estimated 2.65 million cubic yards of PCB contaminated sediments from the Upper Hudson

River (between Fort Edward and Troy), which was estimated in the ROD to contain about 66,300 kilograms of total PCBs (approximately 65% of the total PCB mass estimated to be present within the Upper Hudson River). The ROD also identified further evaluation of PCB contamination in the flood plains concurrent with the design phase of the project.

EPA issued a series of Orders to GE for performance of the engineering design for the project. Phase 1 dredging commenced in May 2009, and was completed in October 2009.

After completion of Phase 1, EPA reviewed the environmental monitoring and operational data to determine the changes to the project standards and to project design specifications for Phase 2.

The changes to the project for Phase 2 were provided to GE in December 2010. GE, in accordance with the Consent Decree for the site, opted to implement Phase 2 of the remedy on 12/31/10.

Construction work for Phase 2 of the remedial project started in 2011, and was completed in 2016. Dredging was completed in fall 2015; habitat reconstruction was completed in 2016. Facility decommissioning was performed in 2016.

Operable Units:

The site was divided into five operable units.

An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately in investigation, eliminate or mitigate release, threat of release or exposure pathway resulting from the site contamination.

Operable Unit 1 (OU1) consists of the capping of the remnant deposits.

OU 2 consists of the dredging of the Upper Hudson River.

OU 3 consists of the removal of soils on Rogers Island.

OU 4 consists of the Upper Hudson River Floodplains Investigation (EPA tracks as OU4).

OU 5 consists of the Lower Hudson River Sediments (from the Federal Dam in Troy to the Battery in New York City).

For more information on the Hudson River Fish advisory, copy and paste this link into a web browser:
https://www.health.ny.gov/environmental/outdoors/fish/hudson_river/advisory_outreach_project/

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
PCB aroclor 1254
Polychlorinated biphenyls (PCB)
Cadmium
Lead
PCB aroclor 1242
PCB aroclor 1016

Site Environmental Assessment

Nature and extent of contamination:

Contaminants:

The primary constituent of concern is PCBs, discharged from two GE capacitor plants in Hudson Falls and Fort Edward. The upstream extent of contamination is the portion of the river immediately above the Bakers Falls Dam at the GE Hudson Falls plant site. The downstream extent of contamination is the Atlantic Ocean.

The commercial mixtures of PCBs discharged from the two GE plant sites changed over time; initially aroclor 1254, changing to aroclor 1242 and then to aroclor 1016.

Contaminant Concentrations:

PCBs have been found in excess of standards, criteria and guidance concentrations (SCGs) in sediments, surface water, biota, air, and soils at the Hudson River PCBs site. The primary sources at the plant sites have been almost completely abated through remedial work at the plant sites; as a result, the primary source of PCB to the surface water and biota of the river are the remaining contaminated sediments in the river south of the plant sites.

Prior to remediation of the Upper Hudson River from 2009 to 2016, PCB concentrations in sediment range from non-detect to greater than one percent PCB (> 10,000 parts per million). In surface water typically concentrations range from 2 nanograms per liter (ng/l or parts per trillion) to 100 ng/l, except at times of high flow when scour-driven remobilization of contaminated sediments can cause much higher concentrations in excess of 1 microgram per liter (1 ug/l or part per billion).

Floodplains - Investigations are underway to determine the extent of floodplain impacts. To date, PCB concentrations in excess of 500 milligrams per kilogram (mg/kg or part per million) have been found in limited areas. Those areas have been addressed over the past 15 years with various interim remedies (soil covers). The nature and extent of floodplain soil contamination has not yet been established. Remedial investigations are currently underway.

Lower Hudson River - The Lower Hudson River portion of the NPL site (from the Federal Dam in Troy to the Battery in New York City) has not been fully investigated to date. Preliminary sampling of sediment started in 2023 under an order between EPA and GE. Annual fish monitoring for PCBs occurs in certain locations in the lower Hudson.

Significant threat:
PCB contamination in the Hudson River sediments continue to pose a significant threat to human health and/or the environment. Concentrations in PCBs in biota directly attributable to the waste disposal at the site have led the Department of Health to recommend that human consumption of biota be limited over a substantial portion of the Hudson River between Hudson Falls and the Battery in New York City. In the upper Hudson, the fishery is catch and release only, and the NYSDOH advisory is to eat none.

To see the fish consumption advisories, go to:

https://www.health.ny.gov/publications/2794.pdf

and

https://www.health.ny.gov/environmental/outdoors/fish/hudson_river/advisory_outreach_pr

oject/

The disposal of PCB into the Hudson River has also led to significant environmental damage as defined in 6 NYCRR Part 375.

This site has been included in the Federal National Priorities List (NPL).

Site Health Assessment

Consumption of fish is the major potential route of human exposure to PCBs from this site. Because of site impacts, most fish from the Hudson River downstream of Hudson Falls have elevated PCB levels. Fishing is restricted to catch and release, with a “eat none” advisory for fish consumption, from Hudson Falls to Troy. In addition, there are advisories ("eat none" or "eat no more than 1 meal per month") on consumption of several fish species caught from the Hudson River below the Troy Dam to New York Harbor. People may come into contact with contaminants present in the shallow river sediments while entering or exiting the river during recreational activities, and may also come into contact with contaminants present in floodplain soils. This direct contact route of exposure is present primarily in the upper Hudson between Hudson Falls and Troy.GE under USEPA and State oversight has taken actions at several properties along the Hudson River to address PCB contaminated floodplain soils between Hudson Falls and Troy. These actions vary from deploying signs to installing various covers and are intended to reduce exposures to PCBs in floodplain soils until a permanent remedy is developed. Additionally, a remedial investigation to address floodplain soils in the Upper Hudson River Floodplain under USEPA and State oversight is now underway.

For more Information:

E-mail Us

DER Environmental Remediation Databases Privacy Policy Terms of Service

Refine This Search

- Agencies App Directory Counties Events Programs Services

Translate

Translation Services

This page is available in other languages

- English

- Español
- 中文
- 繁體中文
- Русский
- יידיש
- বাংলা
- 한국어
- Kreyòl Ayisyen
- Italiano
- العربية
- Polski
- Français
- اردو

Search Details from Environmental Remediation Databases

Site Record

Document Repository

An official website of New York State.
Here's how you know

NEW YORK STATE

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Classification : N

EPA ID Number: NYD980531792

Location

DEC Region: 3
Address: River Street
City: Beacon
Zip: 12508
County: Dutchess
Latitude: 41.5062354
Longitude: -73.98241136
Site Type:
Estimated Size: 0 Acres

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Site Owner(s) and Operator(s)

Current Owner Name: Jeffrey L. Boetign
Current Owner(s) Address: 424 RIVER STREET
BEACON, NY, 12508

Current Owner Name: CITY OF BEACON
Current Owner(s) Address: 1 MUNICIPAL PLAZA, SUITE 1
BEACON, NY, 12508

Current Owner Name: Robert Harrington
Current Owner(s) Address: 426 RIVER STREET
BEACON, NY, 12508

Current Owner Name: GARY BLUM
Current Owner(s) Address: 418 RIVER STREET
BEACON, NY, 12508

Current Owner Name: Gurmukh Singh
Current Owner(s) Address: 428 RIVER STREET
BEACON, NY, 12508

Current Owner Name: Hassan Toy
Current Owner(s) Address: 422 RIVER STREET
BEACON, NY, 12508

Current Owner Name: Jeffrey Staten
Current Owner(s) Address: 420 RIVER STREET
BEACON, NY, 12508

Current Owner Name: JOSEPH HARNEY
Current Owner(s) Address: 416 RIVER STREET
BEACON, NY, 12508

Current Owner Name: Joseph Stezel
Current Owner(s) Address: 430 RIVER STREET
BEACON, NY, 12508

Current On-Site Operator: 7-11
Stated Operator(s) Address:
, NY,

Current On-Site Operator: CENTRAL HUDSON GAS & ELECTRIC CORP.
Stated Operator(s) Address: 284 SOUTH AVENUE
POUGHKEEPSIE, NY, 126014874

Current On-Site Operator: Central Hudson Gas & Electric Corp.
Stated Operator(s) Address: 284 South Avenue
Poughkeepsie, NY, 12601

Site Document Repository

No Repository Information Available

Site Description

See V00293

Contaminants of Concern (Including Materials Disposed)

No materials information available.

Site Environmental Assessment

See V00293. The actual site of the MGP has been redeveloped, and no trace of the original plant or surrounding soils remains. A neighboring property across the street (Dorel Hat) was found to have been impacted by tar which had migrated from the MGP site, and was remediated under V00293.

* Class N Sites: "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information:

Home This Search

- Agencies
- App Directory
- Counties
- Events
- Programs
- Services

Translate

Translation Services

This page is available in other languages

- English
- Español
- 中文
- 繁體中文
- Русский
- יידיש
- বাংলা
- 한국어
- Kreyòl Ayisyen
- Italiano
- العربية
- Polski
- Français
- اردو

An official website of New York State.
Here's how you know

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: Long Dock Beacon
Site Code: C314112
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 8 and 23 Long Dock Beacon Road
City: Beacon
Zip: 12508-
County: Dutchess
Latitude: 41.50436724
Longitude: -73.98681499
Site Type:
Estimated Size: 6.44 Acres

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

Control Type:

Environmental Easement

Control Elements:

Landuse Restriction
Site Management Plan
Cover System
Soil Management Plan
Monitoring Plan
IC/EC Plan
Ground Water Use Restriction

Site Owner(s) and Operator(s)

Current Owner Name: The Scenic Hudson Land Trust, Inc.
Current Owner(s) Address: One Civic Center Plaza, Suite 200
Poughkeepsie, NY, 12601

Site Document Repository

Name: The Beacon Institute
Address: 199 Main Street
Beacon, NY, 12508

Name: Howland Public Library
Address: 313 Main Street
Beacon, NY, 12508

Name: Beacon City Hall
Address: Municipal Plaza, Lower Level
Beacon, NY, 12508

Site Description

Location: The Long Dock Beacon Site is located on a peninsula adjacent to the Hudson River on Long Dock Road in the City of Beacon, Dutchess County, New York. The site is bordered by the Hudson River to the west, Red Flynn Drive to the east, land owned by Scenic Hudson to the south and the Hudson River and the Metro North Railroad station to the north.

Site Features: A rehabilitated red barn which serves as an art gallery and a parking area are located in the northeast corner of the site. The remainder of the site is a passive recreational park.

Current Zoning/Use: The site is zoned for commercial/recreational use. A portion of the site is currently a park which extends from the site to the south. The surrounding area has a combination of residential, commercial, and light industrial land uses.

Past Use of the Site: Prior uses of the site included a salvage yard, which operated on the northeastern portion of the site from approximately 1962 to 1983 and a Major Oil Storage Facility (MOSF), which operated on the southern portion of the site from approximately 1936 to 1994. In addition unregulated filling of the site may have also led to site contamination. The site is comprised of two former Voluntary Cleanup Program (VCP) sites, the Beacon Salvage site (V00444) and the Garret Storm site (V00096).

Site Geology and Hydrogeology: Shallow subsurface soils at the site generally consist of historic fill material consisting of sand, gravel, coal, ash, wood, and brick fragments. Fill is underlain by silt and clay at a depth of 5-10 feet in the northern portion of the site. A dense clay layer is generally present beneath the site at depths of 10 feet on the northern portion of the site and 15-17 feet on the southern portion of the site. Overburden soils extend several hundred feet beneath the site.

Overburden groundwater is present at depths of 0 to 5 feet beneath the ground surface. The overall direction of groundwater flow is tidally influenced (to the east at high tide, to the southwest at low tide).

