COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

February 10, 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 January 13, 2026, 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 applications for Subdivision Approval and Site Plan Approval, Residential, 6-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.
3. Continue review of application for Special Use Permit Approval, Residential, 829 Wolcott Avenue, submitted by Lauren Walling.
4. Continue review of application for Site Plan Approval, Commercial, 425 Main Street, submitted by Stanza Books.
5. Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.
6. Continue review of application for Amended Site Plan Approval, Commercial, 3 Beekman Street, submitted by Dia Center for the Arts, Inc.

Architectural Review

1. Certificate of Appropriateness: 65 Monell Place - New Single-Family House
2. Certificate of Appropriateness: 498 Main Street - Sign
3. Certificate of Appropriateness: 48 Beacon Street - Facade

Miscellaneous Business

1. City Council request to review proposed Local Law concerning referrals of certain land use

matters to the City of Beacon Planning Board and Dutchess County Planning Board.

2. City Council request to review an amended Concept Plan Approval application for 248 Tioronda Avenue.

City of Beacon Planning Board Agenda
02/10/2026

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 2.10.26 Supplemental Submission Cvr Ltr 1-28-26.pdf

1064 Wolcott PB 2.10.26 Exhibit A - Responses Memo by AJS 1-27-26.pdf

1064 Wolcott BP 2.10.26 Exhibit B -Response Memo by HLD 1-27-26.pdf

1064 Wolcott PB 2.10.26 Exhibit C - Colliers Ltr.pdf

1064 Wolcott PB 2.10.26 Exhibit D - Correspondence from Hudson Cultural Services to SHPO 1-26-26.pdf

1064 Wolcott PB 2.10.26 SWPPP 2026-0127 full size.pdf

1064 Wolcott PB 2.10.26 Plans by AJS and HLD 1-27-28.pdf

Lanc & Tully 1064 Wolcott Ave 02-06-26 review.pdf

KARC Review PB_1064 Wolcott Ave_2026.02.09.pdf

1064 Wolcott Avenue - FEAF Part 2.pdf

1064 Wolcott Avenue - FEAF Part 3.pdf

1064 Wolcott Avenue - Special Permit and Site Plan_SEQRA Negative Declaration (4913-5696-5256.1).pdf

1064 Wolcott - LWRP Resolution (4902-4605-3005.3).pdf

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Taylor M. Palmer, Esq.
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January 28, 2026

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:

The enclosed plan set, prepared by Aryeh Siegel, Architect, dated January 28, 2025 and last revised January 27, 2026, and by Hudson Land Design Professional Engineering, P.C. ("HLD"), dated January 28, 2025 and last revised January 27, 2026 (collectively, the "Plans") has been revised to address comments provided by this Board at the continued Public Hearing on January 13, 2026 and contained in the City Planning Consultant and Engineering Consultant's comment memoranda.[1] Point-by-point responses to the City Planning Consultant and Engineering

[1] Note: As this Board is aware, the Public Hearing on the Application was opened at the Board's December 9, 2025 meeting Agenda, was continued until the Board's January 13, 2026, and has been further continued until the Board's February 10, 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, which provided limited comments related to the Application.

Consultant's recent comment memoranda prepared by Aryeh Siegel and HLD are enclosed as **Exhibit A** and **Exhibit B**, respectively.

Specifically, the updated Plans include the following changes:[2]

- Additional detail has been included related to the layout of the condenser units, including the privacy fencing in relation to the retaining walls in this location, and the landscaping in this area has been supplemented with wood trellis with vines to provide overhead visual screening;

- Information has been incorporated into the Plan to address the scope of existing and proposed changes to the existing northern building;

- Refinements have been made to the landscaping plan, including identification of the existing trees to remain and to be removed, substitution of the previously proposed rain garden for a stormwater planter, supplemental screening of the outdoor parking areas, and a revised planting schedule and plant list; 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).[3]

OFF-STREET PARKING, LICENSE AGREEMENT, APPLICATION TO SHPO, AND APPLICATION TO ZBA FOR SETBACK VARIANCE 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

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[2] Note: The previously proposed lighting plan has been removed from the Plans while the Applicant pursues an alternate lighting design. The Applicant had been in contact with lighting designer Diana Gonzalez of Focus Lighting, but was recently advised that the design would not be prepared in time for submission. The Applicant is now pursuing a design from lighting designer Gan Leehanantakul of G2J Design, and hopes to be able to provide the same prior to the Planning Board's February 10, 2026 meeting.

[3] Note: As this Board is aware, during the Planning Board meeting on November 12, 2025, 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.

requires a minimum of 27 spaces and a maximum of 77 parking spaces for the Project. 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, and has proposed to utilize valet parking both on the Premises (to accommodate up to 49 vehicles) and off-site at the Riverview Funeral Home (for up to 14 additional vehicles) to manage any excess parking demand for the Project.[4] As acknowledged in correspondence from Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C., dated January 26, 2026 and enclosed herewith as **Exhibit C**, and as discussed during the January 13, 2026 meeting of this Board, there may be limited instances when peak parking demand for the Project coincides with peak parking demands at the Riverview Funeral Home, and thus the 14 additional spaces on that property may not be available for the Applicant's use. In these limited circumstances, the Applicant has proposed an alternate valet parking strategy to store up to 16 additional vehicles within the drive aisles on the Premises for the duration of the common peak parking conditions. *See* **Exhibit C**. Both the Applicant and Riverview Funeral Home have agreed to communicate any such conflicts in advance to avoid any parking impacts at either property.

In addition, please be advised that the Applicant submitted the Project to the New York State Office of Historic Preservation ("SHPO") for review on January 9, 2026, and provided supplemental documentation in response to SHPO's informational requests on January 26, 2026. The Applicant will provide additional updates to this Board related to SHPO's feedback on the Project when available. For reference, enclosed as **Exhibit D** please find correspondence from Hudson Cultural Services to SHPO including a photo packet depicting the exterior elevations and primary interior spaces of the existing historic building. These photos illustrate the existing conditions of the original portion of the building and subsequent additions. Please note that Sheet 6 of the updated Plans identifies the original portion of the building and the addition, as well as the existing materials and architectural features that will be modified. The Plans indicate the removal of a bay window, and a reallocation of the interior spaces once the new addition is complete. Per the Applicant's historic preservation specialist, the exterior elevation of the proposed addition will be differentiated through a gabled roof, rather than the conical or flat roof

[4] Note: 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 once it has been signed by both parties. Please note that, since the last Planning Board meeting, at the request of counsel for the Riverview Funeral Home, the Agreement will now include a provision allowing *either* party to terminate the Agreement (not just the Applicant) after the completion of three (3) years of a five (5) year term, with the delivery of one (1) year prior written notice to the other party. As noted at the January 2026 Planning Board meeting, the Applicant again acknowledges that, if the Agreement is terminated by either party, it will be necessary to return to the Planning Board during that one (1) year period, during which the Applicant may provide operational data to demonstrate whether off-site parking remains necessary for the Project and/or may propose an alternate off-site parking arrangement, as needed.

of the original building's top story, along with gabled dormer windows. The proposed addition will echo the historic nature of the original structure through the decorative columns and balusters on the extended porch, clapboard siding and evenly spaced window pattern, and the gabled dormers of the proposed addition are similar in nature to those on the northern side of the original building.

Lastly, please note that the Applicant has submitted an application to the Zoning Board of Appeals ("ZBA"), and will be seeking an area variance for the proposed 23.8' rear yard setback distance due to the irregular shape of the lot.[5] The Applicant expects to appear at the February 18, 2026 meeting of the ZBA for review and consideration of the area variance request.

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 January 27, 2026, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated January 9, 2026 and City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated January 12, 2026;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated January 27, 2026, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated January 9, 2026 and City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated January 12, 2026;

Exhibit C: Correspondence from Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C., dated January 26, 2026, providing supplemental parking strategy information in response to City Traffic Consultant Creighton Manning Engineering & Surveying, PLLC's memorandum dated January 9, 2026 and comments provided during the January 13, 2026 meeting of the Planning Board; and

[5] Note: As this Board is aware, during its January 13, 2026 meeting Agenda, the Planning Board issued a referral to the ZBA, indicating that the proposed placement of the addition is the result of discussions with the Planning Board seeking to maximize consistency with the existing structures on the Premises and due to the irregular shape of the lot.

Exhibit D: Correspondence from Hudson Cultural Services to New York State Office of Historic Preservation, dated January 26, 2026.

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 January 27, 2026.

We look forward to appearing at this Board's regular meeting on February 10, 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. 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") and a Local Waterfront Revitalization Program ("LWRP") Consistency Determination at its February meeting as well.[6] 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.

[6] Note: As this Board is aware, during its January 13, 2026 meeting Agenda, the Planning Board authorized the City Attorney to draft a Determination of Significance pursuant to SEQR and a LWRP Consistency Determination for the Board's consideration at its January 2026 meeting.

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

January 27, 2026

Dear Chairman Gunn and Members of the Planning Board,

Please find below our response to the comments in KARC Planning Consultant's Memorandum, dated January 12, 2026; and Lanc & Tully's Engineering Memorandum dated January 9, 2026.

KARC Comment Responses:

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.

    Response: Comment acknowledged. We are reviewing ways to highlight 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.

    Response: Comment acknowledged. The Applicant will review physical samples with the Board when material and color selections are ready to present.

    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

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

identifying all existing exterior conditions and all proposed exterior modifications to the historic structure.

Response: Information regarding the existing and proposed conditions at the north building has been added to the plans.

2. **Rear Yard Setback:** A variance from the ZBA is required for the 23.8 foot setback where 50 feet is required.

   Response: Comment acknowledged. The Applicant will seek a variance from the Zoning Board of Appeals for relief from the required setback.

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.

   Response: The Landscape Plan and the Existing Conditions and Demolition Plan. have been updated to show existing trees to be removed, and existing trees to be retained.

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.

   Response: A revised Landscape Plan has been submitted with additional screening for the neighboring properties. Additional views of the rear elevation will be provided.

5. **Landscaping Plan.** landscaping plan has been provided on sheet 3 of 17 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.

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.

   Response: The Applicant is in the process of retaining a professional lighting designer as suggested by the Board. The previous lighting plan has been removed from this submission, and a new lighting plan with fixtures specifications will be submitted.

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.

   Response: The mechanical equipment area is screened by a 6' high wood privacy fence on 2 sides, and by the retaining wall on the other 2 sides. A wood trellis with vines will be installed above the screened area to provide visual screening from above. Trellis details will be provided.

Lanc & Tully Comment Responses:

General Comments:

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 R1-4 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, "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.

   Response: The trash enclosure is 6' high, and the detail has been modified to show the 6' height.

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 was revised to show the quantity of each planting

Lighting Plan Sheet 5

1. Note that the Lighting Plan (Sheet 5) has been removed from the set for this submission as the Applicant is retaining a professional lighting designer to provide a new lighting design and fixture specifications.

Building Plans Sheet 6

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 has been corrected for legibility.

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

January 27, 2026

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 January 9, 2026 Comment Memorandum

General Comments

1. 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.
2. Colliers has responded to this comment under separate cover.

Site Plan (Sheet 1 of 17):

1. The refuse enclosure fence height is 6 feet. The detail on sheet 14 has been revised to 6 feet.
2. Aryeh Siegel has responded to this comment under separate cover.

Existing Conditions Plan (Sheet 2 of 17):

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

Landscaping Plan (Sheet 3 of 17):

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

Lighting Plan (Sheet 5 of 17):

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 6 of 17):

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

Grading & Utility Plan (Sheet 10 of 17):

1. Hydrant flow testing in Harbor View Court will be coordinated with the water department when the outside temperatures are above freezing and less snow cover to avoid potential icing and flooding conditions.
2. The design of the underground stormwater system has been changed to a detention only system with a 40 mil HDPE liner and the outlet configuration has also been revised. CB-7 acts as the inlet and outlet structure. Two separate pipes between CB-5 and CB-7 control flows exiting the system. The pipe connecting CB-7 to the underground detention system is low and flat so that it can flow both ways. The outlet pipes from CB-7 to CB-5 are higher and control the outflow from the underground detention system to CB-5.
3. See response 2 above.
4. An additional catch basin on the north side of the entrance should not be necessary as there is an existing catch basin on the north side of the entrance and a proposed catch basin on the south side of the entrance, the drainage area to these basins is small and the flowpaths are less than 100 feet; however, to further minimize flow to Wolcott Avenue, an additional catch basin has been added to this location.
5. The front rain garden has been changed to a stormwater planter. This system is designed to accept the flow from the Porte cochere roof. The roof leader locations have been added to the plans.

Construction Details (Sheet 17 of 17):

1. The high point at Sta 2+40 of the water service line profile has been eliminated.

SWPPP Comments:

1. The underground infiltration system is no longer proposed. The underground stormwater system will now only provide stormwater detention, no infiltration is claimed for the system. A 40 mil HDPE liner has been added to the system preventing infiltration and subsequent hydrostatic pressure towards the retaining wall.
2. The stormwater planter detail on Sheet 15 has been revised to state that foundation waterproofing is required. The detail has been further revised to include 12" WQv ponding depth and 18" max ponding depth, as well as the outlet pipe.
3. The rain garden has been changed to a stormwater planter. The plans have been revised to clarify that the stormwater planter is only accepting runoff from the Porte cochere roof, as was the intent of the design previously.
4. The rain garden has been changed to a stormwater planter. It has been sized in accordance with stormwater planter sizing.
5. See response comment 4 above.
6. Bed areas of the stormwater planters have been confirmed to be correct. Bed areas are oversized where there was adequate space. Oversized systems have been applied to all the planters to provide additional runoff reduction volume when an underdrain is proposed.
7. See response to comment 1 above. The plan and detail have been revised.
8. References to bioretention areas have been removed from the calculation sheets.
9. Catch basin CB-7 has been moved to intercept flows from DA-11.
10. The underground infiltration system is no longer proposed. All stormwater planters have been designed with underdrain so that no infiltration is necessary for the design. No soil test are proposed.
11. Test pits for the stormwater planters will be completed during construction. The design of the stormwater planters makes is relatively easy to adjust the system to maintain separation. The stormwater planters can be raised to be completely out of the ground to maintain separation, if necessary.

KARC January 12, 2026 Comment Memorandum

1. Comment acknowledged. Aryeh Siegel has responded to this comment under separate cover.
2. See response to Lanc & Tully General Comment #2.
3. Aryeh Siegel has responded to this comment under separate cover. The plans have been updated to include trees to be removed.
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.

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

- Updated Site Plan Set (4 copies)
- 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

January 26, 2026

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

The Inn at Spy Hill - 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:

As identified in our last submission, dated December 29, 2029, the Inn at Spy Hill Project Applicant has entered into an agreement for the use of 14 parking spaces at the nearby Riverview Funeral Home (2 Beekman St. Beacon, NY 12508) with the owner of that Property. Based on discussion during the January 13, 2026 Planning Board Meeting, concerns were raised about the use of the proposed parking at the Riverview Funeral Home during periods of peak usage at the funeral home. While these occurrences are limited, we understand that there may be times that peak conditions at the funeral home could overlap with peak parking conditions at the Inn at Spy Hill.

In order to address this concern, we have prepared an alternate valet parking strategy for the Project to be utilized under specific conditions when the Funeral Home is at peak utilization. Under this alternate valet parking strategy, additional vehicles could be valet parked on-site utilizing drive aisles to store up to 16 additional vehicles above the standard valet parking layout previously proposed (which accommodated 49 vehicles) for a total of 65 parked vehicles on site. This would accommodate the anticipated peak parking demand for the Project. This alternate valet parking strategy layout is detailed on Exhibit No. 3A attached.

It is proposed that the operator of the funeral home and the Applicant will coordinate prior to specific instances when funeral home events are expected to fully occupy the parking at that location and the 14 off-site parking spaces will not be available to the Project. In cases where the funeral home will not be able to provide these spaces, the Applicant will plan to implement the alternate valet parking strategy per the attached Exhibit. This plan would only be implemented for a limited duration during the few hours of peak parking utilization at the funeral home. It is anticipated that this alternate valet parking strategy would only need to be implemented during periods of peak parking demand for the Project, typically expected to occur on Friday and Saturday evenings.

Note that the additional valet parking on-site as part of the alternate valet parking strategy may hinder emergency vehicle access to the rear of the building. Prior to this plan being implemented the Applicant can notify the appropriate emergency services so they can be aware prior to any emergencies.

Colliers Engineering & Design

In addition, it was noted during the meeting that our last submission referenced the revised Sight Distance diagram Sheet No. SD-01, but that the plan was not included in the submission. That plan has been attached to this letter for reference and depicts the existing sight distances for the site access location as well as the recommended intersection ahead warning signage noted in the previous submission.

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\260126RGD_PB Letter_Offsite Parking.docx

PARKING SUMMARY

39 SPACES - WITHOUT VALET
65 SPACES - WITH VALET

7.5' x 18' VALET SPACES (TYP.)

PROPOSED TRASH ENCLOSURE

PROPOSED FALL PROTECTION ON WALLS GREATER THAN 30" IN HEIGHT (TYP)

PROPOSED RETAINING WALL

PROPOSED RETAINING WALL (TYP.)

PROPOSED FALL PROTECTION ON WALLS GREATER THAN 30" IN HEIGHT (TYP)

PROPOSED CATCH BASIN (TYP)

PROPOSED FALL PROTECTION ON WALLS GREATER THAN 30" IN HEIGHT (TYP)

PROPOSED BUILDING ADDITION
FFE = 104.4 – 107.0

MAIN ENTRANCE

PROPOSED ADA SIGNAGE (TYP)

3 story frame day care facility
F.F.E.=123.40
B.F.E.=113.40

2 story frame day care facility
F.F.E. 115.17

39 PARKING SPACES
INCLUDES 2 ADA SPACES

EXISTING 1" COPPER WATER SERVICE TO REMAIN IN-USE

PROPOSED 6" SDR-35 @ 1% MIN. FOR SPA LEVEL OF ADDITION

PROPOSED SEWER MANHOLE

STEPS
10 RISERS

EXISTING 6" SDR-35 SEWER LATERAL

PROPOSED STOP SIGN

PROPOSED UNDERGROUND INFILTRATION AREA
CULTEC 330XL CHAMBERS
6 ROWS X 8 CHAMBERS
10" INV OUT=97.15
INV CHAMBERS=96.65
INV WASHED STONE=96.15

PROPOSED HYDRODYNAMIC SEPARATOR

EXISTING 4"ø DIP WATER SERVICE TO SOUTH BUILDING. NEW BUILDING WATER SERVICE TO CONNECT TO THIS LINE.

EXISTING 6" SDR-35 SEWER LATERAL

EXISTING SEWER MANHOLE
RIM=106.9
INV=103.1

PROPOSED LIGHT POLE (TYP)

PROPOSED CATCH BASIN (TYP)

EXHIBIT NO. 3A
VALET PARKING LAYOUT
INTERIM CONDITION



		Available Sight Distance (ft.)	AASHTO Sight Distances	
Roadway Design Speed	**30 MPH**	**Existing**	**Stopping Sight Distance (ft.)**	**Intersection Sight Distance (ft.)**
Left Turn From Minor Road (Site Driveway)	Looking Left	260	200	335
	Looking Right	500	200	335
Left Turn From Major Road (Wolcott Avenue)	Left Turn Entry	285	200	245
	Rear End	460	200	200

NOTES:

1) AASHTO SIGHT DISTANCES ARE BASED ON A 30 MPH OPERATING SPEED ALONG THE ROADWAY IN THE VICINITY OF THE SITE ACCESS LOCATION.
2) AVAILABLE SIGHT DISTANCES SHOWN ARE FOR EXISTING CONDITIONS AND FOR FUTURE CONDITIONS AFTER COMPLETION ANY IMPROVEMENTS SUCH AS VEGETATIVE PRUNING/CLEARING AND GRADING .

40 0 40 80

SCALE : 1" = 40'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers

Engineering & Design

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REV	DATE	DESCRIPTION
1	12/22/25	REVISED TO INCLUDE INTERSECTION AHEAD SIGN

THE INN ON SPY HILL

SIGHT DISTANCE PLANS

1064 WOLCOTT AVENUE

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: K.G.B.

DESIGNED BY: R.G.D.

REVIEWED BY: R.G.D.

DATE ISSUED: 11/20/25

PROJECT NUMBER: 24010794A

SHEET NAME:

SIGHT DISTANCE PLAN EXISTING DRIVEWAY

DRAWING NUMBER:

SD-01

C:\Civil 3D Projects\2024\24010794A\Transportation\Plans\R-01-SIGHT.dwg By: RDANDREA on 2026-01-26 - 01:00pm

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

H·C·S
Hudson Cultural Services
PO Box 124, Lagrangeville NY 12540
914-456-3698

January 26, 2026

Olivia Holland
Survey and National Register Unit
NYS Office of Parks, Recreation and Historic Preservation
Peebles Island State Park
PO Box 189
Waterford, New York 121880189

Re: 26PR00237
Building Photographs
The Inn on Spy Hill
Beacon, Dutchess County, New York

Dear Ms. Holland,

Hudson Cultural Services (HCS) has been working with owner and project sponsor for The Inn On Spy Hill. In response to your request, a photo index showing the exterior views, interior views of the main spaces and floor plans with the photo views keyed in has been submitted into CRIS.

The photographs were taken by Aryeh Siegel, of Aryeh Siegel Architects, the Project Architect on April 4, 2024. The photos indicate the changes and additions that have occurred in converting the property to a fully operational daycare center in the 1990s.

The Project is under review by the City of Beacon Planning board. If you need any further information for your review, please let us know.

Sincerely,

Beth Selig

Beth Selig
President, Hudson Cultural Services

1. View to the north the western elevation of the North building at 1064 Wolcott Avenue.



2. View to the north of the southern and western elevation of the north building.



3. View toward the north of the addition (c. 1990) on the southern side of the north building.



4. View to the northwest of the eastern elevation of the north building.



5. View to the south of the southeastern corner of the north building and additions.



6. View to the northwest of the deck and rear access stairs.



7. View to the north of the eastern elevation of the northern building.



8. View to the south of the northern elevation of the north building.



9. View to the south of the northeastern corner of the building.



10. View south of the northwestern corner of the building.



11. View to the west of the first level of the southern addition.



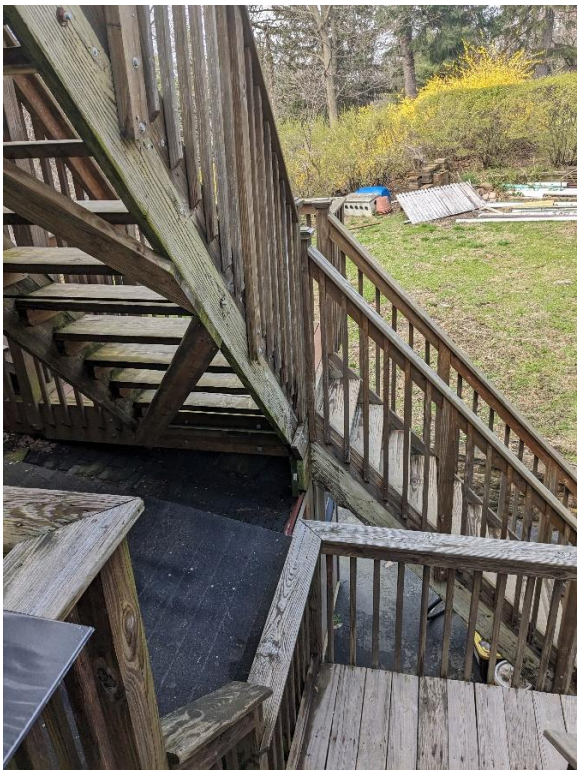
12. View to the northwest of the southern addition. .



13. The rear access points area on the northeastern corner of the building.



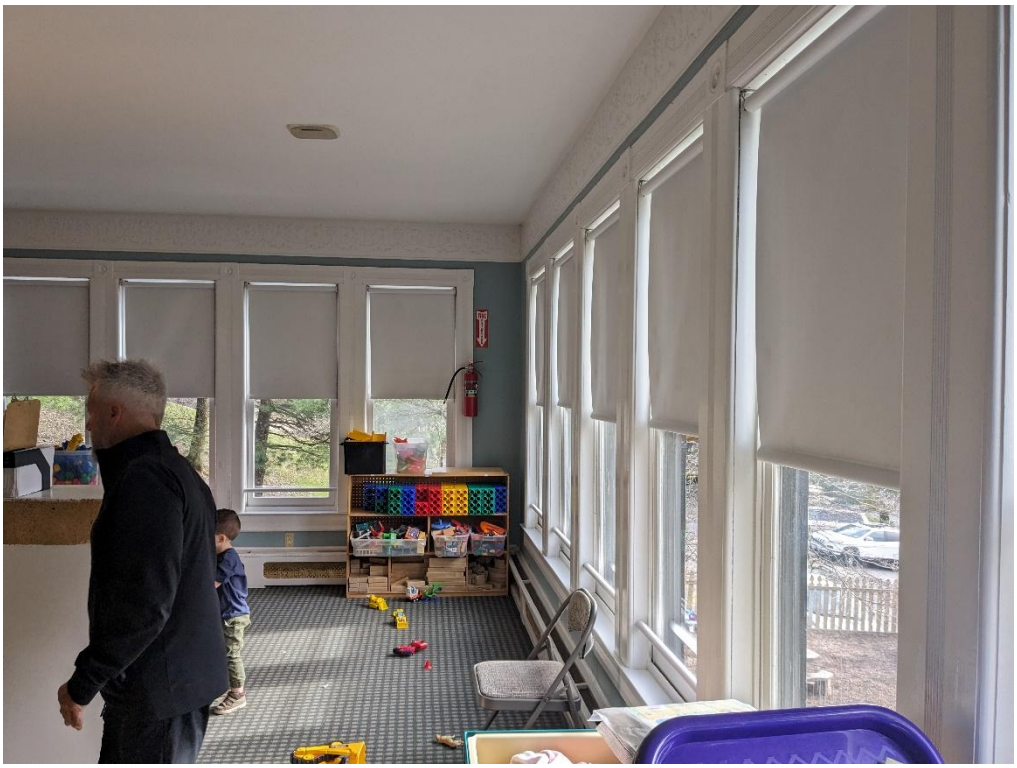
14. The rear egress stairs are constructed of pressure treated boards.



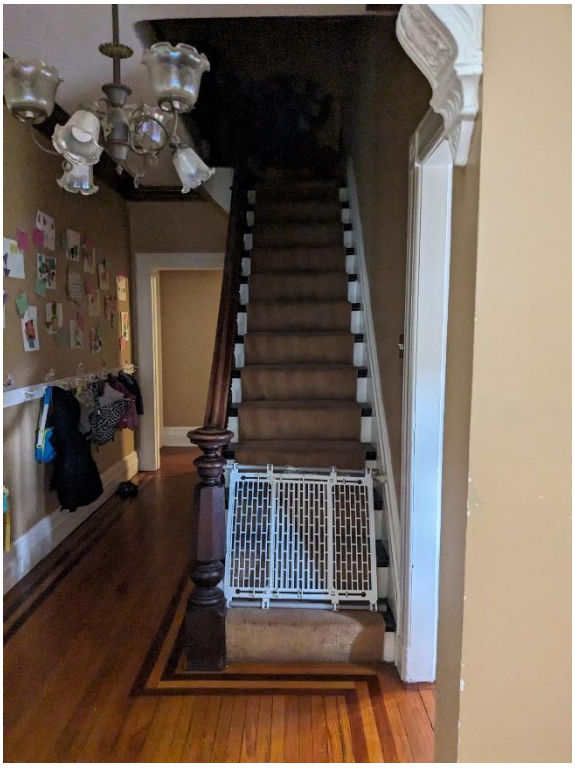
15. View of the main floor of the addition on the southern side of the building. View is to the east.



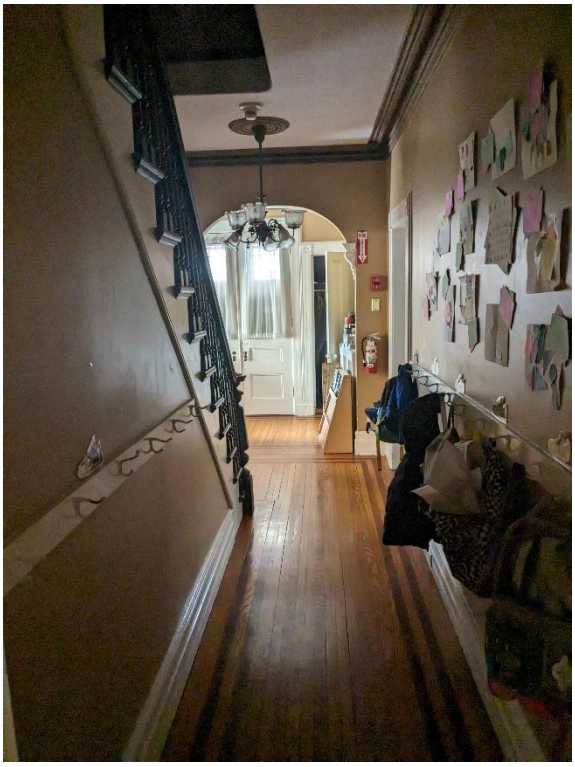
16. View to the south of the interior of the 1990's addition.



17. View toward the center stairwell.



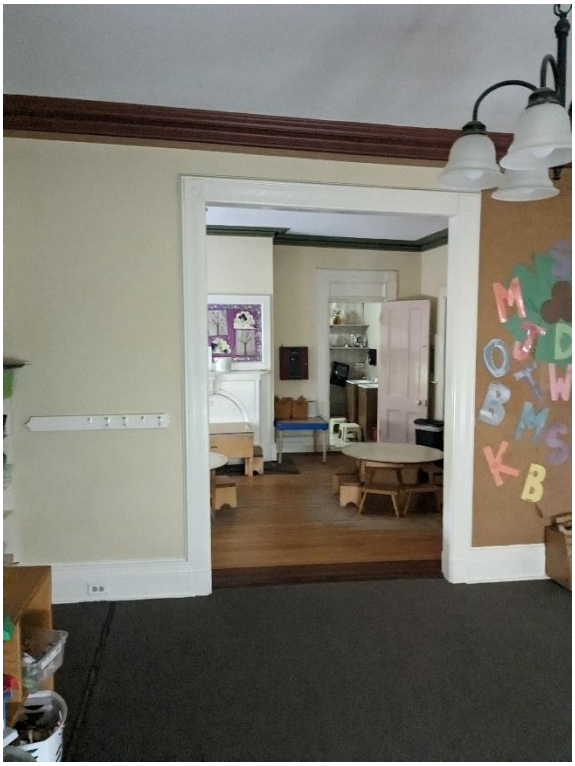
18. View to the west along the central hallway.



19. View of the classroom space in the northeastern corner of the north building.



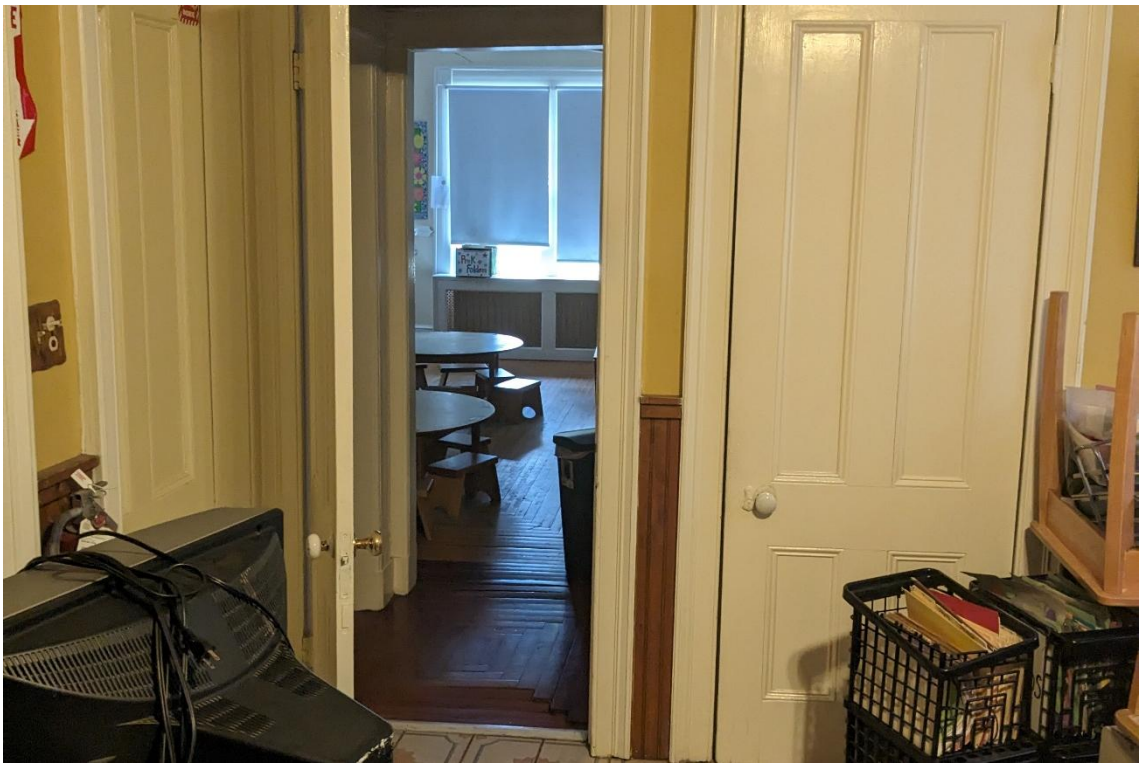
20. View of the former parlor in the northern portion of the building.



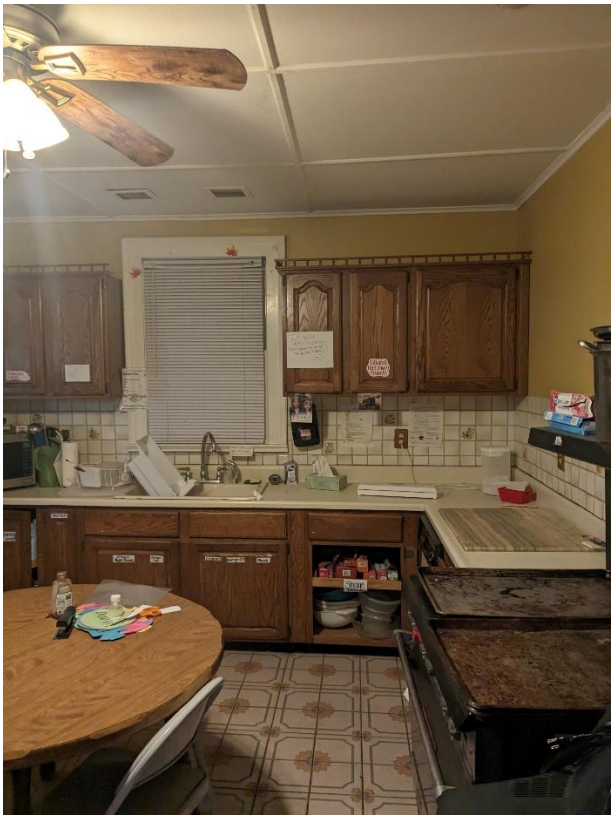
21. View of the access point into the former parlor, in the northwestern corner of the north building.



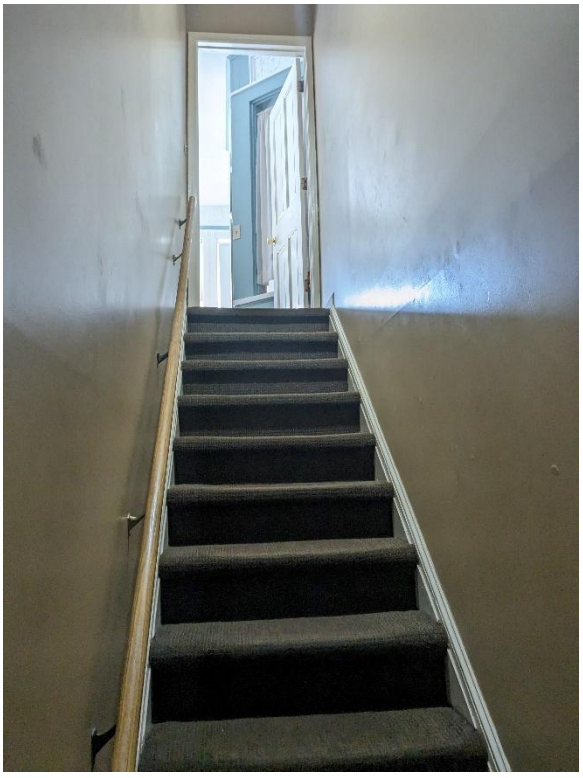
22. View toward the classrooms and hall from the kitchen.



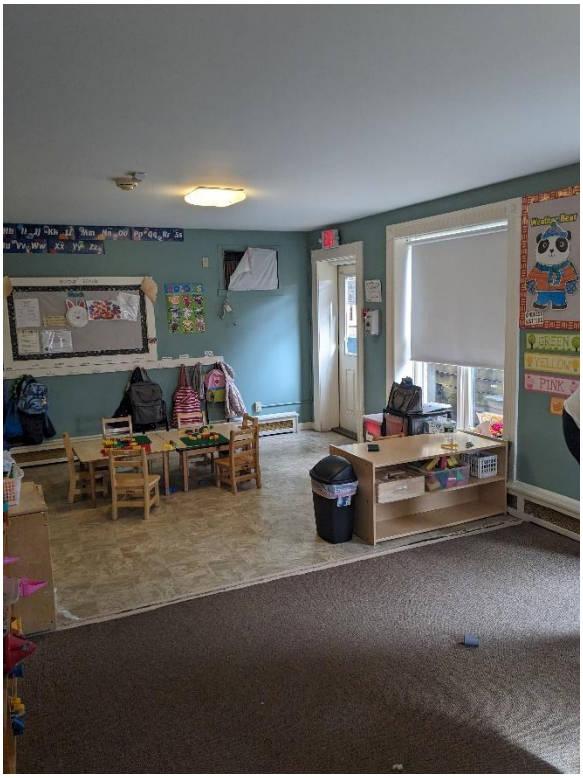
23. View of the kitchen on the main floor. View is to the east.



24. View of the stairs in the 1990s addition. View is from ground floor to main floor.



25. View of the classroom space on the ground floor of the 1990's addition. View is to the southeast.



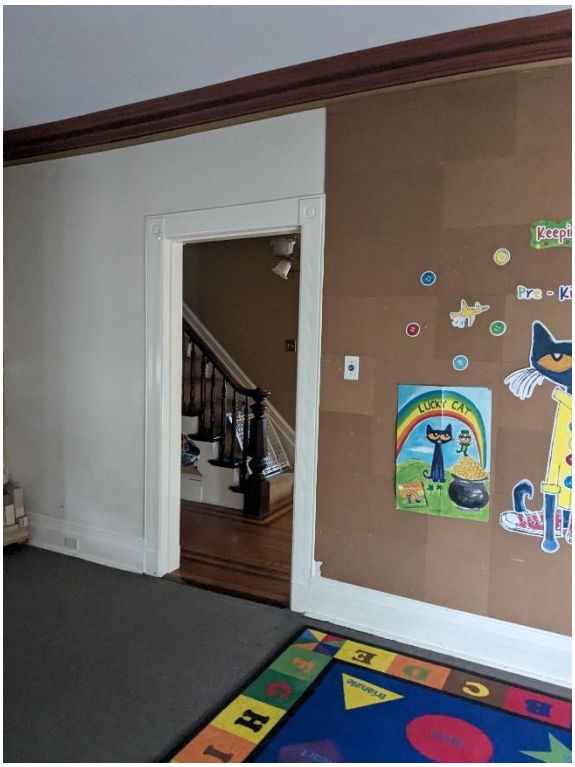
26. View of the classroom space on the ground floor of the addition.



27. View of the connection of the addition to the original south wall of the north building.



28. View from the classrooms space on main floor to center stairs.



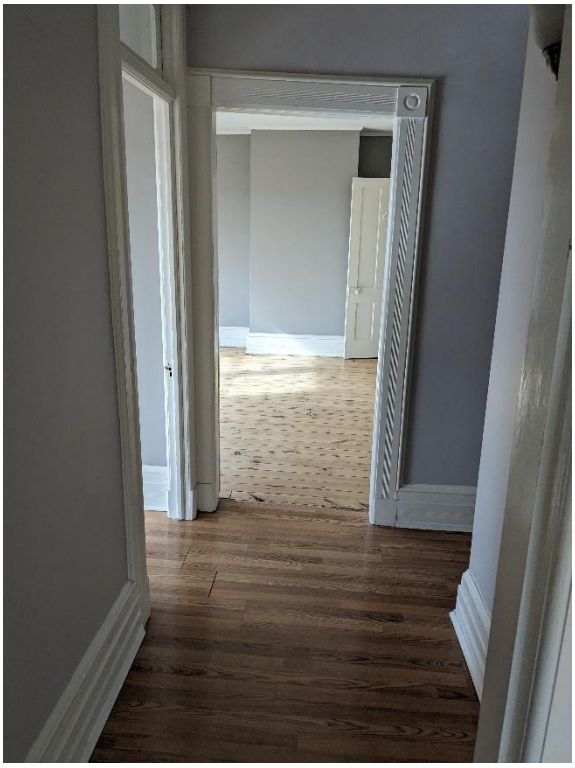
29. View of the kitchen space on 3rd floor.



30. View to the north of the northeastern corner of the third floor.



31. View east from the hall of the 3rd floor.



32. View toward bathroom space on the 3rd floor.



33. View of storage or vestibule space in Building 31. Office and bathrooms are located to the left in the photo.



34. View of the living room or bedroom area in the north wing of Building 31. This was part of the original apartment space.



35. View from the southern side of the 3rd floor overtop the southern addition.



36. View west of the access to the western roof balcony.



37. View from the western balcony to the southwest.



38. View to the west from the bay window on the western elevation of the 3rd floor.



39. View toward the center of the 3rd floor.



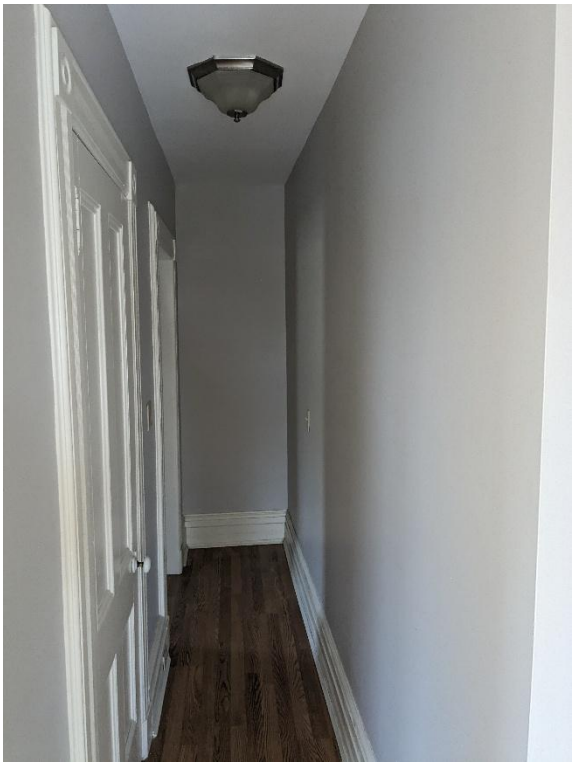
40. View of the interior hallway on the second floor.



41. View toward the west of 3rd floor rooms



42. View of the hall space on the 3rd floor



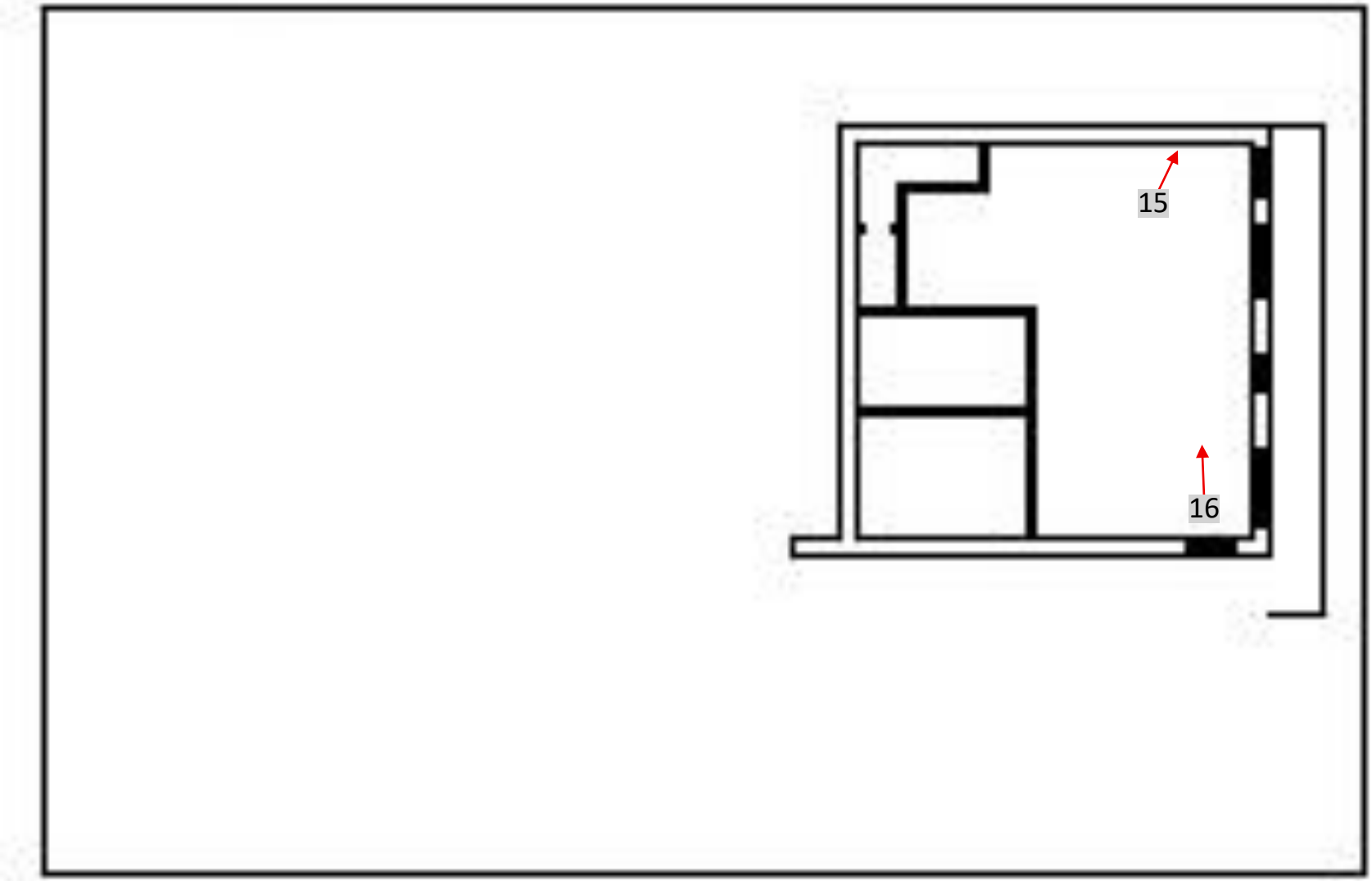


Figure 1: Floor plans showing the ground floor of the north building's south addition and photograph views. Not to Scale.

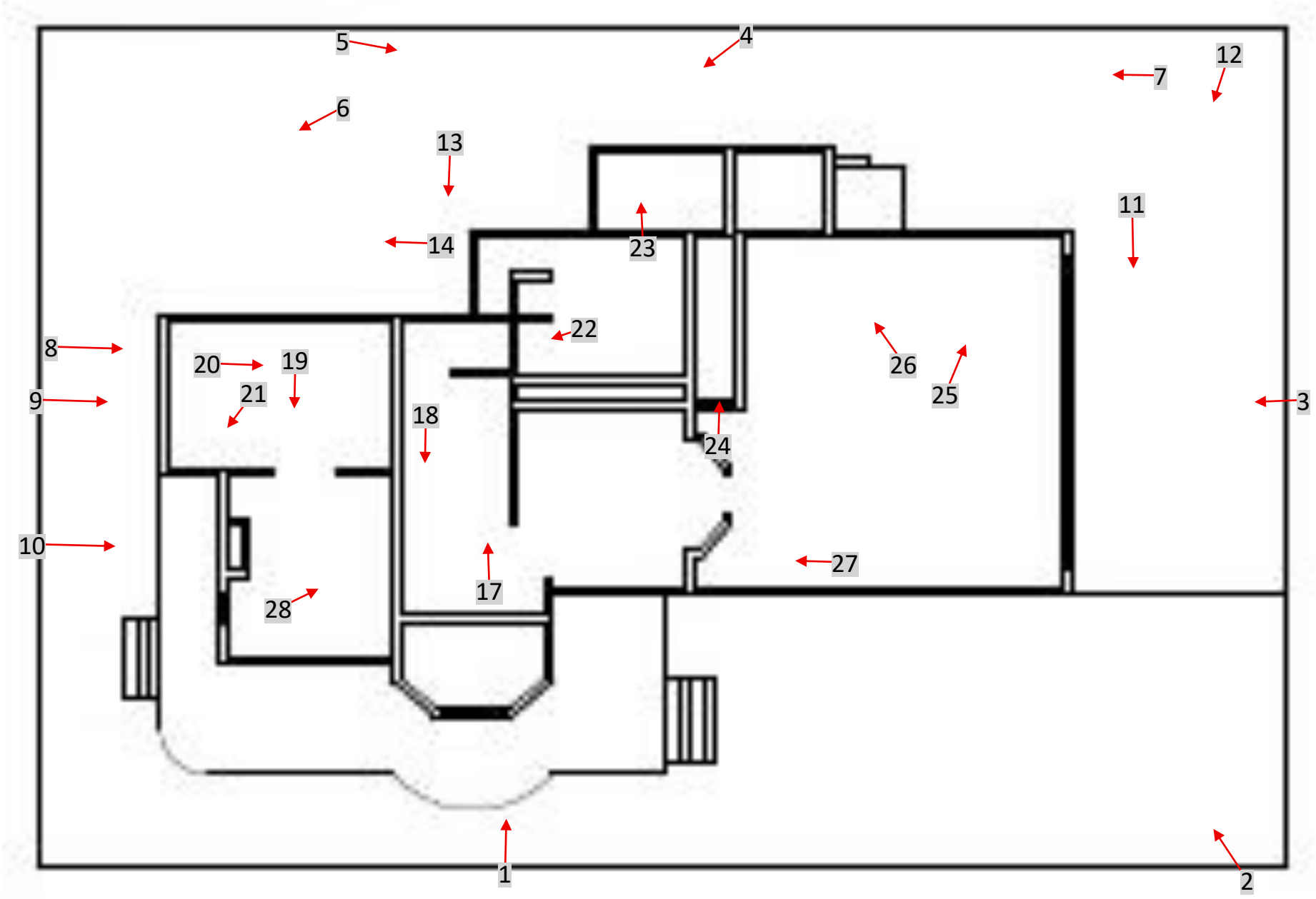


Figure 2: Floor plans showing the main (second) floor of the north building, south addition and photograph views. Not to Scale.

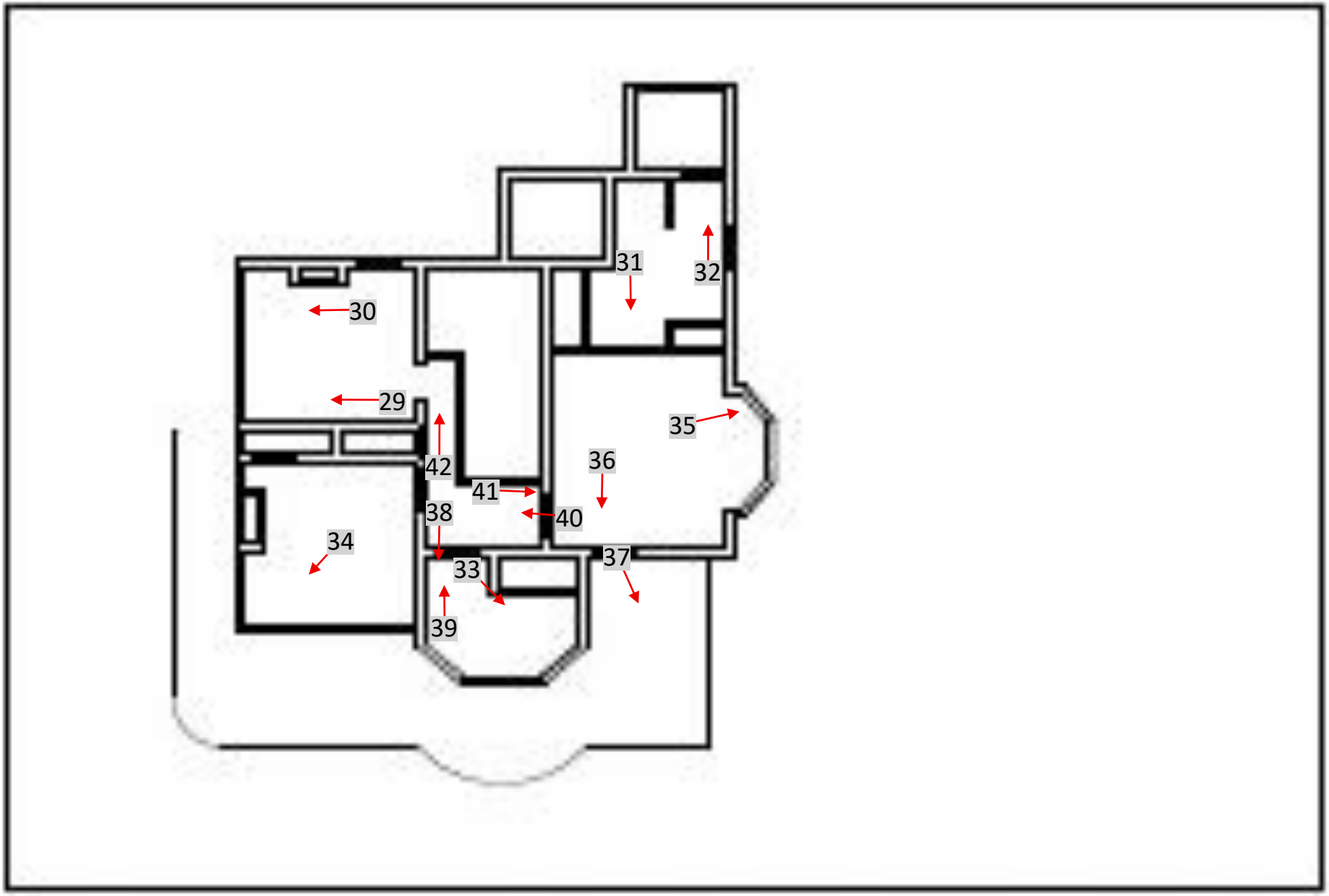


Figure 3: Floor plans showing the 3rd floor of the north building and photograph views. Not to Scale.

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
January 27, 2026



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)

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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 0.71 acres of impervious cover and will increase to 0.95 acres of impervious cover, an additional 0.24 acres. Option IV of the redevelopment options will be followed for this project. The site is treated with a hydrodynamic separator and five stormwater planters. Stormwater quantity control for the site is provided by an underground stormwater detention system.

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 has been 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 a hydrodynamic separator and stormwater planters. An underground stormwater detention system will provide quantity control. The following is a description of the subcatchments:

Subcatchment 10 is comprised of approximately ±1.40 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 generally 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. All developed areas of the site, encompassing watersheds 11, 12, 13, 14, 15, and 16 flow through this watershed and through the hydrodynamic separator.

Subcatchment 11 is comprised of ±0.21 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 detention system and through the hydrodynamic separator in subcatchment 10 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.

Subcatchment 15 is comprised of ±0.02 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 D. The underdrain and overflow from the stormwater planter will travel to the hydrodynamic separator.

Subcatchment 16 is comprised of ±0.02 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 E. The underdrain and overflow from the stormwater planter will travel to the underground stormwater detention system in subcatchment 11.

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	1.40 ac.	Existing building, redeveloped parking, lawns, & woods	0.65 ac.	77	B	8.7 min.
11	0.21 ac.	Proposed building addition, parking area expansion	0.16 ac.	89	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.*
15	0.02 ac.	Proposed building roof	0.02 ac.	87	B	6.0 min.*
16	0.03 ac.	Proposed building roof	0.03 ac.	97	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	1.3	3.9	3.9	9.1	9.1
Change	+0.1 -8.3%		-0.0 -0%		-0.0 -0%	

As shown above, post-development peak flow rates are less than pre-development rates for the 10- and 100-year storms all analyzed design storms. The 1-year storm or the Channel Protection volume is accomplished by 24-hour detention of the 1-year storm. Channel protection is not required for sites that that have a 1-year post-development peak discharge less than or equal to 2.0 cfs without detention or velocity controls.

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, consisting of the proposed building roof, will be directed to an stormwater planters providing 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&11*	4,775**	N/A	N/A	Hydrodynamic Separator	3,386
12		N/A	N/A	Stormwater Planter A	375
13		N/A	N/A	Stormwater Planter B	388
14		N/A	N/A	Stormwater Planter C	285
15		N/A	N/A	Stormwater Planter D	350
16		N/A	N/A	Stormwater Planter E	161
Total	**4,775**				**4,945**

*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.

**The total required water quality volume is for the entire 1.77 acre site. See Appendix E for the water quality calculation.

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.

6.7.1 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.

6.7.1.1 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. This practice is not quantified, but does provide treatment nonetheless.

6.7.2 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.

6.7.2.1 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, calculations are provided in Appendix E.

6.7.2.2 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. Five filtration stormwater planters are proposed for treating runoff from the proposed building addition roof. Underdrains are proposed, therefore 40% of the treatment capacity of the system can be runoff reduction. Sizing calculations are provided in Appendix E.

6.8 Runoff Reduction Volume (RRv)

RRv is not required for the redeveloped portions of redevelopment projects. Typically, RRv is met with the use of individual treatment practices since the redevelopment project meets the criteria set forth in the NYS SWDM §9.2.1. Runoff Reduction Volume, although encouraged, meeting the RRv sizing criteria is not required for the redevelopment activity portion of a project. The need to provide RRv shall be considered separately for each design point. For design points with a net increase in impervious area, RRv is required for the increase in impervious area only. Stormwater planters are 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:

$$RRv \text{ (in acre-feet of storage)} = [(P)(Rv^*)(Ai)]/12$$

$$Ai = (S)(Aic)$$

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&11	HDS	1,156**	462**	-	-	-
12	Stormwater Planter A			150	-	150
13	Stormwater Planter B			145	-	145
14	Stormwater Planter C			114	-	114
15	Stormwater Planter D			77	-	77
16	Stormwater Planter E			69	-	64
Total		**1,156**	**462**	**555**	**-**	**555**

* 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. RRv required is for the net increase in impervious cover to the study point. The total required RRv is calculated only for the net increase in impervious cover for the entire 1.77 acre site. See Appendix E for the runoff reduction calculation.

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 Detention Chambers

Cultec recommends inspection of the inlet 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 inlet row can be achieved via an inspection port riser installed during construction. This inspection port riser will connect the top of the inlet 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 inlet row via the access manhole(s). The high pressure water cleans all sediment and debris from the inlet row as the nozzle is retrieved. Captured pollutants are flushed into the sumped access manhole for vacuuming. This process is repeated until the inlet 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

Construction General Permit (CGP)
Electronic Notice of Intent (eNOI)
GP-0-25-001

version 1.14

(Submission #: HQJ-RDHC-EYSPM, version 1)

Details

Originally Started By	Eric Rogge
Alternate Identifier	1064 Wolcott Avenue—Region 3
Submission ID	HQJ-RDHC-EYSPM
Status	Draft

Form Input

Eligibility

Disturbance Threshold

1. Will the construction activity involve soil disturbances listed in Part I.A.1 of GP-0-25-001?
Yes

1.a. Will any runoff from the site enter a sewer system classified as a combined sewer?
No

1.b. Is this a remediation project being done under a Department approved work plan (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) with a SWPPP which meets the substantive requirements of GP-0-25-001?
No

1.c. Is the construction activity related to a stormwater discharge that does not require a permit as described in 40 CFR 122.3(e), e.g. non-point source agriculture or silviculture activities?
No

Other SPDES Permits

2. Will the discharge from the construction activity meet all conditions listed in Part I.A.2 of GP-0-25-001?
Yes

Threatened and Endangered Species

3. Will the construction activity potentially adversely affect a species that is endangered or threatened per Part I.A.3.?
No

State Historic Preservation Act (SHPA)

4. Is the construction activity designated by the Commissioner of the Office of Parks, Recreation and Historic Preservation (OPRHP), pursuant to 9 NYCRR §§428.12 or 428.13 as exempt from the SHPA review (see Attachment 2 of the Letter of Resolution between NYSDEC and OPRHP, dated January 9, 2015)?
No

4.a. Will the construction activity:

a) occur within an archeologically sensitive area indicated on the sensitivity map, or

b) have the potential to affect a property that is listed or determined to be eligible for listing on the National or State Registers of Historic Places, or

c) include a new permanent building on the construction site within the following distances from a building, structure, o object that is more than 50 years old and OPRHP, a Historic Preservation Commission of a Certified Local Governmer a qualified preservation professional has determined is a historically/archeologically significant building, structure, or o

- 1-5 acres of disturbance—20 feet
- 5-20 acres of disturbance—50 feet
- 20+ acres of disturbance—100 feet?

Yes

4.a.i. Have the impacts to historic properties been resolved?
Yes

4.a.i.1. Which of the following documentation will be maintained at the construction site?
a) DEC consultation form sent to OPRHP and copied to the NYSDEC Agency Historic Preservation Officer (APO)

and,
the State Environmental Quality Review (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution

State Environmental Quality Review (SEQR)

5. Is the construction activity subject to SEQR (Part I.A.5.), or the equivalent environmental review from another NYS or federal agency (Part I.A.6.)?
Yes

5.a. Has the owner/operator obtained documentation that the project review pursuant to SEQR, or the equivalent, has been satisfied per Part I.A.5. or I.A.6. of GP-0-25-001?
Yes

Uniform Procedures Act (UPA) Permits

6. Has the owner/operator obtained all necessary UPA permits from NYSDEC, or the equivalent from another NYS or federal agency per Part I.A.7.a. of GP-0-25-001? Select "Yes" if no UPA permits, or the equivalent, are required for this construction activity.
Yes

Steep Slope

7. Is the construction activity within the watershed of surface waters of the State classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website?
No

Owner/Operator Information

8. Owner/Operator Name
JMARKMNG LLC

9. Owner/Operator Contact Person Information

First and Last Name	Phone	E-mail
Mark Defabio	*NONE PROVIDED*	mjdefabio@gmail.com

10. Owner/Operator Mailing Address

1064 Wolcott Avenue
Beacon, NY 12508
USA

11. Is the billing contact different from the Owner/Operator Contact?
No

12. What type of organization is the owner/operator?
Corporation

12.b. Is the owner/operator registered with the Department of State to do business in New York State?
Yes

12.b.i. Department of State ID #
4491098

The Department of State ID can be found using the following link:
Department of State | Division of Corporations

Site Information

13. Project/Site Name
1064 Wolcott Avenue

14. Site Address

1064 Wolcott Avenue
Beacon, NY 12508
Dutchess

DEC Region
3

15. Site Latitude & Longitude
41.5028405111102,-73.98096263408661

Project Details

16. This eNOI submission is for:
A construction activity not part of a common plan of development or sale in accordance with Part I.D.1.a.

17. Does the project type fall under Table 1 or Table 2 of Appendix B of GP-0-25-001? If any portion of the construction activity falls under Table 2, regardless of the size of the disturbance, select "Table 2".
Table 2

18. Consistent with Part III.B.1.c.i. of GP-0-25-001, provide a concise overview of the project. Describe existing and proposed conditions, and include any other relevant information.
Redevelopment of an existing day school into a hotel.

Enter the total project site acreage, the acreage to be disturbed, and the future impervious area (acreage) within the disturbed area, rounded to the nearest tenth of an acre.

19. Total Site Area (acres)
1.8

20. Total Area to be Disturbed (acres)
1.2

21. Existing Impervious Area to be Disturbed (acres)
0.7

22. Future Impervious Area Within Disturbed Area (acres)
0.9

Nature of the project:
Redevelopment with increase in impervious area

23. Do you plan to disturb more than 5 acres of soil at any one time?
No

---

24. Indicate the percentage (%) of each Hydrologic Soil Group(HSG) at the site.

A (%)
0

B (%)
93

C (%)
7

D (%)
0

25. Enter the planned start and end dates of the disturbance activities.

Start Date
05/01/2026

End Date
10/29/2027

26. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.
Hudson River (Class B) - 1301-0003

27. Type of waterbody identified in question 26?
River Off Site

28. Has the surface waterbody in question 26 been identified as a 303(d) segment in Appendix D of GP-0-25-001?
No

29. Is this project located in one of the Watersheds identified in Appendix C of GP-0-25-001?
No

30. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area?
No

31. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?
Yes

31.a. What is the name of the municipality/entity that owns the separate storm sewer system? If the separate sewer system is owned by an MS4 Operator, enter the MS4 Operator name.
City of Beacon

32. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?
No

33. Is this property owned by a state authority, state agency, federal government or local government?
No

Required SWPPP Components

General SWPPP Requirements

34. Has a SWPPP been developed in conformance with the requirements in Part III. of GP-0-25-001?
Yes

35. Does the SWPPP demonstrate consideration of the future physical risks due to climate change pursuant to the CRRA, 6 NYCRR Part 490, and associated guidance per Part III.A.2. of GP-0-25-001?
Yes

36. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)?
Yes

37. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the NYS Stormwater Management Design Manual?
Yes

37.a. Which version of the NYS Stormwater Management Design Manual was used to develop the SWPPP?
2024

SWPPP Preparer

39. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:
Professional Engineer (P.E.)

40. Name of the person who prepared the SWPPP
Michael Bodendorf

41. SWPPP Preparer Organization Name
Hudson Land Design Professional Engineer

42. SWPPP Preparer Contact Information

First and Last Name	Phone	E-mail
Michael Bodendorf	845-440-6926	mbodendorf@hudsonlanddesign.com

43. SWPPP Preparer Address

174 MAIN ST

BEACON, NY 12508-2762

Download SWPPP Preparer Certification Form

Please take the following steps to prepare and upload your preparer certification form:

1) Click on the link below to download a blank certification form
2) The certified SWPPP preparer should sign this form
3) Upload the completed form
Download SWPPP Preparer Certification Form

44. Please upload the SWPPP Preparer Certification
NONE PROVIDED
Comment
NONE PROVIDED

44.a. Has the SWPPP Preparer Certification Form been signed by the SWPPP preparer in accordance with Part VII.J of GP-0-25-001?
Yes

Erosion & Sediment Control Criteria

45. Has a construction sequence schedule for the planned management practices been prepared?
Yes

Post-Construction Criteria

Site Planning and Soil Restoration

46. Identify all site planning practices that were used to prepare the final site plan/layout for the project.
NONE PROVIDED

47. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6 ("Soil Restoration") of the Design Manual.
All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).

Water Quality Criteria

49. Water Quality Sizing Criteria

Total WQv required (acre-feet)	Total RRv provided (acre-feet)	Minimum RRv (acre-feet)	Total WQv provided (acre-feet)	Sum of RRv and WQv provided
0.110	.013	.011	.101	0.114

Water Quantity Criteria

50. Per Section 9.2.1.C.VI and VII of the 2024 Design Manual, is there 0% change to hydrology that increases the discharge rate and volume from the project site?
No

51. Does one of the waiver conditions apply to the channel protection for this construction activity?
Yes

51.a. The need to provide channel protection has been waived because:
The 1-year post-development peak discharge is less than or equal to 2.0 cfs without detention or velocity controls.

52. Does one of the waiver conditions apply to the Qp and Qf for this construction activity?
No

Overbank Flood Control Criteria (Qp)

52.b.i. Pre-Development (CFS)
3.9

52.b.ii. Post-Development (CFS)
3.9

Total Extreme Flood Control Criteria (Qf)

52.b.iii. Pre-Development (CFS)
9.1

52.b.iv. Post-Development (CFS)
9.1

Operation and Maintenance

53. Has a long-term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed?
Yes

53.a. Identify the entity responsible for the long-term Operation and Maintenance.
Property Owner

Post-Construction SMP Identification

54. Post-Construction RR Techniques and Standard SMPs

RR Techniques and SMPs	Contributing Impervious Area (acres)	Total Contributing Area (acres)
Stormwater Planter (RR-7)	0.173	

55. Alternative SMPs

Type of Alternative SMP	Manufacturer of the Alternative SMP	Name of the Alternative SMP	Contributing Impervious Area (acres)
Hydrodynamic	Hydro International	FD-3Optimum	0.694

Other Permits

56. Identify other permits, existing and new, that are required for this project/facility.
None

57. Is this NOI for a change in owner/operator per Part I.G.?
No

MS4 SWPPP Acceptance

59. Will the construction activities be within the municipal boundary(ies) of Traditional Land Use Control MS4 Operator(s) and discharge to the MS4(s)?
Yes

59.a. Which form is required per Part I.D.2.b.ii.?
MS4 SWPPP Acceptance Form

MS4 SWPPP Acceptance Form Download

Download the MS4 SWPPP Acceptance Form from the link below.
MS4 SWPPP Acceptance Form

60. MS4 Acceptance or No Jurisdiction Form Upload
NONE PROVIDED
Comment
NONE PROVIDED

60.a. Has the form been signed by the principal executive officer or ranking elected official—or duly authorized representative of that person—in accordance with Part VII.J. and submitted along with this NOI?
Yes

Owner/Operator Certification

Owner/Operator Certification Form Download

Download the Owner/Operator Certification Form by clicking the link below.
Owner/Operator Certification Form

61. Upload Owner/Operator Certification Form
NONE PROVIDED
Comment
NONE PROVIDED

61.a. Has the Owner/Operator Certification Form from Appendix J been signed by the owner/operator, or a representative of the owner/operator in accordance with Part VII.J of GP-0-25-001 and uploaded to the eNOI?
Yes

Additional Project Information

62. Enter any additional pertinent project information in the text box below.
Project is a redevelopment with steep slopes and minimal areas available for practices that encourage infiltration.

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.

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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.

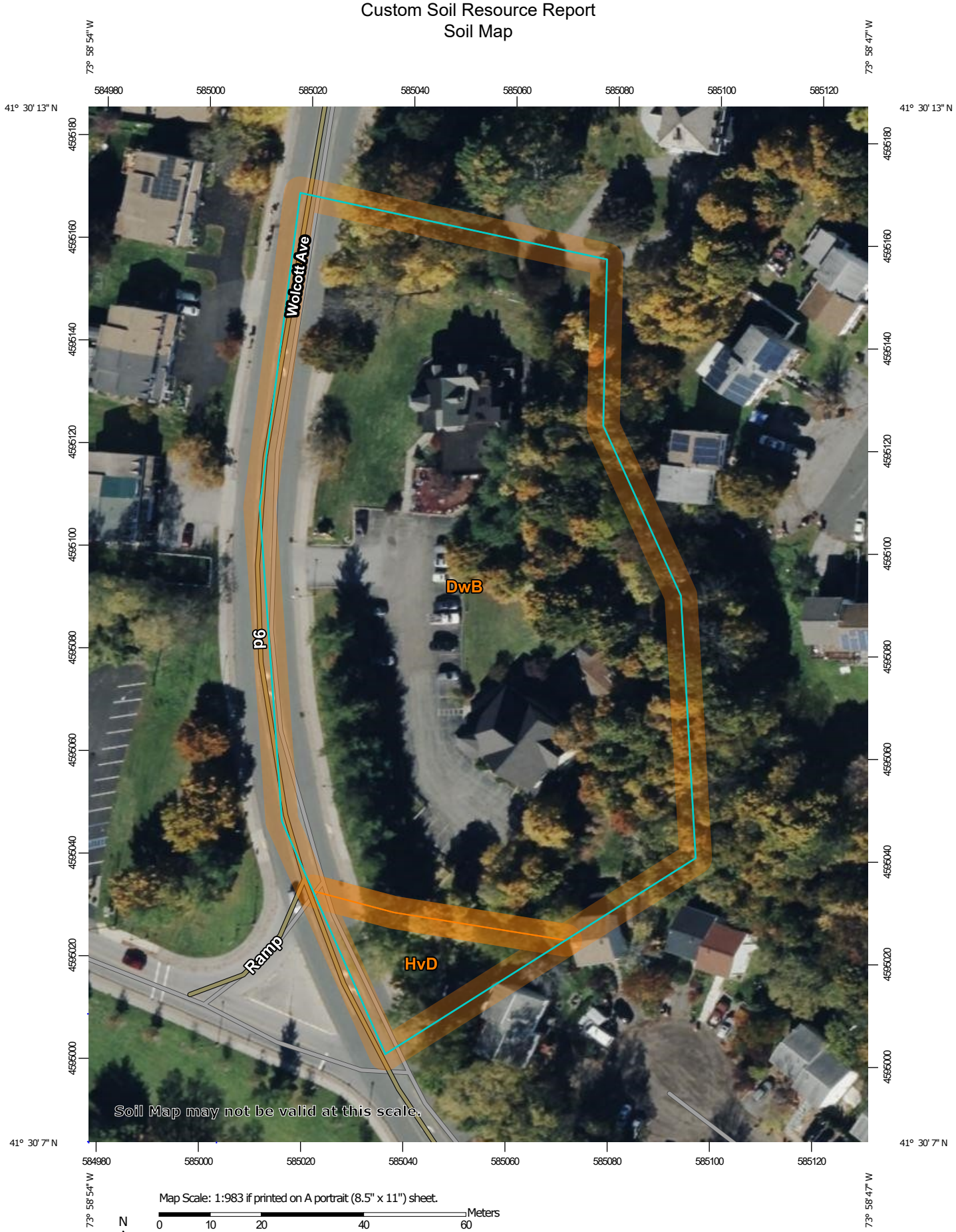
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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.

Custom Soil Resource Report
Soil Map



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.

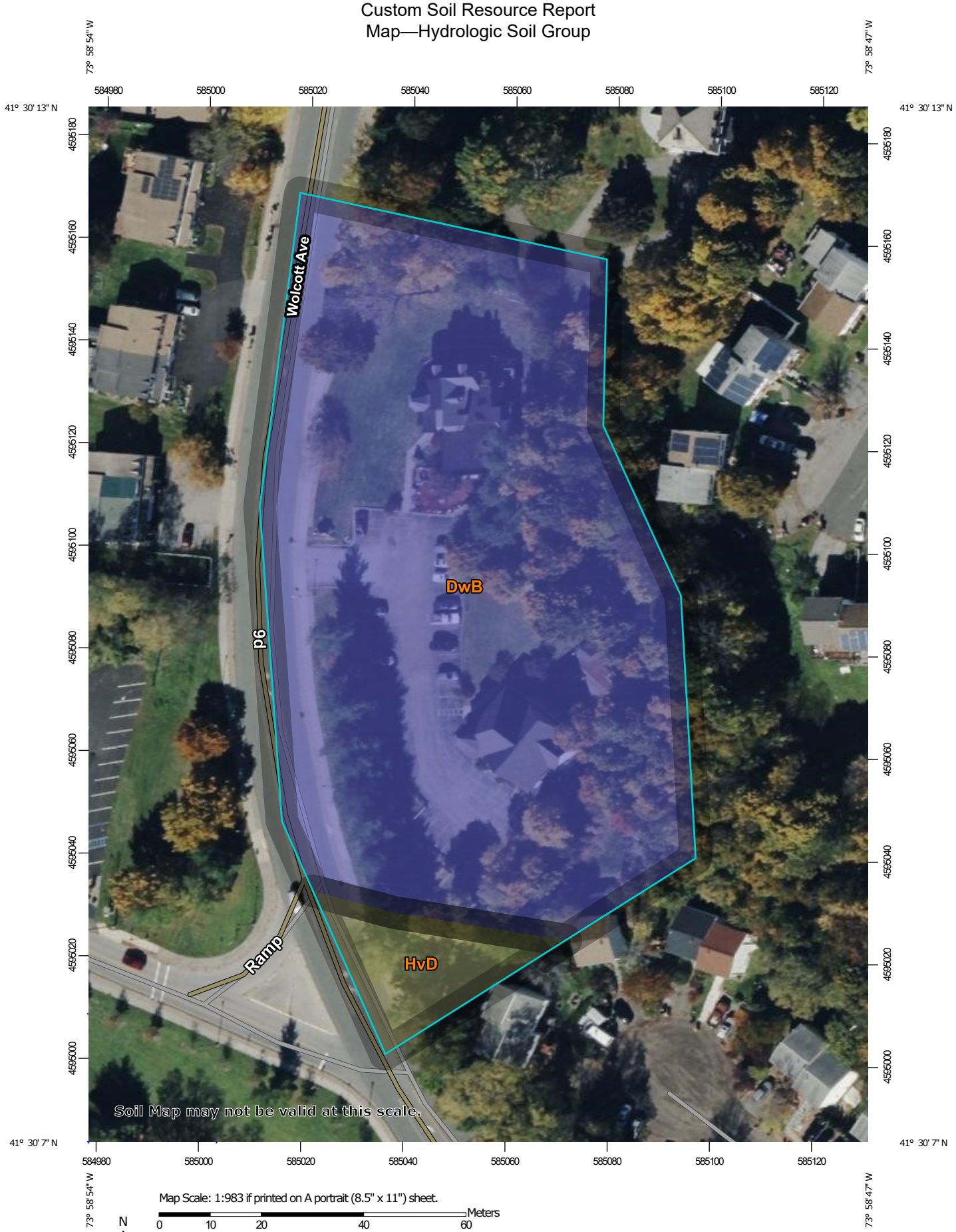
Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

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.

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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

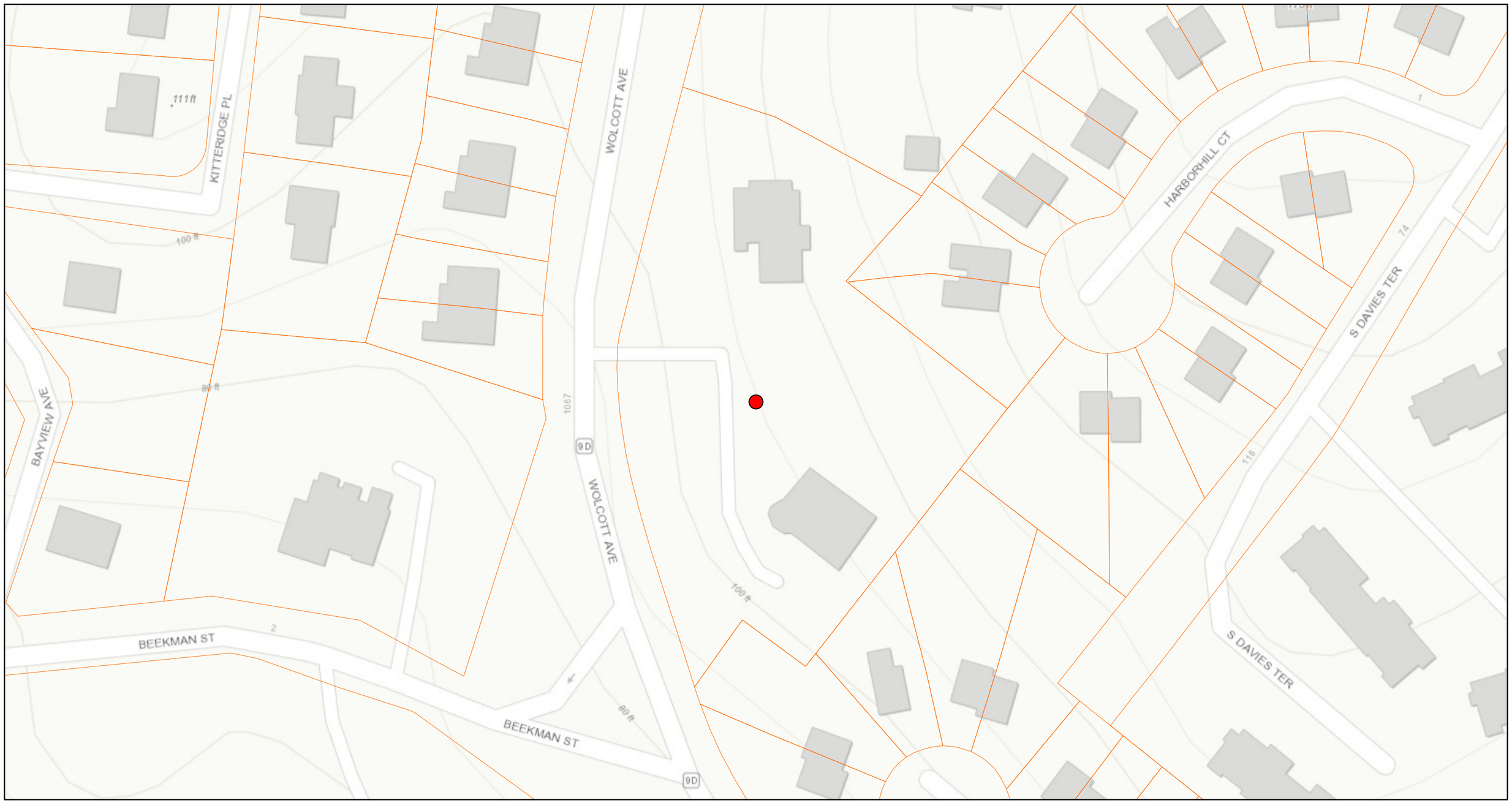
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.54	0.72	0.89	1.09	**1yr**	0.76	1.06	1.24	1.59	2.01	2.08	2.36	**1yr**	1.84	2.27	2.54	3.33	4.08	**1yr**
2yr	0.37	0.58	0.71	0.96	1.19	1.42	**2yr**	1.03	1.39	1.61	2.05	2.58	3.07	3.45	**2yr**	2.71	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

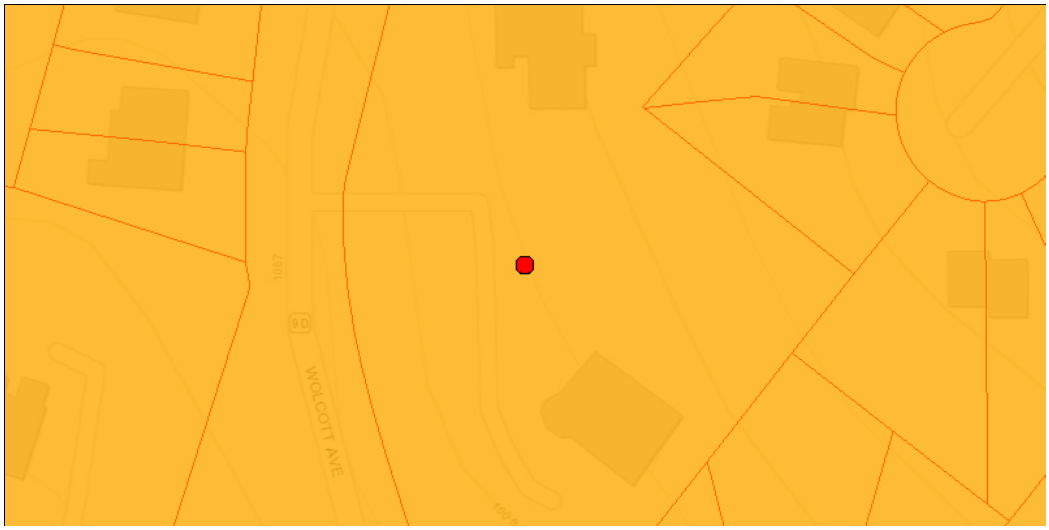
1:1,128

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.

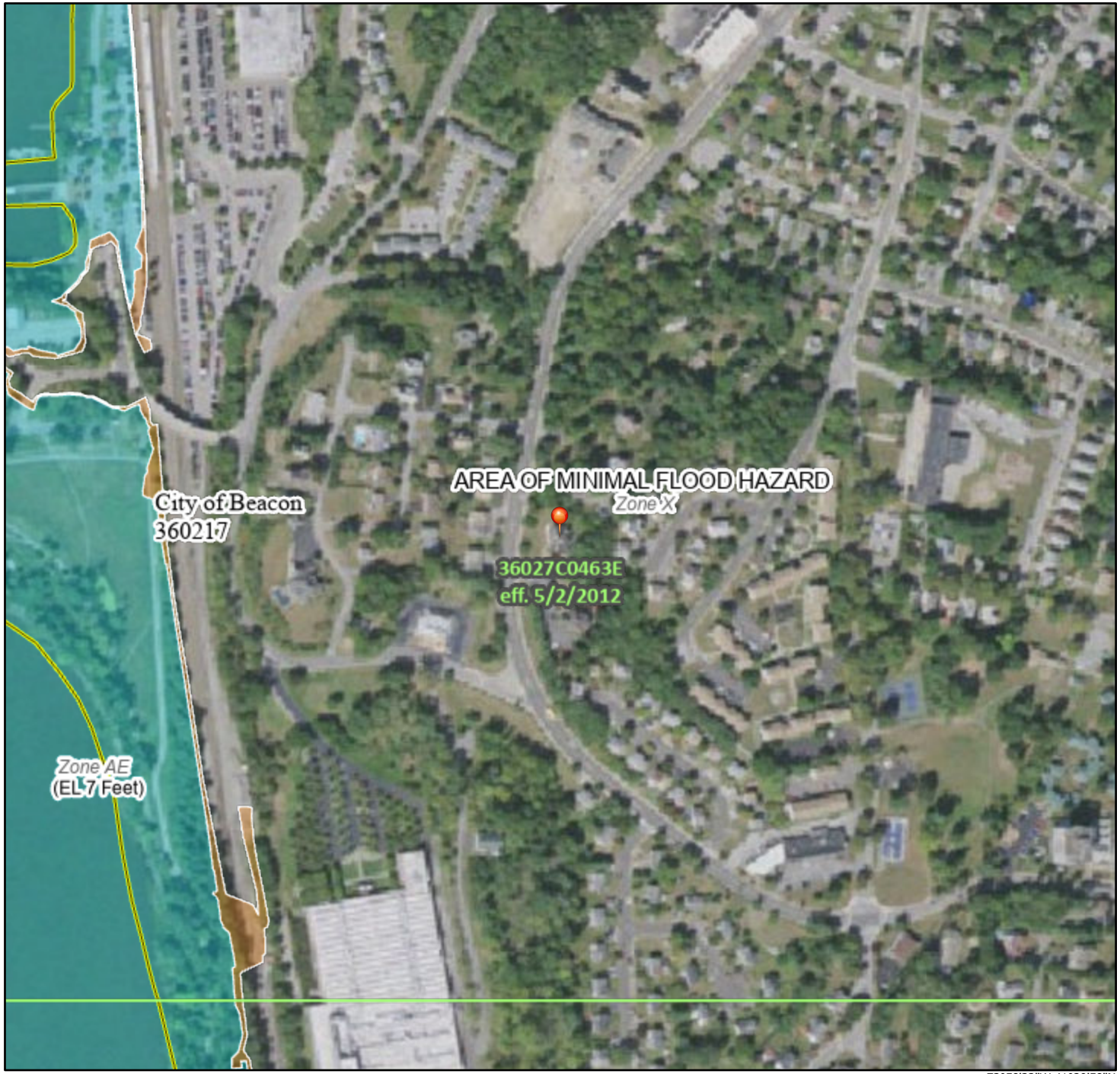
Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal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

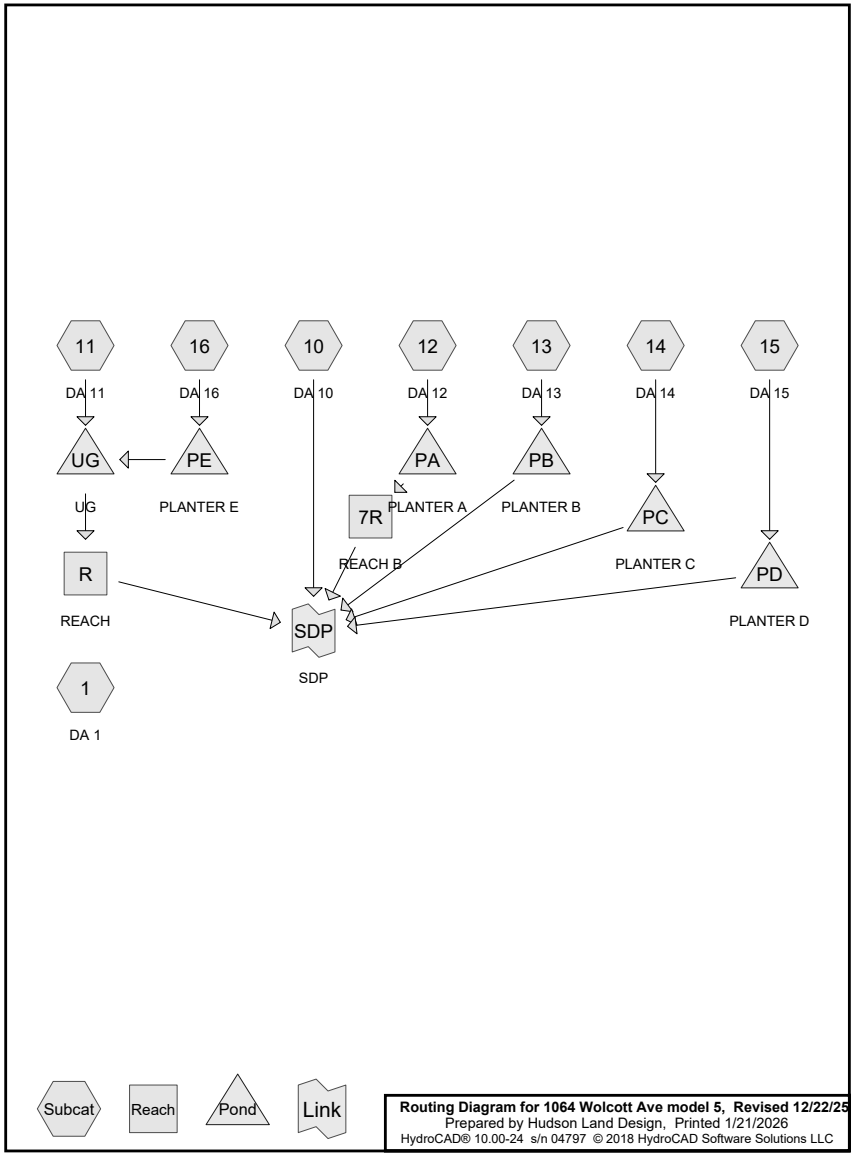
Wetlands

- 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



Summary for Subcatchment 1: DA 1

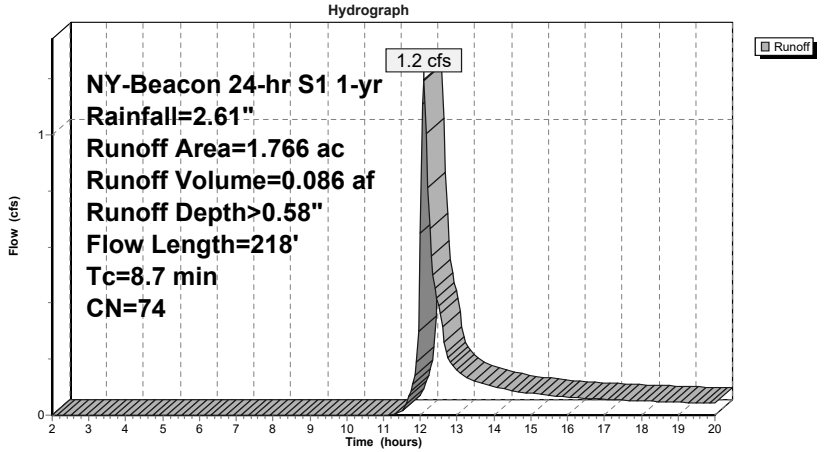
Runoff = 1.2 cfs @ 12.09 hrs, Volume= 0.086 af, Depth> 0.58"

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

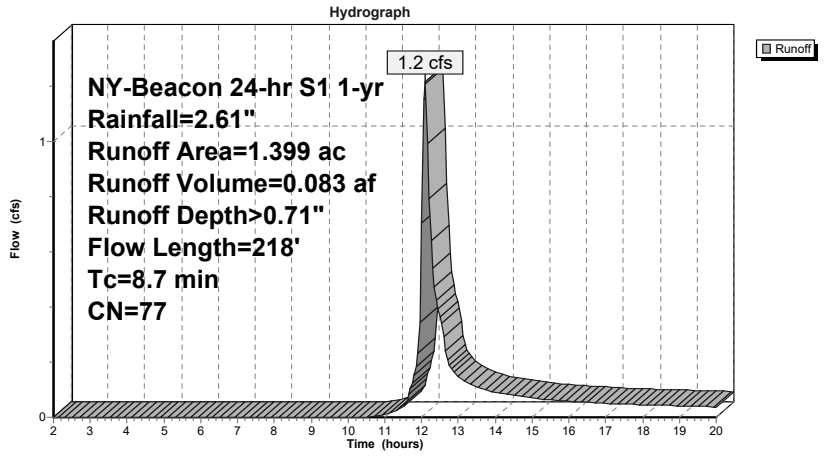
Runoff = 1.2 cfs @ 12.09 hrs, Volume= 0.083 af, Depth> 0.71"

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
0.234	55	Woods, Good, HSG B
0.516	61	>75% Grass cover, Good, HSG B
0.649	98	Paved parking, HSG B
1.399	77	Weighted Average
0.750		53.61% Pervious Area
0.649		46.39% 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

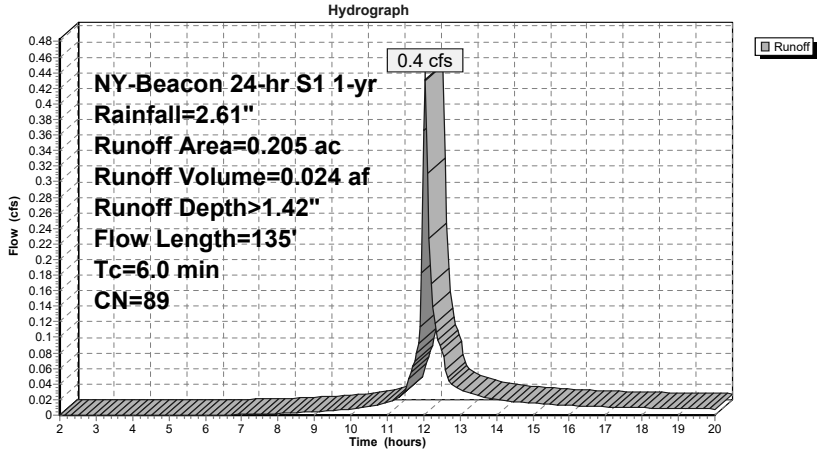
Runoff = 0.4 cfs @ 12.04 hrs, Volume= 0.024 af, Depth> 1.42"

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
0.155	98	Paved parking, HSG B
0.050	61	>75% Grass cover, Good, HSG B
0.205	89	Weighted Average
0.050		24.39% Pervious Area
0.155		75.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	12	0.0200	0.08		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.8	88	0.0390	1.74		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.17"
0.1	35	0.0570	4.85		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
3.5	135	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 11: DA 11



Summary for Subcatchment 12: DA 12

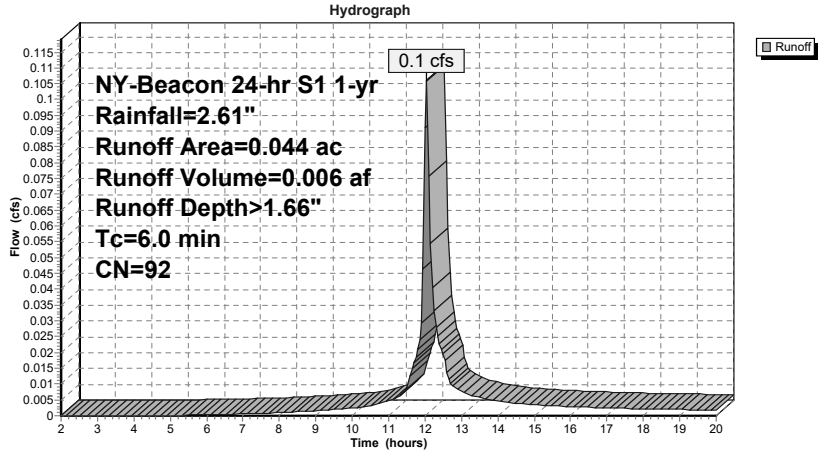
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.006 af, Depth> 1.66"

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

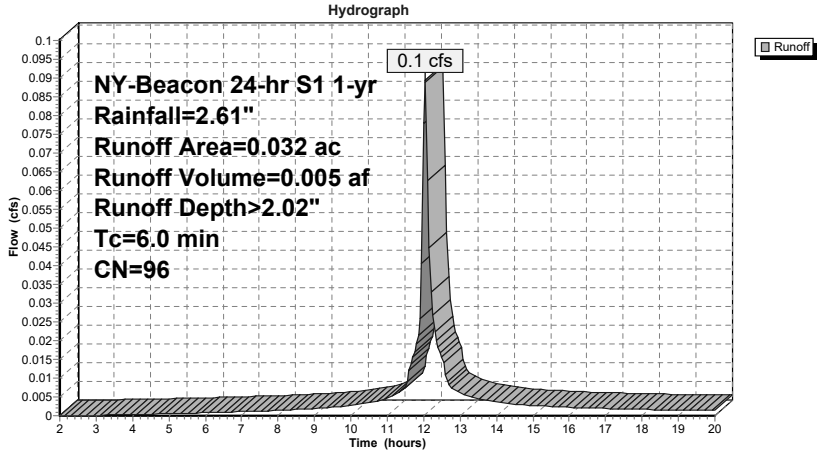
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af, Depth> 2.02"

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

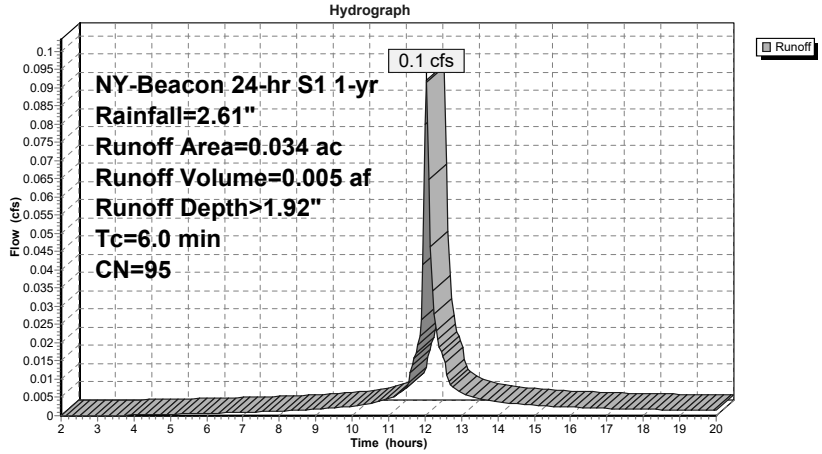
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af, Depth> 1.92"

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 Subcatchment 15: DA 15

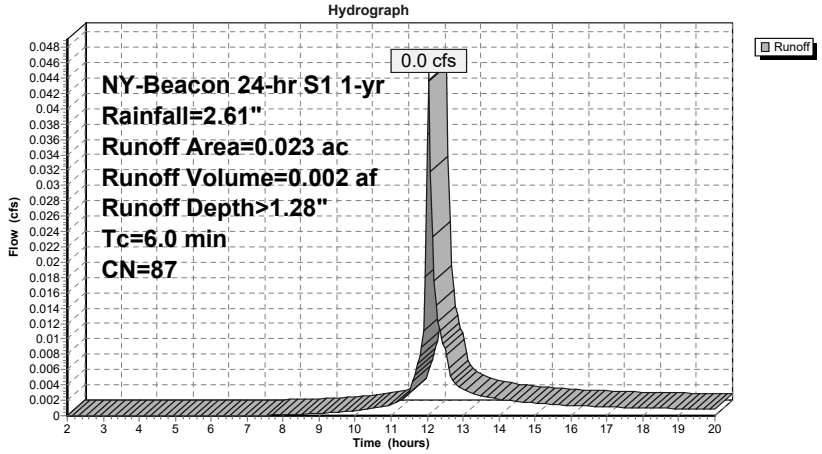
Runoff = 0.0 cfs @ 12.04 hrs, Volume= 0.002 af, Depth> 1.28"

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
0.016	98	Paved parking, HSG B
0.007	61	>75% Grass cover, Good, HSG B
0.023	87	Weighted Average
0.007		30.43% Pervious Area
0.016		69.57% Impervious Area

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

Subcatchment 15: DA 15



Summary for Subcatchment 16: DA 16

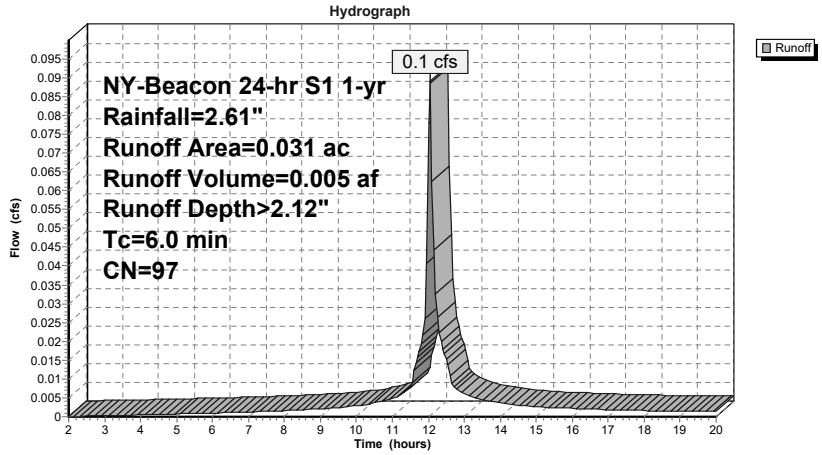
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af, Depth> 2.12"

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 1-yr Rainfall=2.61"

Area (ac)	CN	Description
0.030	98	Paved parking, HSG B
0.001	61	>75% Grass cover, Good, HSG B
0.031	97	Weighted Average
0.001		3.23% Pervious Area
0.030		96.77% Impervious Area

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

Subcatchment 16: DA 16



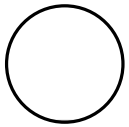
Summary for Reach 7R: REACH B

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

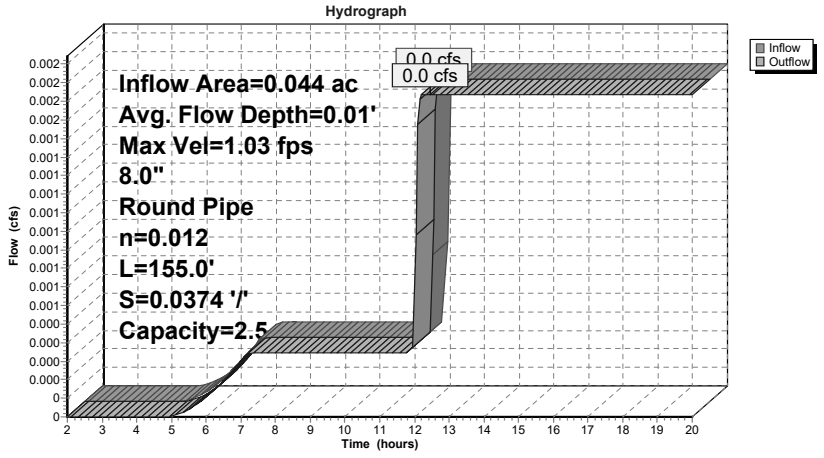
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.03 fps, Min. Travel Time= 2.5 min
Avg. Velocity = 0.86 fps, Avg. Travel Time= 3.0 min

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

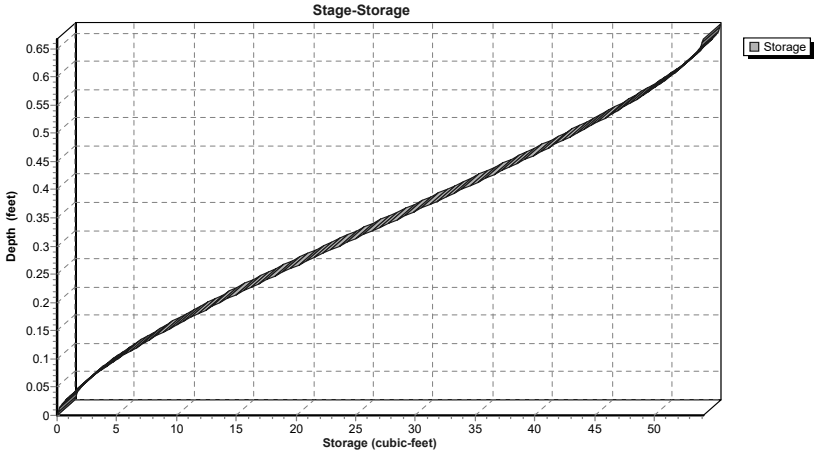
8.0" Round Pipe
n= 0.012
Length= 155.0' Slope= 0.0374 '/'
Inlet Invert= 102.50', Outlet Invert= 96.71'



Reach 7R: REACH B



Reach 7R: REACH B



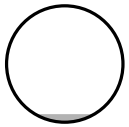
Summary for Reach R: REACH

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth > 1.19" for 1-yr event
Inflow = 0.2 cfs @ 12.28 hrs, Volume= 0.023 af
Outflow = 0.2 cfs @ 12.32 hrs, Volume= 0.023 af, Atten= 0%, Lag= 2.7 min

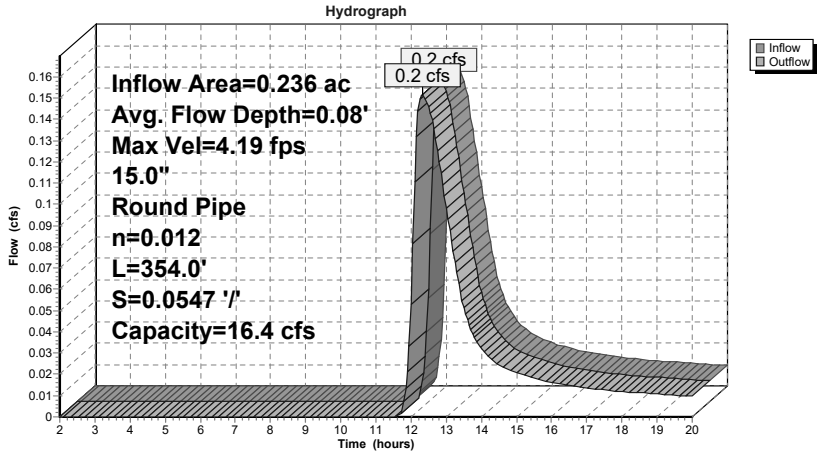
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.19 fps, Min. Travel Time= 1.4 min
Avg. Velocity = 2.42 fps, Avg. Travel Time= 2.4 min

Peak Storage= 13 cf @ 12.30 hrs
Average Depth at Peak Storage= 0.08'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 16.4 cfs

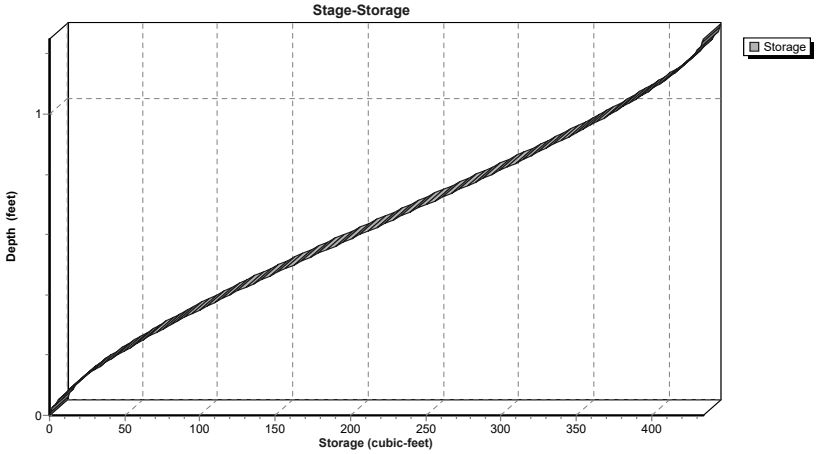
15.0" Round Pipe
n= 0.012
Length= 354.0' Slope= 0.0547 '/'
Inlet Invert= 116.07', Outlet Invert= 96.71'



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)

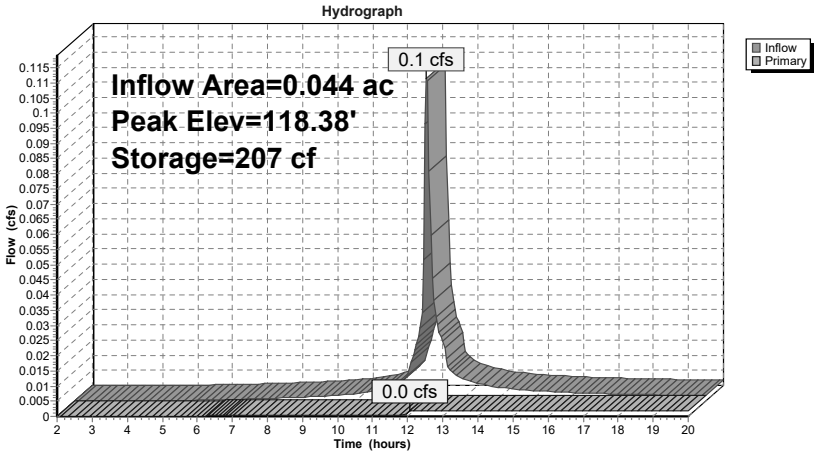
Volume	Invert	Avail.Storage	Storage Description
#1	115.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

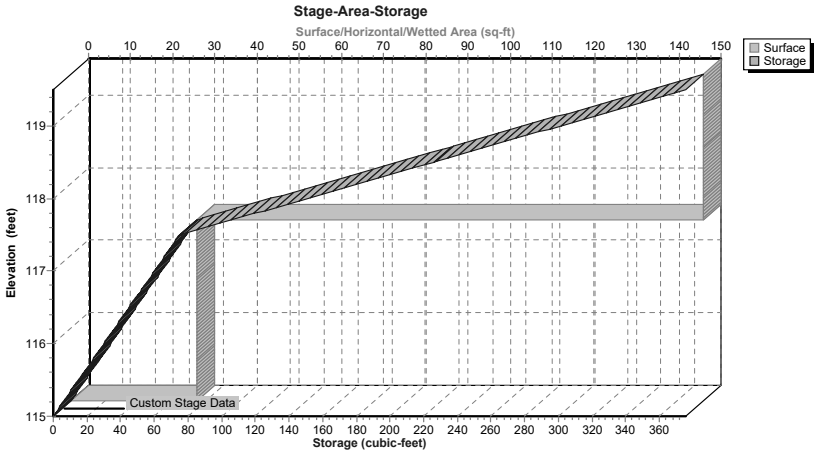
Device	Routing	Invert	Outlet Devices
#1	Primary	118.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	115.00'	**0.500 in/hr Exfiltration over Surface area**

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)

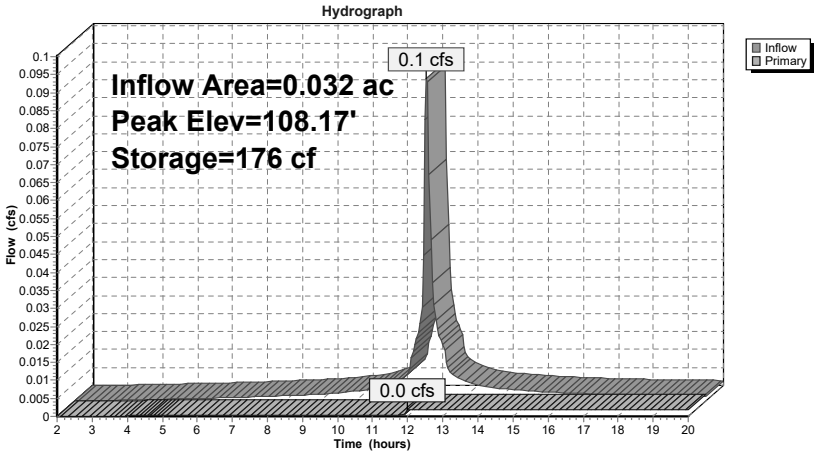
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

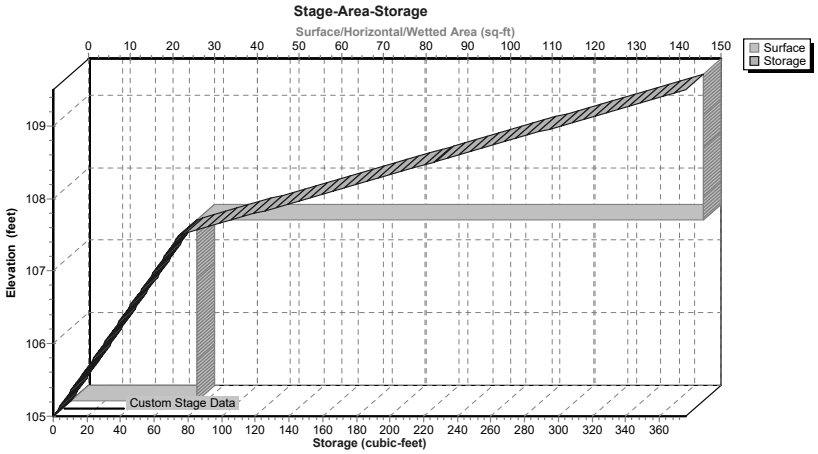
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

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)

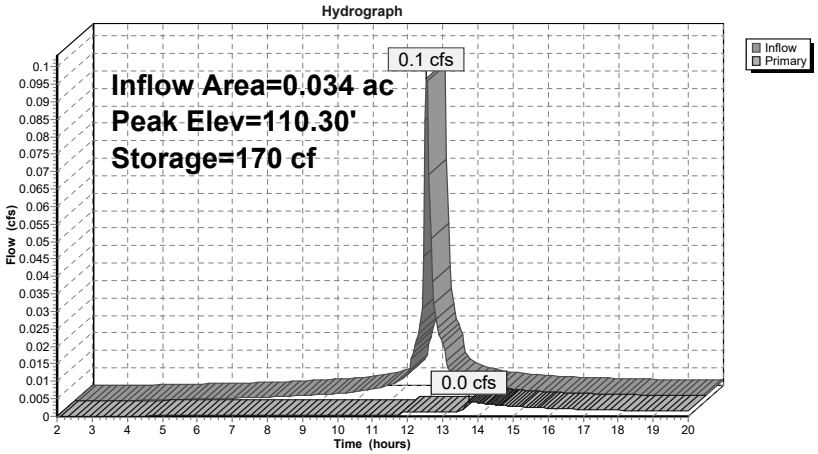
Volume	Invert	Avail.Storage	Storage Description
#1	106.80'	283 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

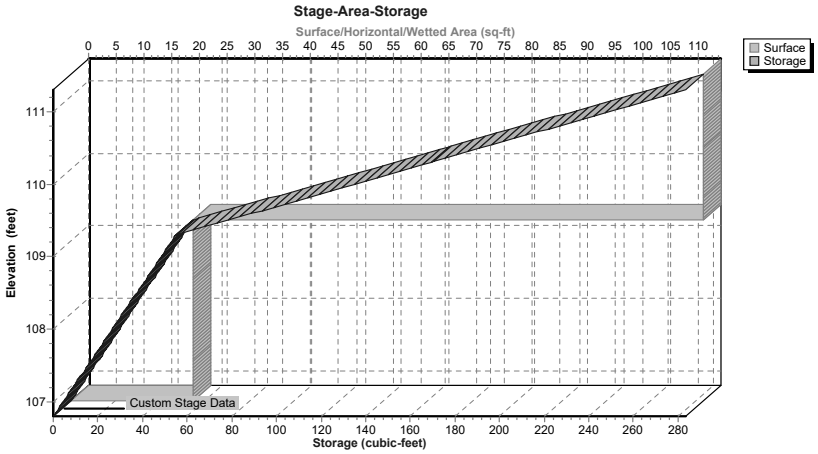
Device	Routing	Invert	Outlet Devices
#1	Primary	110.30'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	106.80'	**0.500 in/hr Exfiltration over Surface area**

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 PD: PLANTER D

Inflow Area = 0.023 ac, 69.57% Impervious, Inflow Depth > 1.28" for 1-yr event
Inflow = 0.0 cfs @ 12.04 hrs, Volume= 0.002 af
Outflow = 0.0 cfs @ 14.71 hrs, Volume= 0.001 af, Atten= 96%, Lag= 159.9 min
Primary = 0.0 cfs @ 14.71 hrs, Volume= 0.001 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 107.50' @ 14.71 hrs Surf.Area= 150 sf Storage= 76 cf

Plug-Flow detention time= 254.7 min calculated for 0.001 af (30% of inflow)
Center-of-Mass det. time= 148.7 min (942.5 - 793.8)

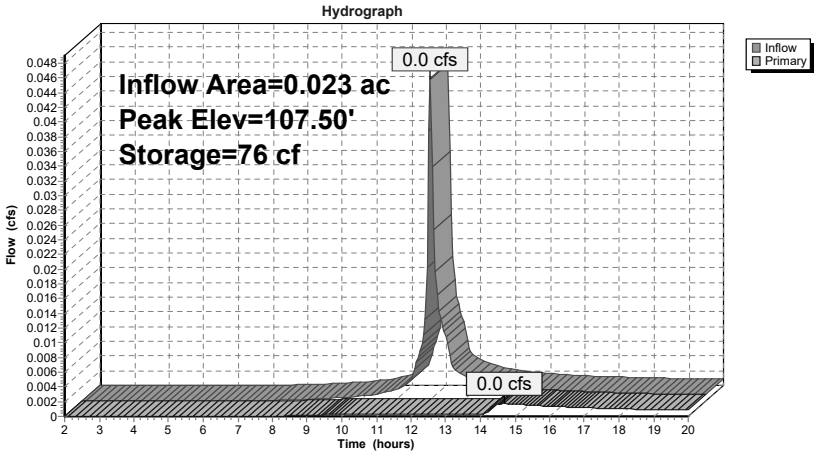
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

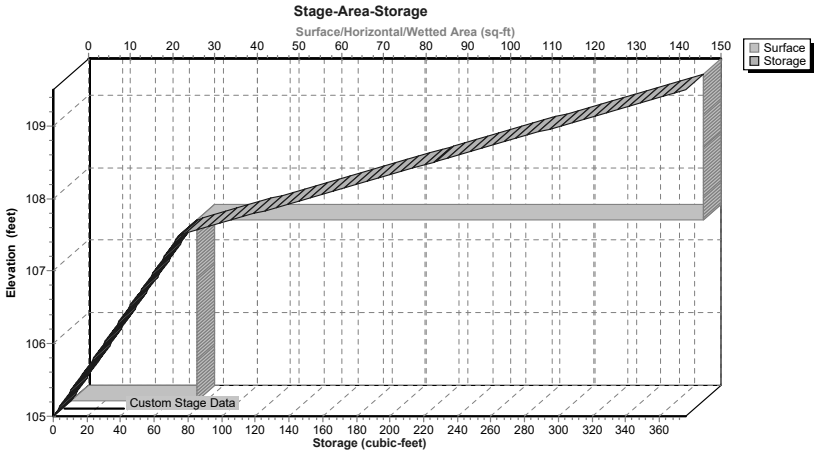
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.0 cfs @ 14.71 hrs HW=107.50' (Free Discharge)
└**1=Orifice/Grate** (Controls 0.0 cfs)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PD: PLANTER D



Pond PD: PLANTER D



Summary for Pond PE: PLANTER E

Inflow Area = 0.031 ac, 96.77% Impervious, Inflow Depth > 2.12" for 1-yr event
Inflow = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af
Outflow = 0.1 cfs @ 12.11 hrs, Volume= 0.003 af, Atten= 4%, Lag= 4.1 min
Primary = 0.1 cfs @ 12.11 hrs, Volume= 0.003 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 124.89' @ 12.11 hrs Surf.Area= 69 sf Storage= 108 cf

Plug-Flow detention time= 174.9 min calculated for 0.003 af (56% of inflow)
Center-of-Mass det. time= 80.5 min (817.6 - 737.2)

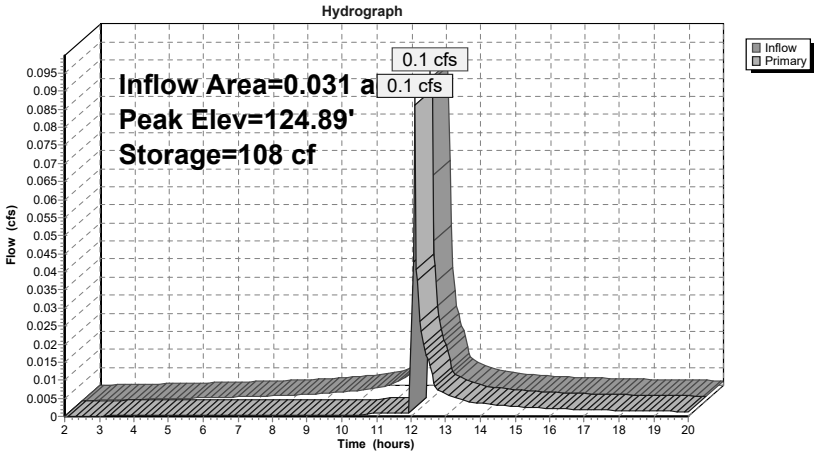
Volume	Invert	Avail.Storage	Storage Description
#1	121.33'	173 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
121.33	14	0	0
123.82	14	35	35
123.83	69	0	35
125.83	69	138	173