Summary of Project Completion Date

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
Polychlorinated biphenyls (PCB)
Lead
Arsenic
Benzo(a)pyrene

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and metals in soil and volatile organic compounds (VOCs) and semi-volatile-organic compounds (SVOCs) in groundwater. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use on the eastern portion of the site and commercial use on the western portion of the site. Residual contamination in soil, groundwater, and the potential for contamination in soil vapor is being managed under a Site Management Plan.

The site was redeveloped in 2017 as a park. Site cover along the river was eroded. Repair was made in 2023. Volunteer is contemplating on implementing more robust erosion control to protect the site cover along the shoreline from tidal erosion.

Site Health Assessment

Measures are in place to control the potential for coming in contact with subsurface soil and groundwater contamination remaining on the site.

For more Information:

E-mail Us

Refine This Search

DER Environmental Remediation Databases

Privacy Policy Terms of Service

NEW YORK STATE

- Agencies
- App Directory
- Counties
- Events
- Programs
- Services

Translate

Translation Services

This page is available in other languages

- English
- Español
- 中文
- 繁體中文
- Русский
- יידיש
- বাংলা
- 한국어
- Kreyòl Ayisyen
- Italiano
- العربية
- Polski
- Français
- اردو

An official website of New York State.
Here's how you know

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: Ferry Road Waterfront Site
Site Code: V00096
Program: Voluntary Cleanup Program
Classification: N *
EPA ID Number:

Location

DEC Region: 3
Address: West End of Ferry Street
City: Beacon
Zip: 12508
County: Dutchess
Latitude: 41.504367438
Longitude: -73.986838475
Site Type:
Estimated Size: 0 Acres

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Site Owner(s) and Operator(s)

Current Owner Name: Information Not Available

Site Document Repository

No Repository Information Available

Site Description

This site is a former mulitple oil storage facility. This site along with Site #V00444 (Beacon Salvage) have been combined into Long Dock Beacon BCP Site. See site # C314112 for further information.

Contaminants of Concern (Including Materials Disposed)

No materials information available.

Site Environmental Assessment

The Ferry Road Site is a former MOSF. Petroleum contamination has been noted in the subsurface.

* Class N Sites: "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information:

E-mail Us

Refine This Search

DER Environmental Remediation Databases

Privacy Policy Terms of Service

NEW YORK STATE

- Agencies
- App Directory
- Counties
- Events
- Programs
- Services

Translate

Translation Services

This page is available in other languages

- English
- Español
- 中文
- 繁體中文
- Русский
- יידיש
- বাংলা
- 한국어
- Kreyòl Ayisyen
- Italiano
- العربية
- Polski
- Français
- اردو

An official website of New York State.
Here's how you know

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Search Details from Environmental Remediation Databases

Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: Dia Center for the Arts
Site Code: V00299
Program: Voluntary Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 3 Beekman Street
City: Beacon
Zip: 12508-
County: Dutchess
Latitude: 41.44914206
Longitude: -73.97981732
Site Type:
Estimated Size: 27.63 Acres

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Landuse Restriction
Site Management Plan
Cover System
Ground Water Use Restriction

Site Owner(s) and Operator(s)

Current Owner Name: Information Not Available

Current On-Site Operator: Dia Center for the Arts, Inc.
Stated Operator(s) Address: Dia Center for the Arts, Inc.
Beacon, NY, 12508

Site Document Repository

Name: City of Beacon
Address: Beacon City Hall
Beacon, NY, 12508

Name: Howland Public Library
Address: 313 Main Street
Beacon, NY, 12508

Site Description

Location: The DIA Center for the Arts is located at 3 Beekman Street in the City of Beacon, Dutchess County. The site abuts the Metro North rail line on the east bank of the Hudson River, and is about 1/4 mile south of the Beacon Train Station.

Site Features: The site is relatively flat and contains the large art museum. The site rises steeply on the eastern boundary. The site is bounded to the west by the Metro North

Railroad tracks and a park; bounded to the north by Beekman Street and the Metro North Train Station, and bounded to the east for commercial and residential housing and the south by a vacant lot.

Zoning/ Uses: The site is zoned commercial/light industrial. The surrounding properties are commercial establishments, a transportation corridor (Metro North Railroad) and recreational parkland along the Hudson River.

Past Use of the Site: The Dia Art Museum was the location of the former Nabisco and Federal Paperboard facility which operated from 1929 to 1990. The former cardboard box plant reportedly disposed of paint sludge wastes and incinerator ash in the southern portion of the site just outside the facility.

Operable Units: The site is divided into two operable units. OU-1 is a 20.5 acre property that is the location of the main museum property which contains the large museum building, parking area and green space. OU 2 is a 7 acre vacant parcel south of the present art museum. OU2 is a low-lying undeveloped parcel.

In OU1 under an area of road surface, there is a capped area which contains paint sludge residue. In OU 2, the remediation program cleared all soil-type material (including any waste sludge) off the bedrock surface. Clean back fill which met residential soil cleanup objectives was placed in the excavated areas to a depth of two feet.

The Dia Center for the Arts site has been remediated and is in site management. The Final Engineering Report was approved in summer of 2011 and the release letter was issued in September 2011.

Site Geology and Hydrology: Groundwater flows west toward the Hudson River and site surface water also drains west to the River. Groundwater and surface water are not impacted and meet guidance levels.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
Hazardous Substances

Site Environmental Assessment

Nature and Extent of contamination:

The Dia Center for the Arts site has been remediated and is in site management. OU 1 was remediated in 2002, and OU 2 was remediated in 2008. In OU1 a small area of soil contamination containing petroleum and metals contamination (from ink and ink wastes) was capped under a road ramp south of the building. There is no residual contamination in OU-2. A Site Management Plan and Institutional Controls are in place.

Groundwater and surface water are not impacted and meet groundwater guidance values.

Special Resources: There are no impacts to ecological or special resources at the site. The site drainage flows west to the Hudson River (a distance of 400 feet from the site).

Site Health Assessment

Measures are in place to address residual contamination. Therefore, contact with site-related contaminants is not expected.

For more Information:

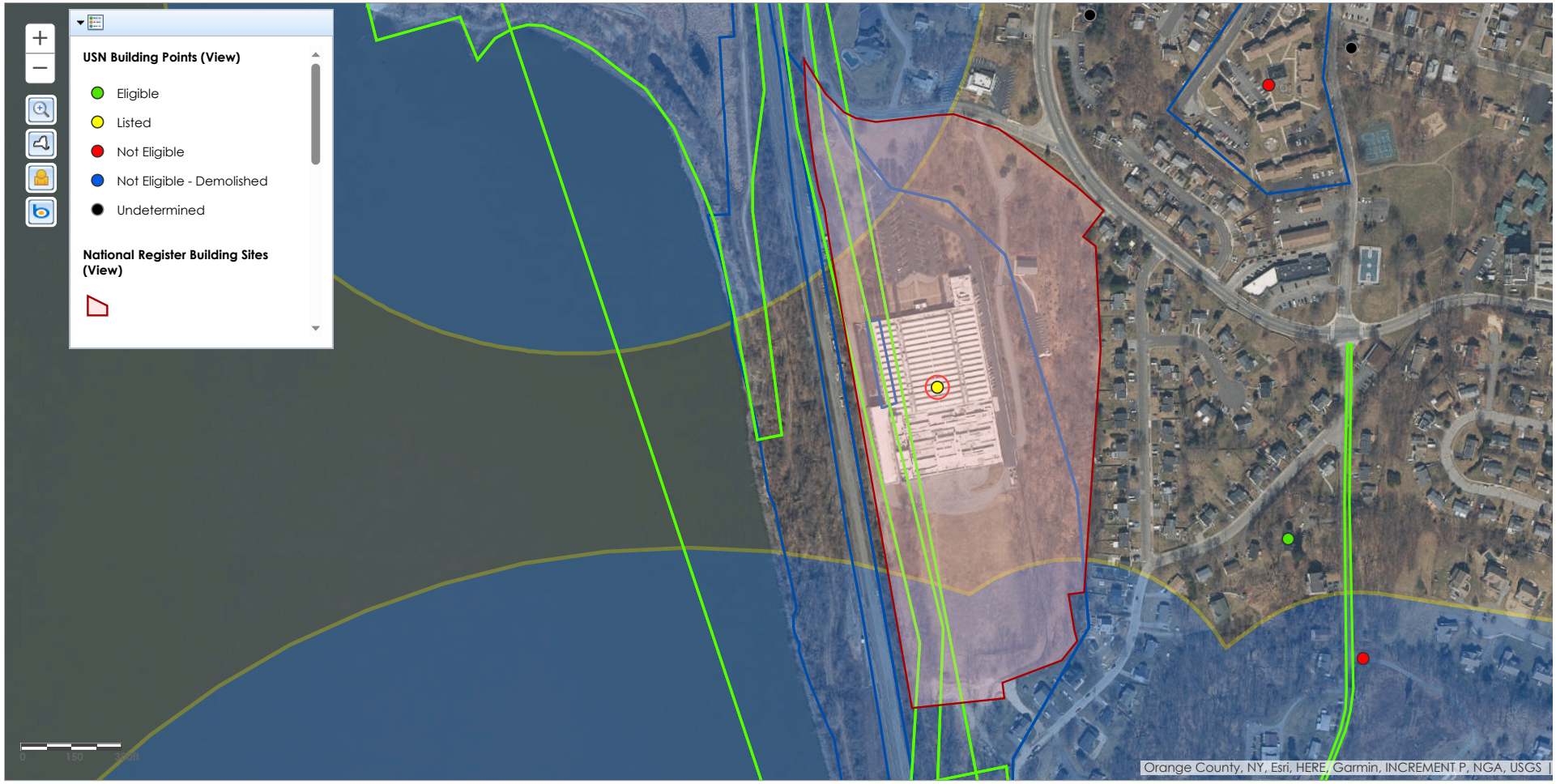
E-mail Us

- বাংলা
- 한국어
- Kreyòl Ayisyen
- Italiano
- العربية
- Polski
- Français
- اردو

CRIS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE

Welcome Gues

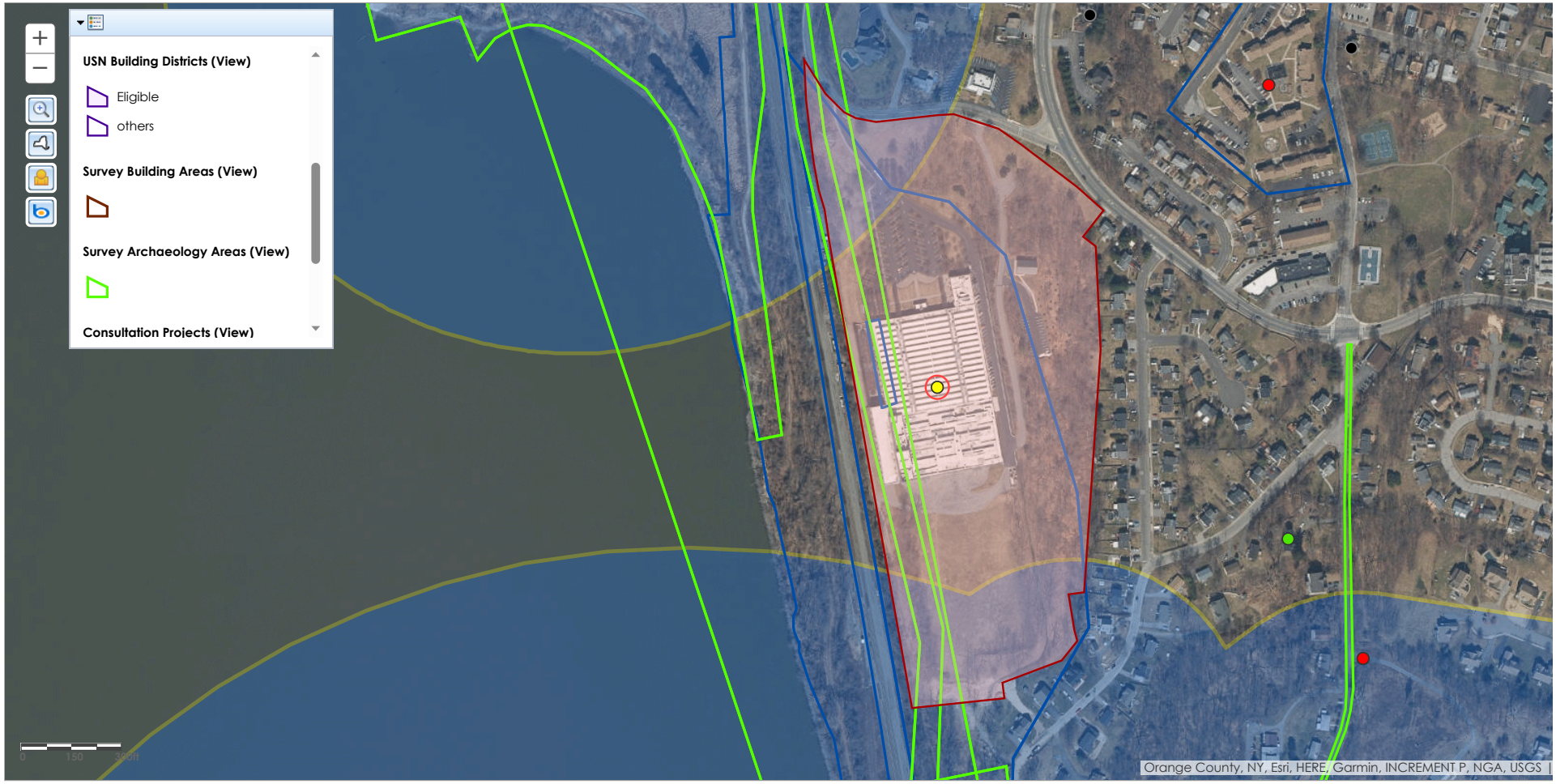


© 2025 New York State Office of Parks, Recreation & Historic Preservation. All rights reserved.

CRIS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE

Welcome Gues

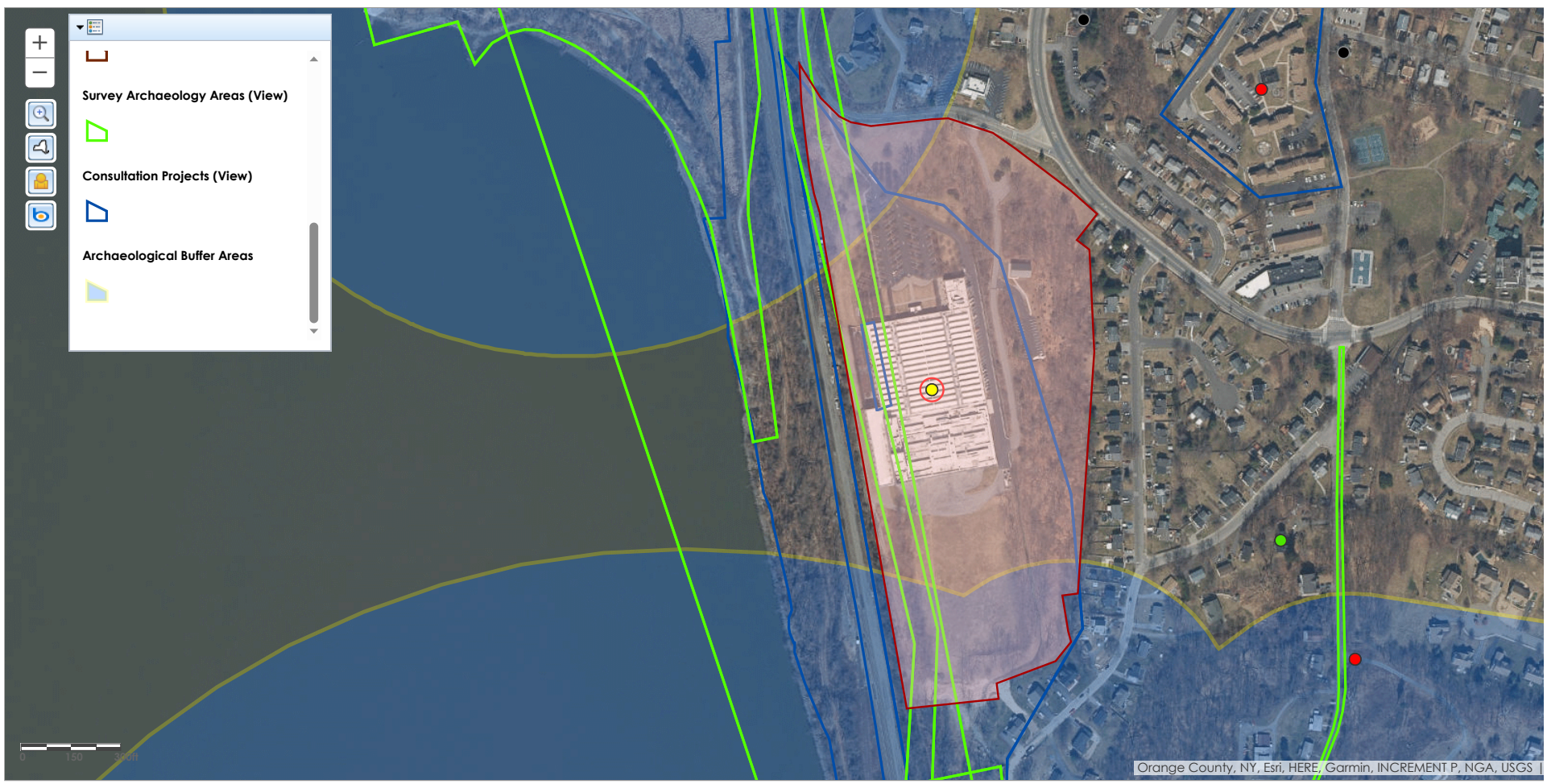


© 2025 New York State Office of Parks, Recreation & Historic Preservation. All rights reserved.

CRIS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE

Welcome Gues



© 2025 New York State Office of Parks, Recreation & Historic Preservation. All rights reserved.



ParcelAccess
Dutchess County, NY

DIA Beacon Parcel

Dutchess County, NY

Printed By:
ParcelAccess

1:2,000 Scale
12/29/2025

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
www.HudsonLandDesign.com

December 30, 2025

Hon. John Gunn and Members of the Planning Board
City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: Dia Beacon - Dia Center for the Arts
Proposed Parking lot Expansion and Storage Building
Tax parcel: 5954-41-605699 (±20.50 acres)
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the co-Applicant, Dia Beacon, Hudson Land Design (HLD) is pleased to present this proposal for site improvements at the Dia Beacon property. The proposal includes:

- A new paved parking lot consisting of 49 parking spaces located northeast of the existing employee parking lot;
- 5 additional parking spaces located in the existing employee parking lot east of the DIA main building; and
- A new 60' X 70' storage building located at the south end of the exiting employee parking lot.

The Purpose of the additional parking spaces is to alleviate parking demand during peak conditions. The storage building will provide much-needed additional indoor storage of equipment located on the premises.

The subject parcel is located on the southwest side of Beekman Street and is identified as parcel #5954-41-605699 on the City Beacon Tax Map. The property consists of approximately 20.50 acres and is located within the City's LI – Light Industrial Zoning District (per the May 13, 2025 Zoning Map). The parcel is also located within the Historic District and Landmark Overlay (HDLO) Zone.

The site is currently developed with a main building, a primary parking lot, recently constructed landscaped gardens south of the main building, internal travel ways, an employee parking lot with an adjacent storage building, and wooded areas. The proposed new parking lot is located in the northeastern portion of the parcel, east of the existing storage building. The proposed storage building will be located at the south end of the existing employee parking lot.

The proposed action is unlisted under 6 CRR-NY 617.4 (9) due to the parcel being located in the HDLO and substantially contiguous to a structure that is on the National Register of Historic Places; however, the proposed action does not exceed 25% of any threshold established within 617.4 (5) for a Type I action. Accordingly, a short Environmental Assessment Form is provided.

The new parking lot gains access via the east internal travel way that intersects Beekman Street. The site disturbance will result in more than 1 acre of disturbance. Therefore, a Stormwater Pollution Prevention Plan (SWPPP) is required. The parcel discharges to the Hudson River, which is a 5th order waterway. Therefore, the SWPPP is designed to provide water quality and runoff reduction only.

The SWPPP report is currently being developed and will be provided in a future submission. The proposed stormwater treatment system designs are shown on the plan. Landscape screening is shown on the proposed plan for the new parking lot. Additional landscaping and a lighting plan will be provided in a future submission.

Please find the following items for your consideration as part of this Site Plan Application:

- Four (4) hard copies of the Site Plan Application Form along with property deed, application and escrow fees;
- Four (4) hard copies of the Site Plan Set consisting of eight (8) sheets;
- Four (4) hard copies of a short Environmental Assessment Form, and
- digital copies of all of the above.

We respectfully request that this application be placed on the January 13, 2025 planning board meeting for discussion and establishment of Lead Agency. We will also be requesting that a public hearing be scheduled for the subsequent meeting, should the Board deem it appropriate. Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Rachel Pivnick Deputy Director & COO -DIA
Daniel G. Koehler, P.E. (HLD file)

DIA BEACON

SITE PLAN

3 BEEKMAN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 5954-49-605699
TOTAL LOT AREA: ±20.50 ACRES ZONING
DISTRICT: LI (LIGHT INDUSTRIAL)



SITE LOCATION MAP SCALE: 1" = 500'

ADJOINING OWNERS WITHIN 200'
PARCEL: OWNER & ADDRESS
1. BAYTHOVEN LLC, 112 W 13TH STREET, NEW YORK NY 10011
2. ANDREW BREHM, 36 BAYVIEW AVE, BEACON NY 12508
3. JENNIFER L. SMITH, 36 BAYVIEW AVE, BEACON NY 12508
4. CROSSIX LLC, 50 SIMMONS LANE, BEACON NY 12508
5. JMARKMNG LLC, 1064 WOLCOTT AVE, BEACON NY 12508
6. SARAH RAFFERTY, 532 HARBOR VIEW CT, BEACON NY 12508
7. CARMEN LLOYD, 531 HARBOR VIEW CT, BEACON NY 12508
8. JU PING TU, 55 PARK AVE UNIT 10E, NEW YORK NY 10016
9. CHELSEA STOKES, 525 HARBOR VIEW CT, BEACON NY 12508
10. FEDERICA PELZEL RODRIGUEZ, 523 HARBOR VIEW CT, BEACON NY 12508
11. REBECCA R. GEBMAN, PO BOX 11, BEACON NY 12508
12. REBECCA R. GEBMAN, PO BOX 11, BEACON NY 12508
13. JOSEPH MONTESANO, 517 HARBOR VIEW COURT, BEACON NY 12508
14. KENNY HARPER, 515 HARBOR VIEW CT, BEACON NY 12508
15. KARIN A. HARMS, 513 HARBOR VIEW CT, BEACON NY 12508
16. GENA UPSHAW, 1043 WOLCOTT AVE, BEACON NY 12508
17. RICHARD V. WHITE, 1041 WOLCOTT AVE, BEACON NY 12508
18. PEDRO E. SANCHEZ, 303 HUDSON AVE, BEACON NY 12508
19. JASON A. DRUCKENMILLER, 305 HUDSON AVE, BEACON NY 12508
20. PEPE V. DINIZ, 307 HUDSON AVE, BEACON NY 12508
21. ROBERT M. TRUET JR. TR, 104 LOGANS WAY, MAYBOOK NY 12543
22. KERRY L. HERNANDEZ-CICCARELLI, 26 MCINTOSH LN, WAPPINGERS FALLS NY 12590
23. ANASTASIA FRANK-BRUGGEMANN, 21 UPPER MOUNTAIN AVE FL 1, MONTCLAIR NJ 07042
24. WILLIAM B. WYCHE JR., 315 HUDSON AVE, BEACON NY 12508
25. RICHARD STEINBERG, 146 S LIBERTY DR, STONY POINT NY 10980
26. RUDDY PENA, 319 HUDSON AVE, BEACON NY 12508
27. RONALD D. MILLER, 321 HUDSON AVE, BEACON NY 12508
28. JOSEPH GIOVINAZZO, 323 HUDSON AVE, BEACON NY 12508
29. ALEXANDER D. DEMIDOVICH, 133 E 4TH ST APT 4, NEW YORK NY 10003
30. VICTORIA L. NASSETTA, 327 HUDSON AVE, BEACON NY 12508
31. TIMOTHY P. SANKER, PO BOX 204, BEACON NY 12508
32. KEVIN CAMARDA, 3 TRACEY DR, BEACON NY 12508
33. HUDSON VALLEY OFFICES LLC, 3 SHIPWATCH DR, NEWBURGH NY 12550
34. VINCENT A. HAMLIN, 335 HUDSON AVE, BEACON NY 12508
35. RAYMOND WILLIAMS, 337 HUDSON AVE, BEACON NY 12508
36. ADISA BRAJANOVIC, 339 HUDSON AVE, BEACON NY 12508
37. SHARON HAVILAND, 304 HUDSON AVE, BEACON NY 12508
38. LORETTA GALIOTO, 3342 AGAR PL, BRONX NY 10465
39. WAVENEY HARRINGTON, 308 HUDSON AVE, BEACON NY 12508
40. JOSEFINA A. GOMEZ, 98 WOMER RD, WAPPINGERS FALLS NY 12590
41. SAL GJOKAJ, 14 GIVENS LN, FISHKILL NY 12524
42. SAL GJOKAJ, 14 GIVENS LN, FISHKILL NY 12524
43. GREGORY D. SCHREIBER, 320 HUDSON AVE, BEACON NY 12508
44. ANNETTE POUSZCZUK, 60 THOMAS SUMTER ST, BEAUFORT SC 29907
45. WALTER J. DORTCH, 324 HUDSON AVE, BEACON NY 12508
46. LAURA PARKER-BEY, 326 HUDSON AVE, BEACON NY 12508
47. ANTHONY W. LASSITER TRUSTEE, 328 HUDSON AVE, BEACON NY 12508
48. JU PING TU, 55 PARK AVE 10E, NEW YORK NY 10016
49. TIMOTHY F. DUFF, 332 HUDSON AVE, BEACON NY 12508
50. STACY GARRIS, 334 HUDSON AVE, BEACON NY 12508
51. JAIMIE SNYDER, 336 HUDSON AVE, BEACON NY 12508
52. DEBRA PASCISCIA, 338 HUDSON AVE, BEACON NY 12508
53. DANIELA A. HRITCU, 341 HUDSON AVE, BEACON NY 12508
54. METROPOLITAN TRANSPORTATION, 2 BROADWAY NEW YORK NY 10004
55. SCENIC HUDSON LAND TRUST INC, 85 CIVIC CENTER PLZ STE 300, POUGHKEEPSIE NY 12601
56. BEACON WATERFRONT LLC, 85 CIVIC CENTER PLZ STE 300, POUGHKEEPSIE NY 12601

OWNER/APPLICANT:
DIA CENTER FOR THE ARTS
535 WEST 22ND STREET, 6TH FLOOR
NEW YORK, NY 10011

PROJECT ENGINEER:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926

DRAWING INDEX:
SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN (XC-1)
SHEET 3: OVERALL SITE PLAN (SP-1)
SHEET 4: DETAILED SITE PLAN (SP-2)
SHEET 5: GRADING & UTILTY PLAN (GU-1)
SHEET 6: EROSION & SEDIMENT CONTROL PLAN (ESC-1)
SHEET 7: LANDSCAPING PLAN (LS-1) - TO BE PROVIDED
SHEET 8: LIGHTING PLAN (LT-1) - TO BE PROVIDED
SHEET 9: CONSTRUCTION DETAILS (CD-1)
SHEET 10: CONSTRUCTION DETAILS (CD-2)
SHEET 11: CONSTRUCTION DETAILS (CD-3)

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.

_____ _____
RACHEL PIUNIK 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: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Dig Safely. New York. Call 811 before you dig

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

COVER SHEET

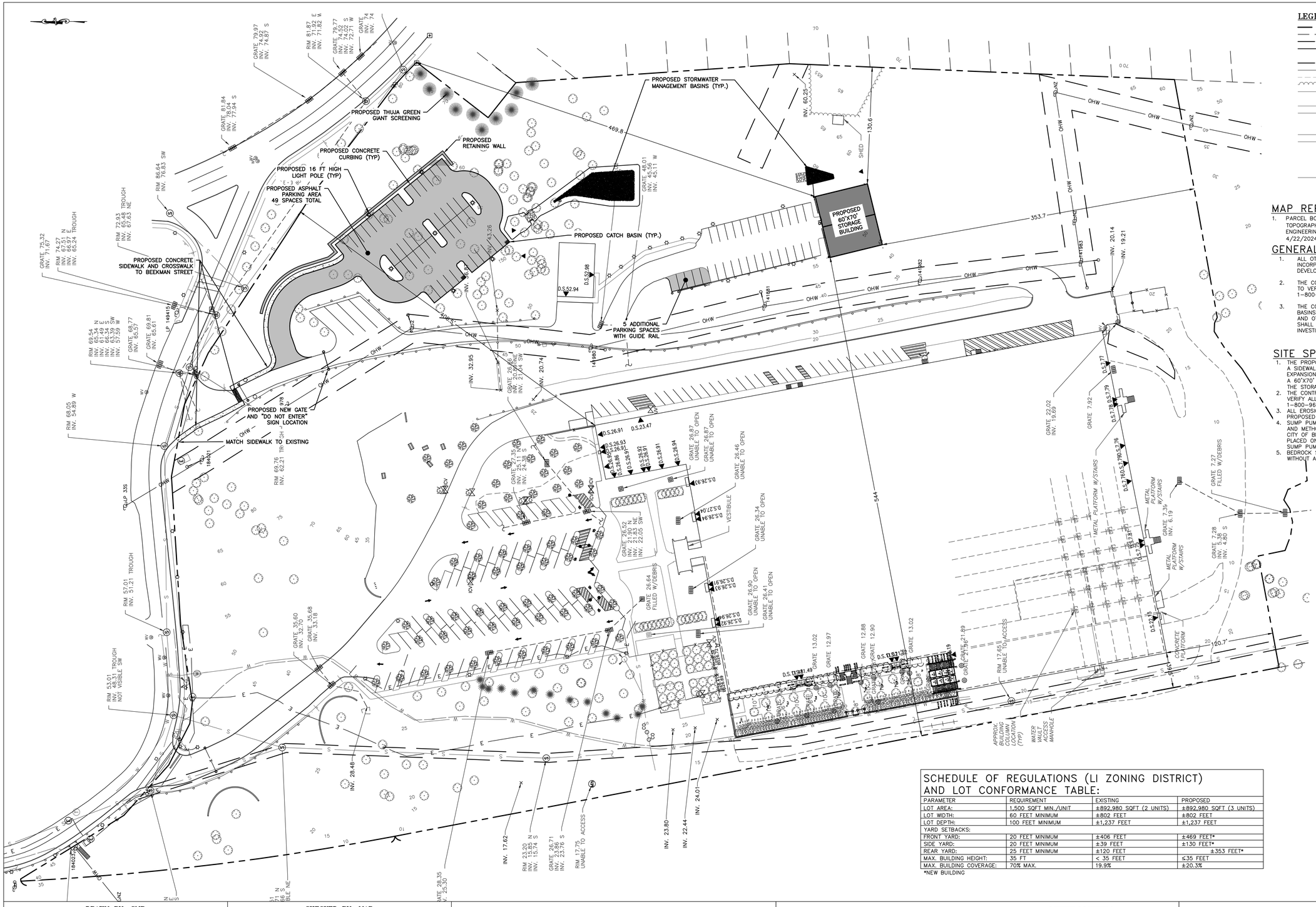
DIA BEACON

3 BEEKMAN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-41-605699

JOB #:	2025:038
DATE:	12/30/25
SCALE:	AS NOTED
TITLE:	CV-1
SHEET:	1 OF 11

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
S 03° 57' 47" E 606.08
S 20° 22' 03" W 270.03
S 79° 49' 14" W 270.03
S 03° 57' 47" E 606.08
S 51° 00' 00" E 106.08
S 37° 48' 23" E 80.8
S 52° 58' 05" E 68.03
S 57° 19' 40" E 53.04
S 56° 58' 42" E 155.05
S 65° 10' 29" E 62.55
S 79° 37' 32" E 82.27
S 86° 27' 03" E 166.05
N 81° 23' 13" E 87.01
S 63° 02' 07" E 51.86
S 48° 21' 37" E 75.21
S 37° 10' 17" E 135.56
N 10° 48' 57" W 1005.29
L=420.64'
R=3040.00'
N 10° 48' 57" W 1005.29
S 79° 29' 04" W 126.70
N 81° 59' 47" W 18.00'
N 69° 59' 34" W 15.00'
N 11° 48' 57" W 1608.52
N 64° 10' 00" W 74.00'
S 13° 50' 20" W 21.00'
S 66° 27' 59" W 27.00'
S 85° 46' 42" W 32.50'
N 62° 10' 00" W 74.00'
N 87° 48' 24" W 9.50'
S 57° 30' 56" W 22.00'
S 50° 07' 04" W 30.00'
N 24° 56' 57" W 23.50'
GRATE 81.84 INV. 78.04 INV. 77.94 S
GRATE 79.97 INV. 74.82 S
RIM 81.87 INV. 71.82 E
GRATE 79.77 INV. 74.32 W
INV. 73.74 N
GRATE 79.97 INV. 74.62 S
RIM 86.64 INV. 76.83 SW
RIM 72.93 INV. 65.48 TROUGH INV. 67.63 NE
GRATE 76.32 INV. 72.07
RIM 74.27 INV. 67.51 N INV. 66.97 E INV. 65.24 TROUGH
RIM 69.54 INV. 65.14 N INV. 65.14 S INV. 63.39 SW INV. 57.39 W
GRATE 69.77 INV. 65.37
GRATE 69.81 INV. 65.61
RIM 68.05 INV. 54.69 W
RIM 60.76 INV. 52.21 TROUGH
RIM 53.01 INV. 46.31 TROUGH NOT VISIBLE
GRATE 48.01 INV. 45.56 INV. 45.11 W
GRATE 49.02 INV. 46.47
INV. 43.26
INV. 36.87
INV. 32.95
INV. 20.74
INV. 60.25
INV. 20.14
INV. 19.21
GRATE 22.02 INV. 19.69
GRATE 7.92
GRATE 7.27 FILLED W/DEBRIS
GRATE 7.28 INV. 5.38 S INV. 4.80 S
GRATE 7.35 INV. 6.19
METAL PLATFORM W/STAIRS
CONCRETE PLATFORM
GRATE 26.87 UNABLE TO OPEN
GRATE 26.46 UNABLE TO OPEN
GRATE 26.52 INV. 21.90 N INV. 21.83 S INV. 22.05 SW
GRATE 26.64 FILLED W/DEBRIS
GRATE 26.90 UNABLE TO OPEN
GRATE 26.41 UNABLE TO OPEN
VESTIBULE
GRATE 26.34 UNABLE TO OPEN
GRATE 13.02
GRATE 12.97
GRATE 12.88
GRATE 12.90
GRATE 13.02
RIM 17.65 UNABLE TO ACCESS
CONCRETE PLATFORM
APPROX BUILDING COLUMN LOCATION (TYP.)
WATER VALVE ACCESS MANHOLE
RIM 23.20 INV. 15.74 N INV. 15.74 S
GRATE 26.71 INV. 23.86 N INV. 23.76 S
RIM 17.75 UNABLE TO ACCESS
INV. 17.62
INV. 23.80
INV. 22.44
INV. 24.01
GRATE 28.35 INV. 25.10
TW24.00 BW22.72
TW24.04 BW22.75
TW24.06 BW22.77
TW24.03 BW22.74
TW23.91 BW22.64
TW23.87 BW22.66
TW25.07 BW23.58
TW26.50 BW23.94
TW23.93 BW22.64
TW23.91 BW22.80
TW23.87 BW22.66
TW25.66 BW23.97
TS24.85 BS23.24
TS24.86 BS23.25
TS24.92 BS23.19
TS24.90 BS23.20
TS24.83 BS23.17
TS24.84 BS23.18
D.S.52.94
D.S.26.91
D.S.26.93
D.S.26.94
D.S.26.92
D.S.26.91
D.S.23.47
D.S.26.89
D.S.27.04
D.S.26.91
D.S.26.94
D.S.26.93
D.S.26.92
D.S.26.91