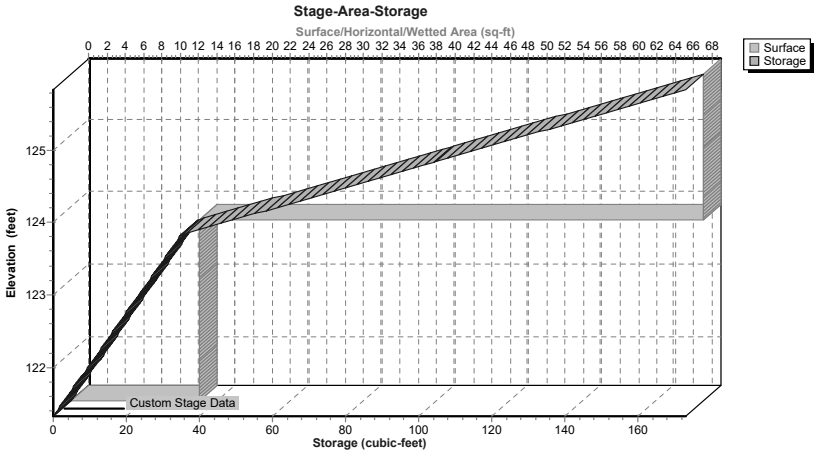
Device	Routing	Invert	Outlet Devices
#1	Primary	124.83'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	121.33'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.1 cfs @ 12.11 hrs HW=124.88' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.1 cfs @ 0.72 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PE: PLANTER E



Pond PE: PLANTER E



Summary for Pond UG: UG

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth > 1.39" for 1-yr event
Inflow = 0.4 cfs @ 12.06 hrs, Volume= 0.027 af
Outflow = 0.2 cfs @ 12.28 hrs, Volume= 0.023 af, Atten= 65%, Lag= 13.3 min
Primary = 0.2 cfs @ 12.28 hrs, Volume= 0.023 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 116.92' @ 12.28 hrs Surf.Area= 664 sf Storage= 430 cf

Plug-Flow detention time= 92.1 min calculated for 0.023 af (85% of inflow)
Center-of-Mass det. time= 46.1 min (835.7 - 789.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	115.88'	539 cf	**14.75'W x 45.00'L x 3.21'H Field A** 2,130 cf Overall - 783 cf Embedded = 1,346 cf x 40.0% Voids
#2A	116.38'	783 cf	**Cultec R-280HD** x 18 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,322 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	116.38'	**3.0" Vert. Orifice/Grate** C= 0.600
#2	Primary	118.38'	**8.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.2 cfs @ 12.28 hrs HW=116.92' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.2 cfs @ 3.09 fps)
└**2=Orifice/Grate** (Controls 0.0 cfs)

Pond UG: UG - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 3 rows

47.0" Wide + 6.0" Spacing = 53.0" C-C Row Spacing

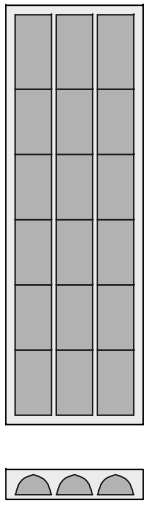
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

18 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 3 Rows = 783.3 cf Chamber Storage

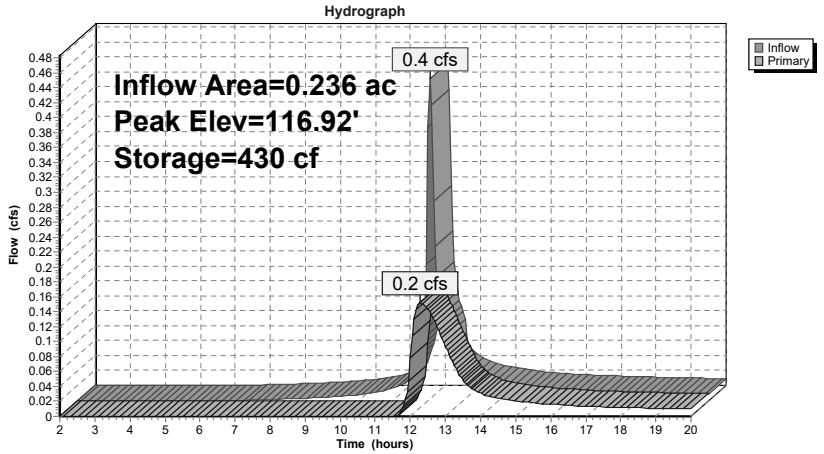
2,129.5 cf Field - 783.3 cf Chambers = 1,346.3 cf Stone x 40.0% Voids = 538.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,321.8 cf = 0.030 af
Overall Storage Efficiency = 62.1%
Overall System Size = 45.00' x 14.75' x 3.21'

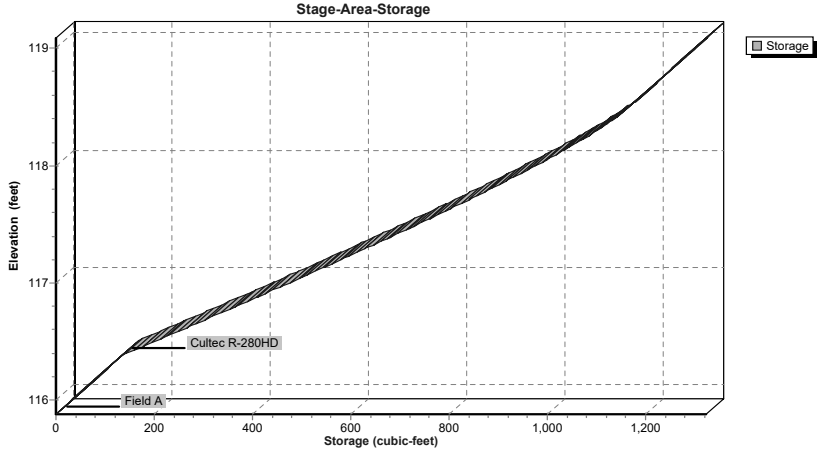
18 Chambers
78.9 cy Field
49.9 cy Stone



Pond UG: UG



Pond UG: UG

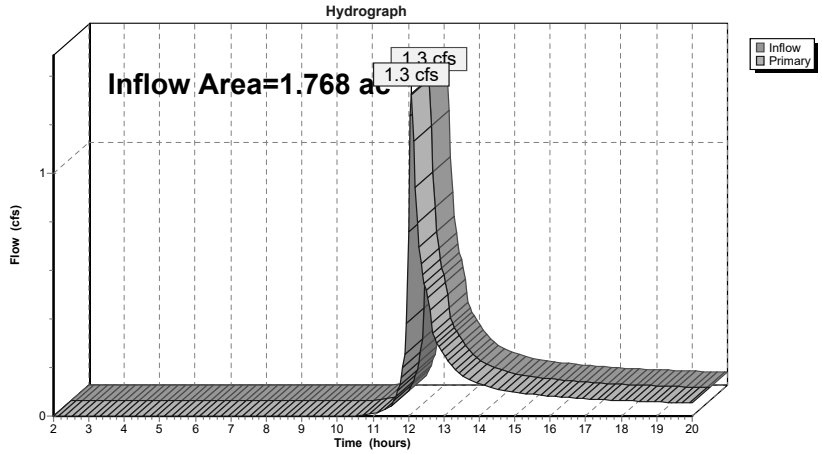


Summary for Link SDP: SDP

Inflow Area = 1.768 ac, 53.62% Impervious, Inflow Depth > 0.76" for 1-yr event
Inflow = 1.3 cfs @ 12.09 hrs, Volume= 0.112 af
Primary = 1.3 cfs @ 12.09 hrs, Volume= 0.112 af, Atten= 0%, Lag= 0.0 min

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

Link SDP: SDP



Summary for Subcatchment 1: DA 1

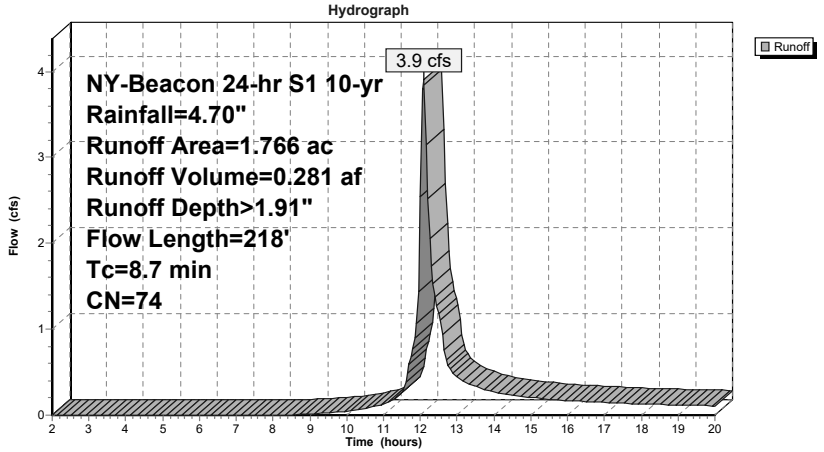
Runoff = 3.9 cfs @ 12.08 hrs, Volume= 0.281 af, Depth> 1.91"

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

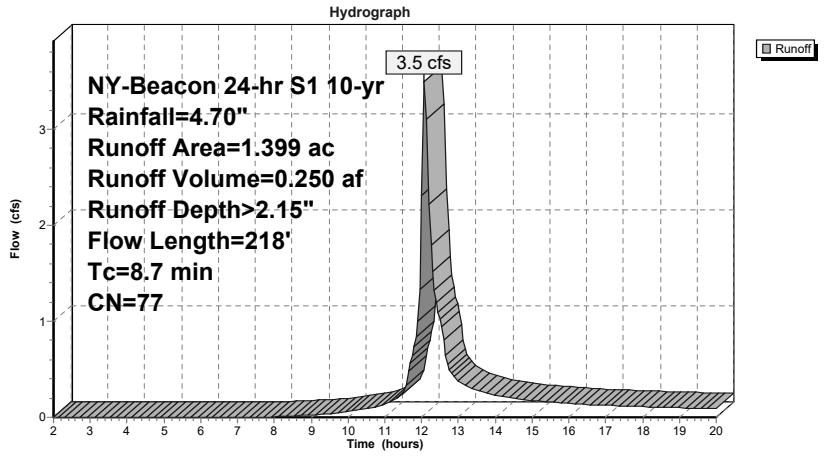
Runoff = 3.5 cfs @ 12.08 hrs, Volume= 0.250 af, Depth> 2.15"

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
0.234	55	Woods, Good, HSG B
0.516	61	>75% Grass cover, Good, HSG B
0.649	98	Paved parking, HSG B
1.399	77	Weighted Average
0.750		53.61% Pervious Area
0.649		46.39% 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

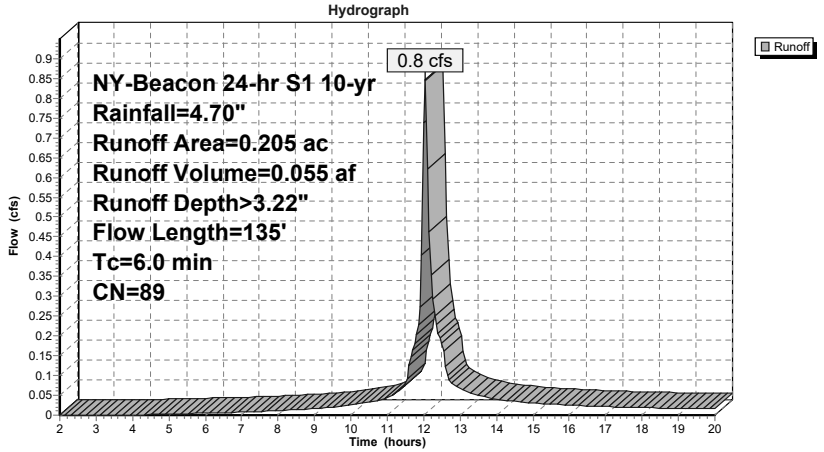
Runoff = 0.8 cfs @ 12.04 hrs, Volume= 0.055 af, Depth> 3.22"

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 10-yr Rainfall=4.70"

Area (ac)	CN	Description
0.155	98	Paved parking, HSG B
0.050	61	>75% Grass cover, Good, HSG B
0.205	89	Weighted Average
0.050		24.39% Pervious Area
0.155		75.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	12	0.0200	0.08		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.8	88	0.0390	1.74		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.17"
0.1	35	0.0570	4.85		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
3.5	135	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 11: DA 11



Summary for Subcatchment 12: DA 12

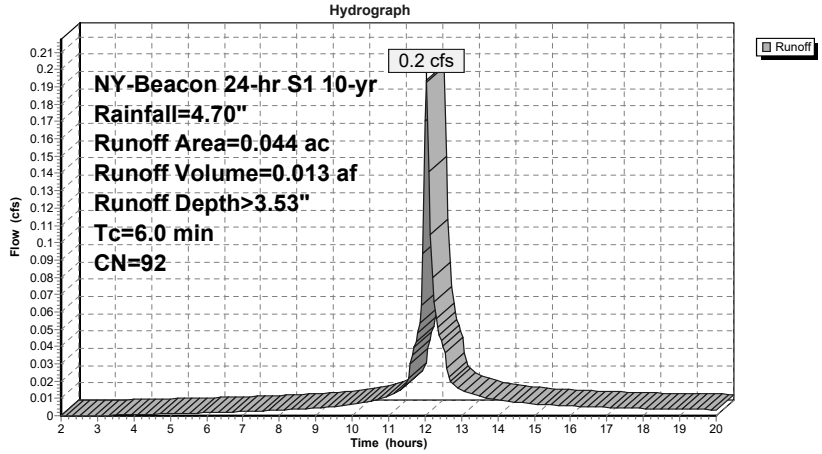
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.013 af, Depth> 3.53"

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

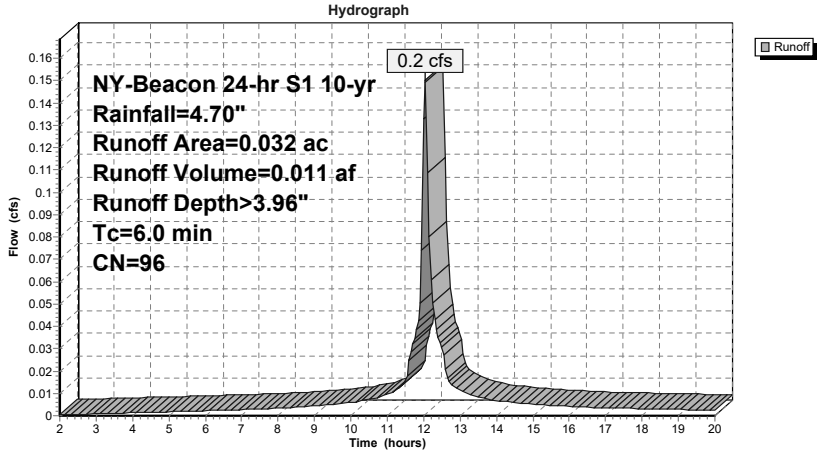
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.011 af, Depth> 3.96"

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

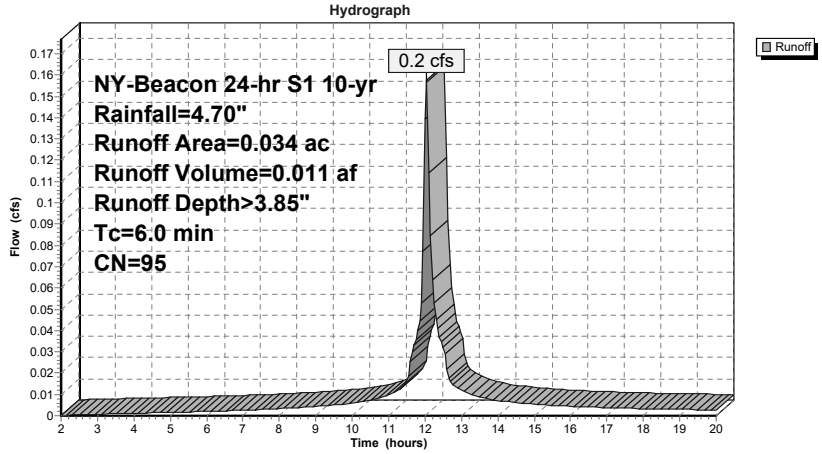
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.011 af, Depth> 3.85"

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 Subcatchment 15: DA 15

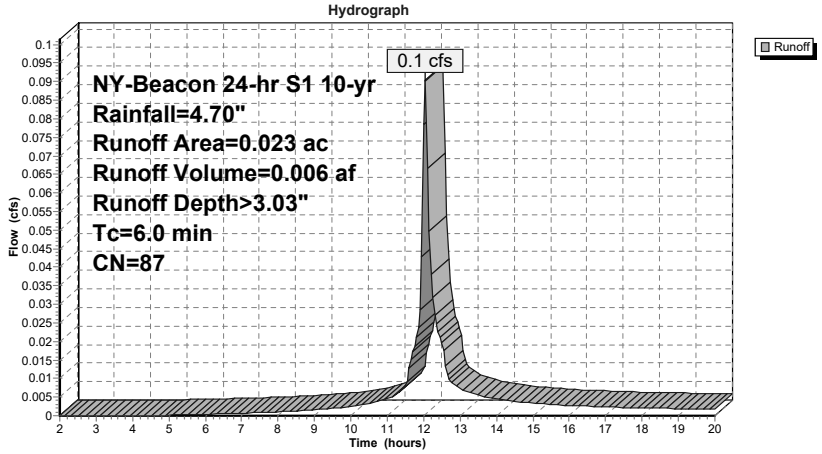
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.006 af, Depth> 3.03"

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
0.016	98	Paved parking, HSG B
0.007	61	>75% Grass cover, Good, HSG B
0.023	87	Weighted Average
0.007		30.43% Pervious Area
0.016		69.57% Impervious Area

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

Subcatchment 15: DA 15



Summary for Subcatchment 16: DA 16

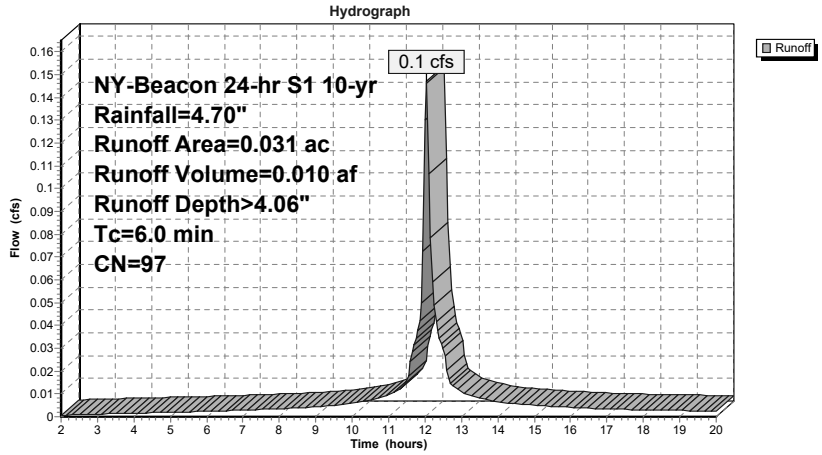
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.010 af, Depth> 4.06"

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
0.001	61	>75% Grass cover, Good, HSG B
0.031	97	Weighted Average
0.001		3.23% Pervious Area
0.030		96.77% Impervious Area

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

Subcatchment 16: DA 16



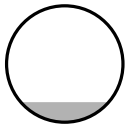
Summary for Reach 7R: REACH B

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

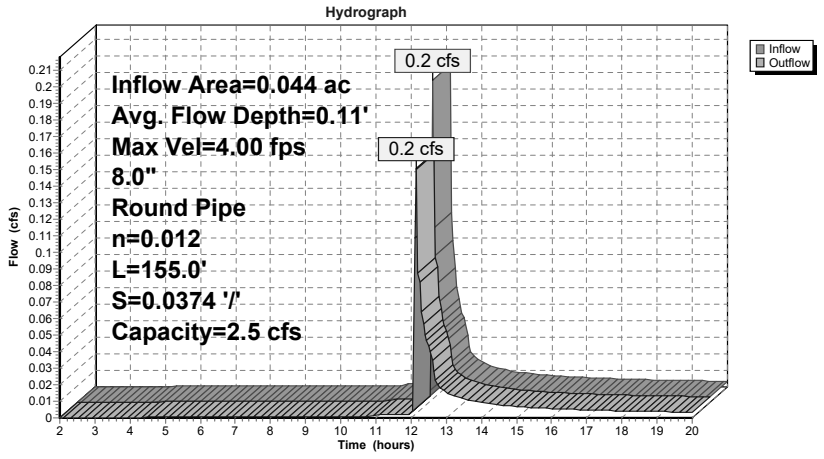
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.00 fps, Min. Travel Time= 0.6 min
Avg. Velocity = 1.15 fps, Avg. Travel Time= 2.2 min

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

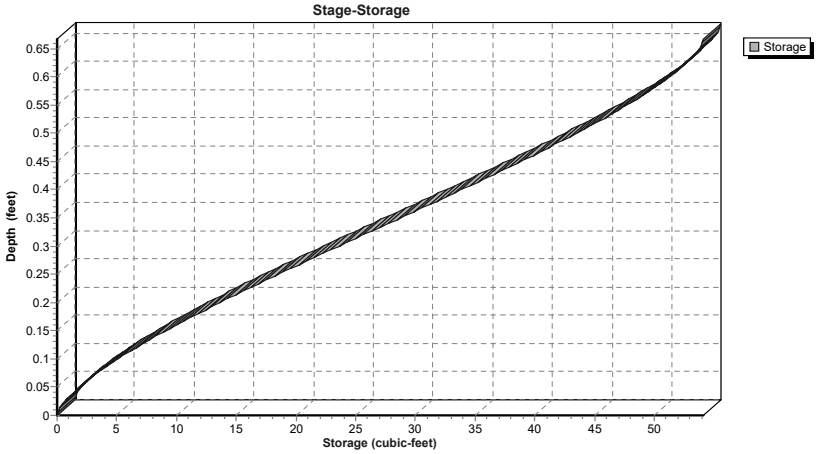
8.0" Round Pipe
n= 0.012
Length= 155.0' Slope= 0.0374 '/'
Inlet Invert= 102.50', Outlet Invert= 96.71'



Reach 7R: REACH B



Reach 7R: REACH B



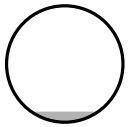
Summary for Reach R: REACH

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth > 2.99" for 10-yr event
Inflow = 0.3 cfs @ 12.34 hrs, Volume= 0.059 af
Outflow = 0.3 cfs @ 12.37 hrs, Volume= 0.059 af, Atten= 0%, Lag= 2.1 min

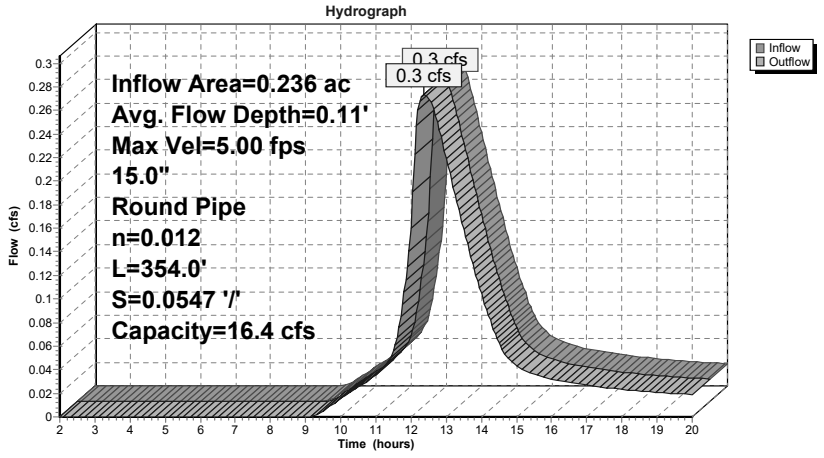
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 5.00 fps, Min. Travel Time= 1.2 min
Avg. Velocity = 2.92 fps, Avg. Travel Time= 2.0 min

Peak Storage= 19 cf @ 12.35 hrs
Average Depth at Peak Storage= 0.11'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 16.4 cfs

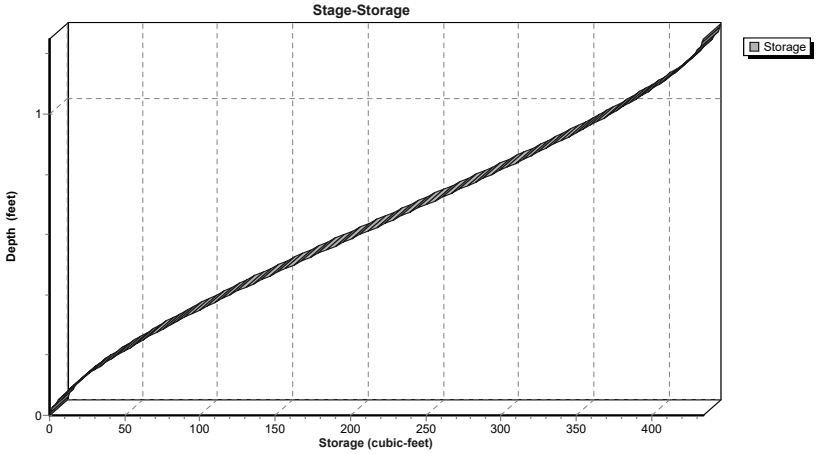
15.0" Round Pipe
n= 0.012
Length= 354.0' Slope= 0.0547 '/'
Inlet Invert= 116.07', Outlet Invert= 96.71'



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)

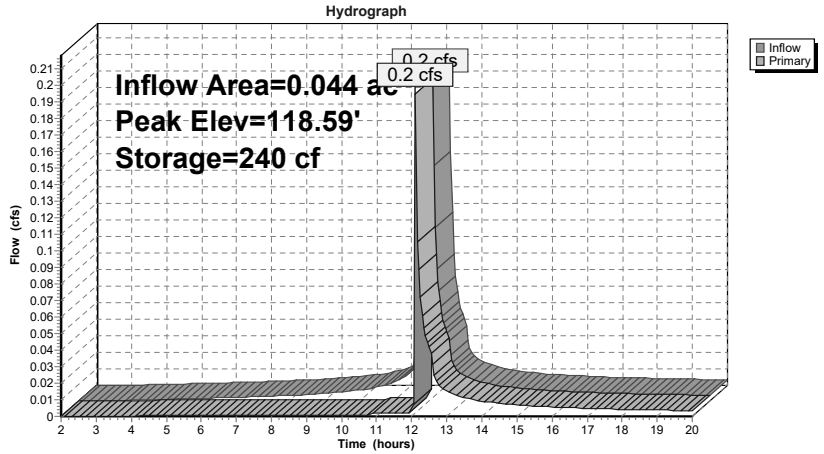
Volume	Invert	Avail.Storage	Storage Description
#1	115.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

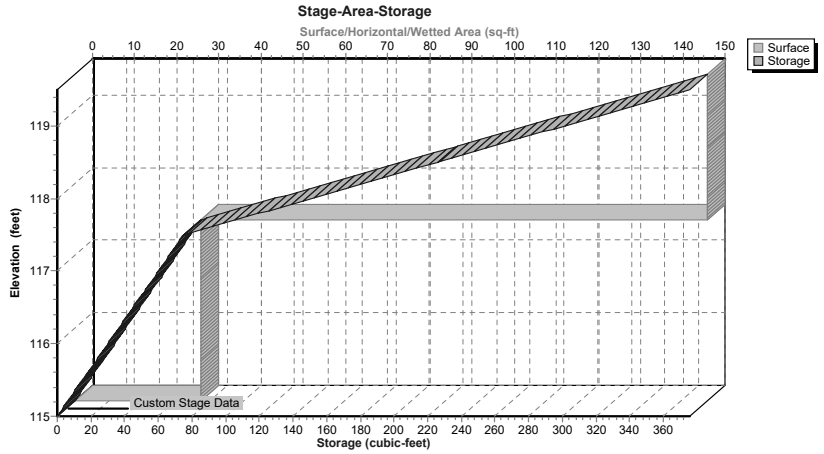
Device	Routing	Invert	Outlet Devices
#1	Primary	118.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	115.00'	**0.500 in/hr Exfiltration over Surface area**

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)

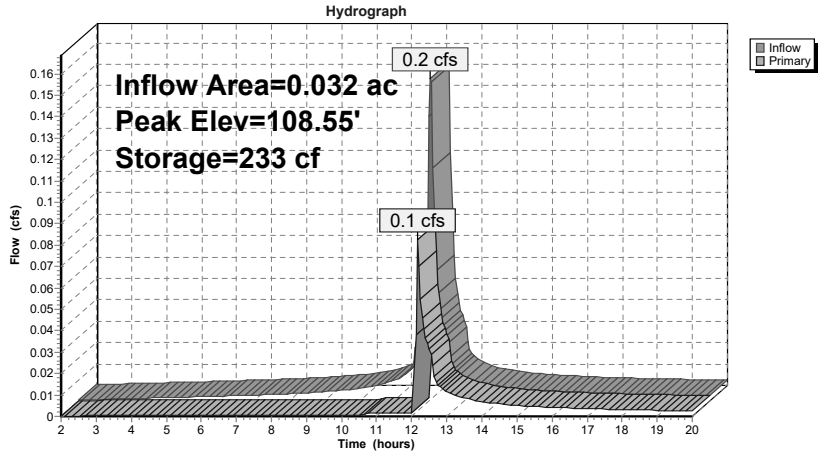
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

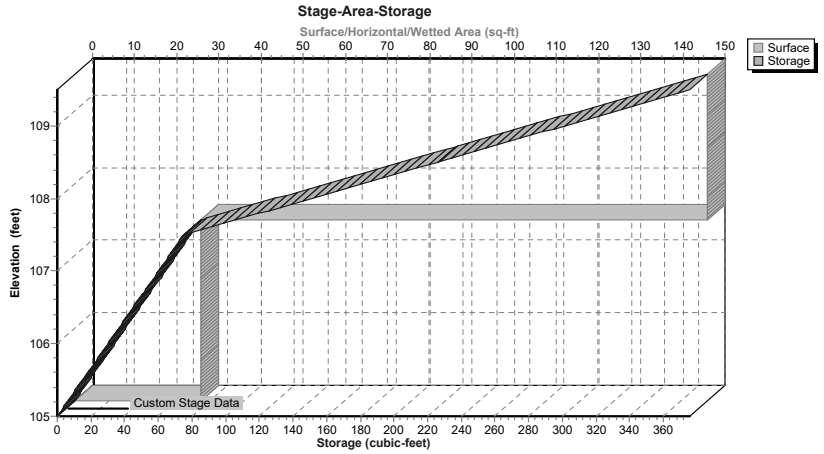
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

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)

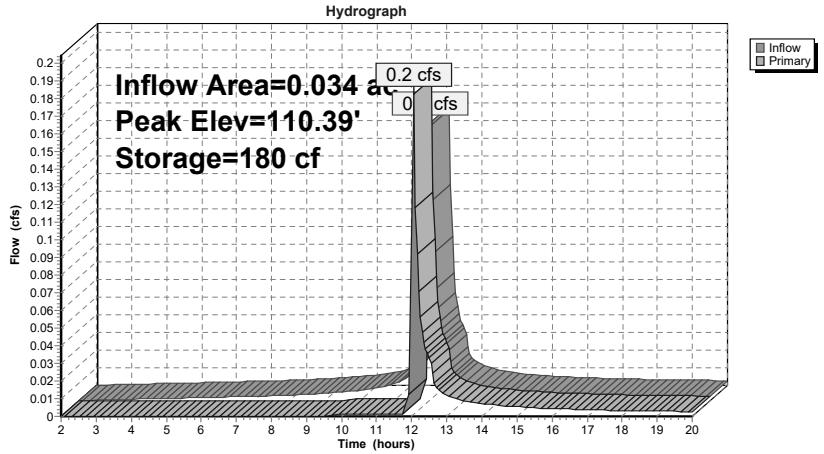
Volume	Invert	Avail.Storage	Storage Description
#1	106.80'	283 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

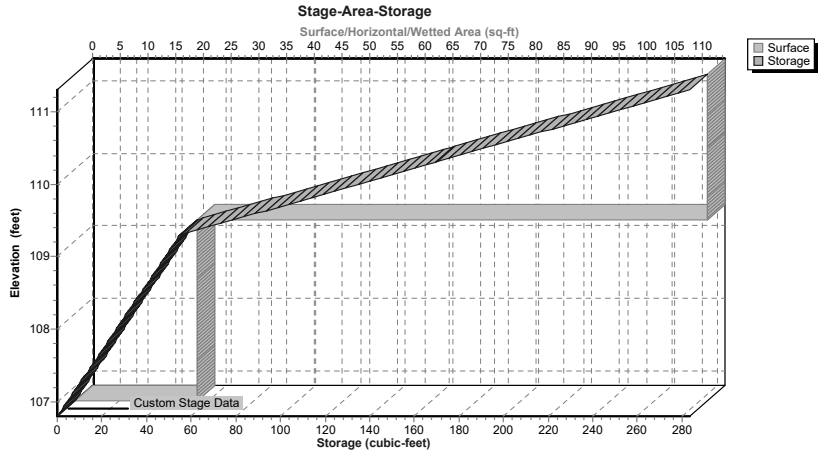
Device	Routing	Invert	Outlet Devices
#1	Primary	110.30'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	106.80'	**0.500 in/hr Exfiltration over Surface area**

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 PD: PLANTER D

Inflow Area = 0.023 ac, 69.57% Impervious, Inflow Depth > 3.03" for 10-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= 108.30' @ 19.83 hrs Surf.Area= 150 sf Storage= 195 cf

Plug-Flow detention time= 282.5 min calculated for 0.001 af (23% of inflow)
Center-of-Mass det. time= 134.8 min (905.7 - 770.9)

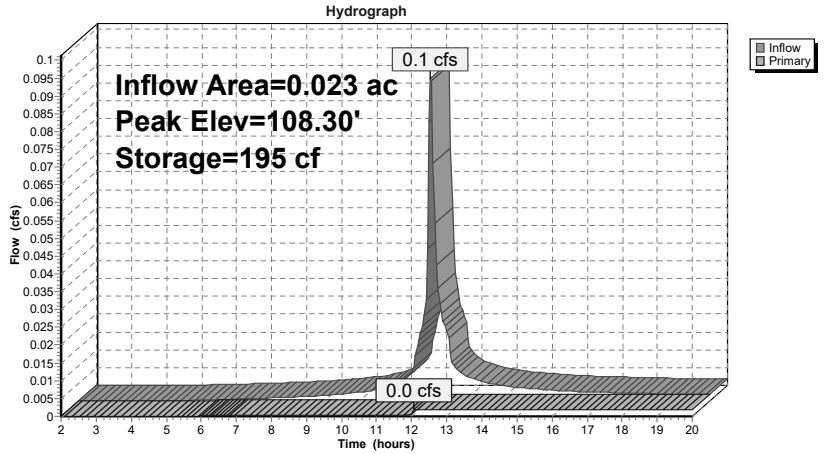
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

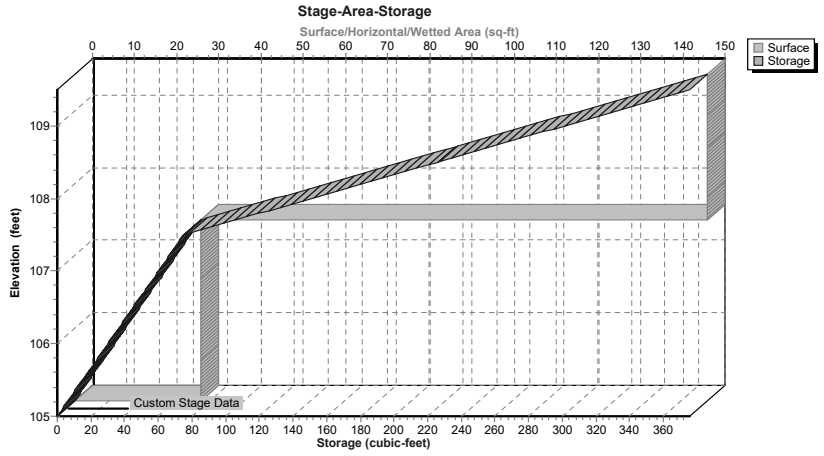
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.0 cfs @ 12.05 hrs HW=107.59' (Free Discharge)
└**1=Orifice/Grate** (Controls 0.0 cfs)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PD: PLANTER D



Pond PD: PLANTER D



Summary for Pond PE: PLANTER E

Inflow Area = 0.031 ac, 96.77% Impervious, Inflow Depth > 4.06" for 10-yr event
Inflow = 0.1 cfs @ 12.04 hrs, Volume= 0.010 af
Outflow = 0.1 cfs @ 12.05 hrs, Volume= 0.008 af, Atten= 0%, Lag= 0.5 min
Primary = 0.1 cfs @ 12.05 hrs, Volume= 0.008 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 124.91' @ 12.05 hrs Surf.Area= 69 sf Storage= 110 cf

Plug-Flow detention time= 131.5 min calculated for 0.008 af (77% of inflow)
Center-of-Mass det. time= 64.1 min (786.5 - 722.5)

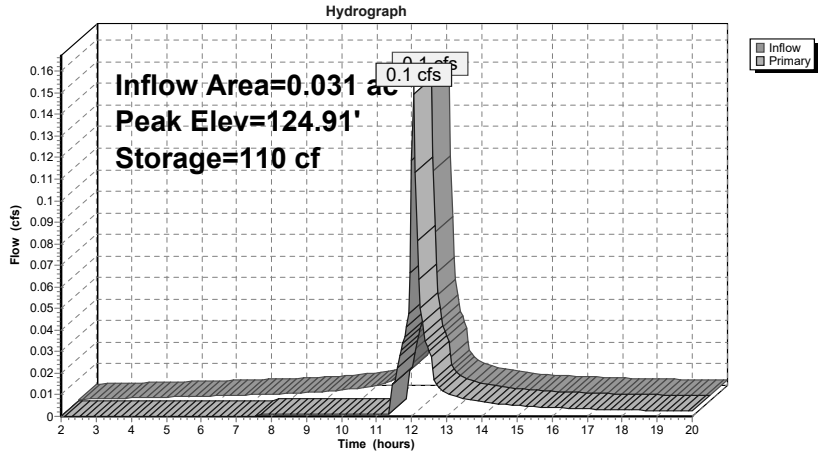
Volume	Invert	Avail.Storage	Storage Description
#1	121.33'	173 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
121.33	14	0	0
123.82	14	35	35
123.83	69	0	35
125.83	69	138	173

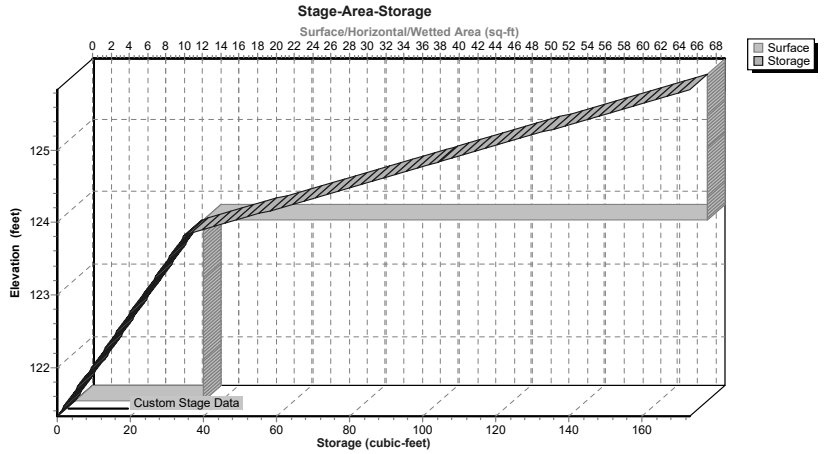
Device	Routing	Invert	Outlet Devices
#1	Primary	124.83'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	121.33'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.1 cfs @ 12.05 hrs HW=124.91' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.1 cfs @ 0.90 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PE: PLANTER E



Pond PE: PLANTER E



Summary for Pond UG: UG

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth > 3.21" for 10-yr event
Inflow = 1.0 cfs @ 12.04 hrs, Volume= 0.063 af
Outflow = 0.3 cfs @ 12.34 hrs, Volume= 0.059 af, Atten= 73%, Lag= 17.7 min
Primary = 0.3 cfs @ 12.34 hrs, Volume= 0.059 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 117.84' @ 12.34 hrs Surf.Area= 664 sf Storage= 903 cf

Plug-Flow detention time= 72.7 min calculated for 0.059 af (93% of inflow)
Center-of-Mass det. time= 46.6 min (813.2 - 766.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	115.88'	539 cf	**14.75'W x 45.00'L x 3.21'H Field A** 2,130 cf Overall - 783 cf Embedded = 1,346 cf x 40.0% Voids
#2A	116.38'	783 cf	**Cultec R-280HD** x 18 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,322 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	116.38'	**3.0" Vert. Orifice/Grate** C= 0.600
#2	Primary	118.38'	**8.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.3 cfs @ 12.34 hrs HW=117.84' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.3 cfs @ 5.57 fps)
└**2=Orifice/Grate** (Controls 0.0 cfs)

Pond UG: UG - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 3 rows

47.0" Wide + 6.0" Spacing = 53.0" C-C Row Spacing

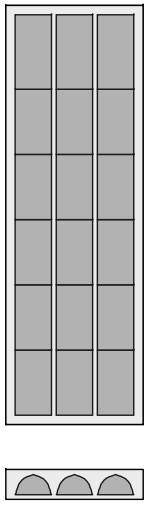
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

18 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 3 Rows = 783.3 cf Chamber Storage

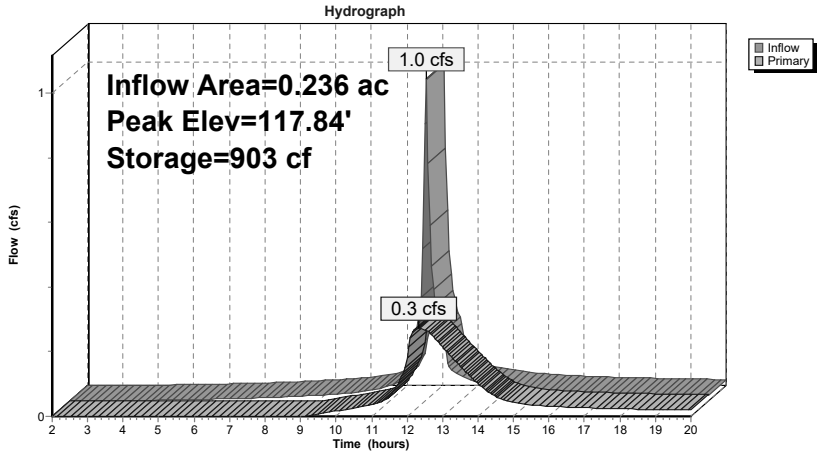
2,129.5 cf Field - 783.3 cf Chambers = 1,346.3 cf Stone x 40.0% Voids = 538.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,321.8 cf = 0.030 af
Overall Storage Efficiency = 62.1%
Overall System Size = 45.00' x 14.75' x 3.21'

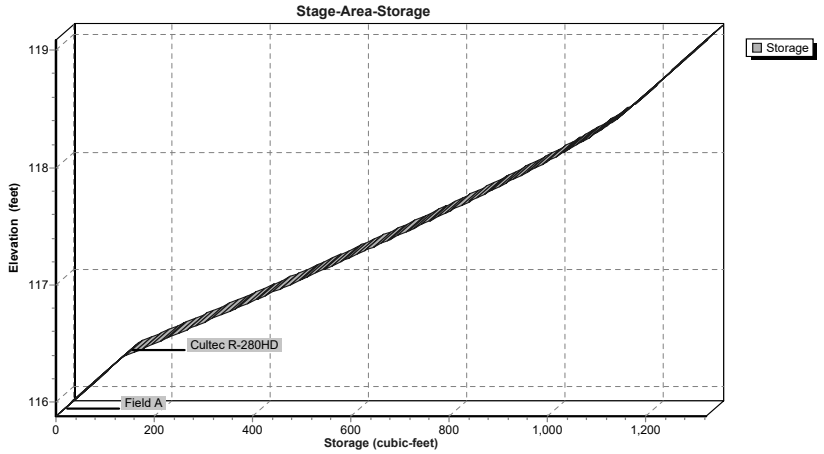
18 Chambers
78.9 cy Field
49.9 cy Stone



Pond UG: UG



Pond UG: UG

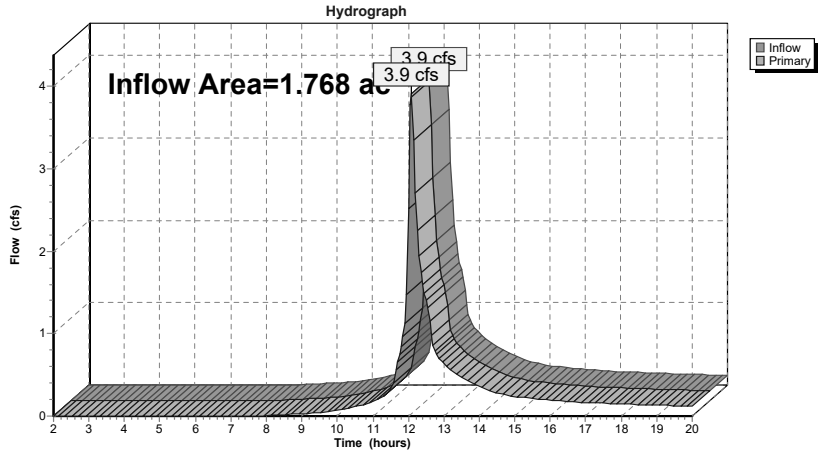


Summary for Link SDP: SDP

Inflow Area = 1.768 ac, 53.62% Impervious, Inflow Depth > 2.24" for 10-yr event
Inflow = 3.9 cfs @ 12.08 hrs, Volume= 0.330 af
Primary = 3.9 cfs @ 12.08 hrs, Volume= 0.330 af, Atten= 0%, Lag= 0.0 min

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

Link SDP: SDP



Summary for Subcatchment 1: DA 1

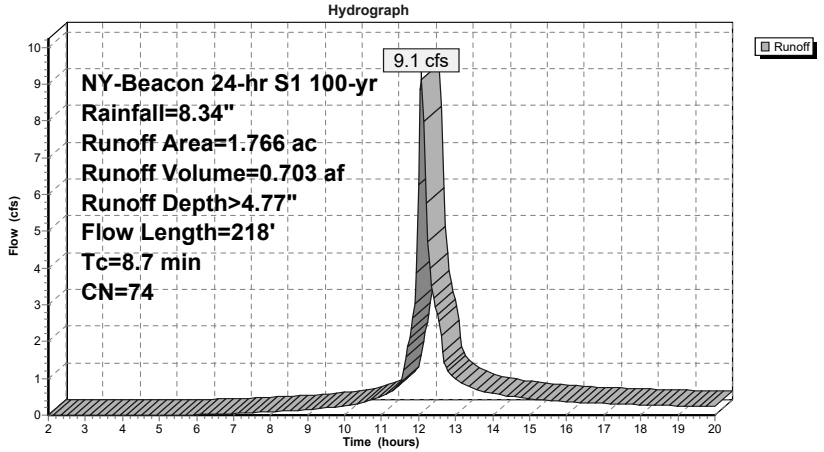
Runoff = 9.1 cfs @ 12.07 hrs, Volume= 0.703 af, Depth> 4.77"

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

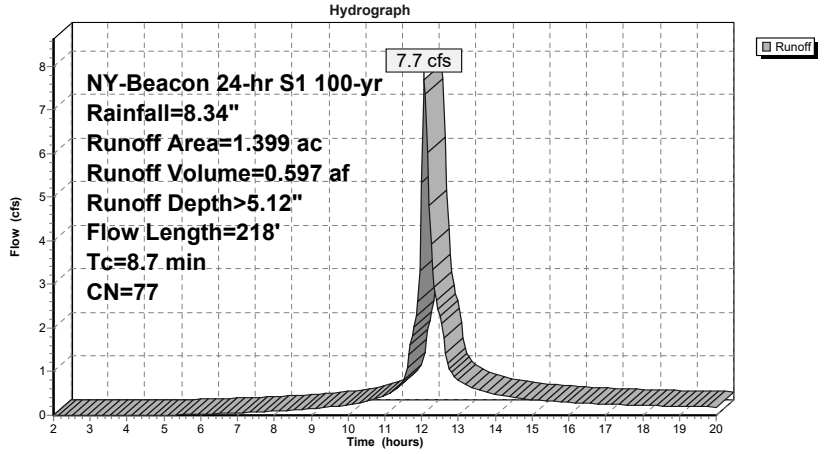
Runoff = 7.7 cfs @ 12.07 hrs, Volume= 0.597 af, Depth> 5.12"

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
0.234	55	Woods, Good, HSG B
0.516	61	>75% Grass cover, Good, HSG B
0.649	98	Paved parking, HSG B
1.399	77	Weighted Average
0.750		53.61% Pervious Area
0.649		46.39% 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

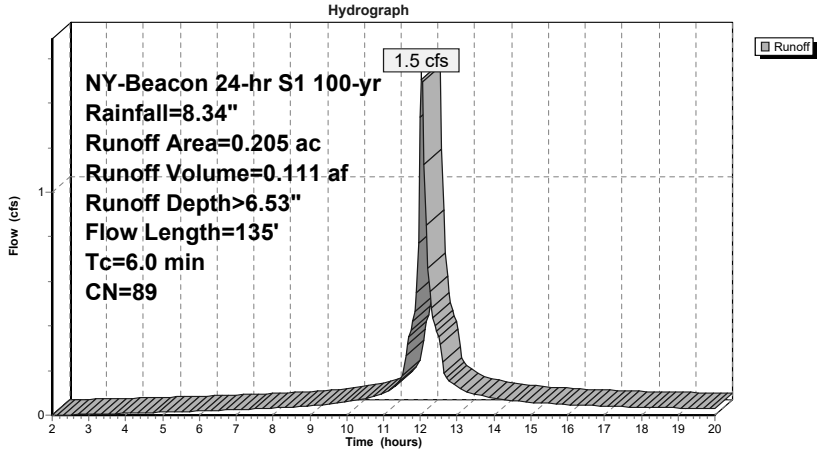
Runoff = 1.5 cfs @ 12.04 hrs, Volume= 0.111 af, Depth> 6.53"

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 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.155	98	Paved parking, HSG B
0.050	61	>75% Grass cover, Good, HSG B
0.205	89	Weighted Average
0.050		24.39% Pervious Area
0.155		75.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	12	0.0200	0.08		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.8	88	0.0390	1.74		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.17"
0.1	35	0.0570	4.85		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
3.5	135	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 11: DA 11



Summary for Subcatchment 12: DA 12

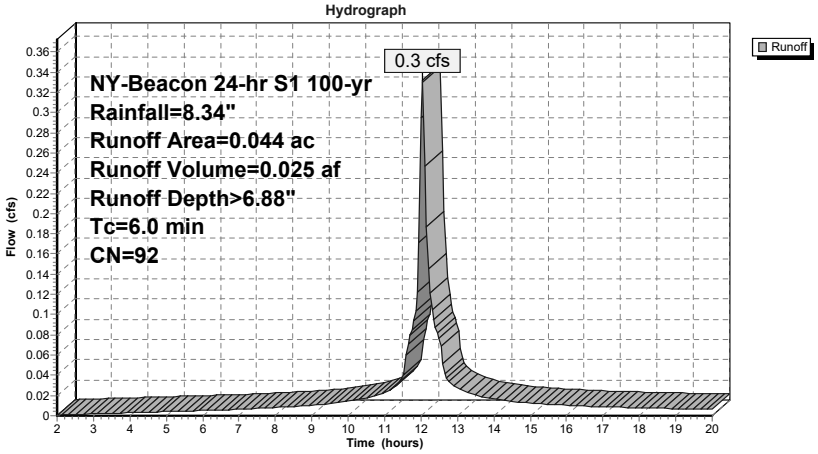
Runoff = 0.3 cfs @ 12.04 hrs, Volume= 0.025 af, Depth> 6.88"

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

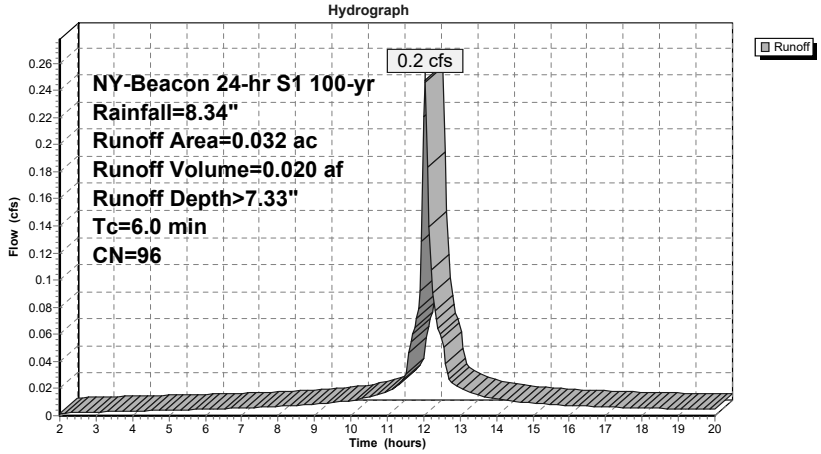
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.020 af, Depth> 7.33"

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

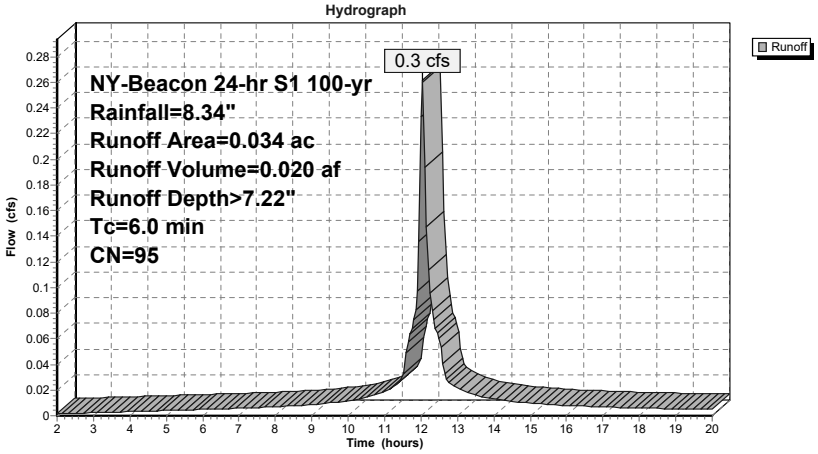
Runoff = 0.3 cfs @ 12.04 hrs, Volume= 0.020 af, Depth> 7.22"

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 Subcatchment 15: DA 15

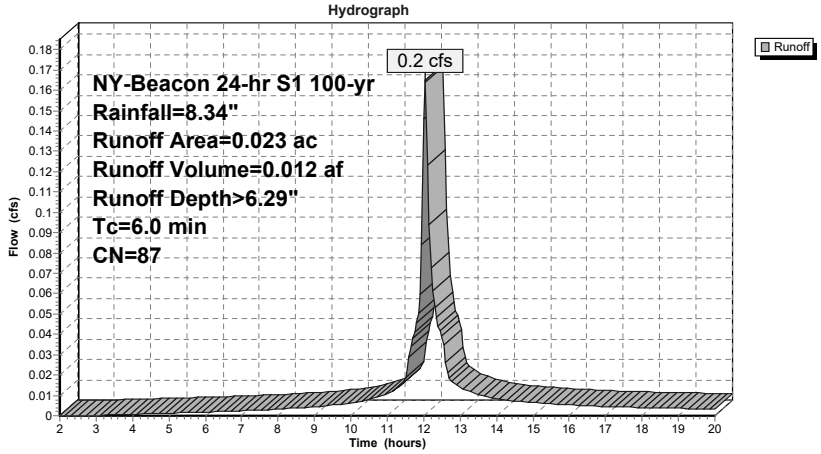
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.012 af, Depth> 6.29"

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
0.016	98	Paved parking, HSG B
0.007	61	>75% Grass cover, Good, HSG B
0.023	87	Weighted Average
0.007		30.43% Pervious Area
0.016		69.57% Impervious Area

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

Subcatchment 15: DA 15



Summary for Subcatchment 16: DA 16

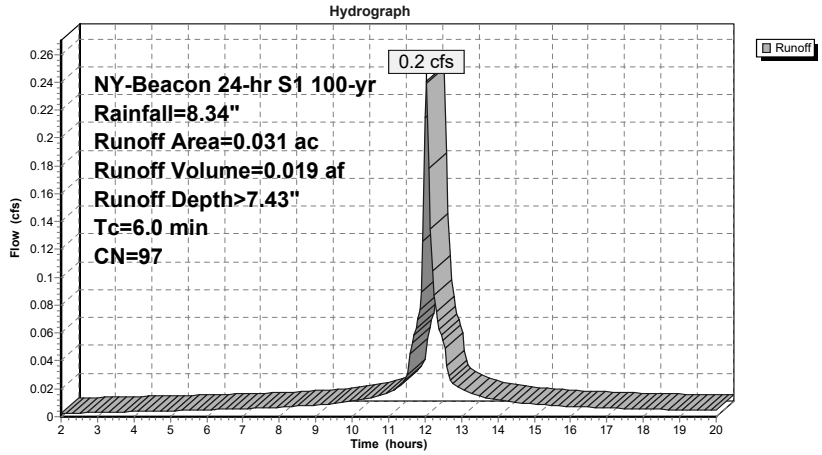
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.019 af, Depth> 7.43"

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
0.001	61	>75% Grass cover, Good, HSG B
0.031	97	Weighted Average
0.001		3.23% Pervious Area
0.030		96.77% Impervious Area

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

Subcatchment 16: DA 16



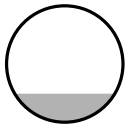
Summary for Reach 7R: REACH B

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

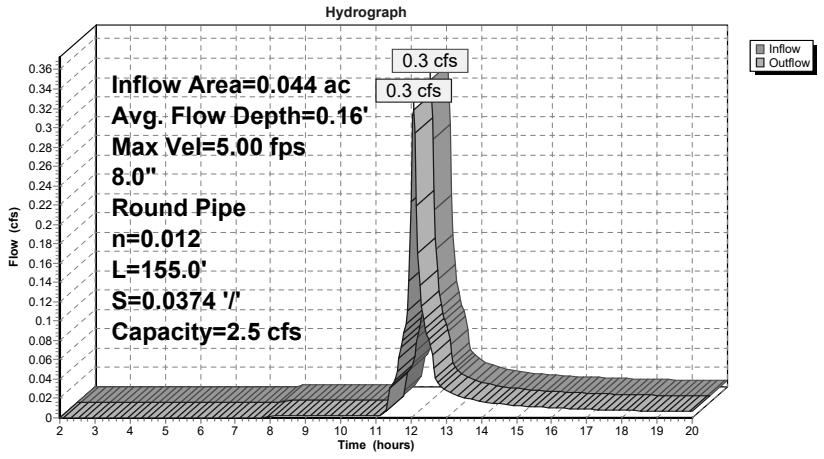
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 5.00 fps, Min. Travel Time= 0.5 min
Avg. Velocity = 1.42 fps, Avg. Travel Time= 1.8 min

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

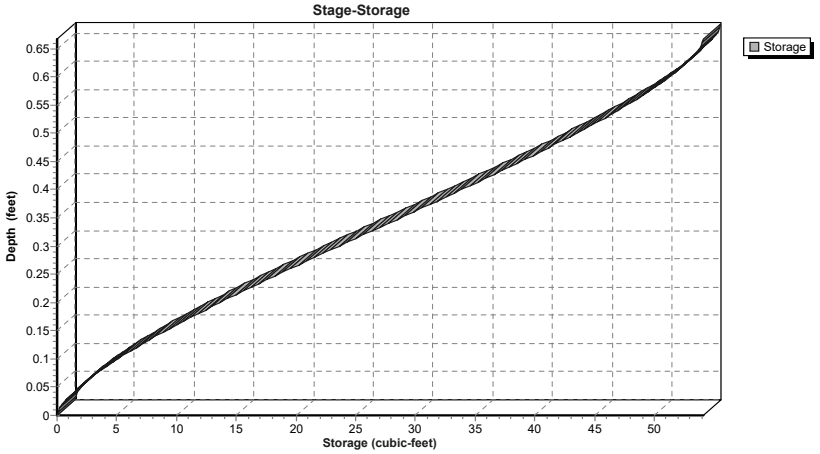
8.0" Round Pipe
n= 0.012
Length= 155.0' Slope= 0.0374 '/'
Inlet Invert= 102.50', Outlet Invert= 96.71'



Reach 7R: REACH B



Reach 7R: REACH B



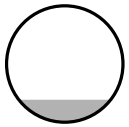
Summary for Reach R: REACH

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth > 6.28" for 100-yr event
Inflow = 1.4 cfs @ 12.12 hrs, Volume= 0.123 af
Outflow = 1.3 cfs @ 12.16 hrs, Volume= 0.123 af, Atten= 8%, Lag= 2.2 min

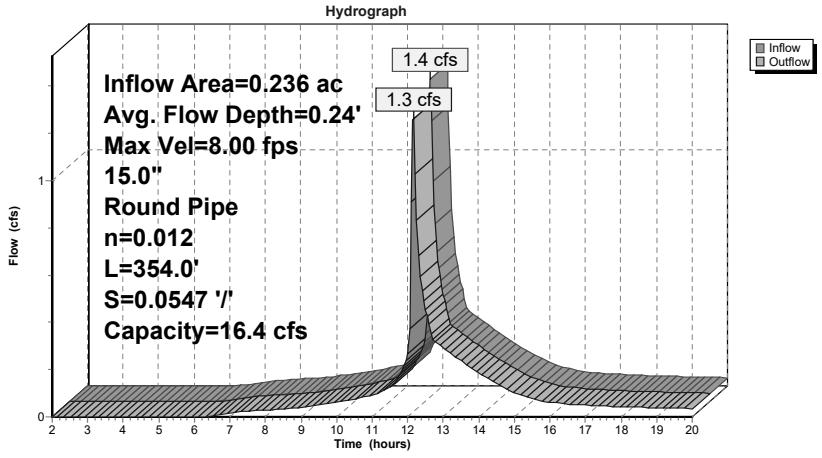
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 8.00 fps, Min. Travel Time= 0.7 min
Avg. Velocity = 3.37 fps, Avg. Travel Time= 1.8 min

Peak Storage= 58 cf @ 12.14 hrs
Average Depth at Peak Storage= 0.24'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 16.4 cfs

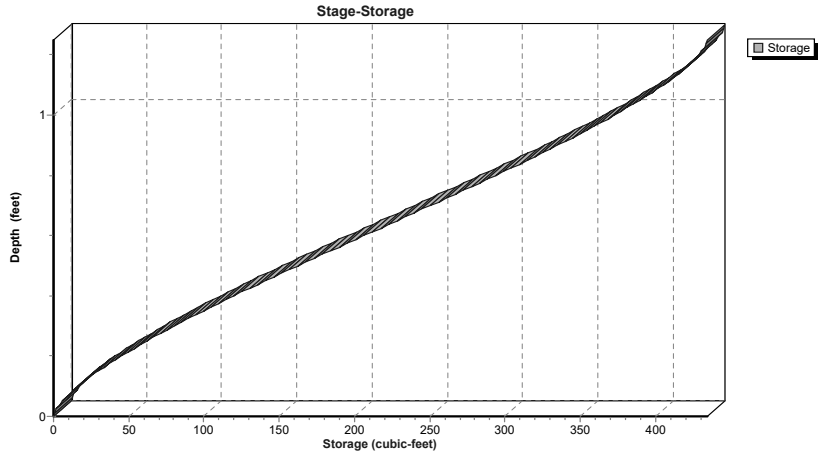
15.0" Round Pipe
n= 0.012
Length= 354.0' Slope= 0.0547 '/'
Inlet Invert= 116.07', Outlet Invert= 96.71'



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)

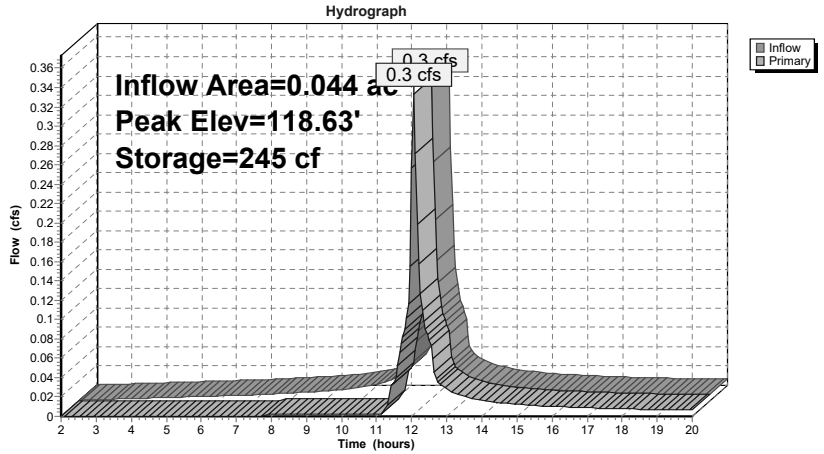
Volume	Invert	Avail.Storage	Storage Description
#1	115.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

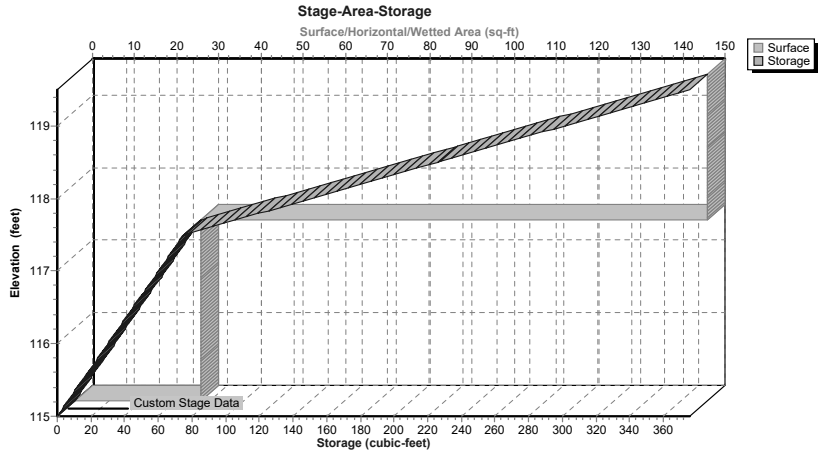
Device	Routing	Invert	Outlet Devices
#1	Primary	118.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	115.00'	**0.500 in/hr Exfiltration over Surface area**

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)

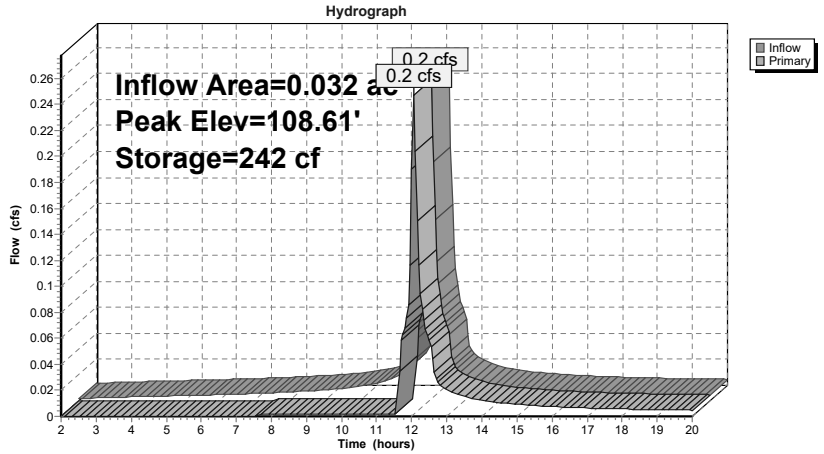
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

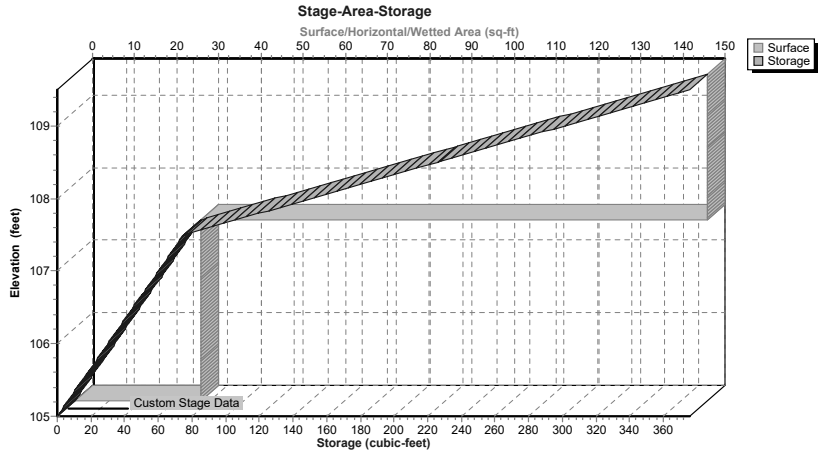
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

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)

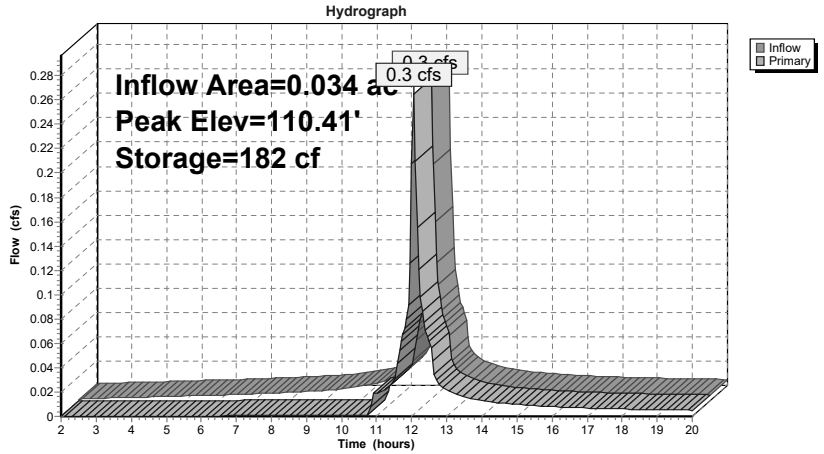
Volume	Invert	Avail.Storage	Storage Description
#1	106.80'	283 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

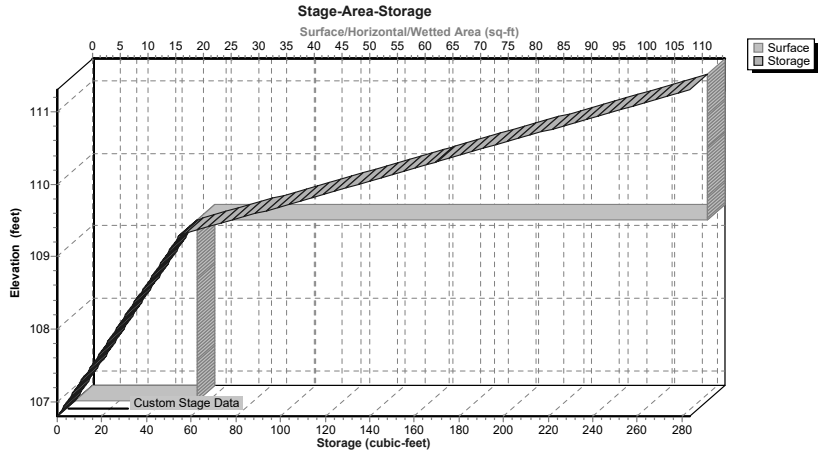
Device	Routing	Invert	Outlet Devices
#1	Primary	110.30'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	106.80'	**0.500 in/hr Exfiltration over Surface area**

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 PD: PLANTER D

Inflow Area = 0.023 ac, 69.57% Impervious, Inflow Depth > 6.29" for 100-yr event
Inflow = 0.2 cfs @ 12.04 hrs, Volume= 0.012 af
Outflow = 0.1 cfs @ 12.15 hrs, Volume= 0.007 af, Atten= 31%, Lag= 6.8 min
Primary = 0.1 cfs @ 12.15 hrs, Volume= 0.007 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.56' @ 12.15 hrs Surf.Area= 150 sf Storage= 235 cf

Plug-Flow detention time= 173.4 min calculated for 0.007 af (57% of inflow)
Center-of-Mass det. time= 79.8 min (829.6 - 749.8)

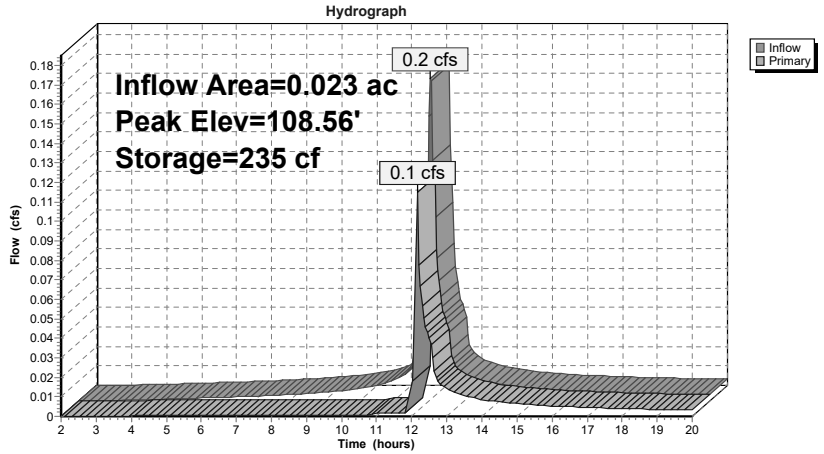
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

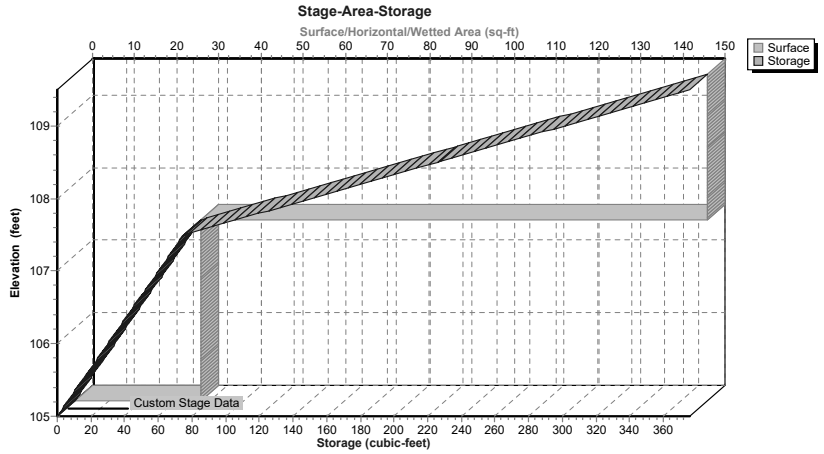
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.1 cfs @ 12.15 hrs HW=108.56' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.1 cfs @ 0.82 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PD: PLANTER D



Pond PD: PLANTER D



Summary for Pond PE: PLANTER E

Inflow Area = 0.031 ac, 96.77% Impervious, Inflow Depth > 7.43" for 100-yr event
Inflow = 0.2 cfs @ 12.04 hrs, Volume= 0.019 af
Outflow = 0.2 cfs @ 12.05 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.5 min
Primary = 0.2 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= 124.94' @ 12.05 hrs Surf.Area= 69 sf Storage= 112 cf

Plug-Flow detention time= 97.4 min calculated for 0.017 af (87% of inflow)
Center-of-Mass det. time= 50.9 min (763.9 - 713.1)

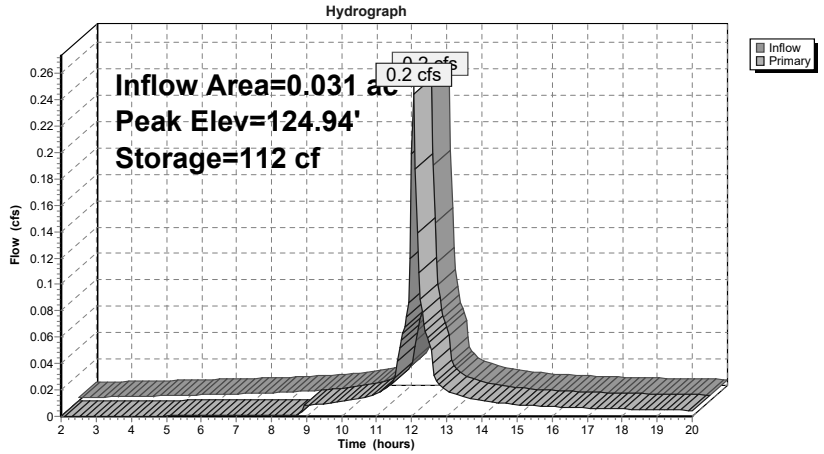
Volume	Invert	Avail.Storage	Storage Description
#1	121.33'	173 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
121.33	14	0	0
123.82	14	35	35
123.83	69	0	35
125.83	69	138	173

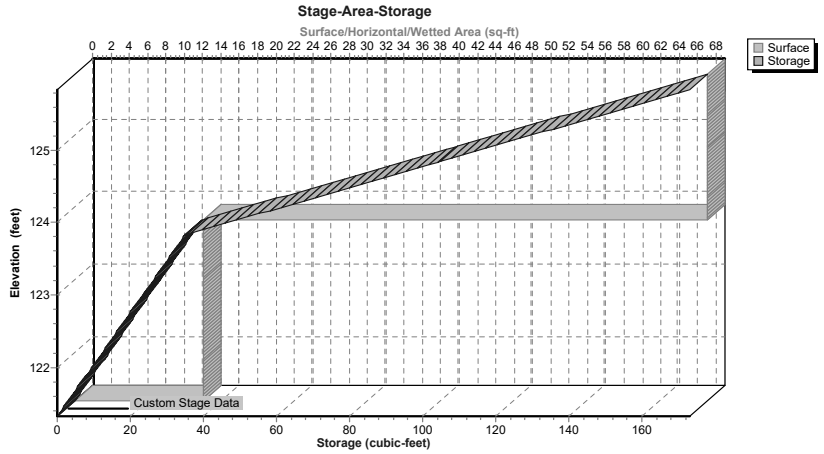
Device	Routing	Invert	Outlet Devices
#1	Primary	124.83'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	121.33'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.2 cfs @ 12.05 hrs HW=124.94' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.2 cfs @ 1.07 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PE: PLANTER E



Pond PE: PLANTER E



Summary for Pond UG: UG

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth > 6.52" for 100-yr event
Inflow = 1.7 cfs @ 12.04 hrs, Volume= 0.128 af
Outflow = 1.4 cfs @ 12.12 hrs, Volume= 0.123 af, Atten= 22%, Lag= 4.7 min
Primary = 1.4 cfs @ 12.12 hrs, Volume= 0.123 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 119.05' @ 12.12 hrs Surf.Area= 664 sf Storage= 1,310 cf

Plug-Flow detention time= 54.9 min calculated for 0.123 af (96% of inflow)
Center-of-Mass det. time= 39.1 min (785.2 - 746.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	115.88'	539 cf	**14.75'W x 45.00'L x 3.21'H Field A** 2,130 cf Overall - 783 cf Embedded = 1,346 cf x 40.0% Voids
#2A	116.38'	783 cf	**Cultec R-280HD** x 18 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,322 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	116.38'	**3.0" Vert. Orifice/Grate** C= 0.600
#2	Primary	118.38'	**8.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.3 cfs @ 12.12 hrs HW=118.99' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.4 cfs @ 7.59 fps)
└**2=Orifice/Grate** (Orifice Controls 0.9 cfs @ 2.65 fps)

Pond UG: UG - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 3 rows

47.0" Wide + 6.0" Spacing = 53.0" C-C Row Spacing

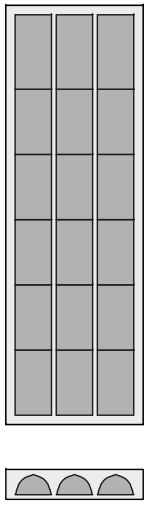
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

18 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 3 Rows = 783.3 cf Chamber Storage

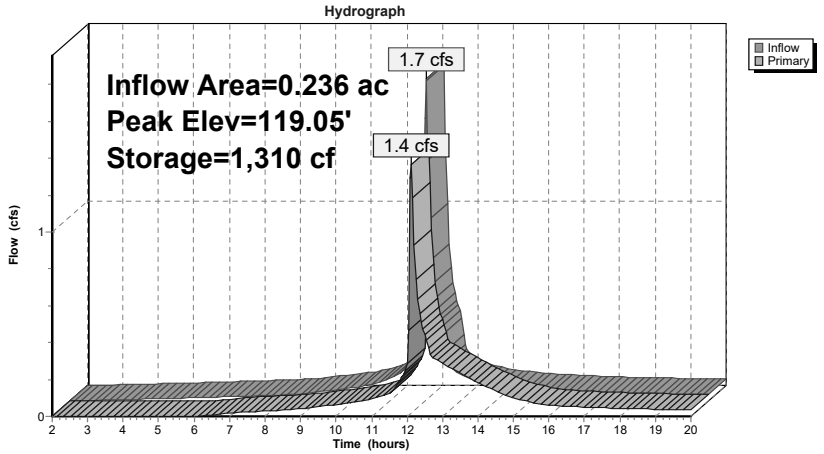
2,129.5 cf Field - 783.3 cf Chambers = 1,346.3 cf Stone x 40.0% Voids = 538.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,321.8 cf = 0.030 af
Overall Storage Efficiency = 62.1%
Overall System Size = 45.00' x 14.75' x 3.21'

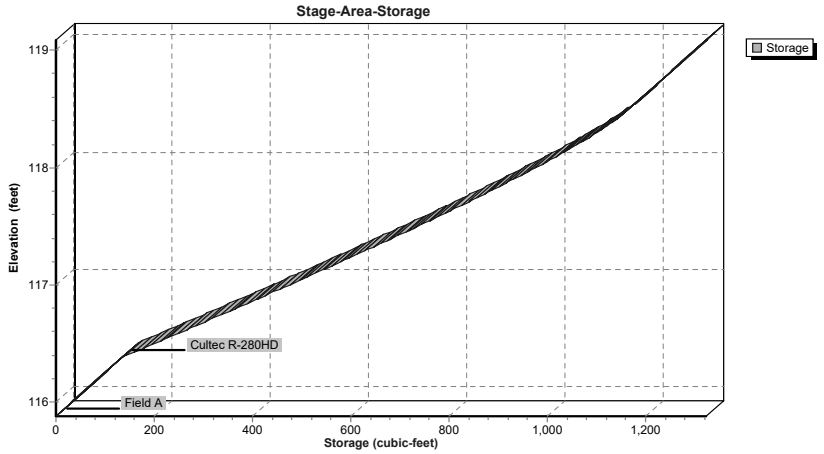
18 Chambers
78.9 cy Field
49.9 cy Stone



Pond UG: UG



Pond UG: UG

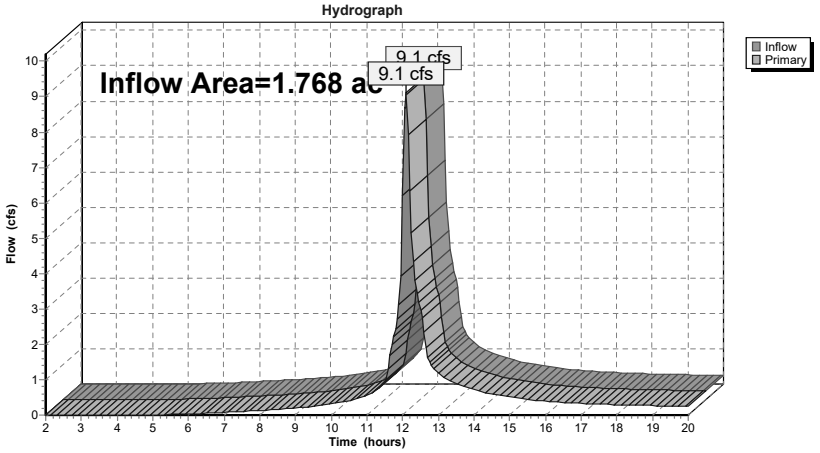


Summary for Link SDP: SDP

Inflow Area = 1.768 ac, 53.62% Impervious, Inflow Depth > 5.28" for 100-yr event
Inflow = 9.1 cfs @ 12.09 hrs, Volume= 0.778 af
Primary = 9.1 cfs @ 12.09 hrs, Volume= 0.778 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	1/20/2026	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Total Required Water Quality Volume for Entire Site

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)
To Study Point	1.40	0.95	54	0.53	1.77	4,775

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR 1/20/2026	Reviewed/Date:	MAB	

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Required Water Quality/Runoff Reduction for New Impervious Cover

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)
Net Increase in Impervious Cover	1.40	0.24	100	0.95	0.24	1,156

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: 0.95
A = Watershed (ac)

100% RR_V: 1,156 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:	0.239 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:	0.239 acres	
Total Area Matches		Calculated S: 0.4

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12 — Calculated Ai: 0.0958
Calculated Rv*: 0.95
Where: — Calculated Minimum RR_V: 462 cf
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

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR 1/20/2026	Reviewed/Date:	MAB	

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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)	Treatment Practice
To HDS	1.40	0.69	84	0.81	0.83	3,386	HDS

2) Provided Treatment Volume

Determine treatment flowrate
System designed to treat the Water Quality storm 6.2
Water Quality design storm flowrate = 0.8 (from attached HydroCAD model, assumes no upstream detention)
HDS is located online and must be able to pass the 100-year design storm
100-Year design storm flowrate = 6.2 (from attached HydroCAD model, assumes no upstream detention)

Selected Hydrodynamic Separator:
FD-3Optimum by Hydro International, see attached calculations and specifications

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR 1/20/2026	Reviewed/Date:	MAB	

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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
A = Watershed (ac)

R_V: 0.81

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

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

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	1/20/2026	Reviewed/Date:	MAB

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Stormwater Planter A

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) =	180 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) =	72	sf	
A_F = Surface Area of Filter Bed Provided (sf) =	150	sf	acceptable

4) Tabulate Provided Runoff Reduction Volume (RR_V)

Stormwater Planter

Total Treatment Provided by 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%
RRV Provided by implementing planter:	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	1/20/2026	Reviewed/Date:	MAB

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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
A = Watershed (ac)

R_V: 0.88

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

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Calculated Ai: 0.0120
Calculated Rv*: 0.95
Calculated Minimum RR_V: 58 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

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	1/20/2026	Reviewed/Date:	MAB

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Stormwater Planter B

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) =	145 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) =	58	sf		
A_F = Surface Area of Filter Bed Provided (sf) =	155	sf		acceptable

4) Tabulate Provided Runoff Reduction Volume (RR_V)

Stormwater Planter

Total Treatment Provided by Practice:	**388 cf**		
Runoff Reduction Credit without underdrains	100% reduction		
Runoff Reduction Credit with underdrains	40% reduction		
Underdrains provided:	Yes	RR_V Reduction Factor:	40%
RRV Provided by implementing planter:	155 cf		
WQ_V REDUCED (RRV):	**145 cf**		
Calculated 100% RR_V:	145 cf		
Minimum RR_V:	58 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:	**242 cf**		

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR 1/20/2026	Reviewed/Date:	MAB	

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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
A = Watershed (ac)

R_V: 0.87

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

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Calculated Ai: 0.0126
Calculated Rv*: 0.95
Calculated Minimum RR_V: 61 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

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	1/20/2026	Reviewed/Date:	MAB

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Stormwater Planter C

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) =	153 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) =	61	sf	
A_F = Surface Area of Filter Bed Provided (sf) =	114	sf	acceptable

4) Tabulate Provided Runoff Reduction Volume (RR_V)

Stormwater Planter

Total Treatment Provided by 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%
RRV Provided by implementing planter:	114 cf		
WQ_V REDUCED (RRV):	**114 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:	**171 cf**		

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR 1/20/2026	Reviewed/Date:	MAB	

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Stormwater Planter D

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)
15	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 % impervious area
A = Watershed (ac)

R_V: 0.68

100% RR_V: 77 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:	0.022 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:	0.022 acres	
Total Area Matches		Calculated S: 0.4

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Calculated Ai: 0.0062
Calculated Rv*: 0.95
Calculated Minimum RR_V: 30 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

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	1/20/2026	Reviewed/Date:	MAB

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Stormwater Planter D

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) =	77 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) =	31	sf		
A_F = Surface Area of Filter Bed Provided (sf) =	150	sf		acceptable

4) Tabulate Provided Runoff Reduction Volume (RR_V)

Stormwater Planter

Total Treatment Provided by 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%
RRV Provided by implementing planter:	150 cf		
WQ_V REDUCED (RRV):	**77 cf**		
Calculated 100% RR_V:	77 cf		
Minimum RR_V:	30 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:	**298 cf**		

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR 1/20/2026	Reviewed/Date:	MAB	

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Stormwater Planter E

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)
16	1.40	0.03	95	0.91	0.03	144

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
A = Watershed (ac)

R_V: 0.91

100% RR_V: 144 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:	0.031 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:	0.031 acres	
Total Area Matches		Calculated S: 0.4

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Calculated Ai: 0.0119
Calculated Rv*: 0.95
Calculated Minimum RR_V: 58 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

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	1/20/2026	Reviewed/Date:	MAB

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Stormwater Planter E

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) =	144 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) =	58	sf	
A_F = Surface Area of Filter Bed Provided (sf) =	69	sf	acceptable

4) Tabulate Provided Runoff Reduction Volume (RR_V)

Stormwater Planter

Storage provided within practice:	**173 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 planter:	69 cf		
WQ_V REDUCED (RRV):	**69 cf**		
Calculated 100% RR_V:	144 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:	**104 cf**		

DESIGN SUMMARY

PROJECT INFORMATION

Reference	HDS-1
Site	1064 Wolcott
Designer	Eric Rogge
Date	1/20/2026 5:22 PM

DESIGN INPUTS

Regulatory Agency	NJDEP Legacy Certified 50% TSS (2013 Protocols)
Water Quality Flow Rate (cfs)	0.8

DESIGN OUTPUTS

Product	
Unit Reference	FD-3Optimum

* Approved for use in NJDEP Legacy Certified 50% TSS (2013 Protocols)

UNIT WEIGHTS AND DIMENSIONS

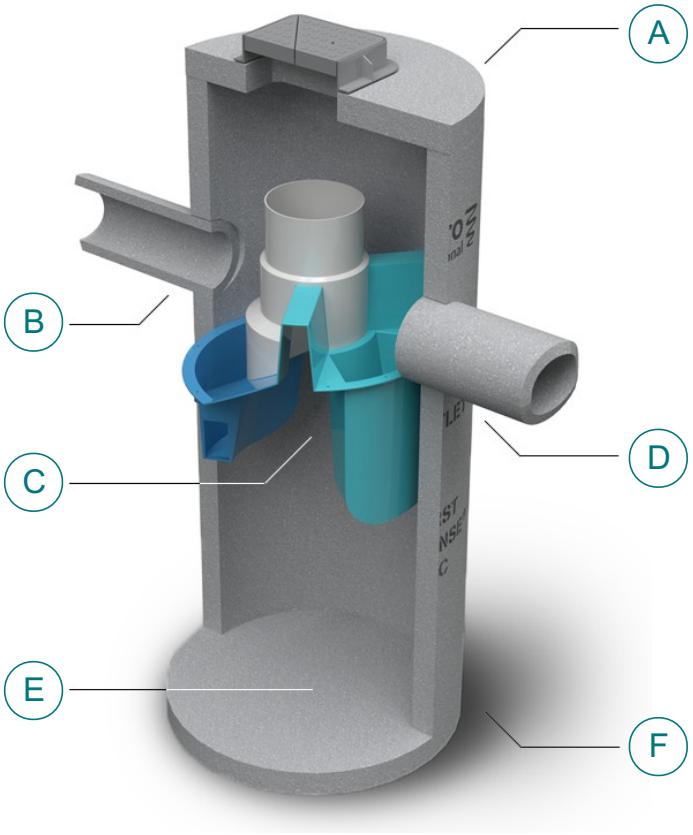
(A) Unit Size (ft)	3.00
(B) Inlet Pipe Size (in)	15
(D) Outlet Pipe Size (in)	15
(F) Unit Depth (ft)	7.28
Inlet Invert Elevation (ft)	3.71
Outlet Invert Elevation (ft)	96.61

PERFORMANCE AND HYDRAULICS

Max. Treatment Flow Rate (cfs)	1.02
Hydraulic Capacity Flow Rate (cfs)	6.2
Typical Operating Headloss (in)	
Maximum Headloss (in)	

STORAGE

(C) Min. Oil Storage Capacity (gal)	125
(E) Min.Sediment Storage Capacity (yd³)	0.4



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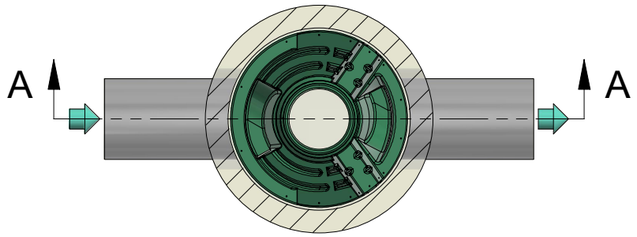
NOT FOR CONSTRUCTION

CONTACT HYDRO FOR A SITE SPECIFIC DRAWING



PLAN VIEW

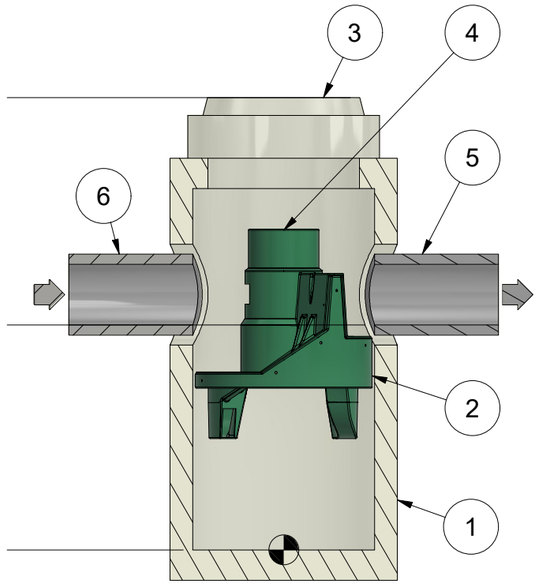
HYDRO FRAME AND COVER (INCLUDED)

GRADE RINGS BY OTHERS AS REQUIRED

RIM: 100.18 FT

OUTLET 96.61 FT

SUMP: 92.9 FT



SECTION A-A

CONTRACTOR NOTES:

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.

2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.

3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE Ø AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

4. CONTRACTOR IS RESPONSIBLE FOR MATERIALS AND LABOR TO BRING CASTINGS TO FINISHED GRADE.

5. ACTUAL DEPTH OF STRUCTURE MAY VARY DEPENDING ON AVAILABLE PRECAST FORMS. CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.

PRODUCT NOTES:

1. GENERAL ARRANGEMENT DRAWING ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC DRAWINGS.
2. PEAK HYDRAULIC FLOW: 6.2 cfs
3. MIN SEDIMENT STORAGE CAPACITY: 0.4 cu. yd. (0.3 cu. m.)
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.
6. MULTIPLE INLET PIPES POSSIBLE.
7. INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK.
8. PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
9. LARGER SEDIMENT STORAGE CAPACITY CAN BE PROVIDED WITH A DEEPER SUMP DEPTH.
10. UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.
11. FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT: https://hydro-int.com/en/products/first-defense

PARTS LIST

ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	36	900	I.D. PRECAST MANHOLE
2	1			LEDGER SUPPORT
3	1	30	750	FRAME AND COVER (ROUND)
4	1			SEPARATION MODULE
5	1	15		OUTLET PIPE (BY OTHERS)
6	1	15		INLET PIPE (BY OTHERS)

PROJECTION

IF IN DOUBT ASK

DATE: 1/20/2026	SCALE: 1:30	
DRAWN BY: WCS	CHECKED BY: MJ	APPROVED BY PT

Title
3-ft DIAMETER FIRST DEFENSE

Site
1064 Wolcott

Structure Number
HDS-1

Patent: www.hydro-int.com/patents

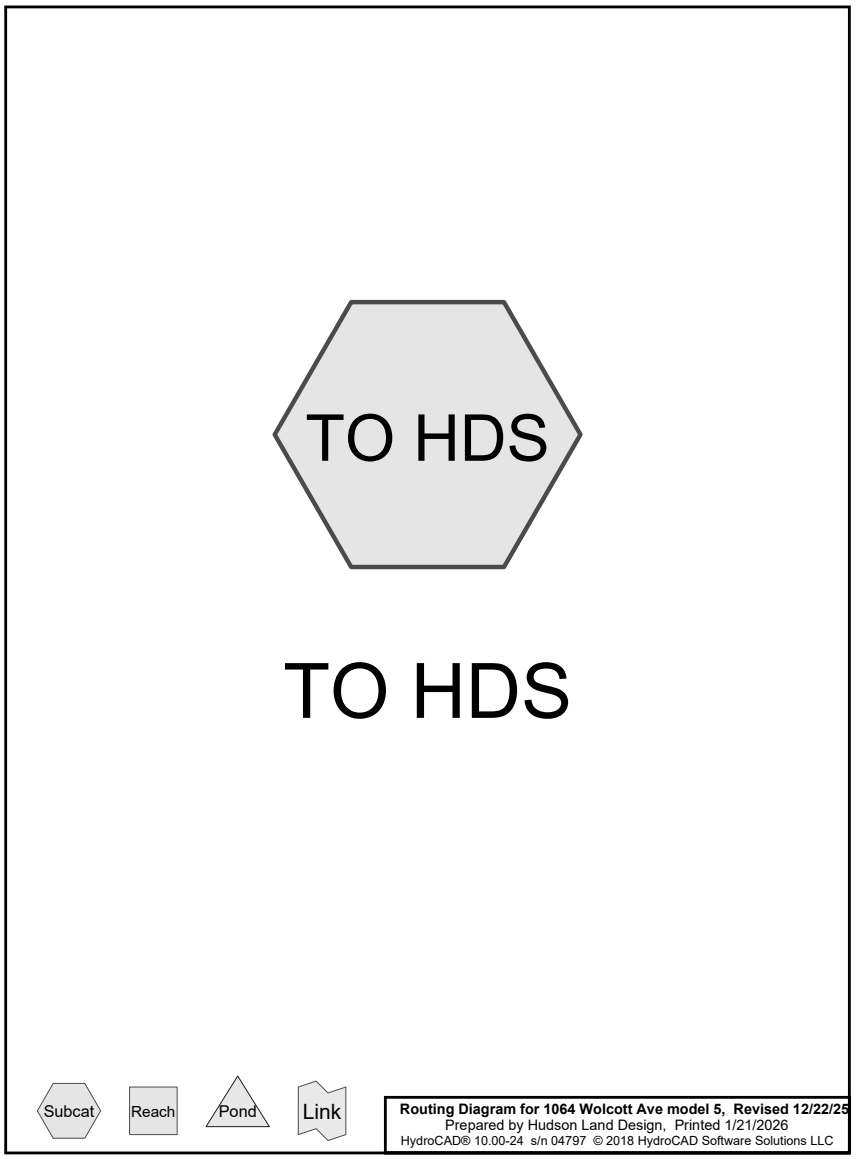
Hydro International
A CRH COMPANY
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT:	MATERIAL:

REFERENCE NUMBER:

DRAWING NO.: 3ft FD GA

SHEET SIZE: B	SHEET: 1 OF 1	Rev: -



Summary for Subcatchment TO HDS: TO HDS

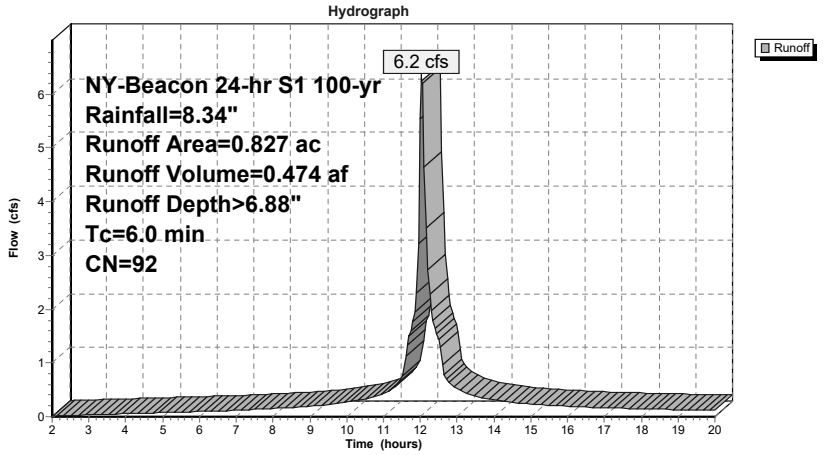
Runoff = 6.2 cfs @ 12.04 hrs, Volume= 0.474 af, Depth> 6.88"

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
0.694	98	Paved parking, HSG B
0.133	61	>75% Grass cover, Good, HSG B
0.827	92	Weighted Average
0.133		16.08% Pervious Area
0.694		83.92% Impervious Area

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

Subcatchment TO HDS: TO HDS



Summary for Subcatchment TO HDS: TO HDS

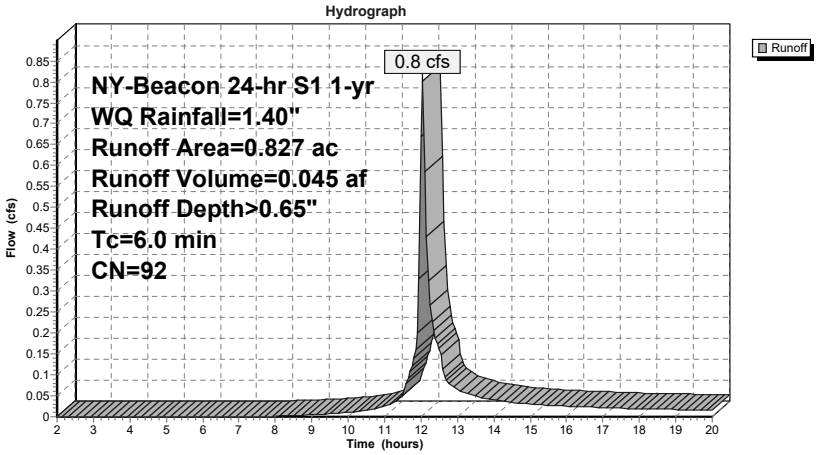
Runoff = 0.8 cfs @ 12.04 hrs, Volume= 0.045 af, Depth> 0.65"

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
0.694	98	Paved parking, HSG B
0.133	61	>75% Grass cover, Good, HSG B
0.827	92	Weighted Average
0.133		16.08% Pervious Area
0.694		83.92% Impervious Area

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

Subcatchment TO HDS: TO HDS



CULTEC Recharger® 280HD Stormwater Chamber

The Recharger® 280HD is a 26.5" (673 mm) tall, mid-size chamber and is typically used for installations with depth restrictions or when a larger infiltrative area is required. The Recharger® 280HD 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)	8' x 47" x 26.5"
	2.44 m x 1194 mm x 673 mm
Installed Length	7'
	2.13 m
Length Adjustment per Run	1'
	0.30 m
Chamber Storage	6.08 ft^3/ft
	0.56 m^3/m
	42.55 ft^3/unit
	1.21 m^3/unit
Min. Installed Storage	9.21 ft^3/ft
	0.86 m^3/m
	64.46 ft^3/unit
	1.83 m^3/unit
Min. Area Required	30.33 ft^2
	2.82 m^2
Chamber Weight	64.0 lbs
	29.03 kg
Shipping	35 chambers/skid
	2,345 lbs/skid
	12 skids/48' flatbed
Min. Center-to-Center Spacing	4.33'
	1.32 m
Max. Allowable Cover	12'
	3.66 m
Max. Inlet Opening in End Wall	21" HDPE, PVC
	525 mm HDPE, PVC
Max. Allowable O.D. in Side Portal	10" HDPE, 12" PVC
	250 mm HDPE, 300 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 52"(1321 mm) center-to-center spacing.

	Stone Foundation Depth		
	6"	12"	18"
	152 mm	305 mm	457 mm
Chamber and Stone Storage Per Chamber	64.46 ft^3	70.53 ft^3	76.59 ft^3
	1.83 m^3	2.00 m^3	2.17 m^3
Min. Effective Depth	3.21'	3.71'	4.21'
	0.98 m	1.13 m	1.28 m
Stone Required Per Chamber	2.03 yd^3	2.59 yd^3	3.15 yd^3
	1.55 m^3	1.98 m^3	2.41 m^3

Calculations are based on installed chamber length.
Includes 6" (305 mm) stone above crown of chamber and typical stone surround at 52"(1321 mm) center-to-center spacing and stone foundation as listed in table.
Stone void calculated at 40%.



Recharger® 280HD Bare Chamber Storage Volumes

Elevation		Incremental Storage Volume				Cumulative Storage	
in.	mm	ft^3/ft	m^3/m	ft^3	m^3	ft^3	m^3
26.5	686	0.000	0.000	0.000	0.000	42.553	1.205
26	660	0.018	0.002	0.126	0.004	42.553	1.205
25	635	0.047	0.004	0.329	0.009	42.427	1.202
24	609	0.100	0.009	0.700	0.020	42.098	1.192
23	584	0.134	0.012	0.938	0.027	41.398	1.172
22	559	0.159	0.015	1.113	0.032	40.460	1.146
21	533	0.179	0.017	1.253	0.035	39.347	1.114
20	508	0.195	0.018	1.365	0.039	38.094	1.079
19	483	0.209	0.019	1.463	0.041	36.729	1.040
18	457	0.221	0.021	1.547	0.044	35.266	0.999
17	432	0.232	0.022	1.624	0.046	33.719	0.955
16	406	0.241	0.022	1.687	0.048	32.095	0.909
15	381	0.249	0.023	1.743	0.049	30.408	0.861
14	356	0.263	0.024	1.841	0.052	28.665	0.812
13	330	0.267	0.025	1.869	0.053	26.824	0.760
12	305	0.271	0.025	1.897	0.054	24.955	0.707
11	279	0.275	0.026	1.925	0.055	23.058	0.653
10	254	0.279	0.026	1.953	0.055	21.133	0.598
9	229	0.287	0.027	2.009	0.057	19.180	0.543
8	203	0.292	0.027	2.044	0.058	17.171	0.486
7	178	0.294	0.027	2.058	0.058	15.127	0.428
6	152	0.305	0.028	2.135	0.060	13.069	0.370
5	127	0.306	0.028	2.142	0.061	10.934	0.310
4	102	0.308	0.029	2.156	0.061	8.792	0.249
3	76	0.310	0.029	2.170	0.061	6.636	0.188
2	51	0.312	0.029	2.184	0.062	4.466	0.126
1	25	0.326	0.030	2.282	0.065	2.282	0.065
Total		**6.079**	**0.565**	**42.553**	**1.205**	**42.553**	**1.205**

Calculations are based on installed chamber length.

Visit www.cultec.com/downloads.html for Product Downloads and CAD details.

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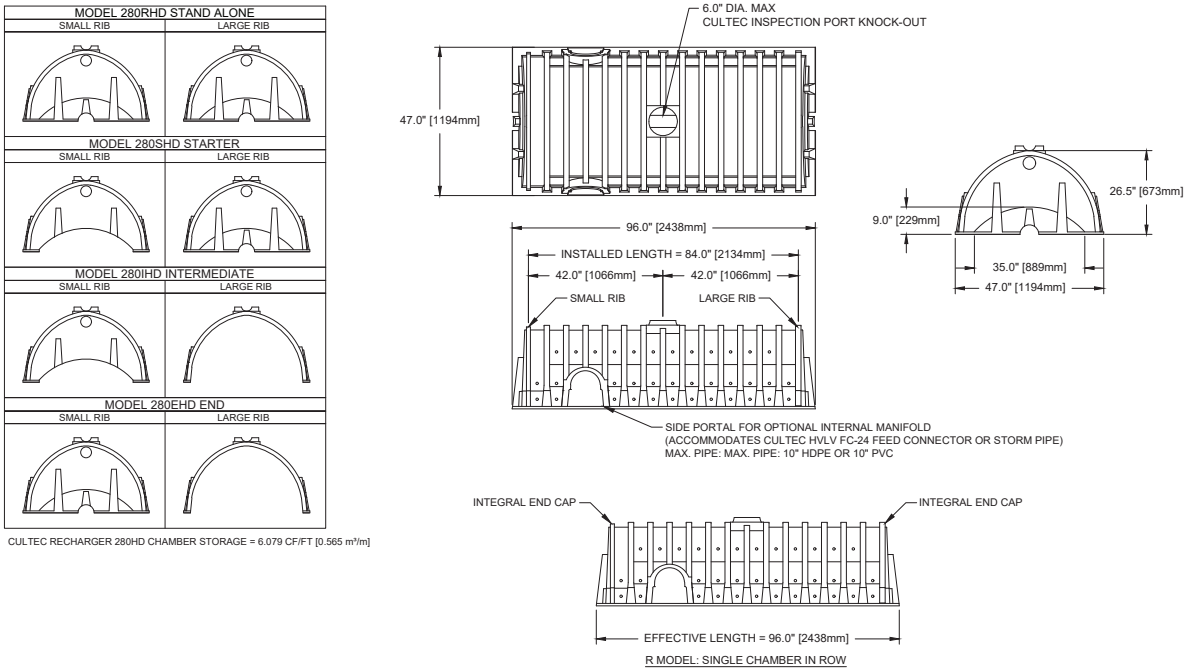
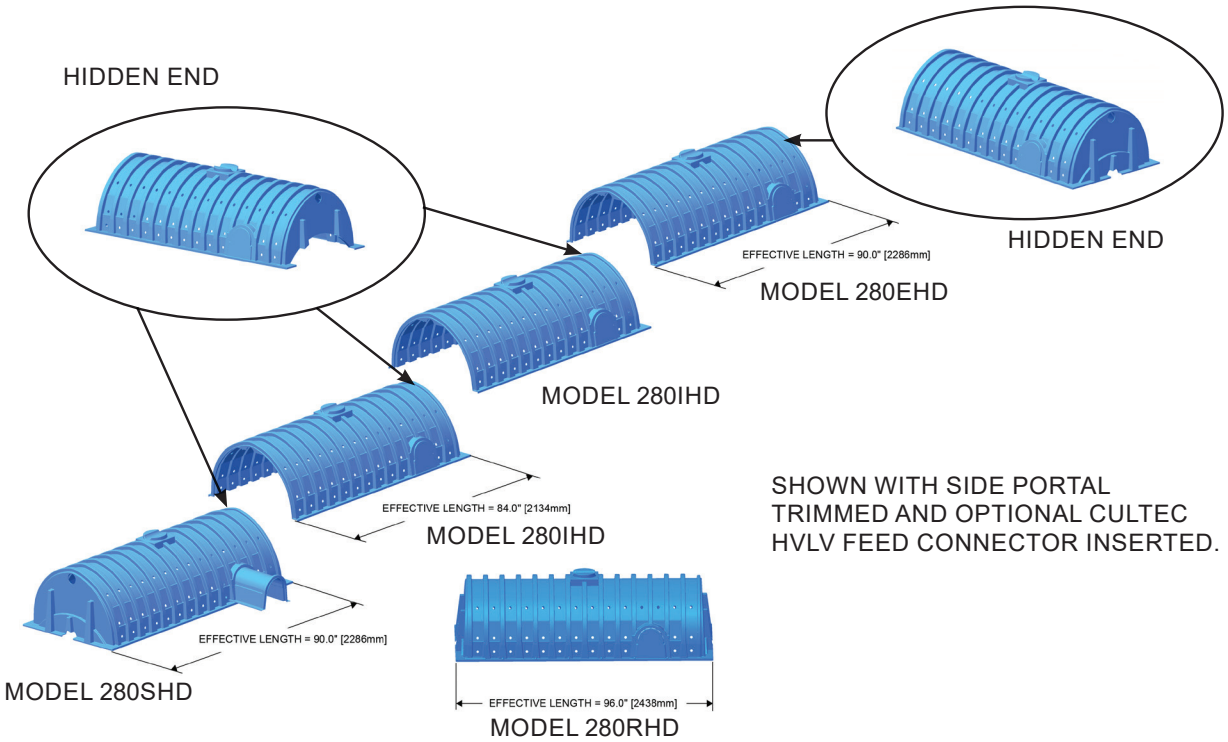
Three View Drawing



Typical Interlock Installation



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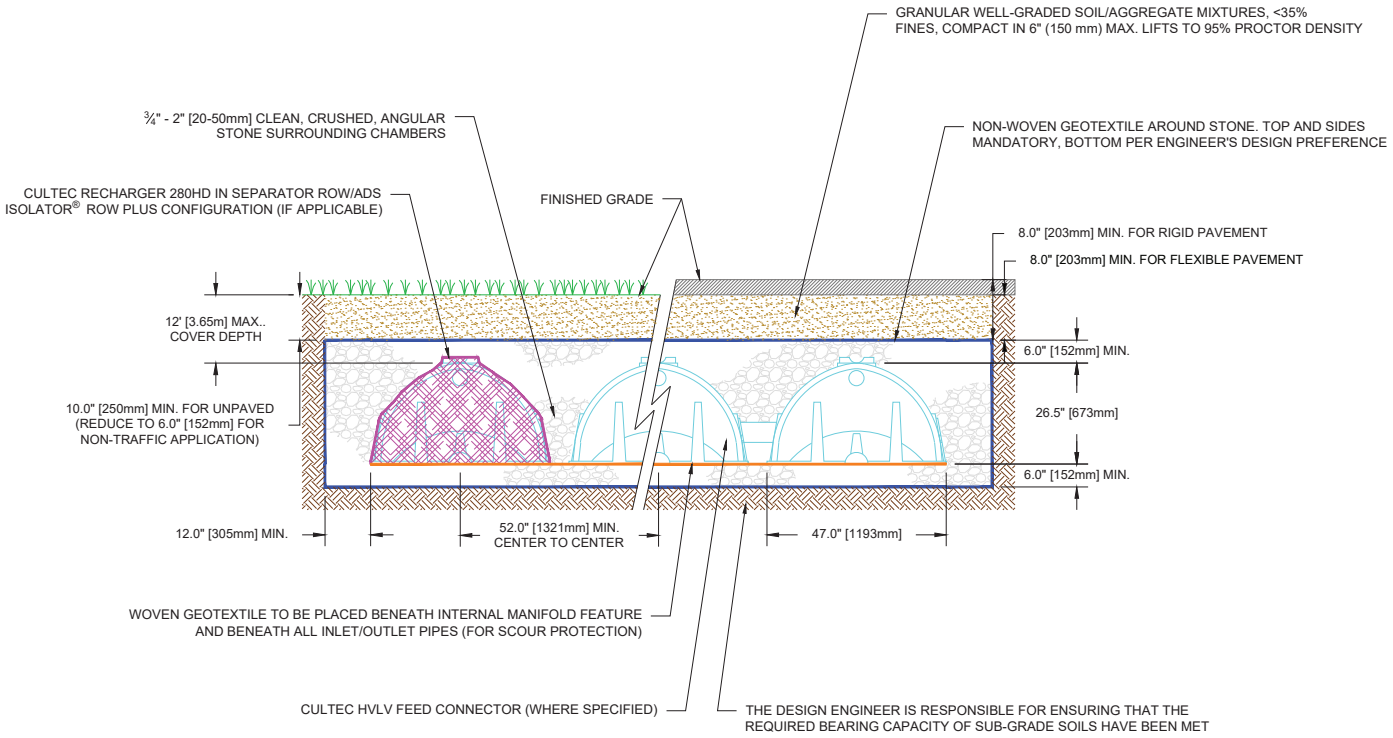
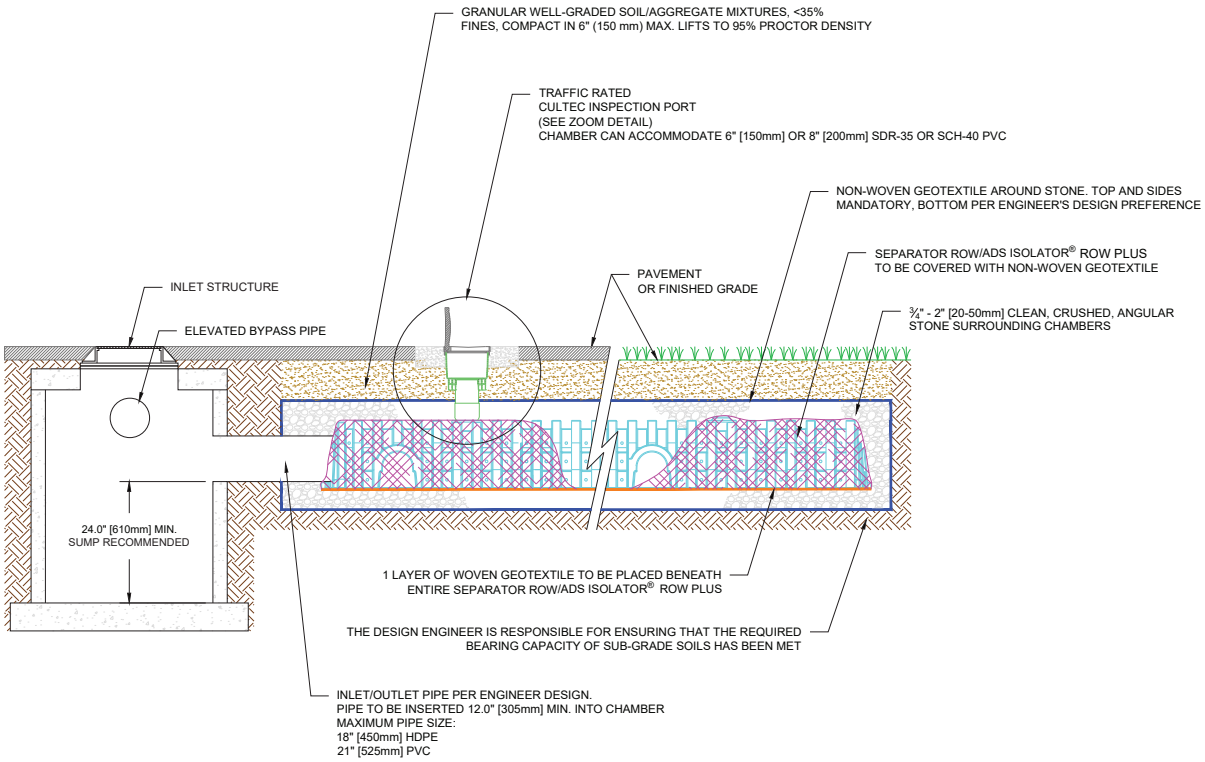
Typical Cross Section for Traffic Application



Typical Profile View for Traffic Application



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CULTEC Recharger® 280HD Specifications

GENERAL

CULTEC Recharger® 280HD 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 chamber shall be vacuum thermoformed of polyethylene with a black interior and blue exterior.
3. The chamber shall be arched in shape.
4. The chamber shall be open-bottomed.
5. 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.
6. The nominal chamber dimensions of the CULTEC Recharger® 280HD shall be 26.5 inches (673 mm) tall, 47 inches (1194 mm) wide and 8 feet (2.44 m) long. The installed length of a joined Recharger® 280HD shall be 7 feet (2.13 m).
7. Maximum inlet opening on the chamber end wall is 21 inches (525 mm) HDPE, PVC.
8. The chamber shall have two side portals to accept CULTEC HVLV® FC-24 Feed Connectors to create an internal manifold. Maximum allowable O.D. in the side portal is 10 inches (250 mm) HDPE, 12 inches (300 mm) PVC.
9. 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 (614 mm) long.
10. The nominal storage volume of the Recharger® 280HD chamber shall be 6.079 ft^3 / ft (0.565 m^3 / m) - without stone. The nominal storage volume of a single Recharger 280RHD Stand Alone unit shall be 48.63 ft^3 (1.38 m^3) - without stone. The nominal storage volume of a joined Recharger® 280IHD Intermediate unit shall be 42.553 ft^3 (1.205 m^3) - without stone. The nominal storage volume of the length adjustment amount per run shall be 6.08 ft^3 (0.56 m^3) - without stone.
11. 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.
12. The Recharger® 280HD chamber shall have seventy-two discharge holes bored into the sidewalls of the unit's core to promote lateral conveyance of water.
13. The Recharger® 280HD chamber shall have 15 corrugations.
14. 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.
15. The Recharger® 280RHD 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.
16. The Recharger® 280SHD 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 9 inches (229 mm) high x 35 inches (889 mm) wide.
17. The Recharger® 280IHD 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 9 inches (229 mm) high x 35 inches (889 mm) wide.
18. The Recharger® 280EHD 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.
19. 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® 280HD and act as cross feed connections.
20. Chambers must have horizontal stiffening flex reduction steps between the ribs.
21. 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.
22. The units may be trimmed to custom lengths by cutting back to any corrugation on the large rib end.
23. The chamber shall be manufactured in an ISO 9001:2015 certified facility.
24. Maximum allowable cover over the top of the chamber shall be 12' (3.66 m).
25. 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.