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

MAP REFERENCES:

1. PARCEL BOUNDARY AND TOPOGRAPHY PER MAP ENTITLED "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED FOR DIA BEACON" PREPARED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C., DATED 4/22/2024.

GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS & STORM SEWER LINES, SANITARY MANHOLES & SEWER LINES, WATERLINES AND OTHER 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.

SITE SPECIFIC NOTES:

1. THE PROPOSAL CALLS FOR A NEW PARKING LOT PROVIDING 49 PARKING SPACES WITH A SIDEWALK CONNECTION TO BEEKMAN STREET. THE PROPOSAL ALSO CALLS FOR AN EXPANSION OF THE EXISTING EMPLOYEE LOT WITH 5 ADDITIONAL PARKING SPACES AND A 60'X70' STEEL STORAGE BUILDING. THERE ARE NO BATHROOMS PROPOSED WITHIN THE STORAGE BUILDING. THEREFORE, NO WATER OR SEWER SERVICES ARE PROPOSED.
2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
4. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAINS IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. BACKFLOW PREVENTION DEVICES SHALL BE PLACED ON THE FOOTING DRAINS TO PREVENT BACKFLOW INTO THE FOOTING DRAIN. SUMP PUMP DISCHARGE SHALL NOT ENTER THE SANITARY SEWER SYSTEM.
5. BEDROCK SHALL REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.

SCHEDULE OF REGULATIONS (LI ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	PROPOSED
LOT AREA:	1,500 SQFT MIN./UNIT	±892,980 SQFT (2 UNITS)	±892,980 SQFT (3 UNITS)
LOT WIDTH:	60 FEET MINIMUM	±802 FEET	±802 FEET
LOT DEPTH:	100 FEET MINIMUM	±1,237 FEET	±1,237 FEET
YARD SETBACKS:			
FRONT YARD:	20 FEET MINIMUM	±406 FEET	±469 FEET*
SIDE YARD:	20 FEET MINIMUM	±39 FEET	±130 FEET*
REAR YARD:	25 FEET MINIMUM	±120 FEET	±353 FEET*
MAX. BUILDING HEIGHT:	35 FT	< 35 FEET	≤35 FEET
MAX. BUILDING COVERAGE:	70% MAX.	19.9%	±20.3%