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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

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 subsoils.		
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

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:

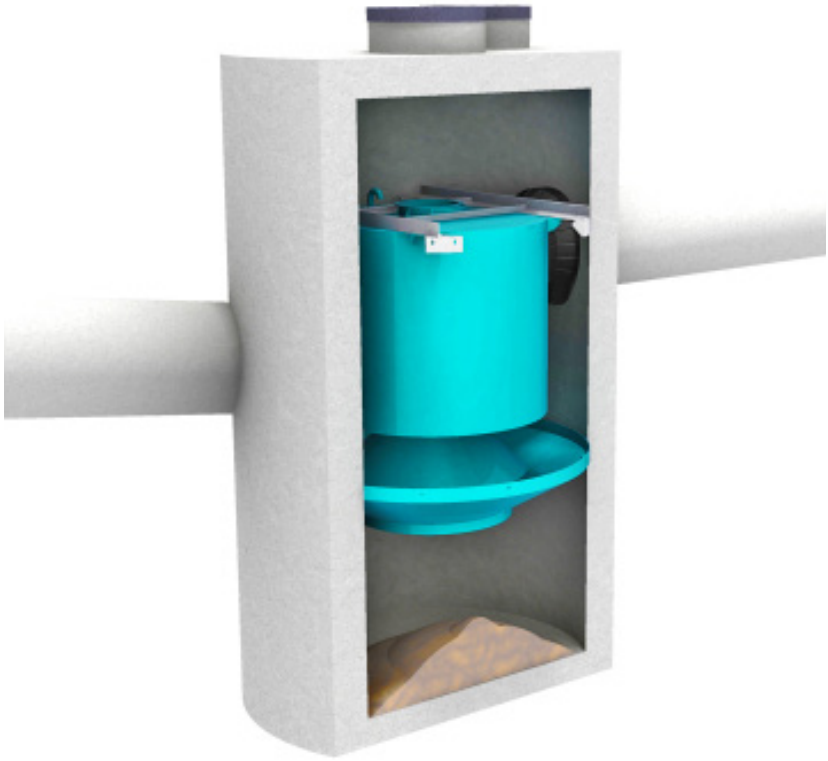
Inspector:_____ Date: _____

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: _____



Operation and Maintenance Manual

Downstream Defender®

Vortex Separator for Stormwater Treatment

Turning Water Around ...®

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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.

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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.

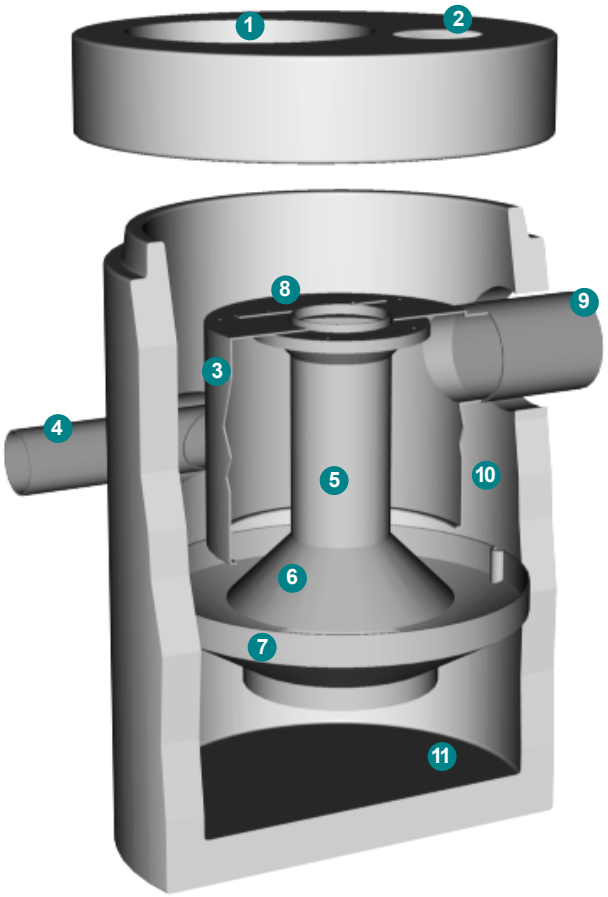
The high removal efficiencies and inherent low headlosses of the Downstream Defender® allow for a small footprint making it a compact and economical solution for the treatment of non-point source pollution.

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.

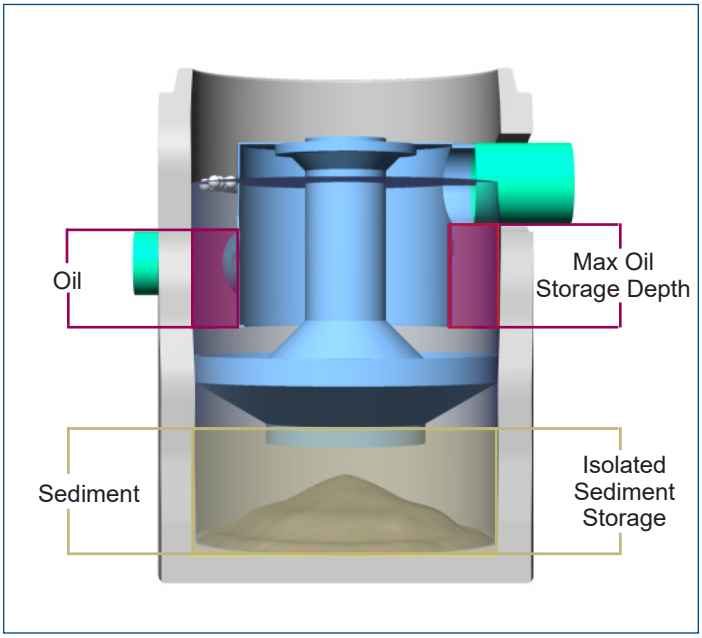


Fig.1 Pollutant storage volumes of the Downswtream Defender®.

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.

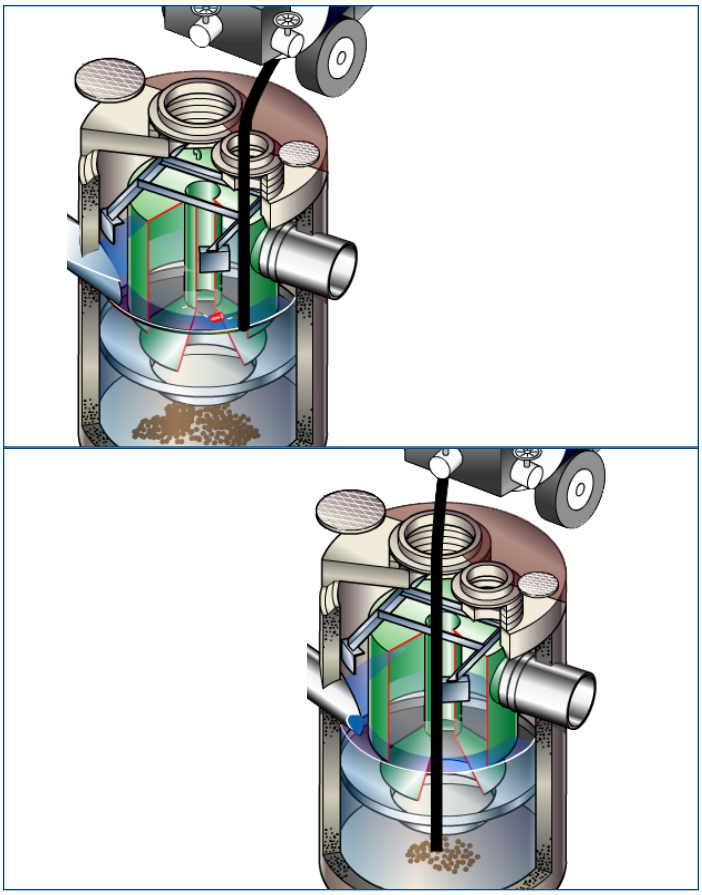


Fig.9 Floatables and sediment are removed with a vactor hose

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

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Contactor® & Recharger®
Stormwater Chambers The Chamber With The Stripe®



Operation and Maintenance Guidelines

CULTEC™ 224

Operation & Maintenance

This manual contains guidelines recommended by CULTEC, Inc. and may be used in conjunction with, but not to supersede, local regulations or regulatory authorities. OSHA Guidelines must be followed when inspecting or cleaning any structure.

Introduction

The CULTEC Subsurface Stormwater Management System is a high-density polyethylene (HDPE) chamber system arranged in parallel rows surrounded by washed stone. The CULTEC chambers create arch-shaped voids within the washed stone to provide stormwater detention, retention, infiltration, and reclamation. Filter fabric is placed between the native soil and stone interface to prevent the intrusion of fines into the system. In order to minimize the amount of sediment which may enter the CULTEC system, a sediment collection device (stormwater pretreatment device) is recommended upstream from the CULTEC chamber system. Examples of pretreatment devices include, but are not limited to, an appropriately sized catch basin with sump, pretreatment catchment device, oil grit separator, or baffled distribution box. Manufactured pretreatment devices may also be used in accordance with CULTEC chambers. Installation, operation, and maintenance of these devices shall be in accordance with manufacturer's recommendations. Almost all of the sediment entering the stormwater management system will be collected within the pretreatment device.

Best Management Practices allow for the maintenance of the preliminary collection systems prior to feeding the CULTEC chambers. The pretreatment structures shall be inspected for any debris that will restrict inlet flow rates. Outfall structures, if any, such as outlet control must also be inspected for any obstructions that would restrict outlet flow rates. OSHA Guidelines must be followed when inspecting or cleaning any structure.

Operation and Maintenance Requirements

I. Operation

CULTEC stormwater management systems shall be operated to receive only stormwater run-off in accordance with applicable local regulations. CULTEC subsurface stormwater management chambers operate at peak performance when installed in series with pretreatment. Pretreatment of suspended solids is superior to treatment of solids once they have been introduced into the system. The use of pretreatment is adequate as long as the structure is maintained and the site remains stable with finished impervious surfaces such as parking lots, walkways, and pervious areas are properly maintained. If there is to be an unstable condition, such as improvements to buildings or parking areas, all proper silt control measures shall be implemented according to local regulations.

II. Inspection and Maintenance Options

A. The CULTEC system may 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 (150 mm) 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. If the depth of sediment is in excess of 3 inches (76 mm), then this row should be cleaned with high pressure water through a culvert cleaning nozzle. This would be carried out through an upstream manhole or through the CULTEC StormFilter Unit (or other pre-treatment device). CCTV inspection of this row can be deployed through this access port to determine if any sediment has accumulated in the inlet row.

B. If the CULTEC bed is not equipped with an inspection port, then access to the inlet row will be through an upstream manhole or the CULTEC StormFilter.

1. Manhole Access

This inspection should only be carried out by persons trained in confined space entry and sewer inspection services. After the manhole cover has been removed a gas detector must be lowered into the manhole to ensure that there are not high concentrations of toxic gases present. The inspector should be lowered into the manhole with the proper safety equipment as per OSHA requirements. The inspector may be able to observe sediment from this location. If this is not possible, the inspector will need to deploy a CCTV robot to permit viewing of the sediment.

2. **StormFilter Access**
Remove the manhole cover to allow access to the unit. Typically a 30-inch (750 mm) pipe is used as a riser from the StormFilter to the surface. As in the case with manhole access, this access point 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 StormFilter. The technician will be lowered onto the StormFilter unit. The hatch on the unit must be removed. Inside the unit are two filters which may be removed according to StormFilter maintenance guidelines. Once these filters are removed the inspector can enter the StormFilter unit to launch the CCTV camera robot.

C. The inlet row of the CULTEC system is placed on a polyethylene liner to prevent scouring of the washed stone beneath this row. This also facilitates the flushing of this row with high pressure water through a culvert cleaning nozzle. The nozzle is deployed through a manhole or the StormFilter and extended to the end of the row. The water is turned on and the inlet row is back-flushed into the manhole or StormFilter. This water is to be removed from the manhole or StormFilter using a vacuum truck.

III. Maintenance Guidelines

The following guidelines shall be adhered to for the operation and maintenance of the CULTEC stormwater management system:

A. 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.

B. The operation and maintenance procedure shall be reviewed periodically and changed to meet site conditions.

C. Maintenance of the stormwater management system shall be performed by qualified workers and shall follow applicable occupational health and safety requirements.

D. Debris removed from the stormwater management system shall be disposed of in accordance with applicable laws and regulations.

IV. Suggested Maintenance Schedules

A. Minor Maintenance
The following suggested schedule shall be followed for routine maintenance during the regular operation of the stormwater system:

Frequency	Action
Monthly in first year	Check inlets and outlets for clogging and remove any debris as required.
Spring and Fall	Check inlets and outlets for clogging and remove any debris as required.
One year after commissioning and every third year following	Check inlets and outlets for clogging and remove any debris as required.

B. Major Maintenance
The following suggested maintenance schedule shall be followed to maintain the performance of the CULTEC stormwater management chambers. Additional work may be necessary due to insufficient performance and other issues that might be found during the inspection of the stormwater management chambers. (See table on next page)

Major Maintenance *(continued)*

	Frequency	Action
Inlets and Outlets	Every 3 years	• Obtain documentation that the inlets, outlets and vents have been cleaned and will function as intended.
	Spring and Fall	• Check inlet and outlets for clogging and remove any debris as required.
CULTEC Stormwater Chambers	2 years after commissioning	• Inspect the interior of the stormwater management chambers through inspection port for deficiencies using CCTV or comparable technique. • Obtain documentation that the stormwater management chambers and feed connectors will function as anticipated.
	9 years after commissioning every 9 years following	• Clean stormwater management chambers and feed connectors of any debris. • Inspect the interior of the stormwater management structures for deficiencies using CCTV or comparable technique. • Obtain documentation that the stormwater management chambers and feed connectors have been cleaned and will function as intended.
	45 years after commissioning	• Clean stormwater management chambers and feed connectors of any debris. • Determine the remaining life expectancy of the stormwater management chambers and recommended schedule and actions to rehabilitate the stormwater management chambers as required. • Inspect the interior of the stormwater management chambers for deficiencies using CCTV or comparable technique.
	45 to 50 years after commissioning	• Replace or restore the stormwater management chambers in accordance with the schedule determined at the 45-year inspection. • Attain the appropriate approvals as required. • Establish a new operation and maintenance schedule.
Surrounding Site	Monthly in 1st year	• Check for depressions in areas over and surrounding the stormwater management system.
	Spring and Fall	• Check for depressions in areas over and surrounding the stormwater management system.
	Yearly	• Confirm that no unauthorized modifications have been performed to the site.

For additional information concerning the maintenance of CULTEC Subsurface Stormwater Management Chambers, please contact CULTEC, Inc. at 1-800-428-5832.

CULTEC™
Chamber of Choice™

CULTEC, Inc.
878 Federal Road • P.O. Box 280 • Brookfield, CT 06804
Phone: 203-775-4416 • Toll Free: 800-4-CULTEC • Fax: 203-775-1462
Web: www.cultec.com • E-mail: custservice@cultec.com

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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

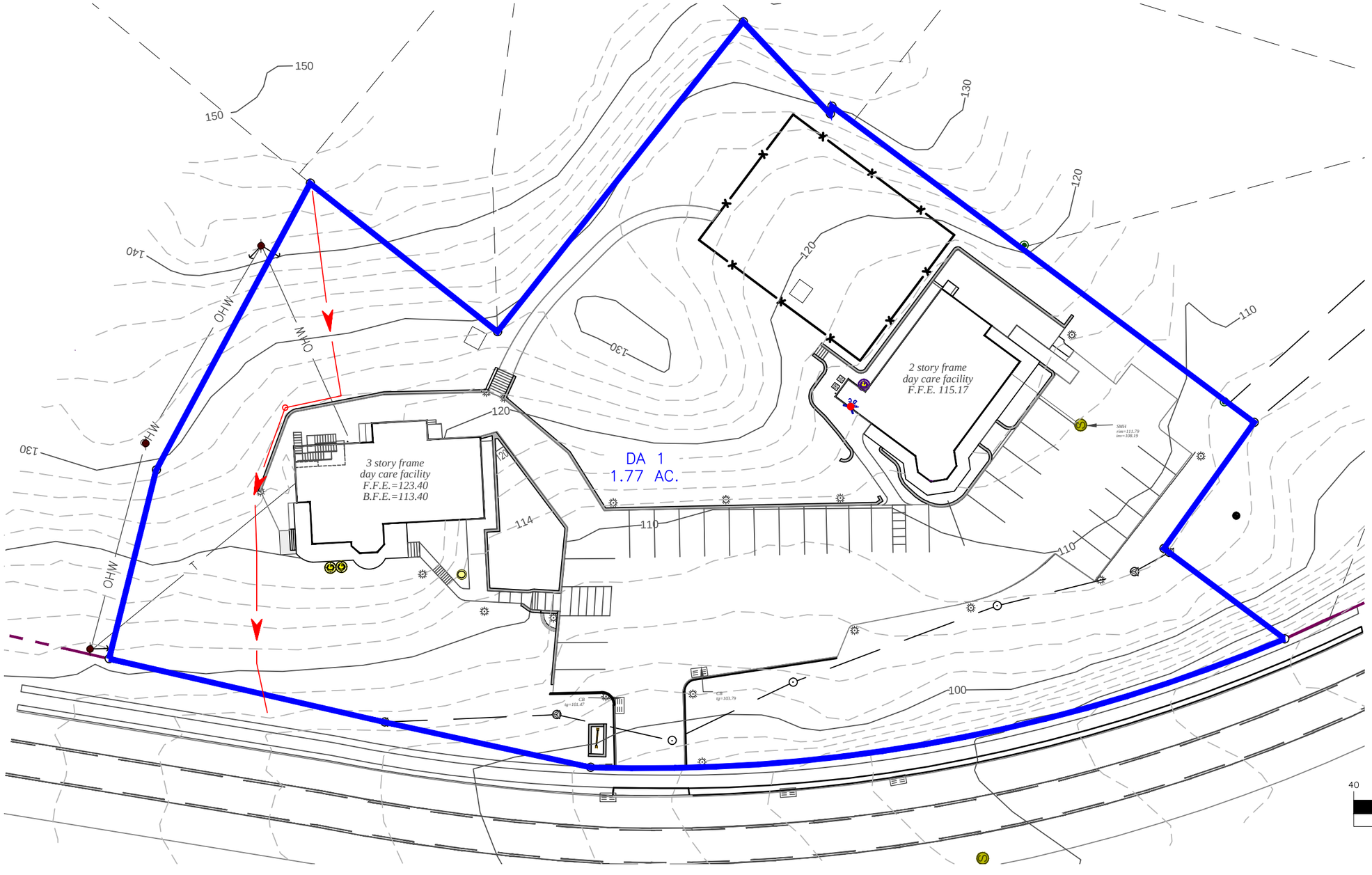
I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document 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

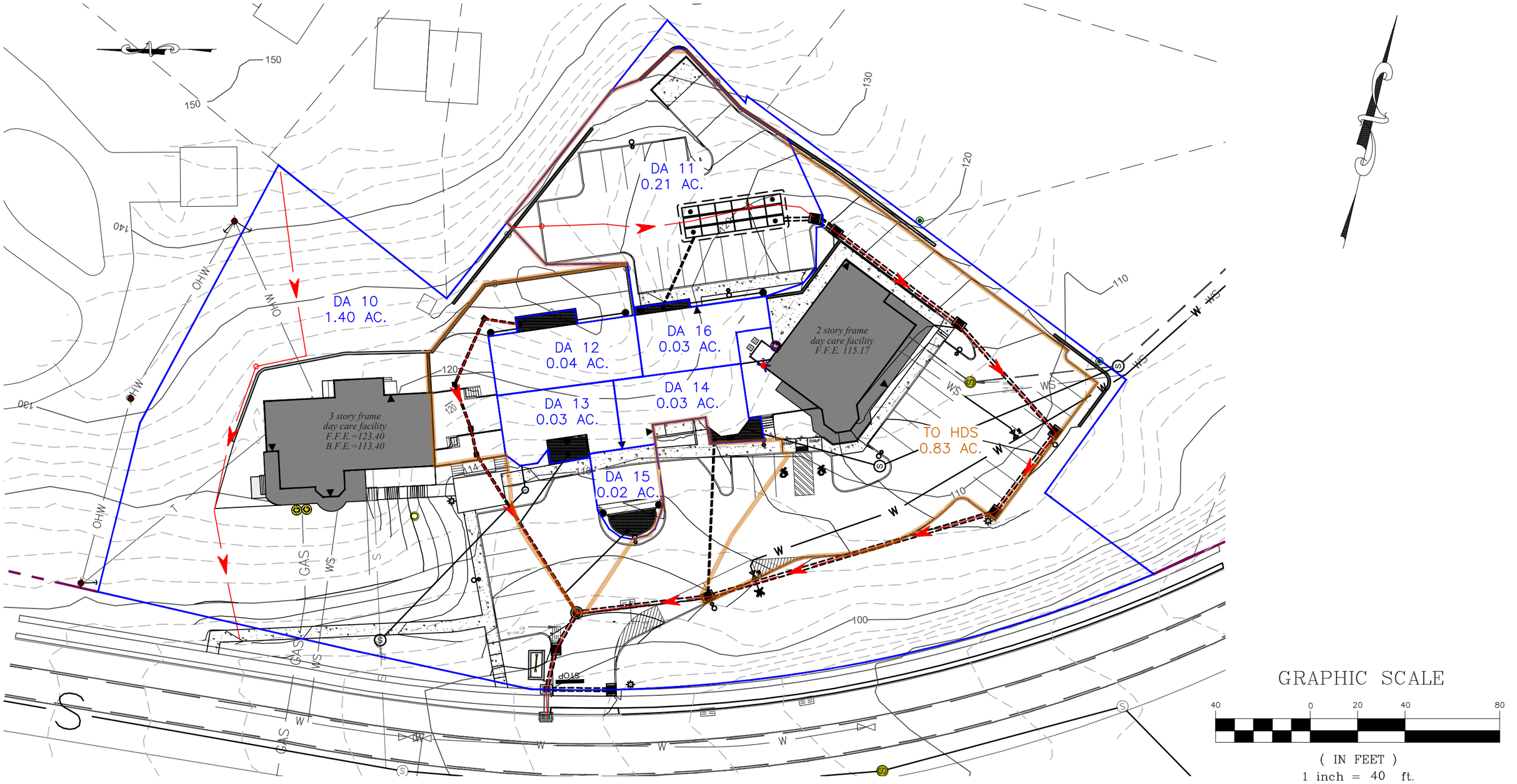
PRE-DEVELOPMENT CONDITIONS MAP

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
5	1/27/26	REVISED PER PB COMMENTS	ESR

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

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

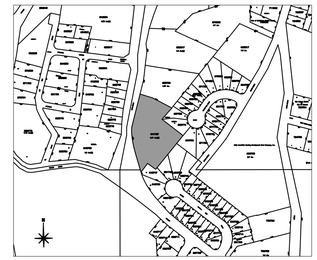
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION L

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
8	0127/26	REVISED PER PLANNING BOARD COMMENTS	AJS

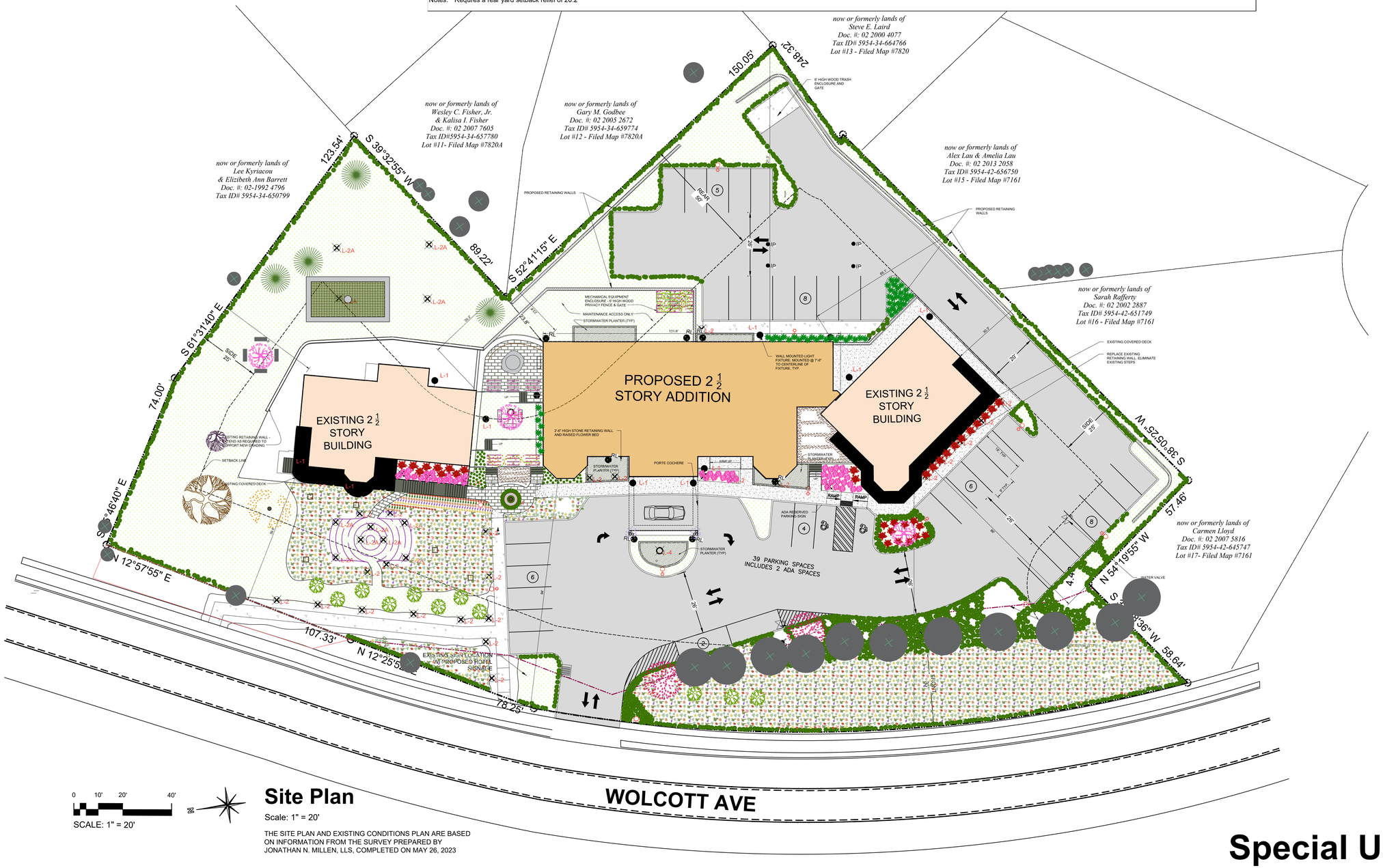
Bulk Zoning Regulations Table

	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%	10,808 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'



0 10' 20' 40'
SCALE: 1" = 20'

Site Plan

Scale: 1" = 20'

THE SITE PLAN AND EXISTING CONDITIONS PLAN ARE BASED ON INFORMATION FROM THE SURVEY PREPARED BY JONATHAN N. MILLEN, LLS, COMPLETED ON MAY 26, 2023

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

Special Use Permit Application

Sheet 1 of 14 - 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 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
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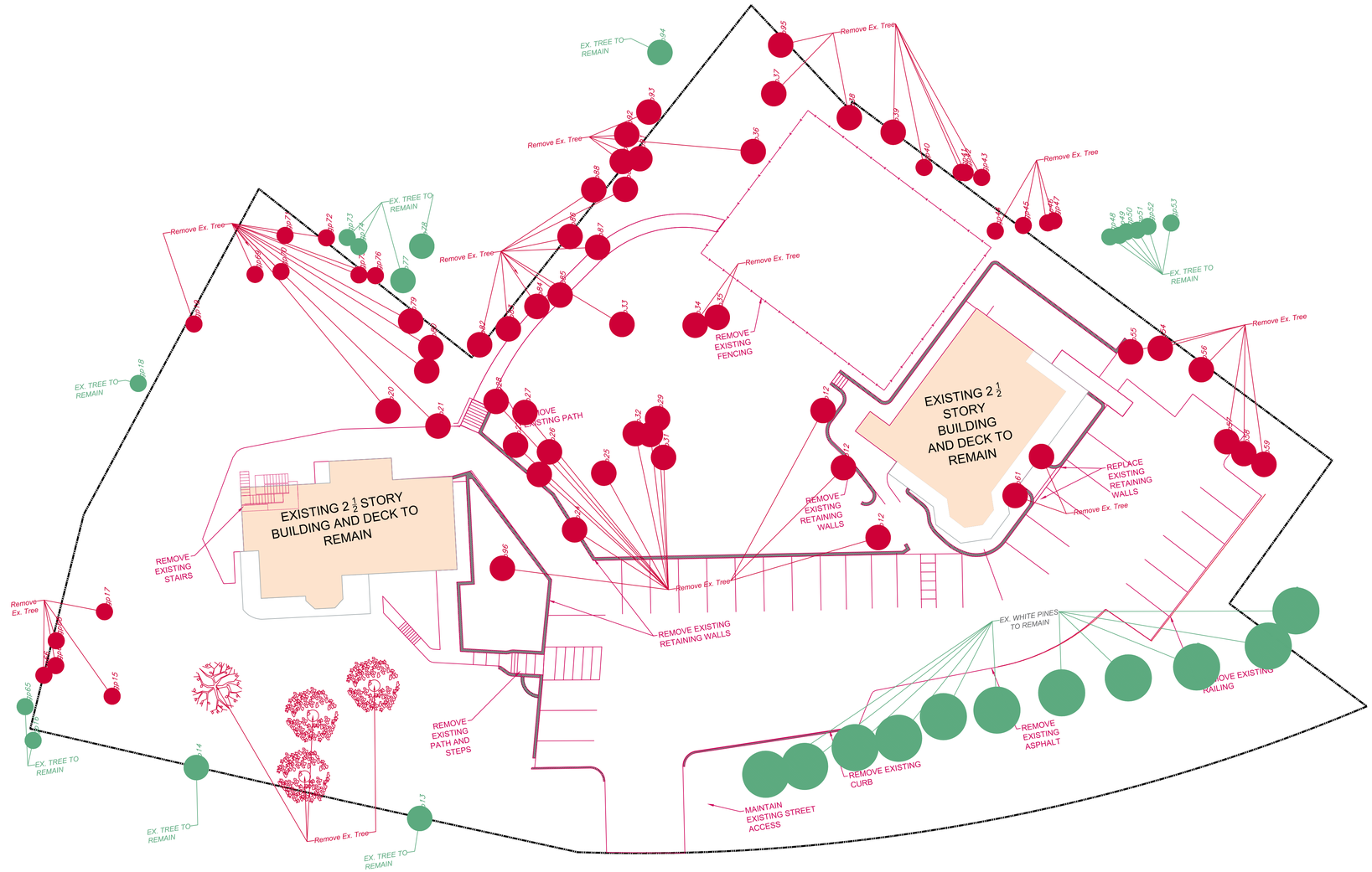
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS



Existing Conditions & Demolition Plan

Scale: 1" = 20'

THE SITE PLAN AND EXISTING CONDITIONS PLAN ARE BASED ON INFORMATION FROM THE SURVEY PREPARED BY JONATHAN N. MILLEN, LLS, COMPLETED ON MAY 26, 2023

Special Use Permit Application

Sheet 2 of 14 - Existing Conditions and Demolition Plan

The Inn on Spy Hill

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

Owner:
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1064 Wolcott Avenue
Beacon, New York 12508

Architect:
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7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS



0 10' 20' 40'

SCALE: 1" = 20'

Landscape Plan

Scale: 1" = 20'

Botanical Name	Common Name	Size	Planting Time	Trees/Shrubs Height at Maturity	Spacing	Quantity
Dryopteris intermedia	Evergreen Woodfern	Plug	Spring/Fall		2'	
Polystichum acrostichoides	Christmas Fern	Plug	Spring/Fall		2'	
Thelypteris noveboracensis	New York Fern	Plug	Spring/Fall		2'	
Eco Seed	Eco Lawn	Seed	Anytime		2'	
Aquilegia canadensis	Wild Columbine	Plug	Spring		2-3'	
Asarum canadense	American Ginger	Plug	Spring/Fall		12'	
Fragaria virginiana	Wild Strawberry	Plug	Spring		2'	66
Geranium maculatum	Wild Geranium	Plug	Spring		2'	
	Heath Aster	Pint	Spring/Fall		2'	
Native Short Meadow Mix	Custom Short Meadow Mix	Seed	Anytime			
Phlox stolonifera	Creeping Phlox	Plug	Spring/Fall		2-3'	
Symphyotrichum erocoides	Heath Aster	Quart	Spring/Fall		2-3'	1804
Viola canadensis	Canadian Violet	Pint	Spring		6"	
Zizia aurea	Golden Alexander	Plug	Spring/Fall		Plug	
Amelanchier canadensis	Serviceberry	4'	Spring/Fall	12-25'	5-8'	
Chionanthus virginicus	White Fringe Tree	7-8'	Spring	15-25'		1
Hamamelis vernalis	Vernal Witch-hazel	4'	Spring/Fall	5-8'	3-5'	
Hammamelis virginiana	Witch-Hazel	4'	Spring/Fall	5-10'	6-8'	
Hydrangea arborescens	Smooth Hydrangea	3'	Spring/Fall	4-7'	3-5'	
Hydrangea querquefolia	Oakleaf Hydrangea	3'	Spring/Fall	4-7'	4-7'	33
Hypericum kalmianum	St Johns Wort	Gal	Spring/Fall	3-4'	2-4'	
Ilex glabra	Inkberry+D8	Gal	Spring/Fall	3-6'	4-6'	165
Ilex verticillata	Winterberry	5 Gal	Spring/Fall	4-7'	5'	0
Juniperus horizontalis	Creeping Juniper	1 gal	Spring/Fall	5-8"	18"	243
Myrica pensylvanica	Bayberry	3 Gal	Spring/Fall	8'	3-4'	
Physocarpus opulifolia	Ninebark	5 Gal	Spring/Fall	8'	6-10'	
Quercus illicifolia	Shrub oak	tbd	Spring/Fall	20'	15-20'	
Rhododendron calendulaceum	Flame azalea	5 Gal	Spring/Fall	4-7'	4-6'	
Rhododendron maximum	Rosebay Rhody	7 Gal	Spring/Fall	5-12'	5-8'	
Rosa caroliniana	Rose	3 Gal	Spring/Fall	2-5'	2-3'	48
Rosa virginiana	Rose	3 Gal	Spring/Fall	2-5'	2-3'	
Rhus aromatica	Aromatic Sumac 'Lo-Gro'	3 Gal	Spring/Fall	2-4'	3'	0
Ribes americanum	American Currant	Qurt	Spring/Fall		1-2'	
Rubus odorata and edibles	Raspberry	3 Gal	Spring/Fall	2-5'	2-3'	
Vaccinium angustifolium	Low Blueberry	1 Gal	Spring/Fall	6-12"	2'	
Acer rubrum	Red Maple	2"	Spring/Fall	40-60'	12-20'	18
Betula populifolia	Grey Birch	5-6'	Spring/Fall	15-30'	8-12'	9
Cercis canadensis	Redbud	2"	Spring	18-25'	10-15'	
Cornus florida	Dogwood	8-10'	Spring	18-25'	15'	
Crataegus viridis	Hawthorn	5-6'	Spring/Fall	15-25'	12'	2
Juniperus virginana	Juniper	5-6'	Spring/Fall	30-45'	12-18'	
Magnolia virginiana	Magnolia	7-8'	Spring	20-25'	15'	3
Pinus strobus	White Pine	6-7'	Spring/Fall	20-25'	15'	4
Prunus americana	American Plum	tbd	Spring	20'	10'	
Prunus communis	Seckle Pear	tbd	Spring	10-15'	10'	
Prunus pensylvanica	Pin Cherry	tbd	Spring	20-40'	12'	
Prunus persica	Peach	tbd	Spring	12-18'	10'	
Quercus rubra	Red Oak	4"	Spring/Fall	20-25'	25'	1
Thuja occidentalis 'Nigra'	Arborvitae 'Nigra'	7-8'	Spring/Fall	40-55'	5-6'	40
Campsis radicans	Trumpet Creeper	Gal	Spring	30-40'	3'	
Clematis virginiana	Virgins Bower	Gal	Spring	20'	2-3'	
Decumaria barbara	Climbing Hydrangea	Gal	Spring	30'	5'	
Gelsimium sempervirens	Carolina Jasmine	Gal	Spring	20'	2'	25
Lonicera sempervirens	American Honeysuckle	Gal	Spring	20'	2-3'	
Parthenosissus quinquefolia	Virginia Creeper	Gal	Spring/Fall	50'	2-5'	
Wisteria frutescens	American Wisteria	Gal	Spring	30'	2-4'	

PLANTING & 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 slightly 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.

Special Use Permit Application

Sheet 3 of 14 - Landscape Plan

The Inn on Spy Hill

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84 Mason Circle
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Site / Civil Engineer:
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174 Main Street
Beacon, New York 12508

Landscape Designer:
Landscape Restorations
P.O. Box 301
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

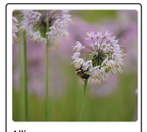


Schizachyrium scoparium

Common Name
Little Blue Stem

Type
Grass

Attachment

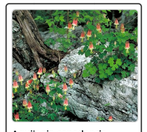


Allium cernuum

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

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Special Use Permit Application

Sheet 4 of 17 - Illustrated Plant List

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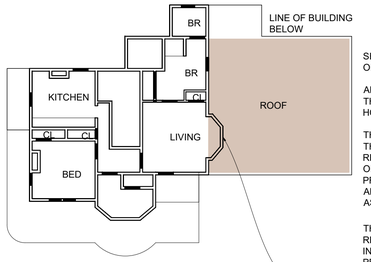

SHADED AREA INDICATES THE ROOF OF THE PREVIOUS ADDITION BELOW.

ADDITIONAL FLOOR AREA ADDED TO THIS LEVEL IS PROPOSED FOR THE HOTEL USE.

THE STYLE OF THE ADDITION AND THE ROOF ARE INTENDED TO REINFORCE THE HISTORIC NATURE OF THE BUILDING, AND BLEND THE PREVIOUS NON-HISTORICAL ADDITION WITH THE COMPOSITION AS A WHOLE

THE EXISTING APARTMENT WILL BE RECONFIGURED AND INCORPORATED INTO THE PROPOSED HOTEL FLOOR PLANS

THE EXISTING BAY WINDOW WILL BE REMOVED AS PART OF THE RENOVATION / ADDITION

Existing 3rd Floor Plan - North Building

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

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NO.	DATE	DESCRIPTION	BY
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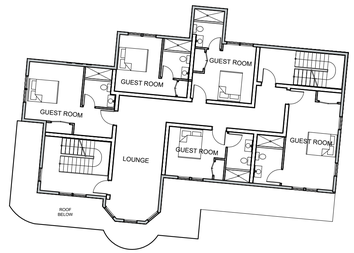
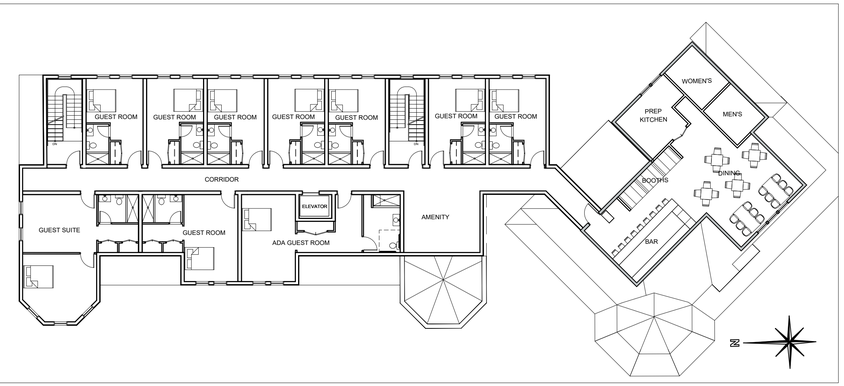
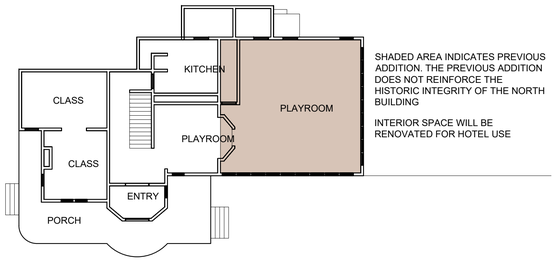




3rd Floor Plan

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

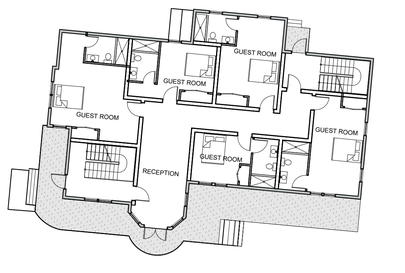


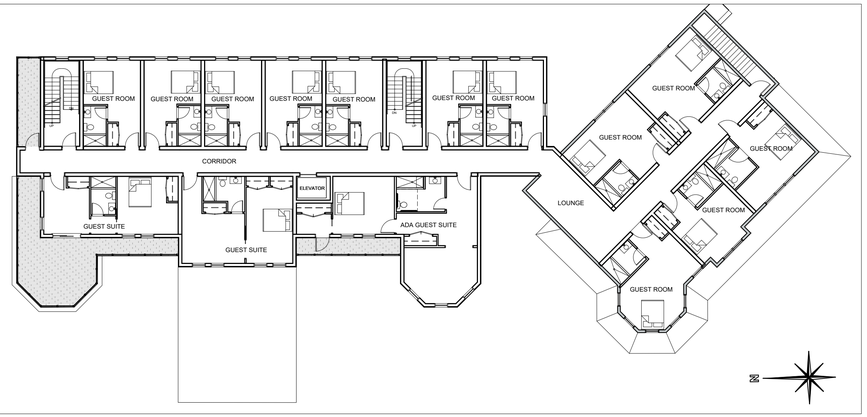
SHADED AREA INDICATES PREVIOUS ADDITION. THE PREVIOUS ADDITION DOES NOT REINFORCE THE HISTORIC INTEGRITY OF THE NORTH BUILDING

INTERIOR SPACE WILL BE RENOVATED FOR HOTEL USE

Existing 2nd Floor Plan - North Building

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





2nd Floor Plan

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

THE LOWER LEVEL IS PROPOSED TO BE RENOVATED FOR UTILITY AND MECHANICAL SPACE FOR THE HOTEL

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 REPLACED 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





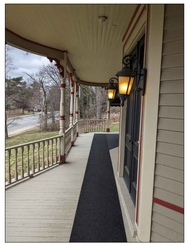




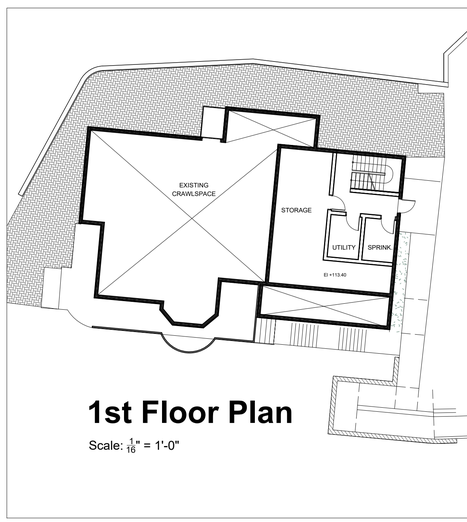








Existing Conditions Photos North Building



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 301
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
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS

PROPOSED COLORS AND MATERIALS FOR ADDITION & EXISTING BUILDINGS

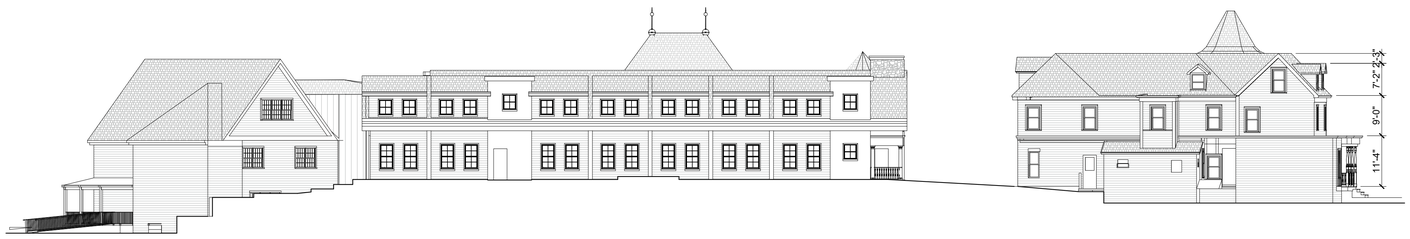
HORIZONTAL LAP SIDING:
BENJAMIN MOORE - DEEP RIVER (1582)

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 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
8	01/27/26	NO CHANGE	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

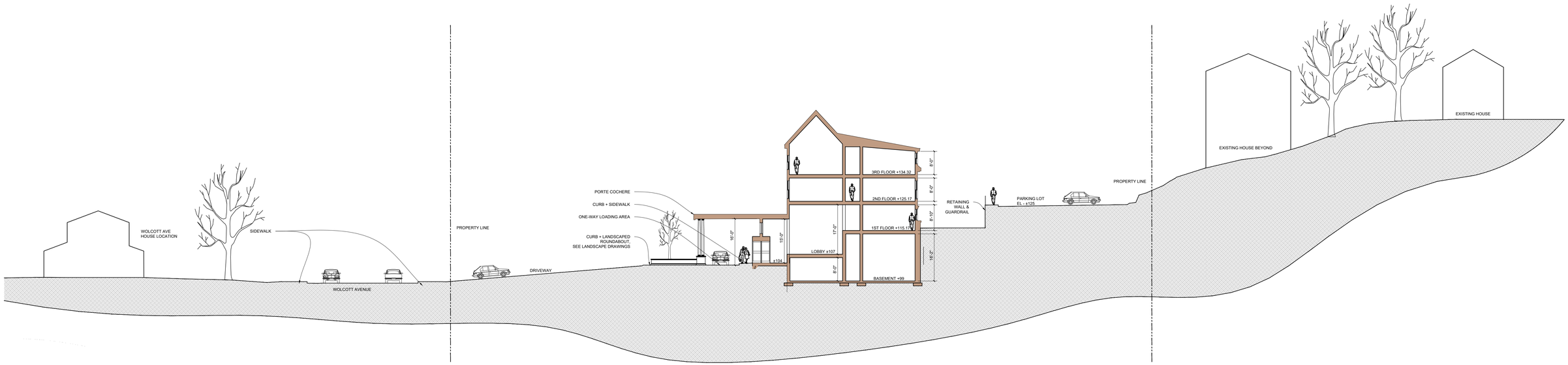
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Landscape Designer:
Landscape Restorations
P.O. Box 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
8	01/27/26	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

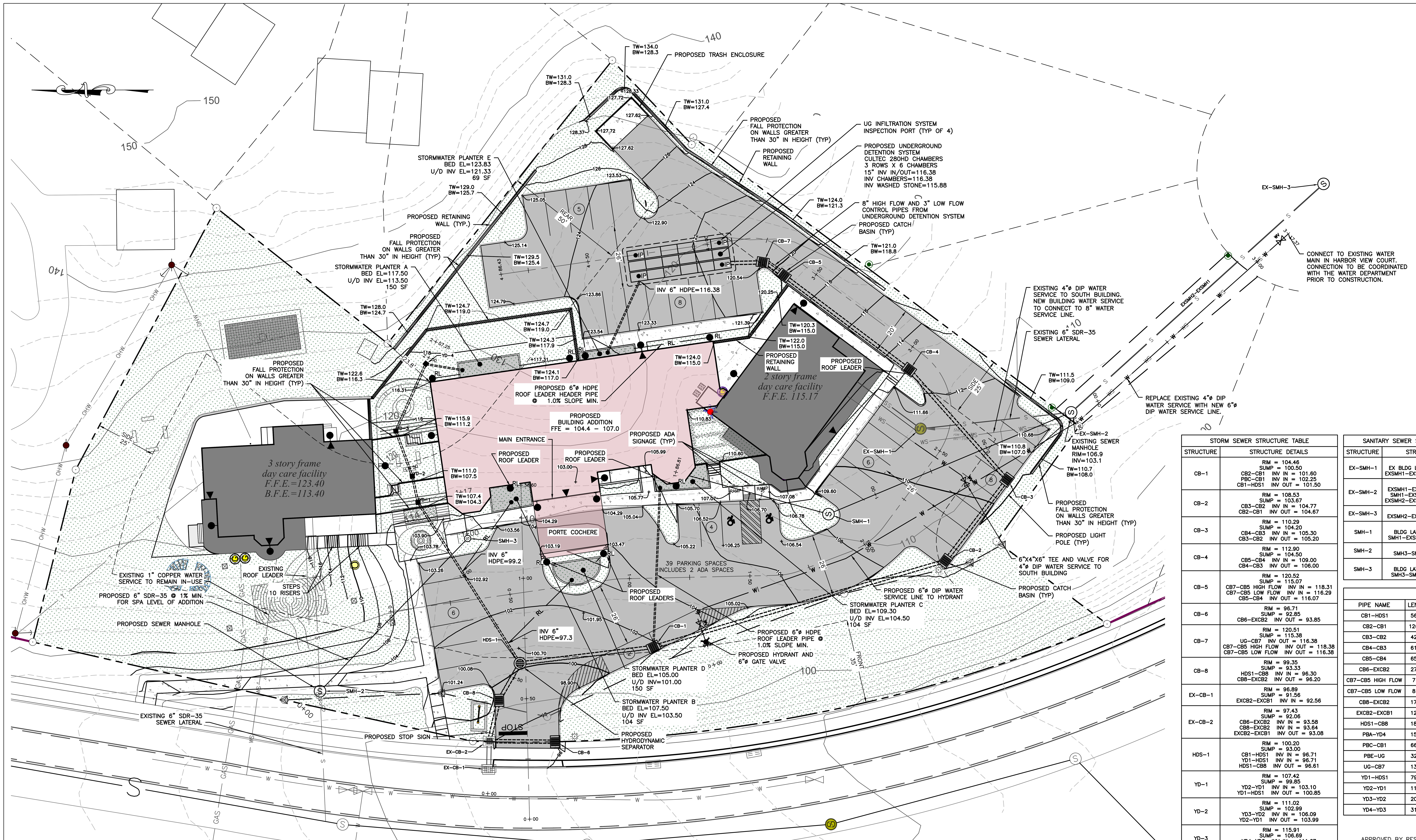
1064 Wolcott Ave
Beacon, New York
Scale: 1/16 " = 1'-0"
November 21, 2025

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 301
Beacon, New York 12508



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
- CO — EXISTING SEWER CLEAN OUT
- W — EXISTING WATER LINE
- WS — EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- WV — EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- RL — 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
- CO — PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST — PROPOSED STORM WATER LINE
- RL — PROPOSED ROOF LEADER LINE
- RL — PROPOSED ROOF LEADER
- W — PROPOSED WATER LINE
- WS — PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- WV — PROPOSED WATER VALVE

STORM SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
CB-1	RIM = 104.46 SUMP = 100.50 CB2-CB1 INV IN = 101.60 PBC-CB1 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 = 120.52 SUMP = 115.07 CB7-CB5 HIGH FLOW INV IN = 118.31 CB7-CB5 LOW FLOW INV IN = 116.29 CB5-CB4 INV OUT = 116.07
CB-6	RIM = 96.71 SUMP = 92.85 CB6-EXCB2 INV OUT = 93.85
CB-7	RIM = 120.51 SUMP = 115.38 UG-CB7 INV OUT = 116.38 CB7-CB5 HIGH FLOW INV OUT = 118.38 CB7-CB5 LOW FLOW INV OUT = 116.38
CB-8	RIM = 99.35 SUMP = 93.33 HDS1-CB8 INV IN = 96.30 CB8-EXCB2 INV OUT = 96.20
EX-CB-1	RIM = 96.89 SUMP = 91.56 EXCB2-EXCB1 INV IN = 92.56
EX-CB-2	RIM = 97.43 SUMP = 92.06 CB6-EXCB2 INV IN = 93.58 CB8-EXCB2 INV IN = 93.64 EXCB2-EXCB1 INV OUT = 93.08
HDS-1	RIM = 100.20 SUMP = 93.00 CB1-HDS1 INV IN = 96.71 YD1-HDS1 INV IN = 96.71 HDS1-CB8 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	8.59%	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	65 LF	15" ø CORR HDPE	10.87%	116.07	109.00
CB6-EXCB2	27 LF	15" ø CORR HDPE	1.00%	93.85	93.58
CB7-CB5 HIGH FLOW	7 LF	8" ø CORR HDPE	1.03%	118.38	118.31
CB7-CB5 LOW FLOW	8 LF	3.0 inch PVC Pipe	1.08%	116.38	116.29
CB8-EXCB2	17 LF	15" ø CORR HDPE	14.71%	96.20	93.64
EXCB2-EXCB1	12 LF	18" ø RCP	4.41%	93.08	92.56
HDS1-CB8	18 LF	15" ø CORR HDPE	1.75%	96.61	96.30
PBA-YD4	15 LF	6" ø CORR HDPE	2.00%	113.60	113.30
PBC-CB1	66 LF	6" ø CORR HDPE	1.14%	103.00	102.25
PBE-UG	32 LF	6" ø CORR HDPE	15.25%	121.33	116.38
UG-CB7	13 LF	15" ø CORR HDPE	0.00%	116.38	116.38
YD1-HDS1	79 LF	8" ø CORR HDPE	5.23%	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	NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB	7	1/27/26	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



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

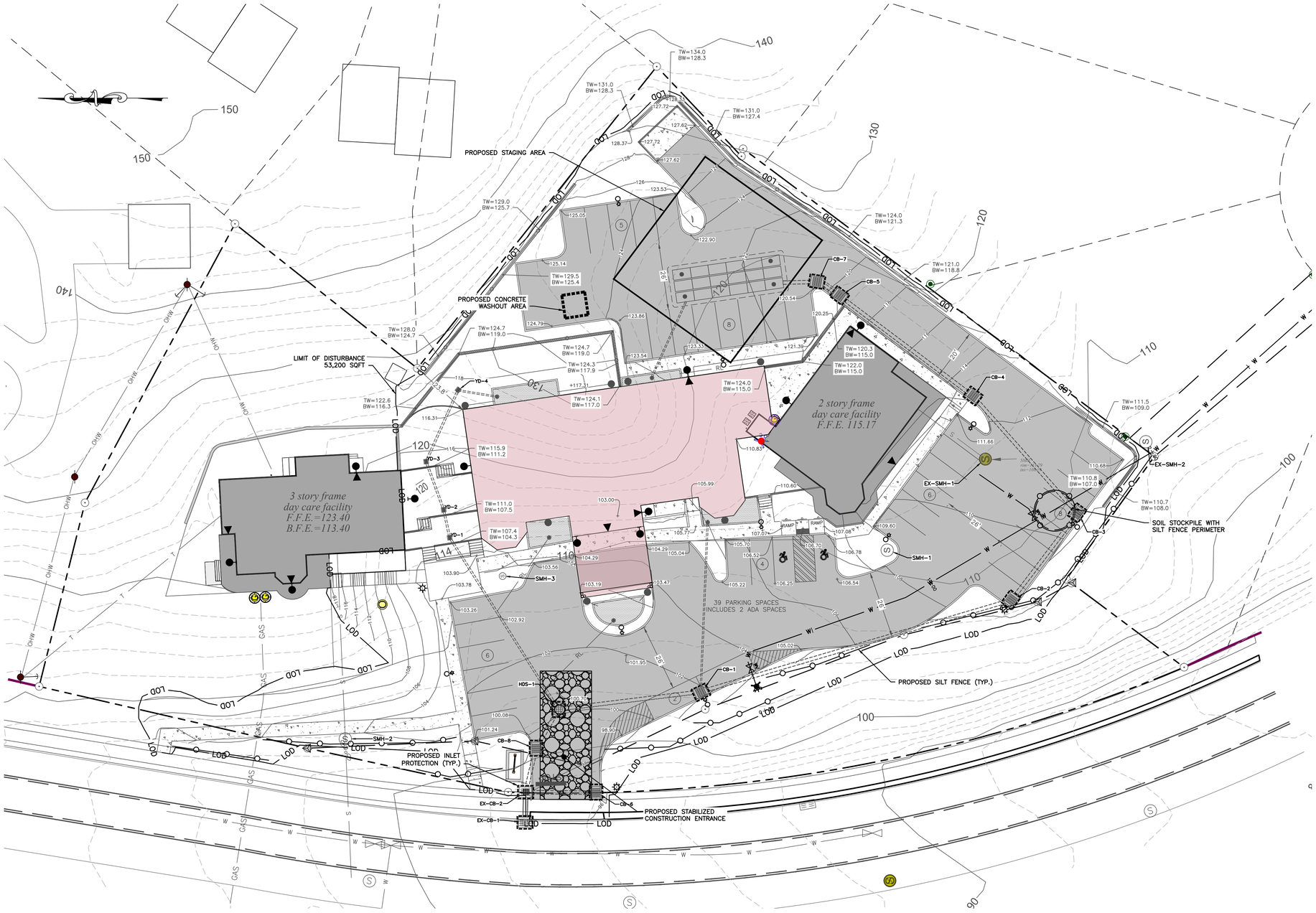
GRADING & UTILITY PLAN

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
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
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- EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
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- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
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- PROPOSED SDS LATERAL
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- 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 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:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB	7	1/27/26	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. BOSCHETTI — 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

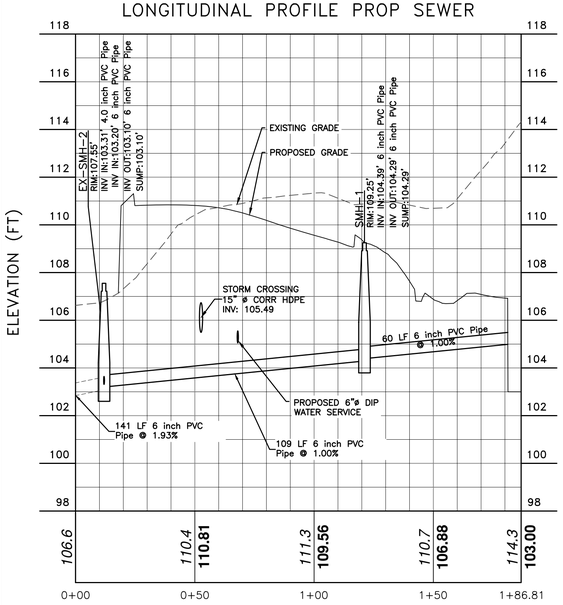
THE INN ON SPY HILL

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

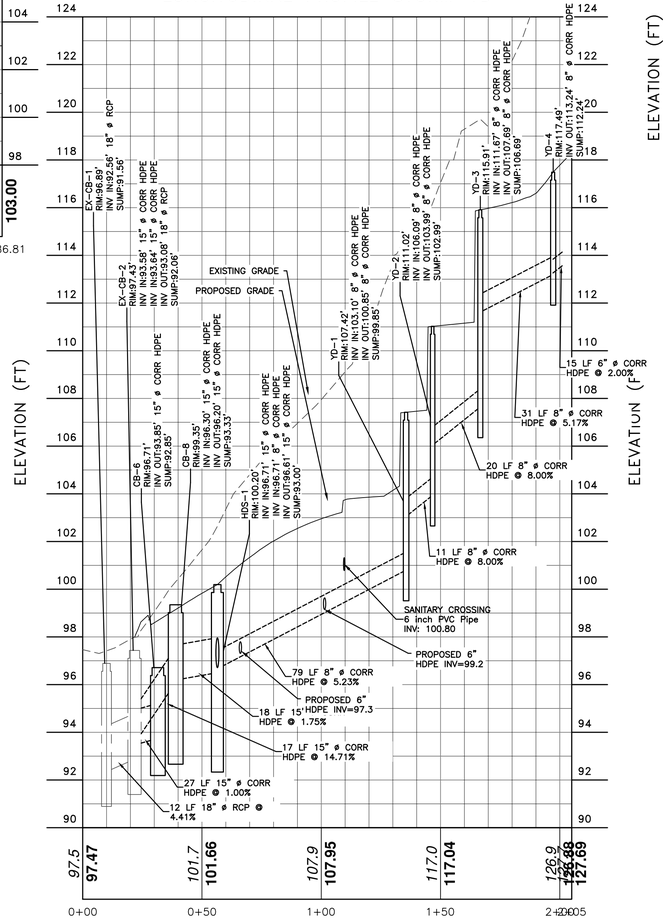
LONGITUDINAL PROFILE PROP SEWER



SOUTH SEWER PROFILE

SCALE:1" = 30' H / 1" = 3' V

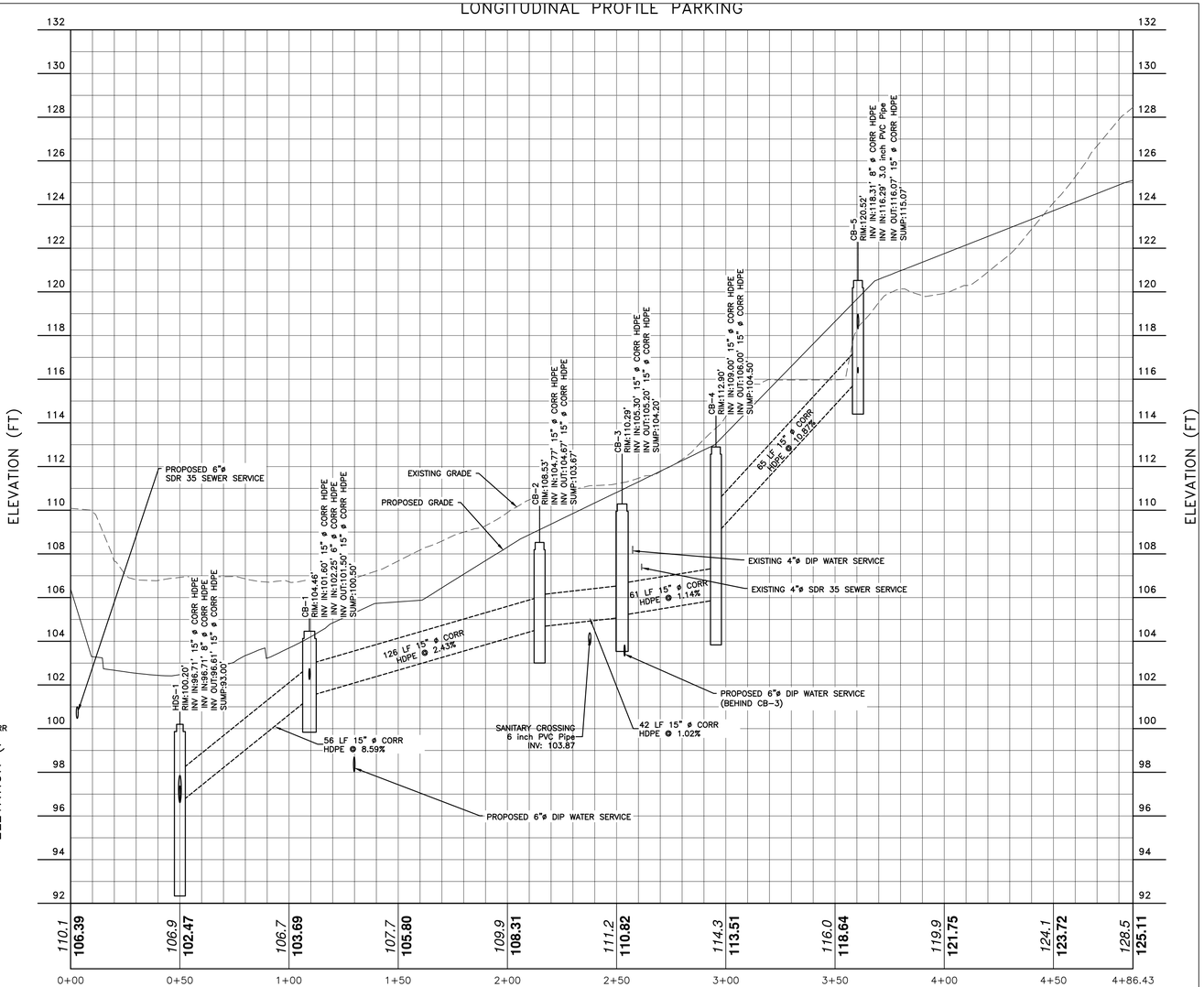
LONGITUDINAL PROFILE STORM-YD



NORTH SEWER PROFILE

SCALE:1" = 30' H / 1" = 3' V

LONGITUDINAL PROFILE PARKING



DRIVEWAY PROFILE WITH STORM

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:

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
7	1/27/26	PER PLANNING BOARD COMMENTS	CMB

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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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

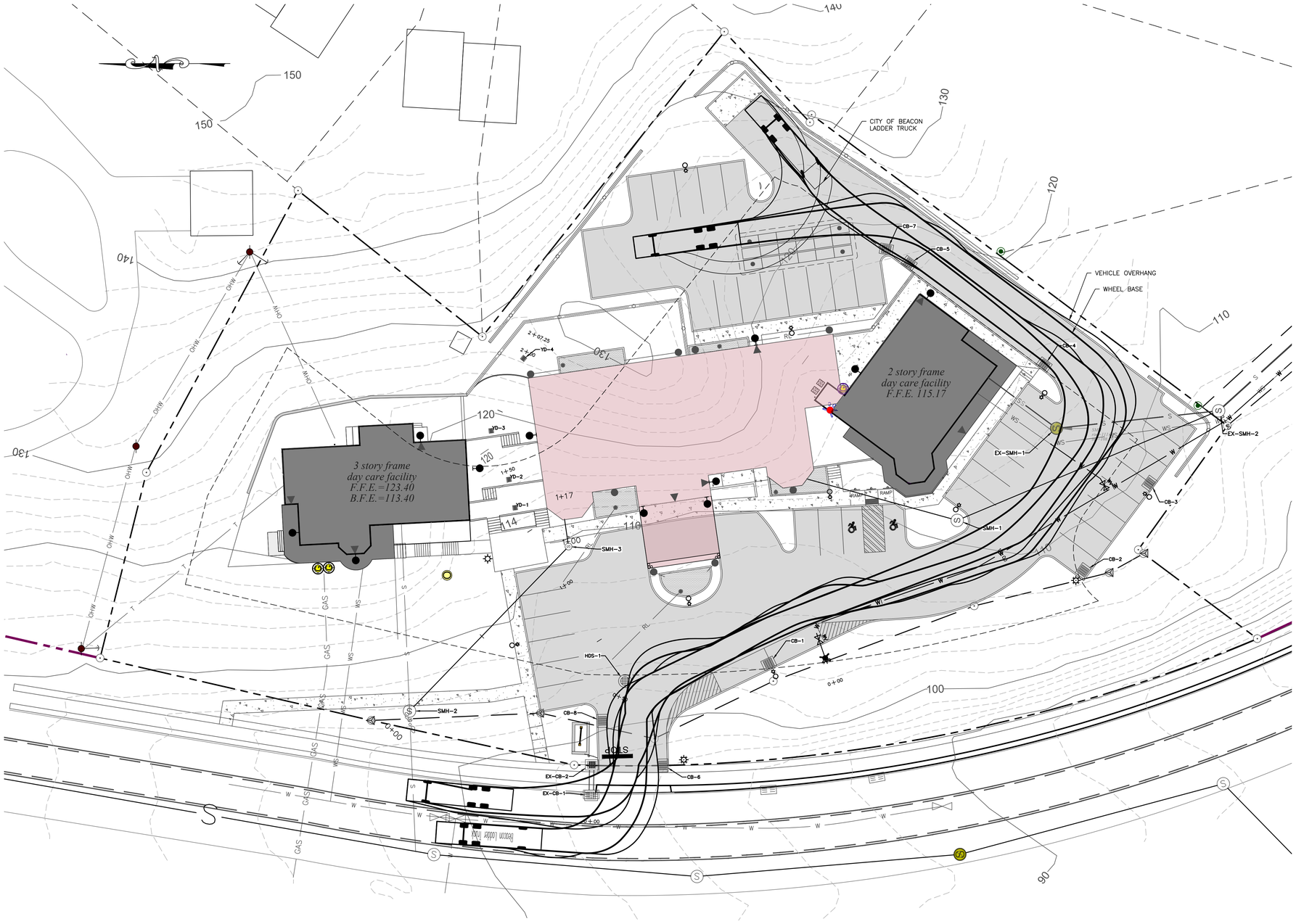
PROFILE SHEET

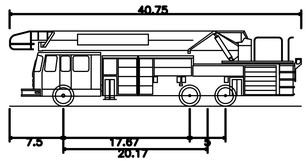
THE INN ON SPY HILL

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:

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
7	1/27/26	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. BOSENKO
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

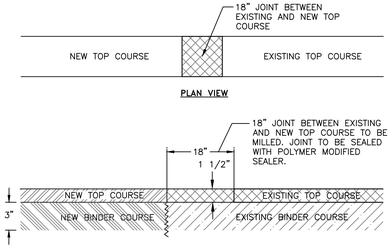
TRUCK TURNING PLAN

THE INN ON SPY HILL

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

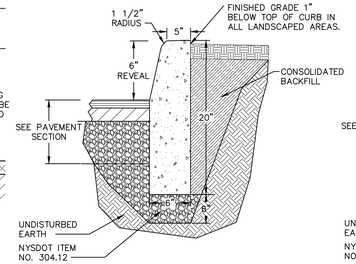
JOB #:	2022:030
DATE:	1/28/25
SCALE:	1" = 20'
TITLE:	TR-1
SHEET:	13 OF 17

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

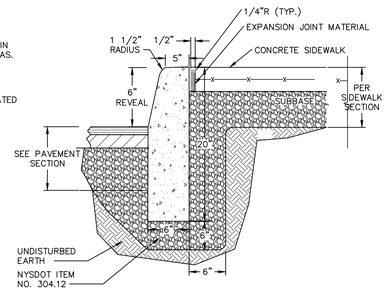


NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT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

MILLED KEYWAY DETAIL
NOT TO SCALE



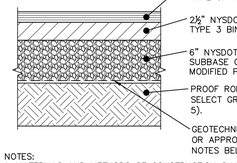
ABUTTING GRASS OR LANDSCAPE



ABUTTING SIDEWALK

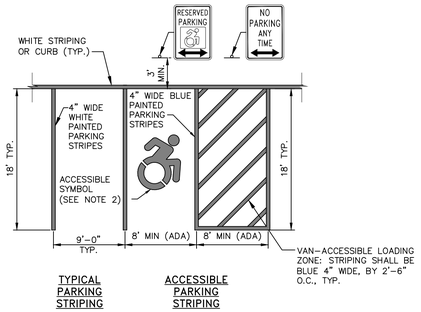
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST-IN-PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE



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.

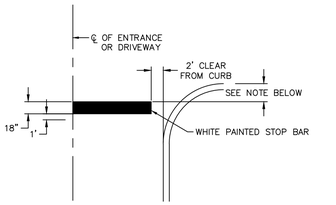
PAVEMENT SECTION DETAIL
NOT TO SCALE



TYPICAL PARKING STRIPING — ACCESSIBLE PARKING STRIPING

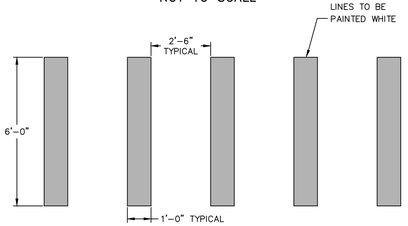
NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

PARKING AND STRIPING DETAIL
NOT TO SCALE

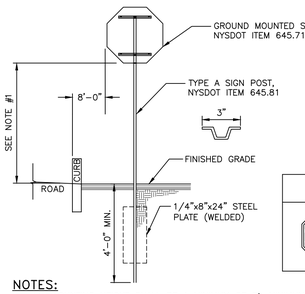


NOTE:
1. THE STOP BAR SHALL BE LOCATED NO CLOSER THAN 5' TO THE WHITE LINE OF THE INTERSECTING ROAD, OR SHALL BE LOCATED 4 FEET BEHIND THE EDGE OF THE CROSSWALK OR SIDEWALK WHERE APPLICABLE.

STOP BAR DETAIL
NOT TO SCALE



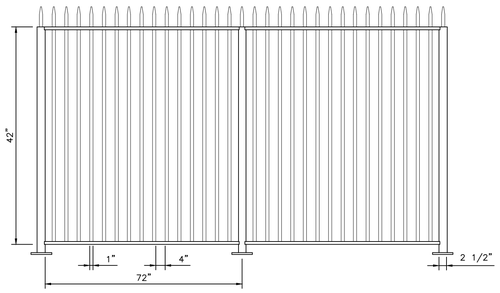
PAINTED CROSSWALK DETAIL
NOT TO SCALE



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

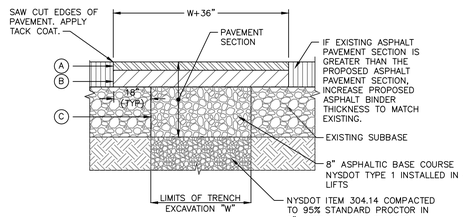
NOTES:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V-UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. SIGN BRACING PER NYSDOT STANDARD 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

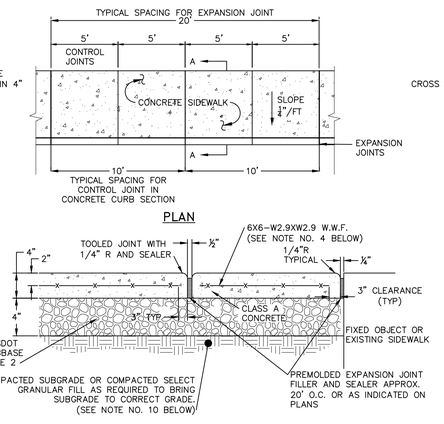


LEGEND

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)

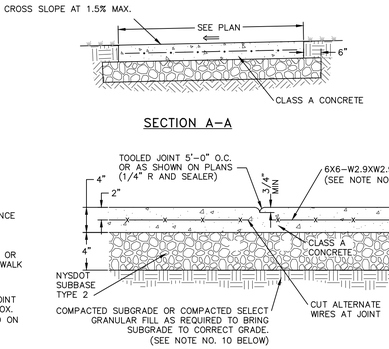
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE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

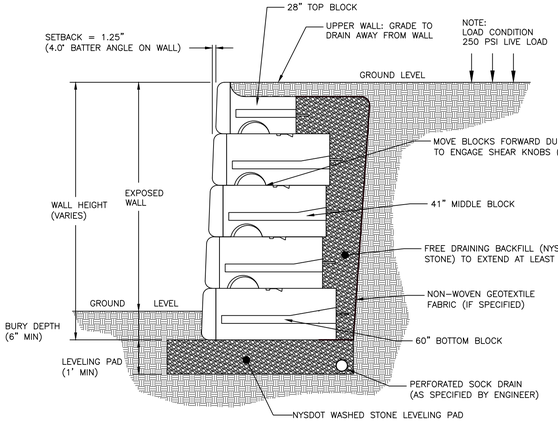
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



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.

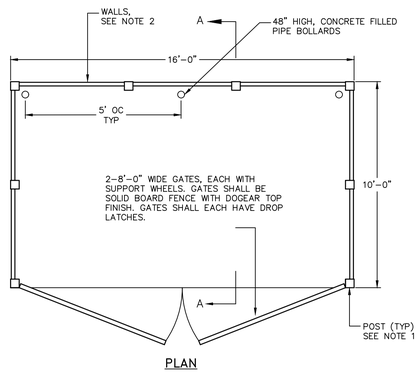
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



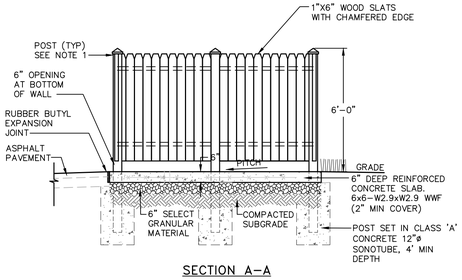


NOTES:
1. RETAINING WALL MANUFACTURED BY REDI-ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY. REFER TO THE FINAL DESIGN DOCUMENTS RELATED TO THE RETAINING WALL AS PREPARED BY TALCOTT ENGINEERING DESIGN PLLC.
3. WALLS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL 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



TRASH ENCLOSURE DETAILS
NOT TO SCALE



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

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	7	1/27/26	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				

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

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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

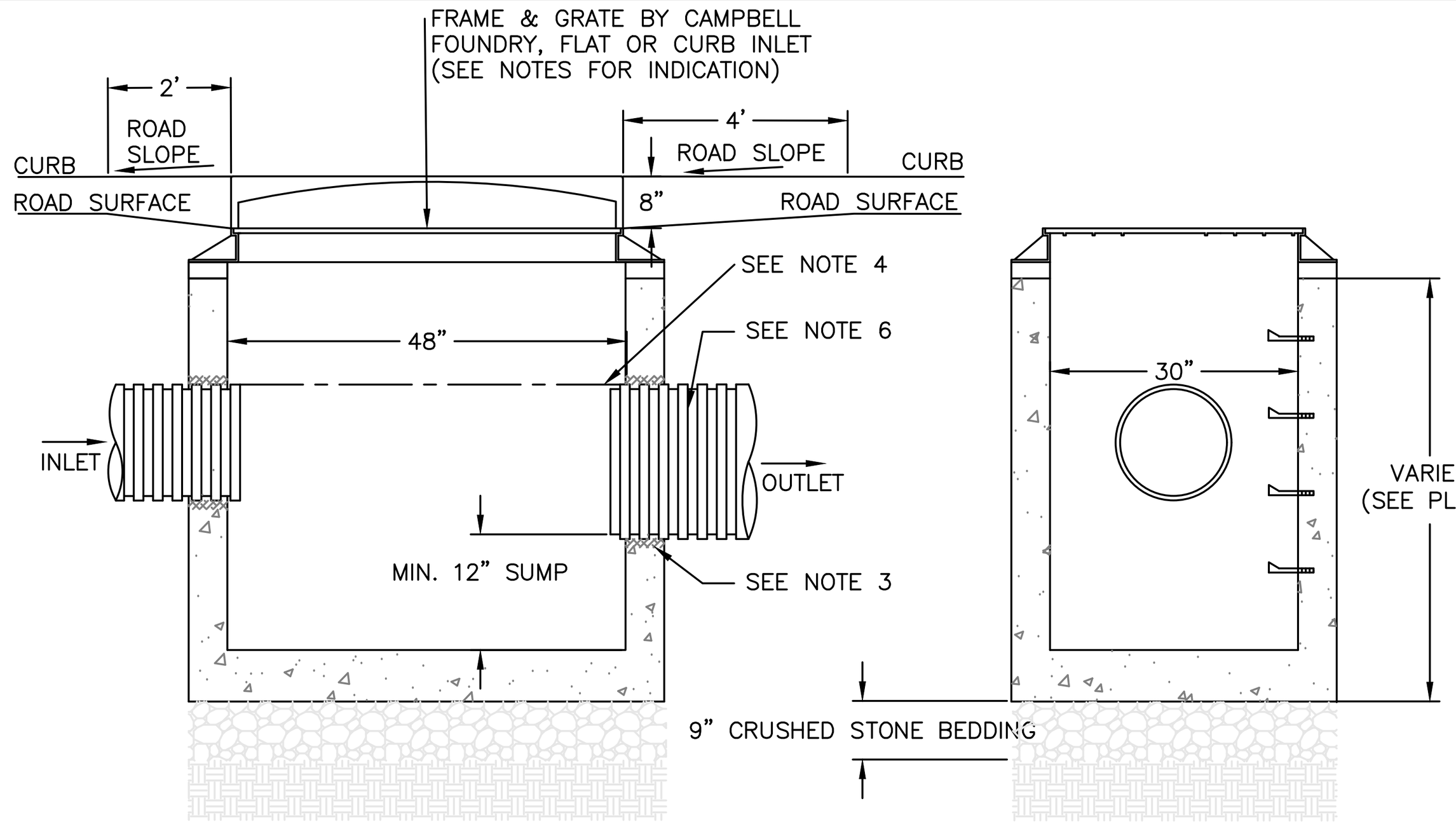
CONSTRUCTION DETAILS

THE INN ON SPY HILL

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

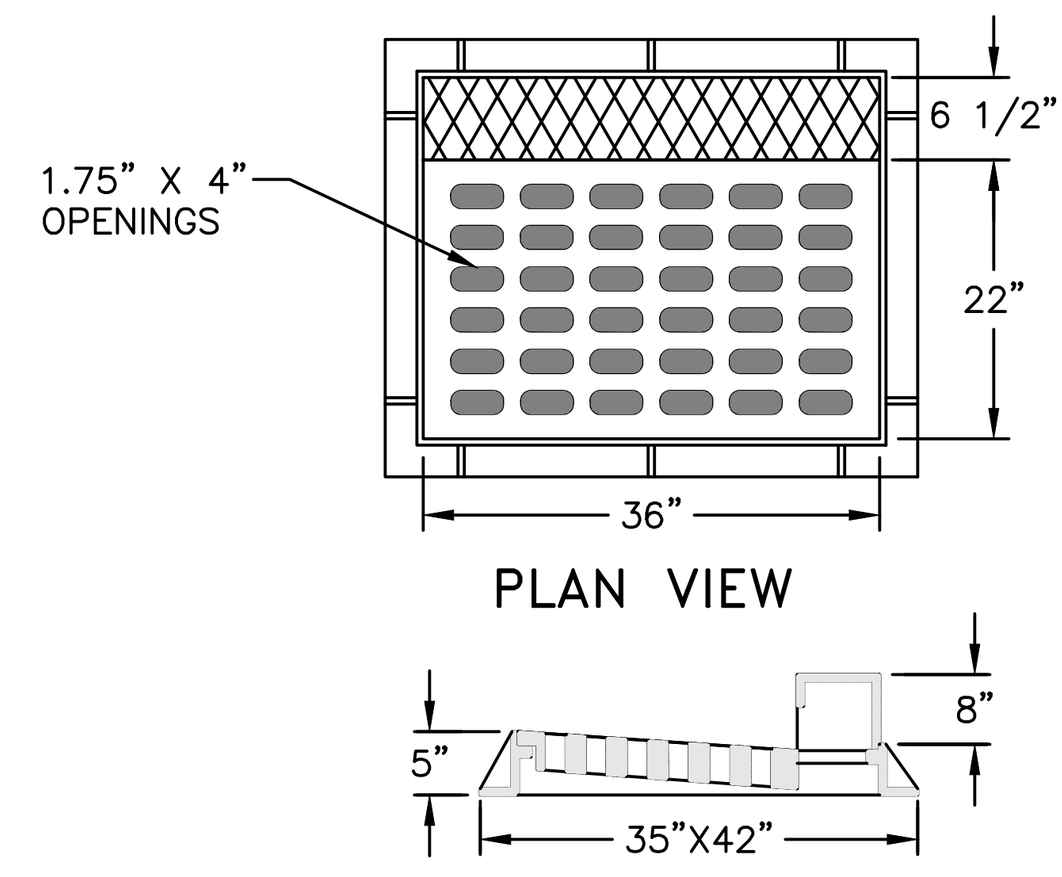
JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	14 OF 17

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



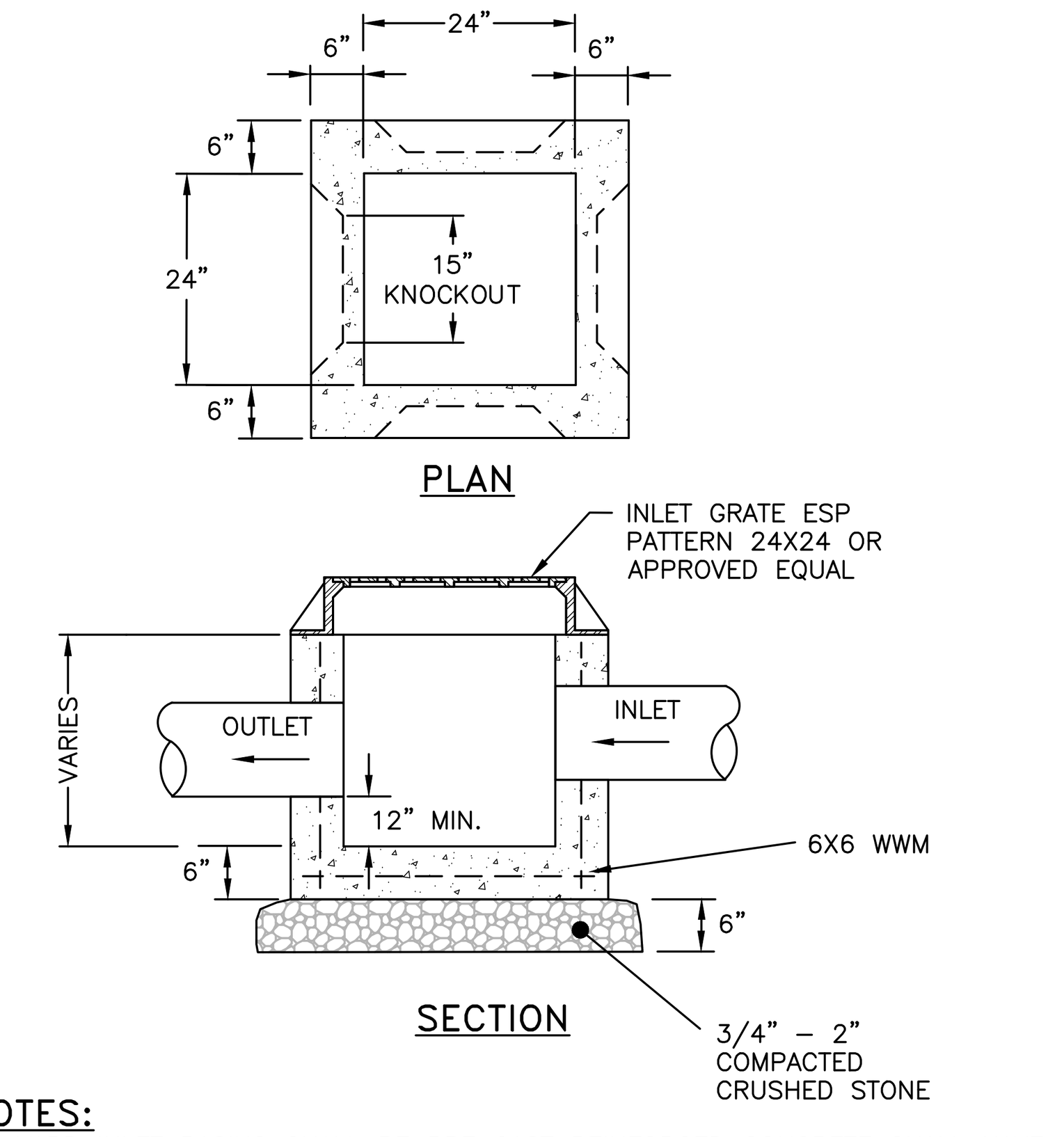
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE 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



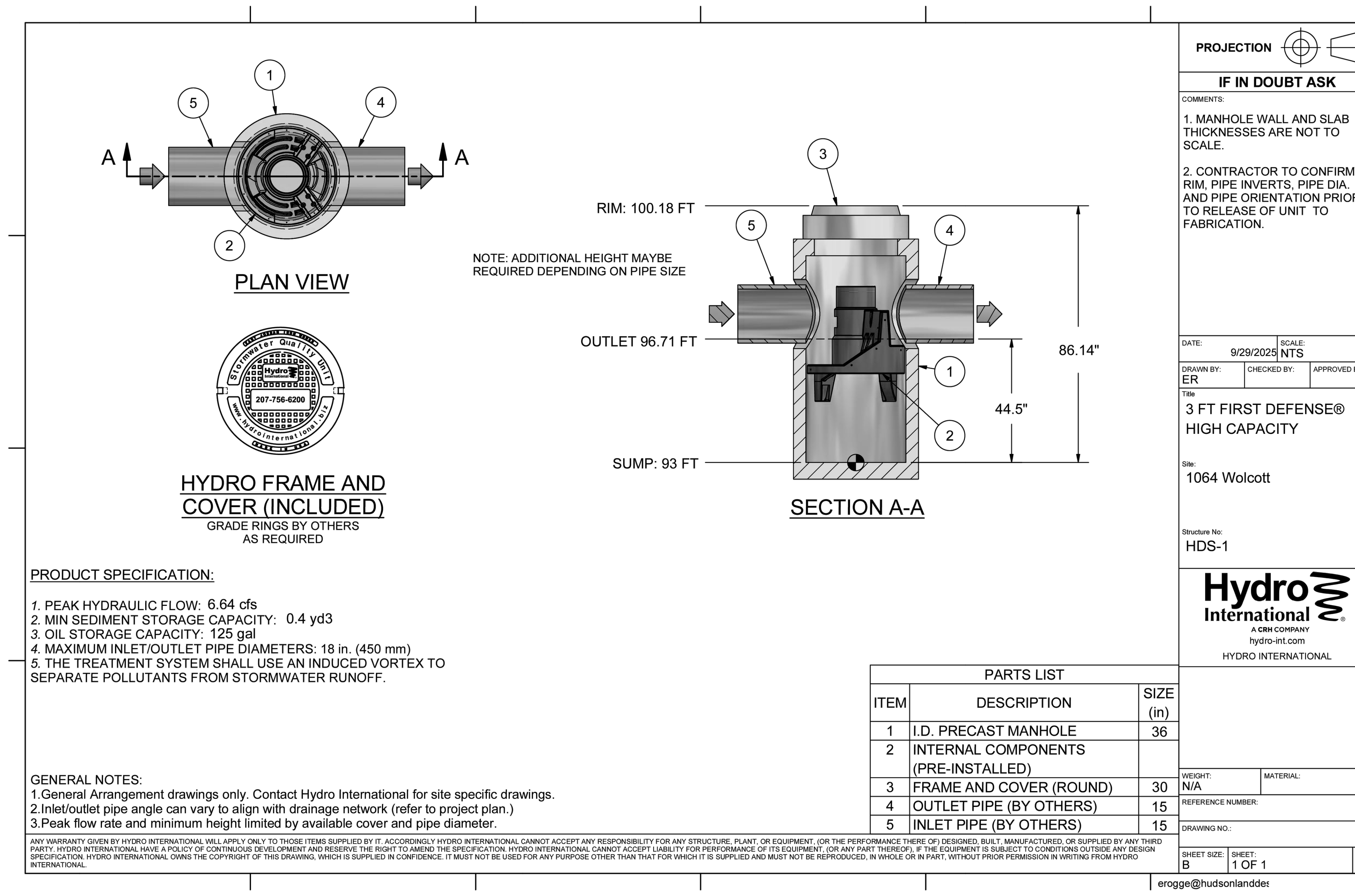
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE: CB 1–6.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE

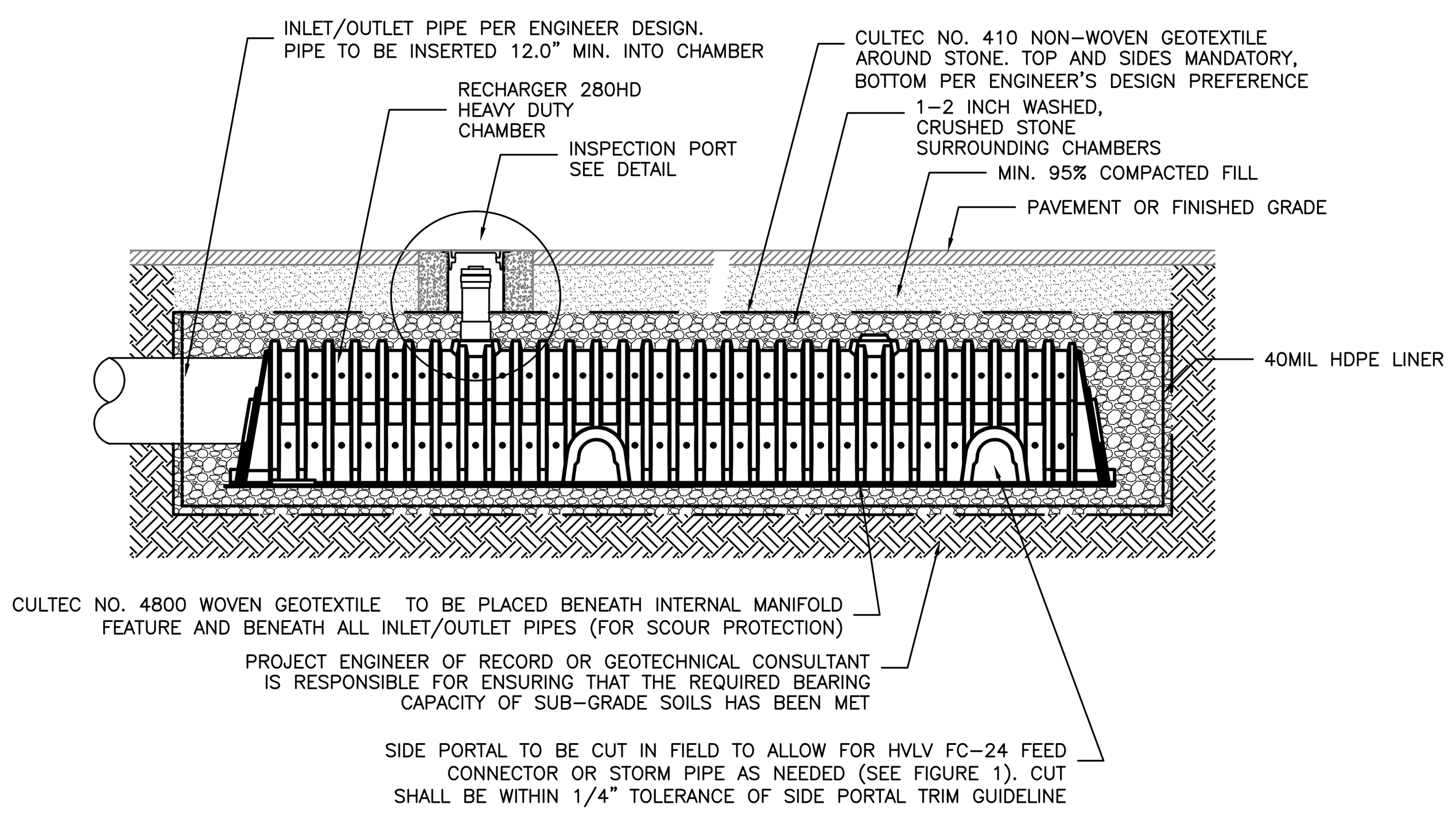


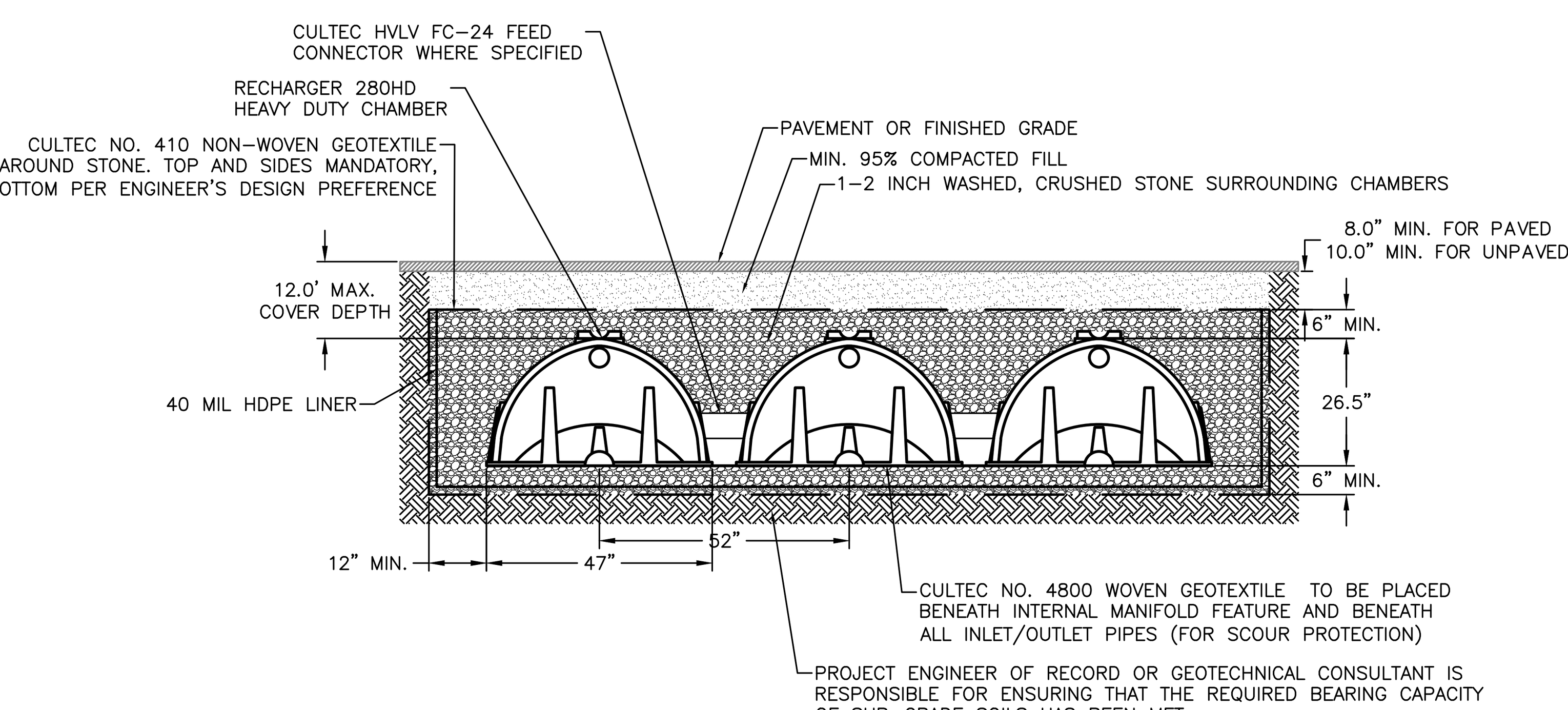
NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478–68.
2. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265–3771.
3. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE BASIN AND PARGED AROUND.
4. 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.
5. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
6. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
7. SUMP SHALL BE 12".
8. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

PRE–CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



WATER QUALITY UNIT DETAIL
HYDRO INTERNATIONAL MODEL FD–3OPTIMUM
NOT TO SCALE

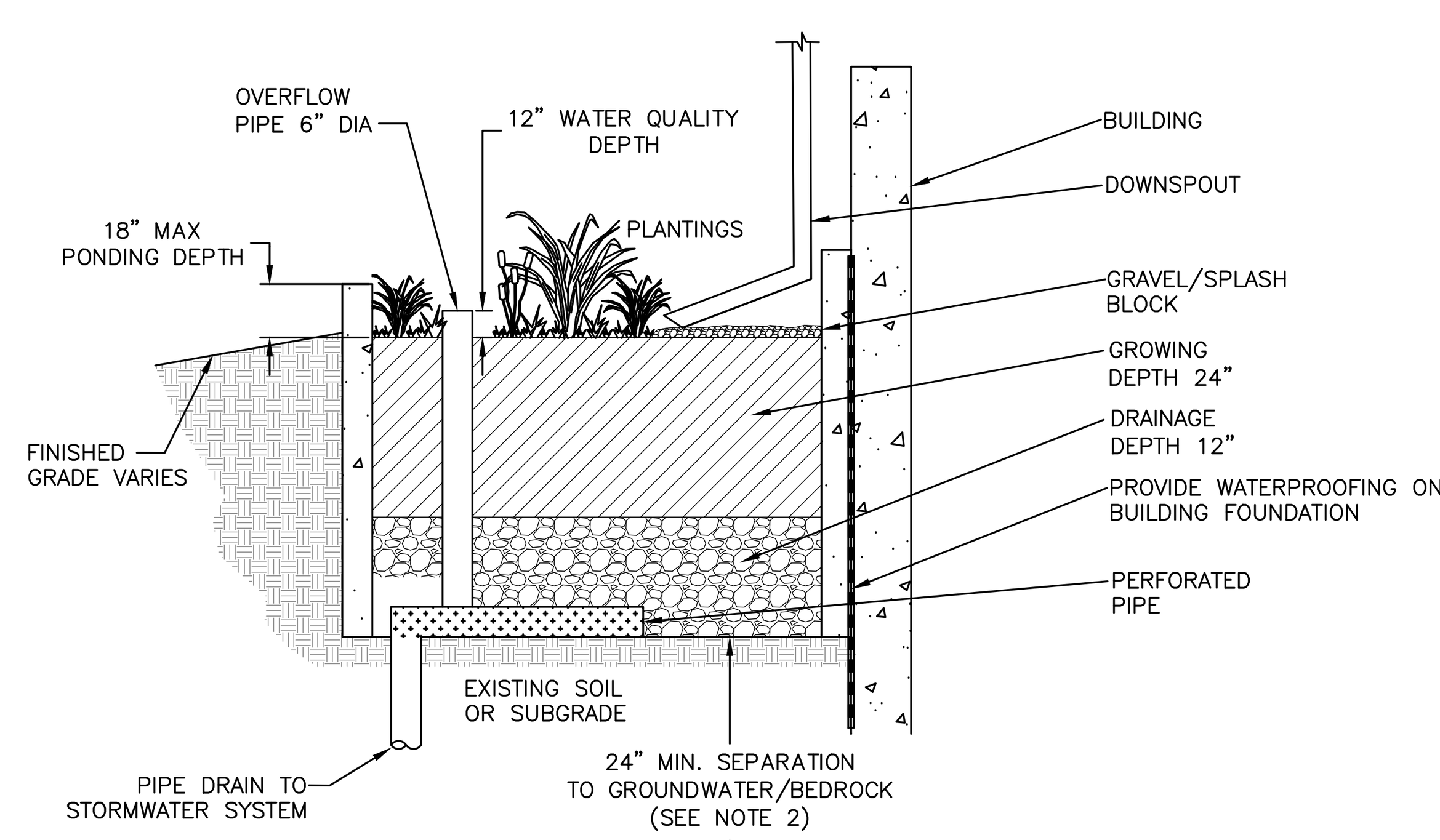




BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
115.88	116.38	119.09	663 SF	45'X14.75'	18

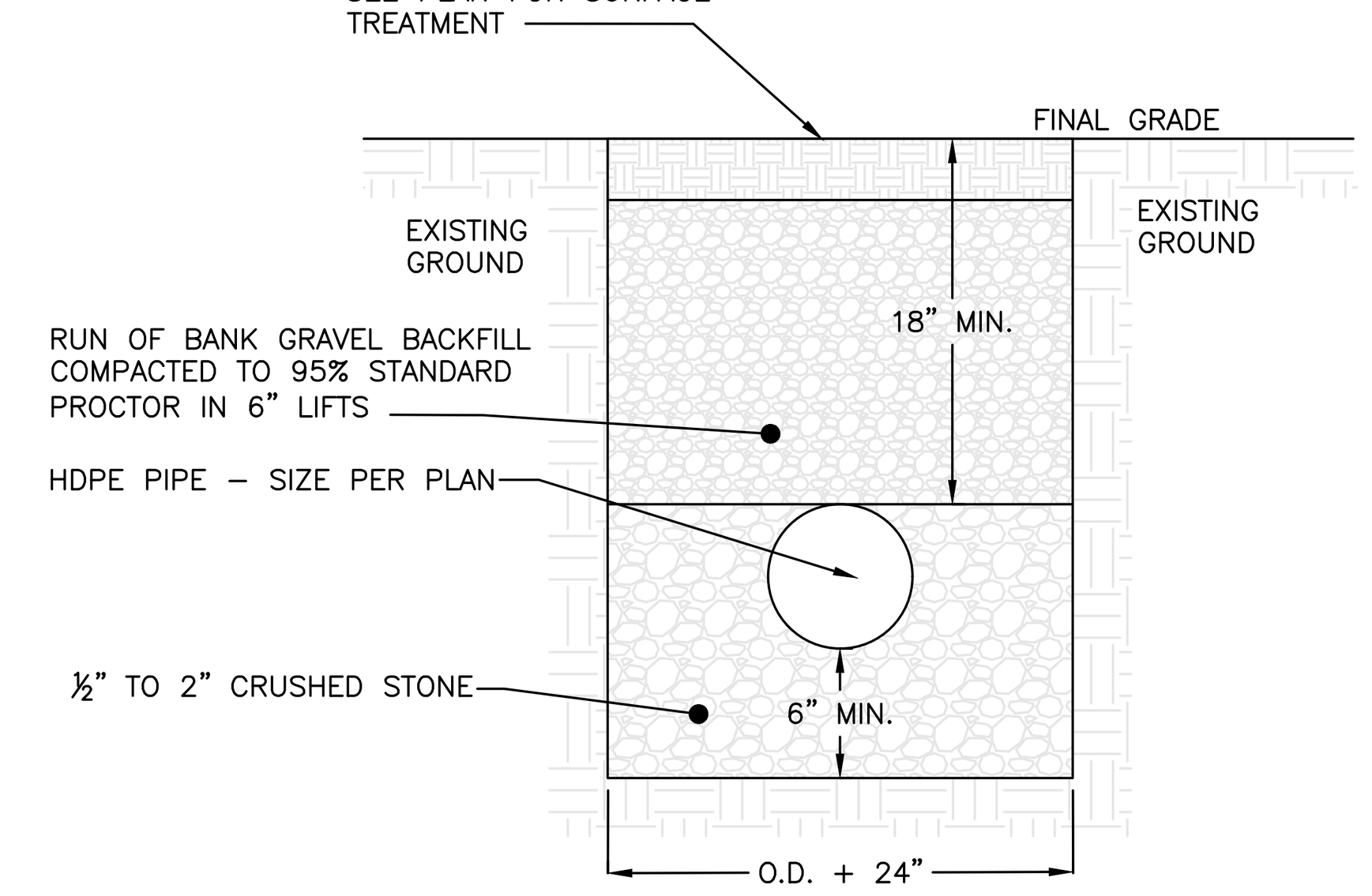
NOTES:
1. CULTEC RECHARGER 280HD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE SYSTEM ARE NOT CONSISTENT WITH THE EXPECTED SOIL CONDITIONS (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
4. AVAILABLE SOIL DATA INDICATES DEPTH TO BEDROCK AND GROUNDWATER IS GREATER THAN 80 INCHES.

UNDERGROUND DETENTION SYSTEM DETAIL
NOT TO SCALE



NOTES:
1. INSTALL WATERPROOFING ON BUILDING FOUNDATION IN AREAS OF STORMWATER PLANTERS.
2. VERIFY DEPTH TO GROUNDWATER/BEDROCK DURING CONSTRUCTION, IF LESS THAN 24" IS OBSERVED, ENGINEER TO BE CONSULTED TO MODIFY DESIGN AND ACHIEVE REQUIRED SEPARATION. SYSTEM MAP BE RAISED OR RELOCATED AS NECESSARY, HOWEVER CONTRIBUTING DRAINAGE AREA TO SYSTEM MUST NOT CHANGE. A 40 MIL HDPE LINER MAY BE USED IN LIEU OF RAISING OR RELOCATING THE PLANTERS, AS DIRECTED BY THE ENGINEER.

STORMWATER PLANTER DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
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

NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB	7	1/27/26	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
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6	12/30/25	PER PLANNING BOARD COMMENTS	CMB				

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

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174 MAIN ST., BEACON, NEW YORK 12508
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PH: 845–440–6926

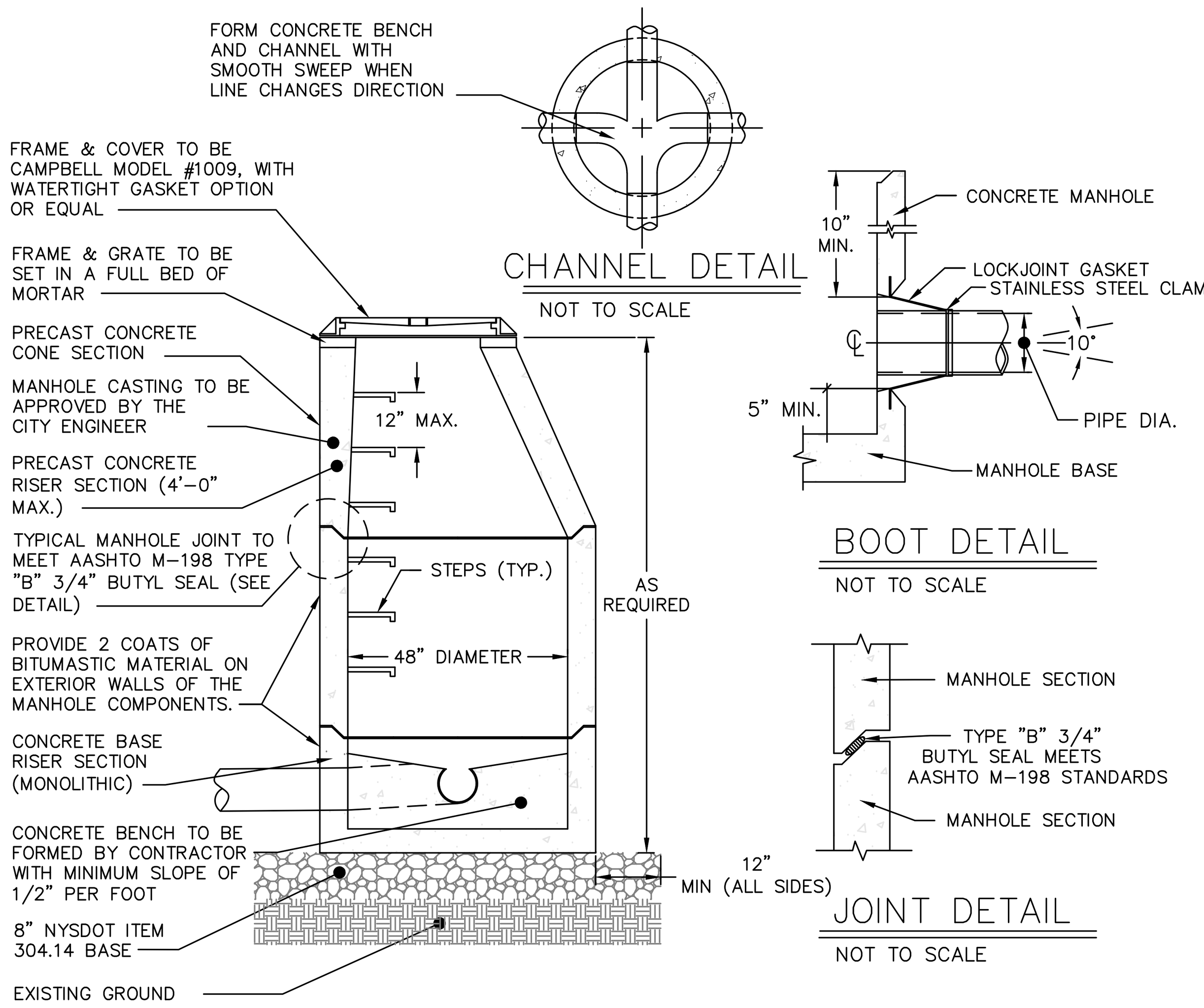
CONSTRUCTION DETAILS

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

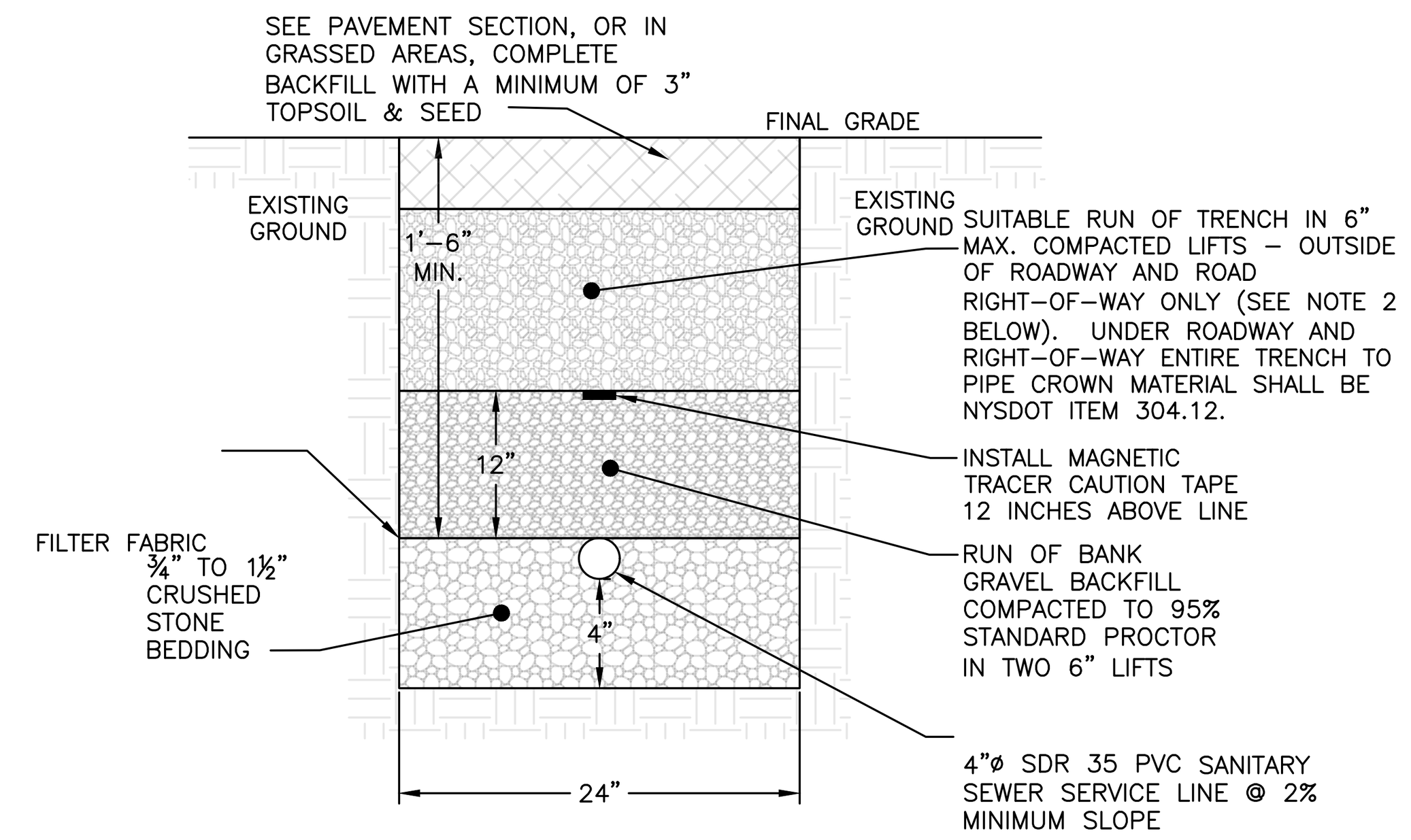
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



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.

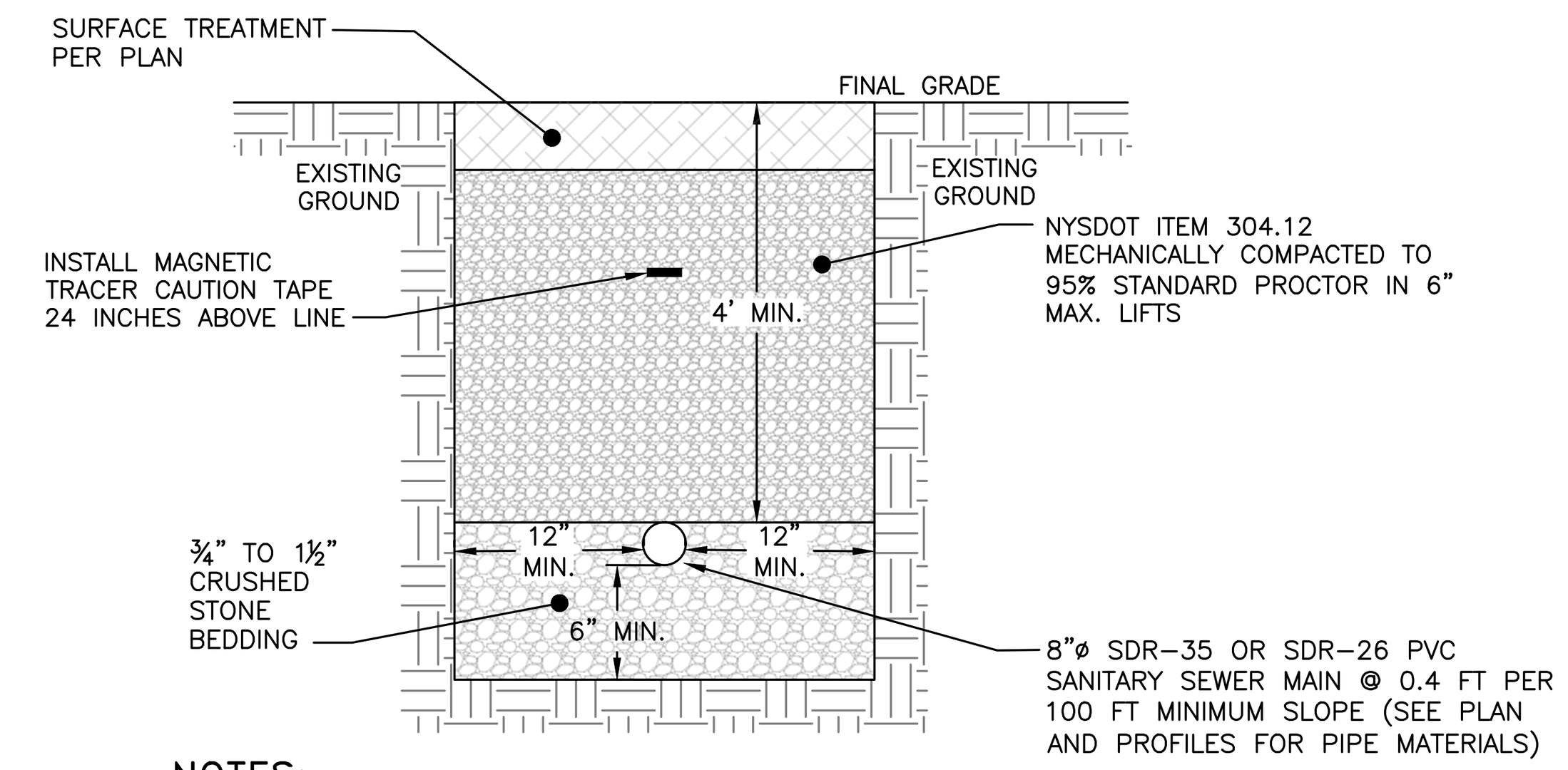
PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

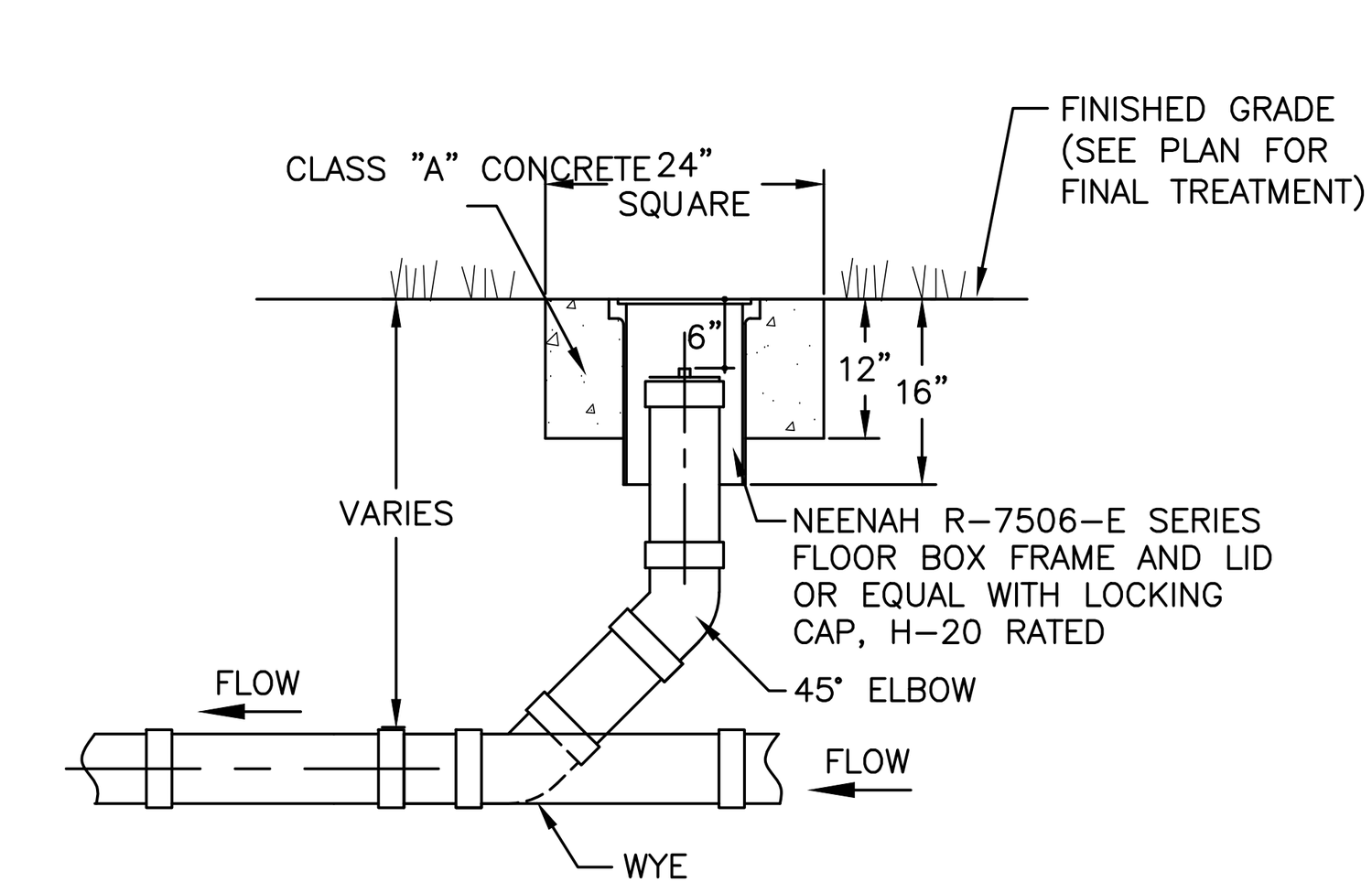
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

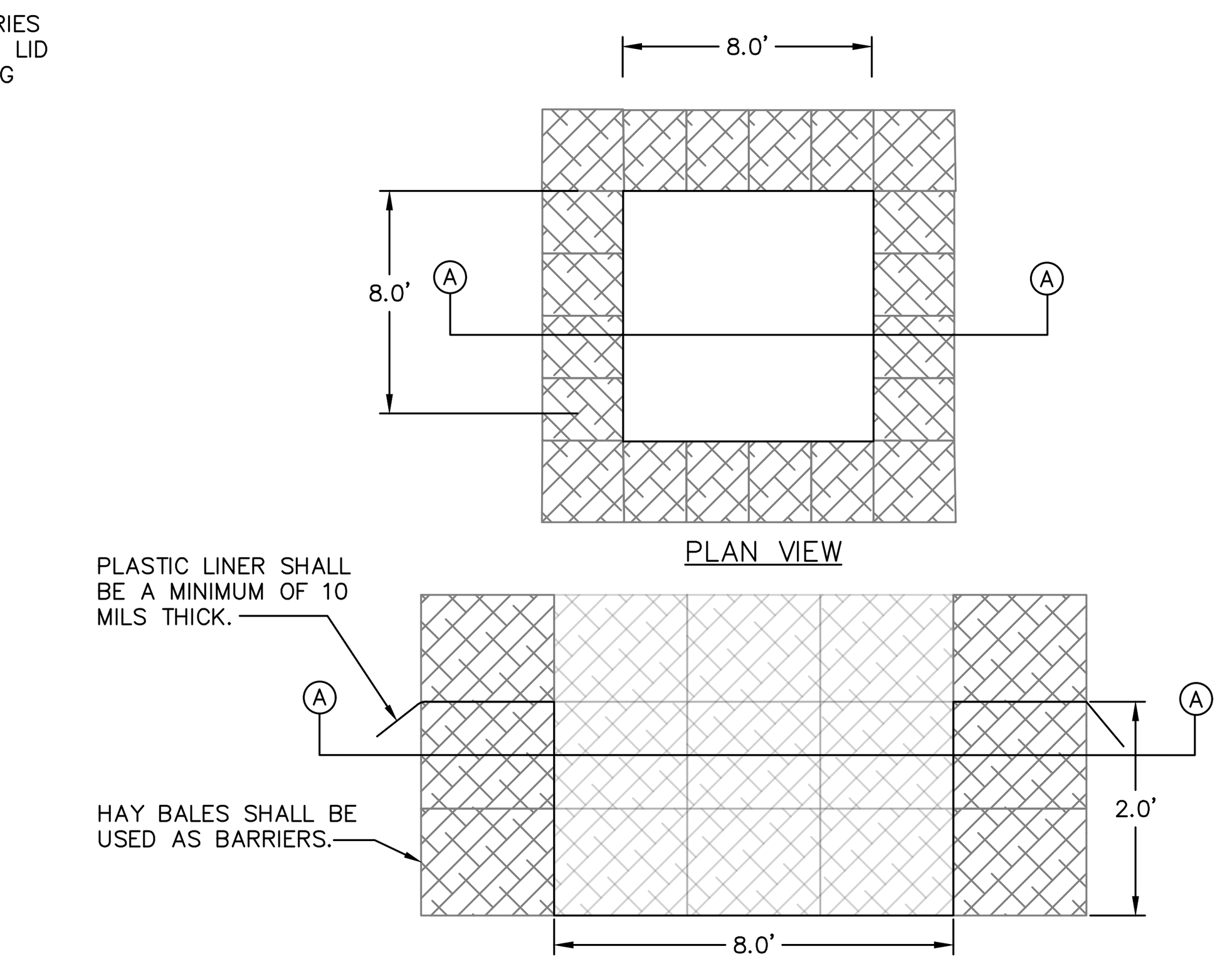


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.

SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE

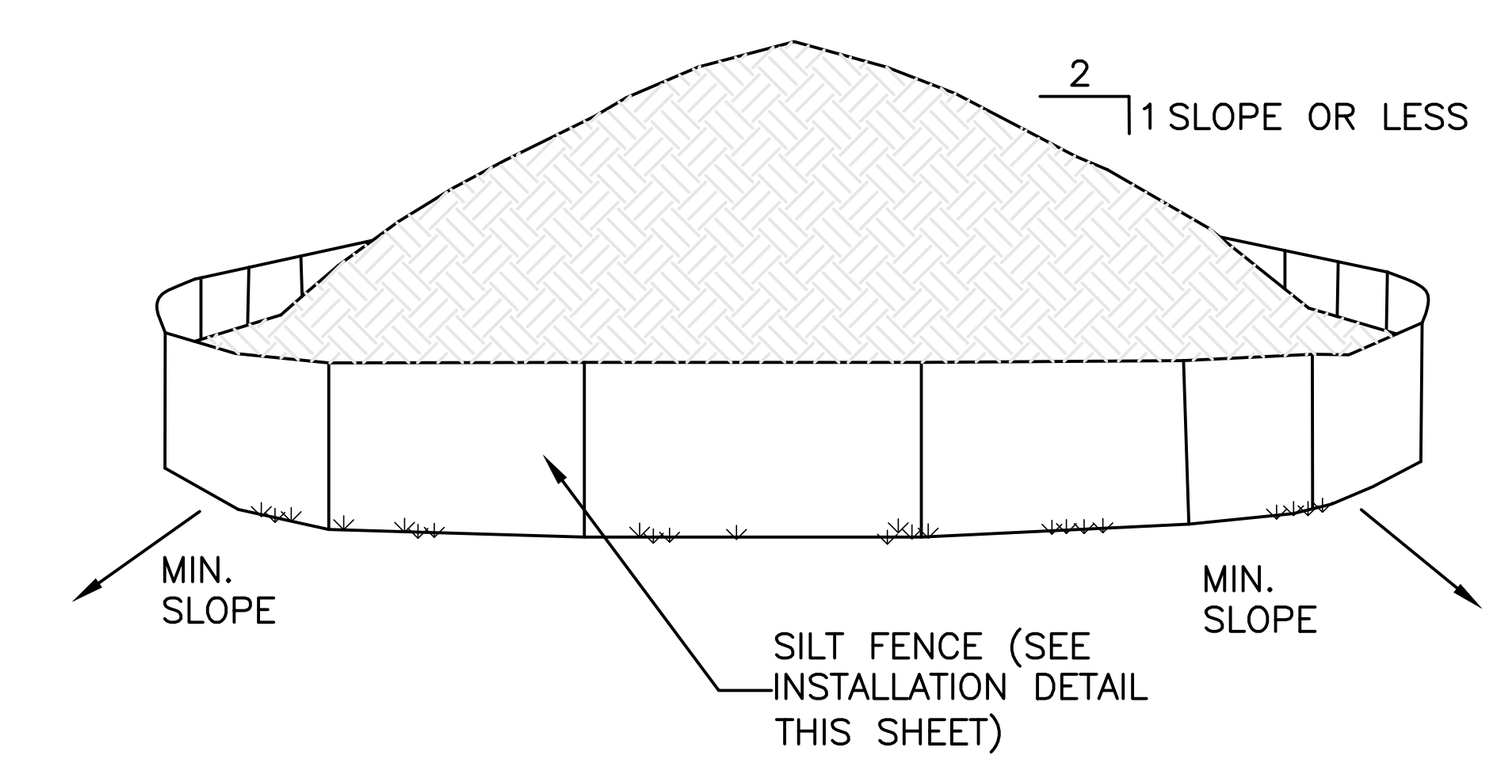


CLEANOUT DETAIL
NOT TO SCALE



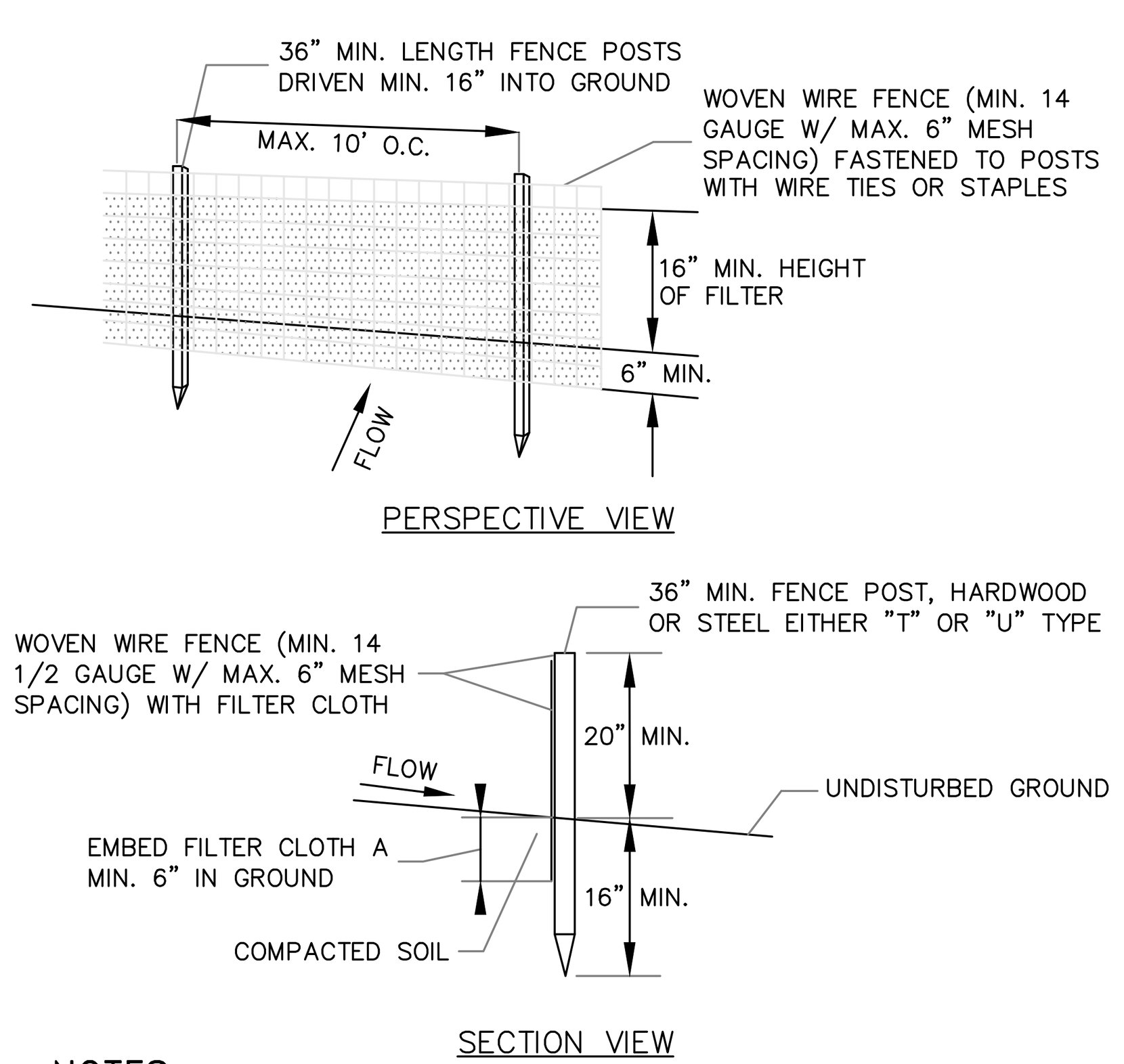
NOTES:
1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.
4. 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



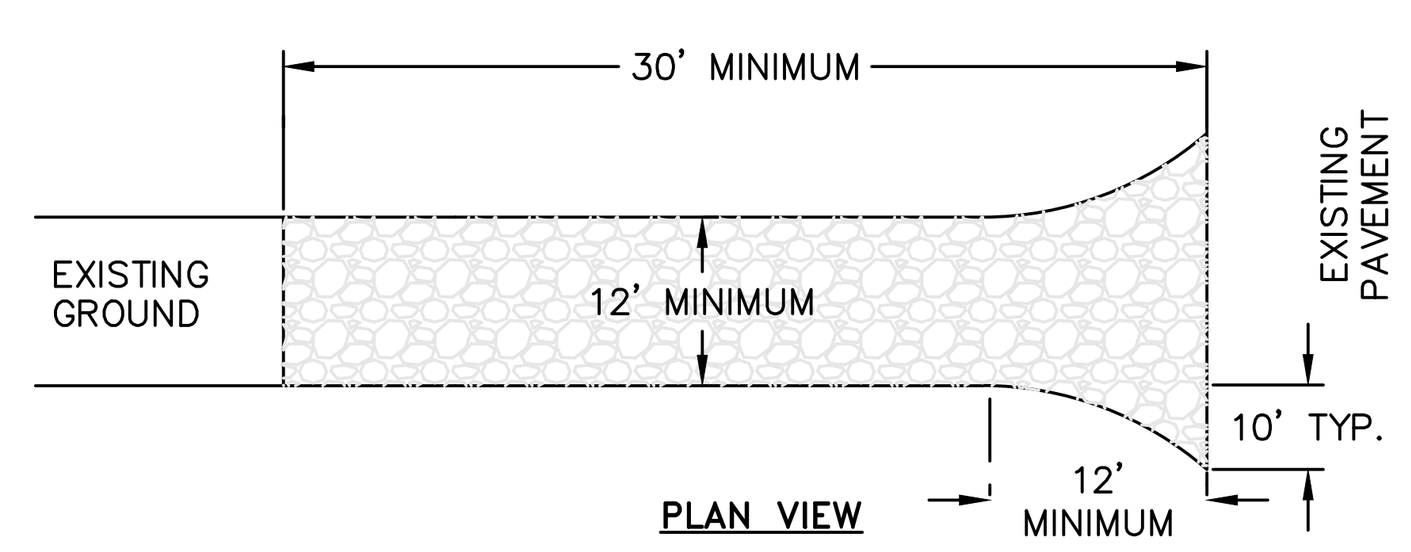
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

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.

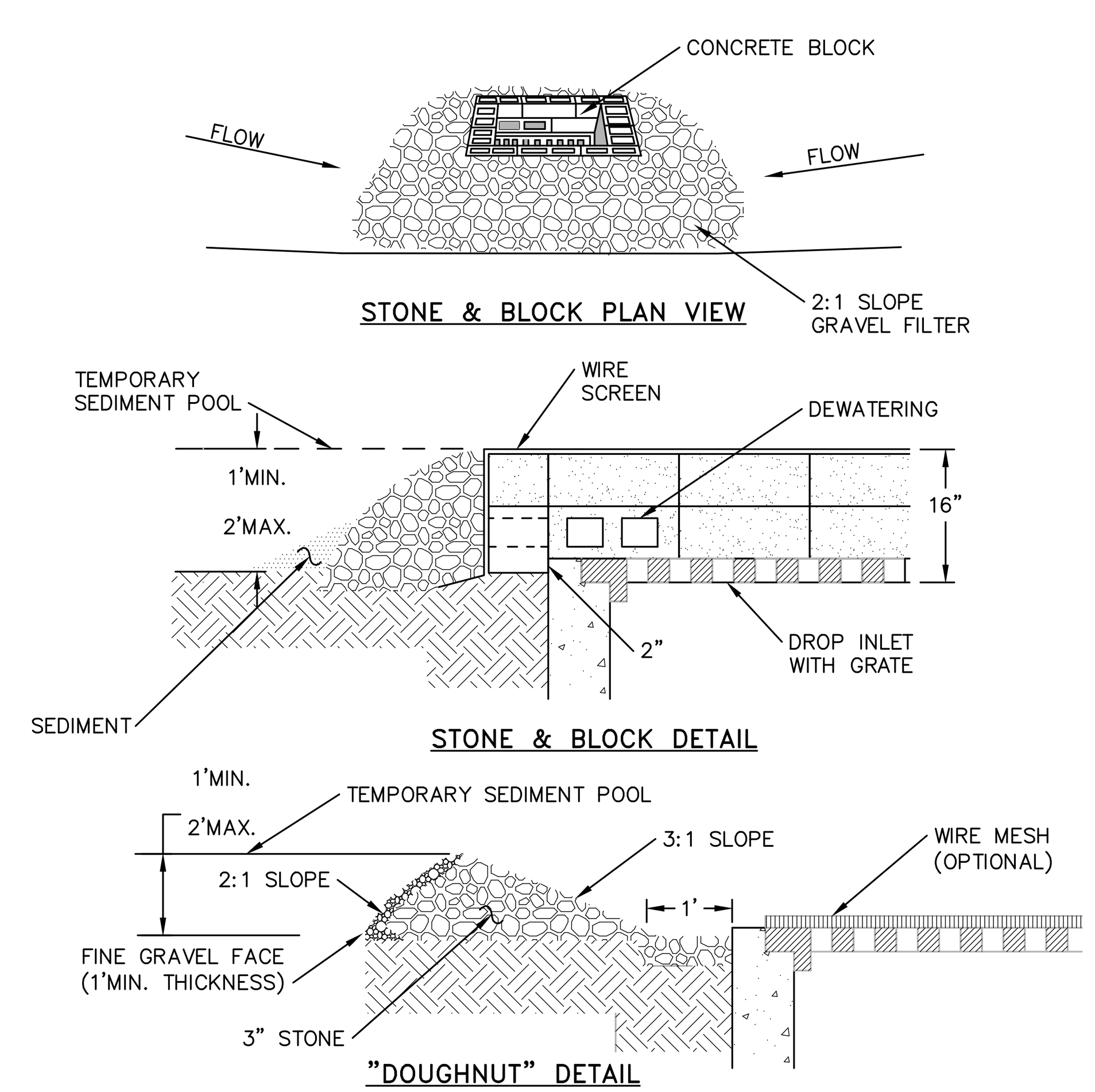
6) SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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.

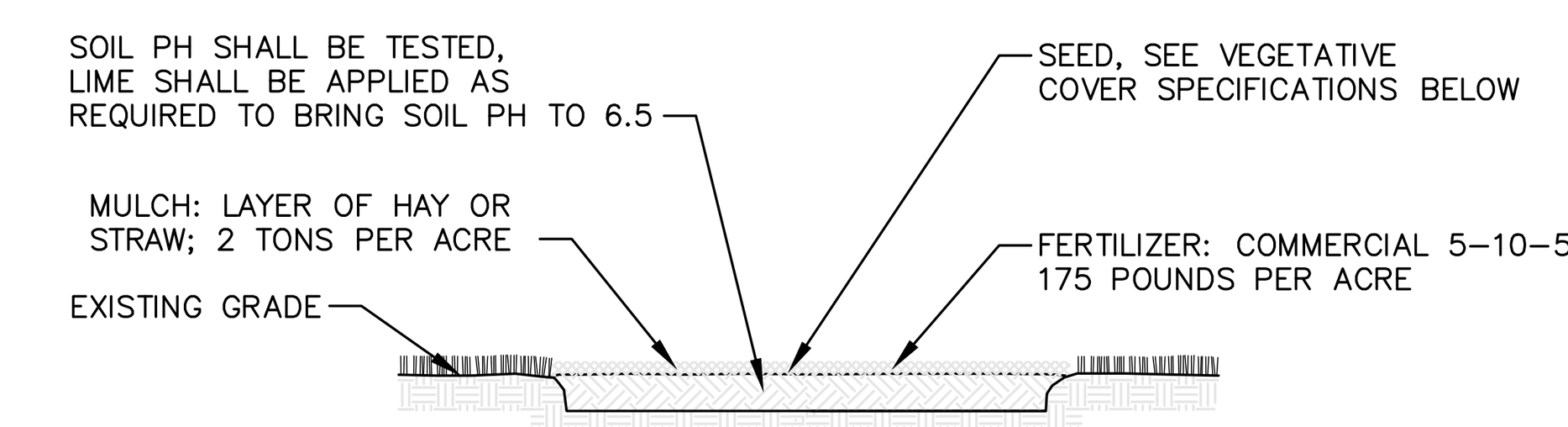
9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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



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:

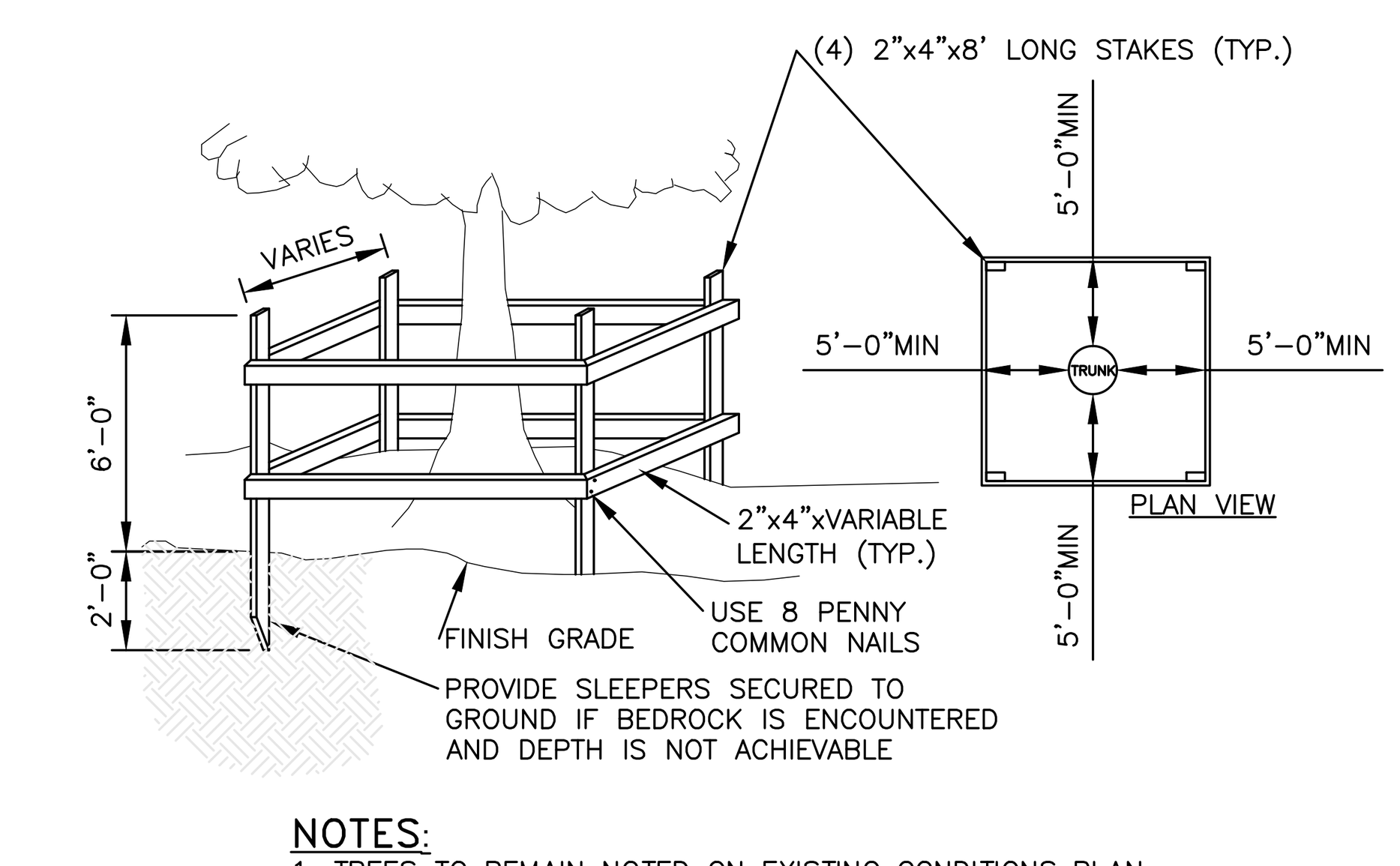
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

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

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	7	1/27/26	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				

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MICHAEL A. BODENDORF
084466
LICENSED PROFESSIONAL ENGINEER

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PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

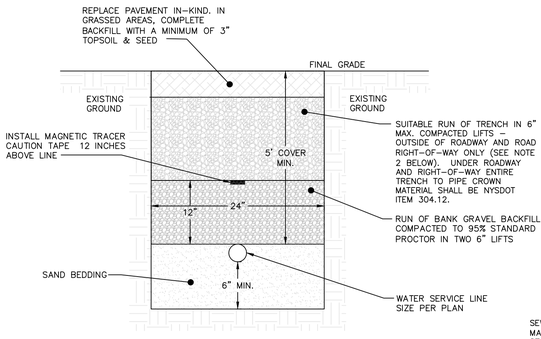
CONSTRUCTION DETAILS

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

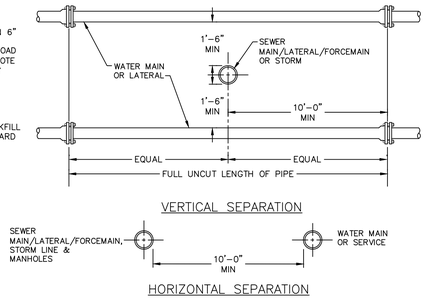
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



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.

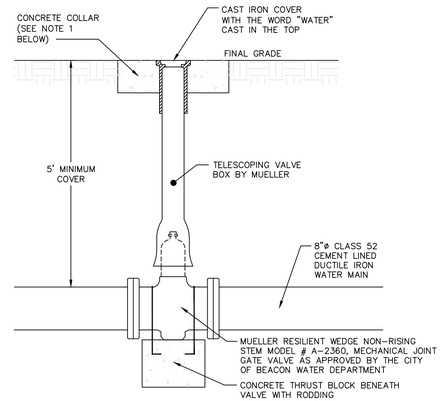
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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.

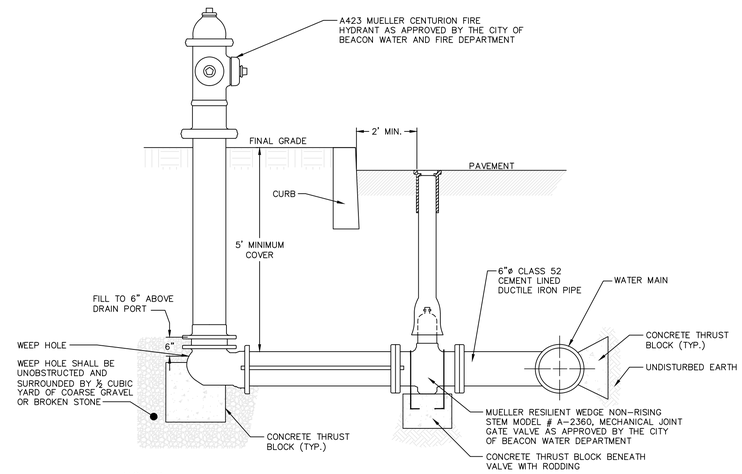
WATER LINE SEPARATION DETAIL
NOT TO SCALE



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

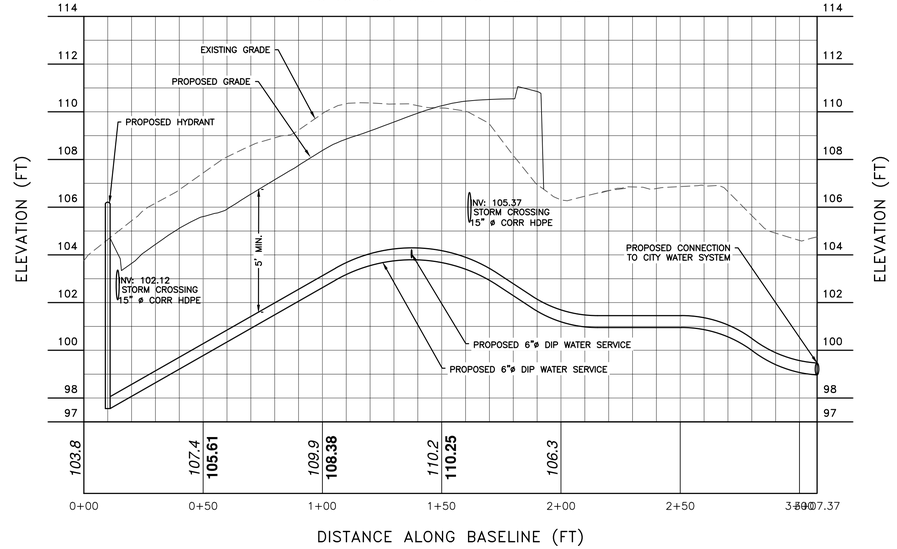


NOTES:

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				
2	1/27/26	PER PLANNING BOARD COMMENTS	CMB				

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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

LANC & TULLY
Engineering and Surveying, D.P.C.

February 6, 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 January 28, 2026, from Cuddy & Feder, LLP.
- Correspondence dated January 27, 2026, from Aryeh Siegel, Architect.
- Correspondence dated January 27, 2026, from Hudson Land Design.
- Correspondence dated January 26, 2026, from Colliers Engineering & Design.
- Correspondence dated January 26, 2026, from Hudson Cultural Services.
- Report titled "Stormwater Pollution Prevention Plan for 1064 Wolcott Avenue", with the latest revision date of January 27, 2026, 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 January 27, 2026, as prepared by Aryeh Seigel, Architect, and Sheets 10 through 17 having the latest revision date of January 27, 2026, as prepared by Hudson Land Design. It should be noted that Sheet 5 of 17 (Lighting Plan) was not included in this submission.

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:

General Comments:

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 notes that they have submitted application to the Zoning Board of Appeals and will be appearing before the ZBA on February 18th, 2026.***

2. The access lane through the site and leading to the rear of the existing building on the south side of the site is also considered a "Fire Apparatus Access Road" per the 2025 NYS Fire Code. Per Section 503.2 of the NYS Fire Code, more specifically Section 503.2.1, the code states *"Fire apparatus access roads shall have an unobstructed width of not less than 20 feet ..."*. Section 503.4 of the NYS Fire Code further states "*Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.*" Based upon the valet parking plan included within the Colliers report, the fire apparatus access lane would not provide for the required "unobstructed" width. This shall be further discussed with the City of Beacon Building Inspector.

3. The "Lighting Plan" was not included in the submission. Applicant has stated that a formal lighting plan is being prepared and will be provided in a future submission.

Site Plan (Sheet 1 of 17):

1. The "Index of Drawings" table on the lower right-hand of the sheet shall be corrected to show the proper number of the sheets.

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.

3. Note No. 1 will eventually need to be revised to reflect the parking agreement with Riverview Funeral Home.

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 location of the Fire Department Connection (FDC) as shown is in a rear corner of the herb garden. The location of the FDC connection should be discussed with the Beacon Building Department. It should be located in an area that is fully visible and recognizable, as well as in an area that is easily and fully maintained.

SWPPP Comments:

1. Applicant's engineer shall use a trash rack/orifice protection for the 3" orifice in CB-7 as required by bullet 6 of page 4-6 of the 2024 New York State Department of Environmental Conservation (NYSDEC) Stormwater Design Manual, to ensure that the proposed 3" pipe does not clog.

2. Owner/Operator statement shall be compliant with the Owner/Operator Statement found in Appendix J of the 2025 General Permit (GP-0-25-001). Applicant to revise.

3. The Qualified Inspector Statement form provided in the SWPPP report must be compliant Part VII.J.1.c of the 2025 General Permit (GP-0-25-001). Applicant to revise.

4. Contractor Certification Statements shall be compliant with Part III.A.7 of the 2025 General Permit (GP-0-25-001). Applicant to revise.

5. Soils testing shall be conducted at this time to properly determine elevations of planters, as the height of the planters should be determined now as it could have an impact on the visual appearance of the building. If there is a concern with performing excavations in these areas, then borings should be conducted to determine that the proposed system depths meet the separation requirements from the bottom of the proposed stormwater planters to the bedrock/ water table as required by chapter 5.3.7.1, Table 5.15, of the 2024 Stormwater Design Manual. It should be further noted that as these planters are directly against the building foundation, the consultant should ensure that the planters do not

6. The proposed Underground Detention Chambers shall be shown on the "Driveway Profile with Storm" on sheet 12 of 17 of the site plan.

7. A filter fabric shall be provided around the drainage layer of the stormwater planters as required in the detail for filtration stormwater planters as shown in Chapter 5.3.7 of the 2024 NYSDEC Stormwater design manual. The filter fabric provided shall be compliant with chapter 5.3.7.3.1, Table 5.16 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

KARC
PLANNING CONSULTANTS, INC.

TO: John Gunn, Chair, and the City of Beacon Planning Board

FR: KARC Planning Consultants, Inc.

DATE: February 9, 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 January 28, 2026
- Exhibit A: Responses to Comments Memo by Aryeh Sigel, Architect, dated January 27, 2026
- Exhibit B: Responses to Comments Memo by Hudson Land Design, dated January 27, 2026
- Exhibit C: Correspondence from Colliers Engineering, dated January 27, 2026
- Exhibit D: Correspondence from Hudson Cultural Services to SHPO, dated January 26, 2026
- SWPPP prepared by Hudson Land Design, last revised January 27, 2026
- Site Plan (Sheets 1-8) prepared by Aryeh Siegel, Architect, last revised January 27, 2026 and Site Plan (Sheets 10-16) prepared Hudson Land Design, last revised January 27, 2026.

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 designated 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 provided clear photographs of existing exterior conditions (see Exhibit The applicant has provided clear photographs of existing exterior conditions (see Exhibit D: Correspondence from Hudson Cultural Services to SHPO) and notated floor plans on Sheet 6 of 17. However, the floor plan notations focus primarily on interior alterations, which are not within the Planning Board's scope of review. As previously requested, proposed elevations of the historic North Building must be provided to clearly depict all exterior modifications, including but not limited to the removal of the second-floor south-facing bay window and changes to window patterns on the first-floor addition. In addition, material samples and architectural detailing intended to distinguish and accent the historic structure remain outstanding.

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 14) has been updated to identify existing trees to be retained and removed.

   a) Several trees proposed for removal appear to be located beyond the boundaries of the subject parcel. The Planning Board Attorney should advise

the Board regarding the legal requirements and documentation necessary to authorize removal of trees located on adjacent properties.

b) A number of trees proposed for removal are shown within areas designated for new landscaping. Where feasible, existing mature trees should be preserved, and where removal is necessary, the applicant should provide justification for the proposed removals for the Planning Board's consideration.

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. **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. **Comment remains outstanding.**

6. **Clerical:** The drawing index and sheet numbering should be reviewed and corrected for consistency. Several sheets reference differing total sheet counts (14, 16, and 17 sheets), and Sheet 5 is missing from the plan set. The applicant should update the index and resubmit a complete and accurately numbered drawing set.

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

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☐ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☑	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☑	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☑	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑ NO ☐ YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☑ ☑	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☑ ☑	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

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

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

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

Reasons Supporting This Determination:
To complete this section:

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

See attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

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

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All application materials and studies submitted by the Applicant, memoranda from City staff and Consultants, public comments and testimony during public meetings.

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

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

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

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

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

Name of Action: 1064 Wolcott Avenue	
Name of Lead Agency: City of Beacon Planning Board	
Name of Responsible Officer in Lead Agency: John Gunn	
Title of Responsible Officer: Chairperson	
Signature of Responsible Officer in Lead Agency:	Date:
Signature of Preparer (if different from Responsible Officer)	Date: 2-8-2026

For Further Information:

Contact Person: Mercedes Perez, Planning Board Secretary

Address: 1 Municipal Plaza, Beacon NY 12508

Telephone Number: 914-838-5002

E-mail: mperez@beaconny.gov

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

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR
SPECIAL PERMIT, SITE PLAN & CERTIFICATE OF APPROPRIATENESS
FOR 1064 WOLCOTT AVENUE

Parcel No. 5954-34-641767

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 Full Environmental Assessment Form (FEAF) 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 redevelopment of an existing site to adaptively reuse two existing buildings with the construction of an addition to the southern building. The buildings will consist of a 48-room hotel and related accessory uses, including a 49-seat 1,220 square foot restaurant open to the public, along with a spa, conference space and a gym for hotel guests only, (the "Project" or "Proposed Action") on property consisting of 1.767 acres located at 1064 Wolcott Avenue, known and designated on the Tax Map as Parcel No. 5954-34-641767 in the Residential R1-40 Zoning District and the Historic District and Landmark Overlay (HDLO) District, as well as within the Local Waterfront Revitalization Program (LWRP) boundary (the "Property").

The Proposed Action is an Unlisted action. The Planning Board circulated Notice of Intent to act as Lead Agency and received no objections. The Planning Board opened a duly noticed public hearing on the Site Plan application on December 9, 2025 and continued the hearing to January 13, 2026 and February 10, 2026 at which time members of the public were given an opportunity to be heard.

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 Residential R1-40 Zoning District and the Historic District and Landmark Overlay (HDLO) District and is currently improved with two existing buildings which are operated as the Rose Hill Day School. The existing buildings are proposed to be adaptively reused following the construction of an addition between the two buildings. The Property also contains an existing parking area, retaining walls and landscaping. The Property slopes upward from Wolcott Avenue to the east and rock outcroppings are visible along the slope.

  The Proposed Action involves typical grading and site work associated with the construction of an addition to the existing southern building. The Project proposes land disturbance of approximately 53,200 square feet. The existing driveway and parking areas will be utilized with an additional parking area constructed in the rear of the property. A rear yard setback variance will be sought to allow a portion of the addition to be located within the rear yard setback. The area between the two existing buildings will be regraded to accommodate the proposed addition to the existing southern building. There are no wetlands or water bodies on the Property. The steep slopes, rock outcropping and mature evergreen vegetation along the frontage of the Property are not proposed to be disturbed.

  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, along with post-construction stormwater management controls. The existing 0.71 acres of impervious cover is proposed to be increased by 0.24 acres to 0.95 acres. A preliminary Stormwater Pollution Prevention Plan (SWPPP) was prepared in accordance with New York State Department of Environmental Conservation State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity, Permit No. GP-0-25-001, by Hudson Land Design dated January 24, 2025 and last revised January 27, 2026. The Property is proposed to be treated with a hydrodynamic separator and five stormwater planters, along with an underground stormwater detention system.

The Project will be connected to the existing public water distribution and sanitary sewer systems. The Preliminary Water and Sewer Engineer's Report, prepared by Hudson Land Design, dated January 28, 2025, last revised August 26, 2025, provides that the existing Rose Hill Manor Day School's water/sewer demand is 2,600 gpd whereas the proposed water/sewer demand for the Project is estimated at 6,882 gpd. The City's municipal water and sewer systems 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 FEAF the Property is not located within a regulated flood plain and there are no wetlands on or near the Property. The Project includes the implementation of erosion and sediment controls and, as described above, includes post-construction stormwater management practices. 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 FEAF indicates that the Property may contain or serve as a habitat for the Minute Duckweed, Atlantic Sturgeon, Shortnose Sturgeon and Estuary Beggar Ticks. The FEAF also indicates that the designated significant natural community of the Brackish Subtidal Aquatic Bed may be present at the Property. However, these species and the identified natural community require an aquatic environment which is not present on the Property.

Tree removal is proposed to accommodate the proposed construction. An extensive landscape plan is proposed that includes the replanting of trees and shrubs.

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. The City's Local Waterfront Revitalization Program has identified thirteen existing viewsheds that require protection. The identified viewshed nearest to the Project is "View Shed 4, Route 9D & Wolcott Avenue," with a description referring to view changes in the southwest, in which "[t]he foreground is dominated by the old Nabisco printing plant, surrounded by woods and the Fishkill Landing Duplex development. The middle ground is the railroad track and the wooded area along the river. The background is a panorama from southwest to south dominated by the Storm King and Breakneck mountains to the south." The Project is situated to the northeast of the referenced intersection between Route 9D and Wolcott Avenue, such that the Project will not have any impact upon View Shed 4.

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.**

The Property contains a building on the north side, currently being operated as part of the Rose Hill Manor Day School, which has been identified by the NY State Historic Preservation Office as eligible for listing on the National and State Register of Historic Places. A second building on the southern side of the Property was constructed in 2006 and incorporates some of the design elements of the existing historic building. The

Planning Board reviewed the Proposed Action against the design standards of the HDLO district. The Project will preserve the historic structure and existing buildings with minimal changes to the exterior and will be complemented by an addition to the southern building with stepped back connection points to preserve the existing historic character and dominance of the existing structures in the overall composition of the combined buildings' design. The Project will adaptively reuse the two existing buildings, in combination with the proposed addition, as a hotel with associated guest amenities and an accessory restaurant.

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.

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 Project will not result in a significant adverse traffic impact. The Applicant submitted a Traffic and Parking Evaluation, prepared by Colliers Engineering & Design CT, P.C., dated January 28, 2025, last revised October 28, 2025.[1] Submissions related to traffic and parking have been reviewed and vetted by the City's Traffic Consultant, Creighton Manning. Traffic volume is estimated to be 27 trips during the Weekday AM Peak Hour, 39 trips during the Weekday PM Peak Hour, and 38 trips during the Saturday Peak Hour. This represents a reduction in traffic as compared to the existing Rose Hill Manor Day School use in the Weekday AM (68 less trips) and Weekday PM (56 less trips) Peak Hours. During the Saturday Peak Hour, the Project anticipates an increase of 38 trips as compared to the existing use since the school is not open on the weekends.

[1] Colliers also provided memoranda responding to comments from the City Traffic Engineer and additional supplemental submissions dated December 29, 2025 and January 26, 2026.

The Project proposes a total of 39 off-street parking spaces. The City of Beacon Zoning Code requires the Project provide a minimum of 28 off-street parking spaces up to a maximum of 78 off-street parking spaces with the final required number of spaces determined by the Planning Board as part of its Site Plan review. The Zoning Code specifies that the Planning Board's determination is based on the context of the property, including but not limited to, as applicable, the size of the parcel, proposed uses, existing buildings on the parcel, including whether they are designated as historic, availability of public and street parking in the area, access to public transit, a parking study submitted by the Applicant, shared parking arrangements, land-banking authorized by Section 223-26.C(2) of the Zoning Code, ADA compliance, and public input.

The Traffic and Parking Evaluation provides that the total parking demand is 52 spaces on weekdays from approximately 8-9pm and 62 spaces on the weekend between approximately 9-10pm. To address the excess demand beyond the 39 off-street parking spaces provided on-site, the Applicant proposes to implement valet parking and also to utilize off-site parking at 2 Beekman Street pursuant to a License Agreement with the owner of 2 Beekman Street. A total of 14 parking spaces will be available for the Applicant's use at 2 Beekman Street. In addition, during the utilization of valet parking a total of 26 additional spaces could be parked on-site for a total of 65 vehicles parked 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 location. 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 FEAF indicated that a search of NYSDEC databases identified several remediation actions located within 2,000 feet of the Property (V00299, V00293, 314069, V00096, C314112, and 546031). All are classified as complete or requiring no further action, except for #545031 which is related to Hudson River PCB Sediments. The Proposed Action is not located on or adjacent to the Hudson River.

  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: February 10, 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		

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)
CONSISTENCY DETERMINATION FOR
1064 WOLCOTT AVENUE

Parcel No. 5954-34-641767

WHEREAS, the Beacon Planning Board received applications for Site Plan and Special Permit approval from JMARKMNG, LLC (the "Applicant") to develop a hotel and related accessory uses, including dining facilities, a spa, conference space and a gym, (the "Project" or "Proposed Action") on property located at 1064 Wolcott Avenue, known and designated on the Tax Map as Parcel No. 5954-34-641767 in the Residential R1-40 Zoning District and the Historic District and Landmark Overlay (HDLO) District, as well as within the Local Waterfront Revitalization Program (LWRP) boundary (the "Property"); and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to § 223-25.E of the City of Beacon Code; and

WHEREAS, the Planning Board is the approval authority for the Special Use Permit of the Property in the HDLO District pursuant to City of Beacon Code § 223-24.7; and

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

WHEREAS, the Property is located in the Coastal Management Zone as defined by the City's Local Waterfront Revitalization Program (LWRP) and the Proposed Action includes a Coastal Assessment Form requesting an LWRP Consistency Determination; and

WHEREAS, the application also consists of application forms, correspondence, the Full Environmental Assessment Form ("FEAF") and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on February 10, 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 FEAF 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, in accordance with Section 220-6 of Chapter 220, Waterfront Consistency Review, of the City Code, all "actions to be undertaken within the City's Coastal Management Zone shall be evaluated for consistency in accordance with the….LWRP policy standards."

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby finds that there are several LWRP policies which do not apply to the Project which policies are those that are contained in the LWRP but not listed below, and hereby makes the following consistency findings with respect to the LWRP policies which apply to the Project:

POLICY 5
Encourage the location of development in areas where public services and facilities essential to such development are adequate, except where such development has special functional requirements or other characteristics which necessitates its location in other coastal areas.

Consistent with this policy, the Project will be served by public water and sewer infrastructure and is located in close proximity to public transportation. The Project is not expected to place undue pressure on public services and facilities.

POLICY 13
The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.

The Project includes the installation of an on-site stormwater management system which will be maintained in accordance with best management practices. The Project is not anticipated to produce a measurable increase in erosion or flooding.

POLICY 14
Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development or at other locations.

The Project does not require installation of erosion protection structures as the Project will not create any measurable increase in erosion or flooding. Additionally, the Project will follow proper drainage and land restoration practices, including the installation of erosion and sediment control measures during construction, so as not to increase erosion or flooding on surrounding properties.

POLICY 23 and 23A
Protect, restore and enhance historic resources; encourage the restoration and adaptive re-use of large historic buildings such as the mills on Fishkill Creek.

The Project property contains an historic building, currently being operated as part of the Rose Hill Manor Day School, and a second building constructed in 2006 that incorporates some of the design elements of the existing historic building. The Project will preserve the historic structure and existing building with minimal changes to the exterior and will be complemented by an addition to the existing southern building with stepped back connection points to preserve the existing historic character and dominance of the existing structures in the overall composition of the combined buildings' design. The Project will adaptively reuse the two existing buildings, in combination with the proposed addition, as a hotel with associated guest amenities and an accessory restaurant.

POLICY 25
Protect, restore and enhance natural and manmade resources which are not identified as being of state-wide significance, but which contribute to the scenic quality of the coastal area.

The City has identified thirteen existing view sheds that require protection. The identified view shed nearest to the Project is "View Shed 4, Route 9D & Wolcott Avenue," with a description referring to view changes in the southwest, in which "[t]he foreground is dominated by the old Nabisco printing plant, surrounded by woods and the Fishkill Landing Duplex development. The middle ground is the railroad track and the wooded area along the river. The background is a panorama from southwest to south dominated by the Storm King and Breakneck mountains to the south." The Project property is situated to the northeast of the referenced intersection between Route 9D and Wolcott Avenue, such that the Project will not have any impact upon View Shed 4.

POLICY 33
Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

The Project will use best management practices to ensure the control of stormwater runoff by installing a proposed stormwater management system to mitigate runoff from Project-added impervious surfaces. The Project also includes the installation of erosion and sediment control measures during construction.

POLICY 37
Best management practices will be utilized to minimize the nonpoint discharge of excess nutrients, nonpoint discharge of excess nutrients, organics and eroded soils into coastal waters.

Best management practices will be utilized to minimize the nonpoint discharge of excess nutrients, organics and eroded soils into coastal waters, including the installation of erosion and sediment control measures during construction.

POLICY 38
The quality and quantity of surface water and groundwater supplies will be conserved and protected particularly where such waters constitute the primary or sole source of water supply.

The Project will not include on-site bulk storage of petroleum or chemicals. The Project does not include or require wastewater discharge to groundwater and is not located within 100 feet of potable drinking water or irrigation sources. The Project will be connected to the existing public water distribution system.

POLICY 41
Land use or development in the coastal area will not cause national or state air quality standards to be violated.

The Project will conform to all National and State Air Quality Standards and will comply with the State Implementation Plan. The Project's land use and/or development in the coastal area will not cause national or state air quality standards to be violated.

BE IT FURTHER RESOLVED, that the Planning Board hereby determines that the Project is entirely consistent with the LWRP policies which apply to the Project.

Resolution Adopted: February 10, 2026
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, Chairperson	Voting
James Vermeulen	Voting		

Resolution: Approved _____
Denied _____

City of Beacon Planning Board Agenda
02/10/2026

Title:

Public hearing and 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 2.10.26 Supplemental Submission Cvr Ltr 1-28-26.pdf

193-195 Main PB 2.10.26 Exhibit A - Response Memo by AJS 1-27-26.pdf

193-195 Main PB 2.10.26 Exhibit B - Response Memo by HLD 1-27-26.pdf

193-195 Main PB 2.10.26 Exhibit C -Access Easement-Recorded 1-23-26.pdf

193-195 Main PB 2.10.26 Plans by AJS and HLD 1-27-26.pdf

Lanc & Tully 193-195 Main Street 02-05-26 review.pdf

KARC Review PB_193-195 Main St_2026.02.09.pdf

193-195 Main PB 2.10.26 PH public comment Mavraj.pdf

193-195 Main PB 2.10.26 PH public comment Baldwin.pdf

193-195 Main PB 2.10.26 PH public comment Bryson.pdf

193-195 Main PB 2.10.26 PH public comment Jamal.pdf

193-195 Main Street - SEAF Parts 2 3.pdf

193-195Main Street - Site Plan and Subdivision_SEQRA Negative Declaration (4938-6571-8414.1).pdf

193-195 Main PB 2.10.26 PH public comment Dexter.pdf

195-195 Main PB 2.10.26 Supplemental Submission Additional Letters in Support.pdf

CUDDY +FEDER LLP

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

January 28, 2026

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-story, and partial three-story addition (the "Addition") to the existing mixed-use commercial and residential building (the "Building") located at the Premises (the "Project").

SITE PLAN REFINEMENTS AND RESPONSES TO BOARD AND CONSULTANT COMMENTS:

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 January 27, 2026 (collectively, the "Plans") have been 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.

As is further detailed on the Plans, and to address the concerns presented by this Board and its consultants related to pedestrian safety within the entrance/exit driveway connecting to Cliff Street, signage has been added at the driveway access points to alert the limited vehicular users of this driveway of its shared pedestrian usage.[1] In addition, a lighting fixture will be mounted to the existing structure at 8 Cliff Street to better illuminate this entryway.
In addition, the interior configuration of the one-story portion of the Addition has been adjusted, such that the width of the trash room can now accommodate additional refuse containers for the

[1] Note: As the Board may recall, to facilitate vehicular turning movements onto the Premises, the Applicant has obtained an Access Easement Agreement that provides pedestrian and vehicular access over a small portion of the adjacent property located at 8 Cliff Street, Beacon, New York. A recorded copy of the Access Easement Agreement is enclosed herewith as **Exhibit C**.

commercial and residential tenants of the Building and the Addition. A 2-yard dumpster and two 95-gallon rolling containers will be provided for use by the existing restaurant within the Building, and five (5) 95-gallon rolling containers (three (3) for trash and two (2) for recycling) will be dedicated for use by the residential tenants of the Building and the Addition. Residential refuse will be picked up weekly; the restaurant may schedule more frequent pickups, if necessary.

The Plans have also been updated to include the following refinements:

- The previously proposed false windows within the stairway of the Addition have been removed to present a cleaner building façade design in this area.
- A lighting plan, including fixture types and a luminaire schedule, has been added to the Plans.
- The grass grid paver strip on the south side of the access drive has been widened, and the landscaped area adjacent to the door of the Addition has been expanded, bringing the total area of landscaping to 10.2% of the Premises.
- A construction staging area has been incorporated into the Plans. If additional staging area is needed, the Applicant will pursue temporary construction access easements from neighboring property owners at that time.

It is respectfully submitted that the Application substantially complies with the architectural and design standards for properties located within the City's Historic District and Landmark Overlay ("HDLO") and the Central Main Street ("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, revised December 30, 2025 and previously submitted to this Board for additional information.

INDEX OF ENCLOSURES:

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 January 27, 2026, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated January 9, 2026 and City Planning Consultant KARC Planning Consultants' memorandum dated January 12, 2026;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated January 27, 2026, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated January 9, 2026 and City Planning Consultant KARC Planning Consultants' memorandum dated January 12, 2026; and

Exhibit C: Access Easement Agreement between Kosova Lane Properties, LLC and Minerva Cabrera, dated January 13, 2026 and recorded with the Dutchess County Clerk on January 23, 2026 as Document # 02 2026 50313.

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 February 10, 2026 for the Public Hearing on this Application, at which time we respectfully request that the Planning Board consider adopting a Negative Declaration pursuant to the State Environmental Quality Review Act ("SEQR") for the Project.[2]

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.

[2] As this Board is aware, the Planning Board declared its intent to serve as Lead Agency for purposes of 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. In addition, during its meeting on January 13, 2026, the Planning Board authorized the City Attorney to prepare a draft Negative Declaration pursuant to SEQR for the Board's consideration at its February 2026 meeting.

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

January 27, 2026

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, January 12, 2026, and Lanc & Tully's comment letter dated January 9, 2026.

KARC Planning Consultant's Comment Responses:

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

    Response: Lighting has been added to the plan, with fixtures mounted on the rear of the existing structure at 8 Cliff Street. Caution signage at both ends of the driveway has been added to help with pedestrian safety.

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.

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

Response: Vehicular access for the neighbors to allow them to access their garages will be maintained.

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).

   Response: Lighting and photometrics have been added to the plan.

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.

   Response: The landscaping has been updated and there is 10.2% landscaped area. Therefore, the minimum landscape requirement is met.

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 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. 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: Parcel labeling has been removed.

Building Elevations and Views (Sheet 4)

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.

   Response: The graphics have been updated for legibility.

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

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

January 27, 2026

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 January 9, 2026, 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. The existing access easement information has been provided to the project surveyor. The easement linework will be provided in a future submission.
3. A stormwater maintenance and easement exhibit will be provided for review prior to chairman's signature.

4. Comment acknowledged.

Plot Plan (Sheet 1 of 1):

1. The existing easement will be added to the subdivision plat once completed by the project surveyor.

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

Building Elevations & Views (Sheet 4 of 9):

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

KARC Planning Consultants, Inc. Review Letter, Dated January 12, 2026:

1. CMS & HDLO Design Standards
    a. Aryeh Siegel has responded to this comment under separate cover. A light has been added to the neighbor's garage to supplement lighting towards the site access drive along with the existing street lighting.
2. Aryeh Siegel has responded to this comment under separate cover. The location of the existing easement will be provided once completed by the project surveyor.
3. Aryeh Siegel has responded to this comment under separate cover.
4. Additional landscaping has been added to the south end of the access drive as it approaches the ADA parking space, and the landscaped area has been increased adjacent to the building entrance. The overall landscaped area is now 10.2% of the overall combined parcel area.
5. A construction staging area is shown on the erosion and sediment control plan. Building materials will be stored in staging area prior to construction of the foundation and slab. Once those items have been constructed, building materials will be stored in the staging area and within the building footprint as feasible. If additional staging area is needed, the applicant will seek temporary easements from the adjacent neighbor at 197-199 Main Street and/or 201-211 Main Street.

We look forward to continuing our discussions regarding this Application at your February 2026 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)



Dutchess County Clerk Recording Page

Record & Return To:

CUDDY & FEDER LLP
445 HAMILTON AVE FL 14

WHITE PLAINS, NY 10601

Date Recorded: 1/23/2026
Time Recorded: 10:45 AM

Document #: 02 2026 50313

Received From: CUDDY & FEDER LLP

Grantor: CABRERA MINERVA
Grantee: KOSOVA LANE PROPERTIES LLC

Recorded In: Deed
Instrument Type: EASE

Tax District: City of Beacon

Examined and Charged As Follows :

Recording Charge:	$105.00
Transfer Tax Amount:	$0.00
Includes Mansion Tax:	$0.00
Transfer Tax Number:	3543

Red Hook Transfer Tax:

RP5217: N
TP-584: Y

Number of Pages: 12

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

County Clerk By: CSC
Receipt #: 2074
Batch Record: 15

Bradford Kendall
County Clerk



02202650313

RECORD AT THE REQUEST OF AND AFTER RECORDING RETURN TO:

Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
Attn: Taylor M. Palmer, Esq.

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (this "**Agreement**") is made as of the 13th day of January, 2026, by **MINERVA CABRERA**, an individual, with an address of 8 Cliff Street, Beacon, New York 12508 (the "**Grantor**") and **KOSOVA LANE PROPERTIES LLC**, a New York limited liability company, with an address of 169 Main Street, Beacon, New York 12508 (the "**Grantee**"). Grantor and Grantee are each sometimes referred to herein as a "**Party**" or collectively as the "**Parties**."

WITNESSETH

WHEREAS, Grantor is the owner of certain real property located at and known as 8 Cliff Street, Beacon, New York, situate, lying and being in the City of Beacon, County of Dutchess and State of New York, and more particularly described in Schedule A-1, annexed hereto and made a part hereof ("**Grantor's Property**");

WHEREAS, Grantee is the owner of certain real property located at and known as 193 – 195 Main Street and Cliff Street, Beacon, New York, situate, lying and being in the City of Beacon, County of Dutchess and State of New York, and more particularly described in Schedule A-2, annexed hereto and made a part hereof ("**Grantee's Property**");

WHEREAS, a portion of Grantee's Property is a narrow strip of land improved with a driveway connecting the main portion of Grantee's Property to Cliff Street, which strip of land is bordered to the north by Grantor's Property;

WHEREAS, Grantor has agreed to grant Grantee a non-exclusive, perpetual access easement over, upon, through, under and across the Grantor's Property as illustrated on and identified as the "Proposed Easement Area: 118.4 SF" (the "**Easement Area**"), on the site plan attached hereto as Schedule B and made a part hereof (the "**Site Plan**"); and

WHEREAS, the Parties have agreed that Grantee may improve the Easement Area, including the installation of stone pavers, asphalt pavement and / or other improvements, as reasonably determined by Grantee in its sole discretion, for vehicular and pedestrian access over, upon, through and across the Easement Area as more particularly shown on the Site Plan, upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the Parties hereby agree as follows:

1. Incorporation of Preamble. The provisions of the preceding preamble are hereby incorporated by reference into the body of this Agreement with the same force and effect as if set forth at length herein.

2. Grant of Access Easement. Grantor hereby grants and conveys to the Grantee, its officers, stakeholders, agents, employees, invitees, tenants, licensees, and contractors (collectively, the "**Easement Beneficiaries**") a non-exclusive, perpetual easement over, upon, through, under and across the Easement Area as shown on the Site Plan for pedestrian and vehicular access to Cliff Street (the "**Access Easement**"). For the avoidance of doubt, Grantor acknowledges and agrees that Grantee is permitted to improve the Easement Area as necessary, as determined by Grantee in its sole discretion, to enable and ensure unimpeded vehicular and pedestrian access between Cliff Street and Grantee's Property, in its entirety.

3. Grantor's Reservation of Rights. The Access Easement is non-exclusive in nature and Grantor reserves the right to use, occupy and enjoy the Easement Area in any lawful fashion it desires provided, however, that Grantor shall not unreasonably interfere with Grantee's exercise of its easement rights hereunder.

4. Authorization. Grantor and Grantee each represents to the other that it has been duly authorized and empowered to enter into this Agreement and to fully perform its obligations hereunder, and such obligations constitute its valid and binding obligations, enforceable in accordance with their terms. No restriction, condition, covenant, duty, obligation, term, or provision hereof shall be deemed to have been abrogated, modified, waived, relinquished, or terminated by reason of any delay or failure to enforce same by the party entitled to such enforcement rights.

5. Indemnity. Grantee agrees to defend, indemnify and hold Grantor harmless from and against all loss, liability, claim, damage, obligation, cost and/or expense (including reasonable attorneys' fees but excluding any consequential, punitive, special, exemplary and/or indirect damages) (collectively, "**Claims**"), arising out of or in connection with Grantee's use of the Easement Area except for any Claims which arise out of or result from any negligent act or omission, willful misconduct, illegal acts, bad faith, or fraud of Grantor, its agents, employees or contractors.

6. Legal Fees. If a Party commences any action against the other Party with respect to the enforcement or interpretation of this Agreement, then the prevailing Party in such action shall be entitled to an award of its costs in connection with such action, including reasonable attorneys' fees.

7. Agreement Runs with the Land. This Agreement and the provisions hereof shall run with the land in perpetuity and shall be binding upon and inure to the benefit of, and be enforceable by, the fee owners of Grantor's Property and Grantee's Property, and their respective

heirs, distributees, legal representatives, successors and/or assigns, subject nevertheless to the terms and provisions hereof, and the failure of any of them to enforce any provisions herein contained shall not be deemed a waiver of the right to do so thereafter.

8. Partial Invalidity. If any provision of this Agreement or the application thereof to any person or circumstance is determined by a court of competent jurisdiction to be invalid, the remainder of the provisions of this Agreement and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid shall not be affected thereby.

9. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of New York without regard to the conflicts of laws rules thereof.

10. Recording of Agreement. It is the intent of the Parties that this Agreement be recorded in the Office of the Dutchess County Clerk and the parties agree to execute and deliver any real estate transfer tax forms necessary for such recording. The transfer taxes, if any, recording fees and any other expenses incurred in connection with the recording of this Agreement shall be paid by Grantee.

11. Merger; Amendment. There are no oral agreements between the Parties in connection with this Agreement or the transaction of which it is a part. This Agreement shall not be amended or supplemented except by instrument in writing signed by the Parties, or their respective successors or assigns.

12. Counterpart Signatures. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument

Signature Pages Follow. Remainder of Page Intentionally Left Blank.

IN WITNESS WHEREOF, the Parties have caused their authorized representatives to execute this Agreement as of the date first written above.

GRANTEE:

KOSOVA LANE PROPERTIES LLC, a New York limited liability company

By: _____
Name: SHABAN BERISHA
Title: OWNER

STATE OF NEW YORK)
COUNTY OF Dutchess) ss.:

On the 13th day of January, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Shaban Berisha personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

RICHARD SCHISANO
Notary Public, State of New York
Qualified in Orange County
Reg. # 4709072
Commission Expires March 30, 2027

IN WITNESS WHEREOF, the Parties have caused their authorized representatives to execute this Agreement as of the date first written above.

GRANTOR:

MINERVA CABRERA, an individual

STATE OF NEW YORK)

COUNTY OF DUTCHESS) ss.:

On the 13th day of January, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **MINERVA CABRERA** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

RICHARD SCHISANO
Notary Public, State of New York
Qualified in Orange County
Reg. # 4709072
Commission Expires March 30, 2027

SCHEDULE "A-1"

The Grantor Parcel

Annexed Hereto

Old Republic National Title Insurance Company

Title No. 317-D-OPT

Policy No

SCHEDULE A

ALL that certain piece or parcel of land, with buildings and improvements thereon erected, situate, lying and being in the CITY OF BEACON, Dutchess County, State of New York, bounded and described as follows:

BEGINNING at a point in the easterly side of Cliff Street at the southwesterly corner of a lot now owned by Samuel A. Birdsall which point is fifty feet southwesterly from the corner of a lot now or formerly of Benjamin M Talbot, and running thence southwesterly along the easterly side of Cliff Street 45 feet to lands formerly of Daniel Leach, thence easterly along said Leach land 68 feet to other lands of said Leach, thence northerly along said Leach lands 45 feet more or less to said Samuel A. Birdsall lot, thence westerly along said Samuel A. Birdsall south line doubt 67 feet to the place of beginning.

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SCHEDULE "A-2"

The Grantee Parcel

Annexed Hereto

Schedule A Description

Title Number JT-WC2791 Page 1

PARCEL I

All that certain plot, piece or parcel of land situate, lying and being in the City of Beacon, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at a point in the southeasterly bounds of Main Street where same is intersected by the northwesterly bounds of lands now or formerly Charkalis (Liber 1360 Page 619), running thence with said northwesterly bounds, S 45-39-46 W 59.34 feet, S 46-48-37 W 38.26 feet, S 13-30-11 11.80 feet and S 46-15-00 W 97.45 feet to a point in the northeasterly bounds of lands now or formerly Claudio (Liber 1581 Page 459 and Liber 1542 Page 551), running thence with said line of Claudio, N 47-39-53 W 21.71 feet; running thence with other lands of the party of the first part and the northeasterly bounds of a right of way, N 59-37-05 W 24.31 feet to the southeasterly corner of lands now or formerly Morales (Liber 1043 Page 521), running thence with the southeasterly bounds of said Morales and in part with lands of Reed (Liber 1666 Page 722) and in part with lands of the City of Beacon (Liber 1555 Page 39), N 46-15-00 E 212.10 feet to a point in the aforementioned southeasterly bounds of Main Street, running thence with the said line of Main Street, S 45-14-31 E 38.44 feet to the point and place of BEGINNING.

PARCEL II

ALSO, ALL that certain plot, piece, or parcel of land situate, lying and being in the City of Beacon, County of Dutchess and State of New York, being bounded and described as follows:

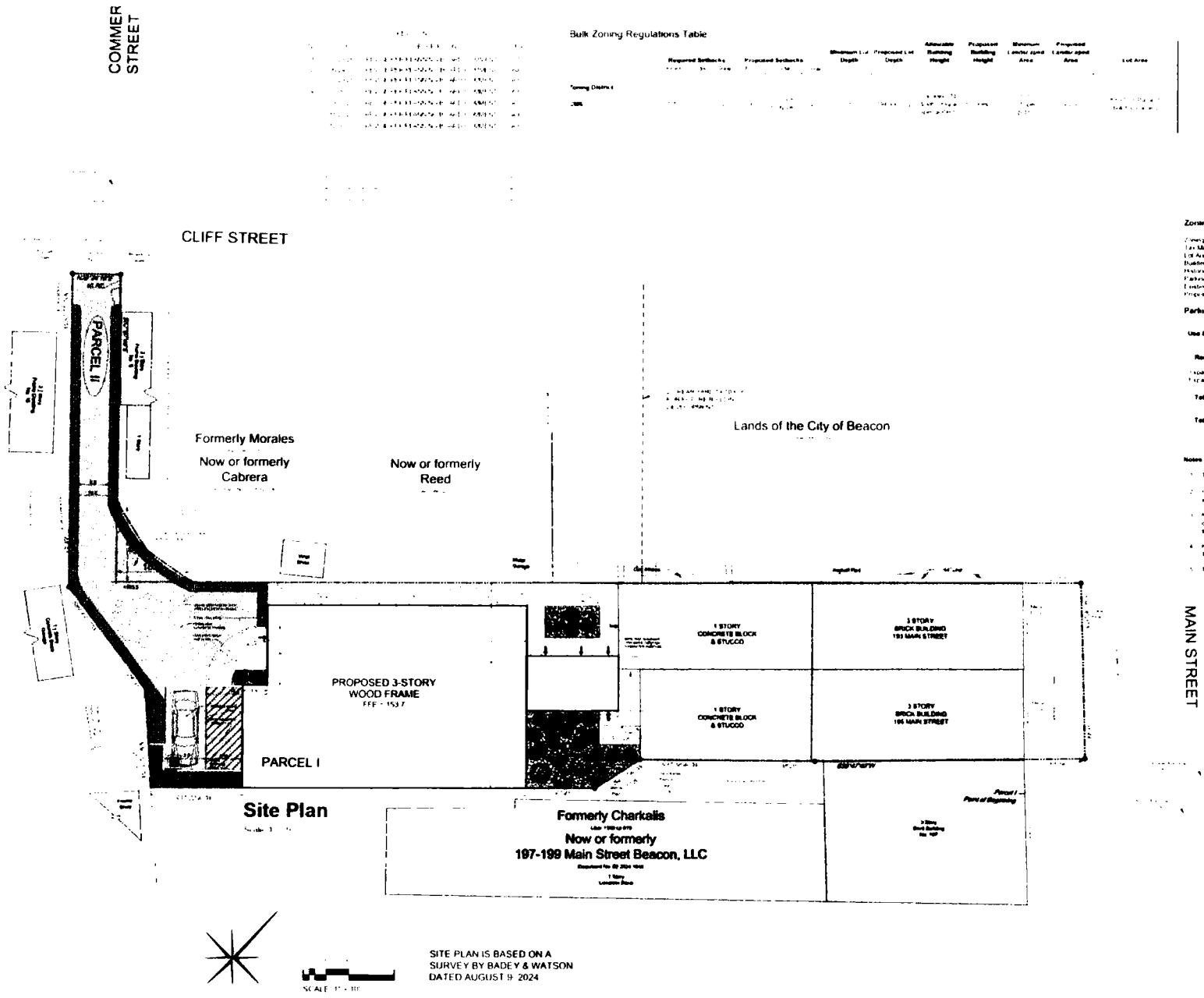
BEGINNING at a point on the southwesterly bounds of Cliff Street where same is intersected by the southerly bounds of land now or formerly Morales (Liber 1043 Page 521), running thence with said line of Morales, S 43-15-26 E 67.42 feet to the southwesterly corner of lands now or formerly Ackerman (Liber 1737 Page 848) and being the southeasterly corner of said Morales, running thence with the southerly bounds of said Ackerman, along a corrected course of S 59-37-05 E 24.31 feet to a point in the northeasterly bounds of the aforementioned Claudio, running thence with said line of Claudio, N 81-18-33 W 28.00 feet and N 43-29-49 W 68.80 feet to a point in the aforementioned southwesterly bounds of Cliff Street, running thence with said road bounds, N 47-18-38 E 10.70 feet to the point and place of BEGINNING.

rnget Doc #: 02202250546 Printed Page 5 of 5

SCHEDULE "B"

The Site Plan

Annexed Hereto



Bulk Zoning Regulations Table

Zoning District	Required Setbacks	Proposed Setbacks	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Location Map

Scale: 1" = 200'



Zoning Summary

Zoning District	[illegible]
Tax Map No.	[illegible]
Lot Area	[illegible]
Building Footprint	[illegible]
Historical Overlay District	[illegible]
Parking Overlay District	[illegible]
Existing Use	[illegible]
Proposed Use	[illegible]

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
[illegible]	[illegible]	[illegible]
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. [illegible]
3. Note that the Applicant's representatives met with the Fire Chief regarding site access for the [illegible] determined that aerial access and fire truck access are not required by the [illegible] building is fully sprinklered and no more than 15 high depth of those requirements are met.
4. Note that the Building Inspector determined that the proposed [illegible] building at 193-195 Main Street.
5. The building shall be fully sprinklered per NFPA 13R.

Index of Drawings

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Sheet 2 of 9	Existing Conditions & Demolition Plan
Sheet 3 of 9	Building Plans
Sheet 4 of 9	Building Elevations & Rendering
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

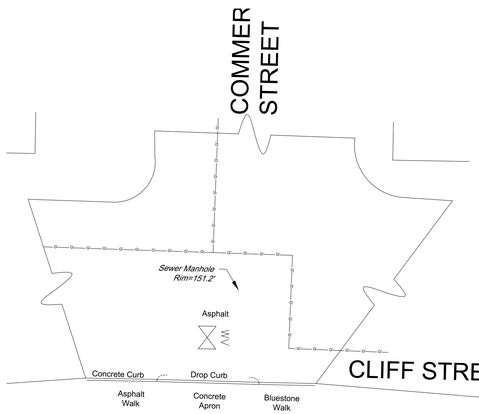
Architect
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

Surveyor
Badey & Watson
3063 Route 9
Fishkill Spring, New York 10516

193-195 Main Street

Beacon, New York
Scale: 1" = 10'
January 1, 2025





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



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

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.

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	10.2%	8,697 SF Parcel 1 844.8 sf Parcel 2

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



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

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
8	01/27/26	REVISE PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

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Sheet 1 of 9	Site Plan
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Sheet 3 of 9	Building Plans
Sheet 4 of 9	Building Elevations & Renderings
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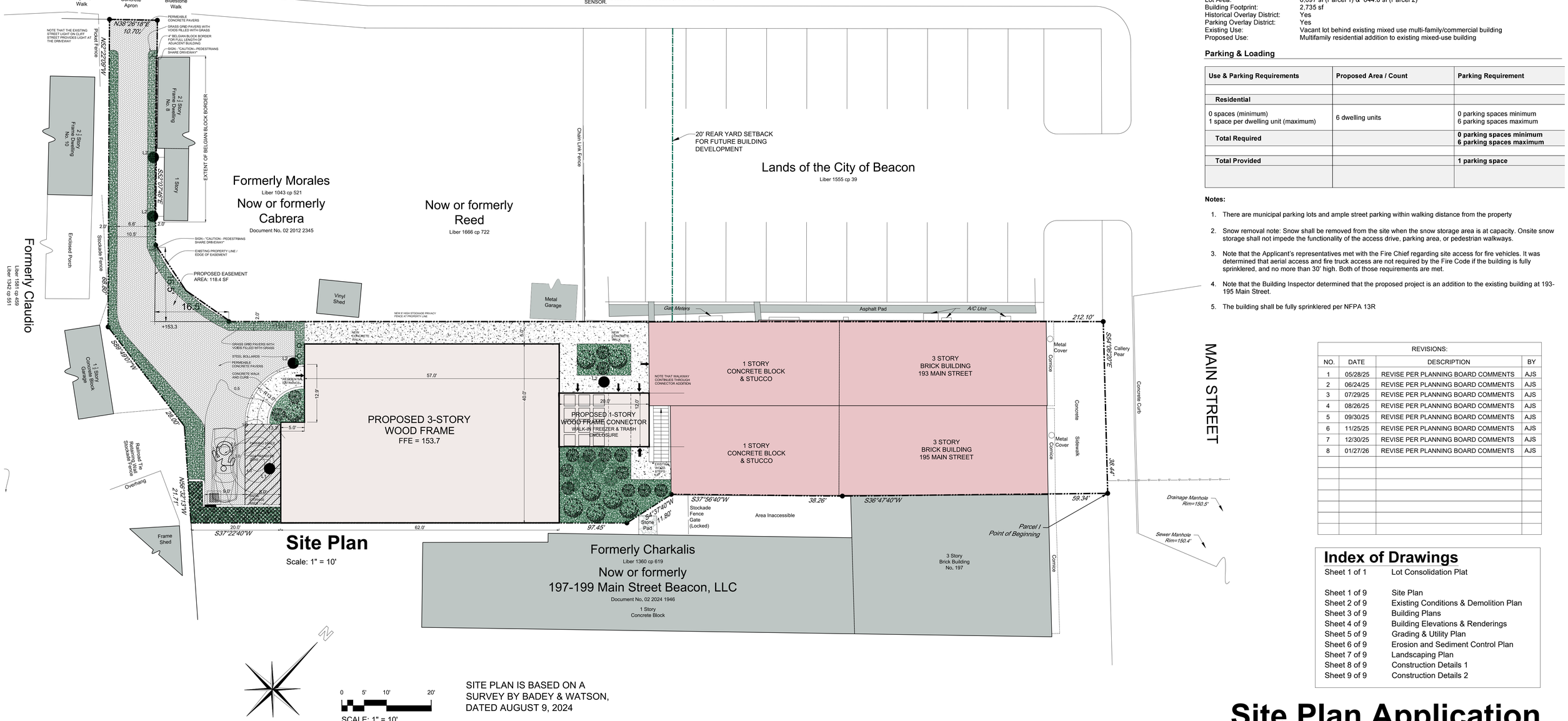

Site Plan

Scale: 1" = 10'

SITE PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024

0 5' 10' 20'

SCALE: 1" = 10'

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:			
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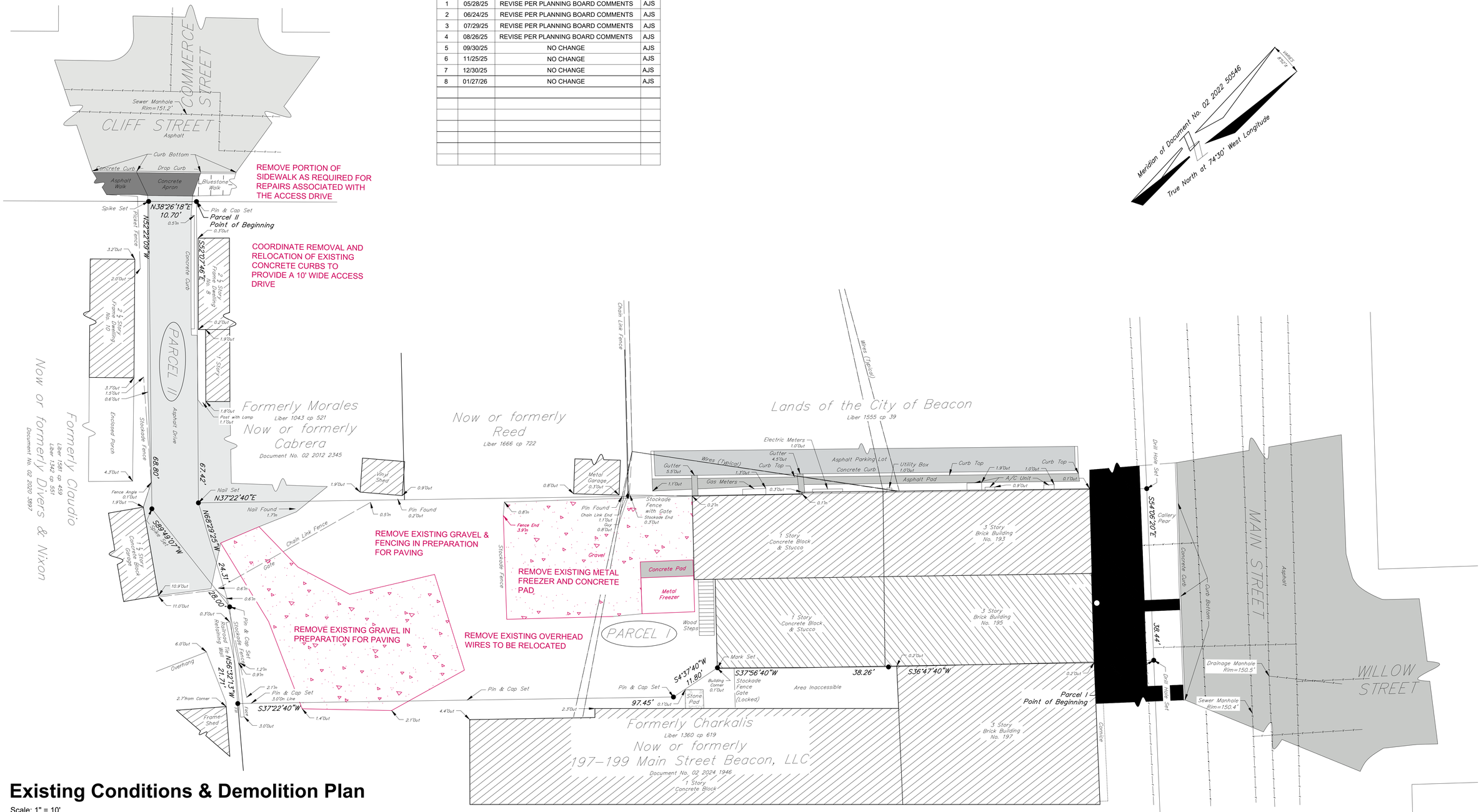
4	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	09/30/25	NO CHANGE	AJS
6	11/25/25	NO CHANGE	AJS
7	12/30/25	NO CHANGE	AJS
8	01/27/26	NO CHANGE	AJS



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

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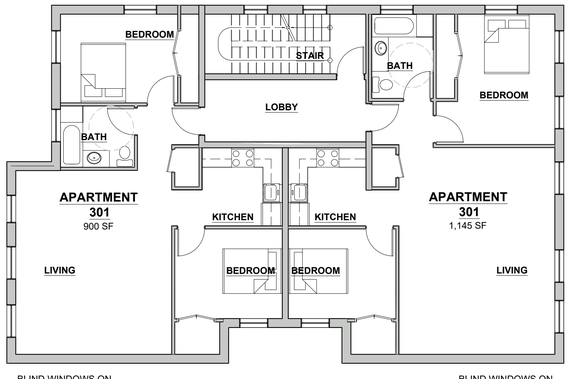
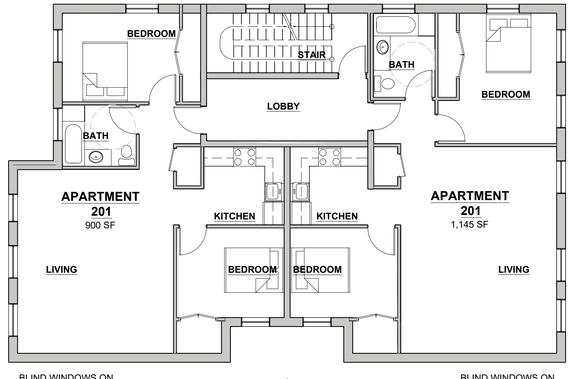
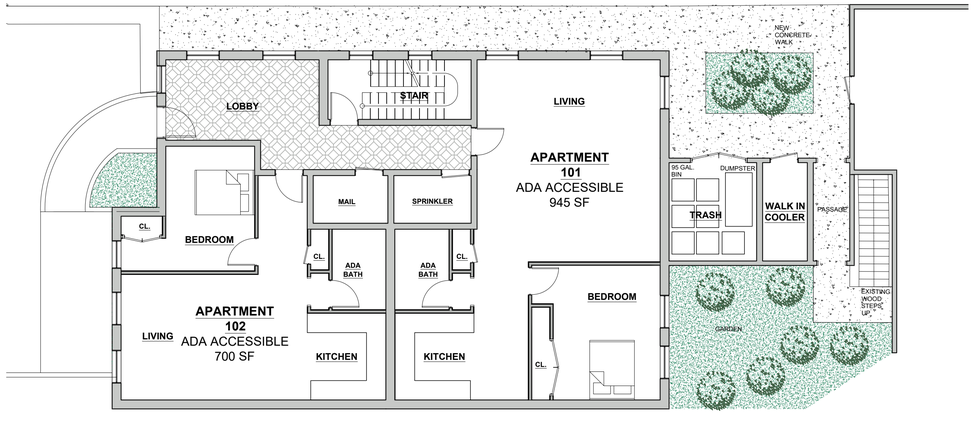


3 3rd Floor Plan
1/8" = 1'-0"



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
Previous renderings shown for reference



Rendering 2
Previous renderings shown for reference



View 4



View 1



View 5



View 2



View 6



View 3



West Elevation
Scale: 3/32" = 1'-0"

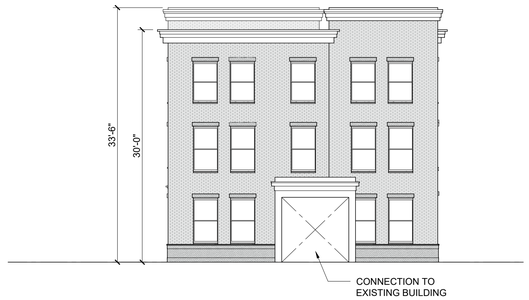
CORNICE & TRIM:
PAINTED CELLULAR PVC
COLOR: BENJAMIN MOORE - MOHEGAN SAGE (2138-30)

BRICK: GLEN-GERY 53DD MIX W/
MORTAR COLOR 'G601'

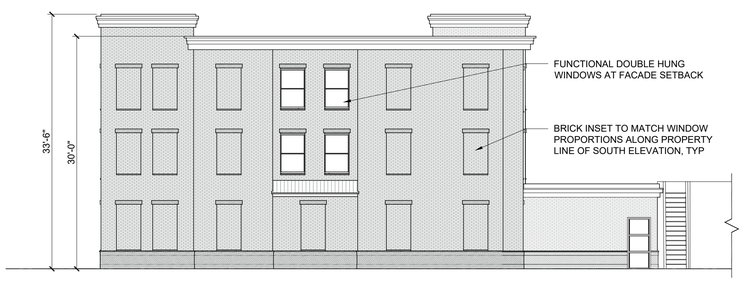
DOUBLE GLAZED ALUMINUM CASEMENT WINDOWS
COLOR: STEEL GRAY

CAST STONE SILLS & LINTELS
CORINTHIAN CAST STONE
COLOR: MEDIUM GRAY LIMESTONE

ALUMINUM & GLASS STOREFRONT
COLOR: STEEL GRAY



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
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7	12/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	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.

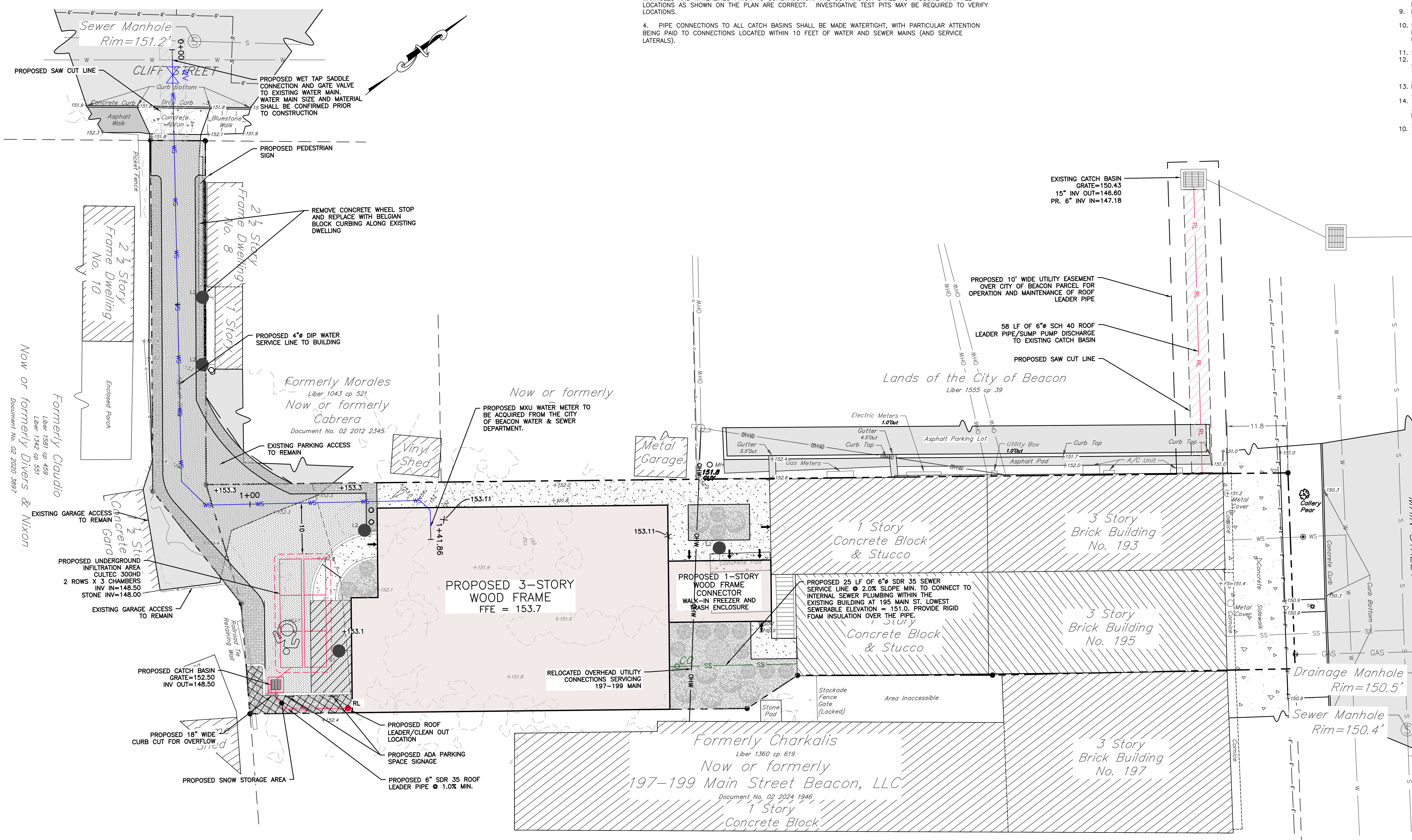
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

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 (250)
- EXISTING MINOR CONTOUR (252)
- EXISTING OVER HEAD WIRE (OHW)
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE (SS)
- EXISTING SEWER LINE (S)
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE (W)
- EXISTING WATER SERVICE LINE (WS)
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE (ST)
- EXISTING CATCH BASIN
- EXISTING GAS LINE (GAS)
- 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 (S)
- PROPOSED SEWER SERVICE LINE (SS)
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT (CO)
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE (ST)
- PROPOSED ROOF LEADER LINE (RL)
- PROPOSED ROOF LEADER (RL)
- PROPOSED WATER LINE (W)
- PROPOSED WATER SERVICE LINE (WS)
- 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:

NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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6	11/25/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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STATE OF NEW YORK MICHAEL A. BODENDORF 084466 LICENSED PROFESSIONAL ENGINEER

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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:

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- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK FENCE
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- 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

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GRAPHIC SCALE
10 0 5 10 20 40
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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

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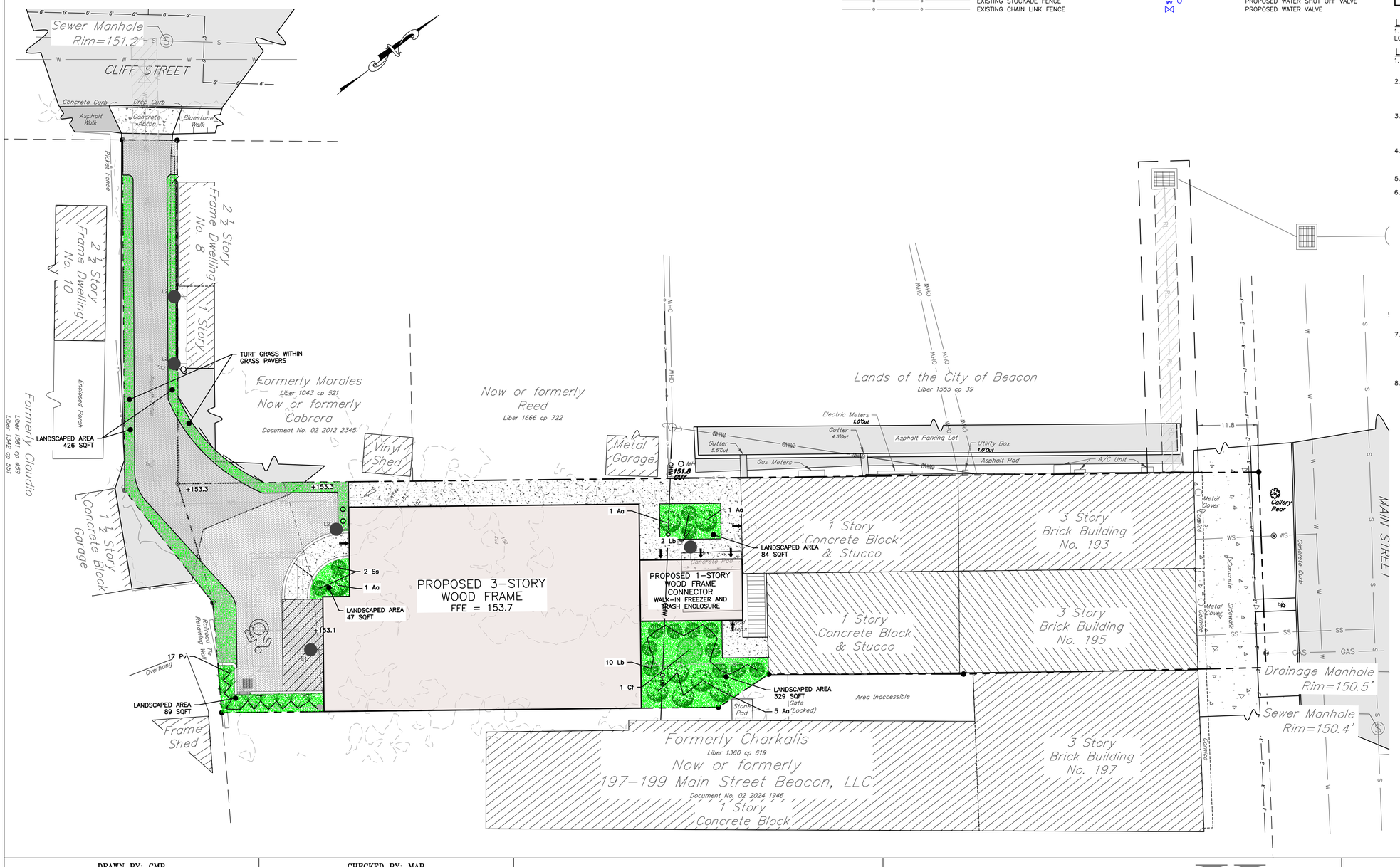
- EXISTING EASEMENT LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- 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	8	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 ±975 SQUARE FEET WHICH IS APPROXIMATELY 10.2% 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.

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GRAPHIC SCALE

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(IN FEET)

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STATE OF NEW YORK — ROBERT A. BOSCHERT — 084486 — LICENSED PROFESSIONAL ENGINEER

SEAL

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LANDSCAPING PLAN

193-195 MAIN STREET

193-195 MAIN STREET
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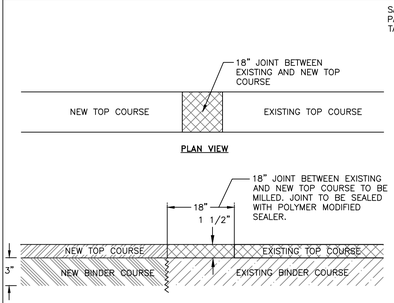
SHEET: 7 OF 9

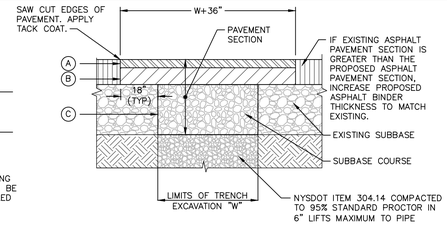
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



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



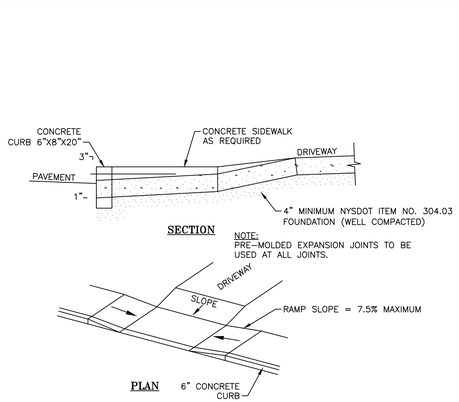
LEGEND

(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

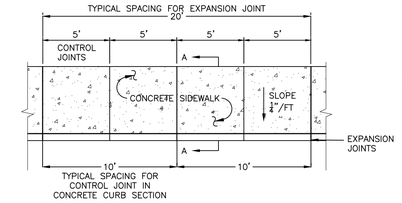
NOTES:

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.

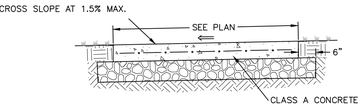
STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



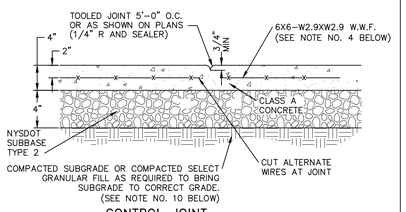
DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



EXPANSION JOINT



SECTION A–A

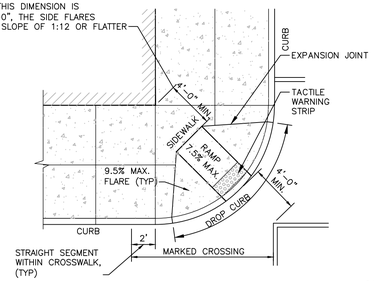


CONTROL JOINT

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.

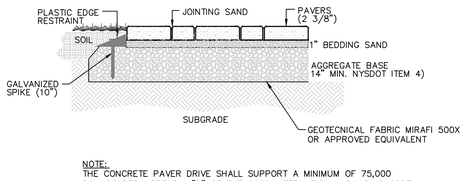
CONCRETE APRON REPAIR DETAIL
NOT TO SCALE



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



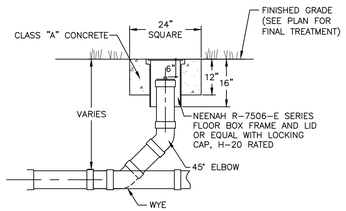
NOTE:
THE CONCRETE PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2020 INTERNATIONAL BUILDING CODE

CONCRETE PAVER DETAIL
NOT TO SCALE

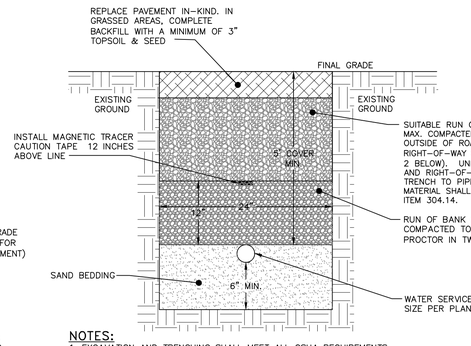
NOTES:

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



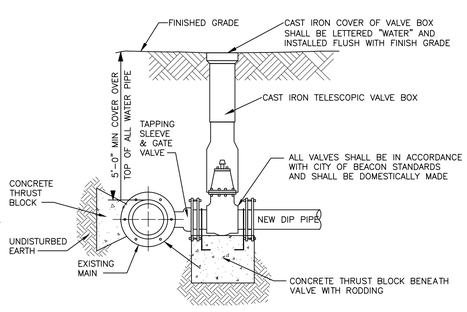
CLEANOUT DETAIL
NOT TO SCALE



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.

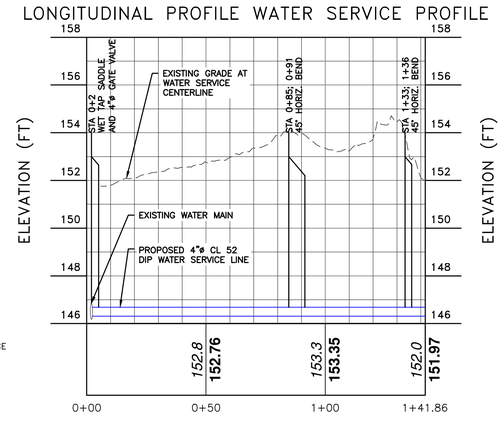
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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	8	1/27/26	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 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

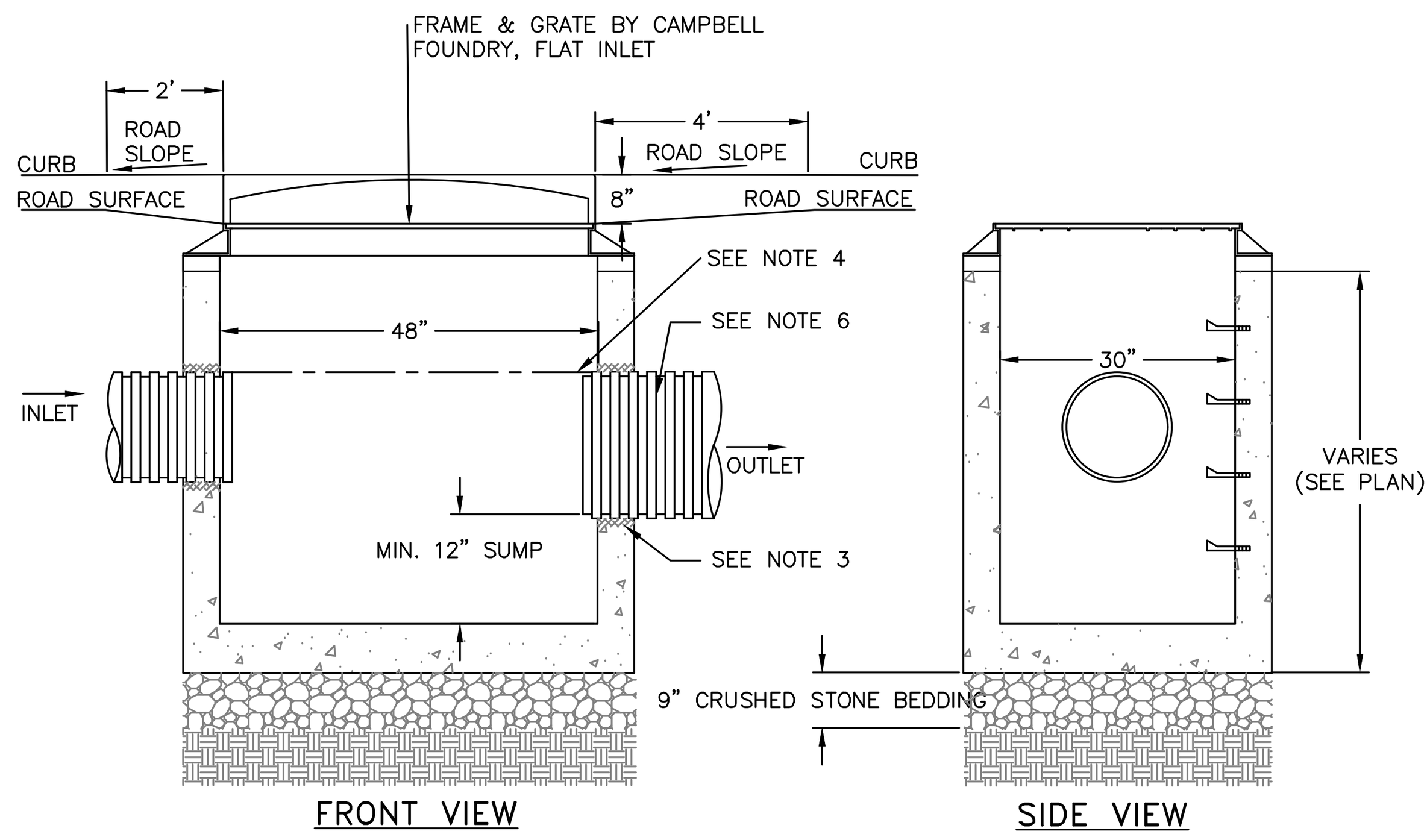
CONSTRUCTION DETAILS 1

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

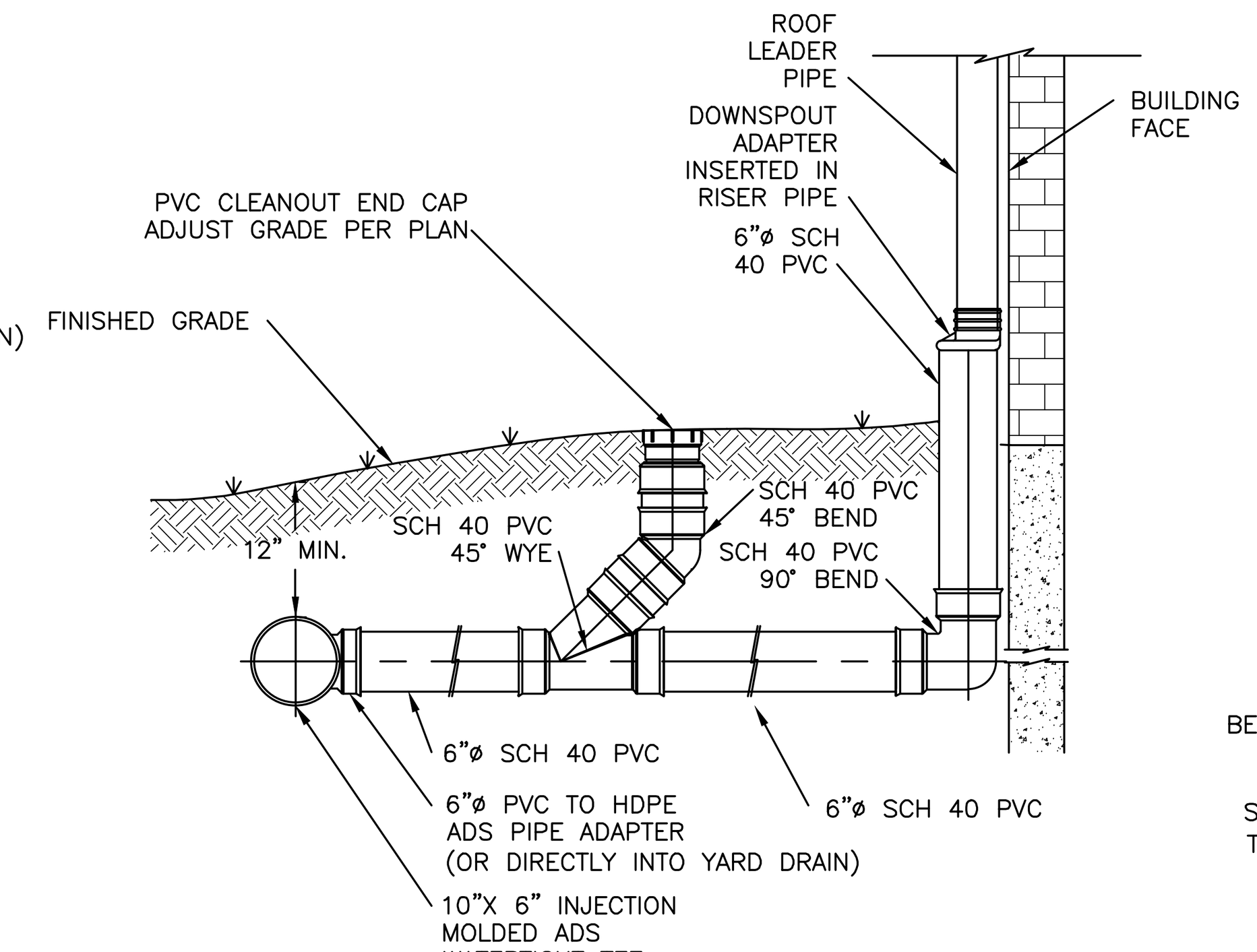
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



NOTES:

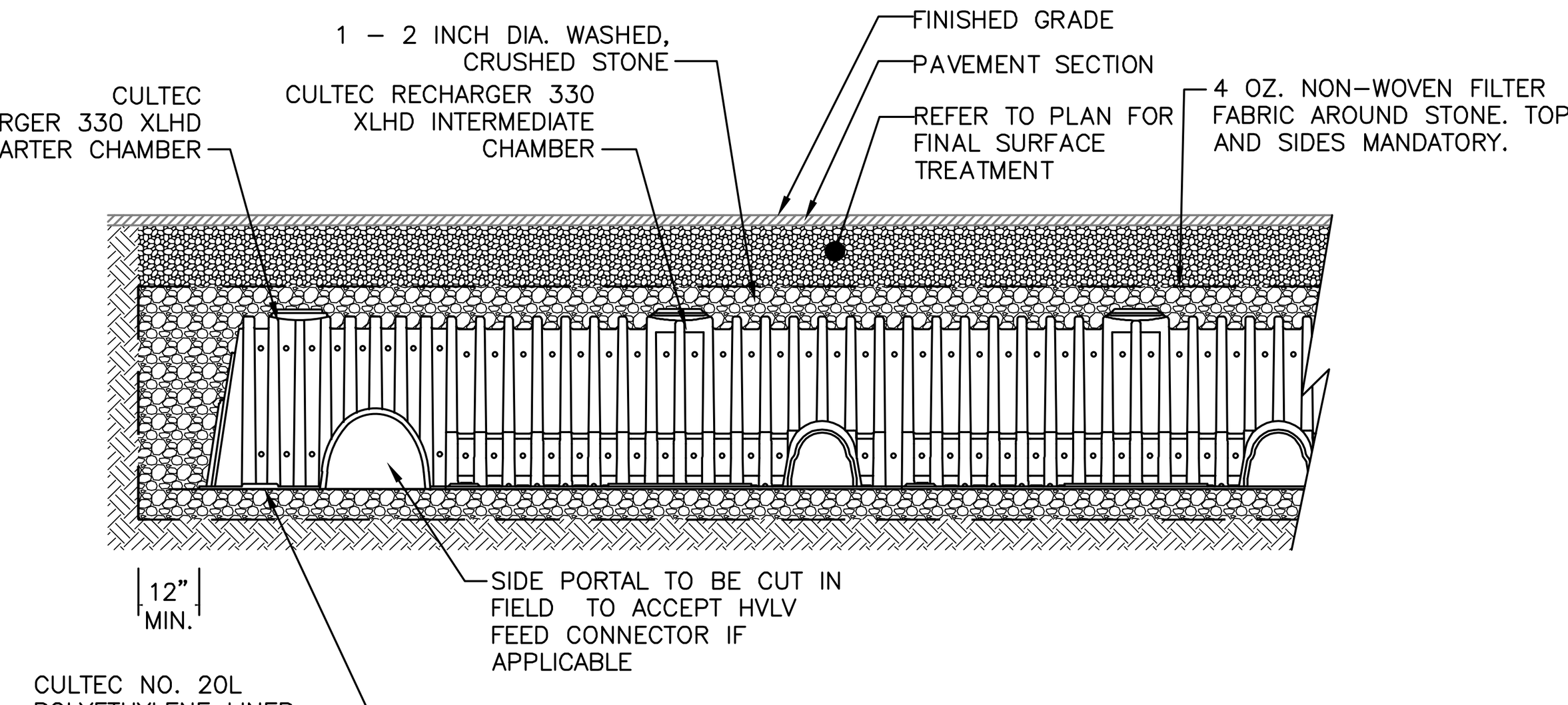
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 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.

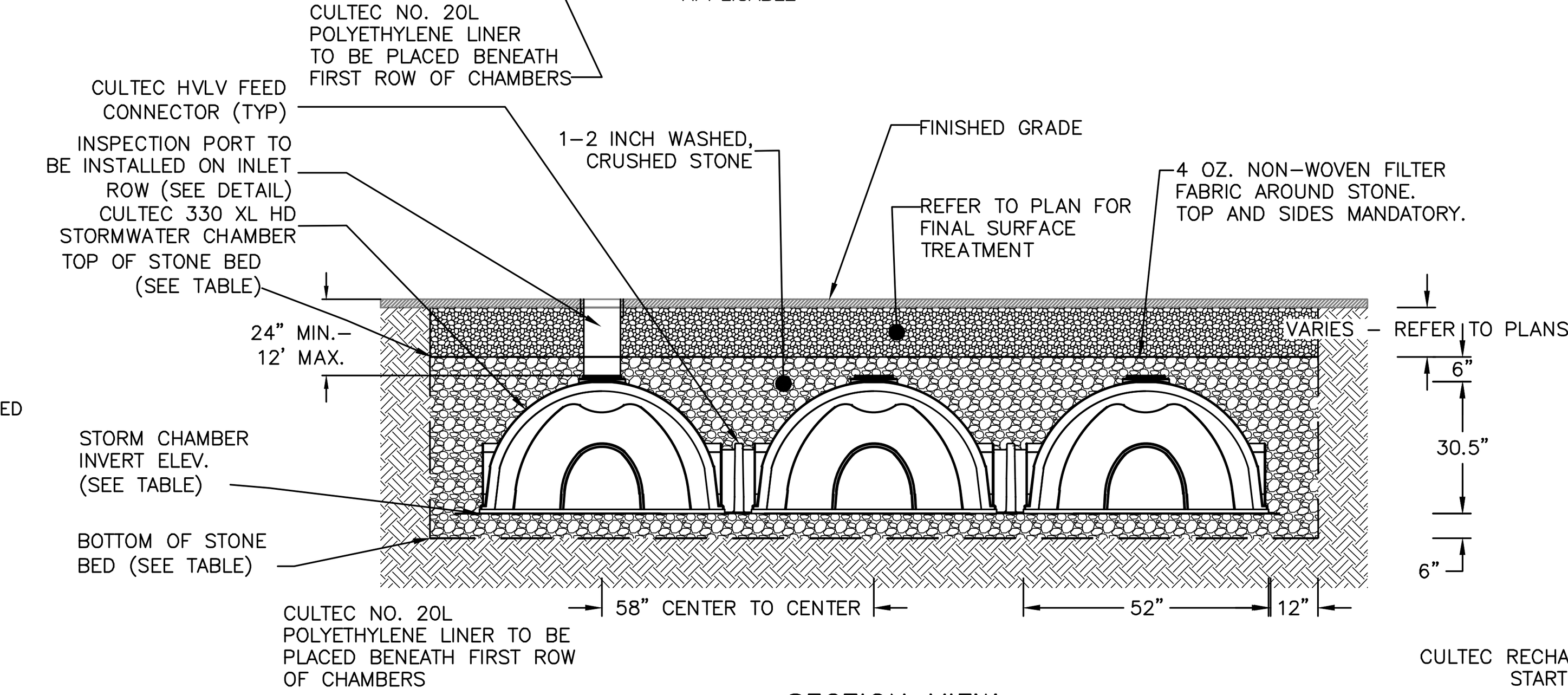
CATCH BASIN DETAIL
NOT TO SCALE



NOTES:
1. 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

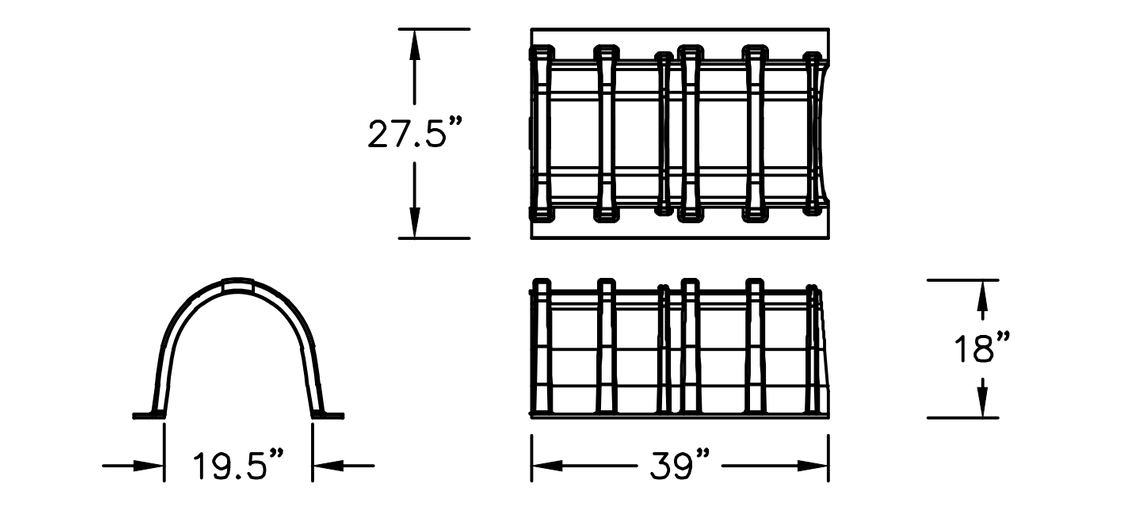




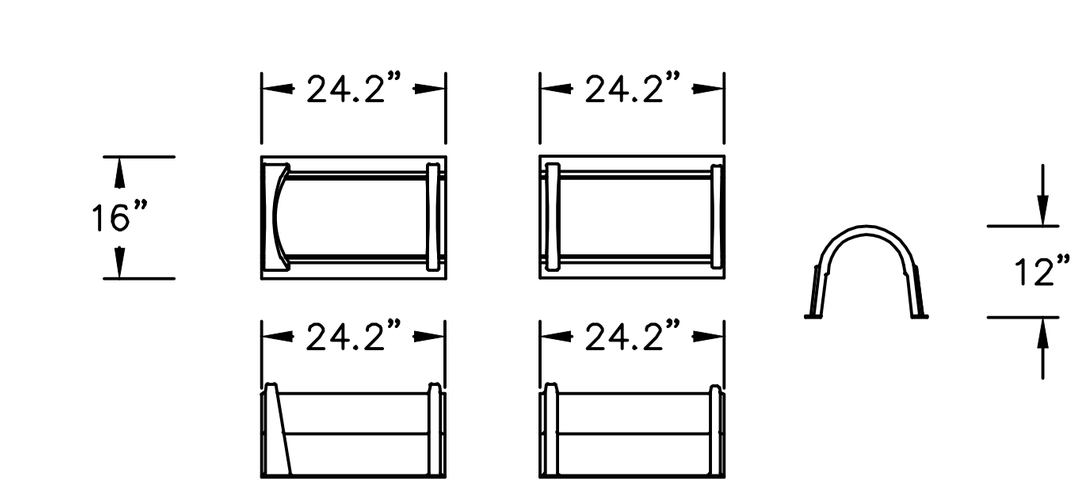
NOTES:
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD 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

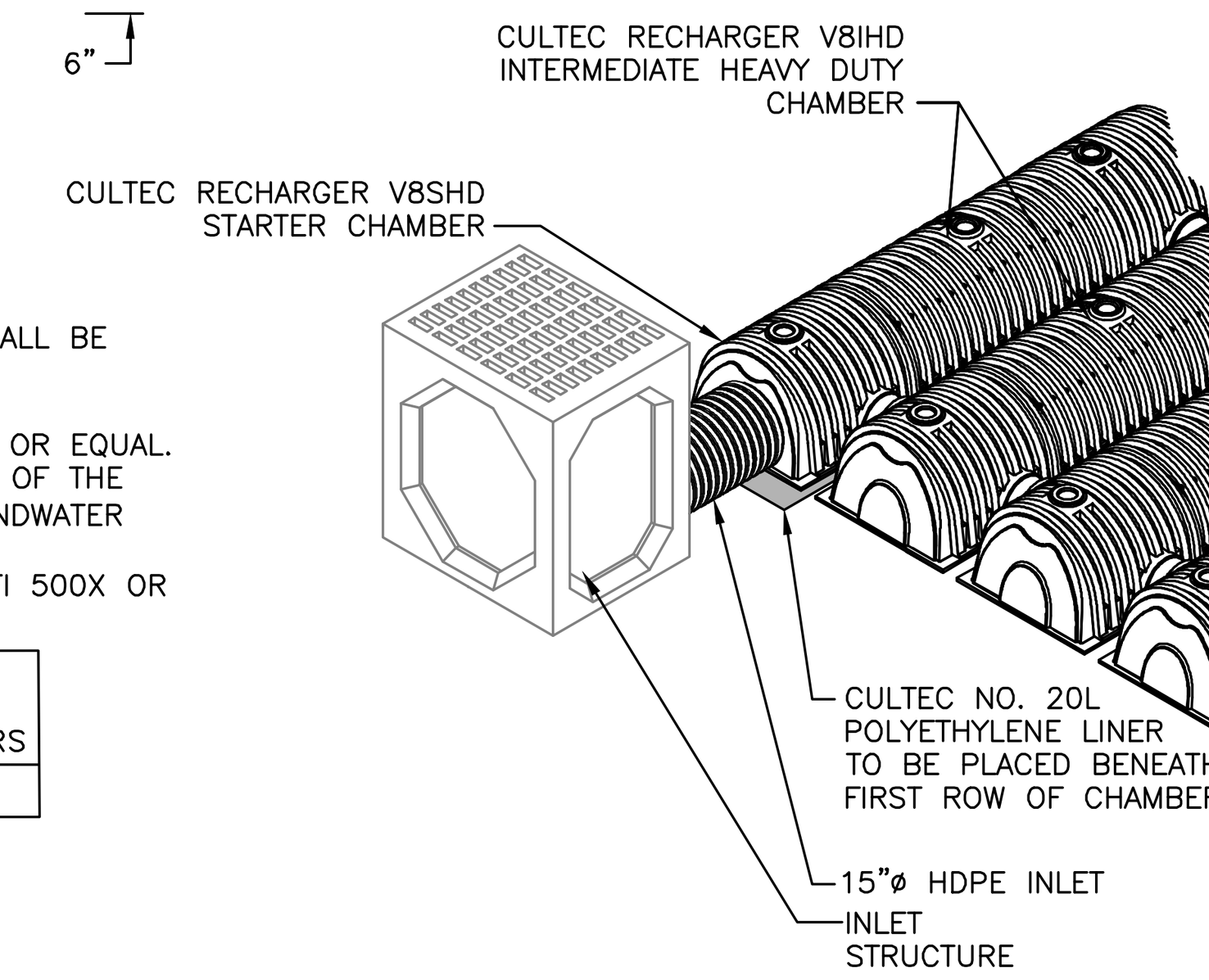
UNDERGROUND INFILTRATION SYSTEM DETAIL
NOT TO SCALE



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:

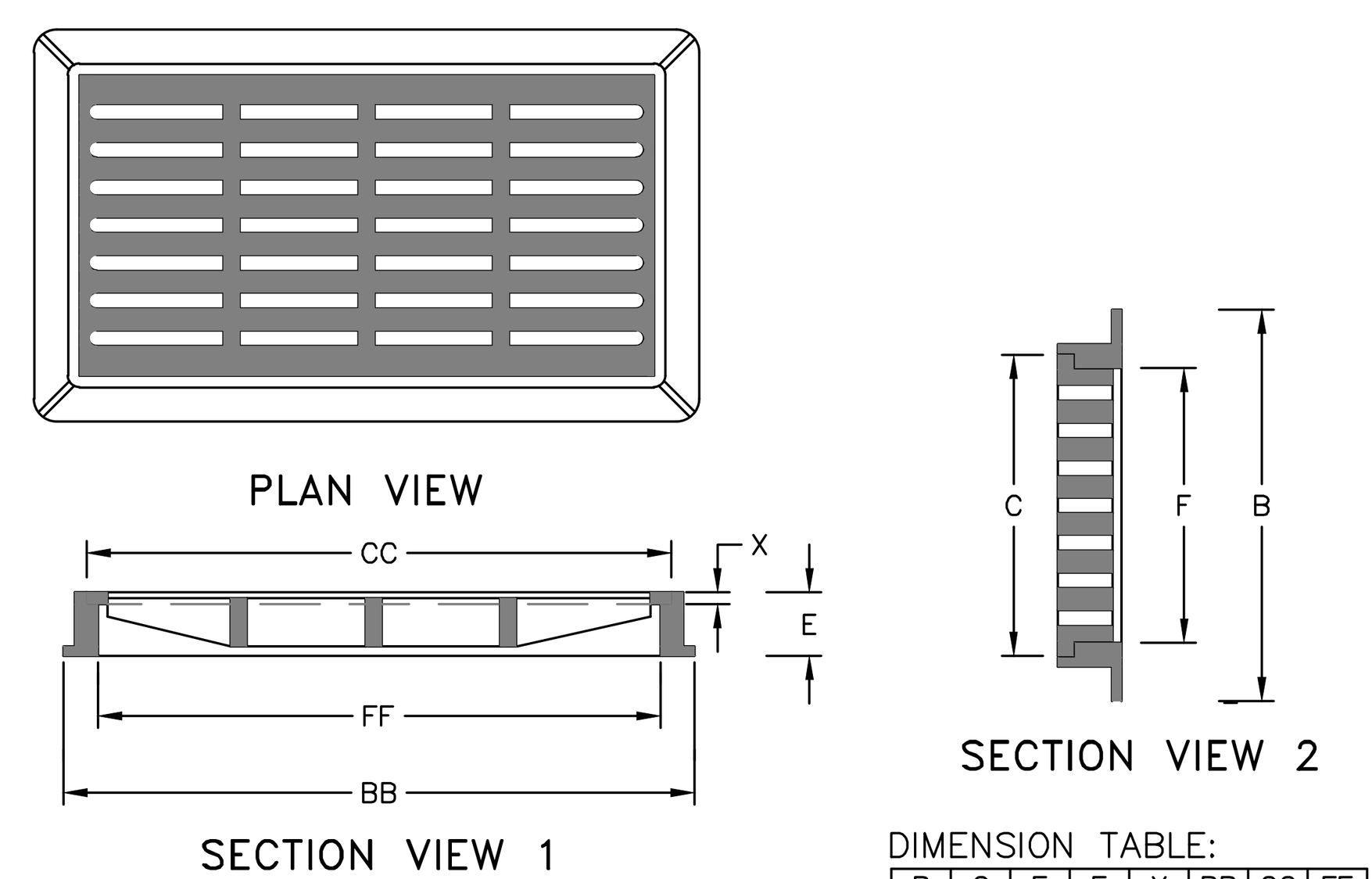
BEST MANAGEMENT PRACTICE FOR MAINTAINING OPTIMUM PERFORMANCE OF THE UNDERGROUND DETENTION SYSTEM IS A COMBINATION OF THE FOLLOWING:
1. REMOVAL OF ACCUMULATED SEDIMENT FROM THE UPSTREAM CATCH BASIN AND STORMWATER COLLECTION SYSTEM, AND
2. MAINTAINING THE SITE IMPERVIOUS AND LAWN AREAS IN A STABLE CONDITION. 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.