*NEW BUILDING

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK · MICHAEL A. BOSSONY · 084466 · LICENSED PROFESSIONAL ENGINEER

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

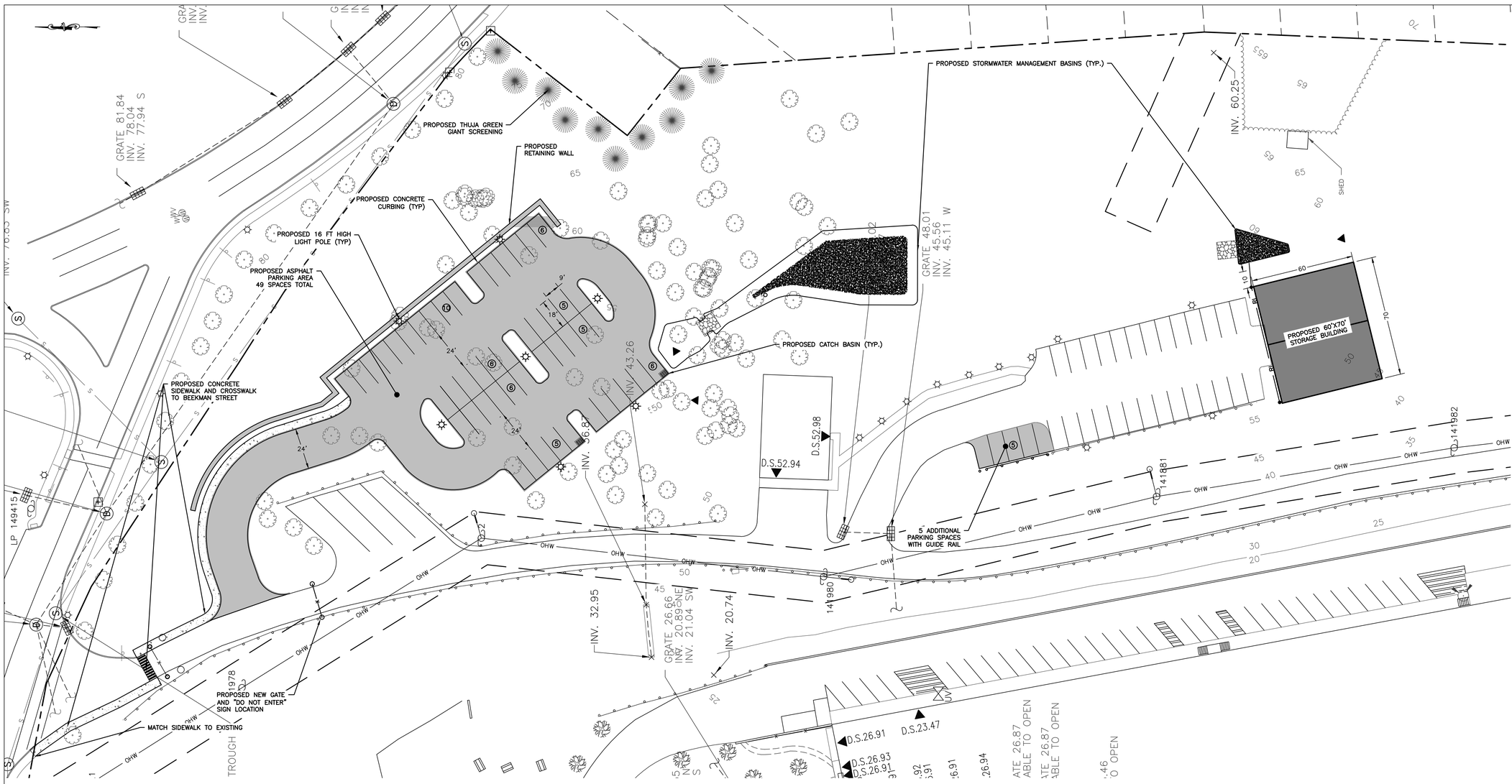
OVERALL SITE PLAN

DIA BEACON

3 BEEKMAN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-41-605699

JOB #:	2025:038
DATE:	12/30/25
SCALE:	1" = 50'
TITLE:	SP-1
SHEET:	3 OF 11

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BODENMAN 084465 LICENSED PROFESSIONAL ENGINEER

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

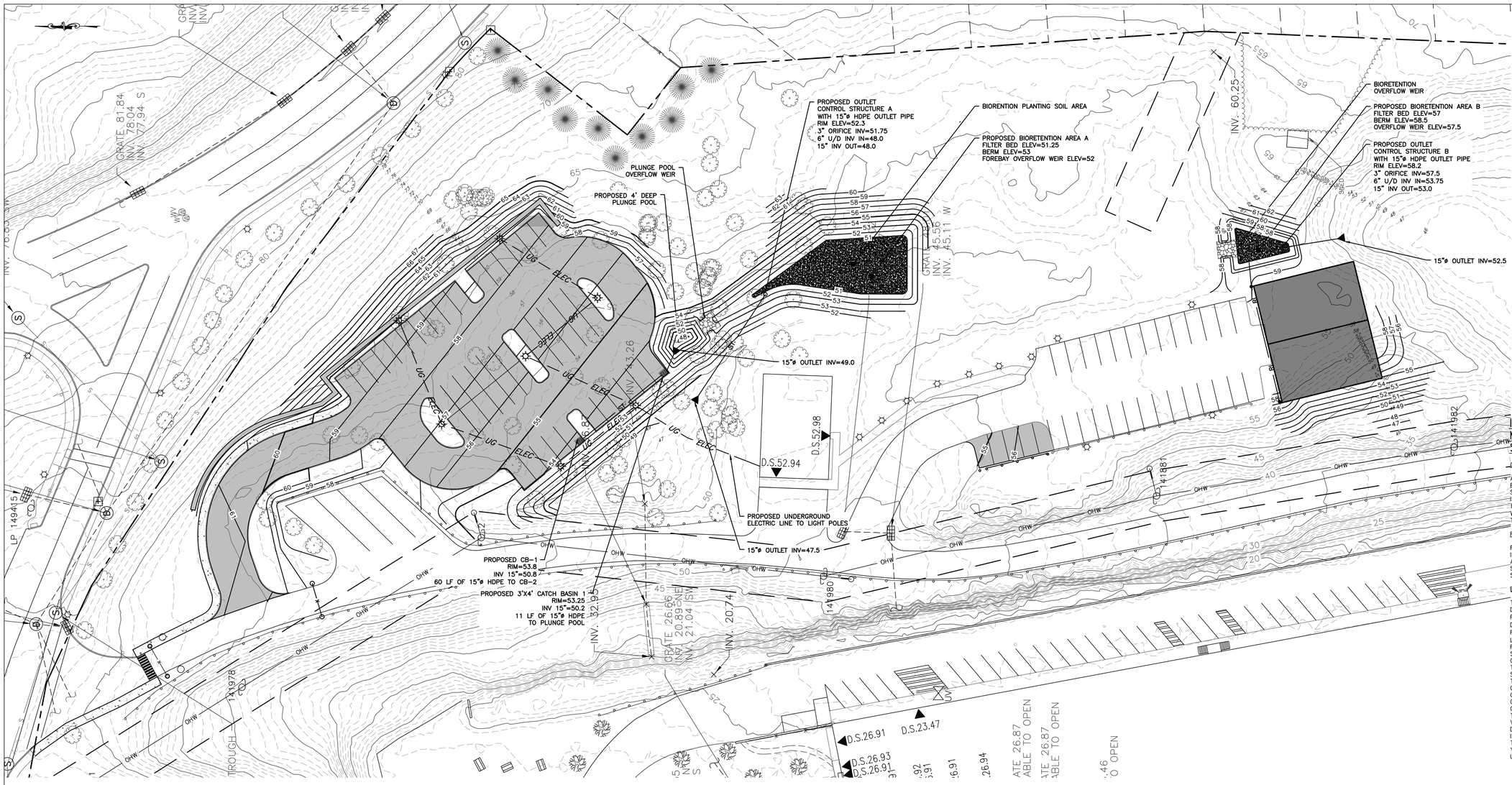
DETAILED SITE PLAN

DIA BEACON

3 BEEKMAN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-41-605699

JOB #:	2025:038
DATE:	12/30/25
SCALE:	1" = 30'
TITLE:	SP-2
SHEET:	4 OF 11

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW


PROPOSED OUTLET CONTROL STRUCTURE A WITH 15"ø HDPE OUTLET PIPE RIM ELEV=52.3 3" ORIFICE INV=51.75 6" U/D INV IN=48.0 15" INV OUT=48.0
BIORENTION PLANTING SOIL AREA
PROPOSED BIORETENTION AREA A FILTER BED ELEV=51.25 BERM ELEV=53 FOREBAY OVERFLOW WEIR ELEV=52
PLUNGE POOL OVERFLOW WEIR
PROPOSED 4' DEEP PLUNGE POOL
BIORETENTION OVERFLOW WEIR
PROPOSED BIORETENTION AREA B FILTER BED ELEV=57 BERM ELEV=58.5 OVERFLOW WEIR ELEV=57.5
PROPOSED OUTLET CONTROL STRUCTURE B WITH 15"ø HDPE OUTLET PIPE RIM ELEV=58.2 3" ORIFICE INV=57.5 6" U/D INV IN=53.75 15" INV OUT=53.0
15"ø OUTLET INV=52.5
15"ø OUTLET INV=49.0
15"ø OUTLET INV=47.5
PROPOSED UNDERGROUND ELECTRIC LINE TO LIGHT POLES
PROPOSED CB-1 RIM=53.8 INV 15"=50.8
60 LF OF 15"ø HDPE TO CB-2
PROPOSED 3'X4' CATCH BASIN 1 RIM=53.25 INV 15"=50.2
11 LF OF 15"ø HDPE TO PLUNGE POOL
D.S.52.94
D.S.52.98
D.S.26.91
D.S.23.47
D.S.26.93
D.S.26.91
GRATE 81.84 INV. 78.04 S
GRATE 45.56 INV. 45.11 W
INV. 60.25
INV. 20.74
GRATE 26.66 INV. 20.89 SW
INV. 21.04 NE
INV. 52.26
INV. 52.82
INV. 53.26
INV. 53.82
INV. 54.26
INV. 54.82
INV. 55.26
INV. 55.82
INV. 56.26
INV. 56.82
INV. 57.26
INV. 57.82
INV. 58.26
INV. 58.82
INV. 59.26
INV. 59.82
INV. 60.26
INV. 60.82
INV. 61.26
INV. 61.82
INV.

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 THE DETAILS 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 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. 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 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 TOWN ENGINEER AND QUALIFIED PROFESSIONAL.
14. THE ROAD AND SIDEWALK AT THE CONSTRUCTION ENTRANCE OF THE PROJECT SHALL BE SWEPT DAILY OF ALL SEDIMENT AND DEBRIS.
15. A STORMWATER PRE CONSTRUCTION MEETING SHALL BE CONDUCTED AT THE SITE PRIOR TO ANY WORK OCCURRING AT THE SITE IN ACCORDANCE WITH GENERAL PERMIT GP-0-24-001, MUNICIPAL SEPARATE STORM SYSTEMS (MS4s).

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.

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.

DUST CONTROL:

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. 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.

CATCH BASINS:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION AND DEBRIS, AND REMOVED 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.

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 CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE



DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Dig Safely. New York. Call 811 before you dig

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

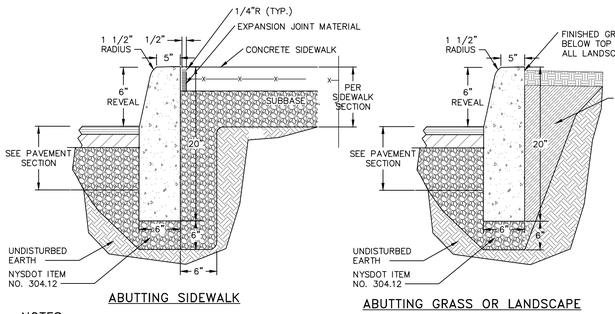
EROSION & SEDIMENT CONTROL PLAN

DIA BEACON

3 BEEKMAN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-41-605699

JOB #:	2025:038
DATE:	12/30/25
SCALE:	1" = 30'
TITLE:	ESC-1
SHEET:	6 OF 11

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

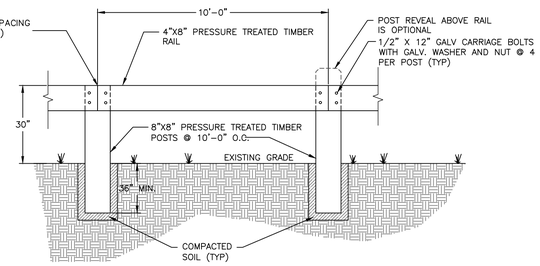


ABUTTING SIDEWALK

ABUTTING GRASS OR LANDSCAPE

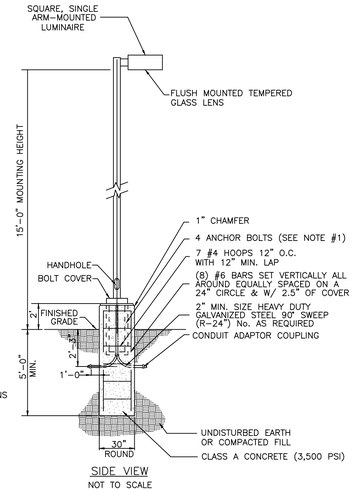
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST-IN-PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK" DETAIL.
4. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE



NOTES:
1. SOIL BACKFILL SURROUNDING POSTS TO BE COMPACTED.

TIMBER GUIDERAIL DETAIL
NOT TO SCALE



LUMINAIRE & POLE SPECIFICATIONS

SINGLE ARM-MOUNTED BY LITHONIA LIGHTING

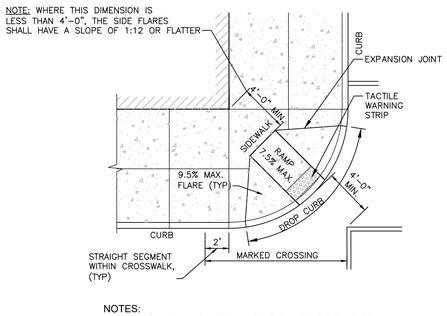
LUMINAIRE: 175 WATT METAL HALIDE TYPE IV CUTOFF DISTRIBUTION WITH 4" SQUARE MOUNTING ARM KAD-175M-R4-HS

POLE: SQUARE STRAIGHT ALUMINUM POLE, DARK BRONZE SSA-15-4C

NOTES
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL SWEEPS.
4. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.
5. THE LIGHT SOURCE SHALL BE COMPLETELY SHIELDED TO PREVENT HORIZONTAL GLARE.

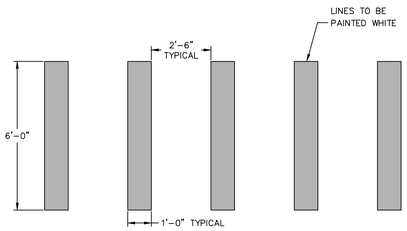
SIDE VIEW
NOT TO SCALE

POLE AND LUMINARE DETAIL
NOT TO SCALE

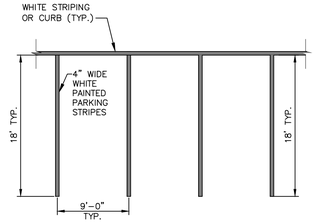


NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS LATEST EDITION; SPECIFICALLY SECTION 608- SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

DIAGONAL RAMP WITH FLARED SLOPES DETAIL
NOT TO SCALE

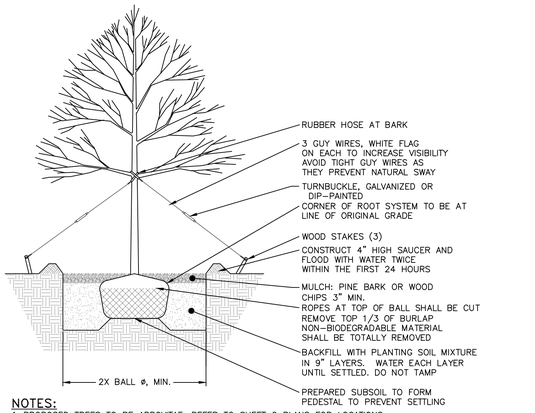


PAINTED CROSSWALK DETAIL
NOT TO SCALE



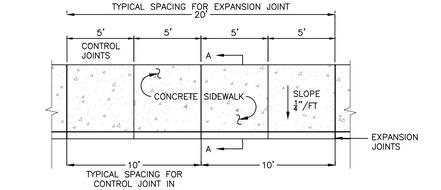
NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.
3. PARALLEL SPACES SHALL BE 10'W X 20L'.

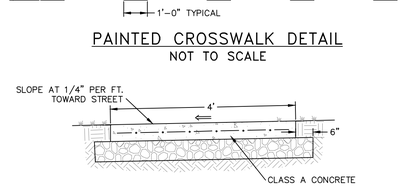
PARKING AND STRIPING DETAIL
NOT TO SCALE



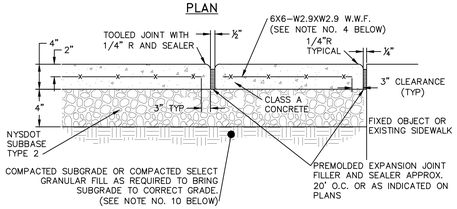
NOTES:
1. PROPOSED TREES TO BE ARBOVITAE. REFER TO SHEET 2 PLANS FOR LOCATIONS.

TREE PLANTING DETAIL
NOT TO SCALE

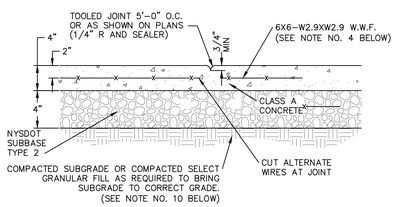




SECTION A-A



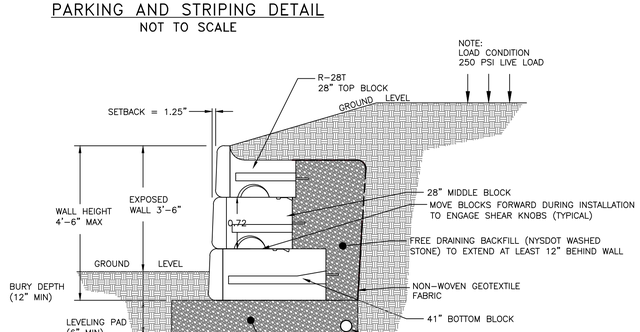
EXPANSION JOINT



CONTROL JOINT

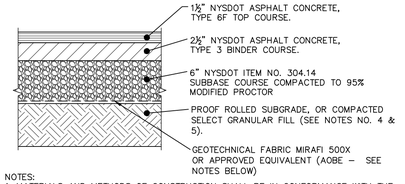
NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
3. ALL CONCRETE SHALL BE 4,000 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608-SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
12. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



NOTES:
1. RETAINING WALL MANUFACTURED BY REDI-ROCK OR APPROVED EQUAL.
2. THE RETAINING WALL SHALL BE DESIGNED BY A NEW YORK STATE LICENSED ENGINEER AND PLANS SHALL BE SUBMITTED TO THE NEW WINDSOR BUILDING DEPARTMENT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXCAVATE TEST PITS AT EACH RETAINING WALL LOCATION AT THE DIRECTION OF THE PROJECT ENGINEER SO THAT SAMPLES CAN BE TAKEN AND A FINAL DESIGN MAY BE COMPLETED.
3. SEE MANUFACTURER'S DETAILS AND INSTALLATION GUIDELINES FOR FURTHER REQUIREMENTS.
4. THIS WALL CONFIGURATION IS BASED UPON AN ASSUMED SUBSOIL BEARING CAPACITY OF 3,000 PSF.
5. LEVELING PAD SHALL EXTEND 6" MIN. BEYOND FRONT AND BACK OF BOTTOM BLOCK.

REDI-ROCK GRAVITY WALL WITH 41" AND 28" BLOCKS NO REINFORCEMENT
NOT TO SCALE



NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. IT IS EXPECTED THAT THE EXISTING SITE SUB-SOILS ARE SAND AND GRAVEL IN NATURE (CALIFORNIA BEARING RATIO RANGE BETWEEN 40 AND 80) . IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR POSSIBLE MODIFICATIONS TO THE PAVEMENT DETAIL.

PAVEMENT SECTION DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK MICHAEL A. ROSENBERG 084456 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

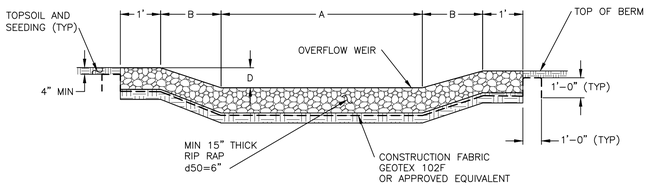
CONSTRUCTION DETAILS

DIA BEACON

3 BEEKMAN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-41-605699

JOB #:	2025:038
DATE:	12/30/25
SCALE:	AS NOTED
TITLE:	CD-1
SHEET:	9 OF 11

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

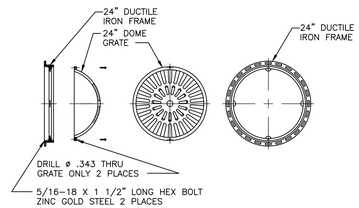


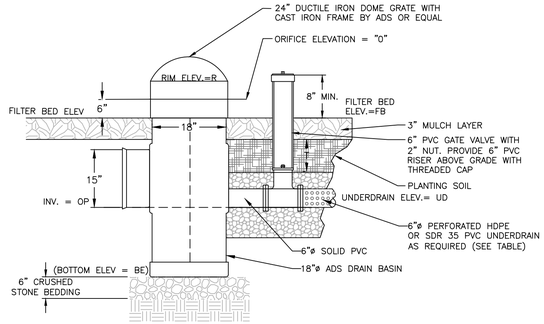
EMERGENCY OVERFLOW WEIR TABLE

SWM ID	OVERFLOW WEIR ELEVATION (FT)	DIMENSION A (FT)	DIMENSION B (FT)	DIMENSION D (IN)
ALL WEIRS	4	4	2	12

NOTES:
1. RIP RAP OUTLET PROTECTION SHALL BE 15" OF LIGHT STONE FILLING. STONE FILLING SIZE d50=6", RIVER ROCK MAY BE SUBSTITUTED FOR ANGULAR STONE.

PLUNGE POOL AND BIORETENTION EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE



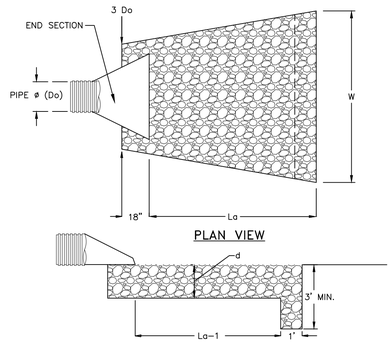


OUTLET CONTROL STRUCTURE DATA

OCS ID	STRUCTURE DIMENSIONS	UNDERDRAIN PIPE REQ'D	"UD" (FT)	R (FT)	"I" (FT)	"FB" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)	"O"	MIN. BERM ELEV. (FT)
A	18"X15" I.D.	YES*	48.0	52.3	2.5	51.25	15	48.0	51.75	53.0
B	18"X15" I.D.	YES*	53.75	58.2	2.5	57.0	15	53.0	57.5	58.5

NOTES:
* UNDERDRAIN PIPE TO BE PROVIDED FOR DEWATERING PURPOSES ONLY. GATE VALVE TO REMAIN CLOSED.

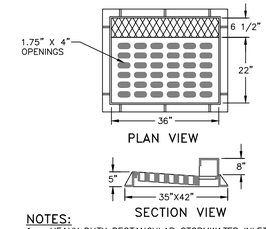
ADS DRAIN BASIN OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE



NOTES:
1. SIZING INFORMATION TAKEN FROM FIGURE 3.16 (PAGE 3.42) AND/OR FIGURE 3.17 (PAGE 3.43) OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" 2016 EDITION.
2. RIPRAP SHALL BE COMPOSED OF A WELL-GRADED MIXTURE OF STONE SIZE SO THAT 50% OF THE PIECES SHALL BE LARGER, BY WEIGHT, THAN THE SPECIFIED d50. THE LARGEST STONE SIZE SHALL BE 1.5 TIMES d50.
3. THE MINIMUM THICKNESS OF THE RIPRAP LAYER SHALL BE 1.5 TIMES THE MAXIMUM STONE DIAMETER FOR d50 OF 15 INCHES OR LESS; AND 1.2 TIMES THE MAXIMUM STONE SIZE FOR d50 GREATER THAN 15 INCHES.
4. A LAYER OF FILTER FABRIC (THICKNESS 20-60 MILS, GRAB STRENGTH 90-120 LBS, SHALL CONFORM TO ASTM D-1777 AND ASTM D-1682) SHALL BE PLACED BETWEEN THE RIPRAP AND THE UNDERLYING SOIL SURFACE. FILTER FABRIC SHALL HAVE A MINIMUM 1' OVERLAP AT ALL SEEMS.

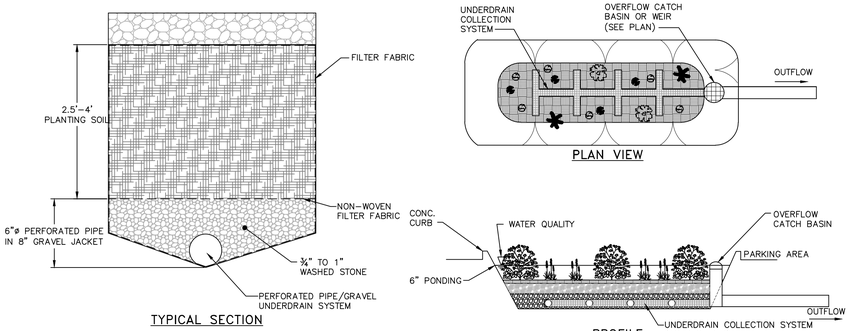
PIPE ID	PIPE ø	3Do	W	La	d	d50 RIPRAP SIZE
ALL OUTLETS	15 INCHES	45 INCHES	9.25 FEET	8 FEET	9 INCHES	4 INCHES

ROCK OUTLET PROTECTION DETAIL
NOT TO SCALE



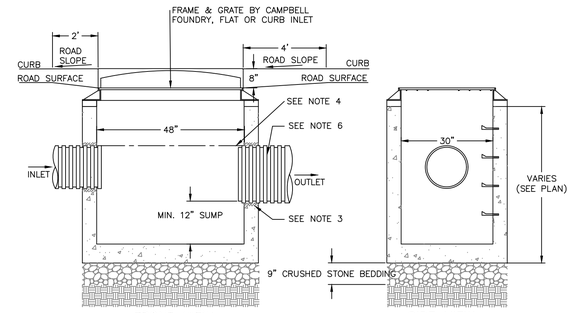
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE: CB 1-3, CB 5-7, AND CB 10 & 11.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



NOTES:
1. NO RUNOFF IS TO ENTER THE BIORETENTION AREA UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
2. LANDSCAPING TO BE PROVIDED BY THE PROJECT LANDSCAPE ARCHITECT AND AS FOLLOWS:
   - NATIVE PLANT SPECIES SHOULD BE SPECIFIED BASED ON SPECIFIED ZONE OF HYDRIC TOLERANCE
   - SELECTIONS OF TREES WITH AN UNDERSTORY OF SHRUBS AND HERBACEOUS MATERIALS SHOULD BE PROVIDED.
   - WOODY VEGETATION SHOULD NOT BE SPECIFIED AT INFLOW LOCATIONS.
   - TREES SHOULD BE PLANTED PRIMARILY ALONG THE PERIMETER OF THE FACILITY.
   - A TREE DENSITY OF 1 TREE PER 100 SQUARE FEET IS RECOMMENDED, AND SHRUBS/HERBACEOUS VEGETATION SHOULD GENERALLY BE PLANTED AT HIGHER DENSITIES (FIVE FEET ON CENTER AND 2.5 FEET ON CENTER, RESPECTIVELY).
3. SEE PLAN FOR PRETREATMENT.
4. UNDERDRAIN VALVE TO REMAIN CLOSED UNLESS THE FACILITY FAILS TO DEWATER.
5. PLANTING SOIL SPECIFICATIONS:
   - ASTM C-33 SAND: 60%-75%
   - TOPSOIL: 25%-40%
   - TOPSOIL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 713-01 FOR ROADSIDE MIX OR SPECIALTY PLANTING MIX

BIORETENTION AREA WITH UNDERDRAINS DETAIL
NOT TO SCALE



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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

Dig Safely. New York Call 811 before you dig

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

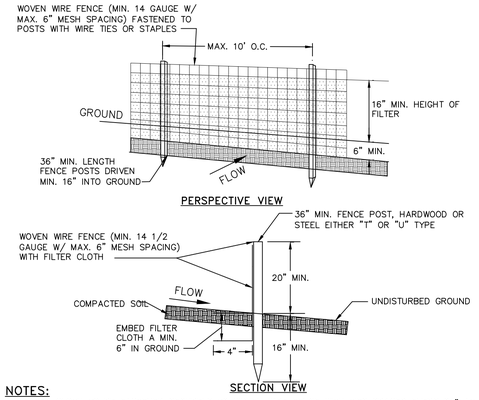
CONSTRUCTION DETAILS

DIA BEACON

3 BEEKMAN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-41-605699

JOB #:	2025:038
DATE:	12/30/25
SCALE:	AS NOTED
TITLE:	CD-2
SHEET:	10 OF 11

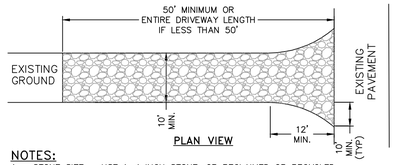
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



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.

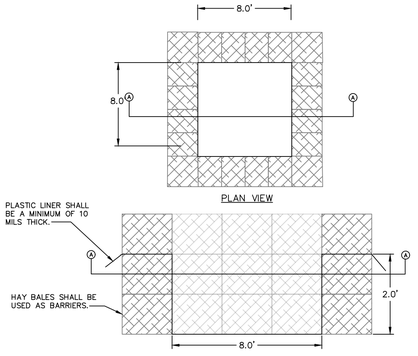
SILT FENCE DETAIL
NOT TO SCALE



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.