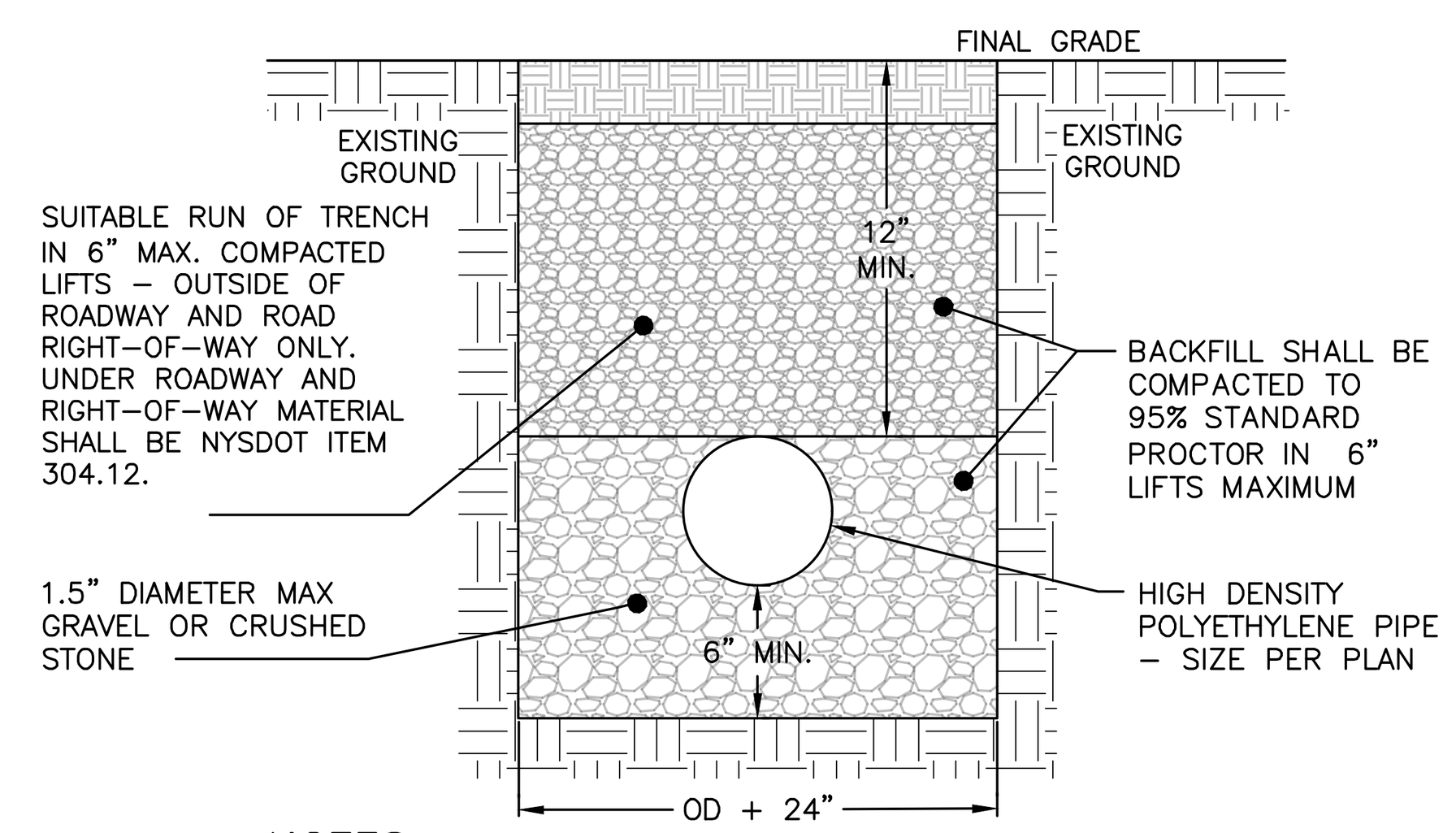
DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
30½"	24⅛"	4"	22"	1⅛"	41⅛"	36⅛"	34"

NOTES:

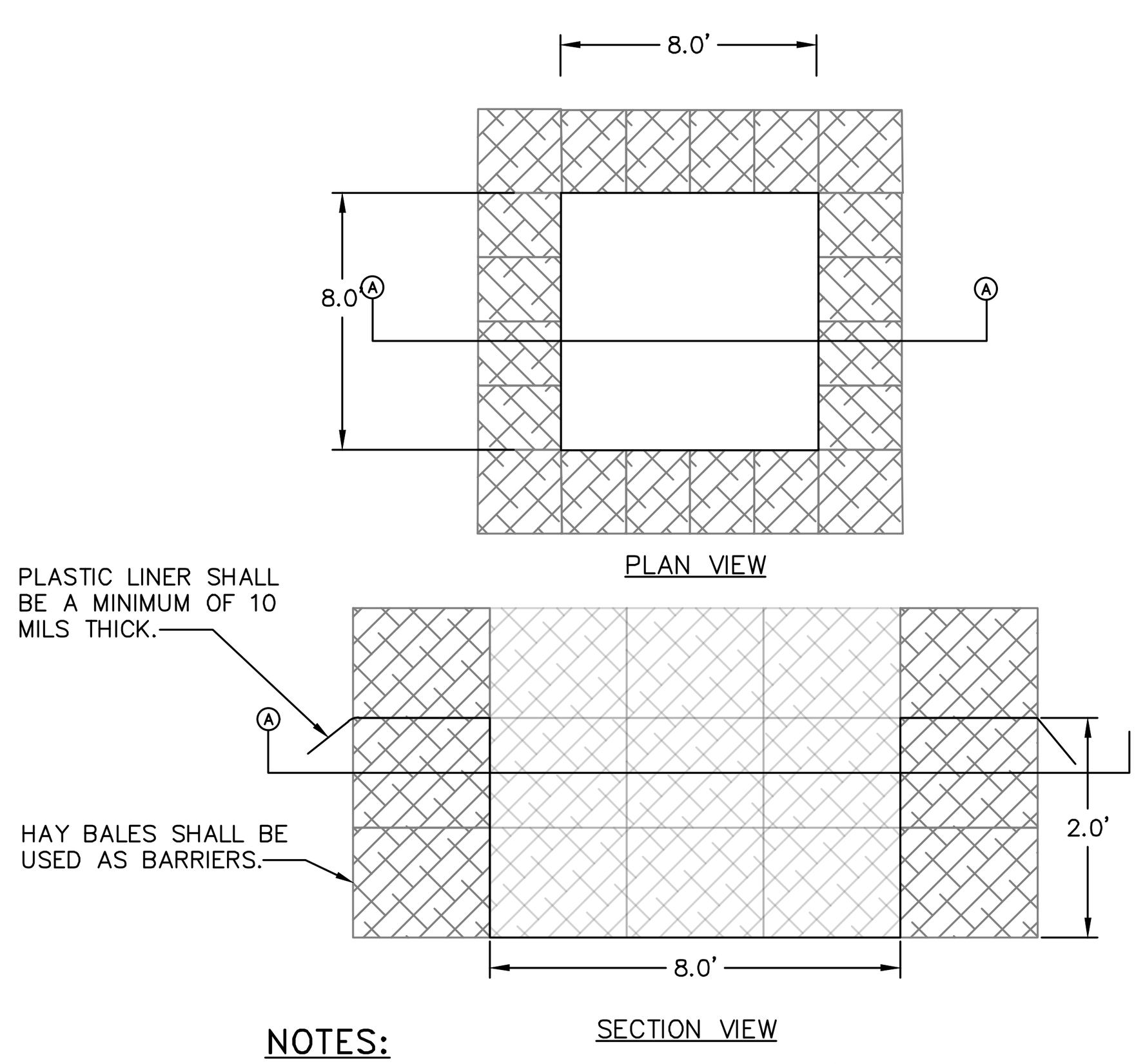
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE FLAT INLETS ARE: CB 101, CB 101A, CB 102, CB 103, CB 202, CB 208, CB 304A, CB 305A AND CB 305B.
3. DMH 1 AND DMH 3 RECEIVE SOLID CAST IRON COVERS.

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



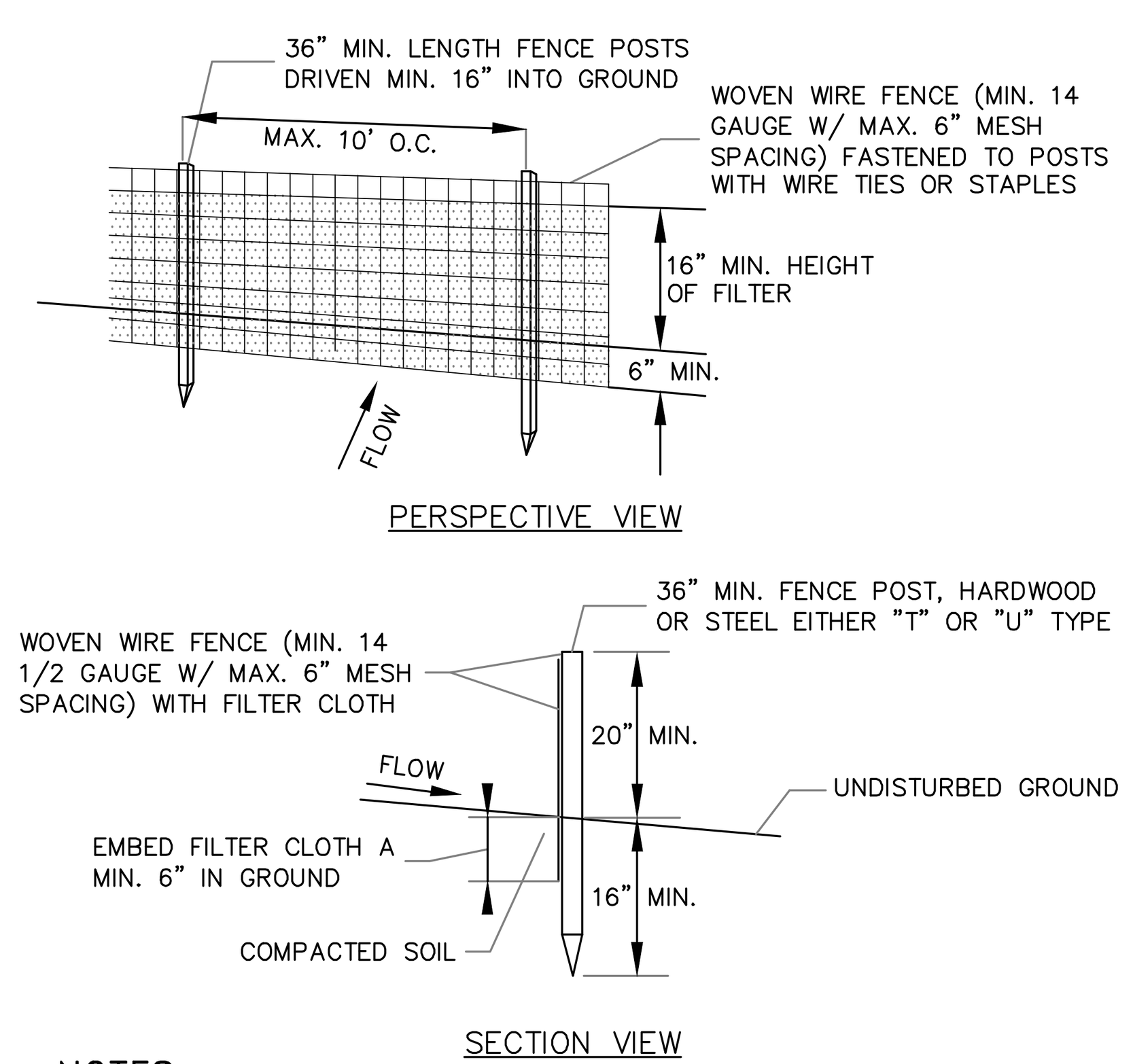
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH 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



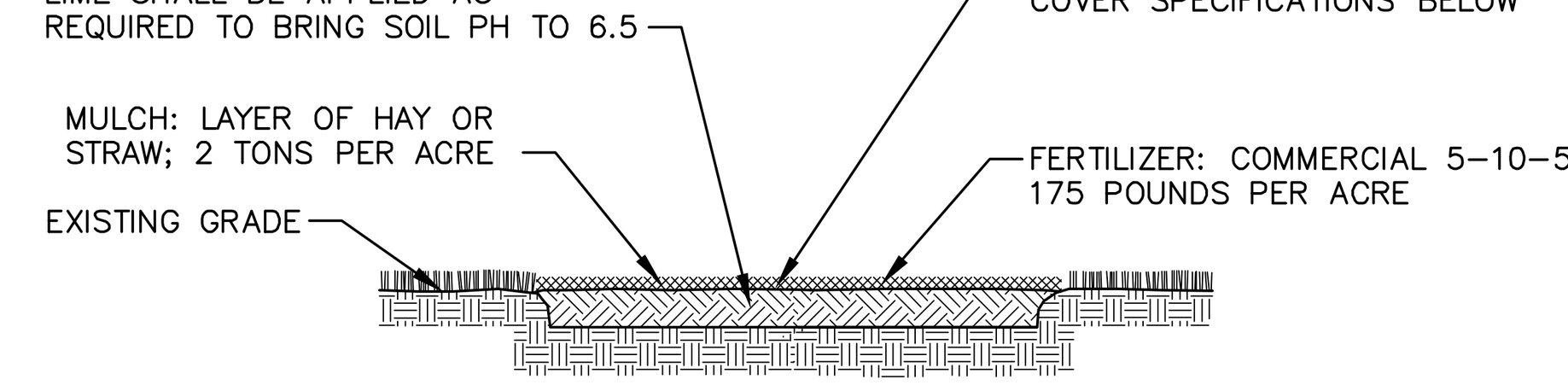
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

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:

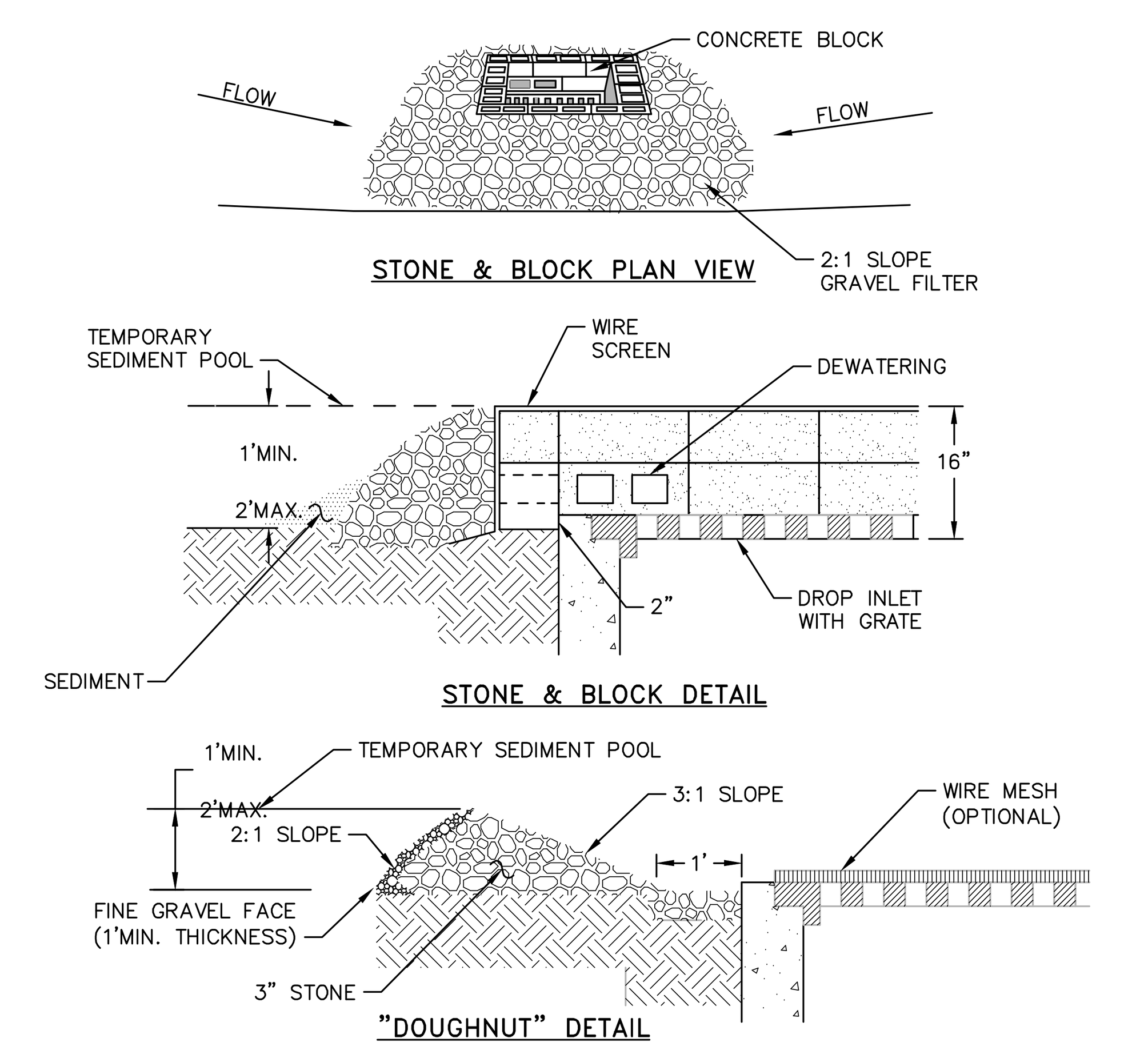
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

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

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	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	8	1/27/26	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				

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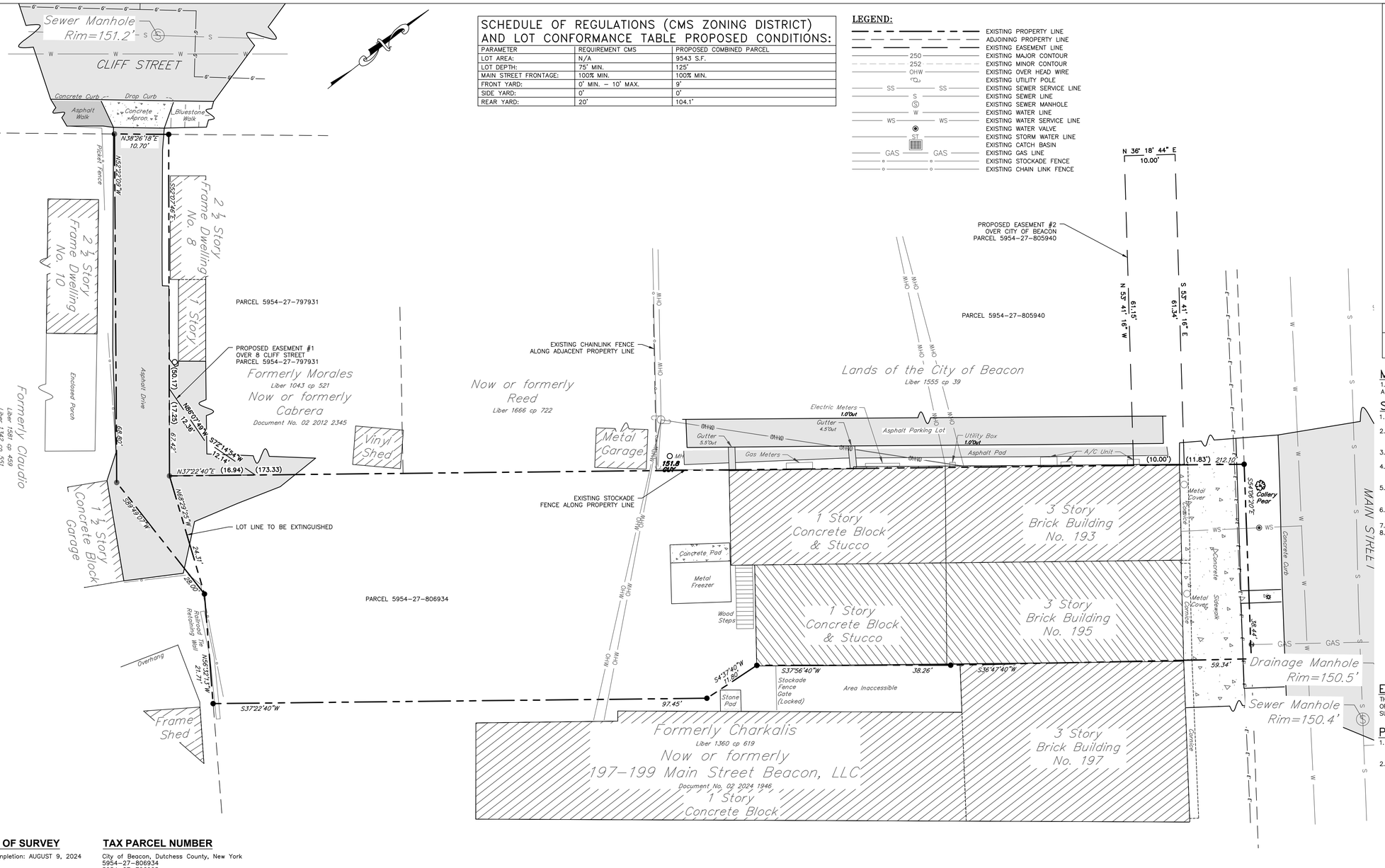
CONSTRUCTION DETAILS 2

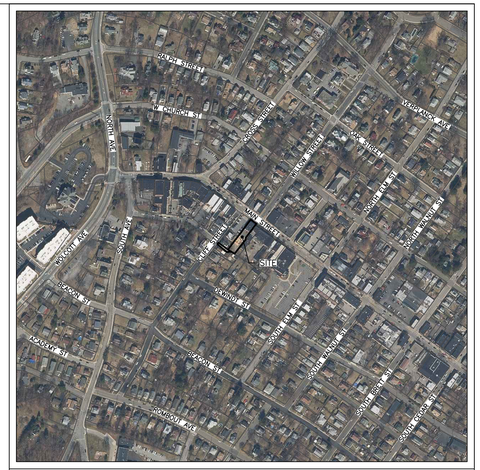
193–195 MAIN STREET

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





SITE LOCATION MAP SCALE: 1" = 400'

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

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 "2026" 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	8	1/27/26	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.

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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.

February 5, 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 January 28, 2026, from Cuddy & Feder LLP.
- Correspondence dated January 27, 2026, from Aryeh Siegel, Architect.
- Correspondence dated January 27, 2026, from Hudson Land Design.
- Access Easement Agreement between Kosova Lane Properties, LLC and Minerva Cabrera, dated January 13, 2026, and recorded with the Dutchess County Clerk on January 23, 2026, as Document No. 02-2026-50313.
- Plan titled "Lot Consolidation Plat – 193-195 Main Street", with the latest revision date of January 27, 2026, as prepared by Hudson land Design.
- Plan set titled "193-195 Main Street", with the latest revision date of January 27, 2026, 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 future submission.*** We also recommend that this easement be shown on Sheet 2 "Existing Conditions and Demolition Plan" of the plan set, as well as a note being added to Sheet 1 to reflect the existing easement.

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.

5. A lighting photometrics plan should be provided based upon the lighting fixtures currently proposed on site to determine if the proposed lighting will have any impacts on the neighboring parcels.

6. Based upon recent public comments, there are concerns from the adjacent neighboring parcels on Main Street as to the inability to access the rear of their parcels due to the proposed construction. Does an easement exist over the existing drive from Cliff Street to the rear of the parcels on Main Street? The applicant should research this matter further for verification. If an easement exists for access to the rear of the Main Street parcels, the project will need to be modified to allow for this continued access. If an easement does not exist, would the applicant consider modification to the plan to allow for access to the rear of these parcels?

7. A construction detail shall be added to the plans for the grass paver system proposed along the access from Cliff Street.

Lot Consolidation Plat:

1. The callout for "Proposed Easement #1" on the plat should be revised, as this easement now exists and is not proposed. This change should also be reflected in the notes on the right-hand side of the sheet for easement notes.

2. 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. ***Applicant's engineer states the existing easement will be added to the subdivision plat once completed by the project surveyor.***

Site Plan (Sheet 1 of 9):

1. The existing property line in the area of Easement No. 1 shall be revised to match that of the remainder of the boundary line type for the project. Although an easement has been acquired, the location of the actual property boundary did not change and should not be reflected as such.

2. The plan shows two (2) wall mounted house lights (L2 fixture) to be mounted to the side of the Cabrera residence on the west side of 1-story portion of the building. Has the adjacent parcel owner agreed to the mounting of these light fixtures to their structure? If so, an agreement should be provided to verify the owner's acceptance of the mounting of these light fixtures to their structure. Who will be responsible for the maintenance of these lights in the future to ensure they are in proper working order and are not eventually removed?

3. As previously noted, a note shall be added to the plan with regards to the ingress/egress easement over the existing driveway, once completed by the surveyor.

4. The 1-story wood frame enclosure now shows 12 trash bins within the structure. Is there sufficient room within the structure to allow the residents of the buildings the ability to put trash in the bins further back in the structure, especially those from the 2nd row of bins to the back of the structure?

Floor Plans (Sheet 3 of 9):

1. The number of trash bins and dumpsters to be located in the trash room shown on the plan is different than that shown on Sheet 1 of 9. The number of trash bins and dumpsters shown on the plans shall be coordinated so that all plans are showing the same. The layout proposed on this plan also raises the question of the ability of residents to be able to easily access all trash bins within the trash room, as noted in Comment No. 4 for Sheet 1 of 9.

Building Elevations & Views (Sheet 4 of 9):

1. As previously stated, 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, 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

KARC
PLANNING CONSULTANTS, INC.

TO: John Gunn, Chair, and the City of Beacon Planning Board

FR: KARC Planning Consultants, Inc.

DATE: February 9, 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 January 28, 2026
- Exhibit A: Response to Comments Memo prepared by Aryeh Siegel, dated January 27, 2026
- Exhibit B: Response to Comments Memo prepared by HLD, dated January 27, 2026
- Exhibit C: Access Easement between Kosova Lane Properties LLC & Minerva Cabrera, dated January 13, 2026 and recorded January 23, 2026
- Site Plan Set (10 sheets) by Aryeh Siegel and Hudson Land Design, last revised January 27, 2026

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. **Driveway Easement.** The applicant has provided descriptions of existing access easements with 8 and 10 Cliff Street that 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.

2. **Landscaped Area.** The landscaped area onsite has been increased to meet the minimum 10% requirement, with approximately half of the area located between the existing buildings and the 3-story addition. The applicant should discuss the proposed species and maintenance plan to ensure the long-term viability of the landscaped area with minimal light.

3. **Refuse.** The applicant proposes refuse service consisting of one (1) two-yard dumpster and two (2) 95-gallon rolling containers for the restaurant use, and three (3) 95-gallon trash containers and two (2) 95-gallon recycling containers for approximately ten (10) residential units, with

collection occurring once per week. The proposed capacity and collection frequency appear limited, particularly for the restaurant use, and may be insufficient to prevent overflow and nuisance conditions. In addition, the plans do not clearly indicate the location of the two-yard dumpster or how it will be serviced, as no truck access to the refuse room is shown.

The Planning Board should consider requiring separate refuse storage for the restaurant and residential uses to ensure adequate capacity, reduce contamination, and clarify operational responsibility. Increased collection frequency and/or additional containers should also be evaluated, and all refuse and recycling facilities should be consistently depicted on the site plan.

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

February 5, 2026

Dear Chairman Gunn and Members of the Planning Board,

We are the owners of 197–199 Main Street and the rear building at 201–211 Main Street, and we are writing regarding the proposed project at 193–195 Main Street.

At the outset, we want to be clear that we do not oppose this project. We believe the applicant will deliver a thoughtful, high-quality development that will be a positive addition to Beacon's Main Street, and we support efforts to see the project move forward successfully.

Our sole concern relates to life safety and emergency access.

The parcel and driveway located between 8 and 10 Cliff Street has historically served as the only rear access for our properties and other nearby Main Street buildings. This access has long been used for pedestrian and vehicle circulation, as well as by emergency responders and service providers, including fire, ambulance, electric, gas, and water utilities.

As currently proposed, the combination of fencing, parking, and building footprint would permanently eliminate this access. There are no alternative means of rear egress or emergency access serving our buildings.

Our properties include seven active Main Street commercial tenants and approximately fifty residential tenants, not including visitors, children, or pets. The elimination of emergency access presents serious life-safety concerns for occupants, customers, and first responders.

Additionally, the lack of adequate access for emergency vehicles, medical equipment, or specialized services would effectively prevent impaired, elderly, disabled, or special-needs tenants from safely residing in our buildings. This raises significant accessibility and safety concerns, particularly during emergency situations where timely access is critical.

As designed, the proposed construction at the lot line would also eliminate or severely restrict existing rear passage use for our commercial tenants at 197–199 Main Street, including critical egress for Flora Good Times. The rear yard is currently accessible and actively used by our tenants.

We respectfully request that the Planning Board carefully consider these safeties and access issues during its review and ensure that adequate emergency access and life-safety needs for neighboring properties are addressed prior to final approval.

We reiterate our strong support for this project and our willingness to work cooperatively with the applicant, the Planning Board, and all relevant professionals to identify a solution that allows the project to proceed while preserving necessary safety access for all involved.

Thank you for your time, consideration, and service to the community. We appreciate the opportunity to place these concerns on the record.

Respectfully,

Lendita Mavraj

Fadil Mavraj

197–199 Main St Beacon LLC
201–211 Main St LLC

Little King

To the Members of the City of Beacon Planning Board,

My name is Ken Baldwin, and I am the owner of Little King, located at 199 Main Street. We have operated at this address since 2021 and occupy approximately 3,000 square feet of retail and e-commerce studio space.

I am writing regarding the proposed development at 193–195 Main Street and its direct impact on rear access to our building.

Upon reviewing the submitted site drawings, we note that the area behind our premises is labeled “Area Inaccessible,” with a stockade fence and locked gate indicated along the shared corridor. As drawn, this plan would eliminate functional rear access to our building.

This presents several serious concerns:

1. Life Safety and Emergency Access

Our building currently relies on rear access as a secondary means of egress and for emergency response access. The proposed plan appears to intentionally block this area, creating a locked and inaccessible corridor.

We respectfully request that the Board confirm whether this configuration complies with New York State Building Code and Fire Code requirements regarding:

- Secondary egress pathways
- Unobstructed exit discharge
- Fire department access
- Locked gate restrictions on required egress routes

The elimination of accessible rear passage may materially compromise emergency safety not only for Little King, but also for neighboring tenants.

2. Elimination of Established Operational Access

Little King operates both a retail storefront and a substantial e-commerce studio. Rear access has been essential for:

- Furniture and freight deliveries
- Carrier pickups (including up to 700 outbound shipments per week during peak holiday periods)
- Customer load-outs
- Waste and service access

The current drawings do not indicate any alternative provision for this access. Forcing all commercial loading activity onto Main Street frontage would increase congestion, impede pedestrian flow, and significantly disrupt operations during high-volume periods.

3. Longstanding Reliance on Shared Access

Rear access via this corridor has been used by successive tenants for years. Following the purchase of 193–195 Main Street by Berisha Brothers, we entered into a paid right-of-passage agreement to continue using this shared driveway rather than pursue a legal dispute over easement rights. We did so in good faith to preserve neighborly cooperation and business continuity.

The current proposal would eliminate that access entirely.

4. Material Impact on an Existing Main Street Business

Little King employs local staff and contributes substantially to Main Street's economic vitality. Our e-commerce operation brings outside revenue into Beacon and supports year-round employment.

A development that removes rear access without accommodation would create measurable operational hardship and potentially compromise safety compliance.

We respectfully request that the Planning Board require revisions to the proposed plan to:

- Maintain safe, code-compliant rear egress
- Preserve practical emergency access
- Provide reasonable commercial loading access for existing businesses

We are not opposed to thoughtful development. We are asking only that it proceed in a manner that does not eliminate safe and functional access to adjacent properties.

Thank you for your time and careful consideration.

Respectfully,

Ken Baldwin



Owner, Little King
199 Main Street
Beacon, NY 12508
845-600-6170

Planning Board Meeting - 2/10 -193-195 Main Street

From	:	**hello@floragoodtimes.com** <hello@floragoodtimes.com>
To	:	mperez@beaconny.gov
Date	:	Mon, 09 Feb 2026, 04:48:11 PM -05:00
Attachments	:	1000048481.jpg, 1000048478.jpg, 1000048479.jpg, 1000048477.jpg

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Hi Mercedes,

My name is Corinne Bryson and I'm the owner of Flora Good Times, located at 197 Main Street. I will be attending the planning board meeting tomorrow evening but I did want to send some images of my backyard space for reference to the planning board. This space is marked as "Area Inaccessible" on the plans, which is it not. It is a locked outdoor area of my store, which is locked to maintain security of my inventory that is outside, but it is our rear entrance leading to the rear egress of my business

I will be in attendance to speak to this matter tomorrow evening, but please keep these images available as reference to the planning board as they are relevant to this matter.

Thank you,
Corinne Bryson, Owner
Flora Good Times

Flora Good Times • *197 Main Street • Beacon, NY 12508 • 845-219-5434*








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Royal
CARTING SERVICE CO.
(845) 555-0000

Letter of Support for Berisha Brothers Development 193-195

From : **beaconbread@gmail.com** <beaconbread@gmail.com>

To : berishabrothers@optonline.net, mperez@beaconny.gov, david@djensenpllc.com

Date : Tue, 10 Feb 2026, 07:39:51 AM -05:00

Dear Members of the Beacon Planning Board,

Please accept this letter as a strong statement of support for the Berisha Brothers and their continued investment in the City of Beacon.

Since taking ownership of the property at 193–195 Main Street, the Berisha Brothers have made significant improvements to ensure the building is safe, well-maintained, and livable for both residents and visitors. Their upgrades have elevated the quality of the property and provided a better housing product for new tenants. As a neighboring business owner, I have seen firsthand how these new residents contribute positively to the local economy, including patronizing my business and helping to fill previously vacant apartments.

In addition to their work at 193–195 Main Street, the Berisha Brothers have played an important role in strengthening the Main Street corridor more broadly. My property at 463 Main Street has benefited greatly from the presence of their businesses, including The Piggy Bank and The Station Dispensary, which have helped make this stretch of Main Street one of the most active and successful areas in Beacon.

The Berisha family has been an integral part of the Beacon community for over 30 years. Their continued commitment to thoughtful development, local business, and community improvement has had a meaningful and lasting impact on our city. Their contributions toward creating a safer, more vibrant, and economically healthy Beacon are sincerely appreciated.

Thank you for your time and consideration.

Sincerely,
Kamel Jamal
River Valley Restaurant Group

Agency Use Only [If applicable]

Project: 193-195 Main Street

Date: 2-10-2026

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: 193-195 Main Street

Date: 2-10-2026

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.

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	2-10-2026
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

City of Beacon Planning Board
193-195 Main Street
February 10, 2026

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR
SITE PLAN, SUBDIVISION & CERTIFICATE OF APPROPRIATENESS
FOR 193-195 MAIN STREET

Parcel Nos. 5954-27-806934 & 5954-27-796928

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 involves the merger of two parcels (Lots 806934 and 796928) to facilitate the construction of a new 3-story residential addition to an existing mixed-use building. The 3-story residential addition will contain six (6) residential units (4 2-bedroom apartments and 2 1-bedroom ADA accessible apartments) located at the rear of the lot and connected to the existing building by a proposed single-story trash room and walk-in cooler. The resulting 0.21-acre lot is located within Central Main Street ("CMS") Zoning District, Transitional ("T") Zoning District and the Historic District and Landmark Overlay ("HDLO") District, known and designated on the Tax Map as Parcel Nos. 5954-27-806934 & 5954-27-796928 (the "Property").

The Proposed Action is an Unlisted Action under SEQRA. The Planning Board circulated Notice of Intent to act as Lead Agency in May 2025 and received no objections.

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 within the CMS, T and HDLO Zoning Districts and is currently improved with a 3-story mixed use building. The Proposed Action would involve the construction of a new 3-story residential addition to an existing mixed-use building. The 3-story residential addition will contain six (6) residential units (4 2-bedroom apartments and 2 1-bedroom ADA accessible apartments) located at the rear of the lot and connected to the existing building by a proposed single-story trash room and walk-in cooler.

  The Project will include typical grading and site work associated with such construction. There are no wetlands, water bodies, or other environmentally sensitive areas on the Property.

  For these reasons, 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. Stormwater runoff will be directed to a proposed catch basin at the rear of the property which is connected to a proposed underground infiltration area consisting of cultec units subject to acceptable soil testing. Stormwater will also be conveyed through roof leaders that are proposed to connect to an existing catch basin through a proposed 10-foot wide utility easement over the City of Beacon property located at Parcel No. 5954-27-805940 which operates as a municipal parking lot.

  The Project will be connected to the existing public water and 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 SEAF, the Property is not located within a regulated flood plain and there are no wetlands on or in the immediate vicinity of the Property. The Project includes the implementation of erosion and sediment controls, plus post-construction discharge of stormwater drainage into the City's storm sewer and a proposed on-site infiltration 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, removal of existing debris, vegetation, and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by such construction activities and will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants though engine exhaust. 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. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation and the use of temporary enclosures. Other dust suppression methods will include the spraying or covering of soil stockpiles during dry periods. 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 statutes, laws, rules, regulations, and codes.

  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. At least 10% of the Property is proposed to be landscaped in compliance with the City Code.

  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. The Proposed Action is visible from the surrounding public streets but no designated scenic views are adversely impacted.

  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.**

  The existing buildings on the Property are listed in the NYS Register of Historic Places and in the National Register of Historic Places' Lower Main Street Historic District. The Property is also located within the City's HDLO District. According to the 1979 Building-Structure Inventory Form prepared by the NYS Parks and Recreation Division for Historic Preservation, the buildings appear on the 1889 Sanborn map and are identified as contributory building. Features noted on the Inventory Form include window details, cornice and quoining. None of these features, to the extent they still exist, will be impacted by the Proposed Action as the proposed building will be located to the rear of the existing buildings.

  Further, according to the SEAF, the Property may be located in or adjacent to an area designated by the New York State Historic Preservation Office as archeologically sensitive; however, the Property has already been disturbed during the construction of existing buildings on the site.

  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, nor will the Proposed Action eliminate significant open space.

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 a three (3) story building with six (6) residential apartments (4 2-bedroom apartments and 2 1-bedroom ADA accessible apartments) will not result in a significant adverse impact on transportation. The Applicant submitted a Traffic and Parking Assessment, prepared by Colliers Engineering & Design, dated June 24, 2025, last revised September 29, 2025. The Traffic and Parking Assessment was reviewed and vetted by the City Planning Board's professional traffic consultant, Creighton Manning, as reflected in a review memorandum from Creighton Manning dated December 8, 2025 which concluded that the "neighboring streets and parking can accommodate resident and guest parking adequately."

Traffic. The Traffic and Parking Assessment estimates that the total number of trips generated by the Proposed Action is 4 or fewer during each of the peak hours. This is an insignificant level of traffic generation and will not result in any noticeable traffic impact. Thus, the Proposed Action will not have a significant adverse impact on traffic.

Parking. Under City Code §223-26, no minimum number of off-street parking spaces are required for the Proposed Action. While the City Code does not provide a minimum number of required parking spaces, it sets the maximum number of permitted spaces at 6 total parking spaces. The Proposed Action provides 1 handicapped off-street parking space, therefore all remaining parking is proposed to be accommodated by available public parking. Based on manual counts[1] of all available and occupied parking spaces within a 500 ft radius of the Property, the Traffic and Parking Assessment concludes that sufficient spaces remain available to accommodate the Proposed Action particularly within the 500 ft radius.[2] The peak parking demand was estimated to be between 6 and 10 parking spaces based on parking data from existing apartments within the existing 193-195 Main Street buildings and ITE data.

[1] Per the Traffic and Parking Assessment, counts were conducted on Tuesday June 17, 2025 from 5pm-10pm and included four municipal parking lots and four of the surrounding public streets.
[2] The Traffic and Parking Assessment assumed that the Project would provide no off-street parking spaces, but the plans were subsequently revised to include 1 handicapped accessible off-street parking space.

The parking counts identified that 11-22 parking spaces were available during the night time hours in the areas closest to the site (Cliff Street Parking Lot and on-street parking along Cliff Street between Main Street and Dewindt Street) whereas up to 153 parking spaces where available in the larger study area between 5-6pm.

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 the Project. The Proposed Action does not require a new, 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.

Exterior lighting will be consistent with typical lighting, and shall be of a type, location, and shading that will prevent spillover into adjacent residential or multifamily properties or to prevent glare onto any public sidewalk or street. Additionally, all such exterior lighting is proposed to conform to Beacon City Code § 223-14(B). The Project includes one wall mounted light (L1) and four wall mounted house lights (L2). (see, Sheet 1 of 9, "Site Plan Application," prepared by Aryeh Siegel, Architect, last revised 1/27/2026). The lights are proposed at a color temperature of 2,700 K and 80 CRI. Two of the wall mounted house lights are proposed to mounted to the side of the building located on the parcel adjacent to the site driveway (Parcel No. 5954-27-797931). In the event the Applicant is unable to produce a valid and enforceable agreement which authorizes these lights to be located on and remain upon the neighboring property the Applicant will identify an alternative lighting solution for the site driveway.

Noise impacts associated with the Proposed Action will be limited to temporary impacts generated during construction. Rock is not anticipated to be encountered, but if rock is encountered during excavation, it shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department and no on-site rock processing shall be permitted. Such activities shall be performed in accordance with all applicable state and local requirements. Furthermore, all debris resulting from the demolition of the exiting improvements will be disposed off-site at a site approved to receive such debris.

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.**

  Typical commercial and residential land uses are generally not associated with significant adverse impacts on human health from exposure to new or existing sources of contamination. The SEAF indicated that the Property is within 2,000 feet of the remediation sites known as B00130 and 314069 in the NYSDEC Environmental Remediation database. Site B00130 is the former Brunetto Cheese Facility site. According to the DEC Environmental Remediation Database, the Bruno Cheese Facility site was contaminated with fuel oil and gasoline but all tanks and contaminated soils have been removed and no further remediation work is required. Site 314069 has been redeveloped and no further remediation work is required.

  For these reasons, the Proposed Action will not have a significant adverse impact on human health from exposure to new or existing sources of contaminants.

- **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 downtown neighborhood. The Proposed Action conforms with the design standards of the CMS Zoning District.

Based upon this information and the information in the SEAF, as revised, 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 needs to be prepared and that the Beacon Planning Board's SEQRA process is complete.

Adopted: February 10, 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, Chairman	Voting ___
James Vermeulen	Voting ___		

Adopted -

Public Hearing Kosova Ln Properties 193-195 Main st

From : **Timothy Dexter** <firedex16@gmail.com>

To : mperez@beaconny.gov

Date : Tue, 10 Feb 2026, 02:58:57 PM -05:00

John Gunn, Chairman
Beacon Planning Board

Dear Chairman Gunn and members of the Planning Board,

I am writing regarding the referenced project scheduled for a public hearing at your February 2026 meeting. While I have remained largely uninvolved with matters before the board since my retirement, I feel compelled to share my perspective on the Berisha family.

I first met Ken Berisha in 1999 working through the Building Department when he opened a small pizzeria in the former Grand Union strip mall on Main Street. Over time, the Berisha family grew their business and ventured into real estate, acquiring several mixed-use buildings in the city.

In managing these properties, the family worked extensively with the Building Department, first to bring the buildings into code compliance and subsequently through regular fire safety inspections. Through these efforts, the Berisha family has played a significant role in the successful turnaround of Beacon's Main Street.

Ken always called our office prior to doing anything with his properties to seek guidance for the right way to proceed and always followed through with whatever was required.

I have reviewed the information submitted to your office regarding this project and know the Board can feel comfortable knowing that the Berisha family will build a project the City can be proud of following whatever final modifications the Board and your consultants may require.

Sincerely,

Timothy Dexter

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

February 10, 2026

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-story, and partial three-story addition to the existing mixed-use commercial and residential building located at the Premises, enclosed please find fourteen (14) additional Letters in Support to the Application provided to the Applicant by abutting and/or nearby property and business owners to the Premises.

We look forward to appearing at the Planning Board's meeting this evening for the Public Hearing on this Application. In the meantime, should this Board or City Staff have any questions regarding 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.
Jessica Zalin, Esq.

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/9/26

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

Dear Chairman Gunn and Members of the Planning Board:

I am (we are) the abutting or neighborhood property owner(s) to 193-195 Main Street and Cliff Street, Beacon, NY (the "Premises"), which is classified in the Central Main Street ("CMS") Zoning District and the Historic District and Landmark Overlay Zone ("HDLO").

This letter will serve to confirm that I (we) have had a chance to review the application of Kosova Lane Properties, LLC (the "Applicant") to the Planning Board of the City of Beacon, requesting Site Plan and Subdivision (Lot Merger) Approval to merge the two (2) lots that comprise the Premises and construct a new one- and partial three-story addition containing six (6) residential units to the existing mixed-use commercial and residential building on the Premises (the "Project").

I (we) have reviewed the application materials and/or have walked the Premises and have become familiar with the Project. This shall confirm that I (we) have no objection to the approval of the Project as described above. Further, the Project will have no adverse impact on the neighborhood. Indeed, I (we) feel the Applicant's request is in keeping with the character of the neighborhood.

I (we) therefore recommend that the Planning Board approve the Applicant's application for Site Plan and Subdivision (Lot Merger) Approval.

Very truly yours,

Marilyn Ricottilli
Name

947 Wolcott Ave. Beacon, N.Y. 12508
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/9/26

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

Dear Chairman Gunn and Members of the Planning Board:

I am (we are) the abutting or neighborhood property owner(s) to 193-195 Main Street and Cliff Street, Beacon, NY (the "Premises"), which is classified in the Central Main Street ("CMS") Zoning District and the Historic District and Landmark Overlay Zone ("HDLO").

This letter will serve to confirm that I (we) have had a chance to review the application of Kosova Lane Properties, LLC (the "Applicant") to the Planning Board of the City of Beacon, requesting Site Plan and Subdivision (Lot Merger) Approval to merge the two (2) lots that comprise the Premises and construct a new one- and partial three-story addition containing six (6) residential units to the existing mixed-use commercial and residential building on the Premises (the "Project").

I (we) have reviewed the application materials and/or have walked the Premises and have become familiar with the Project. This shall confirm that I (we) have no objection to the approval of the Project as described above. Further, the Project will have no adverse impact on the neighborhood. Indeed, I (we) feel the Applicant's request is in keeping with the character of the neighborhood.

I (we) therefore recommend that the Planning Board approve the Applicant's application for Site Plan and Subdivision (Lot Merger) Approval.

Very truly yours,

George Coughlin
Name

9 John St. Beacon, N.Y. 12508
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/9/26

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

Dear Chairman Gunn and Members of the Planning Board:

I am (we are) the abutting or neighborhood property owner(s) to 193-195 Main Street and Cliff Street, Beacon, NY (the "Premises"), which is classified in the Central Main Street ("CMS") Zoning District and the Historic District and Landmark Overlay Zone ("HDLO").

This letter will serve to confirm that I (we) have had a chance to review the application of Kosova Lane Properties, LLC (the "Applicant") to the Planning Board of the City of Beacon, requesting Site Plan and Subdivision (Lot Merger) Approval to merge the two (2) lots that comprise the Premises and construct a new one- and partial three-story addition containing six (6) residential units to the existing mixed-use commercial and residential building on the Premises (the "Project").

I (we) have reviewed the application materials and/or have walked the Premises and have become familiar with the Project. This shall confirm that I (we) have no objection to the approval of the Project as described above. Further, the Project will have no adverse impact on the neighborhood. Indeed, I (we) feel the Applicant's request is in keeping with the character of the neighborhood.

I (we) therefore recommend that the Planning Board approve the Applicant's application for Site Plan and Subdivision (Lot Merger) Approval.

Very truly yours,

George Farmer
Name

5 Scofield Pl.
Address

Beacon, N.Y.

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/9/26

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

Dear Chairman Gunn and Members of the Planning Board:

I am (we are) the abutting or neighborhood property owner(s) to 193-195 Main Street and Cliff Street, Beacon, NY (the "Premises"), which is classified in the Central Main Street ("CMS") Zoning District and the Historic District and Landmark Overlay Zone ("HDLO").

This letter will serve to confirm that I (we) have had a chance to review the application of Kosova Lane Properties, LLC (the "Applicant") to the Planning Board of the City of Beacon, requesting Site Plan and Subdivision (Lot Merger) Approval to merge the two (2) lots that comprise the Premises and construct a new one- and partial three-story addition containing six (6) residential units to the existing mixed-use commercial and residential building on the Premises (the "Project").

I (we) have reviewed the application materials and/or have walked the Premises and have become familiar with the Project. This shall confirm that I (we) have no objection to the approval of the Project as described above. Further, the Project will have no adverse impact on the neighborhood. Indeed, I (we) feel the Applicant's request is in keeping with the character of the neighborhood.

I (we) therefore recommend that the Planning Board approve the Applicant's application for Site Plan and Subdivision (Lot Merger) Approval.

Very truly yours,

Name

75 Knevels Ave
Address Beacon NY 12508

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/9/26

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

Dear Chairman Gunn and Members of the Planning Board:

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I (we) therefore recommend that the Planning Board approve the Applicant's application for Site Plan and Subdivision (Lot Merger) Approval.

Very truly yours,

Stephen Murray
Name

24 Alice St, Beacon, N.Y.
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/9/26

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

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I (we) therefore recommend that the Planning Board approve the Applicant's application for Site Plan and Subdivision (Lot Merger) Approval.

Very truly yours,

Jerry A. Pendleton
Name

54 N. Walnut St Beacon
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/9/26

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

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Very truly yours,

Name

309 Washington Ave Beacon NY 12508

Address

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1 Municipal Plaza
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Very truly yours,

Jonathan Lombardi
Name

110 A Prospect Street Beacon NY 12508
Address

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DATE: 2/9/26

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

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Very truly yours,

Name

177 Rombout Ave Beacon NY

Address

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

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I (we) therefore recommend that the Planning Board approve the Applicant's application for Site Plan and Subdivision (Lot Merger) Approval.

Very truly yours,

Name

13 Ralph St

Address

Beacon NY

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2-10-2026

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

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I (we) therefore recommend that the Planning Board approve the Applicant's application for Site Plan and Subdivision (Lot Merger) Approval.

Very truly yours,

Paula Dowd
Name

50 Mountain Lane Beacon, MA 12508
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/9/26

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

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Very truly yours,

Name

374 Verplanck Ave.

Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2-10.26

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

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I (we) therefore recommend that the Planning Board approve the Applicant's application for Site Plan and Subdivision (Lot Merger) Approval.

Very truly yours,

John Bowerman
Name

16 orchard place, Beacon
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2-10-24

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

Dear Chairman Gunn and Members of the Planning Board:

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I (we) therefore recommend that the Planning Board approve the Applicant's application for Site Plan and Subdivision (Lot Merger) Approval.

Very truly yours,

Robert A. McGuire
Name

34 Slocum Rd., Beacon
Address

6310513.v1

City of Beacon Planning Board Agenda
02/10/2026

Title:

Continue review of application for Special Use Permit Approval, Residential, 829 Wolcott Avenue, submitted by Lauren Walling.

ATTACHMENTS

829 Wolcott PB 2.10.26 Response Ltr_260127.pdf

829 Wolcott PB 2.10.26 Submittal_4_260127.pdf

KARC Review PB_829 Wolcott Ave_2026.02.04.pdf

Lanc & Tully 829 Wolcott 02-05-26 review.pdf

829 Wolcott Avenue - Special Use Permit Approval Resolution (4909-7978-6893.3).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

January 27, 2026

Dear Chairman Gunn and Members of the Planning Board,

Please find below our response to the comments in KARC Planning Consultant's Memorandum, dated January 9, 2026; and Lanc & Tully's Engineering Memorandum dated January 9, 2026.

KARC Comment Responses:

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.

   Response: The Zoning Compliance Table has been updated

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.

   Response: Comment acknowledged. The site plan has been updated to show corrected fence material. Fence heights and additional photographs showing the fences and trees will be provided in the next submission

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

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."

    Response: Special Permit compliance notes have been added to the plan.

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.

    Response: Overflow parking has been shown on the site plan. ADA parking will be confirmed.

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: The Special Use Permit compliance notes have been added to the plan.

2. The existing trees on the site shall be shown on the plan.

    Response: The survey does not include existing trees. No trees are impacted by the work of this

application, and no trees are proposed to be removed.

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.

   Response: The wire fence note has been corrected.

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.

   Response: The driveway is to remain gravel. The materials legend has been 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 has been 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 has been 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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS

Bulk Zoning Regulations Table

	Required Lot Area	Lot Area per Dwelling Unit	Existing Lot Area	Minimum Lot Width	Minimum Lot Depth	Existing Lot Width	Existing Lot Depth	Minimum Yards			Existing Yards			Allowable Building Height	Proposed Building Height	Maximum Percent Building Coverage		Maximum Number of Units per Building	Maximum Open Space
								Front	Side	Rear	Front	Side	Rear			Permitted	Existing		
Zoning District																			
R1-10	10,000	10,000	45,560	85'	100'	225'	202.5'	20'	15'	35'	68.5' 74.8'	72.3'	105.8'	2 1/2 stories 35'	No Change	25%	5%	1	2 1/2 stories 35'



Location Map

Scale: 1" = 200'

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**
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		**9 parking spaces:** 4 parking spaces constructed 3 existing spaces in front driveway 2 overflow spaces demonstrated

Notes:

1. This application is for a proposed Bed & Breakfast in an existing owner-occupied residence. The previously existing B&B Special Use Permit lapsed, and the B&B ceased operations. This is a new application for a Special Use Permit for a proposed new B&B use.
2. The work of this application does not affect any existing trees. No trees are proposed to be removed, and none of the proposed work interferes with the existing trees.

Index of Drawings

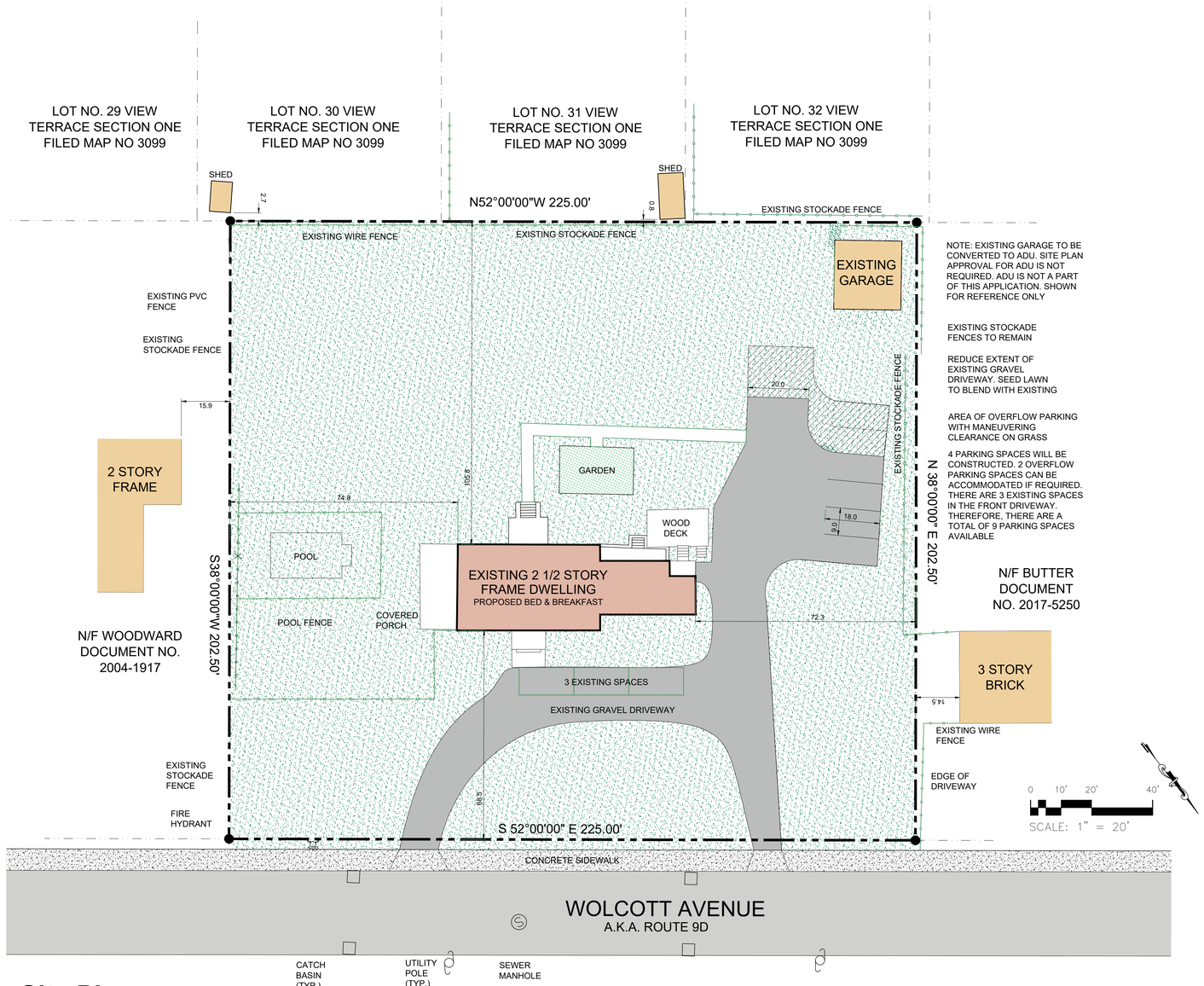
Sheet 1 of 5	Site Plan
Sheet 2 of 5	Existing Conditions & Demolition Plan
Sheet 3 of 5	Floor Plans
Sheet 4 of 5	Utility Plan
Sheet 5 of 5	Construction Details

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 STOCKADE FENCES TO REMAIN

REDUCE EXTENT OF EXISTING GRAVEL DRIVEWAY. SEED LAWN TO BLEND WITH EXISTING

AREA OF OVERFLOW PARKING WITH MANEUVERING CLEARANCE ON GRASS

4 PARKING SPACES WILL BE CONSTRUCTED. 2 OVERFLOW PARKING SPACES CAN BE ACCOMMODATED IF REQUIRED. THERE ARE 3 EXISTING SPACES IN THE FRONT DRIVEWAY. THEREFORE, THERE ARE A TOTAL OF 9 PARKING SPACES AVAILABLE

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 Lawn
- Existing Gravel Paving

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

Special Use Permit Application

Sheet 1 of 5 - Site 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

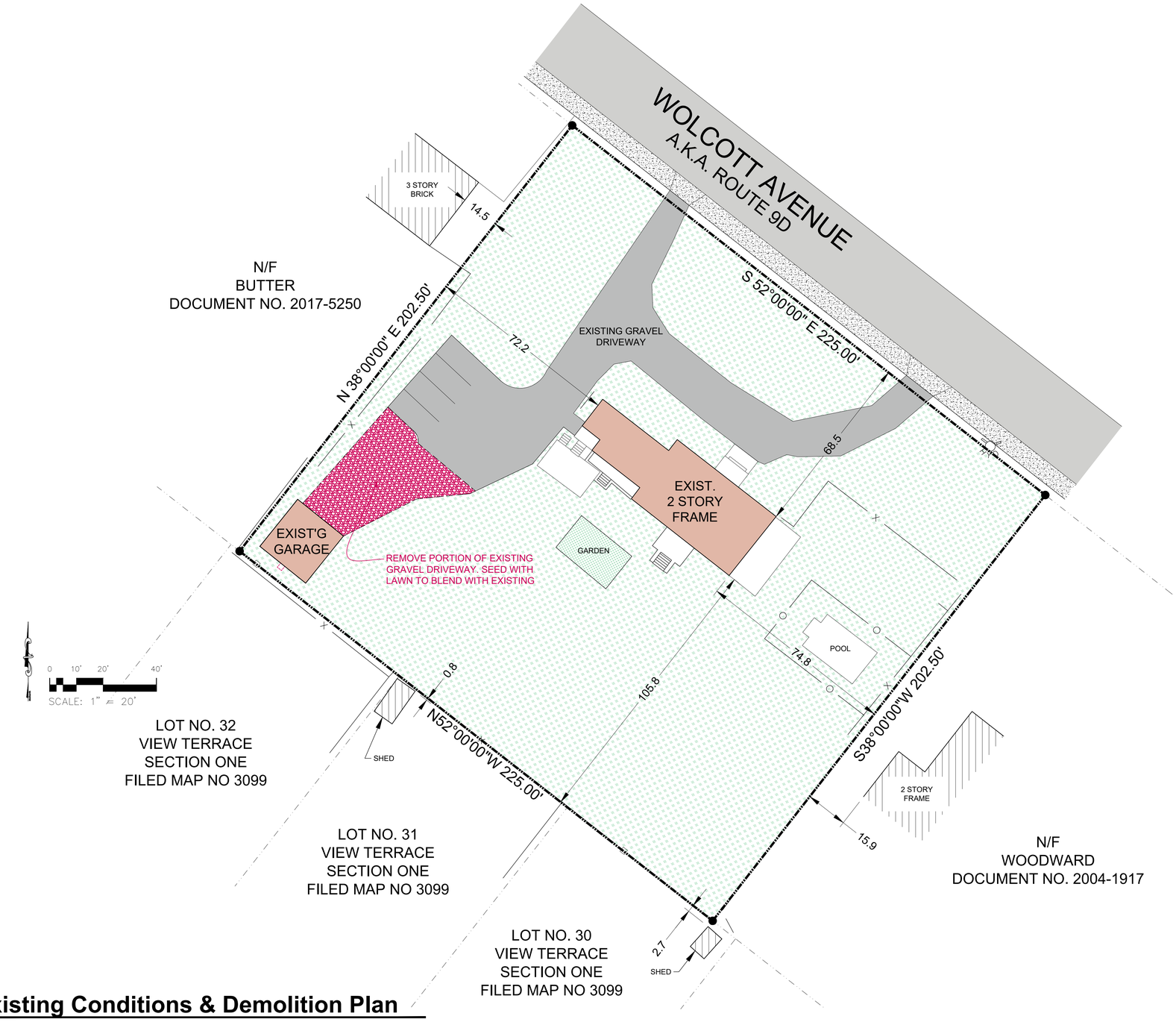
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS

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
- Existing Gravel 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 5 - Existing Conditions / Demolition 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

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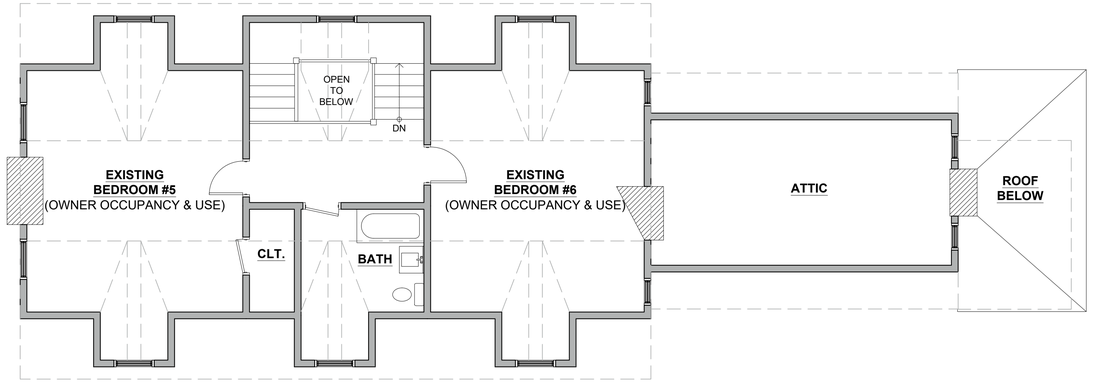
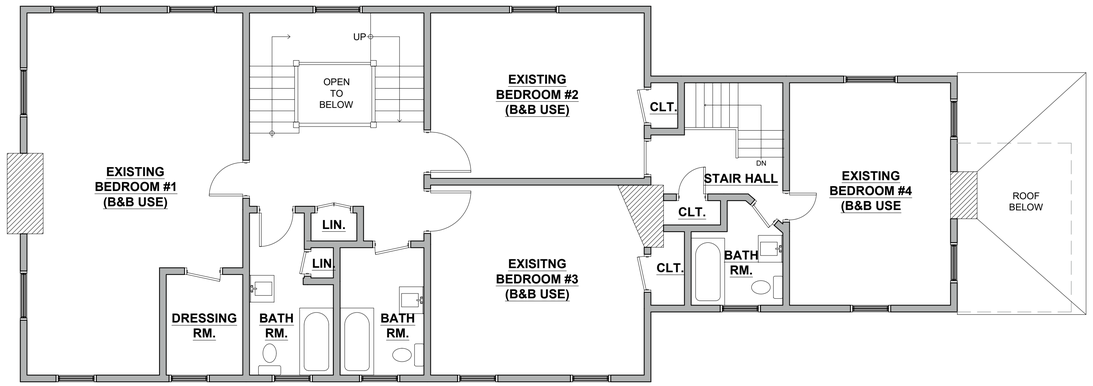
1	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS



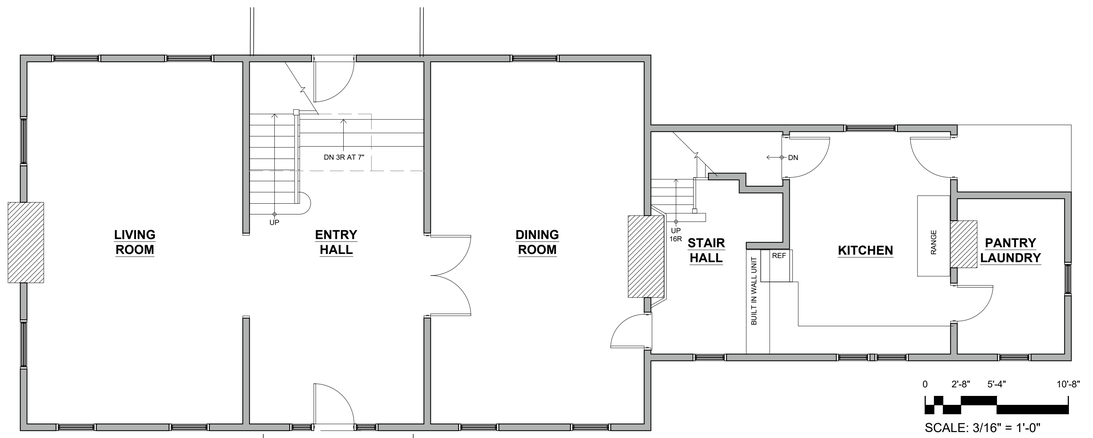
Attic Floor Plan (Owner Occupancy & Use)

Scale: 3/16" = 1'-0"



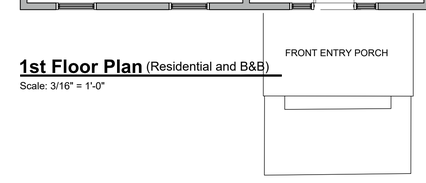
2nd Floor Plan (B&B)

Scale: 3/16" = 1'-0"



1st Floor Plan (Residential and B&B)

Scale: 3/16" = 1'-0"



Special Use Permit Application

Sheet 3 of 5 - 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

KARC
PLANNING CONSULTANTS, INC.

TO: John Gunn, Chair, and the City of Beacon Planning Board

FR: KARC Planning Consultants, Inc.

DATE: February 4, 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 January 27, 2025
- Architectural Plan Set (3 sheets) by Aryeh Siegel, last revised January 27, 2026

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.** The following corrections should be made to the zoning table on Sheet 1 of 5 prior to site plan signature: The measurement of 74.8" should be moved from the "front yard: column to the proposed "side yard" column; the column for "maximum open space" should be removed as no such regulation exists and there is no minimum open space requirement in the R1-10 district.

2. **Screening & Vegetation.** Existing trees, landscaping, fences, 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 fence heights and additional photographs showing the fences and trees will be provided in the next submission**

3. **Required Special Permit Compliance Notes.** For clarity and future enforcement, the following compliance notes should be added to the site plan.
    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 in the rear yard parking area and three (3) spaces in the existing gravel driveway for a total of eight (8) spaces. Pursuant to §223-26(B)(2), the Planning Board may approve off-street parking areas in the front yard.

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.

February 5, 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) at 829 Wolcott Avenue:

- Correspondence dated January 27, 2026, from Aryeh Siegel, Architect.
- Plan set titled "Special Use Permit Application – Bed & Breakfast – 829 Wolcott Ave.", consisting of Sheets 1of 5 through 3 of 5, with the latest revision date of January 27, 2026, as prepared by Aryeh Siegel, Architect.

The applicant is proposing a Bed & Breakfast at the current residence at 829 Wolcott Avenue. 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:

Sheet 1 of 5:

1. As previously requested, 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. As there are only 3 plans in the overall plan set, the sheet number on each sheet should be revised to reflect Sheet X of 3, and the "Index of Drawings" on Sheet 1 shall be revised to only reflect the sheets submitted in the set, as 5 sheets are reflected in the index.

This completes our review at this time. Further comments may be provided based on future submissions 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

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SPECIAL USE PERMIT APPROVAL
FOR 829 WOLCOTT AVENUE

Parcel ID 6054-46-154511

WHEREAS, the Beacon Planning Board received an application for Special Use Permit Approval from Lauren Walling (the "Applicant") for a "Bed-and-breakfast establishment," with four guest bedrooms and two bedrooms reserved for the owner/operator, in an existing two-story single family dwelling with finished attic on a 1.05 acre property located at 829 Wolcott Avenue and designated on the Tax Map of the City of Beacon as Parcel ID 6054-46-154511 (the "Property") located in the R1-10 Zoning District (the "Project" or "Proposed Action"); and

WHEREAS, the Planning Board is the approval authority for a Special Use Permit to allow a "Bed-and-breakfast establishment" commercial use in the R1-10 District pursuant to City of Beacon Code §223-24.4; and

WHEREAS, in 2005 the City of Beacon City Council, by Resolution No. 117 of 2005, granted an application by Barbara Walling for a Bed and Breakfast Facility at the Property, subject to final site plan approval of the Planning Board; and

WHEREAS, the 2005 Special Use Permit expired due to abandonment of the use for more than six months pursuant to City of Beacon Code § 223-18(F)(1)(c); and

WHEREAS, the Special Use Permit application consists of application forms, correspondence, the Short Environmental Assessment Form ("Short EAF"), professional studies and reports submitted to the Planning Board and a current certificate of inspection issued pursuant to City of Beacon Code § 179-6; and

WHEREAS, the Project is shown on a Site Plan set entitled "Special Use Permit Application" Sheets 1-3, dated November 25, 2025, last revised January 27, 2026, as prepared by Architect Aryeh Siegel, consisting of numbered sheets as follows:

Sheet	**Title**
1	*Site Plan*
2	*Existing Conditions / Demolition Plan*
3	*Floor Plans;* and

WHEREAS, the Planning Board has reviewed the submitted Short EAF and has determined that the Proposed Action is Type II pursuant to the New York State Environmental Quality Review Act ("SEQRA") §617.5(c)(18) and, as such, is exempt from further environmental review under SEQRA; and

WHEREAS, on December 26, 2025 the Application was referred to the Dutchess County Department of Planning and Development pursuant to the NYS General Municipal Law and a response was received dated January 6, 2026 which found the application was a matter of local concern; and

WHEREAS, the Planning Board reviewed the application at meetings held on December 9, 2025, January 13, 2026 and February 10, 2026; and

WHEREAS, on January 13, 2026 the Planning Board opened a duly noticed public hearing on the application for Special Permit use approval, at which time all those interested were given an opportunity to be heard; and

WHEREAS, the Planning Board closed the public hearing on January 13, 2026; and

WHEREAS, the Planning Board has reviewed the application for Special Use Permit against the standards set forth in the City of Beacon Code §§ 223-18.B and 223-24.4 and finds that the proposal complies with these sections of the City of Beacon Code, as set forth below; and

WHEREAS, Section 223-26.B(2) of the City of Beacon Code authorizes the Planning Board to allow off-street parking spaces in the front yard due to an unusual lot configuration and the Applicant has proposed three (3) off-street parking spaces to be located in the existing horseshoe driveway in front of the existing single family dwelling; and

WHEREAS, the Planning Board is fully familiar with the Project and has reviewed the Project relative to all applicable provisions of the City of Beacon Code.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby makes the following findings pursuant to the City of Beacon Code §§ 223-18B:

- The location and size of the proposed bed-and-breakfast establishment, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located and the existing permitted uses on the adjacent blocks because the bed and breakfast will not significantly intensify the Property's use as it will have no more than four bedrooms occupied by lodgers at any one time and each lodging period will be less than two weeks in duration.

- The location, nature and height of the structure and its walls and fences and the nature and extent of the landscaping on the site are such that the proposed bed-and-breakfast establishment use will not conflict with the existing permitted uses on adjacent blocks or hinder or discourage the appropriate development use of adjacent land and buildings because the Project does not involve any alterations to the location, nature and height of the existing single-family dwelling or its walls, fences or landscaping.

- Operations in connection with the proposed bed-and-breakfast establishment will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit because the Project's prospective lodging operations involve serving guests breakfast and providing guests with lodging, both of which are unobtrusive activities that typically do not emit noise, fumes or vibrations and are consistent with the residential nature of the site's surroundings.

- Parking areas for the proposed bed-and-breakfast establishment use are of adequate size for the particular use and are properly located and suitably screened from the adjoining residential uses because the Project's proposed four parking spaces, one for each of the guest rooms, are in the rear yard of the Property where existing vegetative screening will remain.

- The entrance and exit drives for the proposed bed-and-breakfast establishment use are laid out so as to achieve maximum safety, and the proposed use will not cause unreasonable traffic congestion or create a traffic hazard because the existing semi-circular driveway, which will remain unchanged, has two curb cuts onto Wolcott Avenue, each with a clear line of sight.

- Uses, buildings, and operations are accessible for emergency services because there is a fire hydrant in the City right-of-way southeast of the Property and the two driveway entrances provide unhindered access from Wolcott Avenue.

- Uses, buildings, and operations for the proposed bed-and-breakfast establishment are appropriately located for water, sewer and other infrastructure requirements because the Property has access to these services from underground and aboveground utility connections along Wolcott Avenue.

- The proposed bed-and-breakfast establishment use will comply with other regulations in the Code and will be compatible with the recommendations of the City's 2017 Comprehensive Plan to "encourage . . . tourists to visit the city," as would be consistent with a goal of the City's 2007 Comprehensive Plan to "encourage the development of additional . . . lodging." Furthermore, the proposed use is permitted in the R1-10 Zoning District subject to Special Use Permit and thus is consistent with the City's local land use policy documents.

BE IT FURTHER RESOLVED that the Planning Board hereby makes the following findings pursuant to the City of Beacon Code §§ 223-24-4:

- The proposed use complies with the minimum lot size for bed-and-breakfast establishments per City of Beacon Code § 223-24.4(A), as the 45,738 square foot lot exceeds the required minimum of 40,000 square feet.

- The proposed use complies with the accessory off-street parking requirement for bed-and-breakfast establishments per City of Beacon Code § 223-24.4(B), as the proposed rear-yard parking spaces will be screened by an existing tree and neighbor's stockade fence.

- The proposed use complies with the outward appearance requirement for bed-and-breakfast establishments per City of Beacon Code § 223-24.4(C), as the existing one-family dwelling façade will remain unchanged, existing front and rear yard entrances will be shared by the owner-operator and lodgers and there will be no indication, beyond appropriately discrete signage, that the building houses a bed-and-breakfast establishment.

- The proposed use complies with the food and beverage service requirement for bed-and-breakfast establishments per City of Beacon Code § 223-24.4(D), as seating will be limited to the maximum capacity of the bed-and-breakfast establishment.

- The proposed use complies with required lodging period durational limits for bed-and-breakfast establishments per City of Beacon Code § 223-24.4(E), as the Site Plan indicates that "Lodging shall be provided for periods of less than two (2) weeks in duration."

- The proposed use complies with the guest bedroom limitation for bed-and-breakfast establishments per City of Beacon Code § 223-24.4(F), as four guest bedrooms will be provided, while the City of Beacon allows six as of right and up to ten with City Council approval.

- The proposed use will be required to comply with the biennial renewal inspection requirement for bed-and-breakfast establishments per City of Beacon Code § 223-24.4(G) as a condition of Planning Board Special Permit Use approval.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds that the existing horseshoe driveway configuration in front of the existing single family dwelling is a unique and unusual characteristic of the lot and allowing the existing driveway to be utilized for off-street parking will serve to reduce the amount of additional parking areas required to be constructed on this residential lot and therefore, the Planning Board approves the three designated off-street parking spaces located in the existing horseshoe driveway as shown on the plans referenced above.

BE IT FURTHER RESOLVED that the Planning Board hereby grants a Special Permit Use approval for the Proposed Action shown on the application materials referenced above subject to the following conditions:

A. The following are conditions which shall be fulfilled prior to the signing of the Special Permit by the Chairman of the Planning Board:

1. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.

2. The comments contained in the City Engineer's letter to the Planning Board dated February 5, 2026, and all comments in any subsequent letter(s) issued, pertaining to the Special Permit Use shall be fulfilled to the satisfaction of the City Engineer.

3. The comments contained in the City Planner's letter to the Planning Board dated February 4, 2026, and all comments in any subsequent letter(s) issued, pertaining to the Special Permit Use shall be fulfilled to the satisfaction of the City Planner.

B. The following are general conditions which shall be fulfilled:

1. Pursuant to City of Beacon Code § 223-18.I, the City Building Inspector may revoke a Special Permit issued as a result of this approval where the Building Inspector has found that the use of the premises does not conform with the limitations and conditions contained in the Special Permit.

2. The City Building Inspector may revoke the bed-and-breakfast establishment certificate of occupancy until violations are cured if the City Building Department's biennial permit renewal inspection determine that the bed-and-breakfast establishment is no longer in compliance with City of Beacon Code § 223-24.4.

3. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this Project. Such fees shall be paid by the Applicants within thirty (30) days of each 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.

4. As used herein, the term "Applicant" shall include Lauren Walling, and her successors and assigns.

5. 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.

6. The approvals granted by this resolution do not supersede the authority of any other entity.

7. The Applicant must return for approval from the Planning Board if any changes to this resolution of approval are subsequently desired.

Resolution Adopted: February 10, 2026
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, Chairperson	Voting
James Vermeulen	Voting		

Resolution: Approved _____
Denied _____

City of Beacon Planning Board Agenda
02/10/2026

Title:

Continue review of application for Site Plan Approval, Commercial, 425 Main Street, submitted by Stanza Books.

ATTACHMENTS

425 Main (Stanza Books) PB 2.10.26_Comment Response Ltr_260127.pdf

425 Main (Stanza Books) PB 2.10.26 Submission 3_260127.pdf

KARC Review PB_425 Main Street_2026.02.04.pdf

Lanc & Tully 425 Main Street 02-05-26 review_0001.pdf

425 Main St - Site Plan Resolution (4920-9130-4843.3).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

January 27, 2026

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, January 9, 2026, and Lanc & Tully's comment letter dated January 9, 2026.

KARC Planning Consultant's Comment Responses:

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).

   Response: Light fixture specs and compliance notes have been added to the plans.

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS

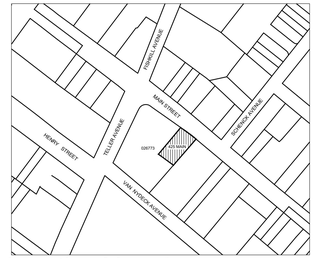


L1
BARN LIGHT ELECTRIC CO. 12" DOME SCONCE WITH 16" GOOSENECK MOUNT.
COLOR: MATTE BLACK

EXTERIOR LIGHTING

(1) The type, location, and shading of such lighting shall prevent the spillover of light onto any adjacent residential or multifamily property or direct glare onto any public sidewalk or street.
(2) Such lighting shall use full cutoff fixtures that do not emit light above the horizontal plane into the night sky, except for lighting for short-term events or holidays, flagpole lighting, decorative light sources under 600 lumens, public parks and other public specialty lighting, as determined by the Building Inspector.
(3) Hours of lighting and fixture height, type, design, intensity, and color temperature may be determined by the Planning Board in acting on any site development plan upon consideration of the following considerations:
(a) Lighting fixtures in pedestrian areas should be a maximum of 15 feet in height and parking lot lighting fixtures should be a maximum of 20 feet.
(b) Pedestrian and parking lot areas should average approximately one footcandle. Only high security areas may require lighting in the two to five footcandle range, while over five footcandles is usually a waste of energy and a source of glare.
(c) Color temperatures should be in the range of 2,400 to 4,000 Kelvin degrees.
(d) The color rendering index should be in the range of 80 to 100.
(e) Adaptive controls, such as dimmers, timers, and motion sensor shut-off lighting, should be used whenever appropriate.

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
							Front	Side	Rear	Front	Side	Rear				
Zoning District																
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'

Site Plan
Scale: 1" = 10'

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

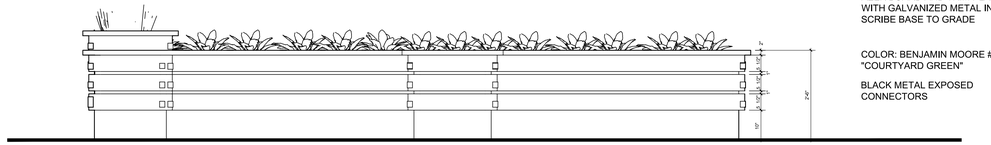
Beacon, New York
Scale: 1" = 10'
November 1, 2025

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
2	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS



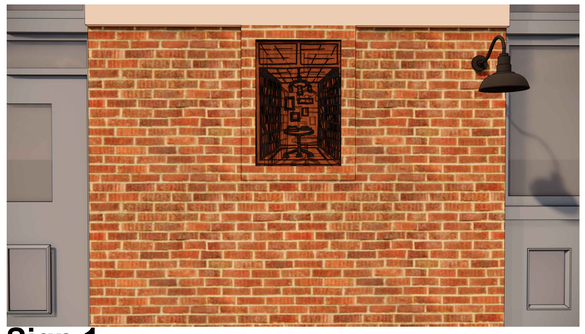
AZEK BOARD AND TRIM PLANTER WITH GALVANIZED METAL INSERT. SCRIBE BASE TO GRADE

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



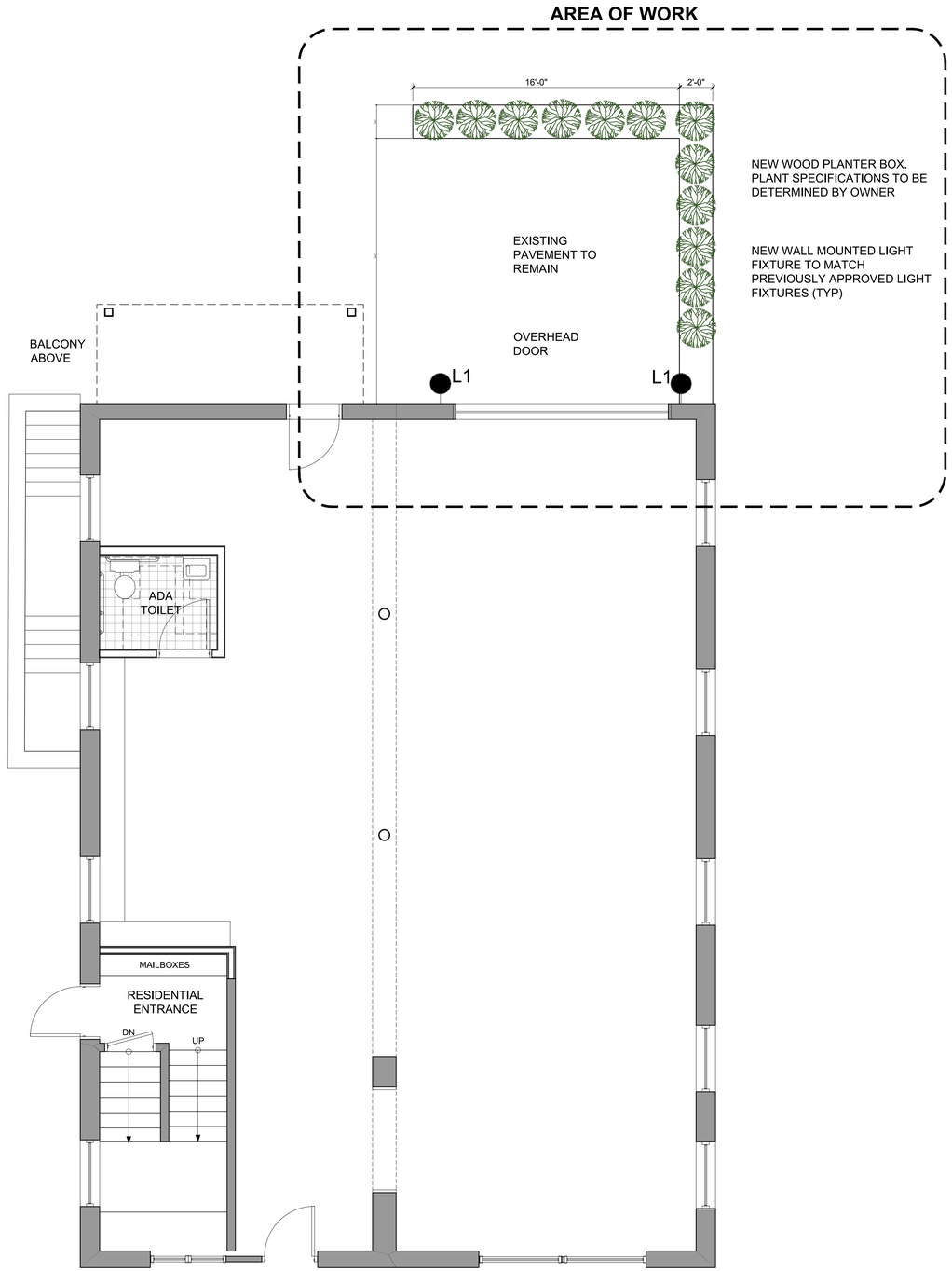
View 1



View 2



View 3



1st Floor Plan

Scale: $\frac{1}{4}$" = 1'-0"

Site Plan Application

Sheet 2 of 2 - Floor Plan & Images

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

KARC
PLANNING CONSULTANTS, INC.

TO: John Gunn, Chair, and the City of Beacon Planning Board

FR: KARC Planning Consultants, Inc.

DATE: February 4, 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 January 27, 2026
- Revised Site Plan Application by Stanza Books, dated November 25, 2025
- Site Plan and Floor Plan (2 sheets) by Aryeh Sigel Architect, last revised January 27, 2026

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:

All previous comments have been addressed and the proposed 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.

February 5, 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:

- Applicant response correspondence dated January 27, 2026, from Aryeh Siegel, Architect.
- Plans titled "Site Plan Application – Stanza Books – 425 Main Street", with the latest revision date of January 27, 2026, 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

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SITE PLAN AND CERTIFICATE OF APPROPRIATENESS APPROVAL FOR 425 MAIN STREET

Parcel No. 6054-29-042776

WHEREAS, the City of Beacon Planning Board received an application for Site Plan Approval from Stanza Books (the "Applicant") for use of exterior space for a 324 square foot rear patio defined by fixed planter boxes on a parcel having a total lot area of 0.12 acres, (the "Project" or "Proposed Action"), located at 425 Main Street (Parcel ID 6054-29-042776) within the Central Main Street ("CMS") and the Historic District and Landmark Overlay ("HDLO") Zoning Districts (the "Property"); and

WHEREAS, the City of Beacon Planning Board ("Planning Board") is the approval authority for the Site Plan pursuant to the City of Beacon Code § 223-25; and

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

WHEREAS, the application for Site Plan approval consists of application forms and correspondence submitted to the Planning Board; and

WHEREAS, the Project is shown on a Site Plan set entitled "425 Main Street," dated November 1, 2025, last revised January 27, 2026, as prepared by Aryeh Siegel, Architect, consisting of numbered Sheets 1-2 as follows:

Sheet	Title
1	*Site Plan*
2	*Floor Plan & Images*; and

WHEREAS, the Planning Board determined that the Proposed Action is Type II pursuant to the New York State Environmental Quality Review Act ("SEQRA") §617.5(b)(9) and, as such, is exempt from environmental review under SEQRA; and

WHEREAS, the Planning Board reviewed the Applicant's application and materials at its meetings on December 9, 2025, January 13, 2026, and February 10, 2026; and

WHEREAS, on January 13, 2026, the Planning Board opened a duly noticed public hearing on the Site Plan application, at which time all those in attendance were given the opportunity to be heard on the Project; and

WHEREAS, the Planning Board closed the public hearing on January 13, 2026; and

WHEREAS, the Planning Board has reviewed the application for Site Plan Approval and considered the standards set forth in §§ 223-25.E and 223-41.18.J; 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 reviewed all materials relative to the Project and all applicable provisions of the City Code.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Zoning Code §§ 134-6 and 134-7 that the 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, and accordingly, the Planning Board hereby grants a Certificate of Appropriateness for the Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, that the Planning Board of the City of Beacon hereby grants Site Plan approval, as shown on the applications 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 from the appropriate agencies for the Project, and shall meet all conditions contained in such approvals, as required therein.

When the conditions above have been satisfied, six (6) sets of the above referenced plans, 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. Conditions to be satisfied prior to the issuance of a Building Permit:

1. The Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in an amount acceptable to the City Engineer

based on review of a cost estimate to be prepared by the Applicant's professional 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. All application review fees shall be paid in full.

D. The following are general conditions which shall be fulfilled:

1. A copy of this Resolution shall be attached to the Certificate of Occupancy.

2. 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.

3. 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.

4. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees shall be paid by the 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.

5. 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.

6. As used herein, the term "Applicant" shall include the Applicant and the Applicant's heirs, successors and assigns, and where applicable its contractors and employees.

7. 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.

8. The approval granted by this resolution does not supersede the authority of any other entity.

9. 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, further project review and/or a public hearing, as it may deem appropriate.

Resolution Adopted: February 10, 2026
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 ____
Denied ____

City of Beacon Planning Board Agenda
02/10/2026

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 2.10.26 Supplemental Submission Cvr Ltr 1-28-26.pdf

291 Main PB 2.10.26 Plans prepared by AJS and HLD 1-27-26.pdf

KARC Review PB_291 Main Street_2026.02.04.pdf

Lanc & Tully 291 Main Street 02-05-26 review_0001.pdf

291 Main Street- Site Plan and Certificate of Appropriateness Approval Resolution (4932-3800-0253.3).pdf

CUDDY +FEDER LLP

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

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

January 28, 2026

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
Submission for Approval
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 January 13, 2026 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 January 27, 2026, and by Hudson Land Design Professional Engineering, P.C. ("HLD"), dated October 29, 2024 and last revised January 27, 2026 (collectively, the "Plans").

Specifically, to address a specific comment from the Planning Board about the specifications for the roof deck railing, the Plans have been updated to provide two (2) options for the materiality of this feature: (i) a stainless steel cable railing (which the Applicant proposed at the January 2026 meeting); and (ii) a frameless glass railing which would be similar in appearance as a Building design without a roof deck.[1] Please be advised that the Applicant is comfortable proceeding with

[1] Please note that City Building Inspector Bryan Murphy has confirmed that the rooftop deck requires only one exit, and thus that egress from the proposed roof deck design conforms to the applicable New York State Building Code requirements. As per the project architect, the visibility of the proposed roof deck railing would be limited. For a cable railing, per the project architect, the top rail and corner post of the railing only would be partially visible when looking east at the Premises from across Main Street. Cable posts below the top rail would not be noticeable, and the existing tree in front of the Building would further obscure portions of the view of this feature. For a glass railing, this would utilize frameless tempered glass with base attachments, and per the project architect, would appear nearly invisible – or the same as an alternative without a roof deck – from all vantage points. Please refer to Plans Sheet 4A: Building Renderings, Views 2, 2A, and 2B for illustration.

either the cable railing or the glass railing, as the Board sees fit, and respectfully requests that the Board confirm its preferred alternative. Please also note that there have been no other substantive changes to the Plans for the Project since the authorization of the draft approval Resolution at the Board's December 9, 2025 meeting.

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).[2]

Further, as this Board is aware, during its December 9, 2025 meeting Agenda, the Planning Board authorized the City Attorney to draft certain approval resolutions, including a Determination of Significance pursuant to the New York State Environmental Quality Review Act ("SEQRA") and a Site Plan and Certificate of Appropriateness approval Resolution for the Project, for the Board's consideration at its January 2026 meeting. On January 13, 2026, the Planning Board adopted a Negative Declaration pursuant to SEQRA, confirming that the Project *will not* have any significant environmental impacts.

CONCLUSION:

At this time, following a very detailed and lengthy review of this proposed Addition, the Applicant respectfully requests that this Board grant Site Plan and Certificate of Appropriateness approvals for the Project consistent with the draft Resolution authorized at the Board's December 9, 2025

---

[2] 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 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." Subsequent memoranda issued by the City's Planning Consultant, dated December 8, 2025 and January 9, 2026, 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 memoranda, dated December 4, 2025 and January 9, 2026, 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 all applicable CMS and HDLO Architectural Design Standards.

meeting. 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.

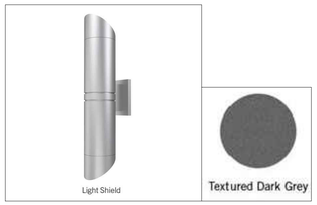
Luminaire Schedule

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
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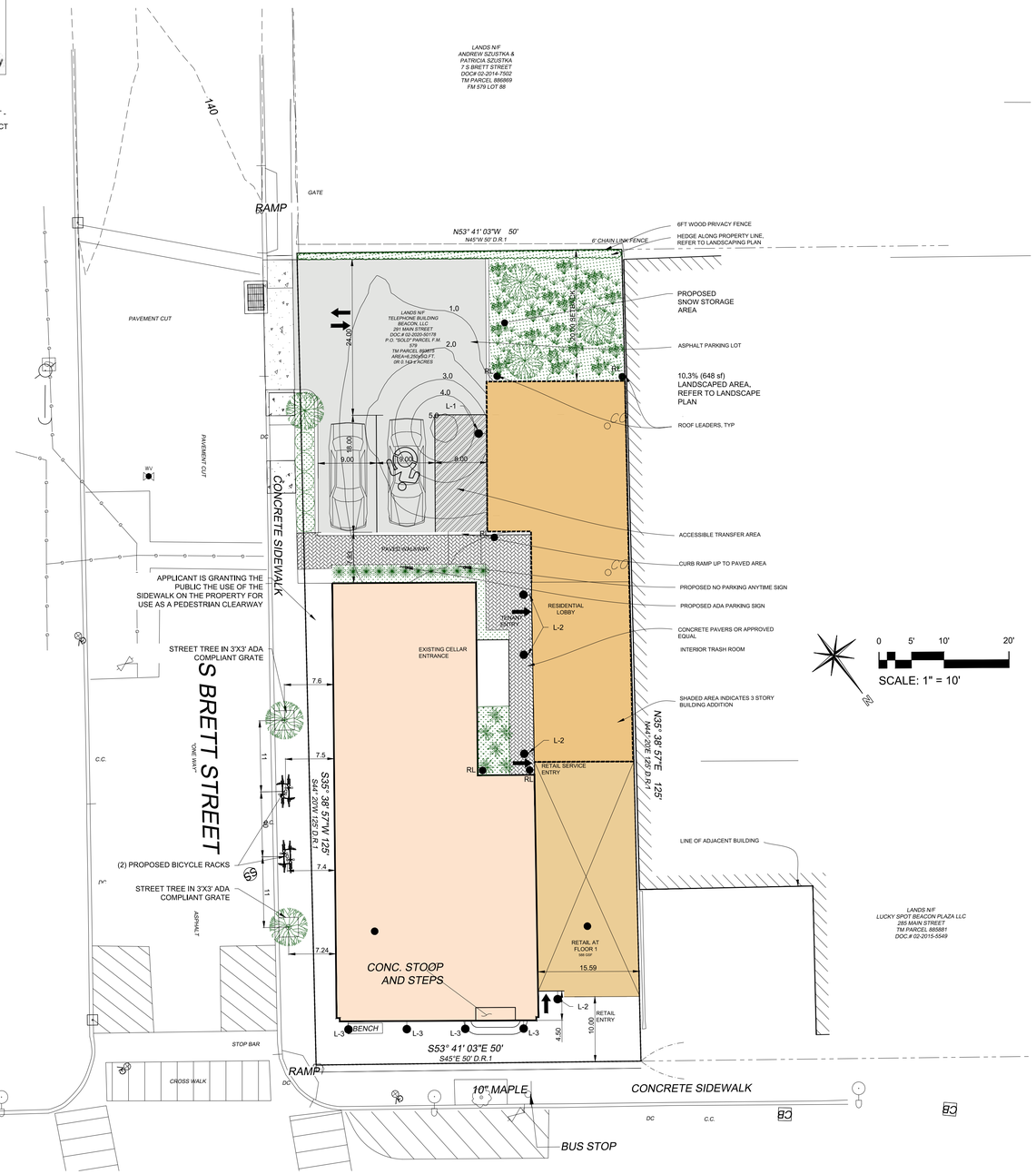
11	11/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
12	12/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
13	01/27/26	NO CHANGE	AJS

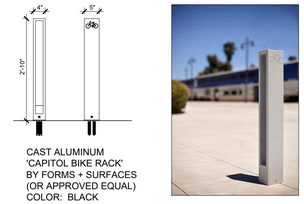
Bulk Zoning Regulations Table

	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

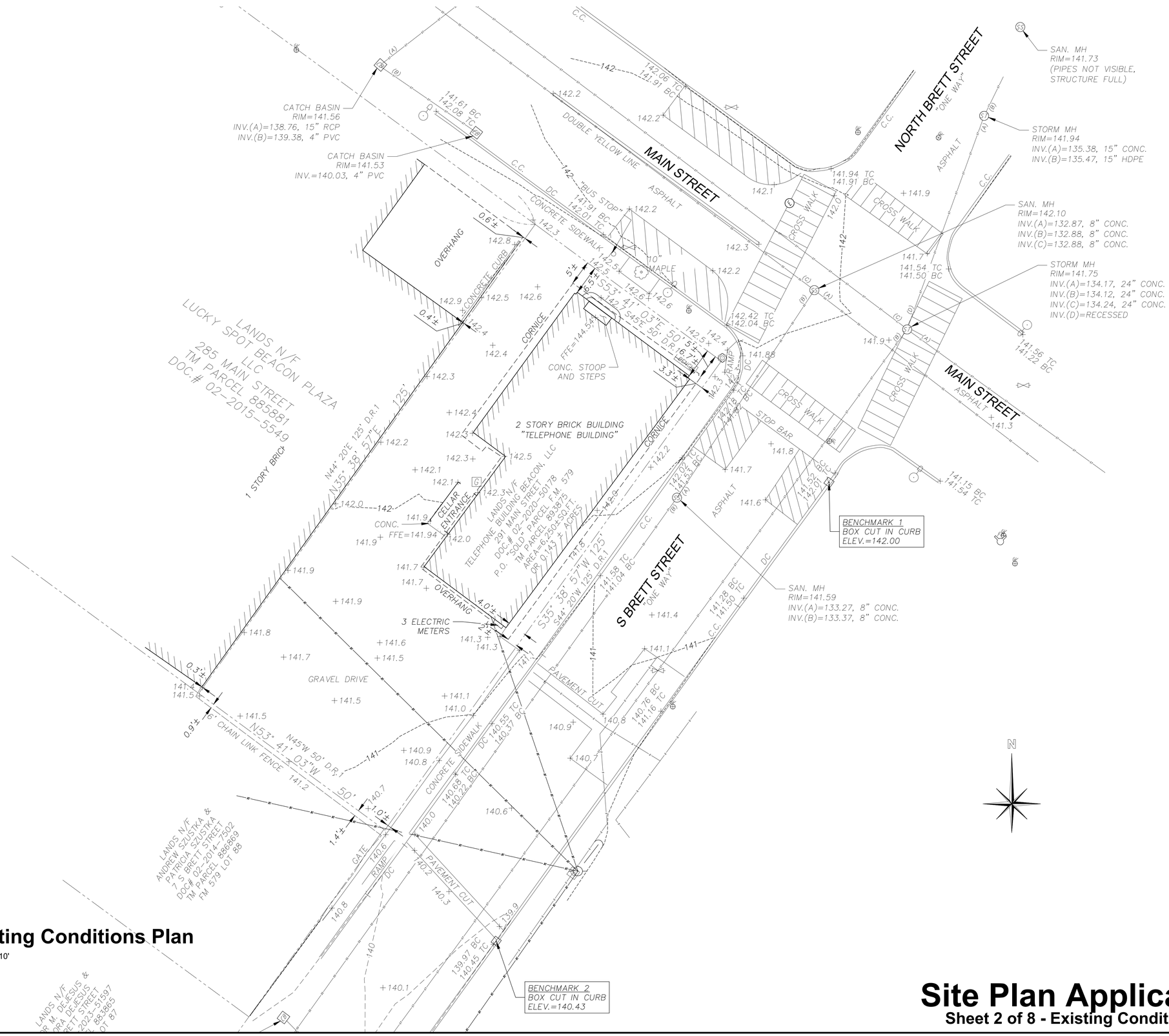
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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13	01/27/26	NO CHANGE	AJS

Existing Conditions Plan

Scale: 1" = 10'

Site Plan Application

Sheet 2 of 8 - Existing Conditions Plan

291 Main Street - Telephone Building

Beacon, New York
Scale: 1" = 10'
October 1, 2024

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

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10	10/28/25	NO CHANGE	AJS
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12	12/30/25	NO CHANGE	AJS
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_____ CHAIRMAN

_____ SECRETARY

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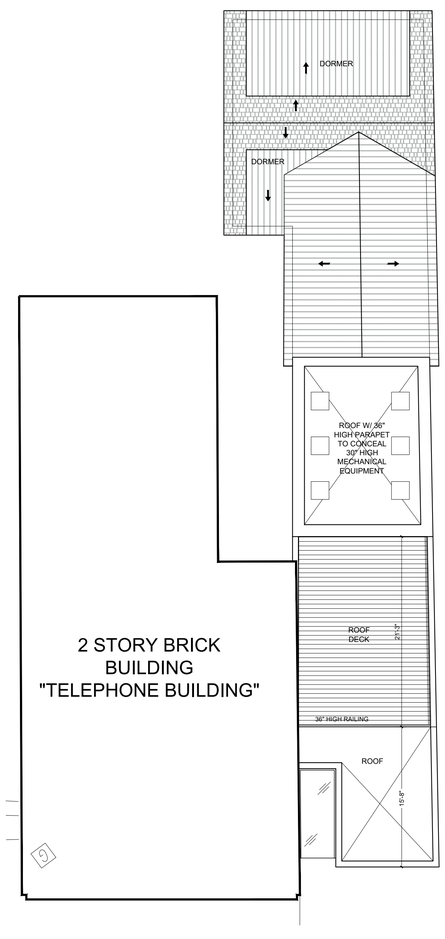
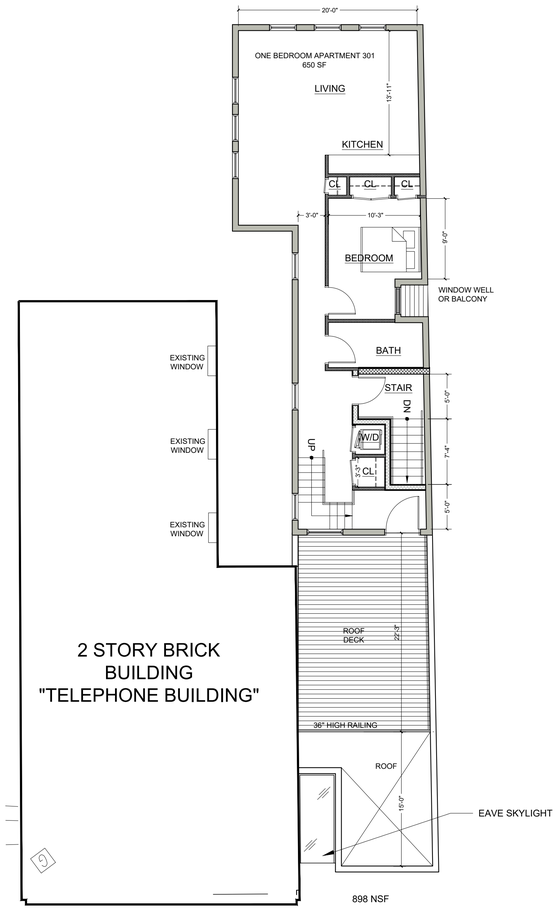
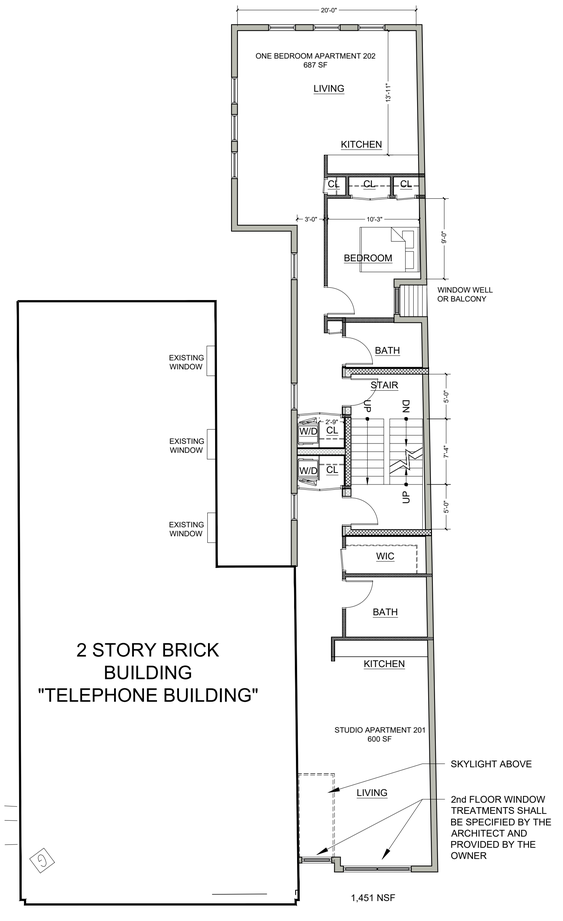


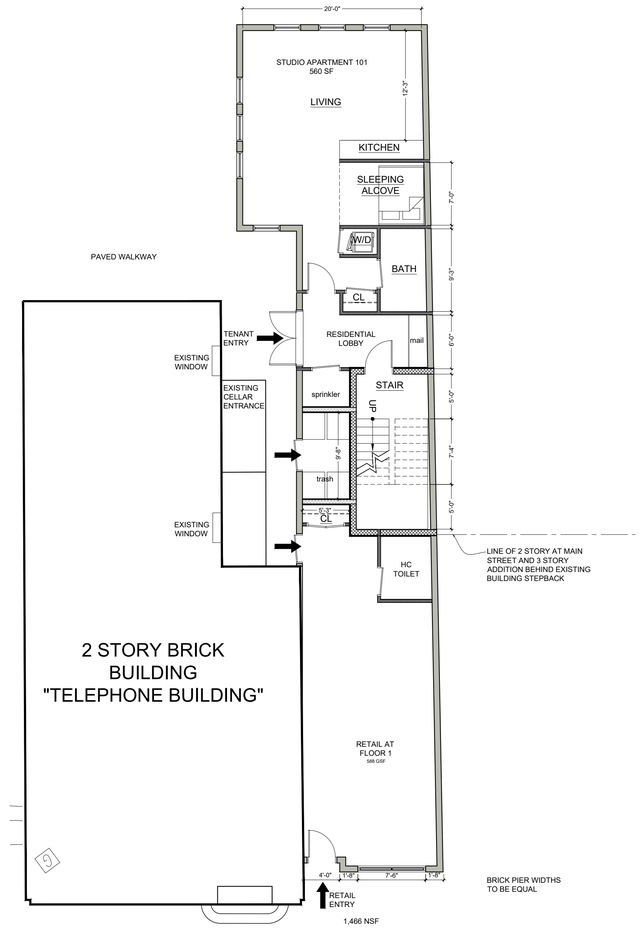
4 Roof Plan
1/8" = 1'-0"



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

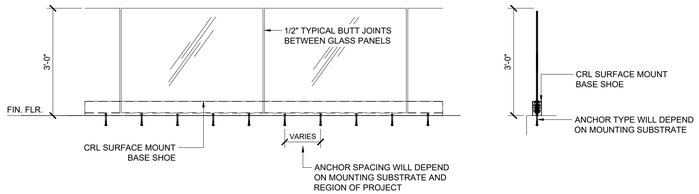
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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
13	01/27/26	REVISE PER PLANNING BOARD COMMENTS	AJS



FRAMELESS LAMINATED GLASS RAILING

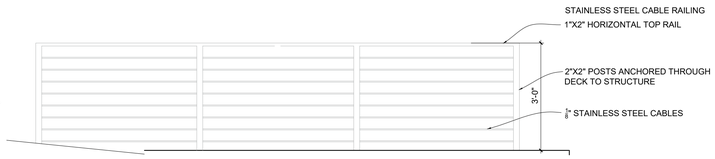
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

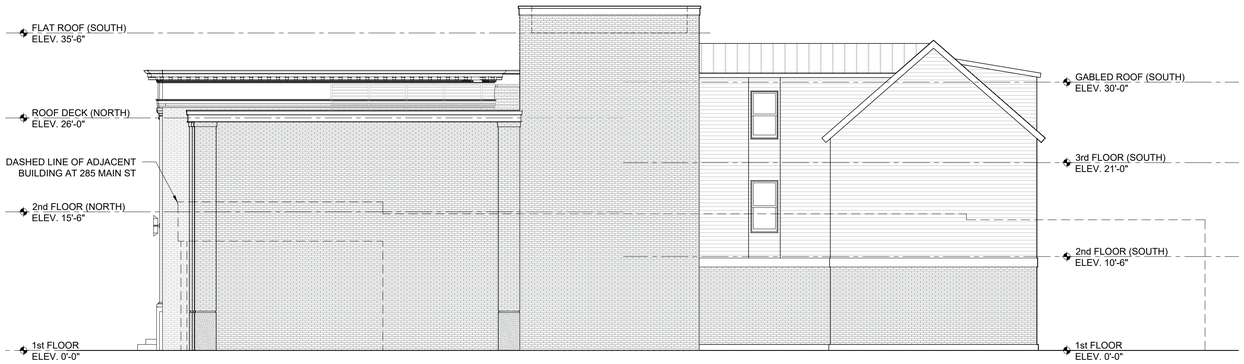
_____ CHAIRMAN

_____ SECRETARY

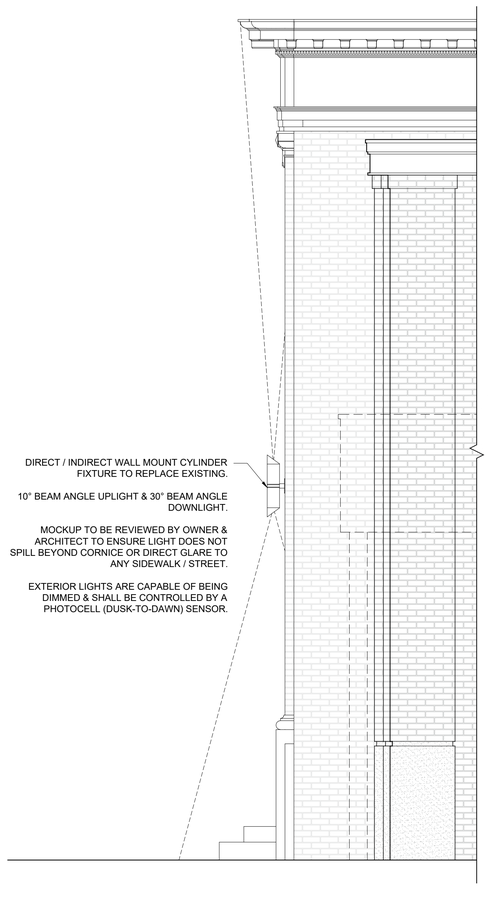
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.



STAINLESS STEEL CABLE RAILING



West Elevation



Pier Lighting Diagram



South Elevation



North Elevation (Main Street)

MATERIAL SPECIFICATIONS

FIBER CEMENT SIDING
JAMES HARDIE SMOOTH PLANK LAP SIDING
COLOR: MONTEREY TAUPE

ALUMINUM & GLASS STOREFRONT
COLOR: MATCH TO BENJAMIN MOORE CHELSEA GRAY (HC-168)

STOREFRONT BULKHEAD & TRIM
PAINTED CELLULAR PVC
COLOR: MATCH TO BENJAMIN MOORE CHELSEA GRAY (HC-168)

GABLE & DORMER ROOF
STANDING SEAM METAL
COLOR: HARTFORD GREEN (27)

DECK RAILING
STAINLESS STEEL CABLE RAILING OR GLASS RAILING (TBD)
COLOR: BRUSHED STAINLESS OR CLEAR TEMPERED GLASS (TBD)

CORNICE & TRIM
PAINTED CELLULAR PVC
COLOR: BENJAMIN MOORE CHELSEA GRAY (HC-168)

BRICK
GLEN-GERY MODULAR EXTRUDED FACEBRICK. "FINE ART SMOOTH"

DOUBLE GLAZED ALUMINUM WINDOWS
WEATHERSHIELD WINDOWS OR APPROVED EQUAL
COLOR: MATCH TO BENJAMIN MOORE CHELSEA GRAY (HC-168)

CAST STONE PIER BASE
CORINTHIAN CAST STONE OR APPROVED EQUAL
COLOR: BUFF LIMESTONE (LS-1)



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



View 5: Main Street (Looking West)

Scale: NTS



View 2B: Main Street - Cable Railing

Scale: NTS

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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
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11	11/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
12	12/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
13	01/27/26	REVISE PER PLANNING BOARD COMMENTS	AJS



View 4: Main Street (Looking West)

Scale: NTS



View 2A: Main Street - Full Glass Railing

Scale: NTS



View 1: Main Street

Scale: NTS



View 3: South Brett Street

Scale: NTS



View 2: Main Street- No Railing

Scale: NTS

Site Plan Application

Sheet 4A of 8 - Building Renderings

Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

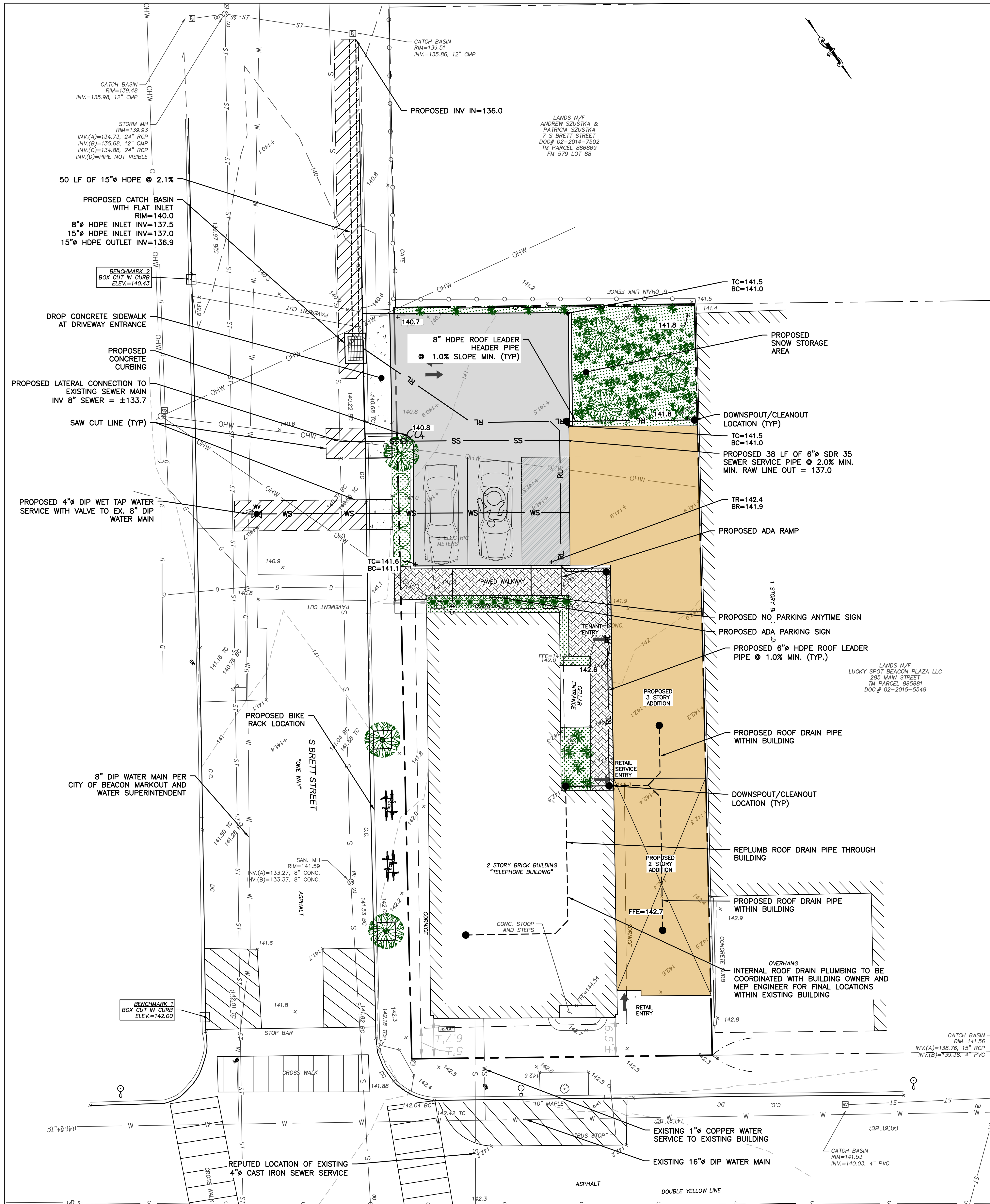
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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
- CO — 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
- CO — PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- RL — PROPOSED ROOF LEADER LINE
- RL — PROPOSED ROOF LEADER
- WS — PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- WV — 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.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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____________________________ SECRETARY

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DRAWN BY: CMB — CHECKED BY: MAB

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5	4/29/25	PER PLANNING BOARD COMMENTS	CMB
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7	6/24/25	PER PLANNING BOARD COMMENTS	CMB
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10	9/30/25	PER PLANNING BOARD COMMENTS	CMB
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12	11/25/25	NO CHANGE THIS SHEET	CMB
12	12/30/25	NO CHANGE THIS SHEET	CMB
13	1/27/26	NO CHANGE THIS SHEET	CMB

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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

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

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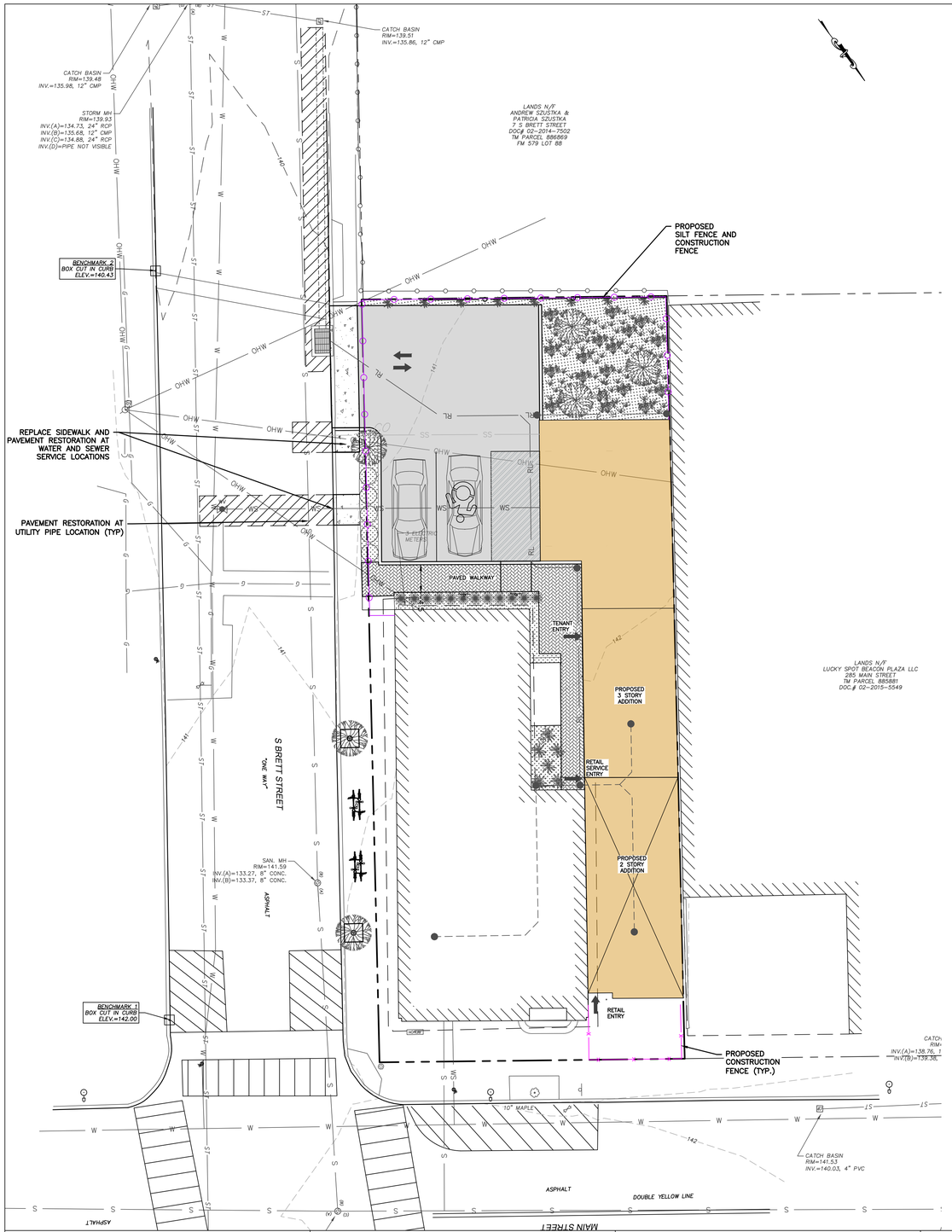

LEGEND:

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- 250 EXISTING MAJOR CONTOUR
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- EXISTING UTILITY POLE
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- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
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- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING STORM WATER MANHOLE
- EXISTING GAS VALVE

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- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- 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.

GRAPHIC SCALE

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(IN FEET)
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STATE OF NEW YORK MICHAEL A. BODENSTEIN LICENSED PROFESSIONAL ENGINEER 084466

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EROSION & SEDIMENT CONTROL PLAN

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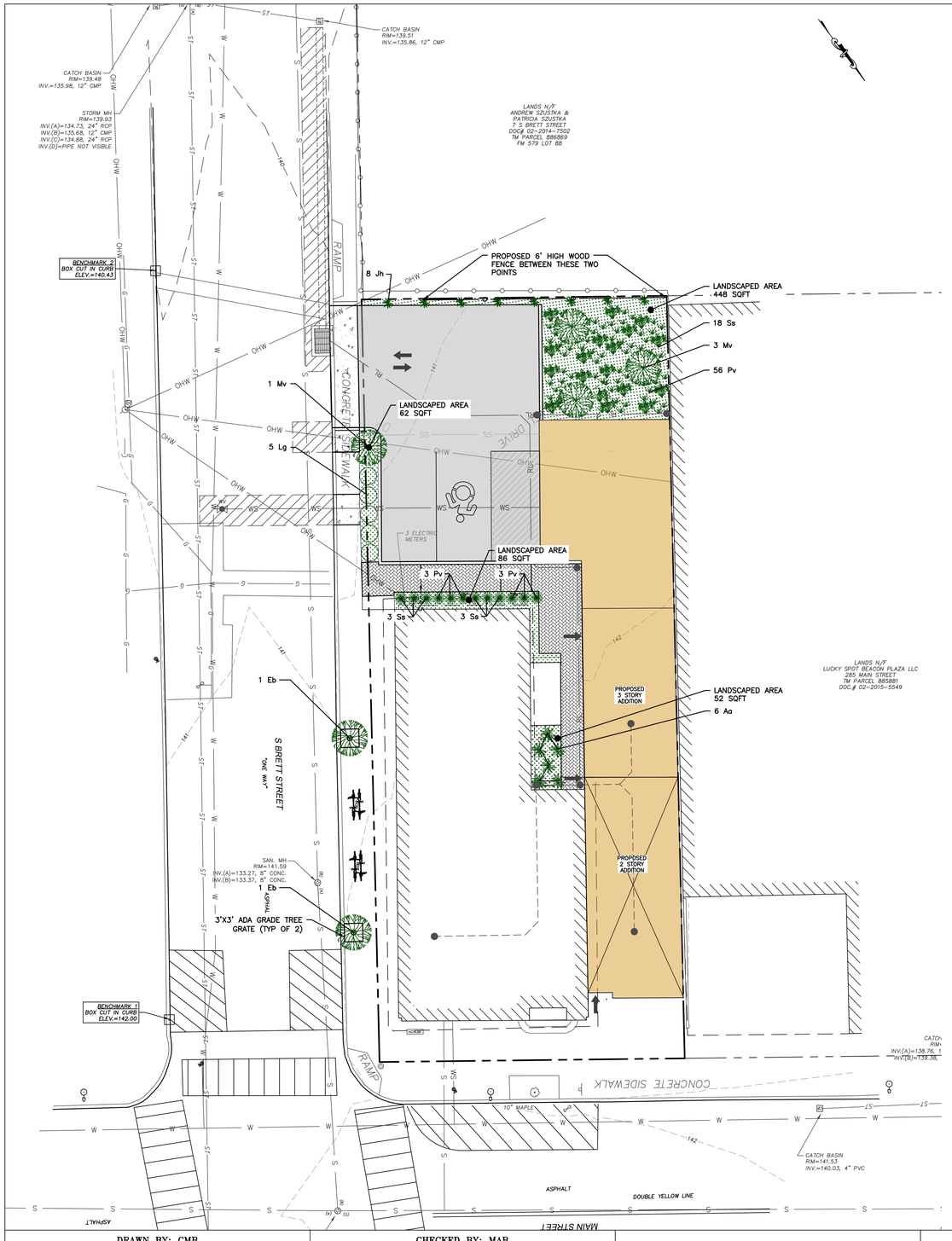

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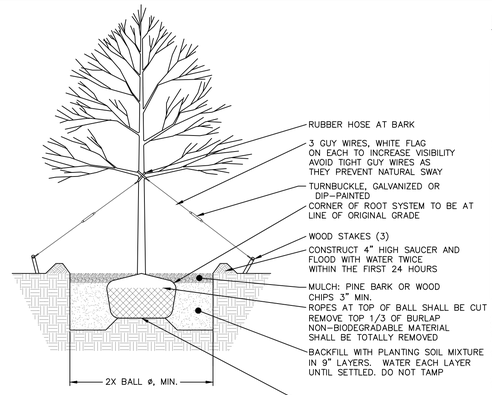
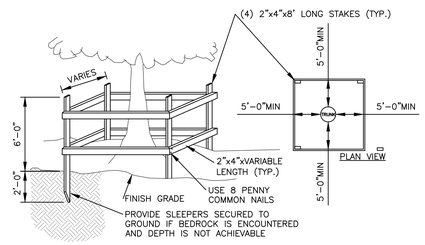
- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS WS EXISTING WATER SERVICE LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- ST 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 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 WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

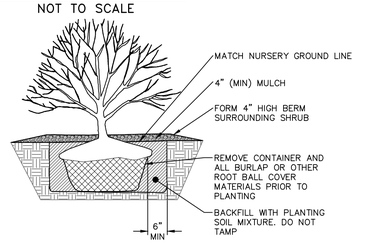


TREE PLANTING DETAIL
NOT TO SCALE



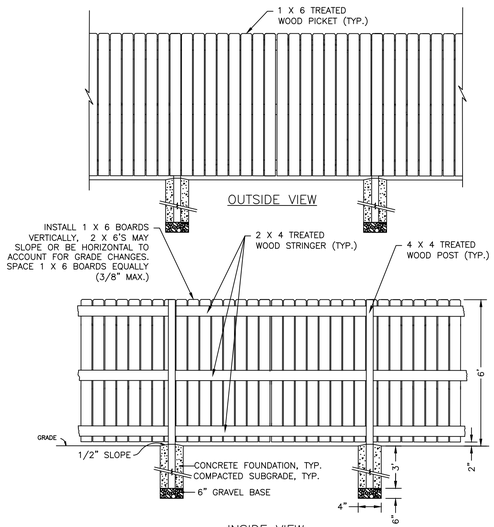
NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



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:

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
13	1/27/26	NO CHANGE THIS SHEET	CMB

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK — MICHAEL A. BOSCHMORE — 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

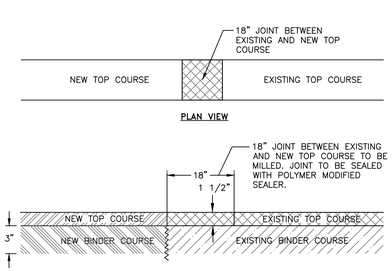
LANDSCAPING PLAN

291 MAIN STREET-TELEPHONE BUILDING

291 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-893875

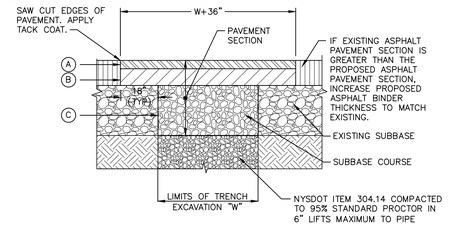
JOB #: 2024:034
DATE: 10/29/24
SCALE: 1" = 10'
TITLE: LS-1
SHEET: 7 OF 8

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.

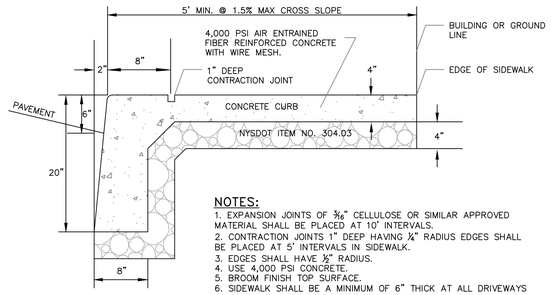
MILLED KEYWAY DETAIL
NOT TO SCALE



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

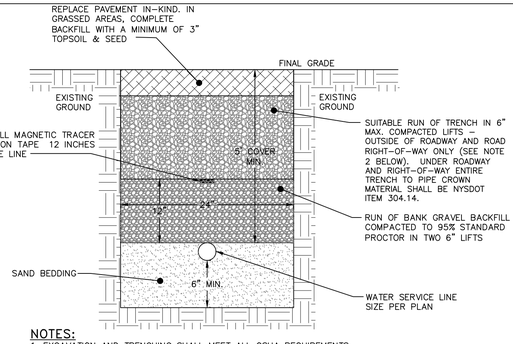
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



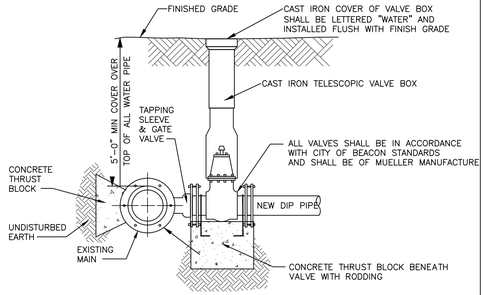
NOTES:
1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK 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



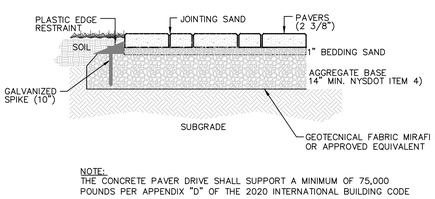
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL 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



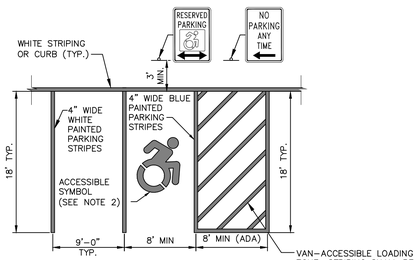
NOTES:
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "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

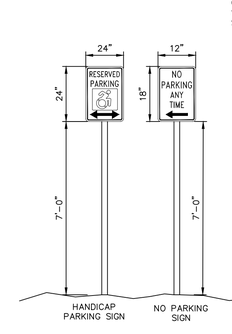
CONCRETE PAVER DETAIL
NOT TO SCALE



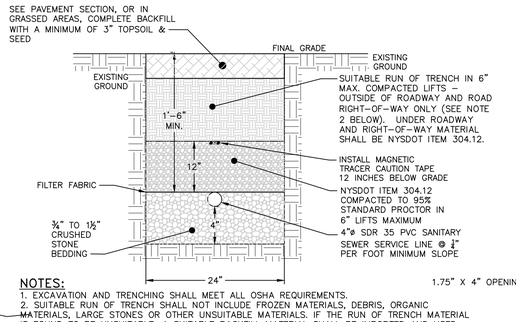
TYPICAL PARKING STRIPING — ACCESSIBLE PARKING STRIPING

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

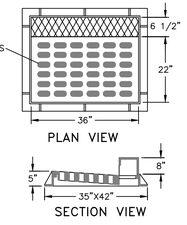


SIGN DETAILS
NOT TO SCALE



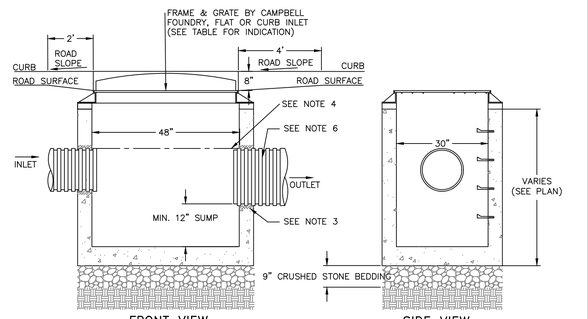
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



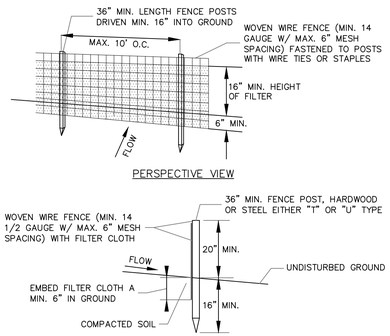
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



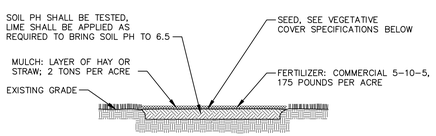
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE 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



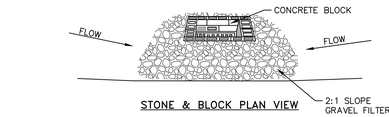
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED 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.

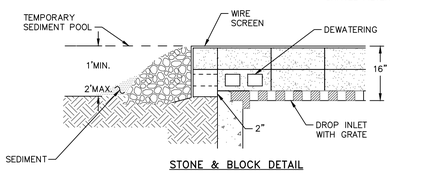
SILT FENCE DETAIL
NOT TO SCALE

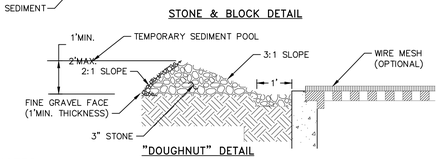


NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:
   - 65% KENTUCKY BLUE GRASS BLEND — 114 POUNDS PER ACRE
   - 20% PERENNIAL RYEGRASS — 35 POUNDS PER ACRE
   - 15% FINE FESCUE — 26 POUNDS 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

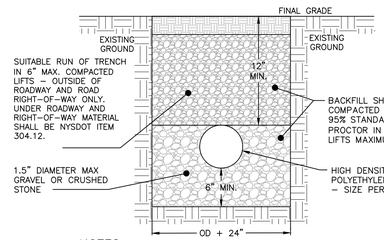






NOTES:
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE 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	13	1/27/26	NO CHANGE THIS SHEET	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				

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STATE OF NEW YORK — MICHAEL A. BODENDORF — 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

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: February 4, 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 January 28, 2026
- Site Plan Set (9 sheets) prepared by Aryeh Siegel and Hudson Land Design, dated October 1, 2024, last revised January 27, 2026.

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 satisfactorily addressed all previously issued comments. Both proposed rooftop terrace railing options — stainless steel cable railing and frameless laminated glass railing — comply with the CMS design regulations set forth in Section 223-41.18(J). The transparency of both options is also consistent with prior discussions regarding maintaining visibility of the historic cornice.

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.

February 5, 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 January 28, 2026.
- 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 January 27, 2026.

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.

The present submission has been provided to the Board by the applicant to further discuss the material for the roof deck railing, with no other substantive changes to the plans.

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

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 January 27, 2026:

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, January 13, 2026 and February 10, 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.

3. The plans shall be revised to provide for a *[stainless steel cable railing for the roof top deck – or – a frameless glass railing for the roof top deck]*, as presented to the Planning Board at its February 10, 2026 meeting.

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. The proposed rooftop deck on the addition is subject to compliance with the applicable provisions of the New York State Uniform Fire Prevention and Building Code, as determined by the City Building Inspector.

4. 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. The railing for the proposed rooftop deck on the addition shall be made of cable material to preserve views of the western-facing cornice to the maximum extent possible.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. The approvals granted by this Resolution do not supersede the authority of any other entity.

14. 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.

Resolution Adopted: February 10, 2026
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 _____
Denied _____

City of Beacon Planning Board Agenda
02/10/2026

Title:

Continue 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 2.10.26 Parking Expansion and Storage Building Cvr Ltr_2026-0127.pdf

3 Beekman Dia PB 2.10.26 LWRP Cosistency Statement_2026-0127.pdf

3 Beekman Dia PB 2.10.26 Accessory Building Elevations.pdf

3 Beekman Dia PB 2.10.26 SITE PLAN_2026-0127.pdf

3 Beekman Dia PB 2.10.26 EXISTING STORAGE BUILDING 1.pdf

3 Beekman Dia PB 2.10.26 EXISTING STORAGE BUILDING 2.pdf

3 Beekman Dia PB 2.10.26 McGraw-Edison-GALN-Galleon-II-Spec-Sheet.pdf

3 Beekman Dia PB 2.10.26 Q70499A-converted-bldg plan.pdf

3 Beekman Dia PB 2.10.26 SWPPP DIA Parking Expansion 2026-0127.pdf

KARC Review PB_3 Beekman St_2026.02.05.pdf

Lanc & Tully DIA Art Center 02-05-26 review.pdf

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

January 27, 2026

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

- 4 copies of the Site Plan Set (12 sheets);
- 4 copies of accessory storage building drawings and photographs of the existing storage building;
- 4 copies of a LWRP consistency statement;
- 4 copies of lighting spec sheets, and
- 2 copies of a Stormwater Pollution Prevention Plan (SWPPP).

The plans have been 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 January 9, 2026:

General Comments:

1. Four test pits were conducted in the cut areas of the parking lot on September 25, 2025. The test pits were dug to one foot or more below the subbase depth of the cut. Three out of the four test pits revealed rock at depths at or below the subbase level, while Test Pit #3 revealed bedrock at above the cut level. Therefore, there will be some minor rock removal which will be accomplished by mechanical means. The test pit locations and data have been added to

sheet 5 of the revised site plan set. Rock removal notes have also been added to "General Construction Notes" on sheet 5 requiring mechanical removal or rock.

2. A Stormwater Pollution Prevention Plan (SWPPP) is included in this submission.
3. A preliminary lighting plan is included with this submission.
4. A landscaping plan has been prepared and is included in this submission. As discussed at the January planning board meeting, the landscape plan will be refined in a future submission by Dia's landscape architectural firm.
5. There is no water or sewer proposed for the storage building. The building will be heated. Therefore, overhead wires are shown to the building.
6. Although not required under the SWPPP, the project will be phased as follows: the new parking lot will be constructed as part of Phase IA, then the additional five spaces in the existing lot as Phase IB and finally the storage building will be constructed as Phase II.
7. Although there are no ADA spaces proposed within the new parking lot, an ADA curb ramp is proposed where the new sidewalk meets the new parking lot. The existing driveway entrance has no curbing, so there are no ramps required elsewhere.

Existing Conditions & Removals Plan (Sheet 2 of 12):

1. The existing easements on the subject property have been labeled on sheet 2. There are other easements noted in the deed that are on the south parcel owned by Dia. Those easements are not shown on the plans.
2. Tree removals have been added to this sheet.

Overall Site Plan & Detail Site Plan (Sheets 3&4 of 12):

1. The access drive from Beekman Street has been widened to 20' for 2-way traffic.
2. Traffic signage to be removed and proposed traffic signage are provided on sheets 3 and 4.
3. The proposed storage building overall height is +/- 18' at the gable peak and is now noted on the revised plans.
4. The floor elevation of the proposed storage building is noted on the revised plans.

Grading & Utility Plan (Sheet 5 of 12):

1. Top and bottom wall elevations are now noted on the revised plans.
2. The overflow weir for both bioretention facilities are noted on the plans.
3. A 2' wide French drain with underdrain has been added behind the wall in place of a swale.
4. Grading of sidewalk extension to Beekman Street is now shown on sheet 5 of the revised plan set.

KARC Planning Consultants, Inc. Review Letter, Dated January 12, 2026:

1. Additional landscaping has been added to the plan to further obscure view of the parking area from Wolcott Avenue and Beekman Street. See response to Lanc & Tully General Comment #4.
2. Tree removal has been added on sheet 2 of 12.
3. A Landscaping Plan (Sheet 7 of 12) has been added to the revised set.
4. A Lighting Plan (Sheet 8 of 12) has been added to the revised set.

Accessory building elevations are provided with this submission along with photographs of the existing storage building to illustrate that the color and features of the new storage building will match the existing building. It is noted that the new building color will be a dark Hunter Green to blend in with the surrounding wooded area and match the existing storage building.

We look forward to continuing our discussions regarding this Application and your consideration of the resolution at your February 10, 2026 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: Rachel Pivnick Deputy Director & COO - DIA
Daniel G. Koehler, P.E. (HLD file)

NEW YORK STATE DEPARTMENT OF STATE
COASTAL MANAGEMENT PROGRAM

Coastal Assessment Form

A. INSTRUCTIONS (Please print or type all answers)

1. State agencies shall complete this CAF for proposed actions which are subject to Part 600 of Title 19 of the NYCRR. This assessment is intended to supplement other information used by a state agency in making a determination of significance pursuant to the State Environmental Quality Review Act (see 6 NYCRR, Part 617). If it is determined that a proposed action will not have a significant effect on the environment, this assessment is intended to assist a state agency in complying with the certification requirements of 19 NYCRR Section 600.4.

2. If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the coastal policies contained in Article 42 of the Executive Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to either (a) making a certification of consistency pursuant to 19 NYCRR Part 600 or, (b) making the findings required under SEQR, 6 NYCRR, Section 617.11, if the action is one for which an environmental impact statement is being prepared. If an action cannot be certified as consistent with the coastal policies, it shall not be undertaken.

3. Before answering the questions in Section C, the preparer of this form should review the coastal policies contained in 19 NYCRR Section 600.5. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

B. DESCRIPTION OF PROPOSED ACTION

1. Type of state agency action (check appropriate response):

(a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) ____
(b) Financial assistance (e.g. grant, loan, subsidy) ____
(c) Permit, license, certification X

2. Describe nature and extent of action: Application for Site Plan Approval for a new parking lot, expanded parking lot and accessory storage building.

3. Location of action:

Dutchess	Beacon	3 Beekman Street, Beacon, NY 12508 5954-41-605699
County	City, Town or Village	Street or Site Description

4. If an application for the proposed action has been filed with the state agency, the following information shall be provided:

(a) Name of applicant: Dia Center for the Arts, Inc. (Rachel Pivnick)

(b) Mailing address: 3 Beekman Street

(c) Telephone Number: Area Code (917) 375-2427

(d) State agency application number: N/A

5. Will the action be directly undertaken, require funding, or approval by a federal agency?

Yes _____ No X If yes, which federal agency?_____

C. COASTAL ASSESSMENT (Check either "YES" or "NO" for each of the following questions)

	YES	NO
1. Will the proposed activity be located in, or contiguous to, or have a significant effect upon any of the resource areas identified on the coastal area map:		
(a) Significant fish or wildlife habitats?	__	X
(b) Scenic resources of statewide significance?	__	X
(c) Important agricultural lands?	__	X
2. Will the proposed activity have a significant effect upon:		
(a) Commercial or recreational use of fish and wildlife resources?	__	X
(b) Scenic quality of the coastal environment?	__	X
(c) Development of future, or existing water dependent uses?	__	X
(d) Operation of the State's major ports?	__	X
(e) Land and water uses within the State's small harbors?	__	X
(f) Existing or potential public recreation opportunities?	__	X
(g) Structures, sites or districts of historic, archeological or cultural significance to the State or nation?	__	X

3. Will the proposed activity involve or result in any of the following:

(a) Physical alteration of two (2) acres or more of land along the shoreline, land under water or coastal waters?		X
(b) Physical alteration of five (5) acres or more of land located elsewhere in the coastal area?		X
(c) Expansion of existing public services of infrastructure in undeveloped or low density areas of the coastal area?		X
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?		X
(e) Mining, excavation, filling or dredging in coastal waters?		X
(f) Reduction of existing or potential public access to or along the shore?		X
(g) Sale or change in use of state-owned lands located on the shoreline or under water?		
(h) Development within a designated flood or erosion hazard area?		X
(i) Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion?		X

4. Will the proposed action be located in or have a significant effect upon an area included in an approved Local Waterfront Revitalization Program? X

D. SUBMISSION REQUIREMENTS

If any question in Section C is answered "Yes", AND either of the following two conditions is met:

Section B.1(a) or B.1(b) is checked; or
Section B.1(c) is checked AND B.5 is answered "Yes",

THEN a copy of this completed Coastal Assessment Form shall be submitted to:

New York State Department of State
Office of Coastal, Local Government and Community Sustainability
One Commerce Plaza
99 Washington Avenue, Suite 1010
Albany, New York 12231-0001

If assistance or further information is needed to complete this form, please call the Department of State at (518) 474-6000.

E. REMARKS OR ADDITIONAL INFORMATION

See attached LWRP Consistency Statement

Preparer's Name: Michael A. Bodendorf, P.E., Hudson Land Design Professional Engineering, PC
(Please print)

Title: Engineer for the Applicant Agency: Hudson Land Design Professional Engineering, PC

Telephone Number: (845) 765-8956 Date: 1/27/2026

Local Waterfront Revitalization Plan Consistency Statement

Dia Center for the Arts, 3 Beekman Street, Beacon, NY – parcel Tax No. 5954-41-605699

The 20.5-acre Dia property (the "Property") is presently improved with the former Nabisco packaging plant building, internal access drives, parking lots, an accessory storage building and landscaped gardens. The Property is located at the intersection of Wolcott
Avenue and Beekman Street as detailed in the below map taken from the Dutchess County Tax Parcel Viewer (*Image 1*). The Property is classified in the LI Light Industrial Zoning District and is located within the City of Beacon's Waterfront Revitalization Management Area, as is more fully shown in the below map (*Image 2*) that is excerpted from the City's Local Waterfront Revitalization Plan ("LWRP"). The Harbor Management Area encompasses ". . . both surface waters and the lands adjacent to the surface waters that can influence what takes place on the surface waters and whose use may be influenced by what takes place on the surface waters."

Image 1 - Tax Parcel Viewer Image of the Property:



Image 2 – Harbor Management Area Boundary



Aerial Photography of the City of Beacon Waterfront

All reviewing agencies must ensure actions impacting this coastal area are consistent with the City's Local Waterfront Revitalization Plan. Where coordinated review is undertaken the Consistency determination is made by the Lead Agency.

This LWRP Consistency Statement analyzes the manner in which the Application Site Plan Approval for a proposed new parking lot, expansion of an existing parking lot resulting in a total of 54 new parking spaces, and proposed 60' X 70'accessory storage building is consistent with the LWRP coastal policies related to viewsheds and environmental protection.[1] This LWRP Consistency Statement is submitted by the Applicant in support of the environmental review of the project and the SEQRA documentation previously submitted.

THE PROPOSED NEW PARKING LOT, EXISTING PARKING LOT EXPANSION AND PROPOSED 60' X 70' ACCESSORY STORAGE BUILDING IS CONSISTENT WITH THE POLICIES SET FORTH IN THE LWRP:

The proposed new parking lot, existing parking lot expansion and proposed 60' x 70' accessory storage building is consistent with the policies set forth in the LWRP for the following reasons:[2]

---

[1] *See* City of Beacon Zoning Code §§ 220-5, 220-6 (reviewing agencies must ensure actions impacting this coastal area are consistent with the City's LWRP).

[2] The following LWRP Policies are inapplicable to the Project: Policy 1 (Revitalization of Waterfront Areas); Policy 2 (Facilitation of Water-Dependent Uses); Policy 6 (Expedite Permit Procedures); Policy 7 (Restoration of Coastal Habitats); Policy 8 (Prevent Pollution in the Coastal Area); Policy 9 (Increase

Policy 5
"Encourage the location of development in areas where public services and facilities essential to such development are adequate, except when such development has special functional requirements or other characteristics which necessitates its location in other coastal areas."

The explanation of Policy 5 in the LWRP states that public services shall be improved to support development in the Waterfront Revitalization Area. The Project will not place undue pressure on the public water distribution and sanitary sewer system as there are no new water or sewer demands as part of the project. The Metro North train station is within walking distance and bus stops are located on Wolcott Avenue.

Policy 13
The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.

There will be no measurable increase in erosion or flooding generated by the Project. An on-site stormwater management system will be constructed in connection with the Project, and will be managed through best management practices. A stormwater pollution prevention plan (SWPPP) has been developed for the project.

Policy 14
"Activities and development, including the construction or re-construction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development or at other locations."

The Project does not contain erosion protection measures or flood structures at its west end near the river; however, erosion and sediment control measures will be implemented during construction to mitigate any potential for erosion or sediment transport during construction.

Policy 23 and 23A
"Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archeology or culture of the state, its communities or the nation."

The parcel contains the former Nabisco packaging plant building which is listed on the National Register of Historical Places. The former plant building remains and now serves as an art museum. The Project improvements do not include any changes to the building. The proposed accessory storage building is located approximately 140 feet east and 36 feet upgradient of the museum building. There are two rock cliffs that will screen the accessory building from view within the museum building. Evergreen trees are proposed around the accessory building to screen the structure from public view, and the new parking lot is screened with a mixture of evergreen trees and shrubs.

Access to Coastal Resources); Policy 10 (Develop Commercial Fishing); Policy 11 (Buildings in the Coastal Area); Policy 15 (Excavation and Dredging Limitations); Policy 16 (Publicly Funded Erosion Prevention Measures); Policy 17 (Non-Structural Flooding Measures); Policy 18 (Major Actions in the Coastal Area); Policy 19 (Public Access to Coastal Resources); Policy 20 (Public Access to Water's Edge); Policy 21 (Encouragement of Water-Based Recreation); Policy 22 (Provision of Water-Related Recreation); Policy 27 (Siting Energy Facilities); Policy 27 (Siting of Energy Facilities); Policy 28 (Ice Management Practices); Policy 30 (Discharge of Pollutants into Coastal Waters); Policy 31 (Modifying Water Quality Standards); Policy 32 (Alternative Sanitary Waste Systems); Policy 34 (Watercraft Discharges); Policy 35 (Dredging); Policy 36 (Hazardous Material Shipment); Policy 39 (Transport/Storage/Treatment/Disposal of Solid Wastes); Policy 40 (Discharges from Electric Generating and Industrial Facilities); Policy 42 (Significant Deterioration Land Classification); Policy 43 (Acid Rain Prevention); Policy 44 (Wetland Protection).

Policy 25
"Protect, restore and enhance natural and manmade resources which are not identified as being of state-wide significance, but which contribute to the scenic quality of the coastal area."

To advance this policy, the City has identified thirteen view sheds which require protection. It appears that the nearest identified view shed to the Property is View Shed d., Route 9D & Wolcott Avenue, which refers to view changes to the southwest, in which "[t]he foreground is dominated by the old Nabisco printing plant, surrounded by woods and the Fishkill Landing Duplex development. The middle ground is the railroad track and the wooded area along the river. The background is a panorama from southwest to south dominated by the Storm King and Breakneck mountains to the south." The proposed parking lot improvements are at grade and will be heavily screened from public view. The proposed accessory building ranges from 14 feet in height at its east and west sides with a gable peak reaching up to approximately 18 feet. The building will not impede views to the river and will be heavily screened with evergreen trees, and therefore the proposed project would not have any impact upon this view shed.

Policy 33
"Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters."

Best management practices including, but not limited to a SWPPP which includes an on-site stormwater management system designed to provide quantity and quality control of stormwater runoff. The design includes an erosion and sediment control plan, site grading. The stormwater runoff generated from the site does not enter the sanitary sewer system, thus having no impact to sewer overflows to coastal waters.

Policy 33A
"Regulate construction in steeply sloped and high erosion areas to control excessive stormwater runoff."

The proposed parking lot is located in a moderately sloped area. Grading and retaining walls are proposed to minimize steep slopes generated by the development. The proposed accessory building is located on a relatively flat knoll, and avoids development on the steep slopes.

Policy 37
"Best management practices will be utilized to minimize the nonpoint discharge of excess nutrients, nonpoint discharge of excess nutrients, organics and eroded soils into coastal waters."

See response to Policy 33 and 33A. The Project includes a SWPPP which minimizes nonpoint discharge excess nutrients into coastal waters.

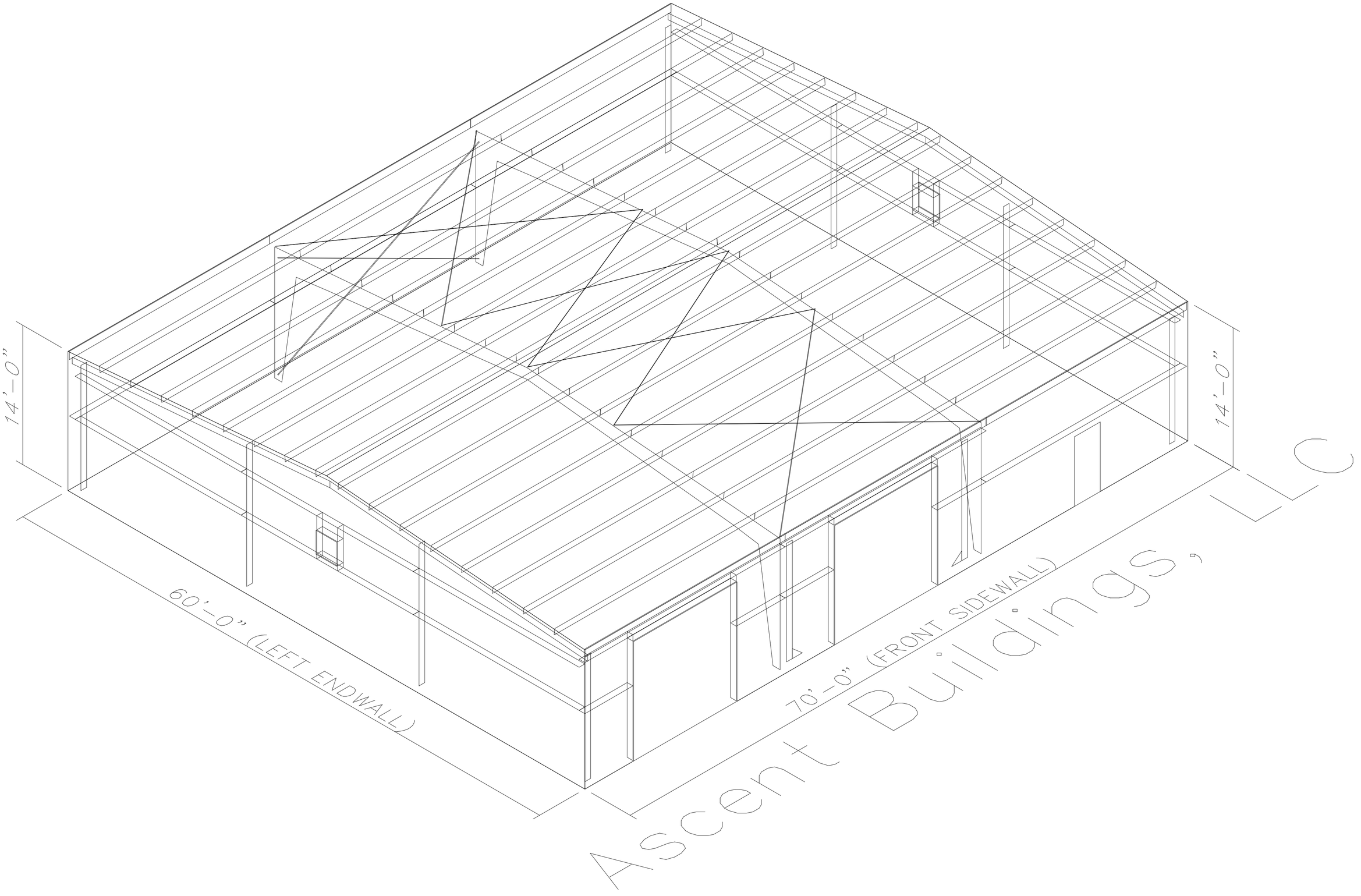
Policy 38
"The quality and quantity of surface water and groundwater supplies will be conserved and protected particularly where such waters constitute the primary or sole source of water supply."

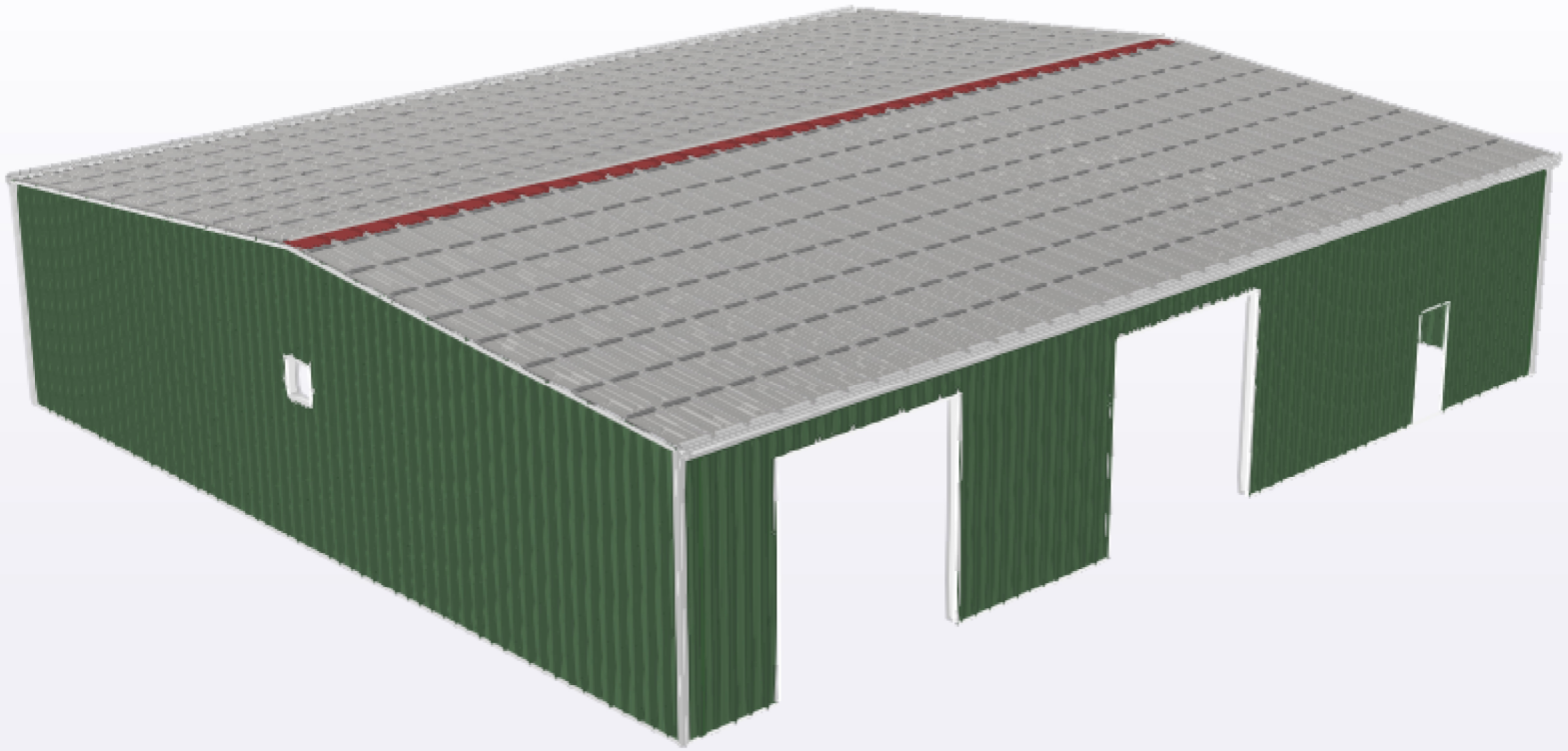
No wells or septic systems or bulk storage of petroleum or chemicals are proposed as part of the project. The accessory storage building will be heated with heat pumps. The SWPPP will mitigate surface water runoff quality from the proposed development. Therefore, there will be no impact to groundwater or water supplies.

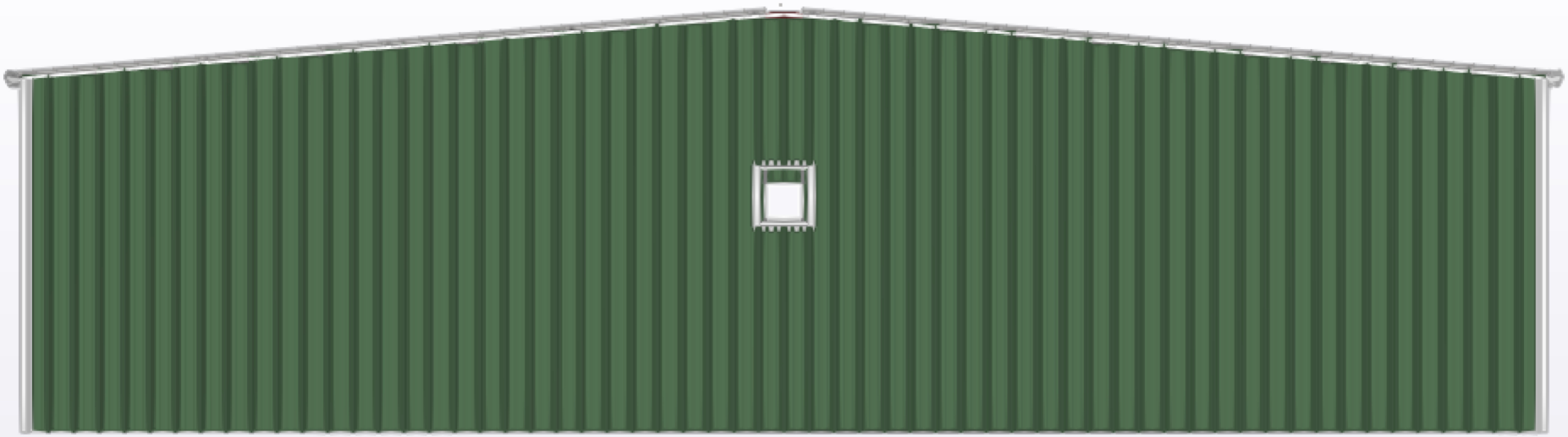
POLICY 41
Land use or development in the coastal area will not cause national or state air quality standards to be violated.

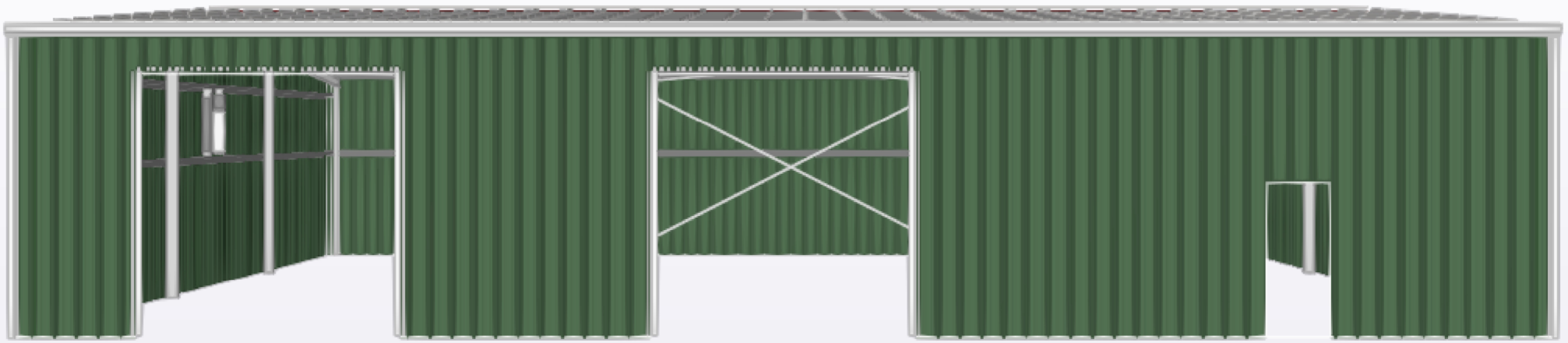
The Project will not lead to any violation of the National and State Air Quality Standards, and will comply with the State Implementation Plan.

CONCLUSION:
Accordingly, for the reasons set forth herein, the Applicant requests that this Board consider finding that the Site Plan and Special Permit Application is consistent with the Policies in the City's LWRP.


14'-0"
60'-0" (LEFT ENDWALL)
70'-0" (FRONT SIDEWALL)
14'-0"
Ascent Buildings, LLC







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'

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

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

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)
SHEET 8: LIGHTING PLAN (LT-1)
SHEET 9: SITE SECTION (PR-1)
SHEET 10: CONSTRUCTION DETAILS (CD-1)
SHEET 11: CONSTRUCTION DETAILS (CD-2)
SHEET 12: 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
1	1/27/26	PER PLANNING BOARD COMMENTS	CMB				

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

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STATE OF NEW YORK · MORRIS A. BOSKOFF · 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

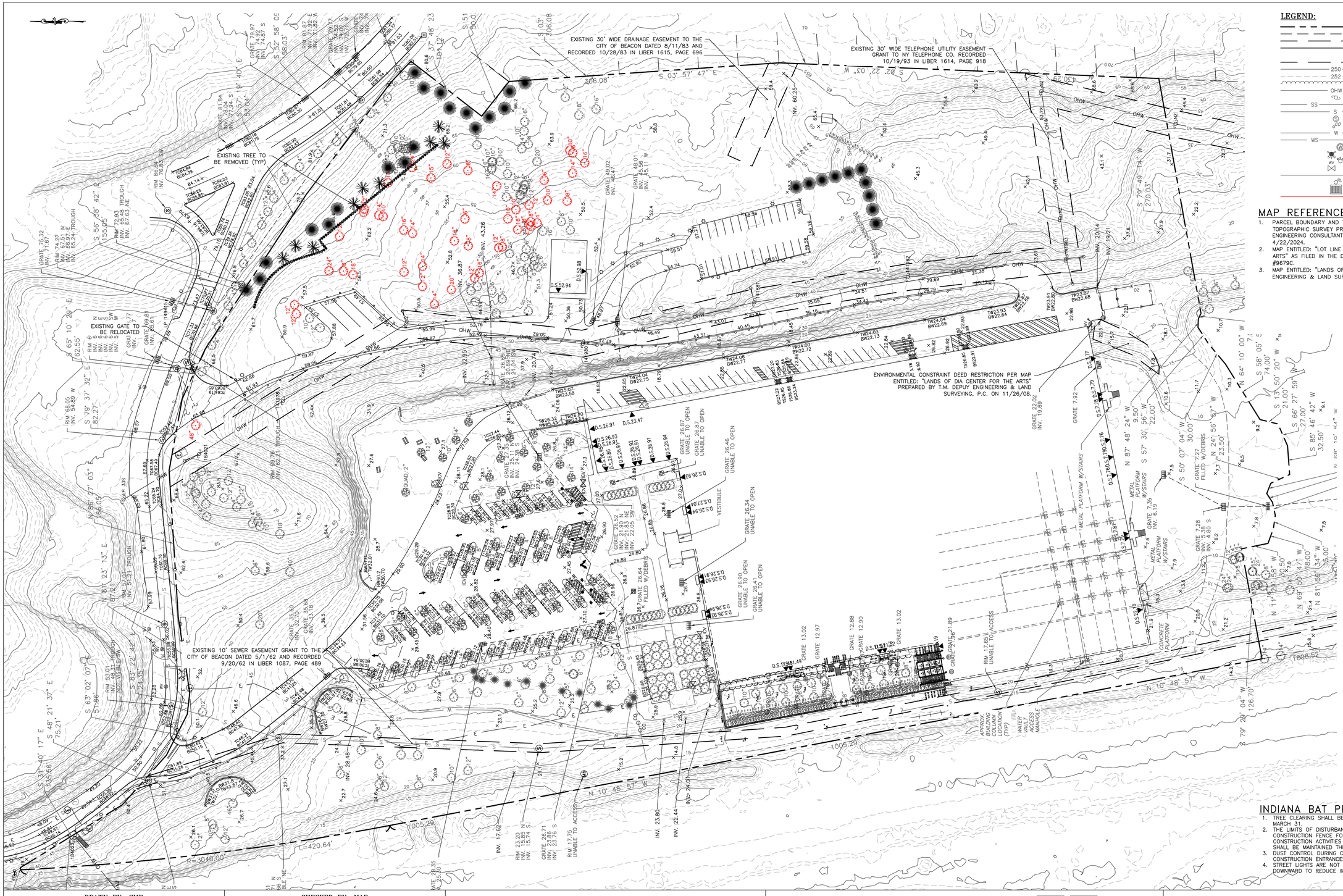
COVER SHEET

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 12

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


EXISTING 30' WIDE DRAINAGE EASEMENT TO THE CITY OF BEACON DATED 8/11/83 AND RECORDED 10/28/83 IN LIBER 1615, PAGE 696
EXISTING 30' WIDE TELEPHONE UTILITY EASEMENT GRANT TO NY TELEPHONE CO. RECORDED 10/19/93 IN LIBER 1614, PAGE 918
EXISTING TREE TO BE REMOVED (TYP)
EXISTING GATE TO BE RELOCATED
EXISTING 10' SEWER EASEMENT GRANT TO THE CITY OF BEACON DATED 5/1/62 AND RECORDED 9/20/62 IN LIBER 1087, PAGE 489
ENVIRONMENTAL CONSTRAINT DEED RESTRICTION PER MAP ENTITLED: "LANDS OF DIA CENTER FOR THE ARTS" PREPARED BY T.M. DEPUY ENGINEERING & LAND SURVEYING, P.C. ON 11/26/08.
S 03° 57' 47" E 306.08
S 03° 22' 03" W 270.03
S 79° 49' 14" W 270.03
S 37° 48' 23" E 104.12
S 51° 30' 00" E 306.08
S 52° 58' 05" E 158.03
S 57° 51' 40" E 154.05
S 56° 58' 42" E 155.05
S 65° 10' 29" E 62.55
S 79° 37' 32" E 82.27
N 86° 27' 03" E 166.05
N 81° 23' 13" E 61.02
S 63° 02' 07" E 51.86
S 83° 22' 42" E 24.35
S 48° 21' 37" E 75.21
S 51° 10' 17" E 83.66
N 10° 48' 57" W 1005.29
R=3040.00'
L=420.64'
N 10° 48' 57" W 1008.52
N 79° 29' 04" W 126.70'
N 64° 10' 00" W 9.50'
S 58° 05' 20" W 22.00'
S 13° 50' 20" W 21.00'
S 66° 27' 59" W 27.00'
S 85° 46' 42" W 32.50'
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'
N 69° 50' 47" W 18.00'
N 61° 59' 34" W 5.00'
N 11° 38' 58" W 30.50'
N 24° 56' 57" W 23.50'
METAL PLATFORM W/STAIRS
CONCRETE PLATFORM
APPROX BUILDING COLUMN LOCATION (TYP)
WATER VAULT ACCESS MANHOLE
RIM 17.65 UNABLE TO ACCESS
GRATE 13.02
GRATE 12.97
GRATE 12.88
GRATE 12.90
GRATE 26.87 UNABLE TO OPEN
GRATE 26.46 UNABLE TO OPEN
GRATE 26.34 UNABLE TO OPEN
GRATE 26.41 UNABLE TO OPEN
VESTIBULE
GRATE 25.64 FILLED W/DEBRIS
GRATE 26.52 INV. 21.90 N INV. 22.05 SW
GRATE 26.71 INV. 23.78 S
RIM 23.20 INV. 15.90 N INV. 15.74 S
INV. 17.62
INV. 23.80
INV. 22.44
INV. 24.01
INV. 28.48
INV. 28.35
INV. 25.30
INV. 20.14
INV. 19.21
INV. 19.69
INV. 32.95
INV. 43.26
INV. 36.87
INV. 60.25
INV. 46.47
INV. 48.01
INV. 45.56
INV. 45.11
INV. 49.02
INV. 59.69
INV. 59.87
INV. 59.06
INV. 58.87
INV. 58.96
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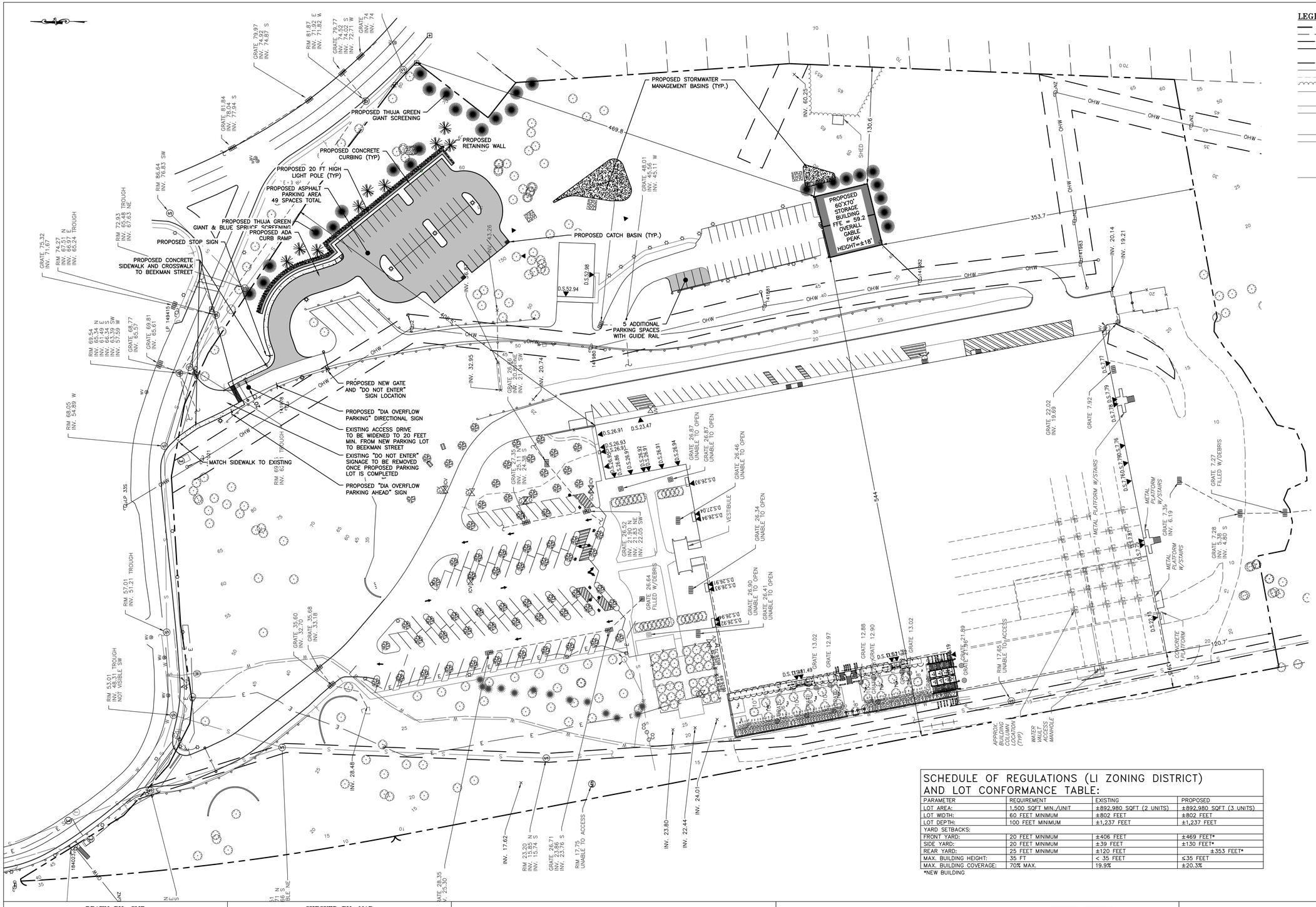
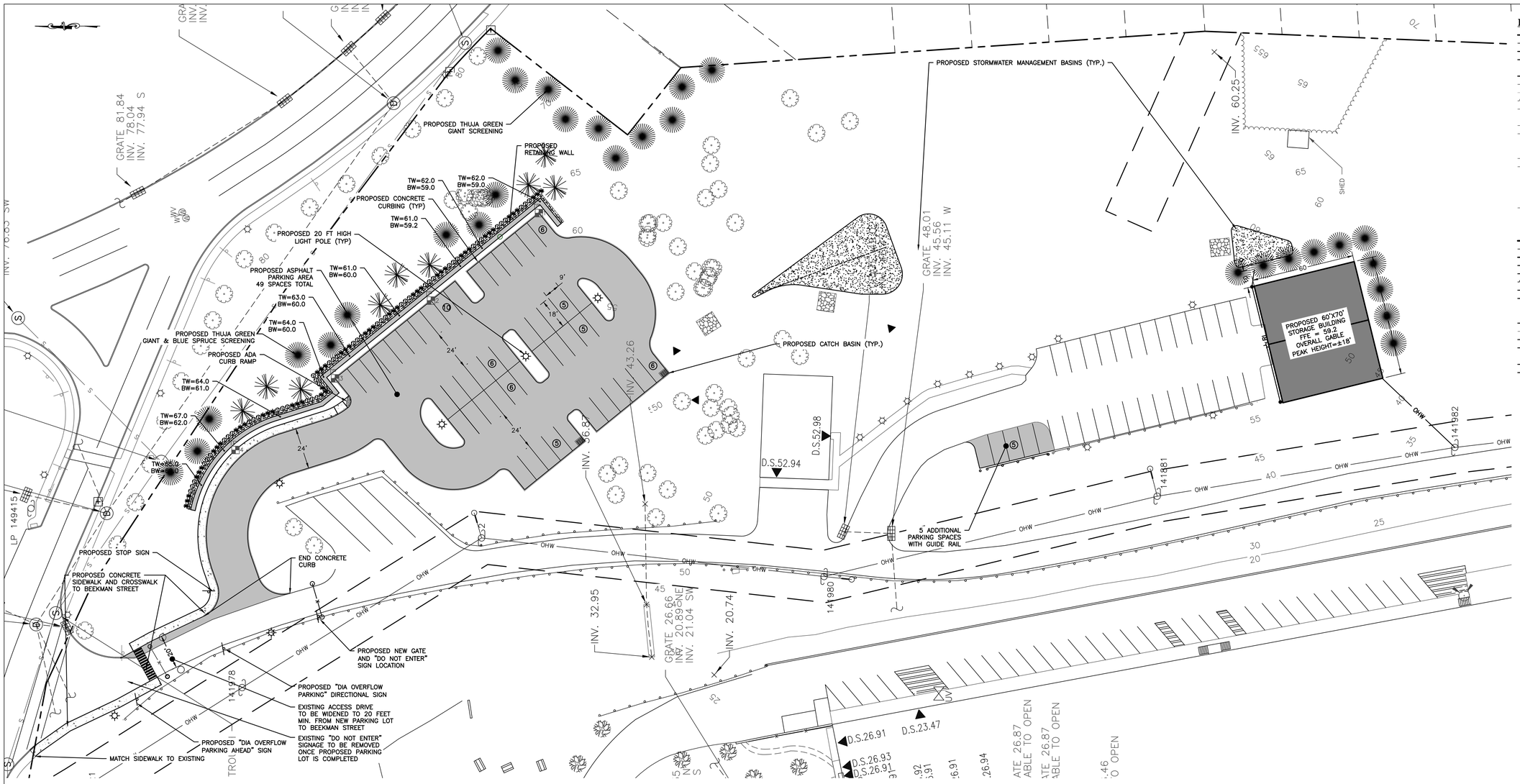

LEGEND:
EXISTING PROPERTY LINE
ADJOINING PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING STREAM
EXISTING WETLAND BOUNDARY
100' WETLAND BUFFER
250 EXISTING MAJOR CONTOUR
252 EXISTING MINOR CONTOUR
EXISTING TREE LINE
OHW EXISTING OVER HEAD WIRE
EXISTING UTILITY POLE
SS SS EXISTING SEWER SERVICE LINE
S EXISTING SEWER LINE
EXISTING SEWER MANHOLE
EXISTING SEWER CLEAN OUT
W EXISTING WATER LINE
WS 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 60'X70' STORAGE BUILDING FFE = 59.2 OVERALL GABLE PEAK HEIGHT=±18'
PROPOSED STORMWATER MANAGEMENT BASINS (TYP.)
PROPOSED THUJA GREEN GIANT SCREENING
PROPOSED RETAINING WALL
PROPOSED CONCRETE CURBING (TYP)
PROPOSED 20 FT HIGH LIGHT POLE (TYP)
PROPOSED ASPHALT PARKING AREA 49 SPACES TOTAL
PROPOSED THUJA GREEN GIANT & BLUE SPRUCE SCREENING
PROPOSED ADA CURB RAMP
PROPOSED STOP SIGN
PROPOSED CONCRETE SIDEWALK AND CROSSWALK TO BEEKMAN STREET
PROPOSED CATCH BASIN (TYP.)
5 ADDITIONAL PARKING SPACES WITH GUIDE RAIL
PROPOSED NEW GATE AND "DO NOT ENTER" SIGN LOCATION
PROPOSED "DIA OVERFLOW PARKING" DIRECTIONAL SIGN
EXISTING ACCESS DRIVE TO BE WIDENED TO 20 FEET MIN. FROM NEW PARKING LOT TO BEEKMAN STREET
EXISTING "DO NOT ENTER" SIGNAGE TO BE REMOVED ONCE PROPOSED PARKING LOT IS COMPLETED
PROPOSED "DIA OVERFLOW PARKING AHEAD" SIGN
MATCH SIDEWALK TO EXISTING
METAL PLATFORM W/STAIRS
CONCRETE PLATFORM
APPROX BUILDING COLUMN LOCATION (TYP)
WATER VALVE ACCESS MANHOLE
RIM 81.87 INV. 71.82 E INV. 71.82 W
GRATE 79.97 INV. 74.62 INV. 74.62 S
GRATE 79.77 INV. 74.52 S INV. 74.52 W
GRATE 81.84 INV. 78.04 INV. 77.94 S
RIM 86.64 INV. 76.83 SW
RIM 72.93 INV. 65.48 TROUGH INV. 67.63 NE
RIM 74.27 INV. 67.51 N INV. 66.97 INV. 66.24 TROUGH
GRATE 75.32 INV. 67.27
RIM 69.54 INV. 65.34 N INV. 66.34 E INV. 63.39 SW INV. 57.59 W
GRATE 68.77 INV. 65.37
GRATE 69.81 INV. 65.61
RIM 68.05 INV. 54.69 W
RIM 57.01 INV. 51.21 TROUGH
RIM 53.01 INV. 48.31 TROUGH NOT VISIBLE SW
GRATE 35.60 INV. 32.70
GRATE 35.68 INV. 33.18
GRATE 48.01 INV. 45.56 W INV. 45.11 W
INV. 60.25
SHED
INV. 20.14
INV. 19.21
GRATE 22.02 INV. 19.69
GRATE 7.92
GRATE 7.27 FILLED W/DEBRIS
GRATE 7.35 INV. 6.19
GRATE 7.28 INV. 5.38 S INV. 4.80 S
GRATE 26.87 UNABLE TO OPEN
GRATE 26.46 UNABLE TO OPEN
GRATE 26.34 UNABLE TO OPEN
GRATE 26.90 UNABLE TO OPEN
GRATE 26.41 UNABLE TO OPEN
GRATE 26.64 FILLED W/DEBRIS
GRATE 26.52 INV. 21.90 N INV. 22.05 SW
GRATE 25.11 N INV. 24.35 S
GRATE 13.02
GRATE 12.97
GRATE 12.88
GRATE 12.90
RIM 17.65 UNABLE TO ACCESS
INV. 17.62
RIM 23.20 INV. 18.85 S INV. 15.74 S
GRATE 26.71 INV. 23.76 S
RIM 17.75 UNABLE TO ACCESS
INV. 23.80
INV. 22.44
INV. 24.01
INV. 28.48
GRATE 28.35 INV. 25.30
469.8
353.7
544
120.7'
130.6
141.98
141.99
141.98
141.98
141.98



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- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
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1	1/27/26	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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SEAL

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PROFESSIONAL ENGINEERING P.C.
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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 12

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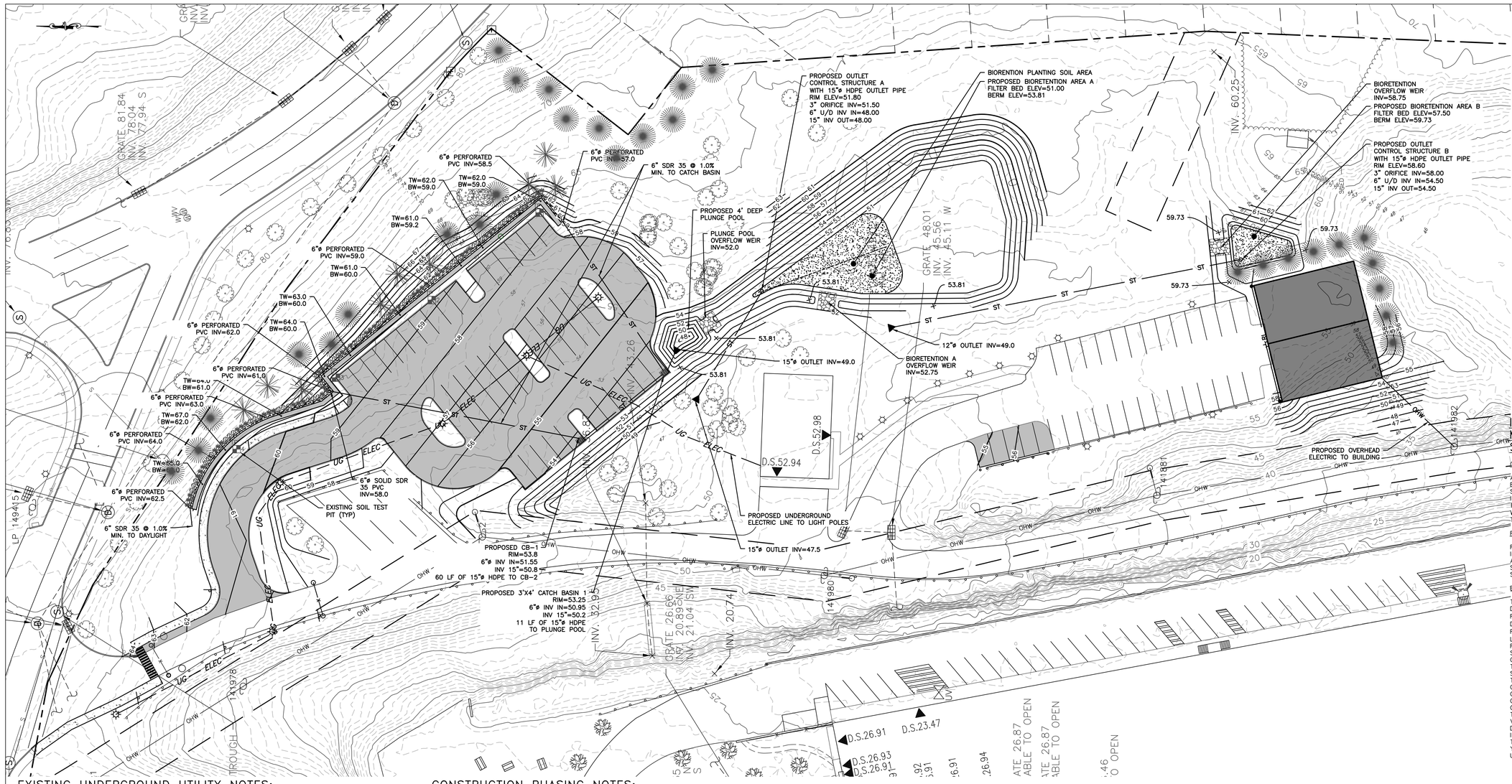

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- PROPOSED WATER VALVE

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.

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.

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.

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).
5. BEDROCK SHALL REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.

CONSTRUCTION PHASING NOTES:

PHASE I-A:
CONSTRUCTION OF THE PARKING LOT, DRAINAGE INFRASTRUCTURE, ROAD ENTRANCE WIDENING, SIDEWALK AND LIGHTING INFRASTRUCTURE.
PHASE I-B:
CONSTRUCTION OF THE FIVE PARKING SPACES WITHIN THE EXISTING EMPLOYEE PARKING LOT.
PHASE II:
CONSTRUCTION OF THE STORAGE BUILDING.

DEEP TEST HOLE TABLE

DEEP TEST HOLE RESULTS ESTABLISHED ON SEPTEMBER 25, 2025.

TP1: 0"-4" TOPSOIL; 4"-12" DARK SANDY LOAM; 12"-90" CLAY LOAM. NO WATER, SHALE AT 90", NO MOTTLING.
TP2: 0"-4" TOPSOIL; 4"-8" DARK SANDY LOAM; 8"-88" CLAY LOAM. NO WATER, BEDROCK AT 84", NO MOTTLING.
TP3: 0"-4" TOPSOIL; 4"-10" DARK SANDY LOAM; 10-48" SILTY LOAM; NO WATER, BEDROCK AT 36"-48", NO MOTTLING.
TP4: 0"-6" TOPSOIL; 6"-78" SILTY LOAM; NO WATER, BEDROCK AT 72"-78", NO MOTTLING.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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STATE OF NEW YORK MICHAEL A. BIGENHO 098456 LICENSED PROFESSIONAL ENGINEER
SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
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PH: 845-440-6926

GRADING & UTILITY 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:	GU-1
SHEET:	5 OF 12

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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.

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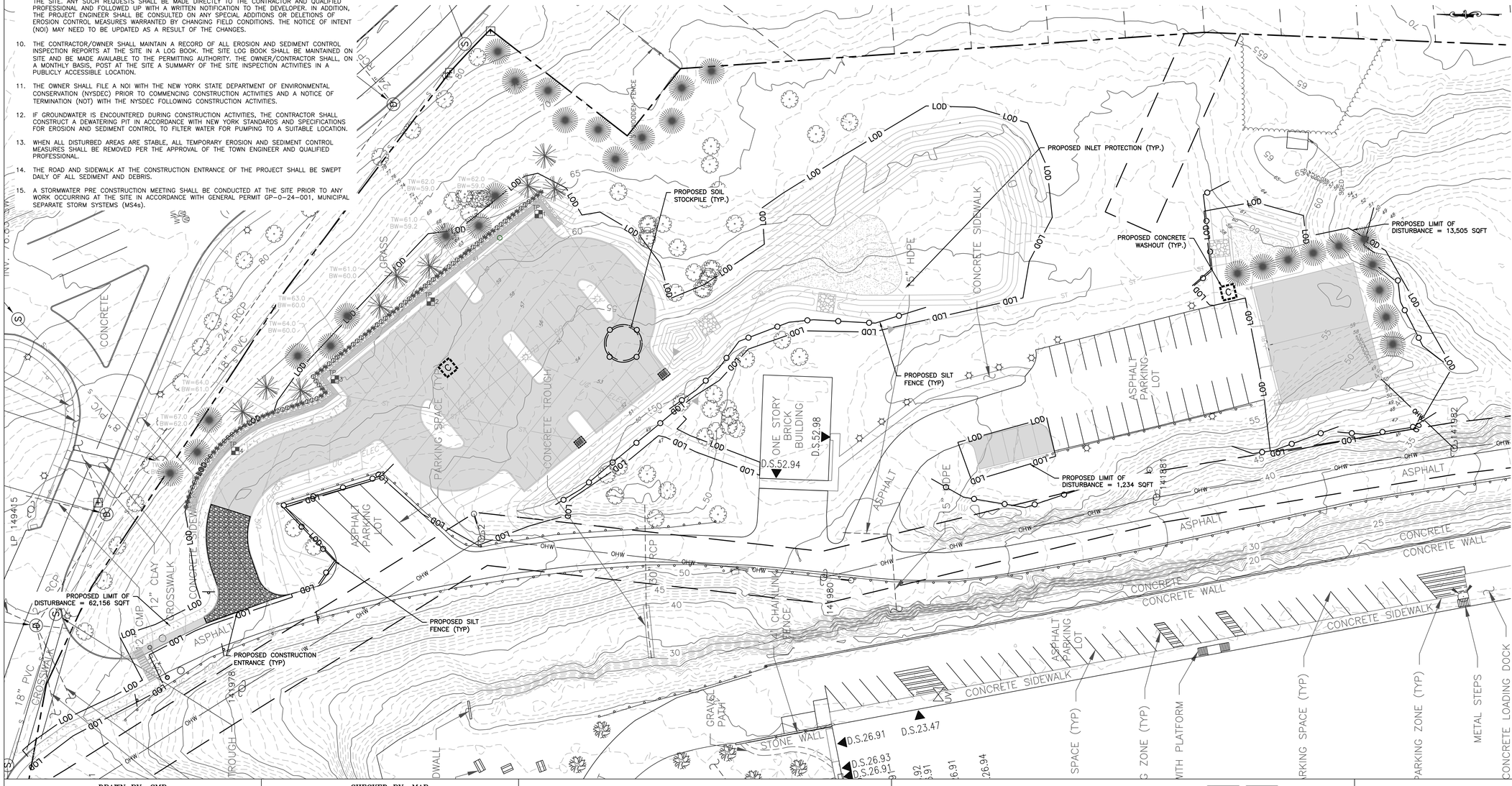
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE



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(IN FEET)
1 inch = 30 ft.

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EROSION & SEDIMENT CONTROL PLAN

DIA BEACON

3 BEEKMAN STREET
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DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-41-605699

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SHEET:	6 OF 12

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PLANTING SCHEDULE

TREES

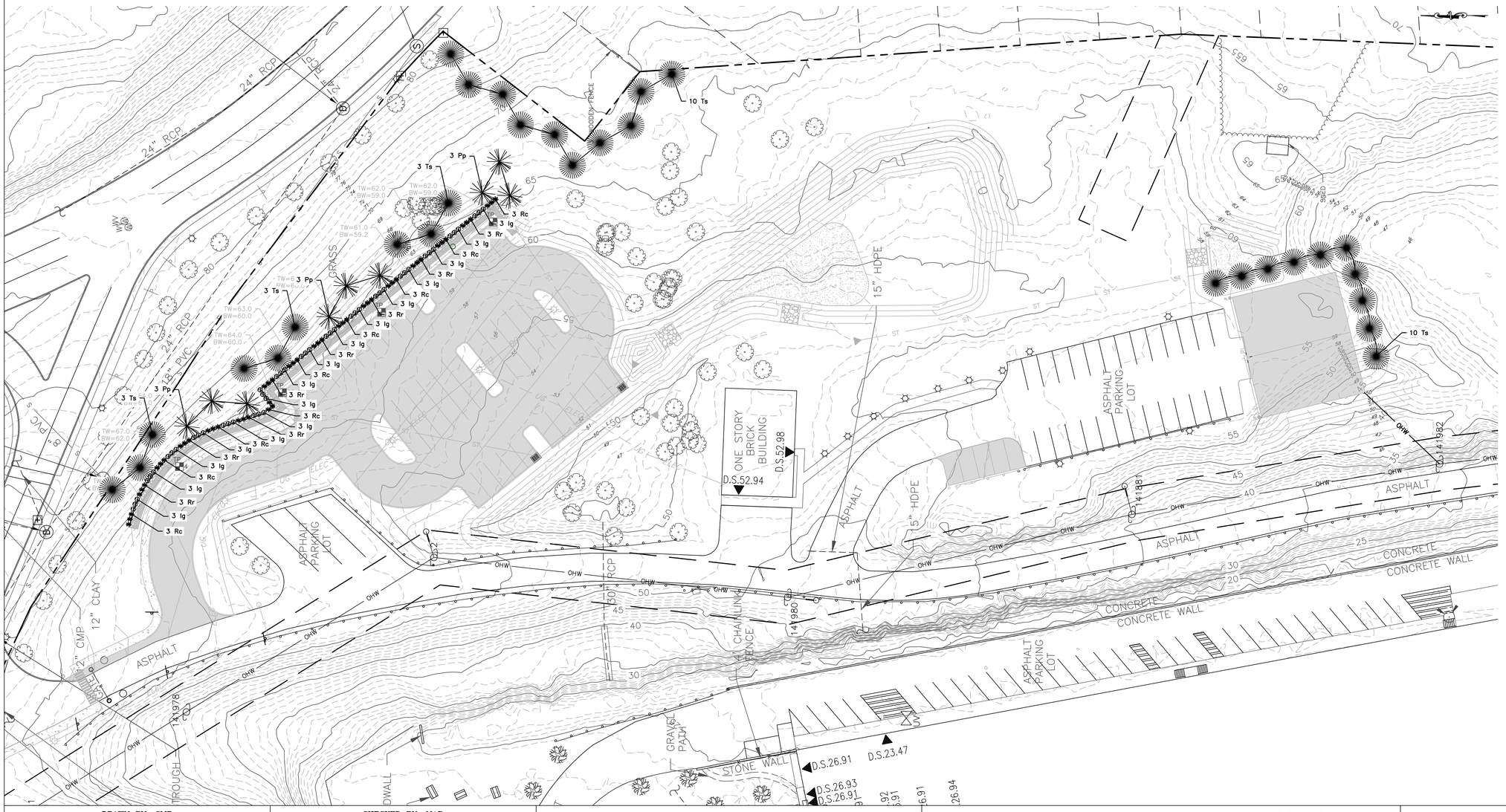
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
Ts	29	THUJA STANDISHII	GREEN GIANT	30–60 FEET	AS SHOWN
Pp	9	PICEA PUNGENS	BLUE SPRUCE	40–70 FEET	AS SHOWN

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Rc	27	RHODODENDRON CONLEC	AUTUMN ROYALTY ENCORE AZALEA	2 GALLON	3 FT
Rr	24	RHODODENDRON ROBLEN	AUTUMN SUNSET ENCORE AZALEA	2 GALLON	3 FT
Ig	48	ILEX GLABRA	INKBERRY	2 GALLON	3 FT

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.



DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	1/27/26	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

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

LANDSCAPING 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:	LS-1
SHEET:	7 OF 12

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

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	Total Watts	LLD	LDD	BF	LLF	Description
	2	LA-III	Single	10126	73.9	147.8	0.950	0.950	1.000	0.903	GALN-SB2B-830-U-T3
	4	LA-VW	Single	10235	73.9	295.6	0.950	0.950	1.000	0.903	GALN-SB2B-830-U-5WQ

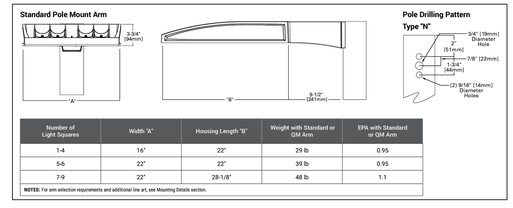
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_1_Planar	Illuminance	Fc	0.26	3.7	0.0	N.A.	N.A.
New Entry & Lot	Illuminance	Fc	1.13	2.9	0.3	3.8	9.7

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.01
	0.1
	1

LIGHTING NOTES:

1. ALL LIGHTING SHALL BE DARK SKY COMPLIANT.





Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	1/27/26	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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STATE OF NEW YORK MICHAEL A. BEDROSIAN 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

LIGHTING PLAN

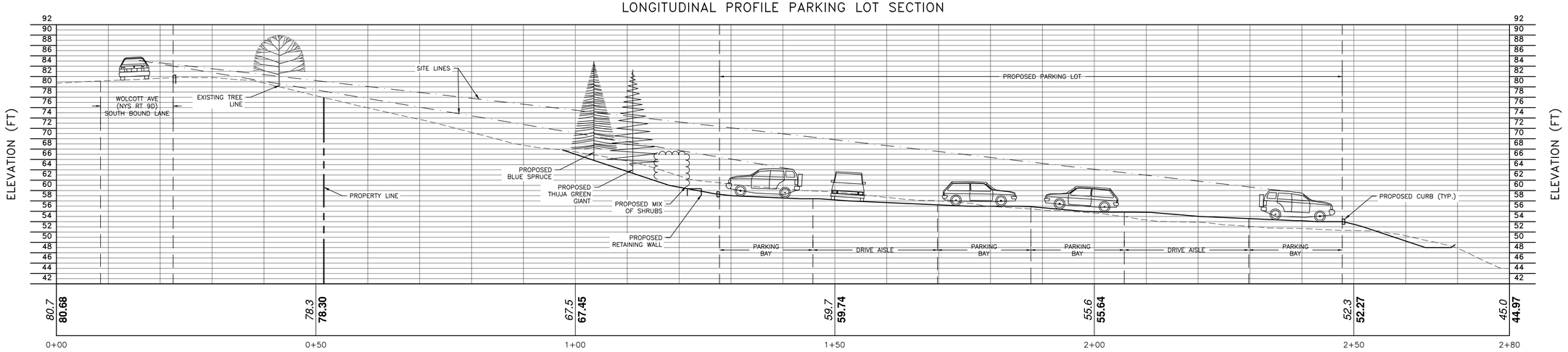
DIA BEACON

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:	LT-1
SHEET:	8 OF 12

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

LONGITUDINAL PROFILE PARKING LOT SECTION



PROFILE SCALE:
HORIZ: 1"=10'
VERT: 1"=10'

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	1/27/26	PER PLANNING BOARD COMMENTS	CMB				

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

SEAL

HUDSON LAND DESIGN

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PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

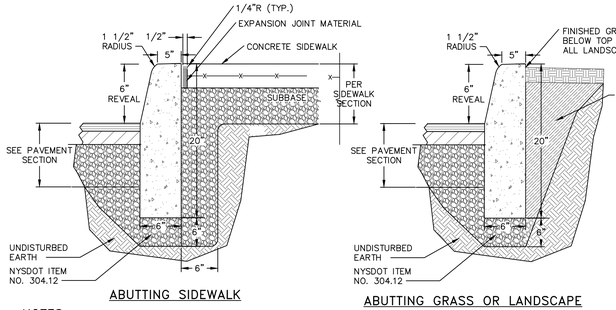
SITE SECTION

DIA BEACON

3 BEEKMAN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-41-605699

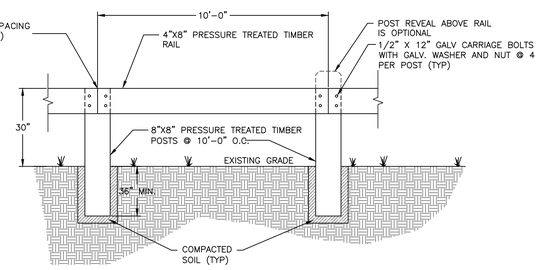
JOB #: 2025:038
DATE: 12/30/25
SCALE: AS SHOWN
TITLE: PR-1
SHEET: 9 OF 12

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



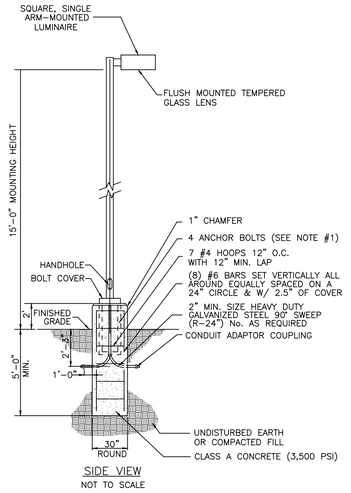
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST-IN-PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

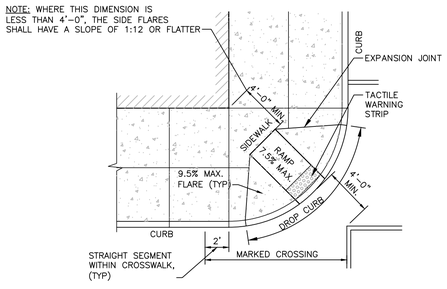
LUMINAIRE: SEE LIGHTING PLAN SHEET FOR SPECIFICATIONS

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.

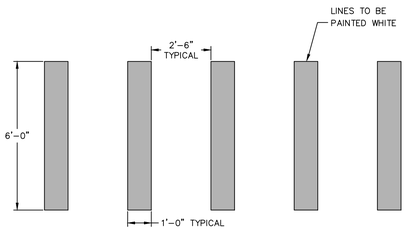
SIDE VIEW
NOT TO SCALE

POLE AND LUMINARE DETAIL
NOT TO SCALE

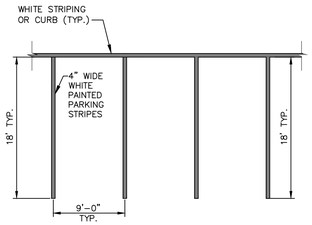


NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS LATEST EDITION; SPECIFICALLY SECTION 608- SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

DIAGONAL RAMP WITH FLARED SLOPES DETAIL
NOT TO SCALE

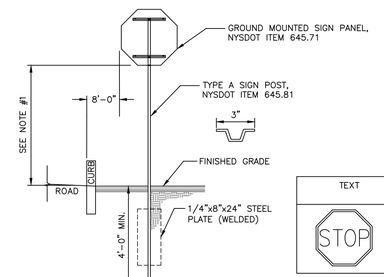


PAINTED CROSSWALK DETAIL
NOT TO SCALE



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'.

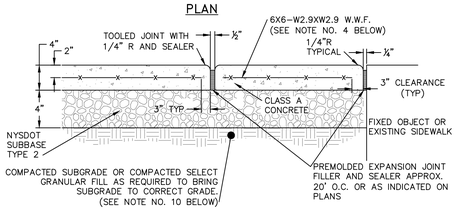
PARKING AND STRIPING DETAIL
NOT TO SCALE



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

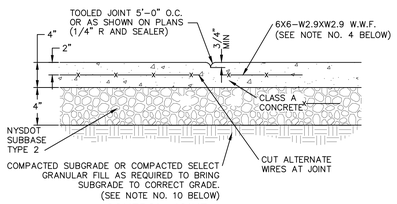
NOTES:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V-UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. SIGN BRACING PER NYSDOT STANDARD 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



PLAN

EXPANSION JOINT

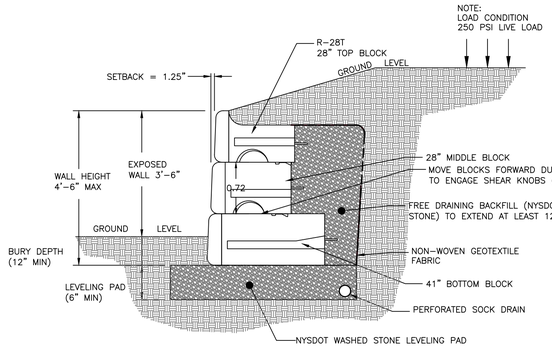


SECTION A-A

CONTROL JOINT

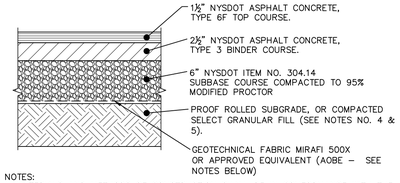
NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL 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 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.
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
1	1/27/26	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BODENDORF LICENSED PROFESSIONAL ENGINEER 084468

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

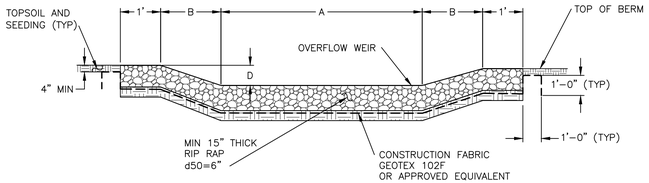
CONSTRUCTION DETAILS

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-1
SHEET:	10 OF 12

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

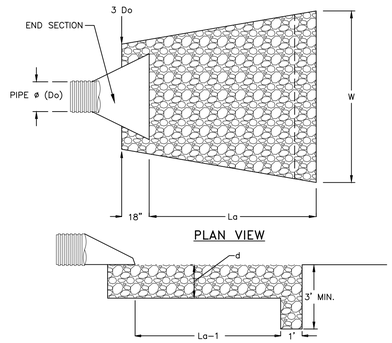


EMERGENCY OVERFLOW WEIR TABLE

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.

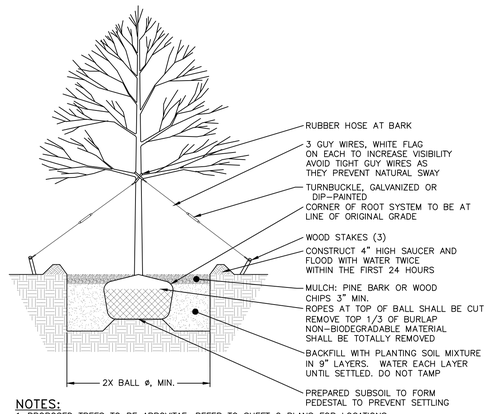
PLUNGE POOL AND BIORETENTION EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE



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.

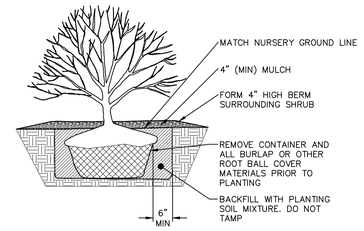
PIPE ID	PIPE ø	3Do	W	La	d	d50 RIPRAP SIZE
ALL OUTLETS	15 INCHES	45 INCHES	9.25 FEET	8 FEET	9 INCHES	4 INCHES

ROCK OUTLET PROTECTION DETAIL
NOT TO SCALE



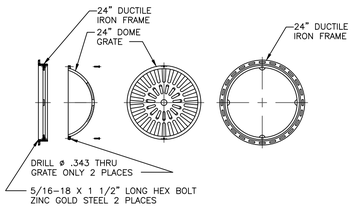
NOTES:
1. PROPOSED TREES TO BE ARBOVITAE. REFER TO SHEET 2 PLANS FOR LOCATIONS.

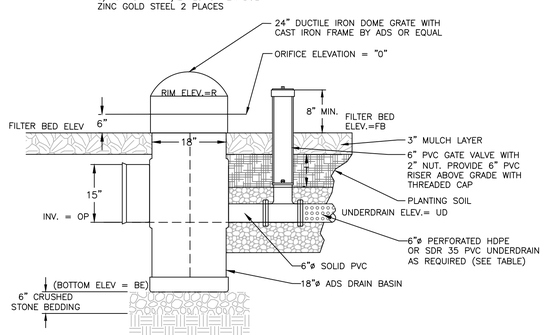
TREE PLANTING DETAIL
NOT TO SCALE



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



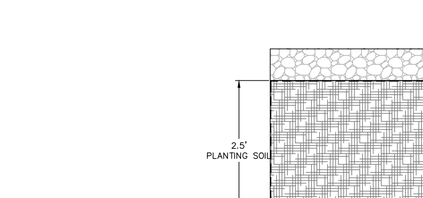


OUTLET CONTROL STRUCTURE DATA

OCS ID	STRUCTURE DIMENSIONS	UNDERDRAIN PIPE REQ'D	"UD" (FT)	R (FT)	"T" (FT)	"FB" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)	"O"	MIN. BERM ELEV. (FT)
A	18"X15" I.D.	YES*	48.0	51.8	2.5	51.0	15	48.0	51.5	53.5
B	18"X15" I.D.	YES*	54.25	58.6	2.5	57.5	15	54.25	58.0	59.0

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. 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.

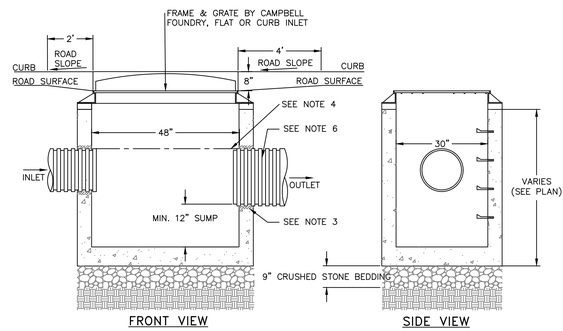
CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE

TYPICAL SECTION

PROFILE

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
1	1/27/26	PER PLANNING BOARD COMMENTS	CMB				

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PH: 845-440-6926

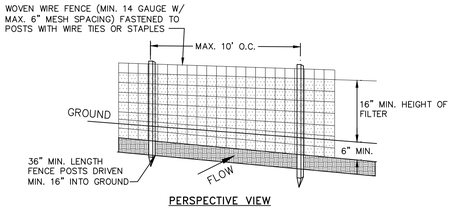
CONSTRUCTION DETAILS

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:	11 OF 12

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

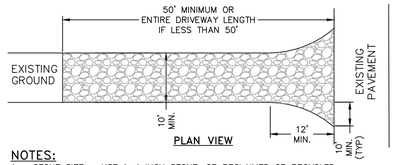


NOTES:

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

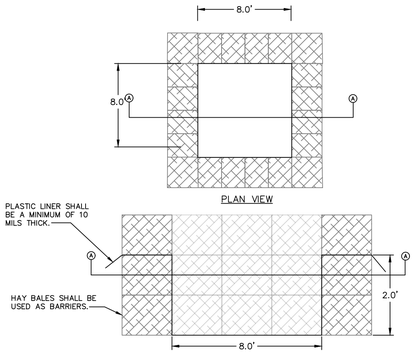


NOTES:

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

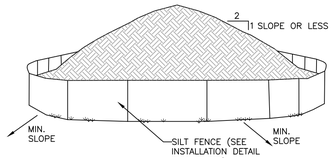


NOTES:

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

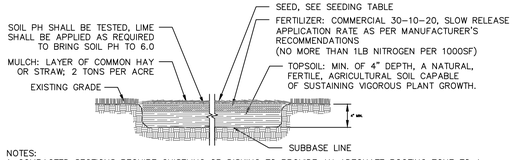


NOTES:

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:

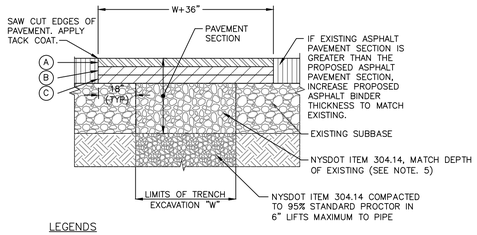
1. COMPACTED SECTIONS REQUIRE CHISELING OR DISKING TO PROVIDE AN ADEQUATE ROOTING ZONE TO A MINIMUM DEPTH OF 12"
2. SOIL AMENDMENTS SHOULD BE INCORPORATED INTO THE UPPER 2" OF SOILS BASED ON SOIL TESTING. IF SOIL MUST BE FERTILIZED BEFORE RESULTS OF A SOIL TEST CAN BE OBTAINED TO DETERMINE FERTILIZER 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:

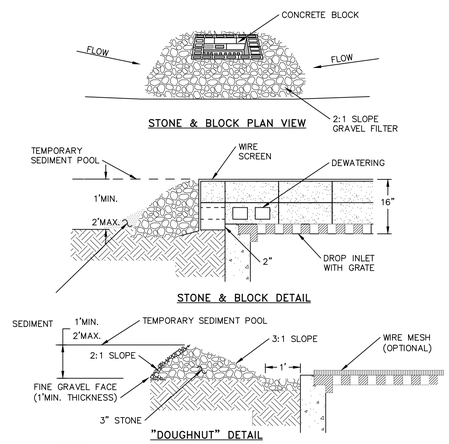
- (A) 1-1/2" ASPHALT CONCRETE TOP COURSE- NYSDOT TYPE 6F
- (B) 2-1/2" ASPHALT CONCRETE BINDER COURSE- NYSDOT TYPE 3
- (C) 8" ASPHALTIC BASE COURSE- NYSDOT TYPE 1 (4" LIFTS)

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
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Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

BABA · BAA · TAA · FADC · Light ARchitect™

Product Certifications

ISO Systems Certified · DLC Listed · DLC Listed Premium · 3G VIB · IP66 · CSA Certified · Dark Sky Approved · 5 Year Limited Warranty · RoHS Compliant · Declare.

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 17

Quick Facts

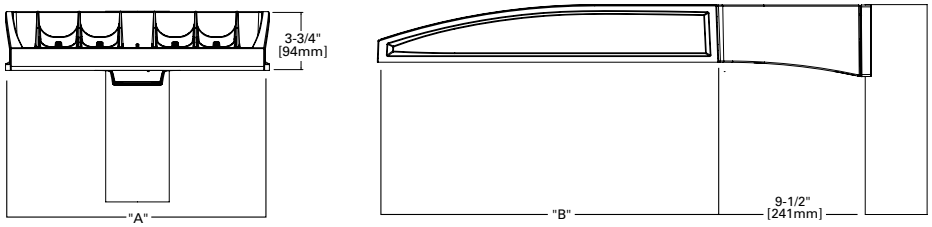
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 22 optical distributions
- Efficacy up to 178 LPW

Connected Systems

- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

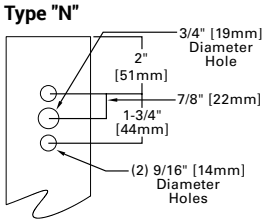
Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern

Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. IDA Certified (3000K CCT and warmer only, fixed mounting options)

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine Configuration			Color Temperature	Voltage	Distribution	Mounting	Finish
	Light Square	Square Count	Lumen Output					
GALN=Galleon II **BAA-GALN**=Galleon II Buy American Act Compliant [26] **TAA-GALN**=Galleon II Trade Agreements Act Compliant [26] **BABA-GALN**=Galleon II BABA/IIJA Compliant [38]	**SA**=16 LED Light Square **SB**=26 LED Light Square	**1**=1 Light Square **2**=2 Light Squares **3**=3 Light Squares **4**=4 Light Squares **5**=5 Light Squares **6**=6 Light Squares **7**=7 Light Squares **8**=8 Light Squares **9**=9 Light Squares	**A**=Output Level 1 **B**=Output Level 2 **C**=Output Level 3 **D**=Output Level 4 [4, 16] **Z**=Configured Output [32]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **835**=80CRI, 3500K **840**=80CRI, 4000K **930**=90CRI, 3000K **935**=90CRI, 3500K **940**=90CRI, 4000K **950**=90CRI, 5000K **AMB**=Amber [14, 16]	**U**=120-277V **H**=347V-480V [7, 29] **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 29] **9**=347V [7] **DV**=277V-480V DuraVolt Drivers [28, 29, 30]	**T1**=Type I **T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline **T2BC**=Type II w/ Backlight Control [39] **T3BC**=Type III w/ Backlight Control [39] **T4BC**=Type IV w/ Backlight Control [39] **LBC**=90° Left w/ Backlight Control [39] **RBC**=90° Right w/ Backlight Control [39]	**[Blank]**=Standard Pole Mount Arm **QU**=Quick Mount Universal Arm **QM**=Pole Mount Arm with Quick Mount Adaptor **PA**=Pole Mount, Adjustable **SP**=3" Slipfitter, Adjustable [8] **SP2**=2-3/8" Slipfitter, Adjustable [8] **QMA**=Quick Mount Mast Arm, Fixed **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Upswept Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)

DIM=External 0-10V Dimming Leads [19]
F=Single Fuse (120, 277 or 347V Specify Voltage)
FF=Double Fuse (208, 240 or 480V Specify Voltage)
20K=20kV UL 1449 fused surge protective device [10]
2L=Two Circuits [10]
HA=50°C High Ambient [16]
HSS=Installed House Side Shield [17]
BCS=Backlight Control Shield [17, 37]
GRSBK=Glare Reducing Shield, Black [22]
GRSWH=Glare Reducing Shield, White [22]
LCF=Light Square Trim Painted to Match Housing [25]
TH=Tool-less Door Hardware [5]
CC=Coastal Construction finish [3]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
3SDCM=3 Standard Deviation Color Matching [36]
AHD145=After Hours Dim, 5 Hours [21]
AHD245=After Hours Dim, 6 Hours [21]
AHD255=After Hours Dim, 7 Hours [21]
AHD355=After Hours Dim, 8 Hours [21]
DALI=DALI Drivers
CDW=Non-programmable Drivers [41]

Controls and Systems Options (Add as Suffix)

BPC=Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. [6]
PR=NEMA 3-PIN Photocontrol Receptacle
PR7=NEMA 7-PIN Photocontrol Receptacle [20]
FADC=Field Adjustable Dimming Controller [31]
PSC=Photocontrol Shorting Cap
SPB2=Dimming Motion Sensor, 9'-20' mounting [23]
SPB4=Dimming Motion Sensor, 21'-40' mounting [23]
SPB2/X=Dimming Motion Sensor, limited square count, 9'-20' mounting [23]
SPB4/X=Dimming Motion Sensor, limited square count, 21'-40' mounting [23]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9'-20' Mounting [33, 40]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21'-40' Mounting [33, 40]
WLS2XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [12, 18, 34]
WLS4XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [12, 18, 34]
WPS2XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [12, 13, 18, 34]
WPS4XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [12, 13, 18, 34]
DIM10-L20=AirMesh Occupancy Sensor (9'-20' Mounting) [18, 35]
DIM10-L40=AirMesh Occupancy Sensor (21'-40' Mounting) [18, 35]

Accessories (Order Separately) [27]

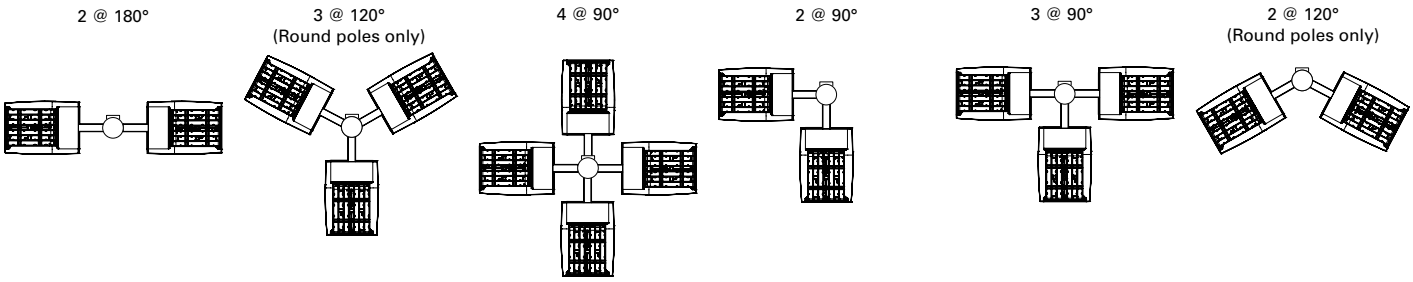
OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
SRA238=Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon
FSIR-100=Wireless Configuration Tool for MS/DIM [33]
LS/HSS=Field Installed House Side Shield for SA Light Squares [9, 17]
LS/HSS-SB=Field Installed House Side Shield for SB Light Squares [9, 17]
LS/BCS=Backlight Control Shield [9, 17, 37]
LS/GRSBK-2PK =Glare Reducing Shield, Black [9, 22]
LS/GRSWH-2PK =Glare Reducing Shield, White [9, 22]
LS/PFS=Perimeter Shield, Black [15]
WOLC-7P-10A=WaveLinx Outdoor Control Module [11, 18, 13]
TL7-G1-HV= AirMesh 7-PIN node, 110-480V [11, 18, 35]
CBSSW-450-002= AirMesh central base station with 5-button control [35]

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. When using SA light squares, Output Level 4 not available with color temperatures 722, 727, 827, 830 or 930 when HSS is used.
5. TH option not 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 8 or 9.
7. Not available with SB1A or SB2A configurations. Not available in combination with HA high ambient and sensor options at Output Level 3. H voltage not available with sensor options, choose voltage 8 or 9.
8. SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon.
9. One required for each Light Square.
10. 2L is not available with SB light squares. Not available with SPB at 347V or 480V. Not available with WaveLinx or 20kV surge option.
11. Requires PR7.
12. Replace XX with sensor color (WH, BZ or BK.).
13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Output Level 1; supplied at 500mA drive current only. Not available with SB light squares. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
15. Set of 4 pcs. One set required per Light Square.
16. HA option not available with Output Level 4 or AMB Amber.
17. Not for use with T1, 5NQ, 5MQ, 5WQ or RW optics.
18. Cannot be used with other control options.
19. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options.
20. Not available if any SPB, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
21. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. Not available with SB light squares when using Output Level 4.
22. Not for use with T1, T4FT, T4W or SL optics. See IES files for details. Not available with SB light squares.
23. Sensor configuration mobile application required for configuration. See controls page for details.
24. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
25. Not available with HSS, GRSWH or GRSBK.
26. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
27. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
28. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
29. 480V not to be used with ungrounded or impedance grounded systems.
30. Not available with SA1A or SA1B. Not available with SB1, or any SB configuration using Output Level 1. Not available with any control option except SPB
31. Cannot be used with DALI, PR7, or other motion response control options. Not available with SB light squares when using Output Level 4.
32. Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB. Not available with SB light squares.
33. Uses the FSP-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
34. Controls system is not available with photocontrol receptacles (PR , PR7) or other controls systems (FADC, SPBx).
35. Requires AirMesh central base station CBSSW-450-002 and Synapse commissioning for operation.
36. 3-step MacAdam ellipse binning. Available in 740 CRI/CCT only. Longer lead times apply, consult your lighting representative at Cooper Lighting Solutions for more information.
37. Not available with SB light squares.
38. Only product configurations with these prefixes are built to be compliant with theBuy American Act of 1933 (BAA) or the Build America Buy America Act (BABA).BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment JobsAct (IIJA). Individual Government Agencies may have more stringent compliancestandards. Please refer to the DOMESTIC PREFERENCES website or consult the CLSDomestic Preferences team for more information. Components shipped separatelymay be separately analyzed under domestic preference requirements.
39. Select SA light square. Only available with Output Levels 1, 2 or 3. Not compatible with HSS, GRS, BCS or PFS shield options, or LCF.
40. Not compatible with DALI.
41. Uses non-NFC (Near Field Communication) drivers to eliminate field-programmability.

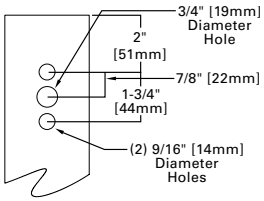
Mounting Details

Pole Configuration Options

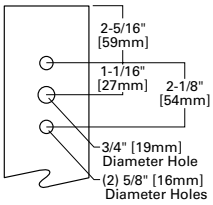


Pole Drilling Patterns

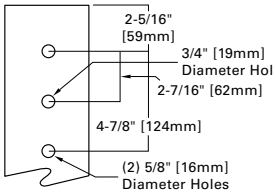
Type "N"



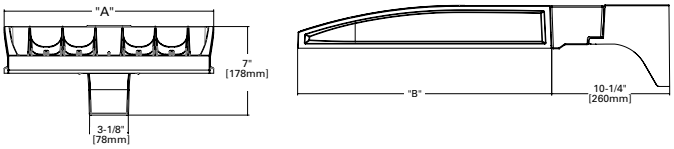
Type "R"



Type "M"

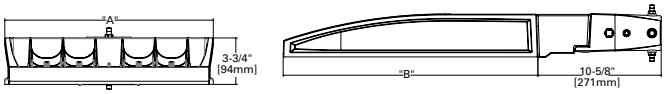


Quick Mount Universal Arm (QU)



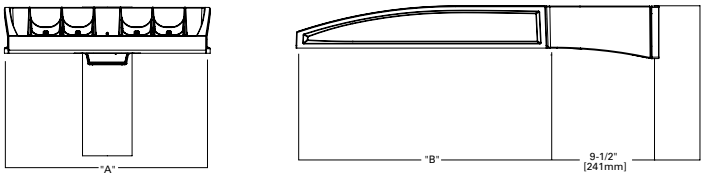
*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

Quick Mount Mast Arm (QMA)



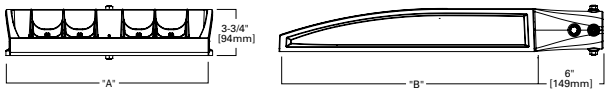
*NOTE: Fits 2-3/8" O.D. tenon

Pole Mount Arm with Quick Mount Adaptor (QM)



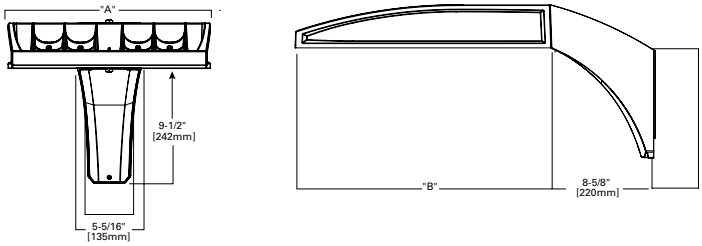
*NOTE: Use Type N drilling pattern

Mast Arm, Fixed (MA)



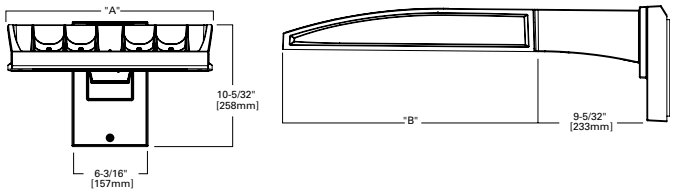
*NOTE: Fits 2-3/8" O.D. tenon

Upswept Arm (UP)



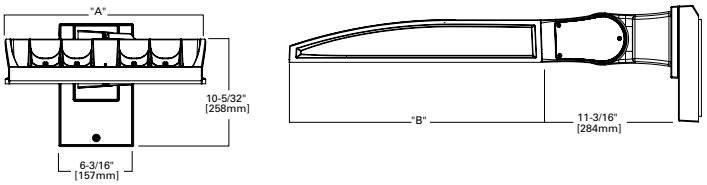
*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

Wall Mount, Fixed (WM)

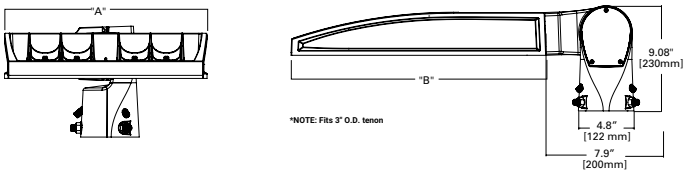


Mounting Details

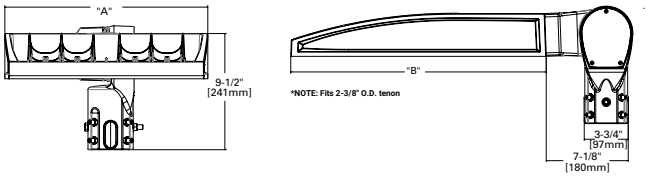
Wall Mount, Adjustable (WA)



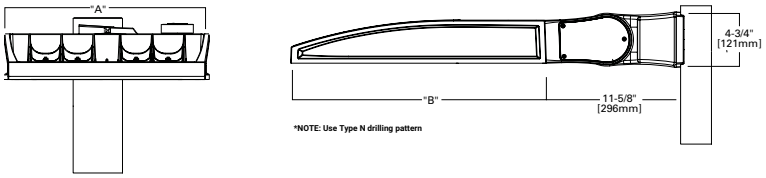
3" Slipfitter, Adjustable (SP)



2-3/8" Slipfitter, Adjustable (SP2)

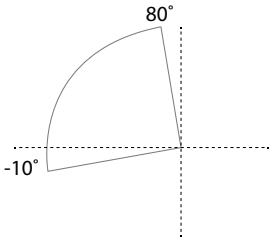


Pole Mount, Adjustable Arm (PA)



Adjustable Arm Range of Motion

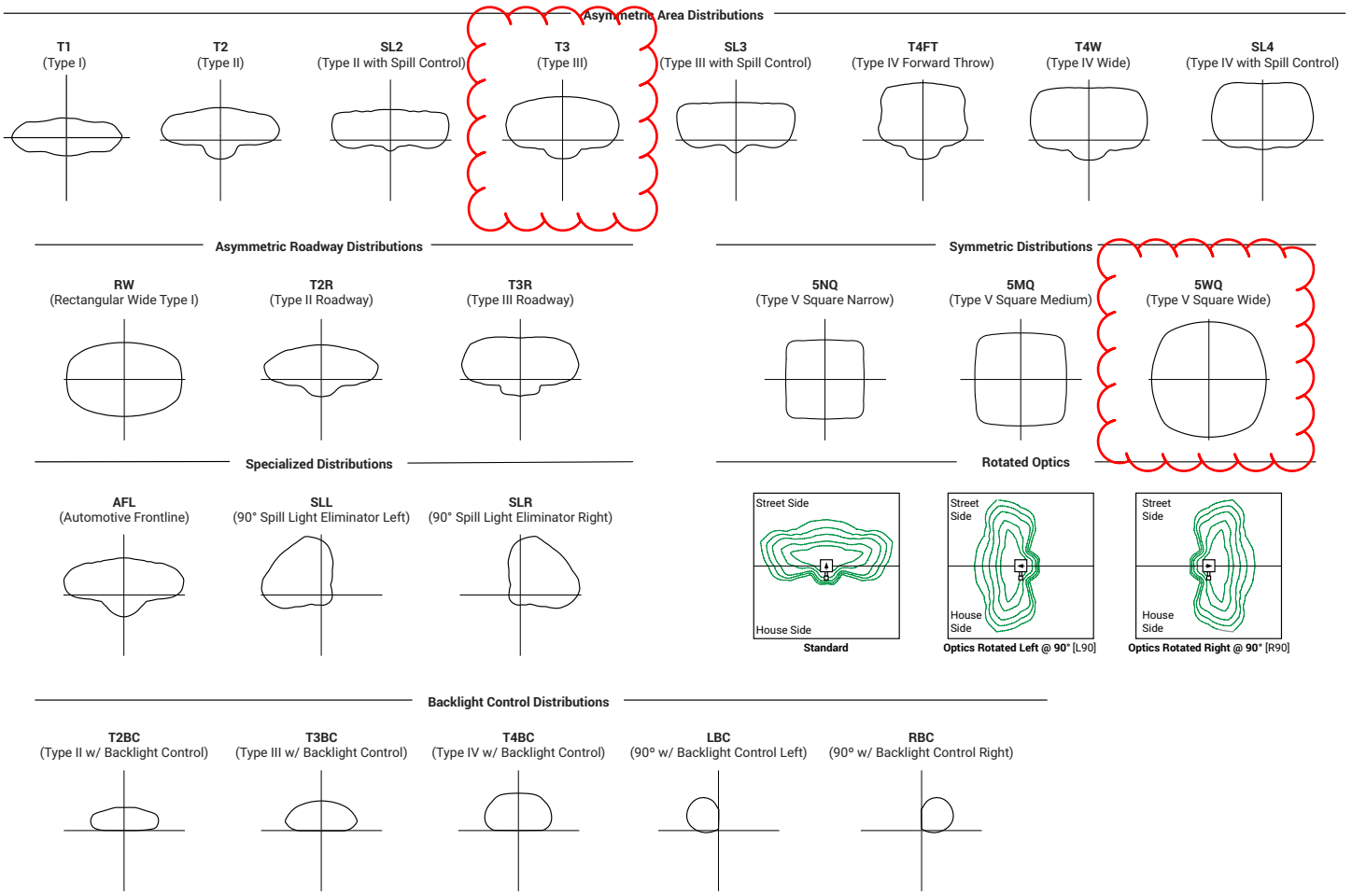
- Includes WA, SP, SP2 and PA mounting options
- Adjustable in increments of 5°
- Must maintain downward facing orientation



Fixture Weights and EPAs

Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

Optical Distributions



Product Specifications

Construction
- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics
- High-efficiency injection-molded AccuLED Optics technology
- 22 optical distributions for area site and roadway applications
- 4 shielding options include HSS, BCS, GRS and PFS
- IDA Certified (3000K CCT and warmer only, fixed mounting options)
- 5 step MacAdam ellipse binning (5 SDCM) standard with 70CRI and 80CRI. 3SDCM option available with 740 CRI/CCT. 3 step MacAdam ellipse binning standard with 90CRI

Electrical
- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability
- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

Mounting
- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish
- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Compliance
- Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified
- IDA Certified (3000K CCT and warmer only, fixed mounting options)
- Declare compliant
- This Cooper product is manufactured in the US and meets the BABA cost of components rule. To verify a configured product with specific accessories and options meets BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams. Our BABA designation is based on the minimum compliance requirement for BABA. Individual Government Agencies may have more stringent compliance standards.
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

Typical Applications
- Outdoor, Parking Lots, Walkways, Roadways, Building Areas
- Sports lighting, including tennis, pickleball, basketball courts

Warranty
- Five-year limited warranty. Consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Lumen Maintenance (TM-21)

Output Level	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Output Levels 1-3	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
Output Level 4	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

FADC Settings
SA1-SA3 (All Output Levels)

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: +/-5% typical value

FADC Settings
SA4-SA6 (All Output Levels)

FADC Position	Percent of Typical Lumen Output
1	14%
2	25%
3	32%
4	43%
5	49%
6	57%
7	65%
8	72%
9	80%
10	100%

Note: +/-5% typical value

FADC Settings
SA7-SA9 (All Output Levels)

FADC Position	Percent of Typical Lumen Output
1	19%
2	38%
3	47%
4	63%
5	74%
6	85%
7	95%
8	97%
9	100%
10	100%

Note: +/-5% typical value

Drive Currents

Lumen Output	SA Light Squares	SB Light Squares
Output Level 1	615mA	350mA
Output Level 2	800mA	450mA
Output Level 3	1050mA	615mA
Output Level 4	1200mA	900mA

SB Light Squares, Output Level 2, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		40	74	109	147	183	220	257	293	330
Input Current @ 120V		0.330	0.627	0.919	1.255	1.547	1.838	2.174	2.466	2.758
Input Current @ 208V		0.192	0.370	0.533	0.739	0.902	1.066	1.272	1.435	1.598
Input Current @ 240V		0.169	0.327	0.467	0.655	0.794	0.933	1.121	1.260	1.400
Input Current @ 277V		0.150	0.294	0.412	0.588	0.706	0.823	1.000	1.118	1.235
Input Current @ 347V		0.112	0.215	0.316	0.431	0.531	0.632	0.746	0.847	0.947
Input Current @ 480V		0.086	0.160	0.230	0.320	0.390	0.460	0.550	0.620	0.690
Optics										
T1	Lumens	5,895	11,786	17,683	23,620	29,771	35,739	41,913	47,656	53,681
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	148	159	162	161	163	162	163	163	163
T2	Lumens	5,905	11,805	17,711	23,658	29,818	35,796	41,980	47,732	53,766
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	148	160	162	161	163	162	164	163	163
T2R	Lumens	6,070	12,135	18,206	24,319	30,652	36,797	43,154	49,067	55,270
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	153	164	167	165	168	167	168	168	168
T3	Lumens	5,963	11,922	17,887	23,892	30,114	36,151	42,396	48,206	54,300
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	150	161	164	163	165	164	165	165	165
T3R	Lumens	6,118	12,231	18,350	24,511	30,894	37,087	43,494	49,454	55,706
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	154	166	168	167	169	168	169	169	169
T4FT	Lumens	5,890	11,775	17,667	23,599	29,744	35,706	41,875	47,613	53,632
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	148	159	162	161	163	162	163	163	163
T4W	Lumens	5,948	11,891	17,840	23,830	30,035	36,056	42,285	48,079	54,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	149	161	163	162	164	164	165	164	164
SL2	Lumens	5,923	11,842	17,766	23,732	29,912	35,908	42,111	47,882	53,935
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	149	160	163	161	164	163	164	164	164
SL3	Lumens	5,824	11,644	17,469	23,335	29,412	35,308	41,407	47,081	53,033
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	146	158	160	159	161	160	161	161	161
SL4	Lumens	5,907	11,810	17,718	23,668	29,831	35,811	41,998	47,752	53,789
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	148	160	162	161	163	162	164	163	163
5NQ	Lumens	6,245	12,484	18,731	25,020	31,535	37,857	44,397	50,480	56,862
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	157	169	172	170	173	172	173	172	173
5MQ	Lumens	6,241	12,477	18,719	25,005	31,516	37,834	44,370	50,450	56,827
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	157	169	171	170	173	172	173	172	172
5WQ	Lumens	6,028	12,051	18,080	24,151	30,440	36,542	42,855	48,728	54,887
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	163	166	164	167	166	167	166	167
SLL/SLR	Lumens	5,938	11,877	17,811	23,791	29,986	35,997	42,216	48,001	54,069
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	149	161	163	162	164	163	164	164	164
RW	Lumens	6,137	12,268	18,406	24,587	30,989	37,201	43,628	49,606	55,877
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	154	166	169	167	170	169	170	169	170
AFL	Lumens	6,061	12,117	18,179	24,283	30,606	36,742	43,089	48,993	55,187
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	152	164	166	165	168	167	168	167	167

Control Options

0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB and MS/DIM-LXX)
These passive infrared (PIR) sensors are factory installed in the luminaire housing. When the SPB (FSP-321 or FSP-311) or MS/DIM (FSP-211) sensor options are selected, the occupancy sensor is connected to a dimming driver and the luminaire dims when no motion is detected. After a set period of time, the luminaire turns off, and when motion is detected, the luminaire returns to full light output. Both sensors are factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM sensor requires the FSIR-100 programming tool to adjust factory defaults. The SPB sensor default parameters are listed in the table below and can be configured utilizing the Sensor Configuration mobile application for iOS and Android devices. The SPB/X is configured to control only the specified number of light squares (See SPB/X Availability Table below.) An integral photocontrol can be activated with the app for "dusk-to-dawn" control or daylight harvesting - the factory default is off. Four sensor colors are available; Bronze, Black, Gray and White, and are automatically selected based on the luminaire finish as indicated by the table below.

SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish*
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray

*SPB bezel color automatically selected based on luminaire finish

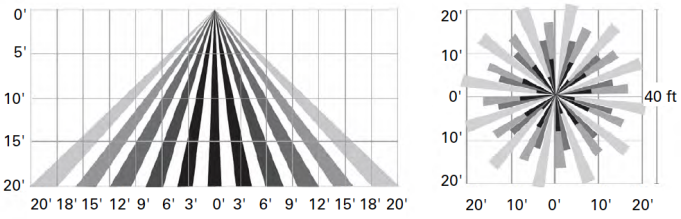
SPB/X Availability Table	
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

Default Program Settings (Out of the Box Functionality)

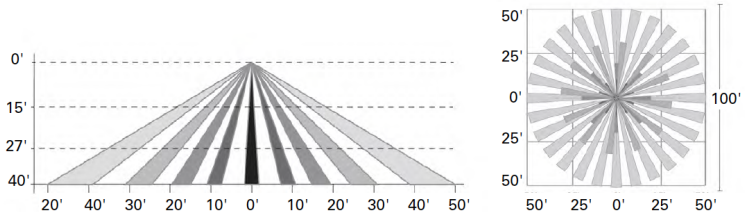
Occupancy Sensor				
Setting	MS/DIM	SPB	WaveLinx Lite (WLS4 / WLS2)	WaveLinx (WPS)
High Mode %	100%	100%	100%	100%
Low Mode %	10%	10%	50%	50%
Time Delay	5 min	5 min	15 min	15 min
Cut Off Delay	1 hr	1 hr	Disabled	Disabled
Photocell Enabled	No	No	Yes	Yes

WaveLinx Wireless Control and Monitoring System
Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinx (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinx Lite (WLS4 and WLS2) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx Lite mobile application for set-up and configuration. WAC not required. WaveLinx Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

For mounting heights up to 15' (WPS2 and WLS2)



For mounting heights up to 40' (WPS4 and WLS4)



AirMesh (DIM10)
AirMesh integrated wireless controls system includes factory installed DIM10 Synapse control module and FSP-201 motion sensor; requires additional AirMesh components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Cooper Lighting Solutions
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Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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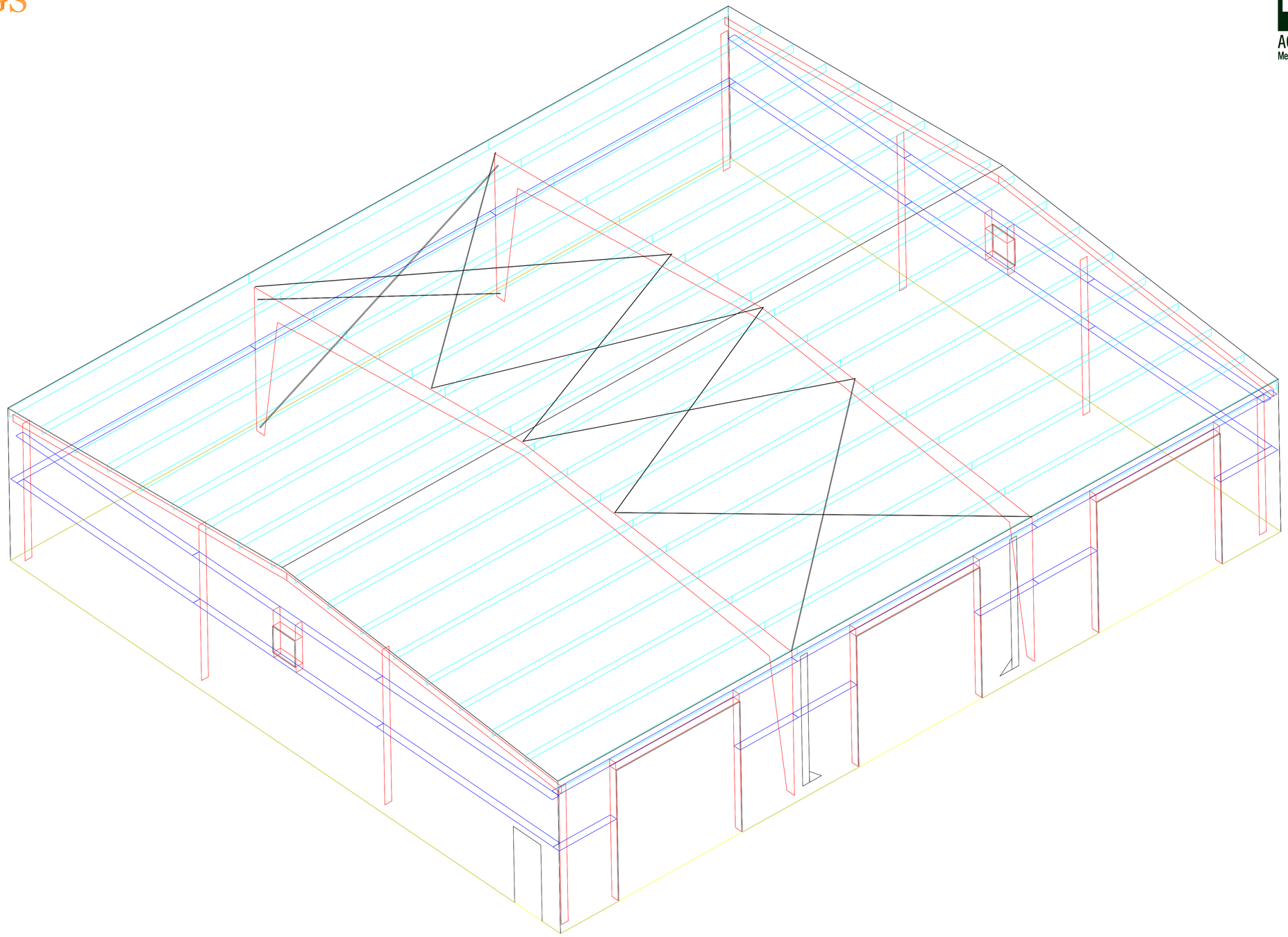
Specifications and dimensions subject to change without notice.

Dia Beacon

Quote Number: Q70499A

Location: Beacon, NY 12508

Building: 60'-0" x 70'-0" x 14'-0"



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IAS ACCREDITED Metal Building Systems AC 472

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Project Proposal Cover Sheet

Drawing Description: Proposal Cover

Customer Name: Mid Hudson Construction Manage

Project Name: Dia Beacon

Project Location: Beacon, NY 12508

Job No: Q70499A

Sheet No:

Revision	Date	Description	By	Chk'd

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BUILDING LOADS / DESCRIPTION:

BUILDING:

WIDTH: 60'-0" LENGTH: 70'-0" HEIGHT: 14'-0" / 14'-0"
(BUILDING DIMENSIONS ARE NOMINAL. REFER TO PLANS).

THIS STRUCTURE IS DESIGNED UTILIZING THE LOADS INDICATED AND APPLIED AS REQUIRED BY : IBC 18 / NYBC 20

THE CONTRACTOR IS TO CONFIRM THAT THESE LOADS COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.

OCCUPANCY CATEGORY:	II - Normal	
ROOF DEAD LOAD (PANELS & PURLINS):	3.00	PSF
COLLATERAL LOAD:	3.00	PSF
ROOF LIVE LOAD:	20.00	PSF (Reducible)
GROUND SNOW LOAD:	30	PSF
SNOW LOAD IMPORTANCE:	1.0000	PSF
ROOF SNOW LOAD:	30.00	PSF
SNOW EXPOSURE:	1.0000	
THERMAL FACTOR:	1.10	
BASIC WIND SPEED:	115 mph	
WIND EXPOSURE:	B	
WIND LOAD IMPORTANCE:	1.00	
INTERNAL PRESSURE COEFF.:	0.18 / -0.18	
SEISMIC IMPORTANCE FACTOR:	1.00	
SEISMIC DESIGN CATEGORY:	B	
SEISMIC ZONE:	B	
SITE CLASS:	d	
MAPPED SPECTRAL RESPONSE ACC. Ss	0.23	
Sl	0.06	
SPECTRAL RESPONSE COEFF. Sds	0.25	
Sd1	0.09	
DESIGN BASE SHEAR, V: LONGITUDINAL	5.30	
TRANSVERSE	3.14	

DEFLECTION LIMITS:

EW COL:	180
EW RAF LIVE:	180
EW RAF WIND:	180
WALL GIRT:	90
PURL LIVE:	180
PURL WIND:	150
WALL PANEL:	60
ROOF PANEL LIVE:	60
ROOF PANEL WIND:	60
RF HORIZONTAL:	60
RF VERTICAL:	180
WIND BENT:	60
RF CRANE:	100
RF SEIS:	50
WIND BENT SEIS:	50

MATERIALS : MINIMUM YIELD:

HOT ROLLED BAR	FY = 50.0000 ksi MIN.
STRUCTURAL STEEL SHEET	FY = 50.0000 ksi MIN.
STRUCTURAL STEEL PLATE	FY = 50.0000 ksi MIN.
COLD FORMED SHAPES	FY = 57.0000 ksi MIN.
WALL SHEETING	FY = 60.0000 ksi MIN.
ROOF SHEETING	FY = 50.0000 ksi MIN.
BOLTS	A307 & A325

THE METAL BUILDING MANUFACTURER RESERVES THE RIGHT TO SUBSTITUTE THE ABOVE MATERIALS WITH EQUAL OR BETTER MATERIAL.

BOLT TIGHTENING REQUIREMENTS:

ALL BOLTED JOINTS WITH A325 BOLTS ARE SPECIFIED AS SNUG-TIGHTENED JOINTS IS ACCORDANCE WITH THE LATEST EDITION AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". PRETENSIONING METHODS, INCLUDING TURN OF THE NUT AND CALIBRATED WRENCH ARE NOT REQUIRED.

BRACING NOTE:

X-BRACING IS TO BE INSTALLED TO A TAUT CONDITION WITH ALL SLACK REMOVED. DO NOT TIGHTEN BEYOND THIS STATE.

GUTTER AND MAX DOWNSPOUT SPACING:

THE GUTTER AND DOWNSPOUNT SYSTEM PROVIDED BY ASCENT BUILDINGS, LLC IS DESIGNED TO ACCOMMODATE 5.0 IN/HR RAINFALL INTENSITY AS IT CORRESPONDS TO A 5 YEAR RECURRENCE INTERVAL. DOWNSPOUTS ARE DESIGNED TO HAVE A MAX SPACING OF 65'-7 5/8" FEET AND LOCATIONS ARE SHOWN OF THE PLANS.

PRIMARY STEEL FRAMING COATING:

ALL PRIMARY FRAMING STEEL WILL RECEIVE SSPC6 CLEANING AND ONE SHOP COAT OF GRAY OXIDE PRIMER. PRIMER IS NOT A FINISH COAT. PRIMER IS FOR TRANSIT PURPOSES ONLY.

SECONDARY STEEL FRAMING COATING:

SECONDARY FRAMING STEEL WILL BE G30 GALVANIZED WITH ACRYLLIC COATING.

DESIGN NOTE:

DESIGN IS BASED UPON THE MORE SEVERE LOADING OF EITHER THE ROOF SNOW LOAD OR THE ROOF LIVE LOAD.

BUILDER / CONTRACTOR RESPONSIBILITIES:

IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO INSURE THAT ALL PROJECT PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANY GOVERNING BUILDING AUTHORITIES. THE SUPPLYING OF SEALED ENGINEERING DATA AND DRAWINGS FOR THE METAL BUILDING SYSTEM DOES NOT IMPLY OR CONSTITUTE AN AGREEMENT THAT THE METAL BUILDING SYSTEM MANUFACTURER OR ITS DESIGN ENGINEER IS ACTING AS THE ENGINEER OF RECORD OR DESIGN PROFESSIONAL FOR A CONSTRUCTION PROJECT. THE CONTRACTOR MUST SECURE ALL REQUIRED APPROVALS AND PERMITS FROM THE APPROPRIATE AGENCY AS THE CONTRACTOR MUST SECURE ALL REQUIRED APPROVALS AND PERMITS FROM THE APPROPRIATE AGENCY AS THAT THE METAL BUILDING SYSTEM MANUFACTURER CORRECTLY INTERPRETED AND APPLIED THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS. (SECT. 4.2.1 AISC CODE OF STANDARD PRACTICES, 9TH ED.) WHERE DISCREPANCIES EXIST BETWEEN THE METAL BUILDING SYSTEM MANUFACTURER'S STRUCTURAL STEEL PLANS AND THE PLANS FOR OTHER TRADES, THE STRUCTURAL STEEL PLANS SHALL GOVERN. (SECT. 3.3 AISC CODE OF STANDARD PRACTICE 9TH ED.) DESIGN CONSIDERATIONS OF ANY MATERIALS IN THE STRUCTURE WHICH ARE NOT FURNISHED BY THE METAL BUILDING SYSTEM MANUFACTURER ARE THE RESPONSIBILITY OF THE CONTRACTORS AND ENGINEERS OTHER THAN THE METAL BUILDING SYSTEM MANUFACTURER'S ENGINEER UNLESS SPECIFICALLY INDICATED.

THE CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION OF STEEL AND ASSOCIATED WORK IN COMPLIANCE WITH THE METAL BUILDING SYSTEM MANUFACTURER "FOR CONSTRUCTION" DRAWINGS.

ALL BRACING AS SHOWN AND PROVIDED BY THE METAL BUILDING SYSTEM MANUFACTURER FOR THIS BUILDING IS REQUIRED AND SHALL BE INSTALLED BY THE ERECTOR AS A PERMANENT PART OF THE STRUCTURE.

TEMPORARY SUPPORTS, SUCH AS TEMPORARY GUYS, BRACES, FALSE WORK, CRIBBING OR OTHER ELEMENTS REQUIRED FOR THE ERECTION OPERATION WILL BE DETERMINED AND FURNISHED AND INSTALLED BY THE ERECTOR. THESE TEMPORARY SUPPORTS WILL SECURE THE STEEL FRAMING, OR ANY PARTLY ASSEMBLED STEEL FRAMING, AGAINST LOADS COMPARABLE

IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED, RESULTING FROM WIND, SEISMIC FORCES AND ERECTION OPERATIONS, BUT NOT THE LOADS RESULTING FROM THE PERFORMANCE OF WORK BY OR THE ACTS OF OTHERS, NOR SUCH UNPREDICTABLE LOADS AS THOSE DUE TO TORNADO, EXPLOSION, OR COLLISION. (SECT. 7.9.1AISC CODE OF STANDARD PRACTICE, 9TH ED.)

WARNING : IN NO CASE SHOULD GALVALUME STEEL PANELS BE USED IN CONJUNCTION WITH LEAD OR COPPER. BOTH LEAD AND COPPER HAVE HARMFUL CORROSION EFFECTS ON THE ALUMINUM ZINC ALLOY COATING WHEN THEY ARE USED IN CONTACT WITH GALVALUME STEEL PANELS. EVEN RUN-OFF FROM COPPER FLASHING, WIRING, ORTUBING ONTO GALVALUME SHOULD BE AVOIDED.

ERECTOR NOTE: PANEL BUNDLES MUST BE HANDLED WITH CARE!!! USE A SPREADER BAR FOR HANDLING. THE METAL BUILDING SYSTEM MANUFACTURER IS NOT RESPONSIBLE FOR MATERIALS DAMAGED ONSITE. STORE PANELS WHERE MOISTURE CAN PROPERLY DRAIN. THE METAL BUILDING SYSTEM MANUFACTURER WILL NOT WARRANT PANELS THAT HAVE BEEN STORED WHERE MOISTURE CAN BE CAPTURED BETWEEN PANELS THAT ARE BUNDLED.

CORRECTION OF MINOR MISFITS IN THE FIELD IS CONSIDERED NORMAL AND IS NOT SUBJECT TO BACK CHARGE. MAJOR CORRECTIVE WORK MUST BE AUTHORIZED IN ADVANCED BY THE ENGINEERING DEPARTMENT OF THE METAL BUILDING SYSTEM MANUFACTURER. REQUEST TO PERFORM CORRECTIVE WORK MUST BE SUBMITTED IN WRITING ALONG WITH PHOTOS AND A DESCRIPTION OF THE MODIFICATION THAT IS BEING REQUESTED. NO BACK CHARGE WILL BE PAID THAT IS NOT AUTHORIZED IN ADVANCED BY THE METAL BUILDING SYSTEM MANUFACTURER.

QUOTE DRAWINGS NOTE:

THIS PROJECT IS IN THE QUOTATION STAGE AND ALL DOCUMENTATION IS CONSIDERED FOR SALES PURPOSES ONLY AND SUBJECT TO CHANGE UNTIL FINAL PO IS DEFINDED AND ISSUED. PLEASE REVIEW THE ATTACHED DRAWINGS AND DOCUMENTS TO ENSURE THE SCOPE OF WORK IS IN ACCORDANCE WITH ACTUAL CUSTOMER REQUIREMENTS. IF PLANS AND SPECIFICTIONS WERE PROVIDED FOR PROJECT SCOPE, THESE QUOTE / PROPOSAL DRAWINGS CONTROL OVERALL SCOPE OF WORK BEING PROVIDED BY THE MANUFACTURER. THIS PROJECT IS NOT BEING PROVIDED IN ACCORDANCE WITHIN ANY CUSTOMER PROVIDED PLANS AND SPECIFICATIONS. END USER IS RESPONSIBLE FOR CONFIRMING PROPOSAL IS ACCEPTABLE AND IS RESPONSIBLE FOR CONFIRMING COMPLIANCE AND ACCEPTANCE BY OWNER.

Preliminary
Not for Construction
05-07-38 PM

Page	Description	Rev	
AB1	Anchor Bolt Plan		
AB2	Anchor Bolt Details		
AB3	Anchor Bolt Reactions		
E1	Primary Framing Layout		
E2	Roof Framing Plan		
E3	Roof Sheeting Plan		
E4	Front Side Wall Elevation		
E5	Back Side Wall Elevation		
E6	Left End Wall Elevation		
E7	Right End Wall Elevation		
E8	Frame Group 1 - Cross Section		

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Drawing Description: Erection Drawing Cover
Customer Name: Mid Hudson Construction Manage
Project Name: Dia Beacon
Project Location: Beacon, NY 12508
Job No: Q70499A
Sheet No: C1 Of C1

Revision	Date	By	Chk'd	Description

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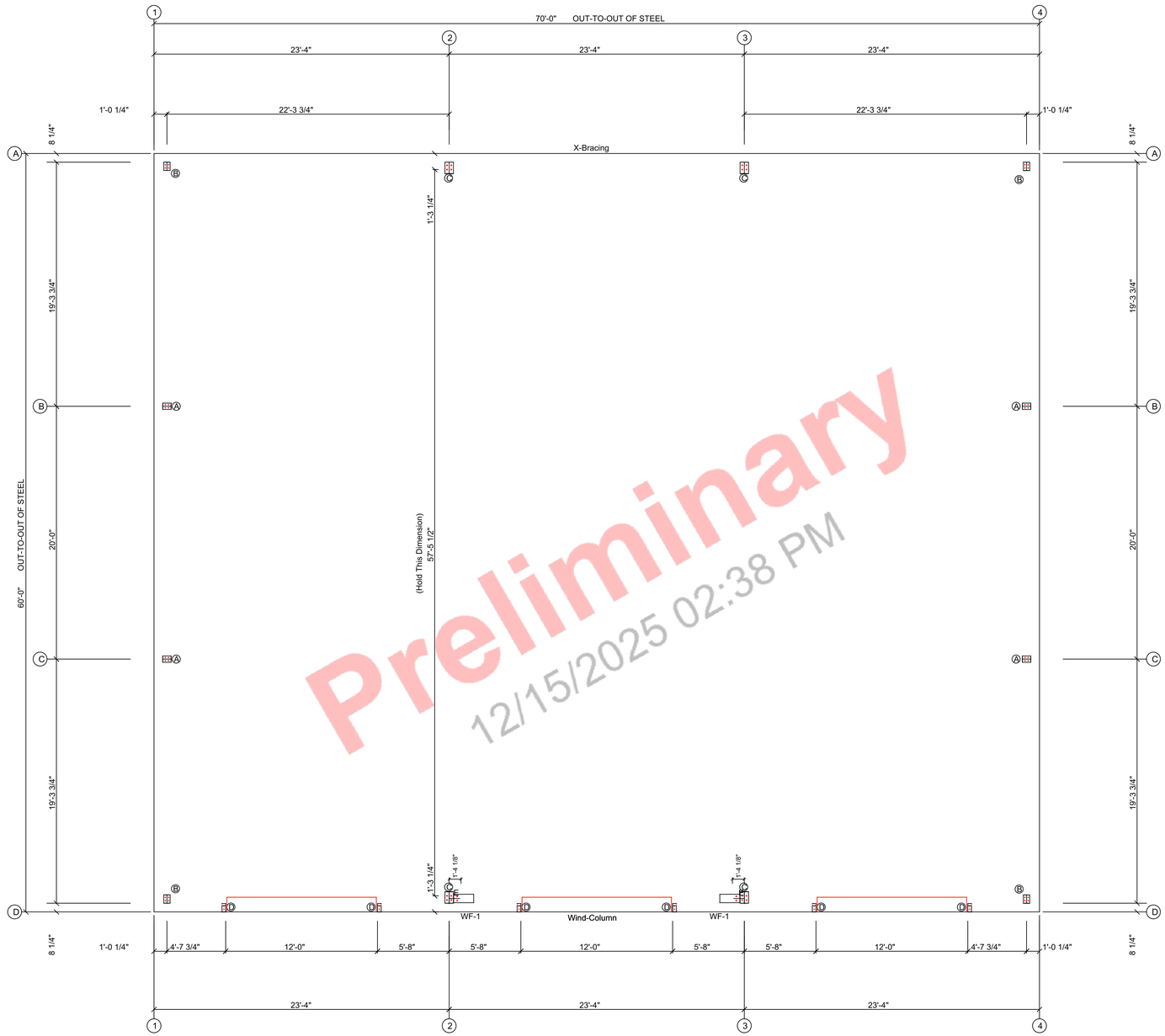

Preliminary
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ANCHOR BOLT PLAN

NOTE: All Base Plates @ 100'-0" (U.N.)

GENERAL NOTES

1.) Anchor Rods are not furnished or installed by the manufacturer.
2.) No Grout is to be used under the base plates unless noted otherwise.
3.) The Metal Building Manufacturer is not responsible for the design, materials, or Workmanship of the foundation. Anchor Rod Plans prepared by the manufacturer are intended to show only location, diameter, and projection of the anchor rods required to attach the Metal Building System to the foundation. It is the responsibility of the end Customer to ensure that adequate provisions are made for specifying rod embedment, bearing values, tie rods and other associated items embedded in the concrete foundation, as well as foundation design for the loads imposed by the Metal Building System, other imposed loads, and the bearing capacity of the soil and other conditions of the building site. (MBMA 06 Sections 3.2.2 and A3)
4.) Foundation must be square and level with all anchor rods true in size, location, and projection.

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Revision	Date	Description	By	Chk'd

Drawing Description: ANCHOR BOLT PLAN

Customer Name: Mid Hudson Construction Manage

Project Name: Dia Beacon

Project Location: Beacon, NY 12508

Job No: Q70499A

Sheet No: AB1

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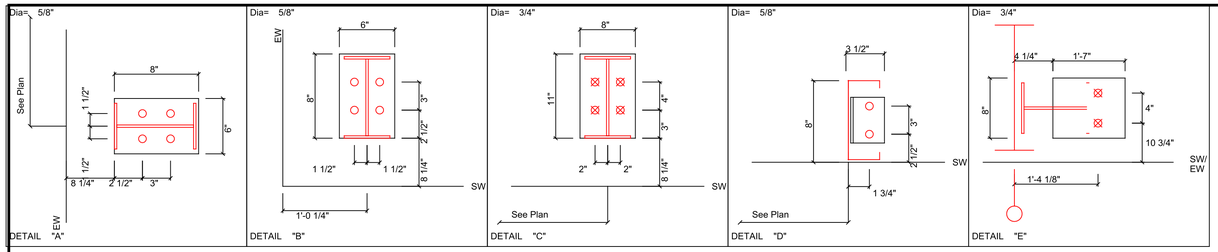

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Revision	Date	Description	By	Chk'd

Drawing Description: "A"

Customer Name:
Mid Hudson Construction Manage

Project Name:
Dia Beacon

Project Location:
Beacon, NY 12508

Job No: Q70499A

Sheet No: AB2

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NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

Width	(ft)	= 60.0
Length	(ft)	= 70.0
Eave Height	(ft)	= 14.0/ 14.0
Roof Slope	(rise/12)	= 1.00/ 1.00
Roof Dead Load	(psf)	= 3.0
Wall Dead Load		
Left Endwall	(psf)	= 2.0
Right Endwall	(psf)	= 2.0
Front Sidewall	(psf)	= 2.0
Back Sidewall	(psf)	= 2.0
Roof Live Load	(psf)	= 20.0
Frame Live Load	(psf)	= 12.0
Collateral Load	(psf)	= 3.0
Snow Load	(psf)	= 30.0
Wind Speed	(mph)	=115.0
Wind Code		=NYBC 20 (IBC 18)
Exposure		=B
Closure		=Enclosed
Internal Wind Coeff		=-0.18, +0.18
Risk Category		=II - Normal
Importance - Wind		= 1.00
Importance - Seismic		= 1.00
Seismic Design Category		=B
Seismic Coeff	(Sms)	= 0.38

5. Loading conditions are:

1	Dead+Collateral+Snow+Slide_Snow
2	0.6Dead+0.6Wind_Left1
3	0.6Dead+0.6Wind_Right1
4	0.6Dead+0.6Wind_Long1L
5	0.6Dead+0.6Wind_Long2L
6	Dead+Collateral+MIN_SNOW
7	0.6Dead+0.6Wind_Suction+0.6Wind_Long1L
8	0.6Dead+0.6Wind_Pressure+0.6Wind_Long1L
9	Dead+Collateral+E1UNB_SL_L
10	0.6Dead+0.6Wind_Left1+0.6Wind_Suction
11	0.6Dead+0.6Wind_Right1+0.6Wind_Suction
12	0.6Dead+0.6Wind_Pressure+0.6Wind_Long2L
13	Dead+Collateral+E1UNB_SL_R
14	0.6Dead+0.6Wind_Suction+0.6Wind_Long2L
15	Dead+Collateral+E2UNB_SL_L
16	Dead+Collateral+E2UNB_SL_R

GENERAL NOTES

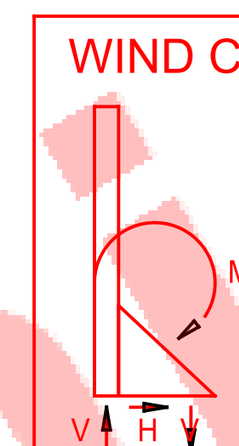
It is the repsonsibility of the end user to verify that the loads shown meet local requirements and are adequate for the intended use of the building. Metal building manufacturer does not serve as the Engineer of Record.

Metal building manufacturer is not responsible for the fit of framing steel in instances where anchorbolts are not set in the exact locations shown on these drawing.

The horizontal load from the building bracing reactions are perpendicular to the Rigid frame horizontal reactions. The building bracing reactions are to be combined with the loads from the rigid frame reactions.

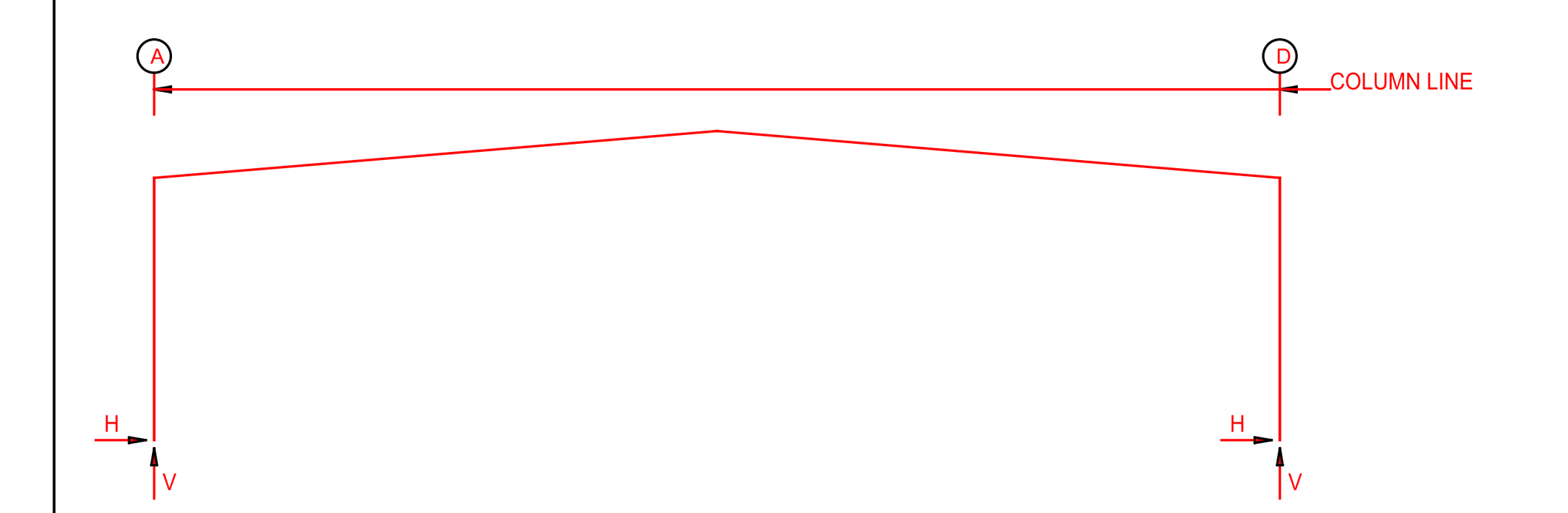
The anchor bolts are ASTM F1554 Gr. 36. The anchor bolt projection starts at bottom of base plate. The base plate design is based on minimum 3000 psi concrete compressive strength.

WIND COLUMN REACTIONS



Wall Loc	Wall Line	Col Line	R/L	Load_ID	± Reactions Horz (k)	Reactions Vert (k)	Moment (f-k)	Anc_Bolt Qty	Dia	Width	Base_Plate(in) Length	Thick
F_SW	D	2	R	Wind	1.8	13.1	24.1	2	0.750	8.000	18.875	0.625
				Seismic	1.9	13.4	24.6					
F_SW	D	3	L	Wind	1.8	13.1	24.1	2	0.750	8.000	18.875	0.625
				Seismic	1.9	13.4	24.6					

FRAME LINES: 2 3



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Dia	Base_Plate(in) Width	Length	Thick	Grout (in)
2*	A	6	19.5	26.2	2	-4.6	-5.2	4	0.750	8.000	11.00	0.750	0.0
					4	-1.9	-5.9						
2*	D	3	4.6	-5.2	6	-19.5	26.2	4	0.750	8.000	11.00	0.750	0.0
		1	-19.5	26.2	5	1.9	-12.6						

2* Frame lines: 2 3

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead Horz	Dead Vert	Collateral Horz	Collateral Vert	Live Horz	Live Vert	Snow Horz	Snow Vert	Wind_Left1 Horz	Wind_Left1 Vert	Wind_Right1 Horz	Wind_Right1 Vert
2*	A	2.1	3.1	1.6	2.1	6.3	8.4	15.9	21.0	-9.8	-11.8	-4.1	-8.1
2*	D	-2.1	3.1	-1.6	2.1	-6.3	8.4	-15.9	21.0	4.1	-8.1	9.8	-11.8

Frame Line	Column Line	Wind_Left2 Horz	Wind_Left2 Vert	Wind_Right2 Horz	Wind_Right2 Vert	Wind_Long1 Horz	Wind_Long1 Vert	Wind_Long2 Horz	Wind_Long2 Vert	Seismic_Left Horz	Seismic_Left Vert	Seismic_Right Horz	Seismic_Right Vert
2*	A	-7.5	-6.7	-1.8	-3.1	-5.3	-12.9	-5.7	-10.8	-0.5	-0.2	0.5	0.2
2*	D	1.8	-3.1	7.5	-6.7	5.7	-22.0	5.3	-24.1	-0.5	0.2	0.5	-0.2

Frame Line	Column Line	Seismic_Long1 Horz	Seismic_Long1 Vert	Seismic_Long2 Horz	Seismic_Long2 Vert	MIN_SNOW Horz	MIN_SNOW Vert	F1UNB_SL_L Horz	F1UNB_SL_L Vert	F1UNB_SL_R Horz	F1UNB_SL_R Vert
2*	A	0.0	-0.8	0.0	0.8	15.9	21.0	12.3	19.9	12.3	11.2
2*	D	0.0	-13.4	0.0	13.4	-15.9	21.0	-12.3	11.2	-12.3	19.9

2* Frame lines: 2 3

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horz	Wind Suct Horz	Wind Long1 Vert	Wind Long2 Vert
1	A	0.6	0.3	2.0	3.0	-1.9	-1.1	-1.2	-0.4	-1.2	1.2	-2.0	-1.2
1	B	1.3	0.8	5.1	8.0	-4.9	-3.0	-3.4	-1.5	-2.2	2.2	-4.8	-2.9
1	C	1.3	0.8	5.1	8.0	-3.0	-4.9	-1.5	-3.4	-2.2	2.2	-2.9	-4.8
1	D	0.6	0.3	2.0	3.0	-1.1	-1.9	-0.4	-1.2	-1.2	1.2	-1.2	-2.0

Frm Line	Col Line	Seis Left Vert	Seis Right Vert	Seis Long Vert	MIN_SNOW Horz	MIN_SNOW Vert	E1UNB_SL_L Horz	E1UNB_SL_L Vert	E1UNB_SL_R Horz	E1UNB_SL_R Vert	E1PAT_LL_1 Horz	E1PAT_LL_1 Vert	E1PAT_LL_2 Horz	E1PAT_LL_2 Vert
1	A	0.0a	0.0a	0.0	0.0	3.0	0.0	3.1	0.0	0.8	0.0	1.9	0.0	-0.2
1	B	0.0	0.0	0.0	0.0	7.9	0.0	9.5	0.0	2.9	0.0	5.6	0.0	2.2
1	C	0.0	0.0	0.0	0.0	7.9	0.0	2.9	0.0	9.5	0.0	2.2	0.0	5.6
1	D	0.0a	0.0a	0.0	0.0	3.0	0.0	0.8	0.0	3.1	0.0	-0.2	0.0	1.9

Frm Line	Col Line	E1PAT_LL_3 Horz	E1PAT_LL_3 Vert	E1PAT_LL_4 Horz	E1PAT_LL_4 Vert
1	A	0.0	2.2	0.0	-0.3
1	B	0.0	2.5	0.0	2.6
1	C	0.0	2.5	0.0	2.6
1	D	0.0	2.2	0.0	-0.3

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horz	Wind Suct Horz	Wind Long1 Vert	Wind Long2 Vert
4	D	0.6	0.3	2.0	3.0	-1.9	-1.1	-1.2	-0.4	-1.2	1.2	-2.0	-1.2
4	C	1.3	0.8	5.1	8.0	-4.9	-3.0	-3.4	-1.5	-2.2	2.2	-4.8	-2.9
4	B	1.3	0.8	5.1	8.0	-3.0	-4.9	-1.5	-3.4	-2.2	2.2	-2.9	-4.8
4	A	0.6	0.3	2.0	3.0	-1.1	-1.9	-0.4	-1.2	-1.2	1.2	-1.2	-2.0

Frm Line	Col Line	Seis Left Vert	Seis Right Vert	Seis Long Vert	MIN_SNOW Horz	MIN_SNOW Vert	E2UNB_SL_L Horz	E2UNB_SL_L Vert	E2UNB_SL_R Horz	E2UNB_SL_R Vert	E2PAT_LL_1 Horz	E2PAT_LL_1 Vert	E2PAT_LL_2 Horz	E2PAT_LL_2 Vert
4	D	0.0a	0.0a	0.0	0.0	3.0	0.0	3.1	0.0	0.8	0.0	1.9	0.0	-0.2
4	C	0.0	0.0	0.0	0.0	7.9	0.0	9.5	0.0	2.9	0.0	5.6	0.0	2.2
4	B	0.0	0.0	0.0	0.0	7.9	0.0	2.9	0.0	9.5	0.0	2.2	0.0	5.6
4	A	0.0a	0.0a	0.0	0.0	3.0	0.0	0.8	0.0	3.1	0.0	-0.2	0.0	1.9

Frm Line	Col Line	E2PAT_LL_3 Horz	E2PAT_LL_3 Vert	E2PAT_LL_4 Horz	E2PAT_LL_4 Vert
4	D	0.0	2.2	0.0	-0.3
4	C	0.0	2.5	0.0	2.6
4	B	0.0	2.5	0.0	2.6
4	A	0.0	2.2	0.0	-0.3

a - Out-of-Plane to column web reaction

ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Dia	Base_Plate(in) Width	Length	Thick	Grout (in)
1	A	7	0.7	-0.9	8	-0.7	-0.9	4	0.625	6.000	8.000	0.375	0.0
		9	0.0	3.9	7	0.7	-0.9						
1	B	10	1.3	-2.2	8	-1.3	-2.1	4	0.625	6.000	8.000	0.375	0.0
		9	0.0	11.6	10	1.3	-2.2						
1	C	11	1.3	-2.2	12	-1.3	-2.1	4	0.625	6.000	8.000	0.375	0.0
		13	0.0	11.6	11	1.3	-2.2						
1	D	14	0.7	-0.9	12	-0.7	-0.9	4	0.625	6.000	8.000	0.375	0.0
		13	0.0	3.9	14	0.7	-0.9						
4	D	7	0.7	-0.9	8	-0.7	-0.9	4	0.625	6.000	8.000	0.375	0.0
		15	0.0	3.9	7	0.7	-0.9						
4	C	10	1.3	-2.2	8	-1.3	-2.1	4	0.625	6.000	8.000	0.375	0.0
		15	0.0	11.6	10	1.3	-2.2						
4	B	11	1.3	-2.2	12	-1.3	-2.1	4	0.625	6.000	8.000	0.375	0.0
		16	0.0	11.6	11	1.3	-2.2						
4	A	14	0.7	-0.9	12	-0.7	-0.9	4	0.625	6.000	8.000	0.375	0.0
		16	0.0	3.9	14	0.7	-0.9						

ANCHOR BOLT SUMMARY

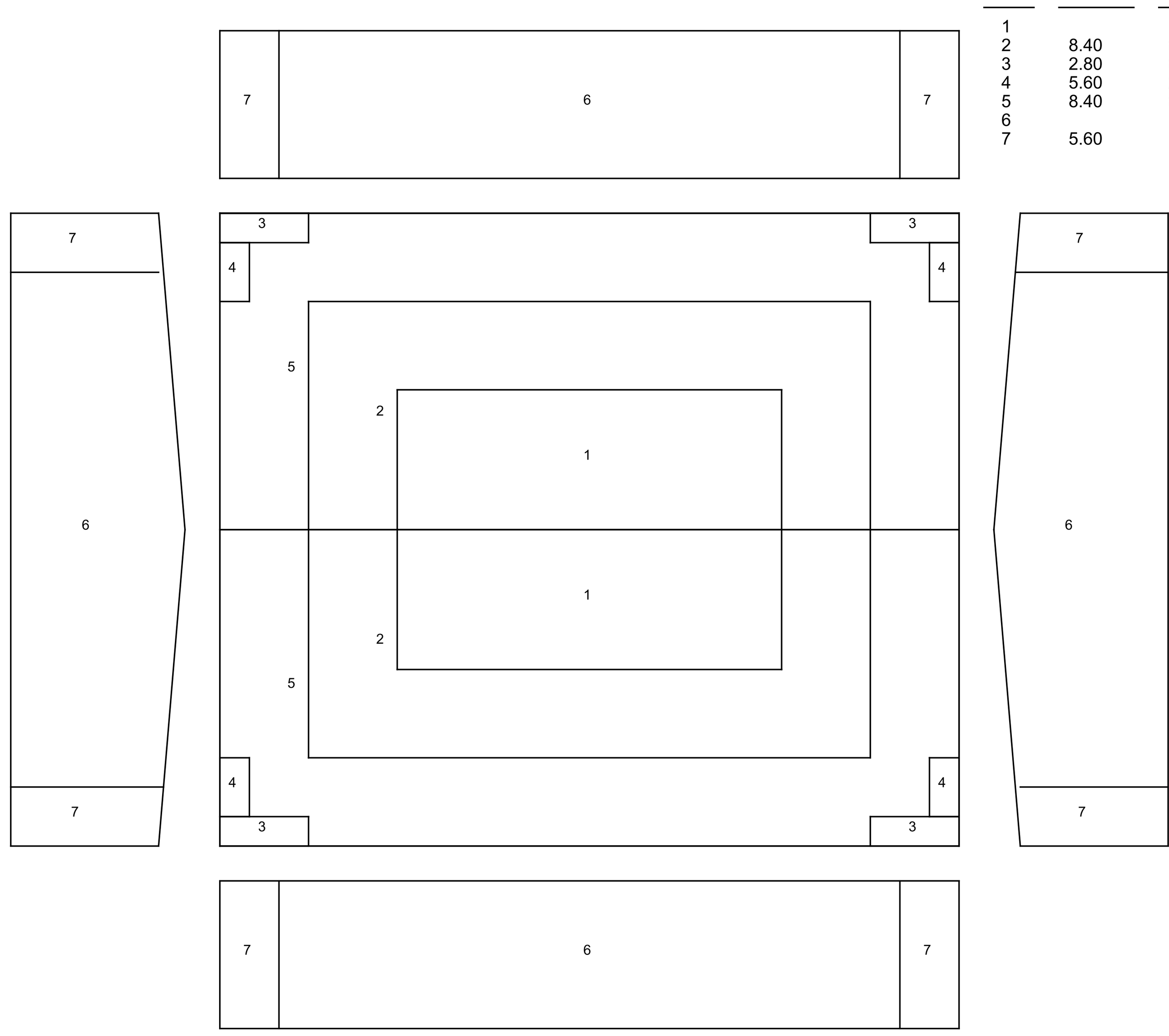
Qty	Locate	Dia (in)	Type	Proj (in)
O 12	Jamb	5/8"		
O 32	Endwall	5/8"	A307	2.50
⊠ 16	Frame	3/4"	A307	3.00
⊠ 4	WindCol	3/4"	A307	3.00

BUILDING BRACING REACTIONS

Wall Loc	Wall Line	Col Line	± Reactions(k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel_Shear (lb/ft) Wind	Seis	Note
L_EW	1						29	11	
F_SW	D	2							(g)
		3							(g)
R_EW	4						28	10	
B_SW	A	3,2	3.7	1.9	1.6	0.8			

(g)Wind column at column line

Reactions for seismic represent shear force, Eh
Reaction values shown are unfactored



Components & Cladding

Zone	Width (ft)	Length (ft)	Pressure(psf) Member	Pressure(psf) Panel	Suction(psf) Member	Suction(psf) Panel
1			16.00	16.00	-16.00	-17.61
2	8.40	8.40	16.00	16.00	-23.20	-30.64
3	2.80	8.40	16.00	16.00	-34.40	-55.12
4	5.60	2.80	16.00	16.00	-34.40	-55.12
5	8.40	8.40	16.00	16.00	-30.88	-40.50
6			16.00	17.61	-16.00	-23.49
7	5.60		16.00	17.61	-17.12	-23.49

(+) wind towards surface
(-) wind away from surface

Q-70499-A-Dia_Beacon   Panel Zone: Wind 1   12/15/25

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ASCENT BUILDINGS
214 Fountainhead Road.
Portland, TN 37148
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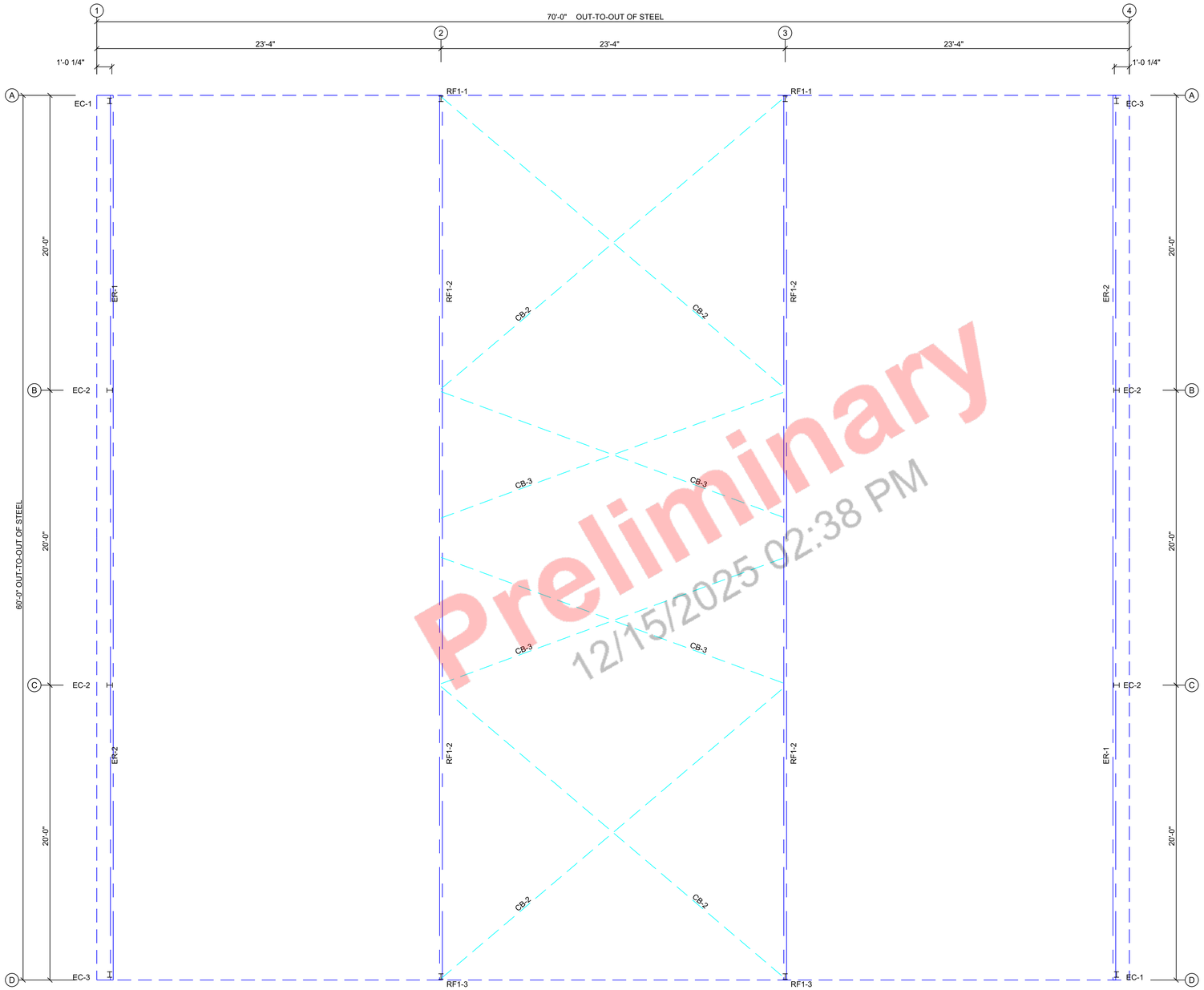
Drawing Description: ANCHOR BOLT REACTIONS
Customer Name: Mid Hudson Construction Manage
Project Name: Dia Beacon
Project Location: Beacon, NY 12508
Job No: Q70499A
Sheet No: AB3

Revision	Date	Description	By	Chk'd

The Engineer whose seal appears hereon is an employee for the manufacturer for the material described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for the project



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PRIMARY STEEL LAYOUT

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Portland, TN 37148
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Drawing Description: PRIMARY STEEL LAYOUT

Customer Name: Mid Hudson Construction Manage

Project Name: Dia Beacon

Project Location: Beacon, NY 12508

Job No: Q70499A

Sheet No: E1

Revision	Date	Description	By	Chk'd

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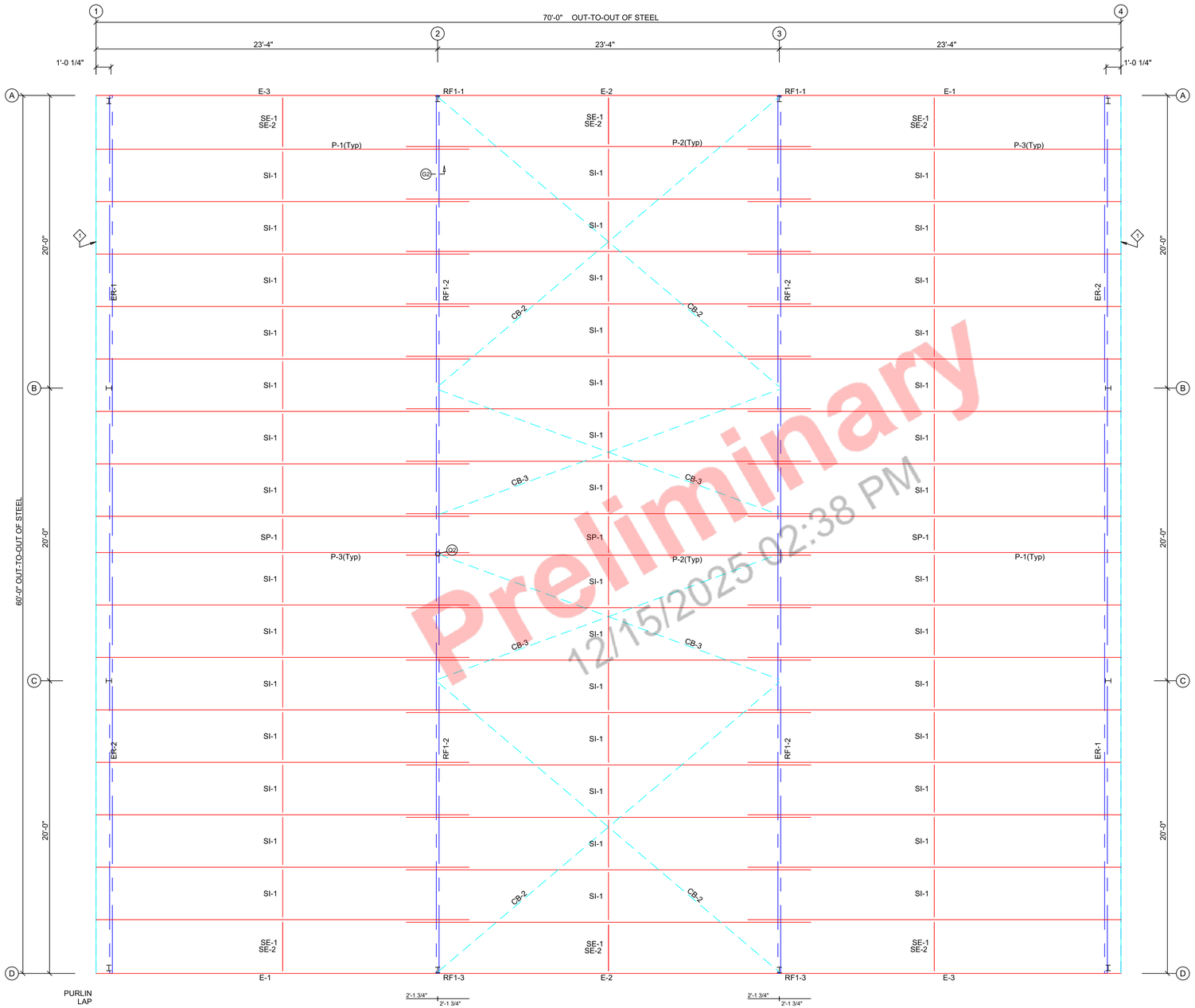

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ROOF FRAMING PLAN

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Drawing Description: ROOF FRAMING PLAN

Customer Name: Mid Hudson Construction Manage

Project Name: Dia Beacon

Project Location: Beacon, NY 12508

Job No: Q70499A

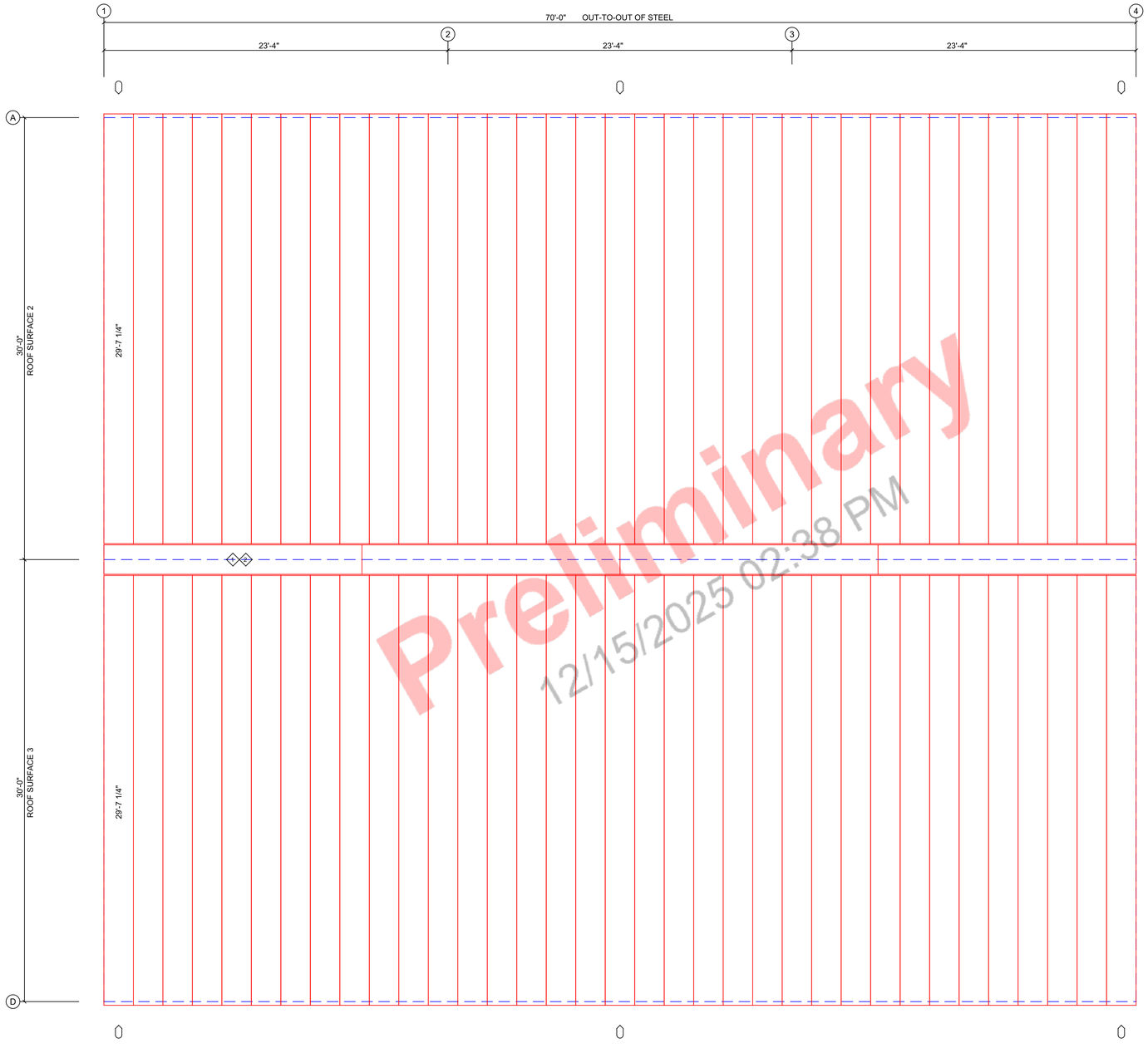
Sheet No: E2

Revision	Date	Description	By	Chk'd

The Engineer whose seal appears hereon is an employee for the manufacturer for the material described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for the project.

DOWNSPOUT LOCATIONS

Panel Table Roof Sheeting			
Quantity	Length	Part	Color
70	29'-7 1/4"	24" Central Loc	Galvalume Plus 25-yr



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ROOF SHEETING PLAN

PANELS: 24 Ga. CL - Galvalume Plus 25-yr

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Portland, TN 37148
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Drawing Description: ROOF SHEETING

Customer Name: Mid Hudson Construction Manage

Project Name: Dia Beacon

Project Location: Beacon, NY 12508

Job No: Q70499A

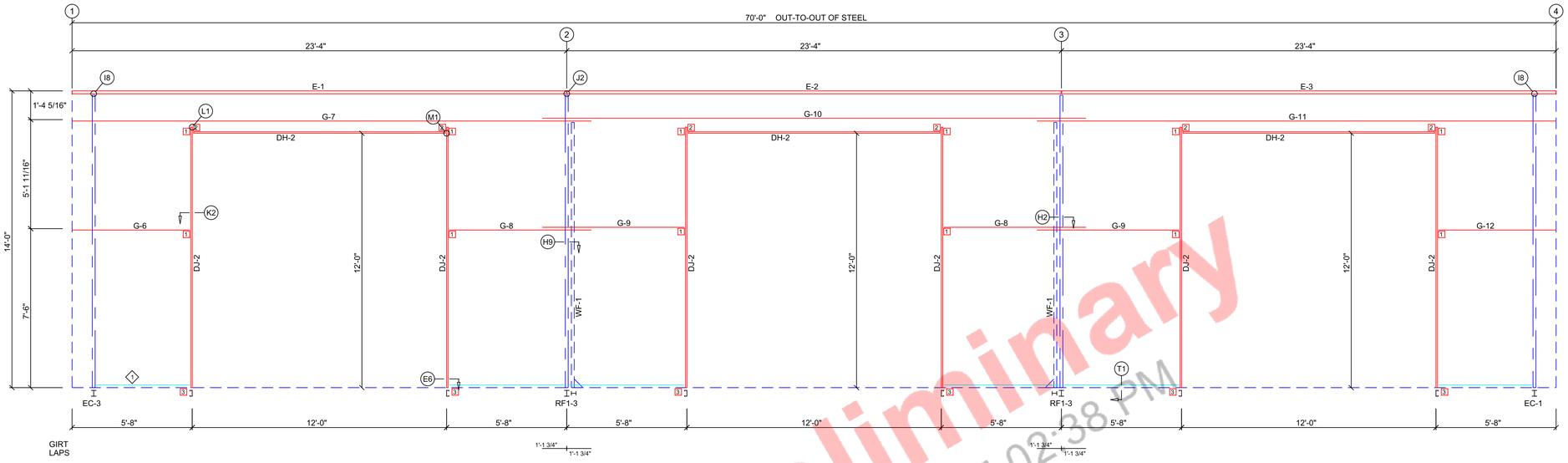
Sheet No: E3

Revision	Date	Description	By	Chk'd

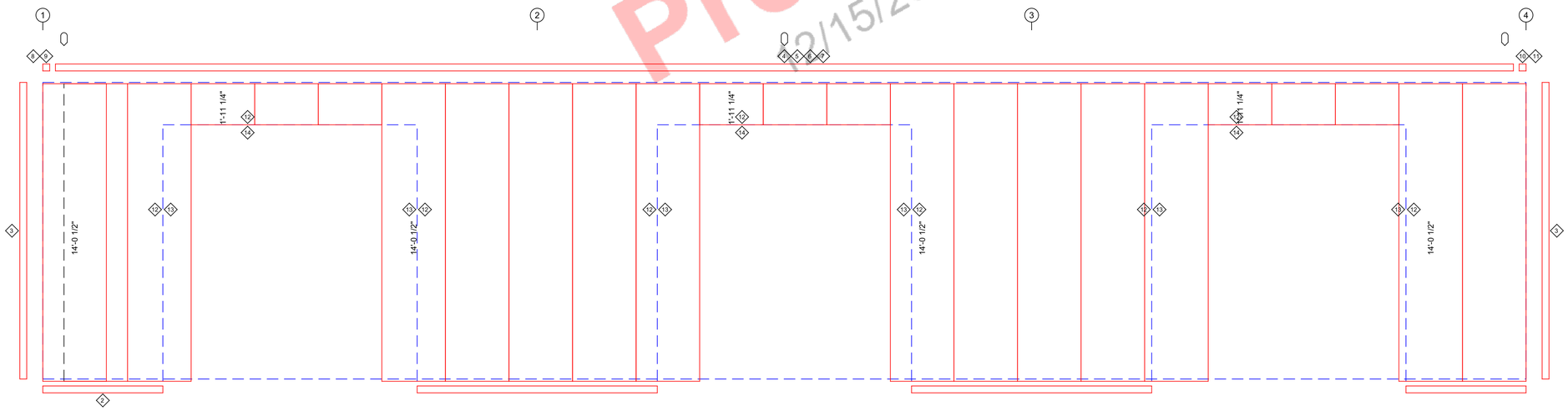
The Engineer whose seal appears hereon is an employee for the manufacturer for the material described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for the project

DOWNSPOUT LOCATIONS

Panel Table Frame Line - D			
Quantity	Length	Part	Color
15	14'-0 1/2"	26 Ga. Rloc	Hunter SMP Life
9	1'-11 1/4"	26 Ga. Rloc	Hunter SMP Life



SIDEWALL FRAMING: Frame Line D



SIDEWALL SHEETING & TRIM: Frame Line D

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Portland, TN 37148
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Drawing Description: SIDEWALL ELEVATION

Customer Name: Mid Hudson Construction Manage

Project Name: Dia Beacon

Project Location: Beacon, NY 12508

Job No: Q70499A

Sheet No: E4

Revision	Date	Description	By	Chk'd

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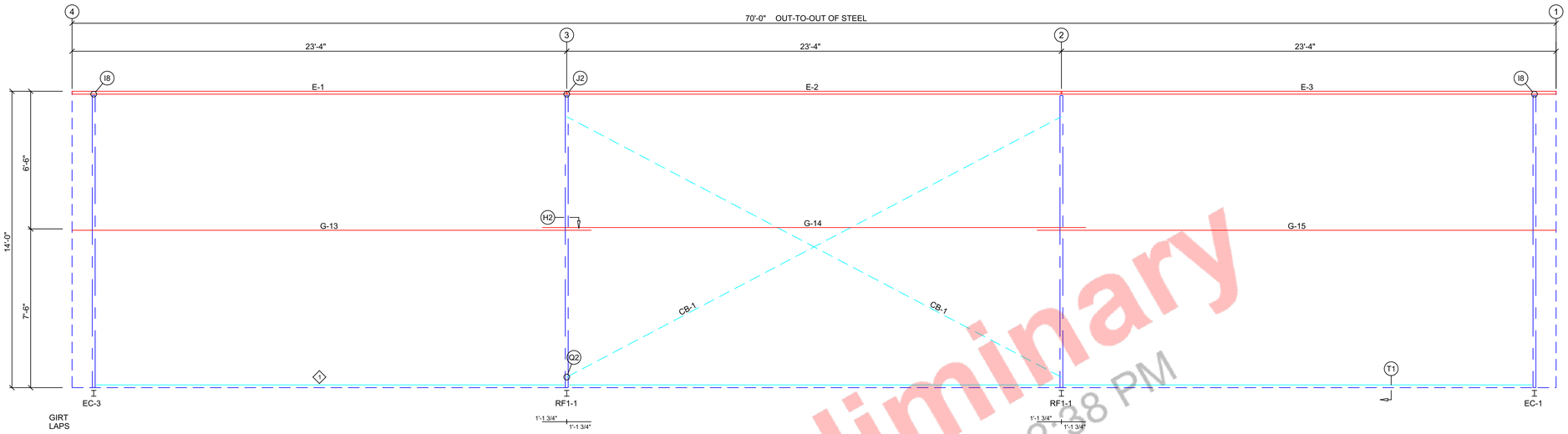
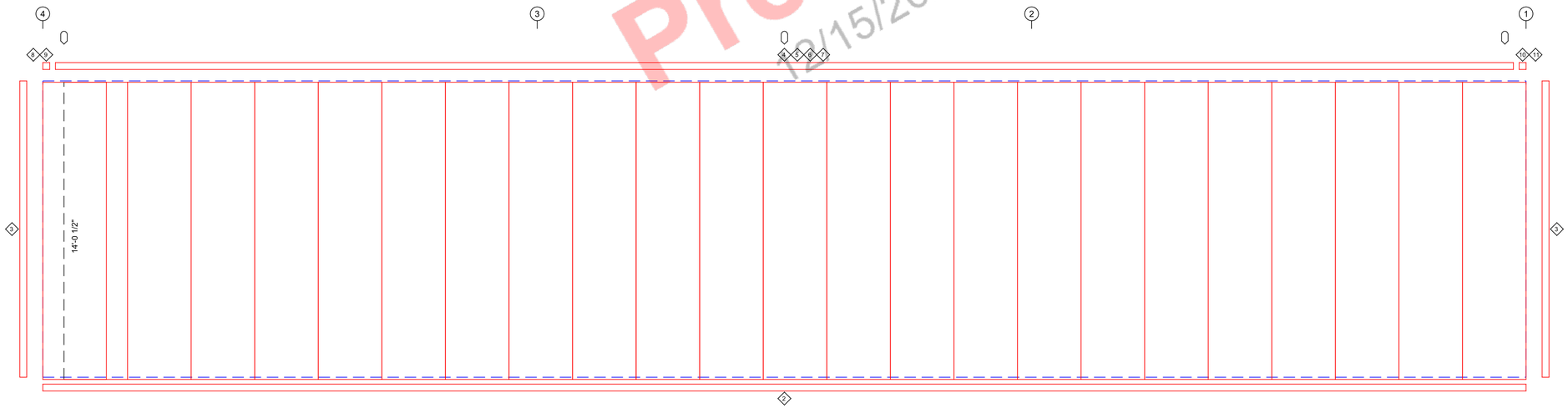
DOWNSPOUT LOCATIONS

Panel Table Frame Line - A			
Quantity	Length	Part	Color
24	14'-0 1/2"	26 Ga. Rloc	Hunter SMP Life



SIDEWALL FRAMING: Frame Line A



SIDEWALL SHEETING & TRIM: Frame Line A

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Drawing Description: SIDEWALL ELEVATION

Customer Name: Mid Hudson Construction Manage

Project Name: Dia Beacon

Project Location: Beacon, NY 12508

Job No: Q70499A

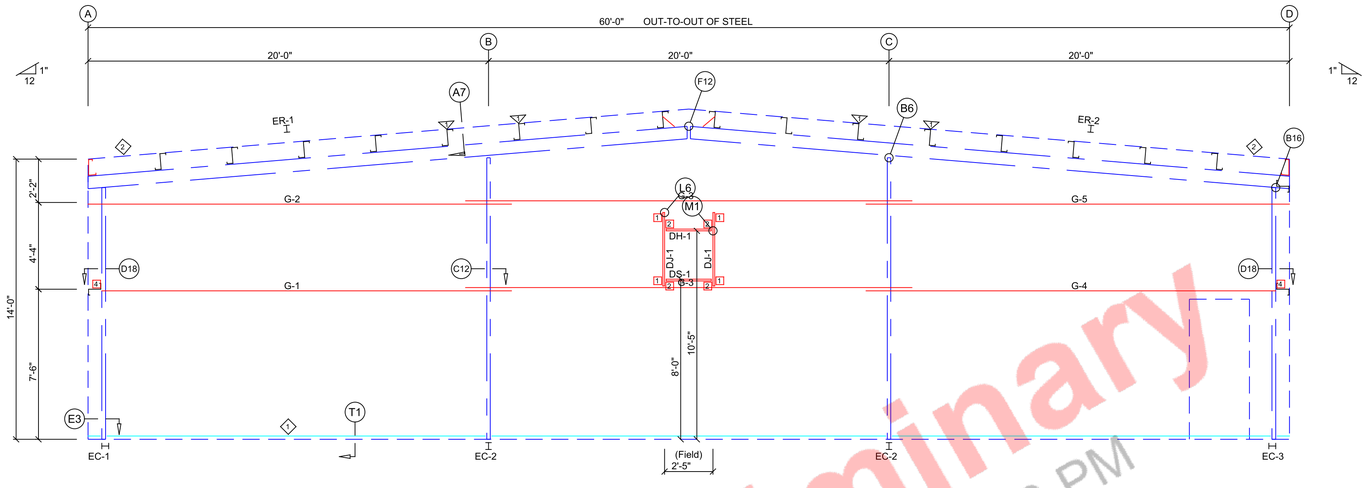
Sheet No: E5

Revision	Date	Description	By	Chk'd

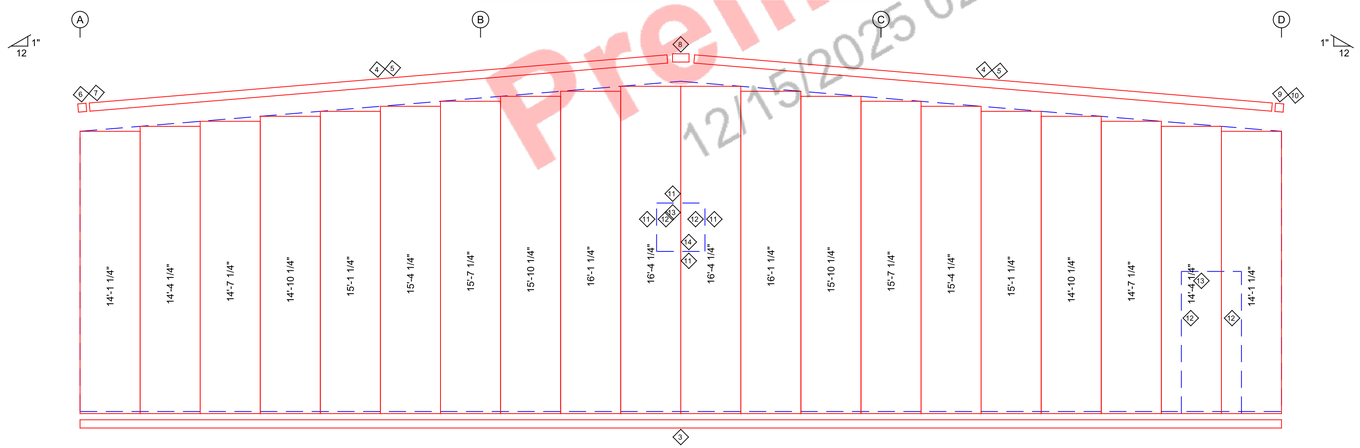
The Engineer whose seal appears hereon is an employee for the manufacturer for the material described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for the project.

Panel Table
Frame Line - 1

Quantity	Length	Part	Color
2	14'-1 1/4"	26 Ga. Rloc	Hunter SMP Life
2	14'-4 1/4"	26 Ga. Rloc	Hunter SMP Life
2	14'-7 1/4"	26 Ga. Rloc	Hunter SMP Life
2	14'-10 1/4"	26 Ga. Rloc	Hunter SMP Life
2	15'-1 1/4"	26 Ga. Rloc	Hunter SMP Life
2	15'-4 1/4"	26 Ga. Rloc	Hunter SMP Life
2	15'-7 1/4"	26 Ga. Rloc	Hunter SMP Life
2	15'-10 1/4"	26 Ga. Rloc	Hunter SMP Life
2	16'-1 1/4"	26 Ga. Rloc	Hunter SMP Life
2	16'-4 1/4"	26 Ga. Rloc	Hunter SMP Life



ENDWALL FRAMING: Frame Line 1



ENDWALL SHEETING & TRIM: Frame Line 1

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ASCENT BUILDINGS
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Portland, TN 37148
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Drawing Description: ENDWALL ELEVATION

Customer Name: Mid Hudson Construction Manage

Project Name: Dia Beacon

Project Location: Beacon, NY 12508

Job No: Q70499A

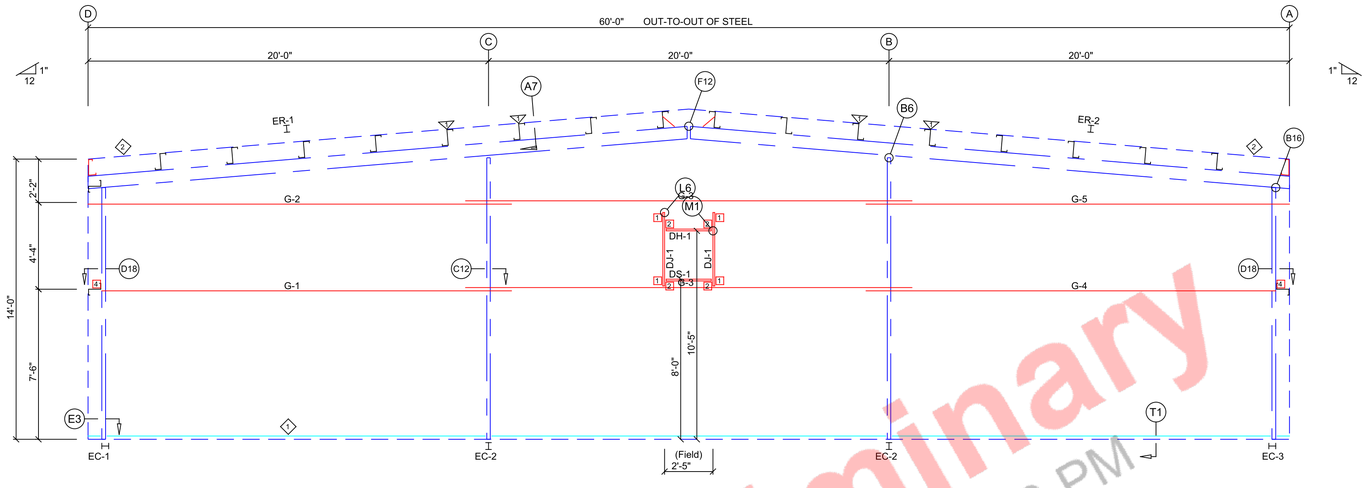
Sheet No: E6

Revision	Date	Description	By	Chk'd

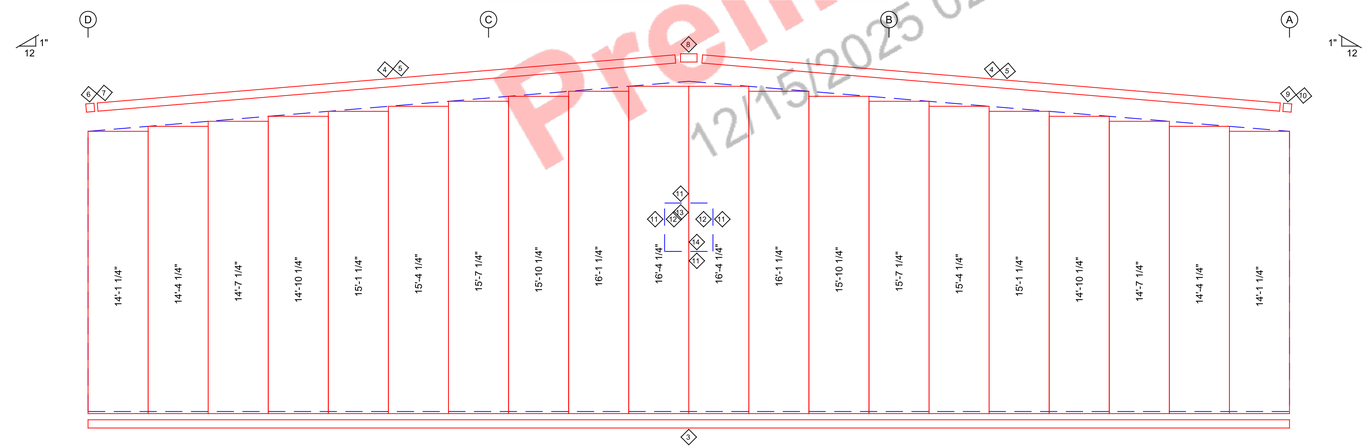
The Engineer whose seal appears hereon is an employee for the manufacturer for the material described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for the project.

Panel Table
Frame Line - 4

Quantity	Length	Part	Color
2	14'-1 1/4"	26 Ga. Rloc	Hunter SMP Life
2	14'-4 1/4"	26 Ga. Rloc	Hunter SMP Life
2	14'-7 1/4"	26 Ga. Rloc	Hunter SMP Life
2	14'-10 1/4"	26 Ga. Rloc	Hunter SMP Life
2	15'-1 1/4"	26 Ga. Rloc	Hunter SMP Life
2	15'-4 1/4"	26 Ga. Rloc	Hunter SMP Life
2	15'-7 1/4"	26 Ga. Rloc	Hunter SMP Life
2	15'-10 1/4"	26 Ga. Rloc	Hunter SMP Life
2	16'-1 1/4"	26 Ga. Rloc	Hunter SMP Life
2	16'-4 1/4"	26 Ga. Rloc	Hunter SMP Life



ENDWALL FRAMING: Frame Line 4



ENDWALL SHEETING & TRIM: Frame Line 4

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Drawing Description: ENDWALL ELEVATION

Customer Name: Mid Hudson Construction Manage

Project Name: Dia Beacon

Project Location: Beacon, NY 12508

Job No: Q70499A

Sheet No: E7

Revision	Date	Description	By	Chk'd

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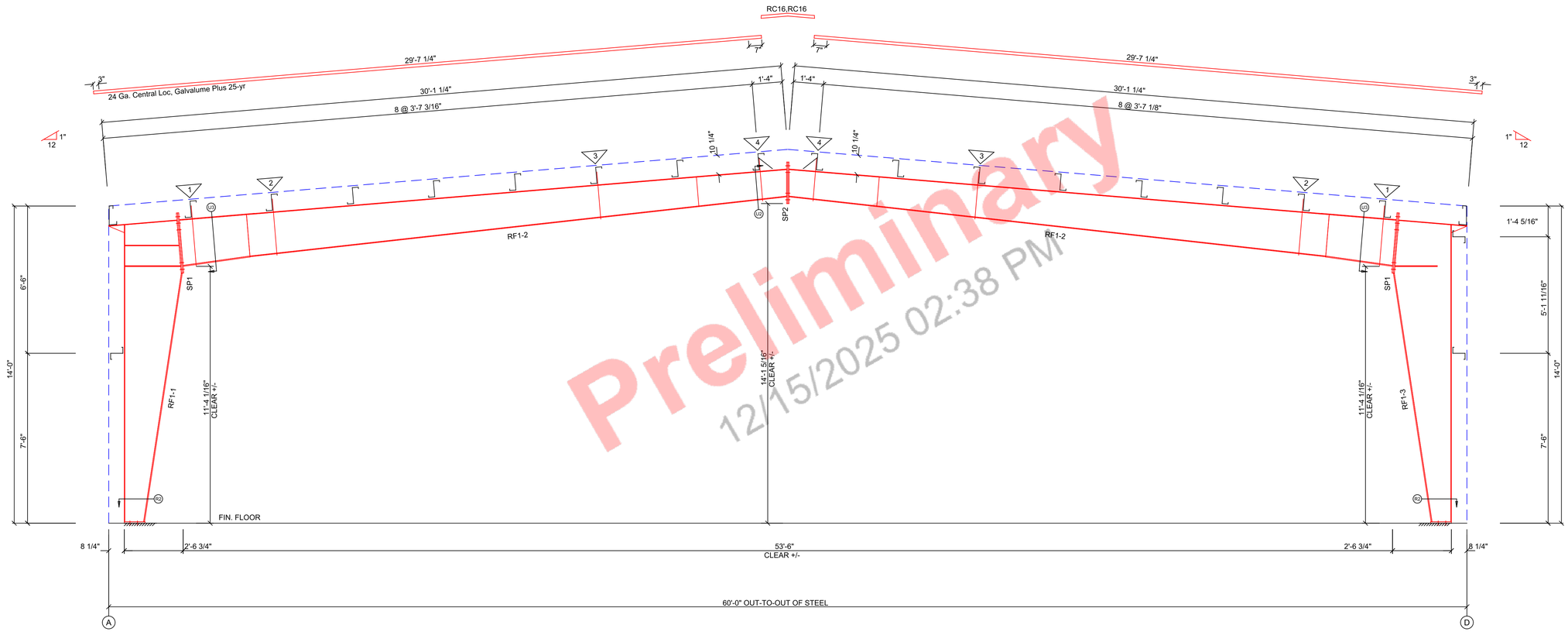

MAIN FRAME ELEVATION: FRAME LINE 2-3

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Drawing Description: CROSS SECTION

Customer Name: Mid Hudson Construction Manage

Project Name: Dia Beacon

Project Location: Beacon, NY 12508

Job No: Q70499A

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Revision	Date	Description	By	Chk'd

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Stormwater Pollution Prevention Plan
for
DIA Beacon Parking Lot Expansion
3 Beekman Street, Beacon, NY 12508

Prepared for:
DIA Center for the Arts
535 West 22nd Street, 6th Floor
New York, NY 10011

January 27, 2026



HUDSON
LAND DESIGN

Prepared by:
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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 Specification for Erosion and Sediment Control 2016 version, 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[1].
- 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.

[1] New York State Stormwater Management Design Manual, July 31, 2024 version.

- 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[2].

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 an Authorization Letter to Disturb Greater than Five Acres 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 must submit a written Request to Disturb Greater Than Five Acres to: the Traditional Land Use Control MS4 Operator (City of Beacon)[3]

b. 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.

c. 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.

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

e. 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 as the overall disturbance is less than five acres. Phasing of the construction activities is also planned to limit the amount of disturbance at any one time.

[2] Part I.D.3.c. of the GP-0-25-001 General Permit.
[3] Per GP-0-25-001, Part I.E.6.a & b.

1.2.1 Special Habitat Considerations

The NYSDEC EAF Mapper identifies the following species as species of concern, threatened, endangered, or rare that are on or within vicinity of the subject parcel: Minute Duckweed, Atlantic Sturgeon, Shortnose Sturgeon and Estuary Beggar Ticks.

The NYSDEC Hudson Valley Natural Resources Mapper indicates that the western portion of the subject parcel is in the vicinity of known important areas for rare aquatic animals. The proposed development will be located along the northeast portion of the parcel, outside the limits of the important areas for aquatic animals. No other important areas are listed to be on the site and all development will be on solid-ground areas, which cannot support the water-based plants & animals listed by the EAF Mapper.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The project site is located at 3 Beekman Street in the City of Beacon, Dutchess County, New York and consists of 20.50 acres. The project site is located on the south side of Beekman Street, and the Dutchess County Parcel viewer website lists its tax parcel number as 130200-5954-41-605699. The subject parcel is the site of the DIA Beacon Center for the Arts, an art museum open to the public. The subject property contains within its boundaries the main museum building, 2 parking lots for passenger vehicles, one parking lot for freight/large trucks, two access driveways that connect to Beekman Street (allow access to the site), loading docks, landscaped outdoor spaces and an equipment building. The site contains a stormwater conveyance system, consisting of drainage swales & troughs, catch basins and underground stormwater pipes, that collect and coveys surface flows off-site to the Hudson River.

2.2 Project Scope and Description

The current parking facilities on the property have been found to have insufficient capacity to meet the demand of visitors during peak conditions. Therefore, the DIA center seeks to increase the parking capacity on the property through the construction of a new parking lot on the property and the expansion of the existing parking lot located east of the art center building. Additionally, the project will also include the construction of a new 60’X70’ storage building along the south end of the existing parking lot for art center operations.

The new parking lot and expansion will add a total of 54 parking spaces for passenger vehicles, along the northeast portion of the site. The proposed project will disturb approximately 1.77 acres and create about 0.60 acres of new impervious cover. Therefore, stormwater management practices will be required in order to reduce/treat surface runoff from the new impervious surfaces (parking lots and storage building). For stormwater control, surface flows from the parking lot and storage building roof will be conveyed to two proposed bioretention areas that will treat the runoff volume prior to discharging to the existing drainage conveyance system located on the site.

2.3 Surface Water Bodies

2.3.1 Wetlands

The NYSDEC Resource Mapper and NWI Wetland mapper both indicate that there are no listed State or NWI regulated wetlands on the site.

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, Firmette panels 36027C0463E (dated 5/2/2012) and 36027C0576E (dated 5/2/2012), indicates no flood zones on the premises (Zone X-Minimum Hazard). The Dutchess County Parcel Viewer Mapper, with FEMA & historical floodplains layers, also indicate no flood zones on the premises of the subject parcel. Please refer to Appendix C for supporting information and details regarding flood hazard zones on site.

2.4 State Historic Preservation Office (SHPO)

Consultation with the NYSDEC EAF Mapper and OPRHP's Cultural Resource Information System (CRIS) portal indicates that the site contains resources of historic importance and is continuous to an archeological sensitive area. Therefore, this project has been submitted to SHPO for review to determine if the proposed development will have an impact on the historical or cultural resources. SHPO issued a letter of no adverse impact for the proposed development. Information from the SHPO review is provided within Appendix C.

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 of the completed eNOI will be included in Appendix A of this SWPPP at a later date, as the specifics of the project are refined and finalized.

4.0 SOILS

The hydrologic soil characteristics of the work area on the subject parcel were obtained from Web Soil Survey Mapping of Dtuchess County, New York, and available Geographical Information Systems (GIS) and are as follows:

Symbol	Description	Hydrologic Soil Group
HvD	Hudson and Vergennes soils, hilly	C/D
Ud	Udorthents, smoothed	A

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

5.0 RAINFALL

5.1 Rainfall Event Sizing Criteria

The rainfall data utilized in the analysis of the watershed was obtained from Extreme Precipitation Tables from the Northeast Regional Climate Center. 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

This data includes distribution for the various events used in the hydrologic modeling.

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 30" RCP culvert beneath the secondary access drive within the project site

6.2 Pre-Development Watershed Conditions

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

Subcatchment 1 is comprised of approximately ±4.64 acres of onsite area tributary to SDP 1. The area consists impervious surfaces, lawn areas, developed residential lots and wooded areas. All soils in this subcatchment area are hydrologic soil group C. Runoff from the site travels via sheet flow and shallow concentrated flow to the design point.

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					
Subcatchment	**Area**	**Cover**	**Average Curve #**	**Hydrologic Soil Group(s)**	**Time of Concentration**
1	4.64 ac.	Impervious surfaces, 1/8 acre developed residential lots, grassed and wooded areas	76	C	17.6 min.

6.3 Post-Development Watershed Conditions

The post-developed site is broken into three (3) on-site subcatchments. Stormwater quality treatment will be provided through installation of two bioretention areas. The following is a description of the subcatchments:

Subcatchment 10 is comprised of approximately ±1.71 acres of onsite area tributary to SDP 1. The area consists impervious surfaces, lawn areas, developed residential lots and wooded areas. All soils in this subcatchment area are hydrologic soil group C. Runoff from the site travels via sheet flow and shallow concentrated flow to the design point.

Subcatchment 11 is comprised of approximately ±2.86 acres of onsite area tributary to SDP 1. The area consists predominantly of runoff from the new parking lot, as well as upland grass area, developed residential lots and wooded areas. Runoff from the subcatchment area is captured by the proposed bioretention area A, prior to discharging to an onsite drainage ditch and to SDP 1.

Subcatchment 12 is comprised of ±0.15 acres of onsite area tributary to SDP 1. Land cover consists of the proposed storage building and landscaped area. Runoff from the subcatchment travels via shallow concentrated flow and pipe flow to a proposed bioretention area B prior to discharging to an onsite drainage ditch and to SDP 1.

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					
Subcatchment	**Area (ac)**	**Cover**	**Average Curve #**	**Hydrologic Soil Group(s)**	**Time of Concentration**
10	1.71	Existing Impervious surfaces, 1/8 acre developed residential lots, grassed and wooded areas	80	C	17.6 min.
11	2.86	Proposed parking areas, 1/8 acre developed residential lots, grassed and wooded areas	80	C	7.2 min.
12	0.15	Proposed storage building	89	C	6 min.

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	2.8	1.5	8.5	6.8	19.1	17.4
Change	-1.3 -46.4%		-1.7 -20.0%		-1.7 -8.9%	

As shown above, post-development peak flow rates are less than pre-development rates for all analyzed design storms. The 1-year storm or the Channel Protection volume is accomplished by 24-hour detention of the 1-year storm at the two proposed stormwater management areas. Channel protection is not required for sites that that have a 1-year post-development peak discharge less than or equal to 2.0 cfs without detention or velocity controls.

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 two bioretention areas (areas A & B) prior to discharge to stormwater discharge point.

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 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.

The proposal provides an overall reduction in the impervious area on the site. In addition, the plan calls for significant landscaping features that will help with initial abstraction of precipitation. Landscaping provides an opportunity for evaporation, transpiration and infiltration.

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 impervious by providing parking beneath buildings.

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 and corresponding reductions in peak rates of flow.

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 reduced 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)
11	2,934	734	Plunge Pool	Bioretention Area	3,732
12	480	120	Grass Filter Strip	Bioretention Area	692
Total	**3,414**				**4,424**

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 Forebays and Plunge Pools

Forebays and plunge pools are depressions located within a drainage path, adjacent to an inlet, which are designed to promote the deposition of sediment from the runoff, prior to entering the stormwater management facility. One (1) plunge pool has been incorporated into the design at bioretention area A.

6.7.2.2 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.

6.7.2.3 Grass Filter Strips

Grass filter strips are gently sloped vegetated areas designed to treat sheet flow runoff from adjacent impervious areas. Filter strips (also known as vegetated filter strips and grassed filters) function by slowing runoff velocities, filtering out sediment and other pollutants, and providing some infiltration into underlying soils. Because they use sheet flow and not channelized flow, filter strips are often more effective than swales at removing suspended solids and trash from runoff.

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 Bioretention Areas

Bioretention areas are shallow landscaped stormwater basins which utilize engineered soils and vegetation to capture and treat runoff. A standard profile would show an aged shredded hardwood mulch layer above 30 to 48 inches of planting media, with underdrain in gravel jacket below. Native plants (grasses, shrubs, trees) are provided in the bioretention area. Bioretention areas provide water quality treatment, and in cases with soils exhibiting high infiltrative rates, are capable of handling the CPv. In most cases, flows from larger storms are diverted to other practices more suited to attenuate flows for larger storm events. Underdrains are required elements in HSG C & D, but may not be necessary in those soil types if infiltration testing proves adequate

infiltrative capacity exists. Both bioretention areas are located in C soils. Therefore, they are equipped with underdrains and provide 40% runoff reduction.

6.8 Runoff Reduction Volume (RRv)

A bioretention area, infiltration basin, underground infiltration area, and rooftop disconnects are proposed to manage and treat the runoff generated from the sites impervious areas.

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's 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:

$$RRv \text{ (in acre-feet of storage)} = [(P)(Rv^*)(Ai)]/12$$

$$Ai = (S)(Aic)$$

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 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	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*
11	2,934	699	-	1,493	1,493
12	480	140	-	277	277
Total	**3,414**	**839**	**-**	**1,770**	**1,770**

* 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.

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.

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 buildings and parking areas where undisturbed soil existed that is now proposed to be landscaped. Other soil restoration techniques are 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 existing impervious cover 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, stabilizing coverage 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. The site is less than 5 acres, therefore there is no waiver proposed for disturbing more 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 MS4 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 MS4 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 an electronic Notice of Termination (eNOT) with the NYSDEC in the NYSDEC nForm portal. Prior to the filing of eNOT, 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 eNOT. The owner or operator shall then submit the completed eNOT 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.

The eNOT form for GP-0-25-001 is fully electronic and must be completed in the NYSDEC NForm portal. For submission of the eNOI to the NYSDEC, the owner will be required to attain the approval from the site's inspector and the traditional MS4 with review authority for the site. Copies of the eNOT's accompanying forms are 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 per the following sections. The MS4 stormwater contact may request copies of inspection reports.

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 leaf 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 Rip Rap Outlet Protection and Emergency Overflow Weir

Rip rap outlet protection, flared end sections 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.

7.9.3 Bioretention Area

The bioretention areas 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 and ensured to be below 24 hours. The bioretention area floor shall be mowed when the grass reaches a height of 18" (only if lawn grass is present). Cut ornamental grasses annually. Sediment shall be cleaned out of the basin annually.

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, including construction drawings, 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.
    - To document the final construction conditions in and as-built drawing.
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 General Permit. Within fourteen (14) calendar 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 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 treat water quality volume by use of bioretention areas.

APPENDIX A

NOTICE OF INTENT & MS4 ACCEPTANCE FORM

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



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.

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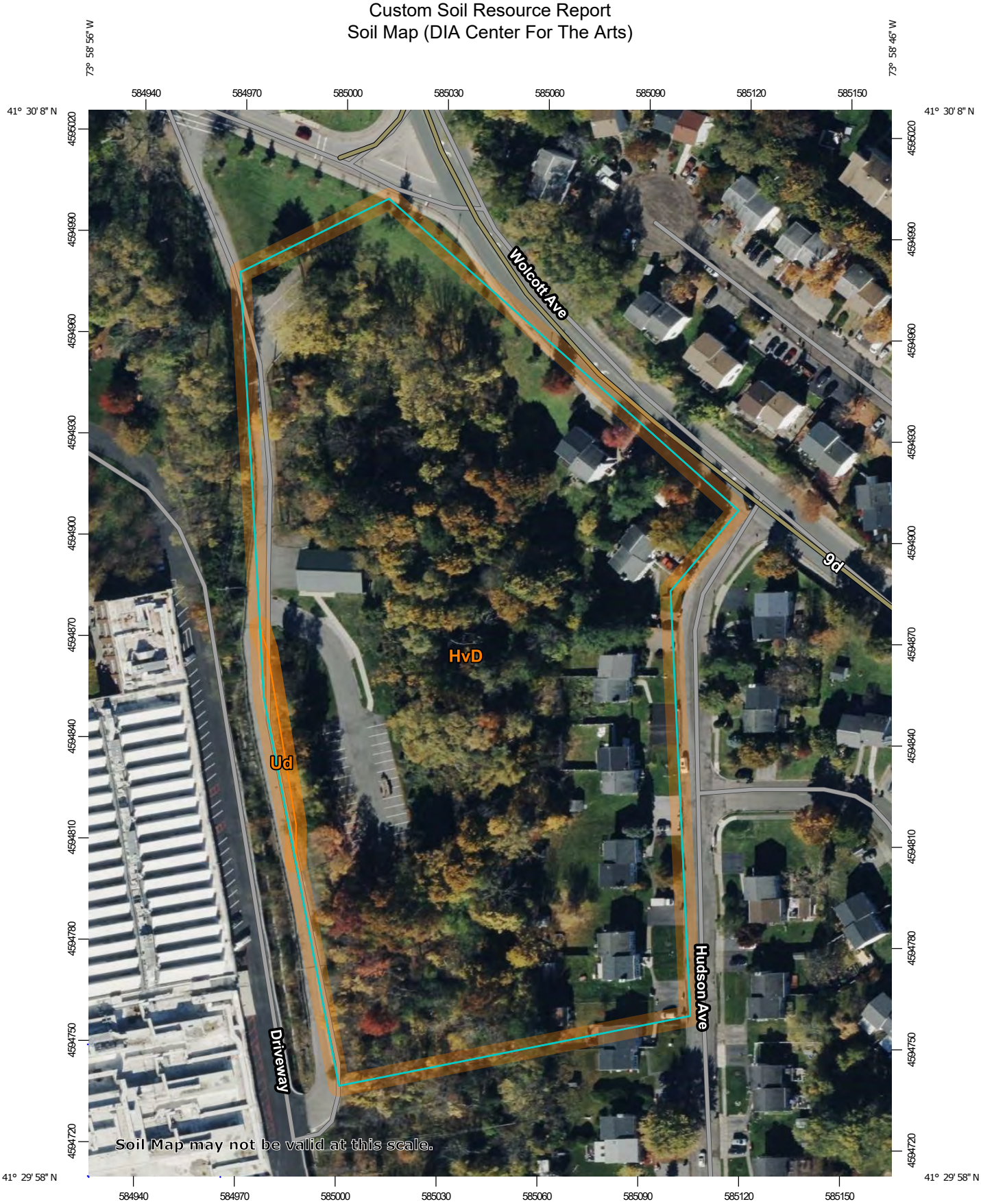
Soil Map

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: 1:1,540 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

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 22, Sep 2, 2025

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 (DIA Center For The Arts)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HvD	Hudson and Vergennes soils, hilly	6.7	99.4%
Ud	Udorthents, smoothed	0.0	0.6%
Totals for Area of Interest		**6.8**	**100.0%**

Map Unit Descriptions (DIA Center For The Arts)

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

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

Ud—Udorthents, smoothed

Map Unit Setting

National map unit symbol: 9rj7
Elevation: -30 to 950 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

Udorthents, smoothed, and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Smoothed

Typical profile

H1 - 0 to 4 inches: gravelly loam
H2 - 4 to 70 inches: very gravelly loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 5.95 in/hr)
Depth to water table: About 36 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Urban land

Percent of map unit: 10 percent
Hydric soil rating: Unranked

Udorthents, wet substratum

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

Unnamed soils, undisturbed

Percent of map unit: 4 percent
Hydric soil rating: Unranked

Rock outcrop

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

Soil Information for All Uses

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 Erosion Factors

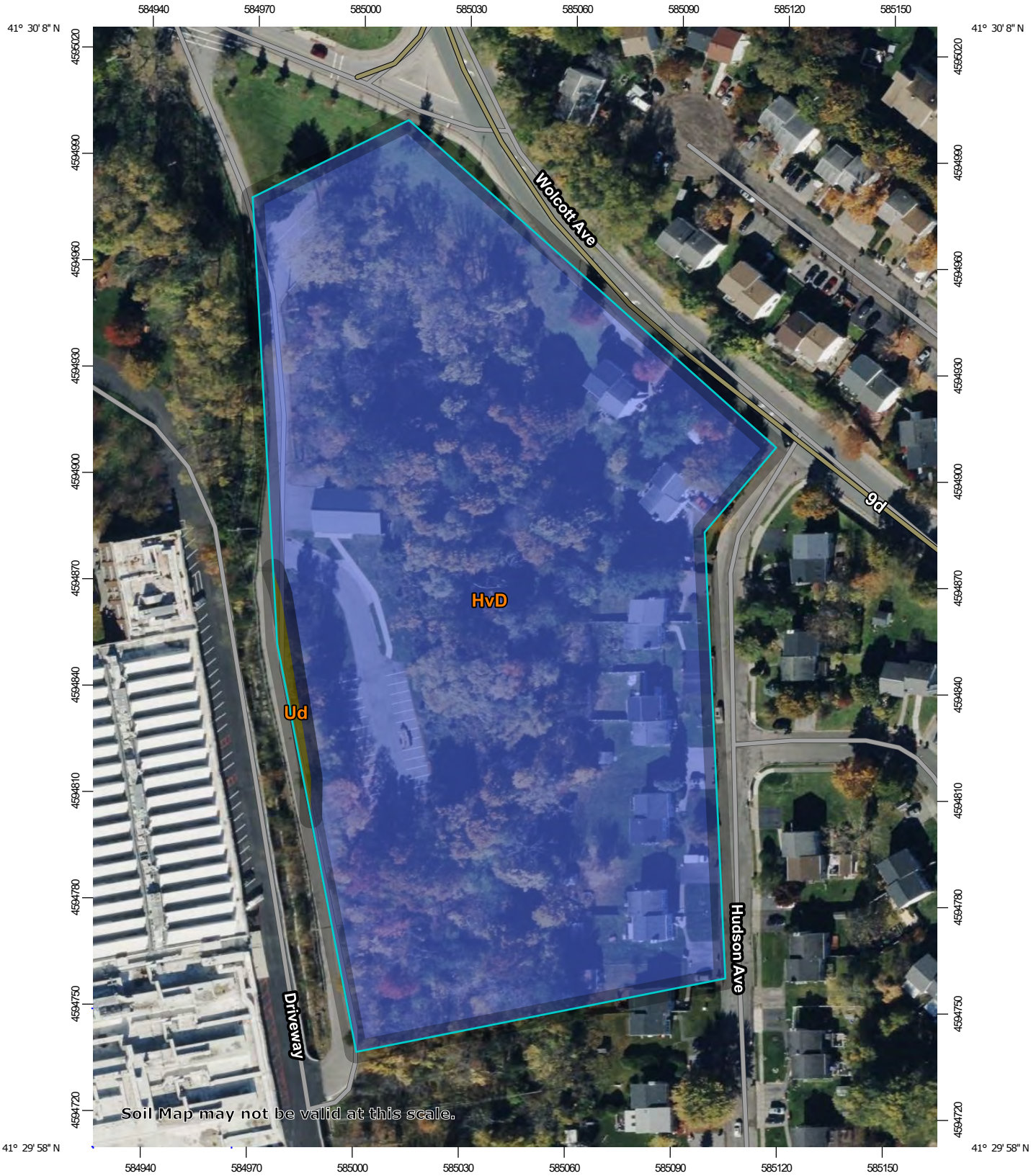
Soil Erosion Factors are soil properties and interpretations used in evaluating the soil for potential erosion. Example soil erosion factors can include K factor for the whole soil or on a rock free basis, T factor, wind erodibility group and wind erodibility index.

K Factor, Whole Soil (DIA Center For The Arts)

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Factor K does not apply to organic horizons and is not reported for those layers.



Map Scale: 1:1,540 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

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
- .02
- .05
- .10
- .15
- .17
- .20
- .24
- .28
- .32
- .37
- .43
- .49
- .55
- .64
- Not rated or not available

Soil Rating Lines
- .02
- .05
- .10
- .15
- .17
- .20
- .24
- .28
- .32
- .37
- .43
- .49
- .55
- .64
- Not rated or not available

Soil Rating Points
- .02
- .05
- .10
- .15
- .17
- .20
- .24
- .28
- .32
- .37
- .43
- .49
- .55
- .64
- 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 22, Sep 2, 2025

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—K Factor, Whole Soil (DIA Center For The Arts)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HvD	Hudson and Vergennes soils, hilly	.49	6.7	99.4%
Ud	Udorthents, smoothed	.17	0.0	0.6%
Totals for Area of Interest			**6.8**	**100.0%**

Rating Options—K Factor, Whole Soil (DIA Center For The Arts)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

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 (DIA Center For The Arts)

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: 1:1,540 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

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 22, Sep 2, 2025

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 (DIA Center For The Arts)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HvD	Hudson and Vergennes soils, hilly	C/D	6.7	99.4%
Ud	Udorthents, smoothed	A	0.0	0.6%
Totals for Area of Interest			**6.8**	**100.0%**

Rating Options—Hydrologic Soil Group (DIA Center For The Arts)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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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	
Location	
Latitude	41.500 degrees North
Longitude	73.982 degrees West
Elevation	0 feet
Date/Time	Mon Dec 29 2025 13:34:45 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

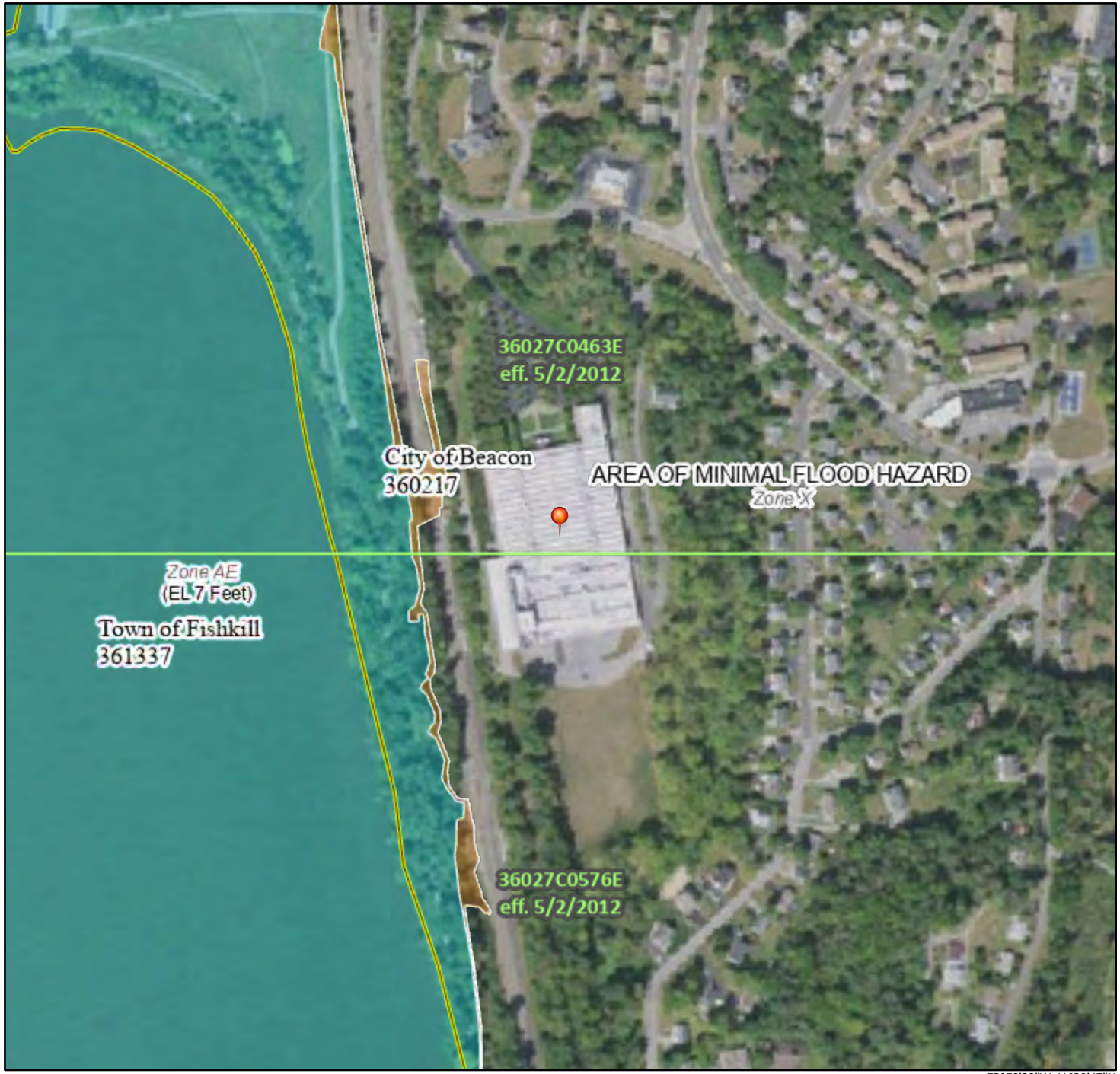
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.36	0.56	0.68	0.91	1.12	1.36	**1yr**	0.97	1.33	1.52	1.96	2.42	2.82	3.22	**1yr**	2.49	3.09	3.58	4.24	4.96	**1yr**
2yr	0.40	0.62	0.77	1.04	1.28	1.54	**2yr**	1.10	1.50	1.74	2.25	2.80	3.33	3.70	**2yr**	2.95	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

National Flood Hazard Layer FIRMette

FEMA

73°59'16"W 41°30'14"N



73°58'38"W 41°29'47"N

Feet

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

1:6,000

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
- 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 12/29/2025 at 6:30 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

DIA Beacon - NWI Wetlands Map



December 29, 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.

NYSDEC Resource Mapper- DIA Beacon: State Wetlands Map



December 29, 2025

1:4,514

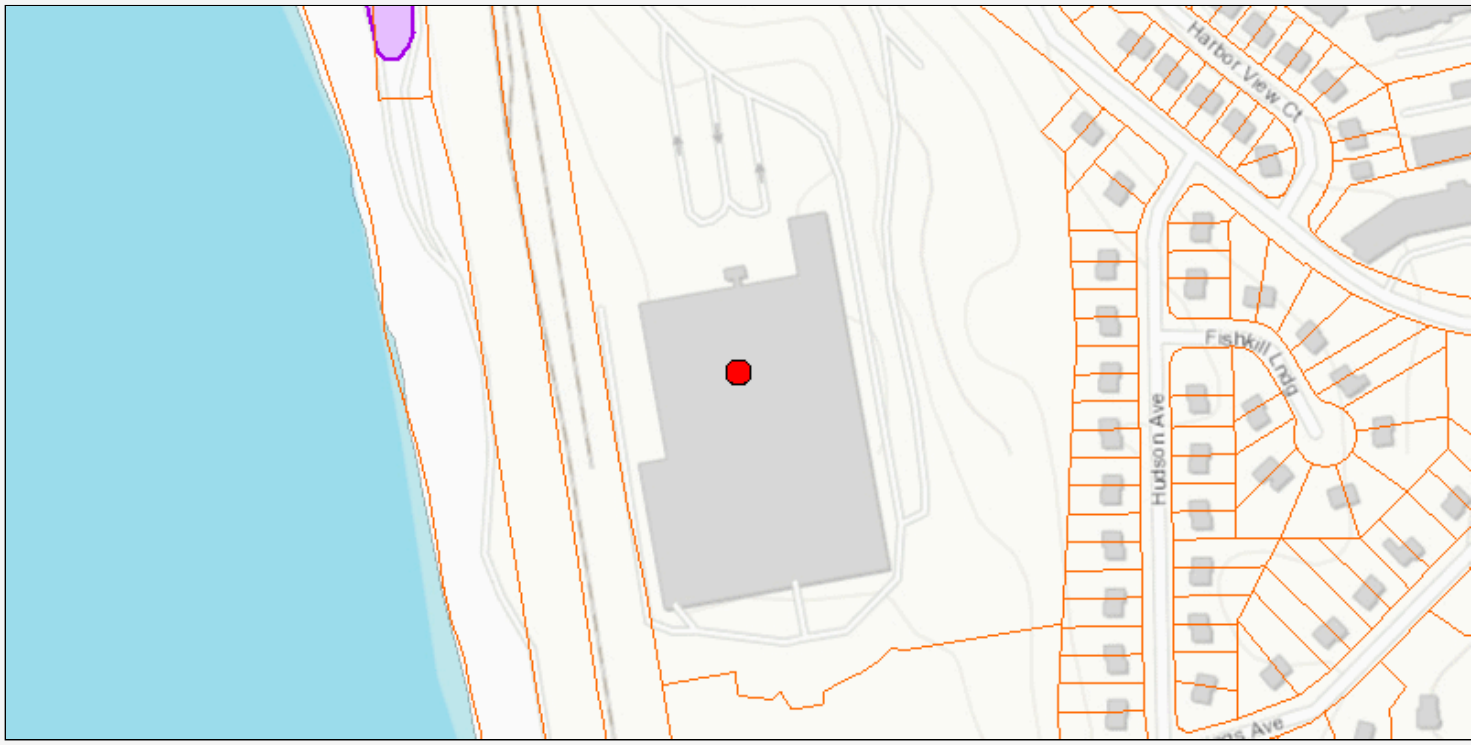
0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Project Parcel: DIA Beacon
3 Beekman Street
Beacon, NY 12508

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:**	584903.4208001439	**Northing:**	4594802.621132904
Longitude/Latitude	**Longitude:**	-73.98274162727759	**Latitude:**	41.50035919516563

The approximate address of the point you clicked on is:
3 Beekman St, Beacon, New York, 12508

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.

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Print Preview

Environmental Resource Mapper

Visible Layers [Legend]

Map Layers

- Unique Geological Features
- Waterbody Classifications for Rivers/Streams
- Waterbody Classifications for Lakes

Waterbody Inventory/Priority Waterbodies List

- Lakes and Reservoirs
- Estuaries
- Rivers and Streams
- Shorelines

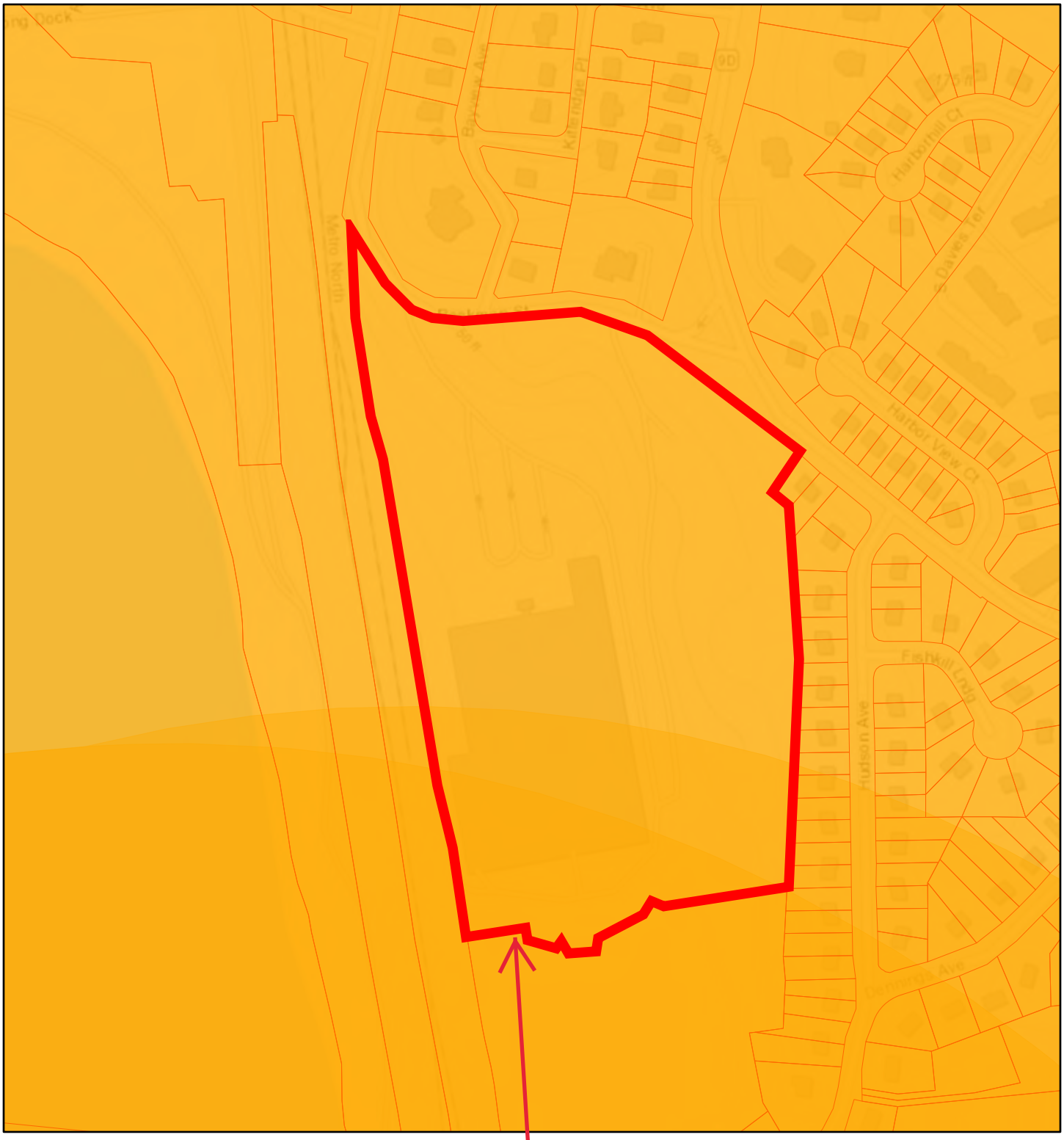
Wetland Layers

- Previously Mapped Freshwater Wetlands
- Informational Freshwater Wetland Mapping

Reference Layers

- Tax Parcels

NYSDEC Resource Mapper- DIA Beacon: Rare Plants & Animals



December 29, 2025

1:4,514

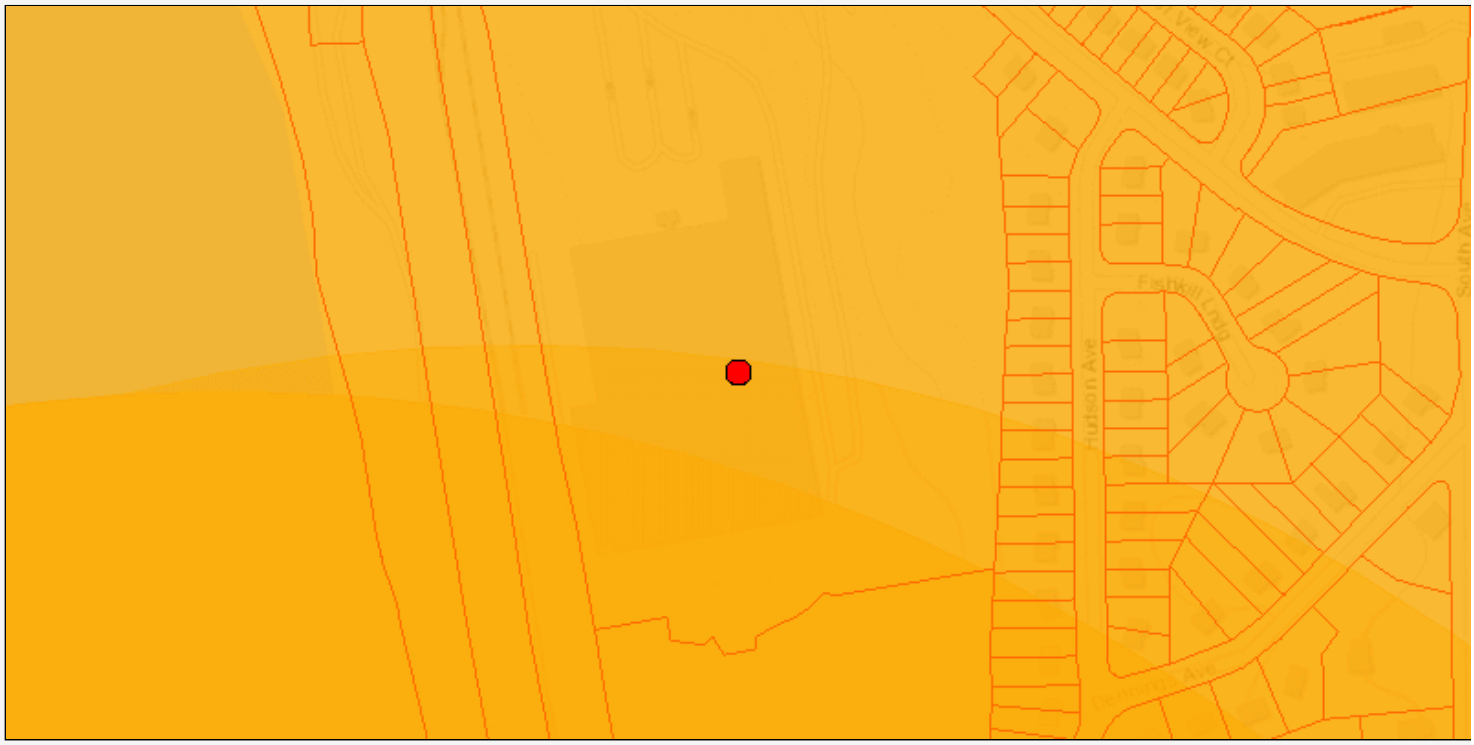
0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Project Parcel: DIA Beacon
3 Beekman Street
Beacon, NY 12508

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

Environmental Resource Mapper



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UTM 18	**Easting:**	584936.8682279128	**Northing:**	4594776.24803996
Longitude/Latitude	**Longitude:**	-73.98234466034341	**Latitude:**	41.50011813335972

The approximate address of the point you clicked on is:
Dia Beacon

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

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

This location is in the vicinity of Animals Listed as Endangered or Threatened - Contact NYSDEC Regional Office

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

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Print Preview

Environmental Resource Mapper

Visible Layers [Legend]

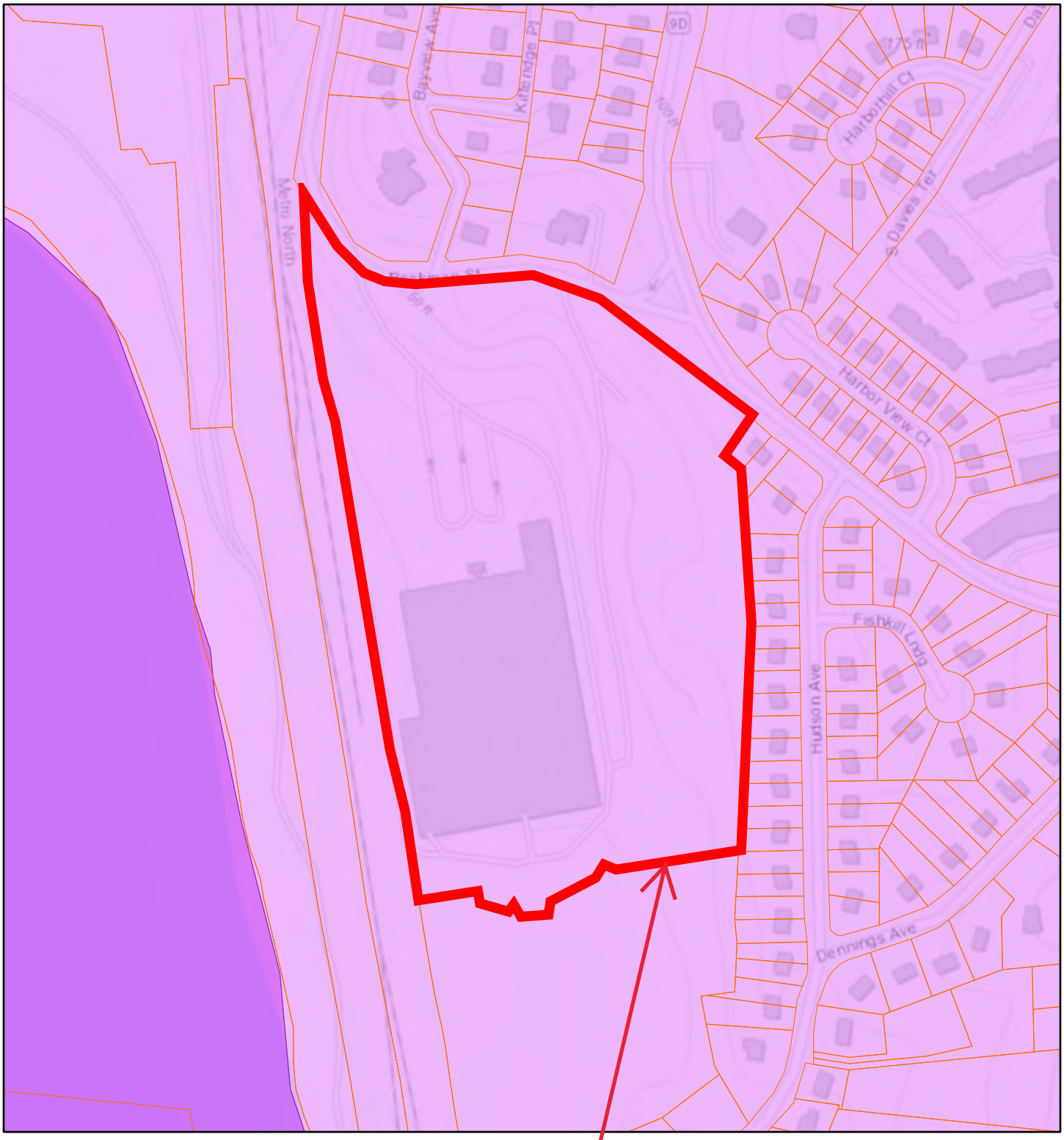
Map Layers

- Rare Plants or Animals

Reference Layers

- Tax Parcels

NYSDEC Resource Mapper- DIA Beacon: Significant Natural Communities



December 29, 2025

1:4,514

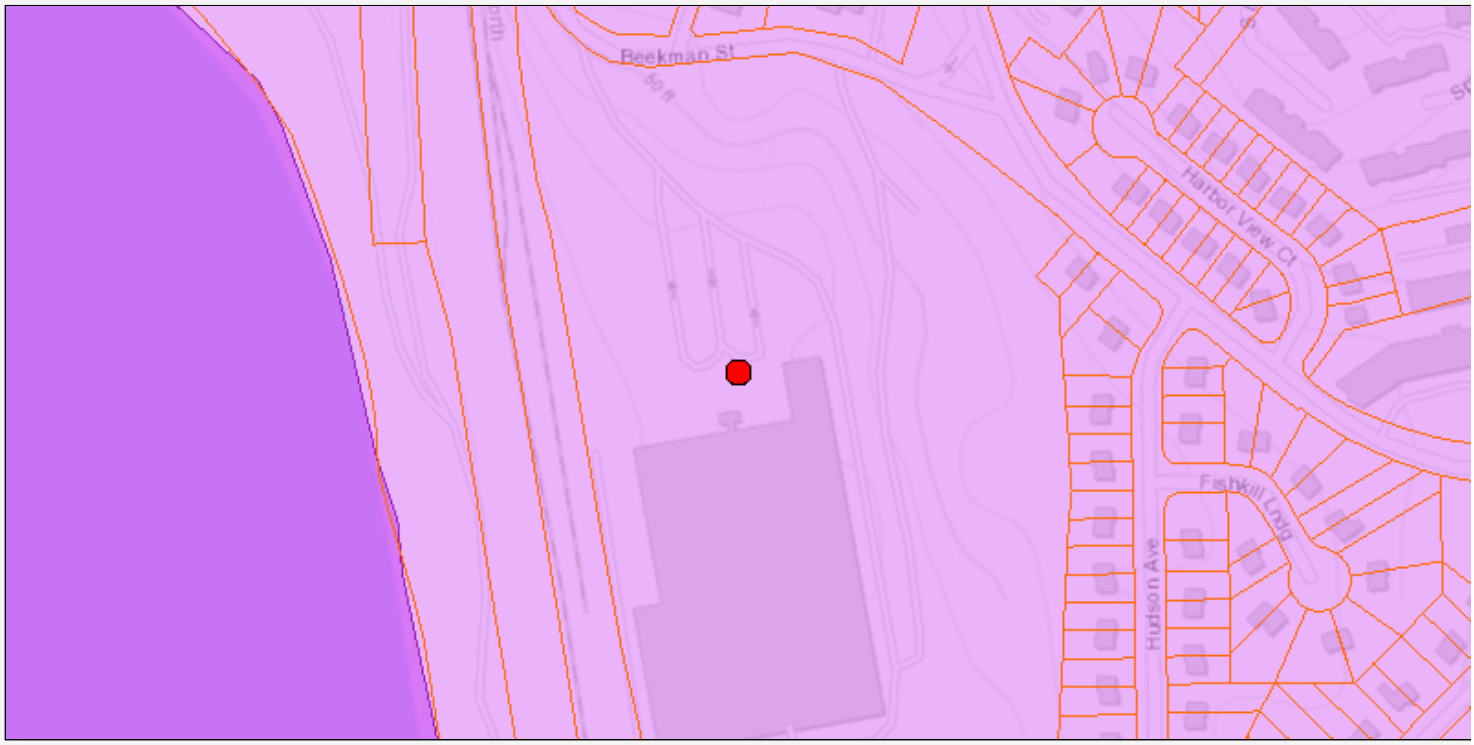
0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Project Parcel: DIA Beacon
3 Beekman Street
Beacon, NY 12508

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:**	584905.2779820571	**Northing:**	4594873.128163635
Longitude/Latitude	**Longitude:**	-73.98270944076941	**Latitude:**	41.50099398696187

The approximate address of the point you clicked on is:
Beacon, New York

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

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

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Print Preview

Environmental Resource Mapper

Visible Layers [Legend]

Map Layers

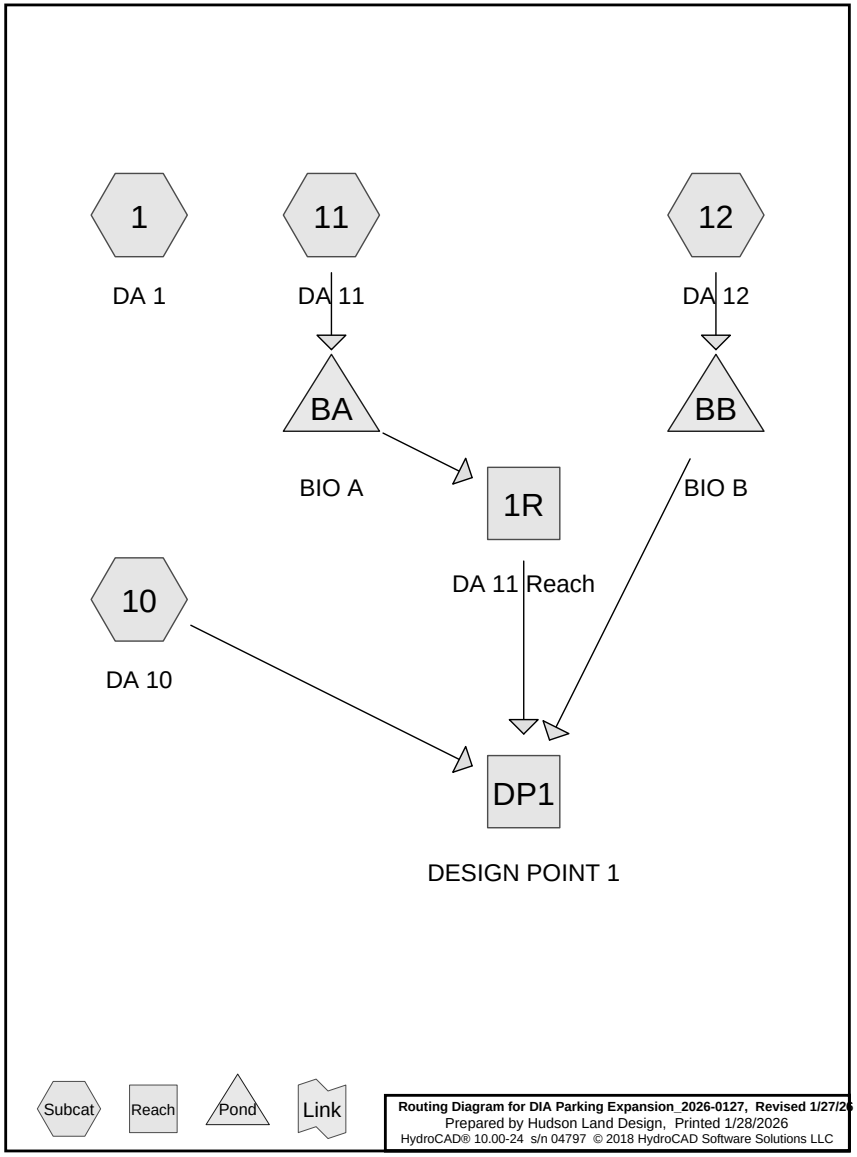
- Significant Natural Communities
- Natural Communities Near This Location

Reference Layers

- Tax Parcels

APPENDIX D

HYDROCAD MODEL



Summary for Subcatchment 1: DA 1

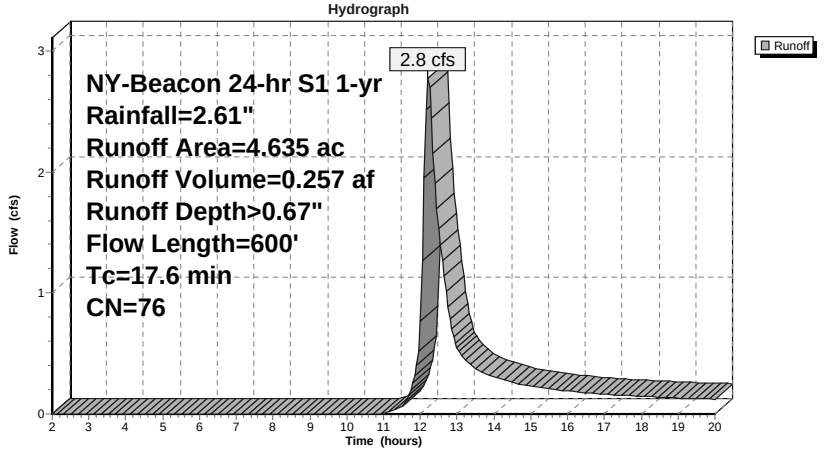
Runoff = 2.8 cfs @ 12.21 hrs, Volume= 0.257 af, Depth> 0.67"

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
0.236	98	Paved parking, HSG C
2.451	70	Woods, Good, HSG C
0.845	74	>75% Grass cover, Good, HSG C
0.978	90	1/8 acre lots, 65% imp, HSG C
0.125	70	Woods, Good, HSG C
4.635	76	Weighted Average
3.763		81.19% Pervious Area
0.872		18.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0550	0.17		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
8.0	500	0.0430	1.04		**Shallow Concentrated Flow, S2** Woodland Kv= 5.0 fps
17.6	600	Total			

Subcatchment 1: DA 1



Summary for Subcatchment 10: DA 10

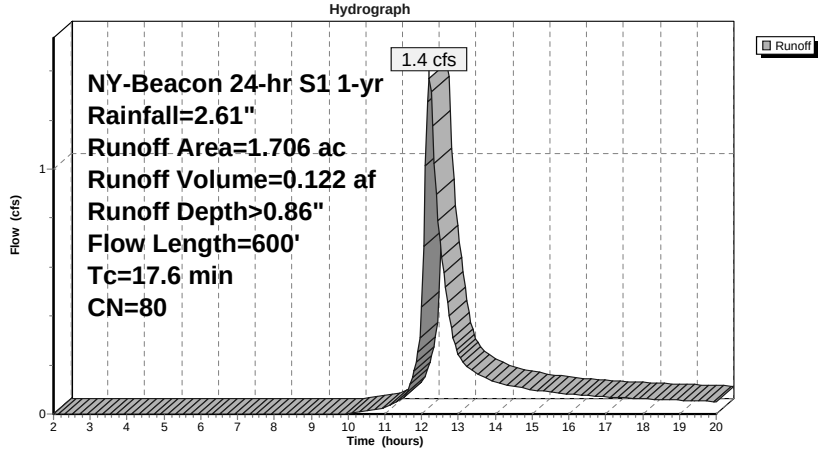
Runoff = 1.4 cfs @ 12.21 hrs, Volume= 0.122 af, Depth> 0.86"

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
0.261	98	Paved parking, HSG C
0.508	70	Woods, Good, HSG C
0.438	74	>75% Grass cover, Good, HSG C
0.374	90	1/8 acre lots, 65% imp, HSG C
0.125	70	Woods, Good, HSG C
1.706	80	Weighted Average
1.202		70.45% Pervious Area
0.504		29.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0550	0.17		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
8.0	500	0.0430	1.04		**Shallow Concentrated Flow, S2** Woodland Kv= 5.0 fps
17.6	600	Total			

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

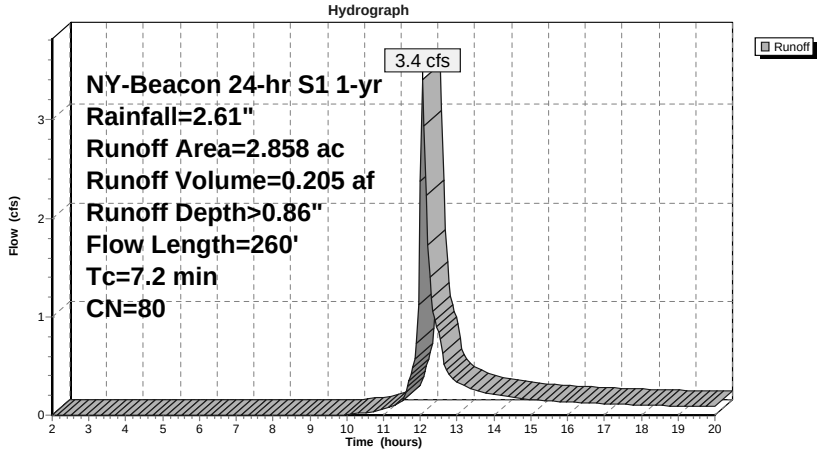
Runoff = 3.4 cfs @ 12.06 hrs, Volume= 0.205 af, Depth> 0.86"

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
0.483	98	Paved parking, HSG C
0.792	70	Woods, Good, HSG C
0.979	74	>75% Grass cover, Good, HSG C
0.604	90	1/8 acre lots, 65% imp, HSG C
2.858	80	Weighted Average
1.982		69.36% Pervious Area
0.876		30.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	100	0.1350	0.25		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.5	160	0.1130	5.41		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
7.2	260	Total			

Subcatchment 11: DA 11



Summary for Subcatchment 12: DA 12

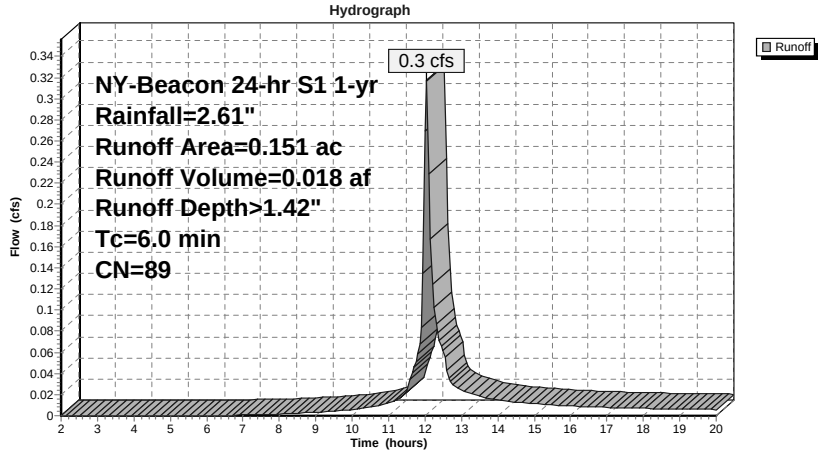
Runoff = 0.3 cfs @ 12.04 hrs, Volume= 0.018 af, Depth> 1.42"

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
0.096	98	Paved parking, HSG C
0.055	74	>75% Grass cover, Good, HSG C
0.151	89	Weighted Average
0.055		36.42% Pervious Area
0.096		63.58% 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



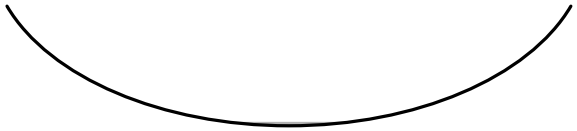
Summary for Reach 1R: DA 11 Reach

Inflow Area = 2.858 ac, 30.64% Impervious, Inflow Depth > 0.32" for 1-yr event
Inflow = 0.1 cfs @ 16.39 hrs, Volume= 0.076 af
Outflow = 0.1 cfs @ 16.41 hrs, Volume= 0.075 af, Atten= 0%, Lag= 1.0 min

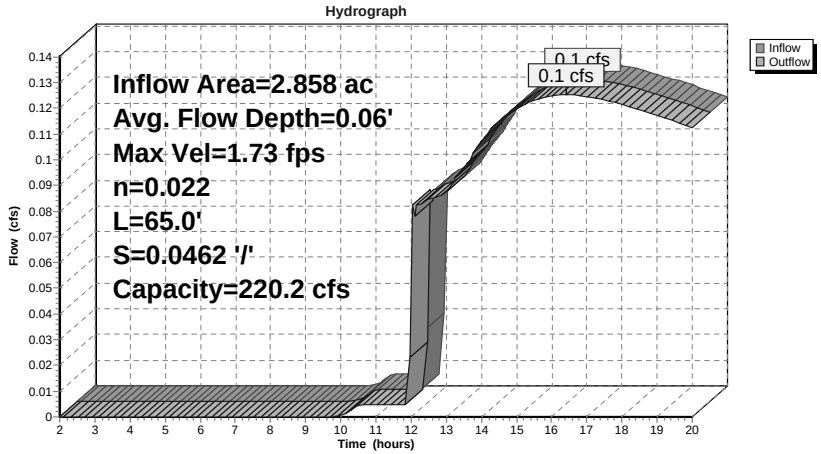
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.73 fps, Min. Travel Time= 0.6 min
Avg. Velocity = 1.50 fps, Avg. Travel Time= 0.7 min

Peak Storage= 5 cf @ 16.40 hrs
Average Depth at Peak Storage= 0.06'
Bank-Full Depth= 2.00' Flow Area= 13.3 sf, Capacity= 220.2 cfs

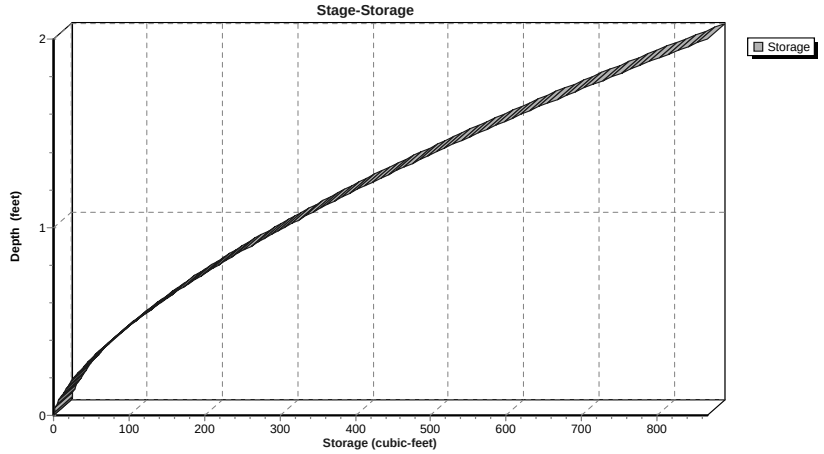
10.00' x 2.00' deep Parabolic Channel, n= 0.022 Earth, clean & straight
Length= 65.0' Slope= 0.0462 '/'
Inlet Invert= 47.50', Outlet Invert= 44.50'



Reach 1R: DA 11 Reach



Reach 1R: DA 11 Reach

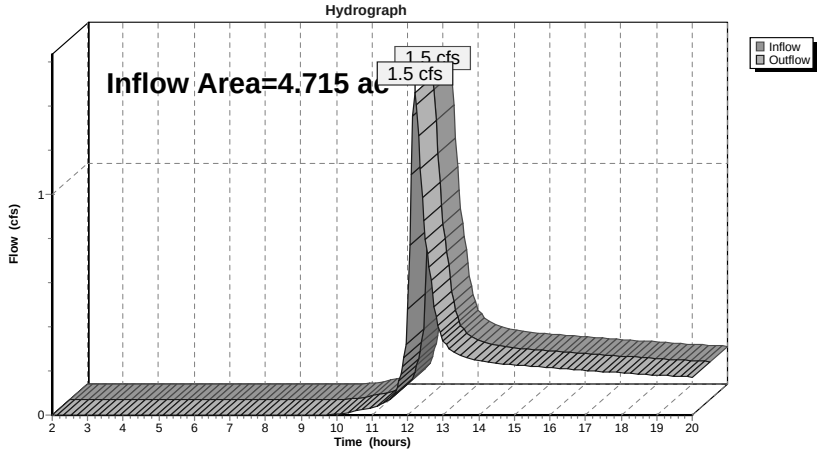


Summary for Reach DP1: DESIGN POINT 1

Inflow Area = 4.715 ac, 31.30% Impervious, Inflow Depth > 0.52" for 1-yr event
Inflow = 1.5 cfs @ 12.21 hrs, Volume= 0.203 af
Outflow = 1.5 cfs @ 12.21 hrs, Volume= 0.203 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs

Reach DP1: DESIGN POINT 1



Summary for Pond BA: BIO A

Inflow Area = 2.858 ac, 30.64% Impervious, Inflow Depth > 0.86" for 1-yr event
Inflow = 3.4 cfs @ 12.06 hrs, Volume= 0.205 af
Outflow = 0.1 cfs @ 16.39 hrs, Volume= 0.076 af, Atten= 96%, Lag= 260.0 min
Primary = 0.1 cfs @ 16.39 hrs, Volume= 0.076 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 51.64' @ 16.39 hrs Surf.Area= 7,625 sf Storage= 5,876 cf

Plug-Flow detention time= 252.6 min calculated for 0.075 af (37% of inflow)
Center-of-Mass det. time= 151.9 min (969.3 - 817.4)

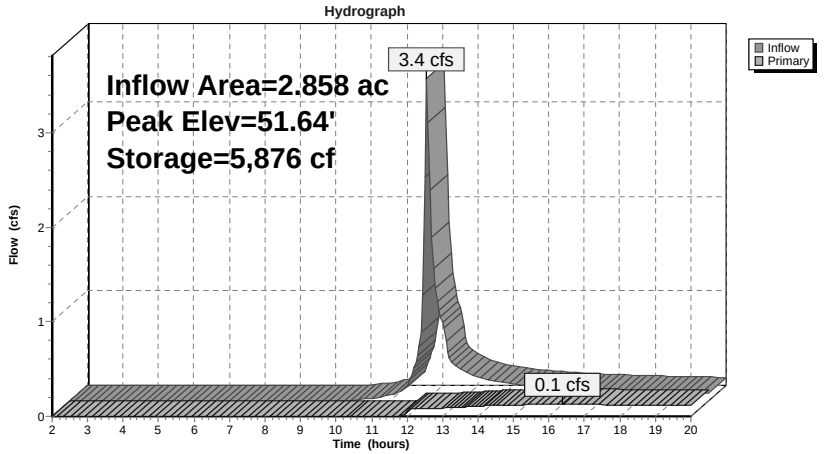
Volume	Invert	Avail.Storage	Storage Description
#1	48.00'	23,092 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
48.00	407	0	0
50.99	407	1,217	1,217
51.00	6,784	36	1,253
52.00	8,094	7,439	8,692
53.00	10,088	9,091	17,783
53.50	11,150	5,310	23,092

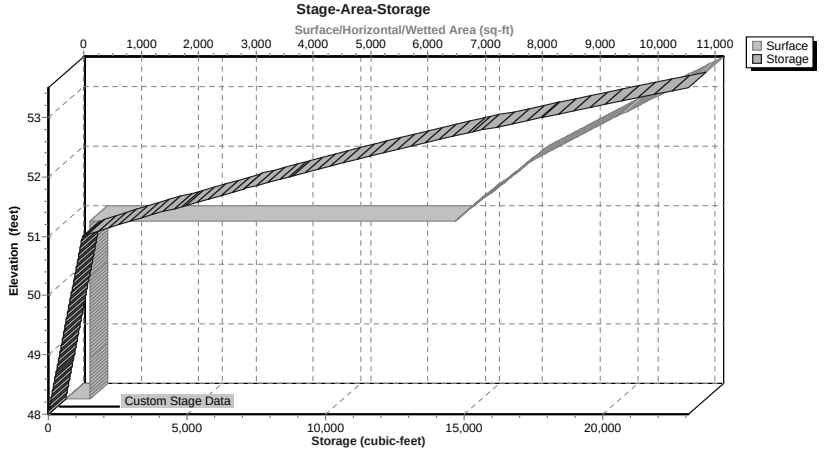
Device	Routing	Invert	Outlet Devices
#1	Primary	48.00'	**15.0" Round Culvert** L= 70.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 48.00' / 47.50' S= 0.0071 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Device 1	51.50'	**3.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	51.80'	**18.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	52.75'	**10.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#5	Primary	48.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.1 cfs @ 16.39 hrs HW=51.64' (Free Discharge)
- **1=Culvert** (Passes 0.0 cfs of 9.5 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.0 cfs @ 1.28 fps)
  - **3=Orifice/Grate** (Controls 0.0 cfs)
- **4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)
- **5=Exfiltration** (Exfiltration Controls 0.1 cfs)

Pond BA: BIO A



Pond BA: BIO A



Summary for Pond BB: BIO B

Inflow Area = 0.151 ac, 63.58% Impervious, Inflow Depth > 1.42" for 1-yr event
Inflow = 0.3 cfs @ 12.04 hrs, Volume= 0.018 af
Outflow = 0.0 cfs @ 16.96 hrs, Volume= 0.006 af, Atten= 98%, Lag= 295.3 min
Primary = 0.0 cfs @ 16.96 hrs, Volume= 0.006 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 57.82' @ 16.96 hrs Surf.Area= 683 sf Storage= 551 cf

Plug-Flow detention time= 257.8 min calculated for 0.006 af (31% of inflow)
Center-of-Mass det. time= 149.7 min (935.8 - 786.0)

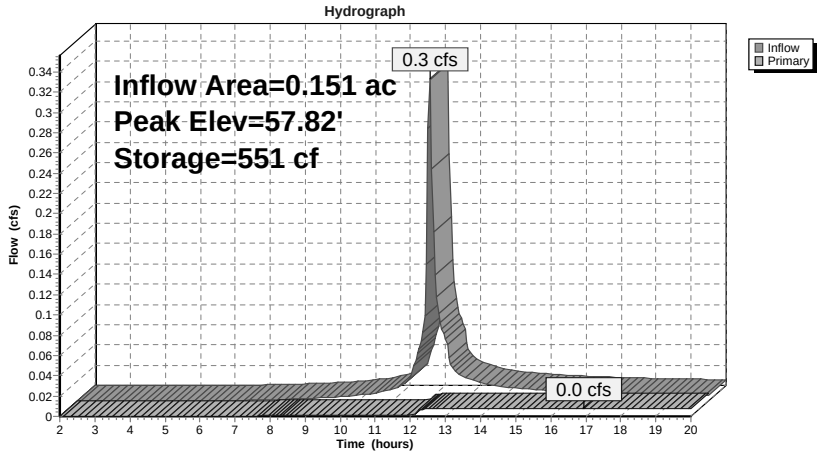
Volume	Invert	Avail.Storage	Storage Description
#1	54.50'	1,733 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
54.50	115	0	0
57.49	115	344	344
57.50	574	3	347
58.00	743	329	677
59.00	1,369	1,056	1,733

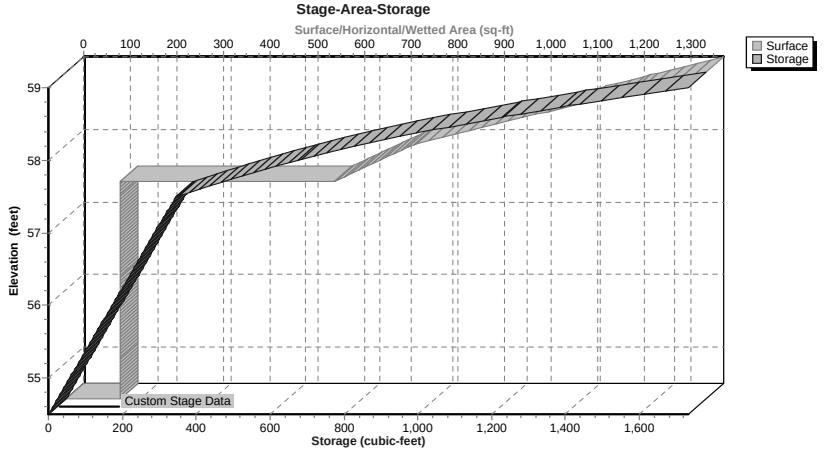
Device	Routing	Invert	Outlet Devices
#1	Primary	54.25'	**6.0" Round Culvert** L= 208.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 54.25' / 52.00' S= 0.0108 '/' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	58.00'	**3.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	58.60'	**18.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	58.75'	**6.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#5	Primary	54.50'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.0 cfs @ 16.96 hrs HW=57.82' (Free Discharge)
- **1=Culvert** (Passes 0.0 cfs of 0.9 cfs potential flow)
  - **2=Orifice/Grate** (Controls 0.0 cfs)
  - **3=Orifice/Grate** (Controls 0.0 cfs)
- **4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)
- **5=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond BB: BIO B



Pond BB: BIO B



Summary for Subcatchment 1: DA 1

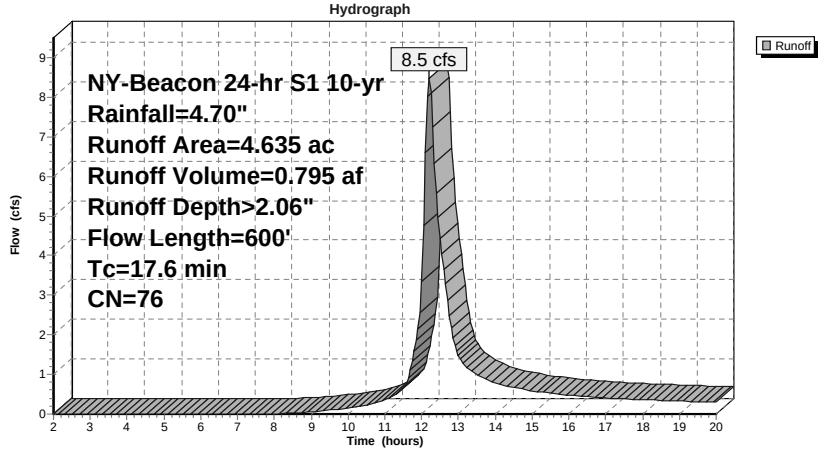
Runoff = 8.5 cfs @ 12.20 hrs, Volume= 0.795 af, Depth> 2.06"

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
0.236	98	Paved parking, HSG C
2.451	70	Woods, Good, HSG C
0.845	74	>75% Grass cover, Good, HSG C
0.978	90	1/8 acre lots, 65% imp, HSG C
0.125	70	Woods, Good, HSG C
4.635	76	Weighted Average
3.763		81.19% Pervious Area
0.872		18.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0550	0.17		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
8.0	500	0.0430	1.04		**Shallow Concentrated Flow, S2** Woodland Kv= 5.0 fps
17.6	600	Total			

Subcatchment 1: DA 1



Summary for Subcatchment 10: DA 10

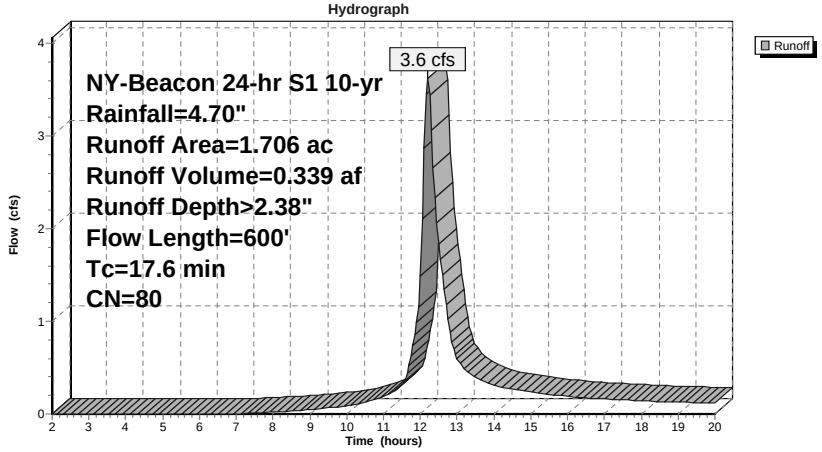
Runoff = 3.6 cfs @ 12.20 hrs, Volume= 0.339 af, Depth> 2.38"

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
0.261	98	Paved parking, HSG C
0.508	70	Woods, Good, HSG C
0.438	74	>75% Grass cover, Good, HSG C
0.374	90	1/8 acre lots, 65% imp, HSG C
0.125	70	Woods, Good, HSG C
1.706	80	Weighted Average
1.202		70.45% Pervious Area
0.504		29.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0550	0.17		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
8.0	500	0.0430	1.04		**Shallow Concentrated Flow, S2** Woodland Kv= 5.0 fps
17.6	600	Total			

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

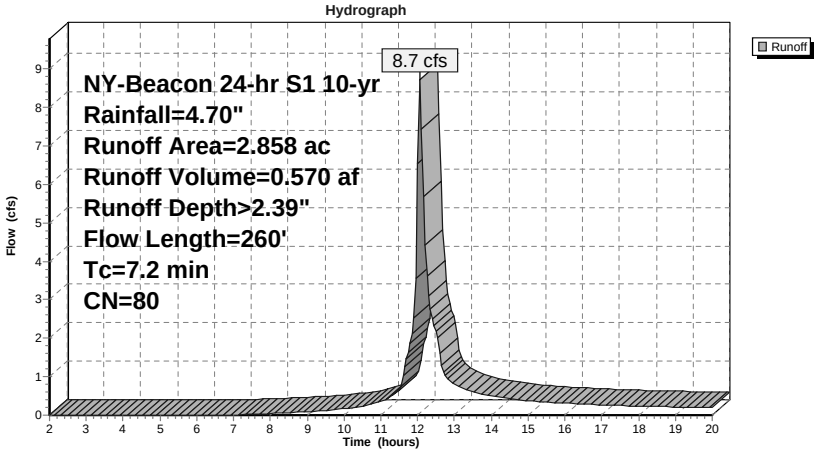
Runoff = 8.7 cfs @ 12.06 hrs, Volume= 0.570 af, Depth> 2.39"

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
0.483	98	Paved parking, HSG C
0.792	70	Woods, Good, HSG C
0.979	74	>75% Grass cover, Good, HSG C
0.604	90	1/8 acre lots, 65% imp, HSG C
2.858	80	Weighted Average
1.982		69.36% Pervious Area
0.876		30.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	100	0.1350	0.25		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.5	160	0.1130	5.41		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
7.2	260	Total			

Subcatchment 11: DA 11



Summary for Subcatchment 12: DA 12

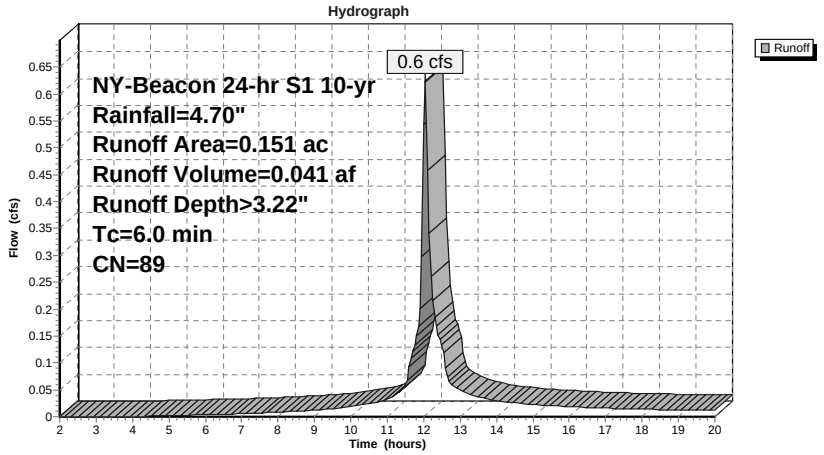
Runoff = 0.6 cfs @ 12.04 hrs, Volume= 0.041 af, Depth> 3.22"

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 10-yr Rainfall=4.70"

Area (ac)	CN	Description
0.096	98	Paved parking, HSG C
0.055	74	>75% Grass cover, Good, HSG C
0.151	89	Weighted Average
0.055		36.42% Pervious Area
0.096		63.58% 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 Reach 1R: DA 11 Reach

Inflow Area = 2.858 ac, 30.64% Impervious, Inflow Depth > 1.71" for 10-yr event
Inflow = 3.3 cfs @ 12.29 hrs, Volume= 0.407 af
Outflow = 3.2 cfs @ 12.29 hrs, Volume= 0.406 af, Atten= 1%, Lag= 0.3 min

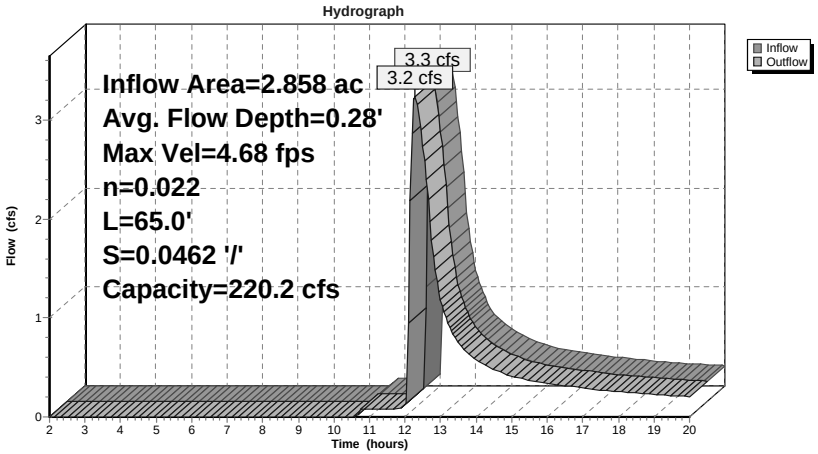
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.68 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 1.96 fps, Avg. Travel Time= 0.6 min

Peak Storage= 45 cf @ 12.28 hrs
Average Depth at Peak Storage= 0.28'
Bank-Full Depth= 2.00' Flow Area= 13.3 sf, Capacity= 220.2 cfs

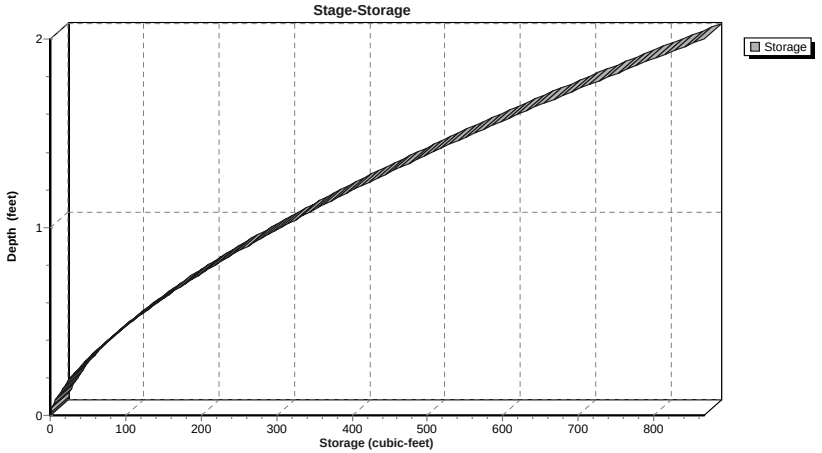
10.00' x 2.00' deep Parabolic Channel, n= 0.022 Earth, clean & straight
Length= 65.0' Slope= 0.0462 '/'
Inlet Invert= 47.50', Outlet Invert= 44.50'



Reach 1R: DA 11 Reach



Reach 1R: DA 11 Reach

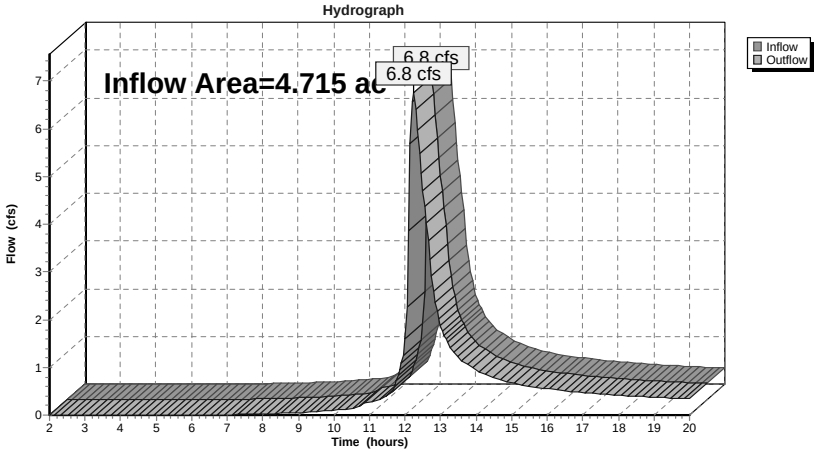


Summary for Reach DP1: DESIGN POINT 1

Inflow Area = 4.715 ac, 31.30% Impervious, Inflow Depth > 1.96" for 10-yr event
Inflow = 6.8 cfs @ 12.24 hrs, Volume= 0.770 af
Outflow = 6.8 cfs @ 12.24 hrs, Volume= 0.770 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs

Reach DP1: DESIGN POINT 1



Summary for Pond BA: BIO A

Inflow Area = 2.858 ac, 30.64% Impervious, Inflow Depth > 2.39" for 10-yr event
Inflow = 8.7 cfs @ 12.06 hrs, Volume= 0.570 af
Outflow = 3.3 cfs @ 12.29 hrs, Volume= 0.407 af, Atten= 63%, Lag= 13.9 min
Primary = 3.3 cfs @ 12.29 hrs, Volume= 0.407 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 52.14' @ 12.29 hrs Surf.Area= 8,364 sf Storage= 9,805 cf

Plug-Flow detention time= 129.2 min calculated for 0.405 af (71% of inflow)
Center-of-Mass det. time= 57.3 min (849.9 - 792.5)

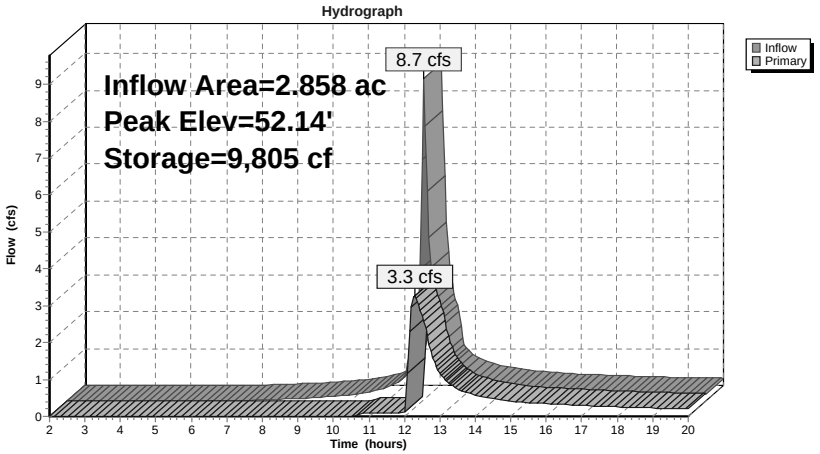
Volume	Invert	Avail.Storage	Storage Description
#1	48.00'	23,092 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
48.00	407	0	0
50.99	407	1,217	1,217
51.00	6,784	36	1,253
52.00	8,094	7,439	8,692
53.00	10,088	9,091	17,783
53.50	11,150	5,310	23,092

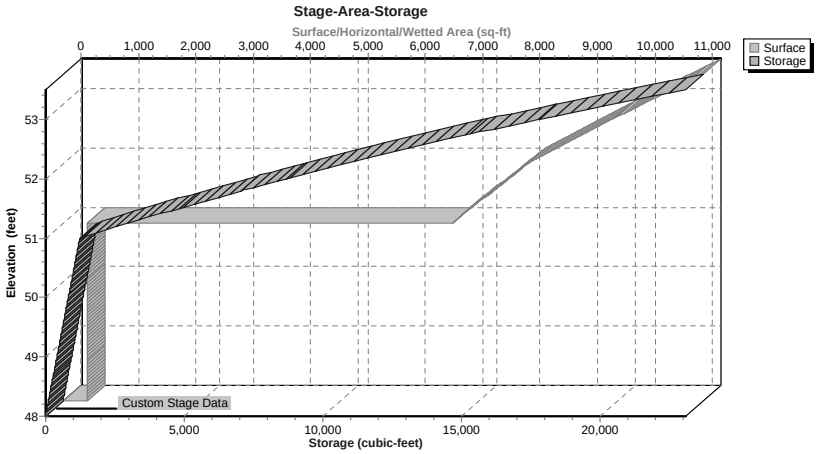
Device	Routing	Invert	Outlet Devices
#1	Primary	48.00'	**15.0" Round Culvert** L= 70.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 48.00' / 47.50' S= 0.0071 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Device 1	51.50'	**3.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	51.80'	**18.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	52.75'	**10.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#5	Primary	48.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=3.2 cfs @ 12.29 hrs HW=52.13' (Free Discharge)
- **1=Culvert** (Passes 3.2 cfs of 10.2 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.2 cfs @ 3.44 fps)
  - **3=Orifice/Grate** (Weir Controls 3.0 cfs @ 1.89 fps)
- **4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)
- **5=Exfiltration** (Exfiltration Controls 0.1 cfs)

Pond BA: BIO A



Pond BA: BIO A



Summary for Pond BB: BIO B

Inflow Area = 0.151 ac, 63.58% Impervious, Inflow Depth > 3.22" for 10-yr event
Inflow = 0.6 cfs @ 12.04 hrs, Volume= 0.041 af
Outflow = 0.1 cfs @ 12.55 hrs, Volume= 0.024 af, Atten= 82%, Lag= 30.7 min
Primary = 0.1 cfs @ 12.55 hrs, Volume= 0.024 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 58.32' @ 12.55 hrs Surf.Area= 943 sf Storage= 945 cf

Plug-Flow detention time= 177.1 min calculated for 0.024 af (60% of inflow)
Center-of-Mass det. time= 92.1 min (855.7 - 763.7)

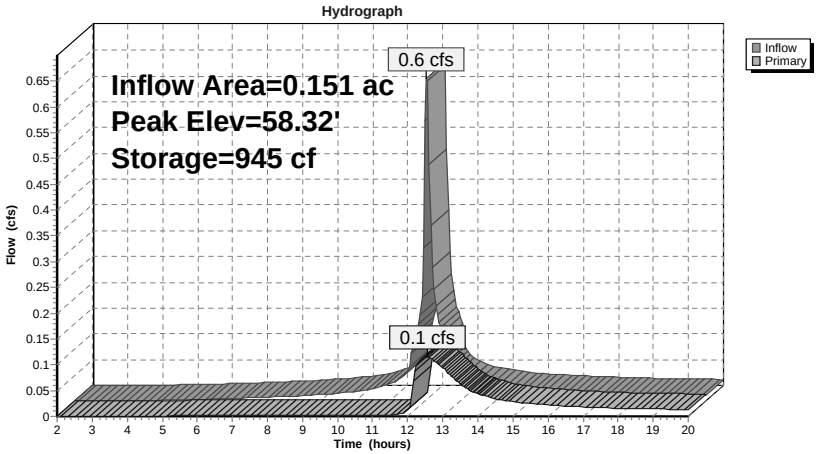
Volume	Invert	Avail.Storage	Storage Description
#1	54.50'	1,733 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
54.50	115	0	0
57.49	115	344	344
57.50	574	3	347
58.00	743	329	677
59.00	1,369	1,056	1,733

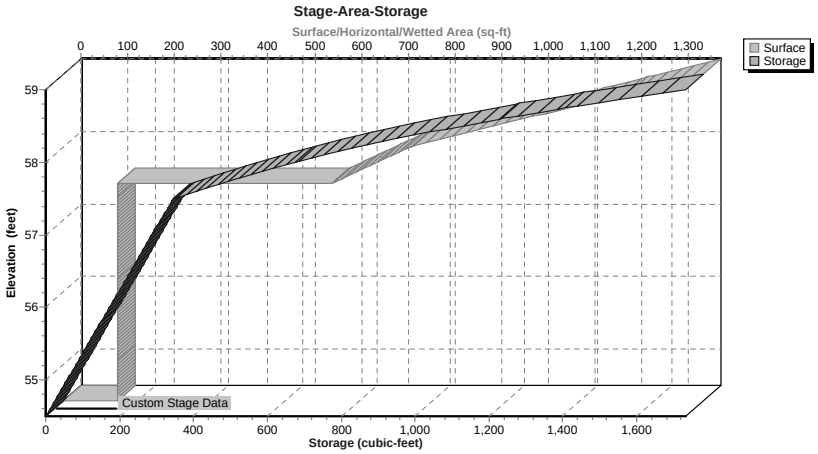
Device	Routing	Invert	Outlet Devices
#1	Primary	54.25'	**6.0" Round Culvert** L= 208.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 54.25' / 52.00' S= 0.0108 '/' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	58.00'	**3.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	58.60'	**18.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	58.75'	**6.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#5	Primary	54.50'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.1 cfs @ 12.55 hrs HW=58.32' (Free Discharge)
- **1=Culvert** (Passes 0.1 cfs of 0.9 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.1 cfs @ 2.12 fps)
  - **3=Orifice/Grate** (Controls 0.0 cfs)
- **4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)
- **5=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond BB: BIO B



Pond BB: BIO B



Summary for Subcatchment 1: DA 1

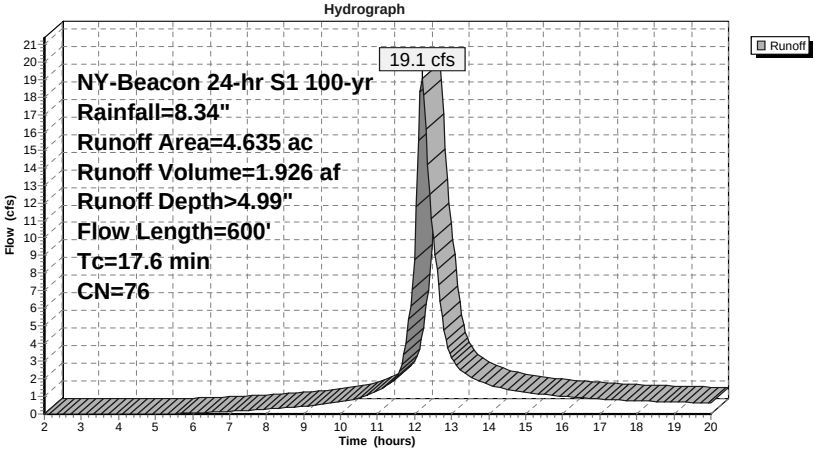
Runoff = 19.1 cfs @ 12.20 hrs, Volume= 1.926 af, Depth> 4.99"

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
0.236	98	Paved parking, HSG C
2.451	70	Woods, Good, HSG C
0.845	74	>75% Grass cover, Good, HSG C
0.978	90	1/8 acre lots, 65% imp, HSG C
0.125	70	Woods, Good, HSG C
4.635	76	Weighted Average
3.763		81.19% Pervious Area
0.872		18.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0550	0.17		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
8.0	500	0.0430	1.04		**Shallow Concentrated Flow, S2** Woodland Kv= 5.0 fps
17.6	600	Total			

Subcatchment 1: DA 1



Summary for Subcatchment 10: DA 10

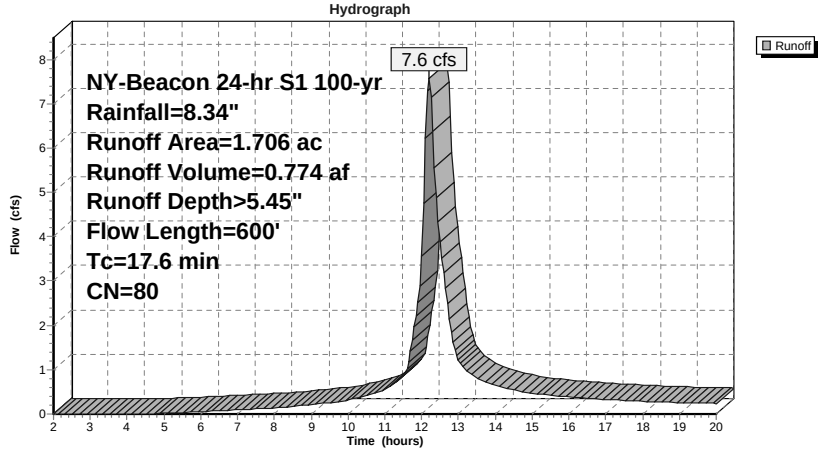
Runoff = 7.6 cfs @ 12.19 hrs, Volume= 0.774 af, Depth> 5.45"

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
0.261	98	Paved parking, HSG C
0.508	70	Woods, Good, HSG C
0.438	74	>75% Grass cover, Good, HSG C
0.374	90	1/8 acre lots, 65% imp, HSG C
0.125	70	Woods, Good, HSG C
1.706	80	Weighted Average
1.202		70.45% Pervious Area
0.504		29.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0550	0.17		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
8.0	500	0.0430	1.04		**Shallow Concentrated Flow, S2** Woodland Kv= 5.0 fps
17.6	600	Total			

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

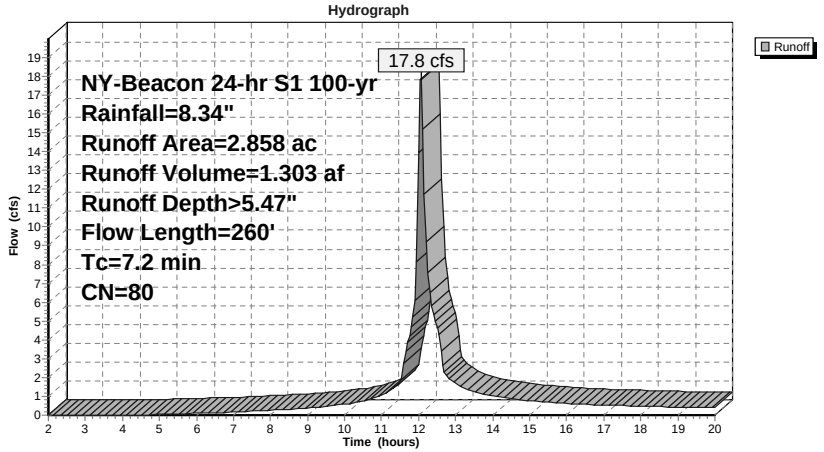
Runoff = 17.8 cfs @ 12.05 hrs, Volume= 1.303 af, Depth> 5.47"

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
0.483	98	Paved parking, HSG C
0.792	70	Woods, Good, HSG C
0.979	74	>75% Grass cover, Good, HSG C
0.604	90	1/8 acre lots, 65% imp, HSG C
2.858	80	Weighted Average
1.982		69.36% Pervious Area
0.876		30.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	100	0.1350	0.25		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.5	160	0.1130	5.41		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
7.2	260	Total			

Subcatchment 11: DA 11



Summary for Subcatchment 12: DA 12

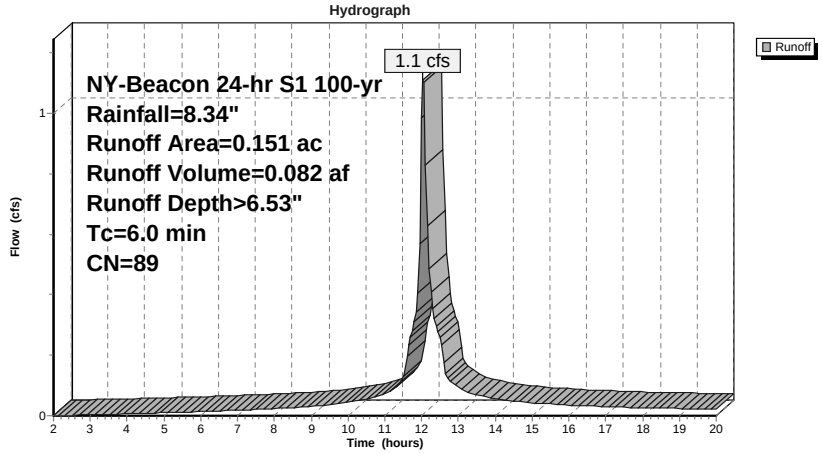
Runoff = 1.1 cfs @ 12.04 hrs, Volume= 0.082 af, Depth> 6.53"

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 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.096	98	Paved parking, HSG C
0.055	74	>75% Grass cover, Good, HSG C
0.151	89	Weighted Average
0.055		36.42% Pervious Area
0.096		63.58% 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 Reach 1R: DA 11 Reach

Inflow Area = 2.858 ac, 30.64% Impervious, Inflow Depth > 4.74" for 100-yr event
Inflow = 9.3 cfs @ 12.21 hrs, Volume= 1.130 af
Outflow = 9.3 cfs @ 12.21 hrs, Volume= 1.130 af, Atten= 0%, Lag= 0.4 min

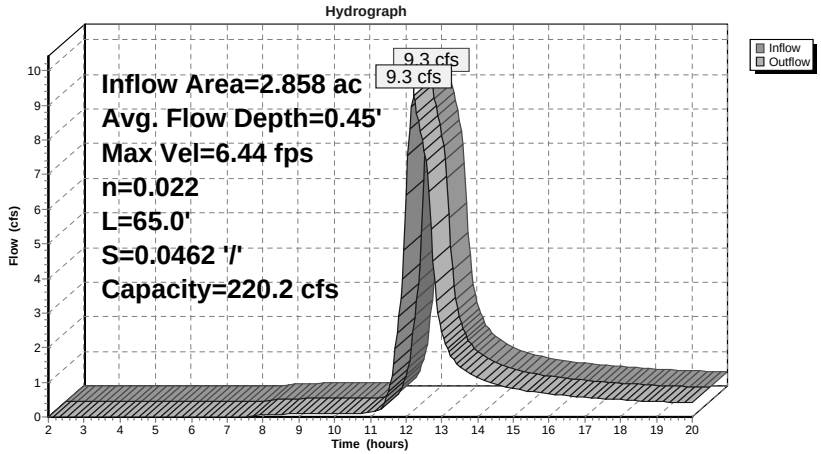
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.44 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 2.37 fps, Avg. Travel Time= 0.5 min

Peak Storage= 94 cf @ 12.21 hrs
Average Depth at Peak Storage= 0.45'
Bank-Full Depth= 2.00' Flow Area= 13.3 sf, Capacity= 220.2 cfs

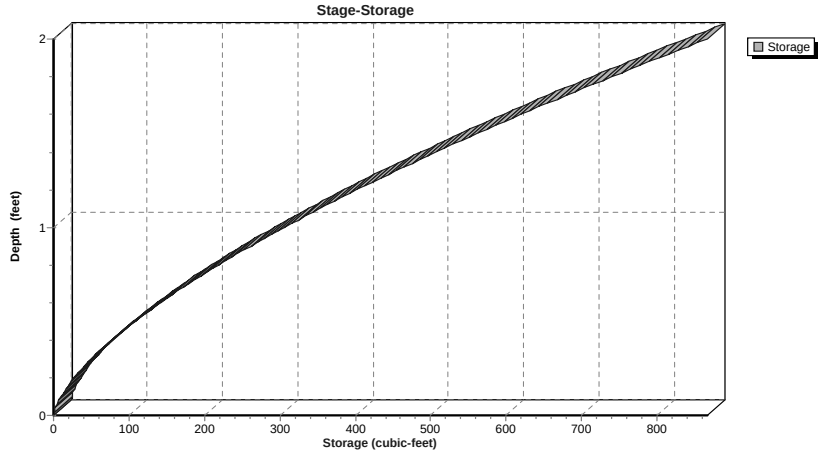
10.00' x 2.00' deep Parabolic Channel, n= 0.022 Earth, clean & straight
Length= 65.0' Slope= 0.0462 '/'
Inlet Invert= 47.50', Outlet Invert= 44.50'



Reach 1R: DA 11 Reach



Reach 1R: DA 11 Reach

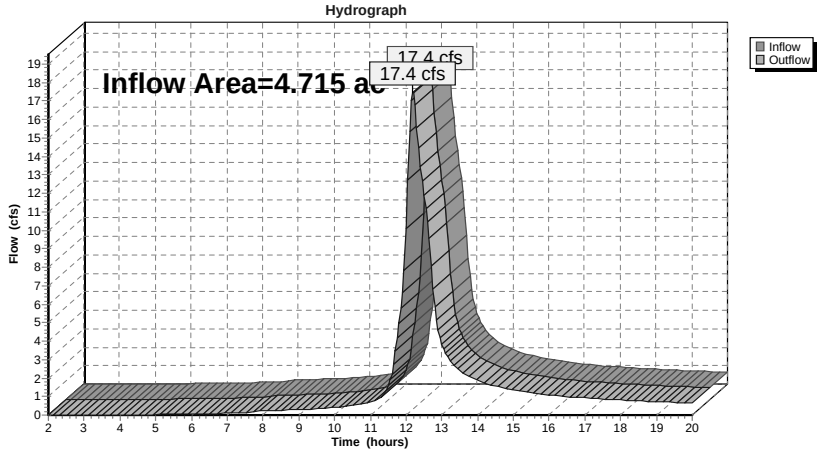


Summary for Reach DP1: DESIGN POINT 1

Inflow Area = 4.715 ac, 31.30% Impervious, Inflow Depth > 5.01" for 100-yr event
Inflow = 17.4 cfs @ 12.20 hrs, Volume= 1.969 af
Outflow = 17.4 cfs @ 12.20 hrs, Volume= 1.969 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs

Reach DP1: DESIGN POINT 1



Summary for Pond BA: BIO A

Inflow Area = 2.858 ac, 30.64% Impervious, Inflow Depth > 5.47" for 100-yr event
Inflow = 17.8 cfs @ 12.05 hrs, Volume= 1.303 af
Outflow = 9.3 cfs @ 12.21 hrs, Volume= 1.130 af, Atten= 48%, Lag= 9.1 min
Primary = 9.3 cfs @ 12.21 hrs, Volume= 1.130 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 52.81' @ 12.21 hrs Surf.Area= 9,711 sf Storage= 15,913 cf

Plug-Flow detention time= 84.8 min calculated for 1.127 af (87% of inflow)
Center-of-Mass det. time= 40.6 min (810.3 - 769.7)

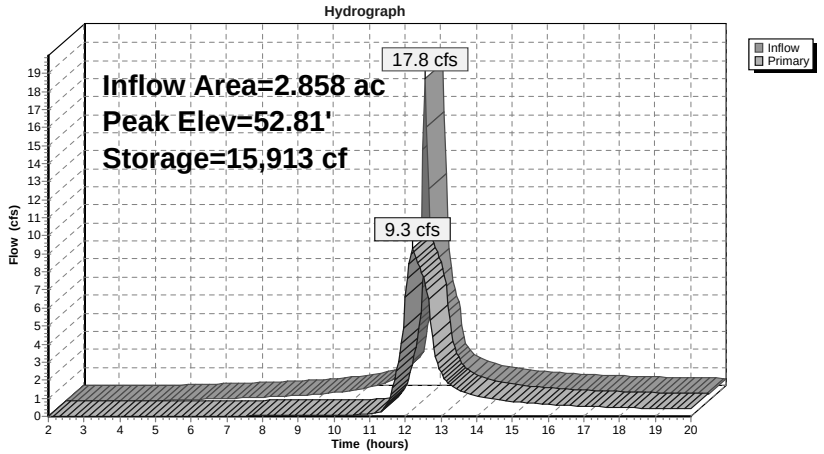
Volume	Invert	Avail.Storage	Storage Description
#1	48.00'	23,092 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
48.00	407	0	0
50.99	407	1,217	1,217
51.00	6,784	36	1,253
52.00	8,094	7,439	8,692
53.00	10,088	9,091	17,783
53.50	11,150	5,310	23,092

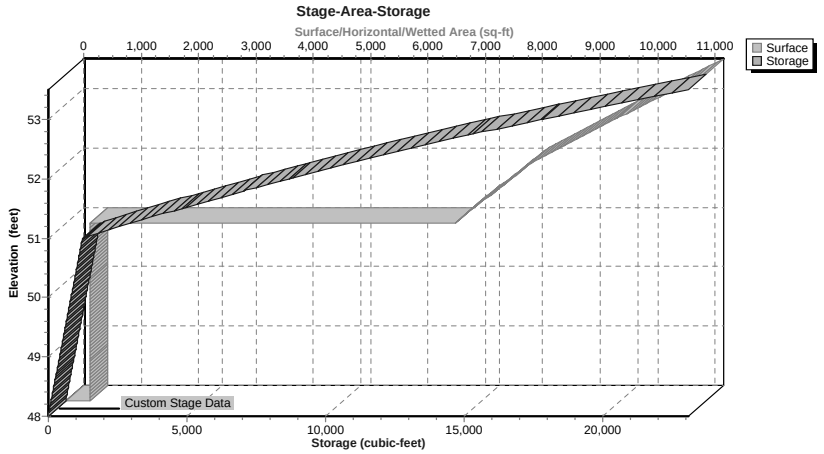
Device	Routing	Invert	Outlet Devices
#1	Primary	48.00'	**15.0" Round Culvert** L= 70.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 48.00' / 47.50' S= 0.0071 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Device 1	51.50'	**3.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	51.80'	**18.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	52.75'	**10.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#5	Primary	48.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=9.3 cfs @ 12.21 hrs HW=52.81' (Free Discharge)
- **1=Culvert** (Passes 8.8 cfs of 11.2 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.3 cfs @ 5.24 fps)
  - **3=Orifice/Grate** (Orifice Controls 8.5 cfs @ 4.84 fps)
- **4=Broad-Crested Rectangular Weir** (Weir Controls 0.3 cfs @ 0.58 fps)
- **5=Exfiltration** (Exfiltration Controls 0.1 cfs)

Pond BA: BIO A



Pond BA: BIO A



Summary for Pond BB: BIO B

Inflow Area = 0.151 ac, 63.58% Impervious, Inflow Depth > 6.53" for 100-yr event
Inflow = 1.1 cfs @ 12.04 hrs, Volume= 0.082 af
Outflow = 0.8 cfs @ 12.12 hrs, Volume= 0.065 af, Atten= 25%, Lag= 4.7 min
Primary = 0.8 cfs @ 12.12 hrs, Volume= 0.065 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 58.72' @ 12.12 hrs Surf.Area= 1,193 sf Storage= 1,372 cf

Plug-Flow detention time= 137.3 min calculated for 0.065 af (79% of inflow)
Center-of-Mass det. time= 75.2 min (818.6 - 743.4)

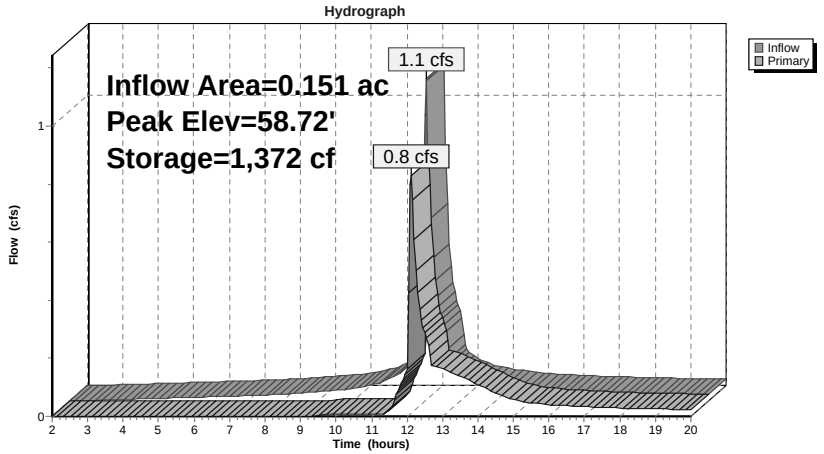
Volume	Invert	Avail.Storage	Storage Description
#1	54.50'	1,733 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
54.50	115	0	0
57.49	115	344	344
57.50	574	3	347
58.00	743	329	677
59.00	1,369	1,056	1,733

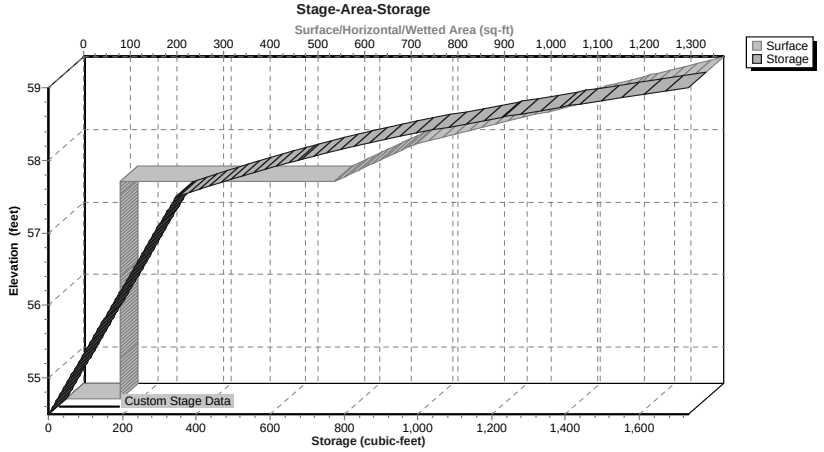
Device	Routing	Invert	Outlet Devices
#1	Primary	54.25'	**6.0" Round Culvert** L= 208.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 54.25' / 52.00' S= 0.0108 '/' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	58.00'	**3.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	58.60'	**18.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	58.75'	**6.0' long x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#5	Primary	54.50'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.8 cfs @ 12.12 hrs HW=58.71' (Free Discharge)
- **1=Culvert** (Passes 0.8 cfs of 0.9 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.2 cfs @ 3.69 fps)
  - **3=Orifice/Grate** (Weir Controls 0.6 cfs @ 1.09 fps)
- **4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)
- **5=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond BB: BIO B



Pond BB: BIO B



APPENDIX E

STORMWATER MANAGEMENT PRACTICE DESIGN

Project:	DIA Center for the Arts - Parking Lot Expansion			
Description:	Stormwater Quality Design			
By/Date:	ESR	1/21/2026	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Bioretention Area 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 (January 2015), 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	0.483	17	0.20	2.860	2,934	Plunge Pool	Bioretention

2) Determine Required Pre-Treatment Volume

Determine Pre-Treatment Volume

Watershed	Required WQv (cf)	Provided Pre-Treatment Volume (cf)	Pre-Treatment Practice
11	734	752	Plunge Pool

Volume of plunge pool up to weir 752 cf > 734 cf (Remaining Required WQv Pre-Treatment Volume)
acceptable

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
A = Watershed (ac)

R_V: 0.20

100% RR_V: 2934 cf

* Minimum Rv of of 0.2 not applicable to RR_V calculations (use actual calculated Rv).

Project:	DIA Center for the Arts - Parking Lot Expansion			
Description:	Stormwater Quality Design			
By/Date:	ESR	1/21/2026	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Bioretention Area A

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:	2.860 acres	Corresponding S:	0.30
Drainage Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S:	0.20
Total Area:	2.860 acres		
Total Area Matches		Calculated S:	0.3

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Calculated Ai: 0.1448
Calculated Rv*: 0.95
Calculated Minimum RR_V: 699 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 Bioretention Area 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) =	2,201 cf	(equals 75% WQ_V, which only accounts for the min. WQ_V required in the plunge pool and does not take into account the other pre-treatment)	
D_F = Filter Bed Depth (ft) =	2.5	ft	
K = Coefficient Permeability (0.5 ft/day per § 6.4.4 of NYSSDM) =	0.5	ft/day	
H_F = Average Height Water Above Filter Bed (ft) =	0.25	ft (maximum ponding depth of 6")	
T_F = Filter Bed Drain Time (2 days per § 6.4.4 of NYSSDM) =	2	days	
A_{FR} = Required Surface Area of Filter Bed (sf) =	2,001	sf	
A_F = Surface Area of Filter Bed Provided (sf) =	2,153	sf	acceptable

Project: DIA Center for the Arts - Parking Lot Expansion
Description: Stormwater Quality Design
By/Date: ESR 1/21/2026 Reviewed/Date: MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Bioretention Area A

Confirm Storage Capability of Practice

- Confirm system can hold 75% of water quality volume

75% Water Quality Volume (cf) = 2,201 cf (excludes pre-treatment volume)

- Volume Within Filter Bed:

$V_F = A_F \times D_F \times N$

N = Porosity (0.20 per Table 10.5.5 of the NYSSDM)= 0.2

V_F = Storage volume within filter bed (cf) = 1,077 cf

- Volume Above Filter Bed:

$V_{F\text{-}TEMP} = 2 \times A_F \times H_F$

$V_{F\text{-}TEMP}$ = Storage volume above filter bed (cf) = 1,077 cf

- Volume Within Drainage Layer:

$V_{DL} = A_{DL} \times D_{DL} \times N$

N = Porosity (0.40 standard porosity for stone reservoirs, see also NYSSDM § 6.3.4)= 0.4

A_{DL} = Underdrain Length * Underdain Stone Jacket Width Underdrain Stone Jacket Width: 3 ft Underdrain Length: (see Required Underdrain Length section)

D_{DL} = Drainage Layer Depth (stone jacket depth): 10 inches

V_{DL} = Storage volume within drainage layer (cf) = 75 cf

- Total storage within practice only, not including pre-treatment (cf) = 2,228 cf > 2,201 cf (75% WQv Storage Volume)
  acceptable

- Total storage within practice and pre-treatment (cf) = 2,980 cf > 2,934 cf (100% WQv Storage Volume)
  acceptable

Required Underdrain Length

- Length of underdrain should be based on 10% of the provided filter bed area per § 8.5 of NYSSDM.

Length of underdrain required = 72 lf
Length of underdrain provided = 75 lf

Verify Ponding Depth Over Filter Bed

- No more than 6" of ponding is required per section 6.4.4 of NYSSDM.

Top of filter bed elevation = 51 ft
Outlet control structure lowest elevation = 51.5 ft
Ponding depth.= 6 in acceptable

Project:	DIA Center for the Arts - Parking Lot Expansion			
Description:	Stormwater Quality Design			
By/Date:	ESR	1/21/2026	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Bioretention Area A

5) Tabulate Provided Runoff Reduction Volume (RR_V)

Bioretention Area

Total Treatment Volume:	**3,732 cf**	(includes pre-treatment)
For Bioretention in Hydrologic Soil Group A & B:	100% reduction	(without underdrains, although underdrains with closed valve may be provided for future maintenance purposes)
For Bioretention in Hydrologic Soil Group C & D:	40% reduction	(with underdrains)
HSG at the Bioretention Area:	C	RR_V Reduction Factor: 40%
RR_V Provided by implementing bioretention:	1,493 cf	
WQ_V REDUCED (RRV):	**1,493 cf**	
Calculated 100% RR_V:	2,934 cf	
Minimum RR_V:	699 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:	**2,239 cf**	

6) Channel Protection Volume (CPv) Design

Determine Stream Channel Protection Volume (CPv)

1-Year Storm Runoff Volume	8,930 cf	From HydroCAD Model

Compute the CPv Release Rate

The Stream Channel Protection Volume (Cpv) shall be released over 24 hours

Q(CPv)=CPv/(24 hrs X 3,600 sec/hr)	0.10	cfs

Determine Required Orifice Size To Release CPv over 24-hours

CPv orifice elevation	51.5	feet
CPv orifice diameter	3	inches
1-Year Storm Release Rate	0.10 cfs	From HydroCAD Model
Is CPv 100% controlled?	yes - acceptable	CPv not required for flows < 2 cfs

7) See HydroCAD model for Overbank Flood Control (Qp) and Extreme Flood Control (Qf) computations

Project:	DIA Center for the Arts - Parking Lot Expansion			
Description:	Stormwater Quality Design			
By/Date:	ESR 1/21/2026	Reviewed/Date:	MAB	

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Bioretention Area 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 (January 2015), 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
12	1.40	0.096	64	0.62	0.152	480	Grass Filter Strip	Bioretention

2) Determine Required Pre-Treatment Volume

Determine Pre-Treatment Volume

Watershed	Required WQv (cf)	Provided Pre-Treatment Volume (cf)	Pre-Treatment Practice
12	120	121	Grass Filter Strip
		roof runoff only	

121 cf > 120 cf (Remaining Required WQv Pre-Treatment Volume)
acceptable

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
A = Watershed (ac)

R_V: 0.62

100% RR_V: 480 cf

* Minimum Rv of of 0.2 not applicable to RR_V calculations (use actual calculated Rv).

Project:	DIA Center for the Arts - Parking Lot Expansion			
Description:	Stormwater Quality Design			
By/Date:	ESR	1/21/2026	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Bioretention Area B

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:	0.152 acres	Corresponding S:	0.30
Drainage Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S:	0.20
Total Area:	0.152 acres		
Total Area Matches		Calculated S:	0.3

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Calculated Ai: 0.0289
Calculated Rv*: 0.95
Calculated Minimum RR_V: 140 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 Bioretention Area 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) =	360 cf	(equals 75% WQ_V, which only accounts for the min. WQ_V required in the plunge pool and does not take into account the other pre-treatment)	
D_F = Filter Bed Depth (ft) =	2.5	ft	
K = Coefficient Permeability (0.5 ft/day per § 6.4.4 of NYSSDM) =	0.5	ft/day	
H_F = Average Height Water Above Filter Bed (ft) =	0.25	ft (maximum ponding depth of 6")	
T_F = Filter Bed Drain Time (2 days per § 6.4.4 of NYSSDM) =	2	days	
A_{FR} = Required Surface Area of Filter Bed (sf) =	327	sf	
A_F = Surface Area of Filter Bed Provided (sf) =	435	sf	acceptable

Project: DIA Center for the Arts - Parking Lot Expansion
Description: Stormwater Quality Design
By/Date: ESR 1/21/2026 Reviewed/Date: MAB

Hudson Land Design, P.C.
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845-440-6926

Bioretention Area B

Confirm Storage Capability of Practice

- Confirm system can hold 75% of water quality volume

75% Water Quality Volume (cf) = 360 cf (excludes pre-treatment volume)

- Volume Within Filter Bed:

$V_F = A_F \times D_F \times N$

N = Porosity (0.20 per Table 10.5.5 of the NYSSDM)= 0.2

V_F = Storage volume within filter bed (cf) = 218 cf

- Volume Above Filter Bed:

$V_{F\text{-}TEMP} = 2 \times A_F \times H_F$

$V_{F\text{-}TEMP}$ = Storage volume above filter bed (cf) = 218 cf

- Volume Within Drainage Layer:

$V_{DL} = A_{DL} \times D_{DL} \times N$

N = Porosity (0.40 standard porosity for stone reservoirs, see also NYSSDM § 6.3.4)= 0.4

A_{DL} = Underdrain Length * Underdain Stone Jacket Width Underdrain Stone Jacket Width: 3 ft Underdrain Length: (see Required Underdrain Length section)

D_{DL} = Drainage Layer Depth (stone jacket depth): 10 inches

V_{DL} = Storage volume within drainage layer (cf) = 15 cf

- Total storage within practice only, not including pre-treatment (cf) = 450 cf > 360 cf (75% WQv Storage Volume)
  acceptable

- Total storage within practice and pre-treatment (cf) = 571 cf > 480 cf (100% WQv Storage Volume)
  acceptable

Required Underdrain Length

- Length of underdrain should be based on 10% of the provided filter bed area per § 8.5 of NYSSDM.

Length of underdrain required = 15 lf
Length of underdrain provided = 15 lf

Verify Ponding Depth Over Filter Bed

- No more than 6" of ponding is required per section 6.4.4 of NYSSDM.

Top of filter bed elevation = 57.5 ft
Outlet control structure lowest elevation = 58 ft
Ponding depth.= 6 in acceptable

Project:	DIA Center for the Arts - Parking Lot Expansion			
Description:	Stormwater Quality Design			
By/Date:	ESR	1/21/2026	Reviewed/Date:	MAB

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174 Main Street
Beacon, NY 12508
845-440-6926

Bioretention Area B

5) Tabulate Provided Runoff Reduction Volume (RR_V)

Bioretention Area

Total Treatment Volume:	**692 cf**	(includes pre-treatment)
For Bioretention in Hydrologic Soil Group A & B:	100% reduction	(without underdrains, although underdrains with closed valve may be provided for future maintenance purposes)
For Bioretention in Hydrologic Soil Group C & D:	40% reduction	(with underdrains)
HSG at the Bioretention Area:	C	RR_V Reduction Factor: 40%
RR_V Provided by implementing bioretention:	0,277 cf	
WQ_V REDUCED (RRV):	**277 cf**	
Calculated 100% RR_V:	480 cf	
Minimum RR_V:	140 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:	**415 cf**	

6) Channel Protection Volume (CPv) Design

Determine Stream Channel Protection Volume (CPv)

1-Year Storm Runoff Volume	784 cf	From HydroCAD Model

Compute the CPv Release Rate

The Stream Channel Protection Volume (Cpv) shall be released over 24 hours

Q(CPv)=CPv/(24 hrs X 3,600 sec/hr)	0.01	cfs

Determine Required Orifice Size To Release CPv over 24-hours

CPv orifice elevation	58	feet
CPv orifice diameter	3	inches
1-Year Storm Release Rate	0.00 cfs	From HydroCAD Model
Is CPv 100% controlled?	yes - acceptable	CPv not required for flows < 2 cfs

7) See HydroCAD model for Overbank Flood Control (Qp) and Extreme Flood Control (Qf) computations

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

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 subsoils.		
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

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: _____

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.

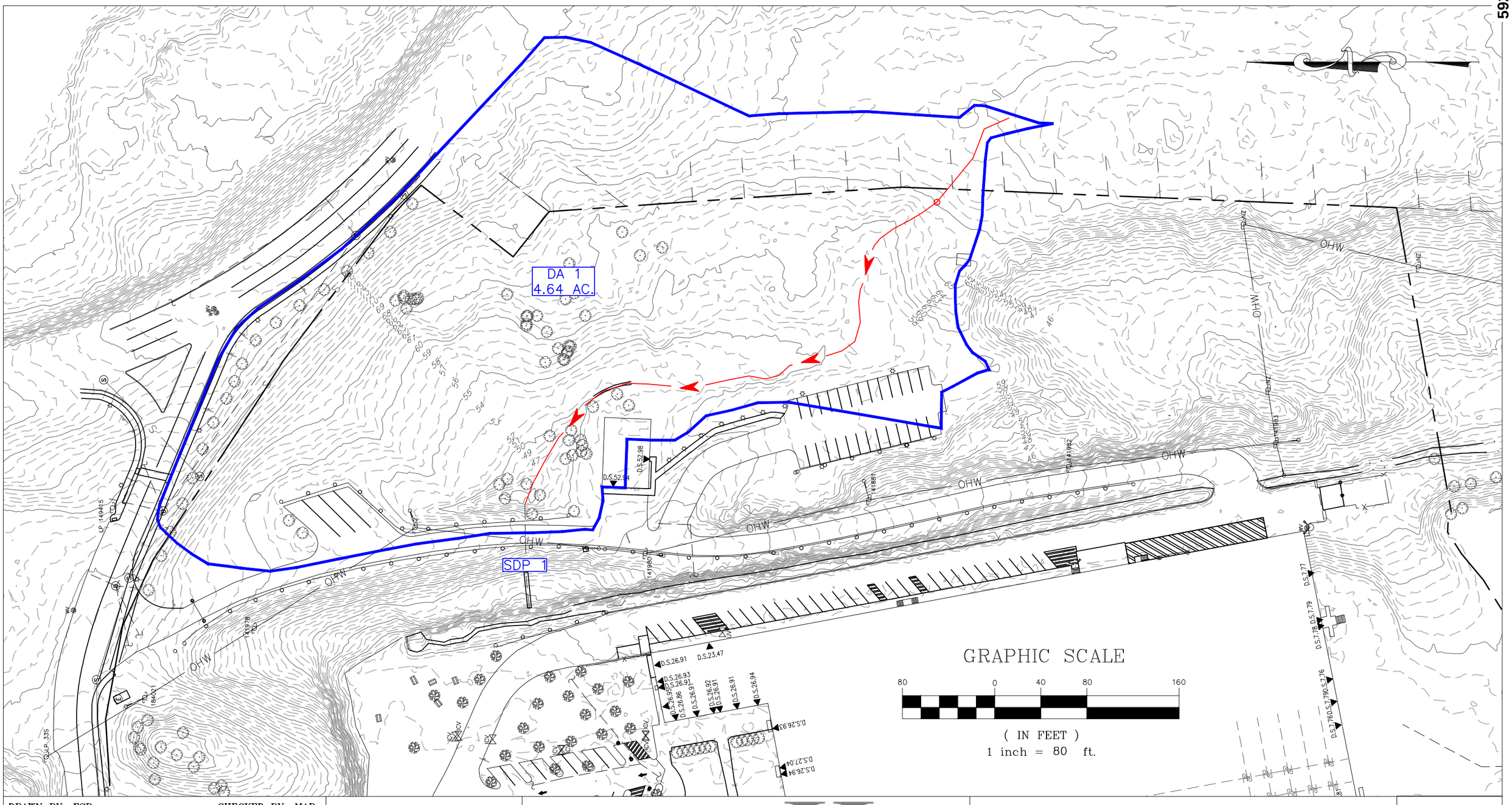
Modification & Reason:

APPENDIX M

NOTICE OF TERMINATION

APPENDIX N

WATERSHED MAPS



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

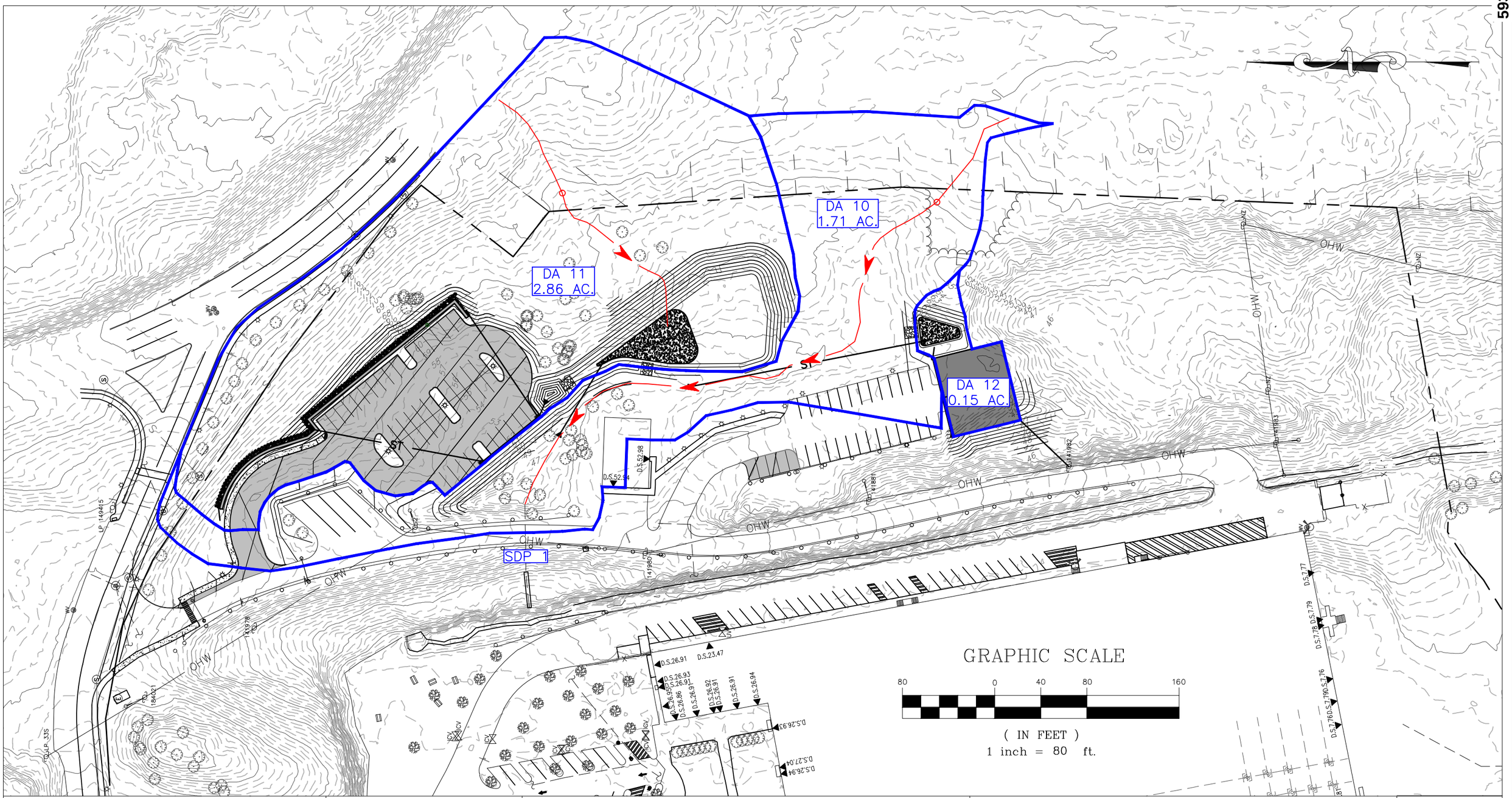
PRE-DEVELOPMENT CONDITIONS MAP

DIA BEACON

3 BEEKMAN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-41-605699

JOB #:	2025:038
DATE:	1/27/26
SCALE:	1" = 80'
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 LAW



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

POST-DEVELOPMENT CONDITIONS MAP

DIA BEACON

3 BEEKMAN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-41-605699

JOB #:	2025:038
DATE:	1/27/26
SCALE:	1" = 80'
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 LAW

KARC
PLANNING CONSULTANTS, INC.

TO: John Gunn, Chair, and the City of Beacon Planning Board

FR: KARC Planning Consultants, Inc.

DATE: February 5, 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 parking lot expansion and accessory building at 3 Beekman Street:

- Cover Letter by Hudson Land Design, dated January 27, 2026
- LWRP Consistency Statement by Hudson Land Design, dated January 27, 2026
- Accessory Storage Building Drawings and Photographs, undated
- McGraw-Edison GALN Galleon II Lighting Spec Sheets, undated
- SWPPP by Hudson Land Design, dated January 27, 2026
- Site Plan (12 sheets) prepared by Hudson Land Design, last revised January 27, 2026

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 Local Waterfront Redevelopment Program (LWRP) Boundary.

The following comments are offered to assist the Planning Board in its review.

Comments & Recommendations:

1. **Location of New Parking & Screening Along Public Rights-of-Way (Beekman Street / Wolcott Avenue).** The proposed 49-space parking lot is located adjacent to Beekman Street and Wolcott Avenue, making it visible from the public right-of-way and altering the wooded edge of the Dia campus. Pursuant to City Code §223-16(B) the Planning Board is directed to consider avoidance of development on steep slopes and disturbance of existing vegetation where practicable and to determine whether "*no other suitable alternative area within the lot is available.*" The Planning Board should discuss with the applicant whether alternative locations for the new parking lot were evaluated, including expansion of the existing employee lot further removed from the roadway.

2. **Screening and Landscaping of Parking Areas.** Parking areas abutting public streets and residential districts are subject to screening requirements under §223-14 and §223-26, which

require landscaped buffers to reduce visual impacts, glare, and the appearance of paved areas. While a conceptual landscaping approach is shown, the plan lacks sufficient detail to evaluate compliance.

- The proposed Thuja 'Green Giant' plantings appear widely spaced and do not clearly demonstrate a continuous 10-foot buffer as recommended in §223-14(A)(2)(a).
- The existing wooden fence may function as part of the buffer, but its height and opacity are not specified.
- §223-26(B)(4) requires interior landscaping within parking areas to reduce heat, break up expanses of pavement, and improve visual character. Interior landscaping is not clearly identified on the plans.

3. **Lighting plan.** Exterior lighting is subject to §223-14(B), which requires full cutoff fixtures, shielding to prevent glare onto adjacent properties and streets, and Planning Board review of fixture height, intensity, and design. While a photometric plan is provided, the submission does not explicitly document compliance with several required elements, including confirmation of full cutoff fixtures, shielding/backlight control, color temperature, CRI, and adaptive lighting controls. In addition, although 20-foot fixture heights may be permitted, the Code authorizes the Planning Board to evaluate whether lower fixture heights are appropriate based on site context. The applicant should provide additional lighting plan notes demonstrating full compliance with §223-14(B) and evaluate reduced fixture heights and enhanced shielding where feasible.

4. **Relationship to Adjacent Residential Structures.** The site plan should be revised to show adjacent residential structures and distances to parking, lighting, and buffers to allow proper evaluation

5. **Longitudinal Section.** A longitudinal section is provided. However, it is not keyed to a plan location and does not clearly indicate the perspective.

6. **LWRP Consistency.** The project site is located within the LWRP boundary. Policy 25 identifies the wooded areas surrounding the former Nabisco plant as contributing to a protected viewshed from Route 9D and Wolcott Avenue. The proposal includes removal of more than 50 trees within this wooded area. The submitted LWRP Consistency Statement concludes the project is consistent but does not include visual documentation demonstrating how views from identified vantage points will be affected. The Planning Board should determine whether additional photographs, visual simulations, or renderings are necessary to support an LWRP consistency determination.

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.

KARC
PLANNING CONSULTANTS, INC.

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.

February 5, 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 January 27, 2026, from Hudson land Design.
- NYSDOS Costal Management Program forms.
- Local Waterfront revitalization Plan Consistency Statement.
- Photographs and elevations of proposed storage building.
- Manufacturers cut sheets for proposed light fixtures.
- Report titled "Stormwater Pollution Prevention Plan for DIA Beacon Parking Lot Expansion", dated January 27, 2026, as prepared by Hudson Land Design.
- Plans entitled "DIA Beacon", consisting of Sheet 1 of 12 through 12 of 12 with the latest revision date of January 27, 2026, 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:

<u>Overall Site & Detailed Site Plans (Sheet 3 & 4 of 12):</u>

1. It is recommended that the widening of the access drive from Beekman Street to the proposed parking lot entrance be widened to 24 feet to be consistent with the proposed access drive into the parking lot, as well as allowing for turning movements out of the parking lot access drive without crossing over into the other entrance lane.

2. It is recommended that curbing be provided along the east side of the access drive from Beekman Street and connect to the curbing from the parking lot entrance. This would provide for better pedestrian protection by preventing cars from accidentally driving onto the sidewalk. The addition of the curbing along this location would also prevent stormwater runoff running down this side of the lane from running across and down the sidewalk itself.

3. The existing gate should be removed from the plan or noted that it is to be removed.

4. It is recommended that the proposed tree plantings to the east side of the proposed storage building be relocated to the east side of the bioretention area adjacent to the building.

Grading & Utility Plan (Sheet 5 of 12):

1. Some of the callout labeling has been obscured by the proposed landscaping. Either shift the labeling so that it is not obscured or bring the notes to the surface so that they are legible.

Lighting Plan (Sheet 8 of 12):

1. There are several areas on the plan that show footcandle values of 2.0 and greater. Section 223-14B(3)(b) notes that pedestrian and parking lot areas should average approximately one footcandle. Lighting should be adjusted to reduce hot spots.

SWPPP Comments:

1. Bioretention Design:

    a. The proposed stormwater bioretention design sheets are based on the 2015 New York State Department of Environmental Conservation (NYSDEC) Stormwater Design Manual. The applicant's engineer shall revise the design sheets to be compliant with the latest (2024) Stormwater Design Manual. Bioretention design requirements that changed from 2015 to the 2024 Stormwater Design Manual are listed below:

        i. Per Chapter 6.4.4.2, the permeability flow rate (K) value has been changed from 0.5 ft/day to 1 ft/day.

        ii. The maximum WQv depth allowed is 1 foot per chapter 6.4.4.1, Table 6.14.

        iii. The areas used for calculating weighted S values for the minimum RRv calculation, should be the new impervious areas within each Hydrologic soil group instead of the total subcatchment area. See page 7-16 of the 2024 Stormwater Design Manual.

    b. The proposed bioretention detail should be compliant with the 2024 Stormwater Design Manual, pages 6-55 and 6-58 as follows:

        i. The 2024 Stormwater Design Manual requires that bioretention areas have internal storage as noted on bullet #4 in section 6.4.2.

ii. The stone layer for bioretention shall be 10" in thickness minimum. See page 6-55 of the 2024 Stormwater Design Manual.

iii. A minimum of 3" of shredded hardwood mulch must be provided on the top layer of the proposed bioretention area. See page 6-55 of the 2024 Stormwater Design Manual.

c. Proposed Bioretention B shows stormwater flows from the proposed building's roof leader discharges through a pipe, into the grass filter strip and then into the treatment area. This direct discharge from a pipe is a concentrated flow which would need to be dispersed through a level spreader prior to the gravel diaphragm. Per bullet #2, sub-bullet #1 of chapter 6.4.3.1 of the 2024 Stormwater Design Manual, when using a grass filter strip, the system must also have a pea gravel diaphragm prior to the grass filter strip. The current layout shows the roof leader practically bypassing the pre-treatment all-together. Applicant's engineer shall revise the layout such that the stormwater flows are properly pre-treated prior to entering the practice.

d. Appendix E of the SWPPP report takes credit for the volume of water impounded within the proposed plunge pool that is used for pre-treatment, and said volume within the plunge pool has been removed from the required treatment volume for the catchment. However, the 2024 Stormwater Design Manual defines treatment and pretreatment as follows:

i. Treatment: Provide water quality treatment through design elements that maximize pollutant removal.

ii. Pretreatment: Trap coarse sediments and debris before they enter the practice, to reduce maintenance burden and ensure long-term performance of the practice.

The provided plunge pool does not meet the treatment standards as defined in the manual (Chapter 6, pg6-1) and is not included in tables 3.2 or 3.3 of the 2024 Stormwater Design Manual, therefore, credit for WQv cannot be associated with the plunge pool. Furthermore, the proposed plunge pool does not drain below the spillway and therefore should be assumed to be full for design purposes, especially in cases where storm events occur back to back. The applicant shall design the bioretention to treat 100% of the WQv.

2. The Contractor/Sub-Contractor Certification statement in appendix H of the SWPPP report shall be compliant with the contractor/sub-contractor certification statement found in Part III.A.7 of the 2025 General Permit, GP-0-25-001.

3. The Qualified Professional Certification Statement shall be compliant with Part VII.J.1.C of the 2025 General Permit, GP-0-25-001.

4. The SWPPP report shows that the Notice of Termination (NOT) should be in Appendix M, however, no NOT is provided. Applicant shall revise the report accordingly.

This completes our review at this time. Further comments may be provided based on future submissions 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

City of Beacon Planning Board Agenda
02/10/2026

Title:

Certificate of Appropriateness: 65 Monell Place - New Single-Family House

ATTACHMENTS

65 Monell PB 2.10.26 ARB SFH app redacted2.pdf

602

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 1/21/26

Project Address: 65 Monell Place

Project Architect/Engineer: Joe Pomarico / Dave Feeney

Owner/Builder: Anthony Mardisty

Contact Phone No.: [redacted] Email: [redacted]

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ✓ New Single-Family House

Color/Materials:

Siding: Stucco & Wall Paneling for accent wall

Roofing: EPDM

Windows: Color: Black Type: Jeldwen

Trim: Black

Garage Door: Black w/ glass

Stone/Brick: ____

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

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

Plan Denied ____ (Date)

Plan Approved ____ (Date)

Subject to the following:

FEE: $100.00 **PAID 1/22/26, chk #000822**

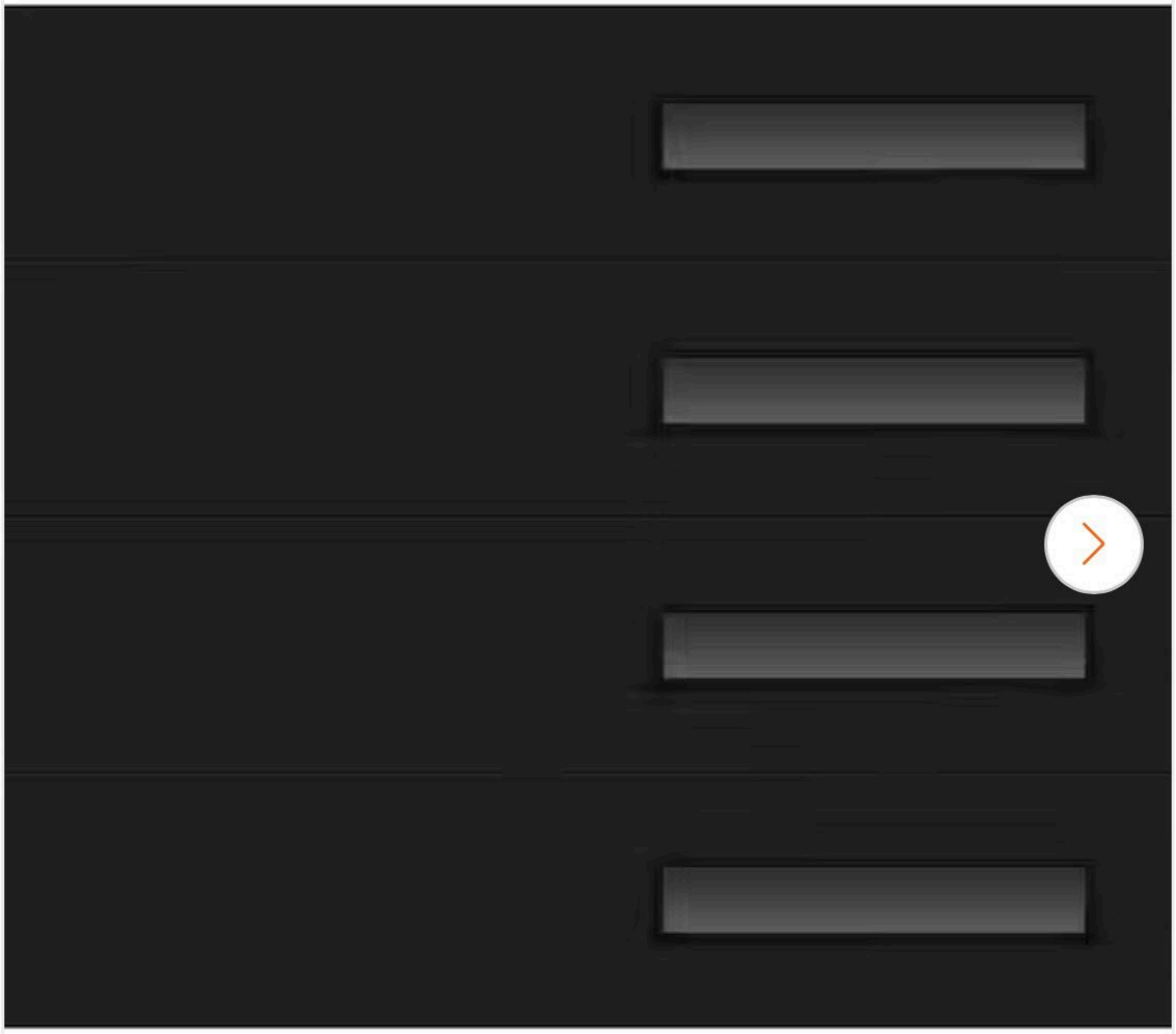








Clopay garage door, 3-layer construction (steel – insulation – steel)



JELD-WEN®

SITELINE®

WOOD AND CLAD-WOOD WINDOWS AND PATIO DOORS



608

ABOUT JELD-WEN

DEDICATION FROM DAY ONE

Since 1960, when JELD-WEN began with one millwork plant, we've been dedicated to crafting windows and patio doors that enhance the beauty and functionality of your home. Today we continue that tradition with products that are durable and worry-free. It's the result of innovation as a driving force in all that we do.

It begins in the forests where we harvest our premium lumber. In addition to responsible reforestation practices, we reuse and recycle as much of our raw resources as possible. Innovation is also at the heart of our design and manufacturing process. With JELD-WEN, you can expect products that are more than just beautiful on the outside. The inner workings of our windows and doors are engineered to function for years to come.









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AuraLast®

REAL WOOD, REAL PROTECTION

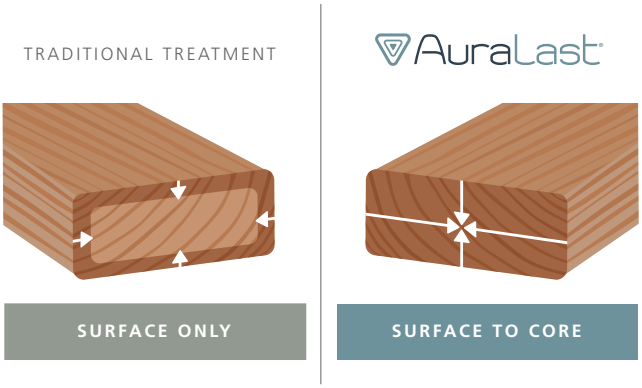
AuraLast® pine is a patented wood product that provides protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN.

LIMITED LIFETIME WARRANTY

AURALAST® PINE

See page 45 for warranty information.





Traditional treatments cover just the surface. AuraLast penetrates to the core using a proprietary vacuum-pressure process.

EASY ON THE ENVIRONMENT

Water-based process releases up to 96 percent fewer volatile organic compounds (VOCs) during the manufacturing process than traditional solvent-based methods.

WET WEATHER PROTECTION

Whatever the climate, AuraLast® pine protects against water damage and rot like no other. Whether it's humidity, storms or dampness, AuraLast® pine stands up to the rigors of wet weather.

TERMITE PROTECTION

Termites can be devastating to windows and doors, but not to those built with AuraLast® pine. It safely and effectively repels termites, preserving the beauty of your investment.

DETAILS THAT MAKE ALL THE DIFFERENCE

The result of more than a decade of research and development, JELD-WEN® Siteline® windows and patio doors are designed to be more than beautiful. They are made to be reliable and efficient and are backed by a warranty that gives you peace of mind.





INNOVATION

Double-hung styles are designed with concealed jamb liners for a unique and uniform appearance. Casements feature recessed sash for heightened detail and energy efficiency.

PROTECTION

Built with superior AuraLast® pine protection against wood rot, water damage, and termites. See page 4 for more information.

VERSATILITY

Available with a wood or aluminum clad exterior, with extensive finish and hardware choices. Impact options available for most styles.

AUTHENTICITY

Able to meet most historical building requirements (please check your local regulations).

CONFIDENCE

Backed by a 20-Year Limited Warranty on each window or patio door, plus a Limited Lifetime Warranty on AuraLast® pine. See page 45 for more information.



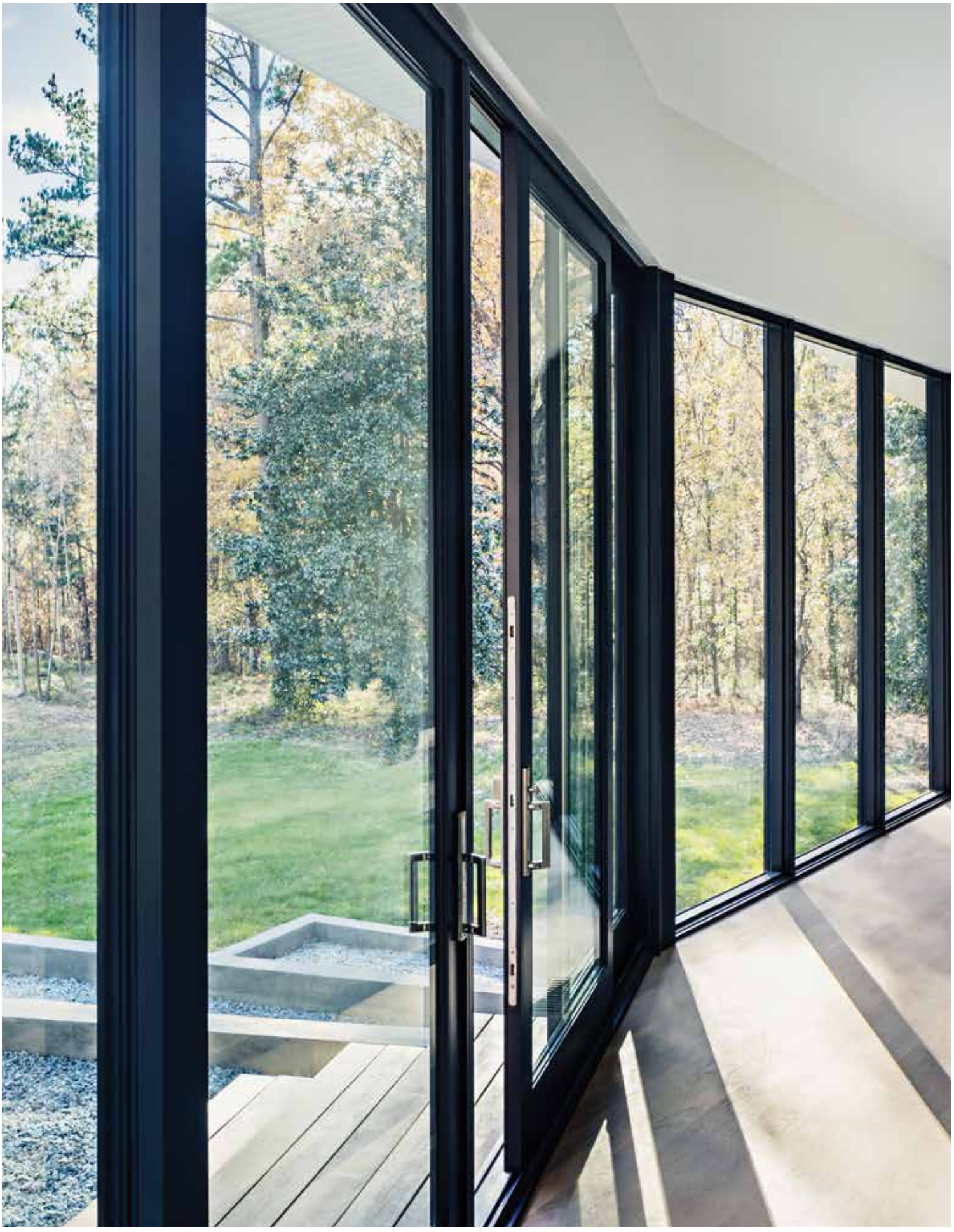






VERSATILE DESIGN POSSIBILITIES

Siteline® windows and patio doors are designed and crafted to feel at home in any residential architectural style. See for yourself over the next few pages. Which style is closest to your vision for your home?









CONTEMPORARY

The simplicity, minimalism, and natural elements of contemporary architecture are elegantly embodied in Siteline's clean, uniform look and feel.









TRANSITIONAL

Confidently blend and celebrate the best of traditional and modern elements with Siteline's beautifully adaptable designs.



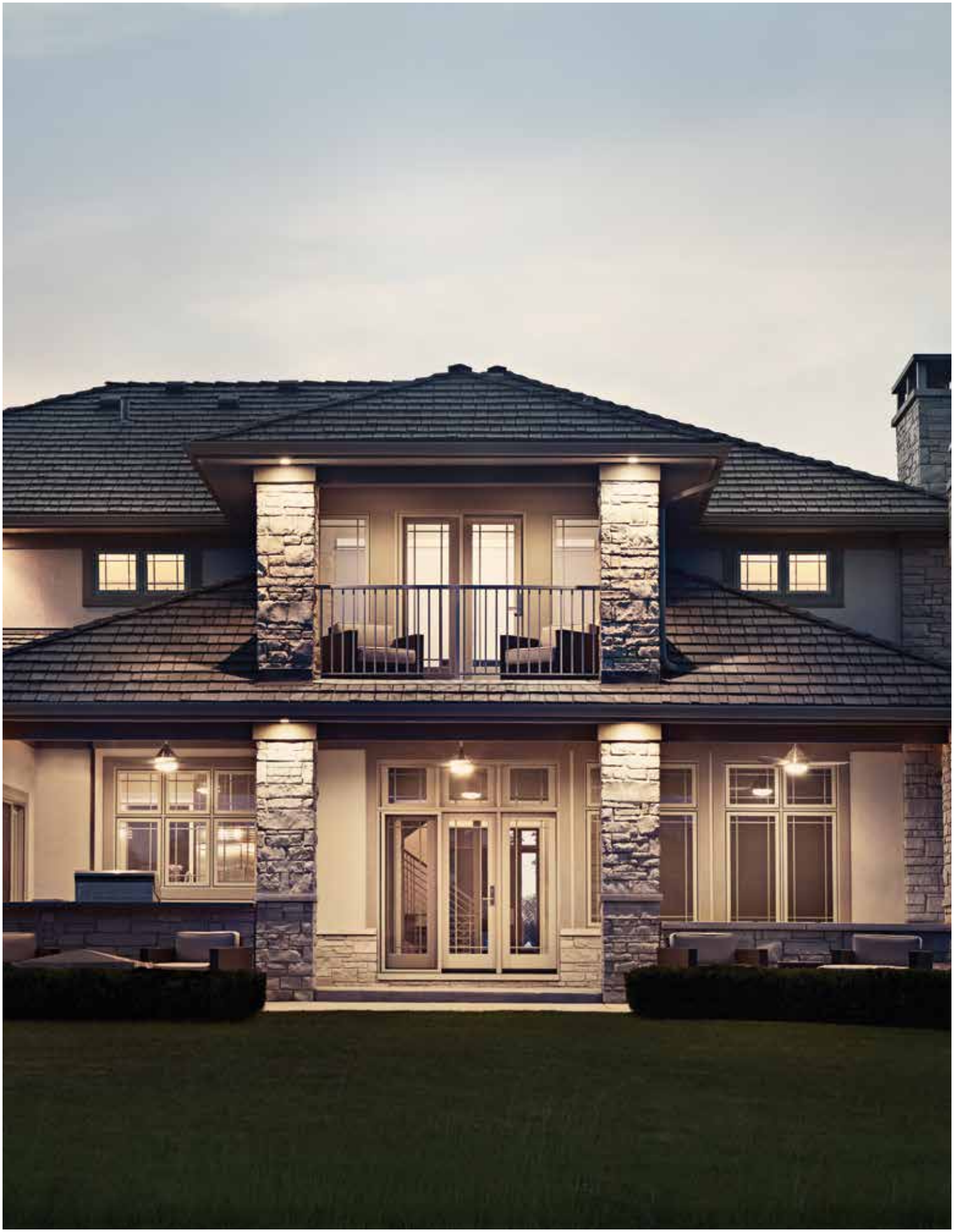






FARMHOUSE

Siteline's warm, natural beauty complements the comfort, ruggedness, and soul of timeless farmhouse design.









MODERN CRAFTSMAN

Experience the classic charm and fresh vitality of Modern Craftsman design with Siteline's graceful authenticity.

CHOOSING YOUR WINDOWS

Consider placement and appearance, available space, and your preferences for views and ventilation. Whatever you're looking for, Siteline® has a solution.













CASEMENT AND AWNING WINDOWS

Maximize ventilation and add a clean, modern accent to any room in the house.

AESTHETIC APPEAL

Both styles feature recessed sash for architectural interest and energy efficiency, plus a choice of traditional or contemporary glazing profiles.

PERFORMANCE

Siteline's design includes heavier hardware and greater thermal performance to help you achieve better efficiency.

PUSH-OUT OPTIONS

We also offer push-out styles that feature swinging screens and stylishly simple push-out handles.

DOUBLE-HUNG WINDOWS

State-of-the-art engineering meets traditional design, with a variety of elegant options and innovative features.





BEAUTY

Concealed jamb liners create a uniform appearance that's unique to Siteline®.



DESIGN CHOICES

Options include simulated divided lites (SDLs), sash configurations, and wood/clad variations (wood frame/clad sash or clad frame/wood sash).

STRENGTH

Built with chambered composite interior sills for added strength and thermal efficiency.

CONVENIENCE

Simply slide in the tabs and tilt in both sash for easy, safe cleaning.



POCKET & SASH PACK WINDOWS

Bring superior quality, versatility, and heightened aesthetics to any residential construction project with Siteline® Double-Hung Pocket, Casement Pocket, and Double-Hung Sash Pack windows. Each style is easy to install and includes quick connectors that conceal the jamb liners for a clean, uniform look.





SMALLER JAMB DEPTH

Siteline® replacement options offer wood or clad-wood windows with a jamb depth of 3 1/4".

AUTHENTICITY

Meets most historical building requirements (please check your local regulations).

EFFICIENCY

Upgrade any window with more energy-efficient, dual-pane sash options.













SPECIALTY SHAPES

FIXED, RADIUS, AND GEOMETRIC

Radius and geometric windows, available as fixed or operating units, add distinction and variety to any room in your house.

CHOOSING YOUR PATIO DOORS

With AuraLast® pine or cladding outside, Siteline® patio doors provide multiple color and style selections with solid craftsmanship and durability built in.























SLIDING PATIO DOORS

Simple, elegant, and built to last, these doors slide along horizontal tracks that don't take up any additional floor space.

CONSISTENCY

Choose wide or narrow stile designs to match your windows and complement your architectural style.

ALSO IN FOLDING

Siteline® folding patio doors are also available.

See page 44 for more information.



LOW-FRICTION GLIDER™

The first product of its kind to deliver the benefits of a wall system at a price comparable to that of a sliding door.

SIZE

Configurations of 1-4 panels, each as large as 7′ wide and 10′ tall, maximize natural light and panoramic views.

EASE

Innovative rollers let active panels shift outward and glide effortlessly, then draw back toward the frame for a superior seal.

PERFORMANCE

Robust design earns performance ratings up to PG50, depending on panel size and configuration