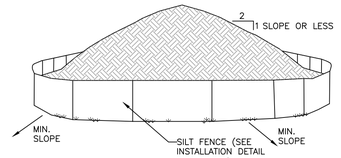
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:

1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.
4. WATER ACCUMULATION IN WASHOUT AREA FROM RAINWATER SHALL BE PUMPED FROM THE STATION INTO A GRASSED AREA.

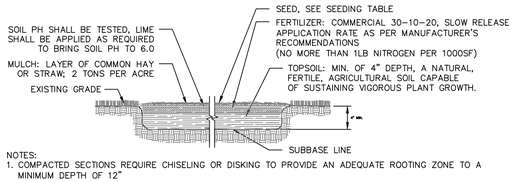
CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



NOTES:

1. 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



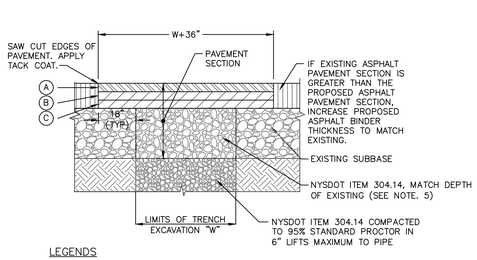
NOTES:

1. COMPACTED SECTIONS REQUIRE CHISELING OR DISKING TO PROVIDE AN ADEQUATE ROOTING ZONE TO A MINIMUM DEPTH OF 12"
2. SOIL AMENDMENTS SHOULD BE INCORPORATED INTO THE UPPER 2" OF SOILS BASED ON SOIL TESTING. IF SOIL MUST BE FERTILIZED BEFORE RESULTS OF A SOIL TEST CAN BE OBTAINED TO DETERMINE FERTILIZER NEEDS, APPLY COMMERCIAL FERTILIZER AT 600 POUNDS PER ACRE 5-5-10 OR EQUIVALENT.
3. PERMANENT SEEDINGS MAY BE MADE ANY TIME OF YEAR IF PROPERLY MULCHED AND ADEQUATE MOISTURE IS PROVIDED. LATE JUNE THROUGH EARLY AUGUST IS NOT OPTIMAL SEEDING PERIOD AS PORTIONS OF THE SEEDING MAY FAIL DUE TO DROUGHT AND HEAT. THESE AREAS MAY NEED RESEEDING IN LATE SUMMER/FALL OR THE FOLLOWING SPRING.
4. WATERING MAY BE ESSENTIAL TO ESTABLISH A NEW SEEDING WHEN A DROUGHT CONDITION OCCURS SHORTLY AFTER A NEW SEEDING EMERGES. DO NOT EXCEED THE APPLICATION RATE FOR THE SEED OR SUBSOIL.
5. SEEDING OPTION A FOR A SUNNY SITE TO BE USED, UNLESS OTHERWISE NOTED.

SEEDING TABLE

TYPE	SUNNY SITE:	SUNNY DROUGHTY SITE:	SHADY DRY SITE:	SHADY WET SITE:
OPTION A	65% CREEPING RED FESCUE 20% PERENNIAL RYE GRASS 15% FINE FESCUE 175 LBS PER ACRE	65% FINE FESCUE 15% PERENNIAL RYE GRASS 20% CREEPING FESCUE 220 LBS PER ACRE	65% FINE FESCUE 15% PERENNIAL RYE GRASS 20% CREEPING FESCUE 220 LBS PER ACRE	70% CREEPING RED FESCUE 30% BLEND OF SHADE-TOLERANT HARD FESCUE 130 POUNDS PER ACRE
OPTION B	100% CREEPING RED FESCUE 200 LBS PER ACRE	100% CREEPING RED FESCUE 200 LBS PER ACRE	80% BLEND OF SHADE-TOLERANT CEREAL RYE 20% PERENNIAL RYE 175 LBS PER ACRE	100% CHEWINGS FESCUE 200 LBS PER ACRE
OPTION C			100% CREEPING RED FESCUE 200 LBS PER ACRE	

TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



LEGENDS

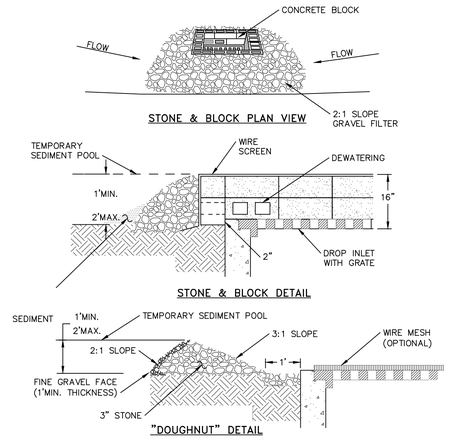
ROBERTO AVENUE RESTORATION COURSES:

- (A) 1-1/2" ASPHALT CONCRETE TOP COURSE- NYSDOT TYPE 6F
- (B) 2-1/2" ASPHALT CONCRETE BINDER COURSE- NYSDOT TYPE 3
- (C) 8" ASPHALTIC BASE COURSE- NYSDOT TYPE 1 (4" LIFTS)

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 IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.
5. PROVIDE 10" GRANULAR SUBBASE COURSE - NYSDOT ITEM 304.14 FOR ROBERTO AVENUE RESTORATION.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

Dig Safely. New York. Call 811 before you dig

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

CONSTRUCTION DETAILS

DIA BEACON

3 BEEKMAN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-41-605699

JOB #:	2025:038
DATE:	12/30/25
SCALE:	AS NOTED
TITLE:	CD-3
SHEET:	11 OF 11

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

LANC & TULLY
Engineering and Surveying, D.P.C.

January 9, 2026

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

RE: DIA Art Center
Parking Expansion & Storage Building
City of Beacon
Tax Map No. 5954-41-605699

Dear Mr. Gunn:

Our office has reviewed the following documents and plans related to the project:

- Correspondence dated December 30, 2025, from Hudson land Design.
- Application for Site Plan approval.
- Short Environmental Assessment Form dated December 30, 2025.
- Copy of Deed for property.
- Plans entitled "DIA Beacon", dated December 30, 2025, and consisting of Sheet 1 of 11 through 11 of 11, as prepared by Hudson Land Design.

The applicant is proposing to construct a 49-parking space parking lot expansion in the north-east corner of the parcel near Beekman Street, the installation of a 60'x70' storage building at the end of the previously constructed employee parking lot, and the construction of 5 additional parking stalls to the existing employee parking lot. The project is located in LI (Light Industrial) Zone. The applicant was last before the Planning Board in March of 2019, at which time they had received approval for the construction of the employee parking lot and storage building adjacent to the employee parking lot.

Based upon our review of the submitted documents and plans, we offer the following comments:

General Comments:

1. Geotechnical investigation should be conducted in the areas of proposed construction to determine the depth to bedrock, as this may impact the proposed construction.

2. As acknowledged by the project engineer, a Stormwater Pollution Prevention Plan (SWPPP) will need to be prepared and submitted for the project. A Stormwater Access and Maintenance Agreement shall be prepared for the project and submitted to the City for review.

3. A lighting plan shall be prepared for the project and shall include the photometrics for the site in the areas to be improved.

4. A landscaping plan shall be prepared for the project to minimize visual impacts of the proposed 49 stall parking lot and other areas being cleared for the proposed work.

5. Are any utilities (water, sewer, etc.) proposed for the proposed storage building? If so, the plans shall show the proposed utilities to the proposed building.

6. If the proposed project is to be phased, a phasing schedule shall be provided on the plans.

7. The location of any proposed ADA compliant curb ramps shall be shown on the plans

Existing Conditions Plan (Sheet 2 of 11):

1. Plan shall clearly show and identify the various easements across the property as identified in Exhibit "B" of the property deed provided. It is unclear as to whether the proposed improvements will impact on the existing easements.

2. The plan shall clearly identify the trees to be removed and their respective sizes.

Overall Site Plan & Detail Site Plan (Sheets 3 & 4 of 11):

1. The access drive between Beekman Street and the proposed parking lot expansion area shall be widened to provide for 2-way traffic.

2. The plans shall show the proposed traffic signage to be installed, modified, and removed at the entrance off Beekman Street and along the upper portion of the entrance road for the parking lot expansion.

3. The overall height of the proposed storage building shall be noted on the plans.

4. The floor elevation within the storage building shall be noted on the plans.

Grading & Utility Plan (Sheet 5 of 11):

1. The proposed retaining wall shall be provided with top and bottom of wall elevations.

2. The overflow weir on the bioretention facility for the parking lot expansion area shall be clearly shown.

3. A swale should be located above the proposed retaining wall to route stormwater runoff away from the wall.

4. Grading plan shall be revised to show the proposed grading in the area of the sidewalk extension out to Beekman Street.

This completes our review at this time. Further comments may be provided based on future submissions when more detailed plans are prepared for the project. **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, Planning Board Attorney
Bryan Murphy, Building Inspector
Natalie Quinn, Planner

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: January 12, 2026

RE: 3 Beekman Street Site Plan Approval, Dia Center for the Arts, Inc. (Rachel Pivnick)

I have reviewed the following materials regarding the proposed site plan application for the project located at 3 Beekman Street:

- Cover Letter by Hudson Land Design, dated December 30, 2025
- Site Plan Application by Dia Center for the Arts, Inc. (Rachel Pivnick), dated December 30, 2025
- Property Deed, dated November 10, 1999
- Short EAF by Hudson Land Design, dated December 30, 2025
- Site Plan (Sheets 1-9) prepared by Hudson Land Design, dated December 30, 2025

Project Description:

The proposed project entails a new paved parking lot consisting of 49 parking spaces located northeast of the existing employee parking lot, 5 additional parking spaces located in the existing employee parking lot east of the DIA main building, and a new 60' x 70' storage building located at the south end of the existing employee parking lot. The proposed project is located on a 20.50-acre lot in the LI – Light Industrial zoning district and Historic District and Landmark Overlay (HDLO) Zone.

The following comments are offered to assist the Planning Board in its review.

Comments & Recommendations:

1. **Placement of New Parking Near Beekman.** The proposed 49-space parking lot is located in the northeastern portion of the site, in close proximity to Beekman Street and Wolcott Avenue. While the operational need for additional parking is understood, parking areas adjacent to the public right-of-way are highly visible and can alter the perceived character of the campus edge. Enhanced buffering strategies such as increased planting depth, preservation of existing mature trees where feasible, or supplemental berming should be explored to reduce the prominence of paved areas along the roadway**.**

2. **Tree Removal.** The proposed project will result in more than one acre of site disturbance and includes removal of trees within a wooded area near the campus perimeter. Sheet 2, Existing Conditions & Removals Plan, should be updated to reflect existing trees to be removed.

3. **Landscaping Plan.** A conceptual landscaping approach has been indicated, however, additional detail is needed to allow the Board to fully evaluate the effectiveness of proposed screening and mitigation measures. The landscaping plan should identify quantities, species, and anticipated mature heights. Particular attention should be given to year-round screening effectiveness for the new parking areas when viewed from Beekman Street, Wolcott Avenue, and adjacent residential properties. and other publicly accessible portions of the campus.

4. **Lighting plan.** The site plan identifies the location of proposed 16-foot-tall light poles. However, additional information is required to confirm compliance with §223-14(B) of the City Code. The applicant should provide fixture specification sheets identifying fixture type, appearance, shielding, color temperature, and color rendering index (CRI), as well as a photometric plan demonstrating compliance with applicable lighting standards.

The above reflects our planning comments at this time. Please feel free to contact me with any questions or if additional information would be helpful as the Planning Board continues its review.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer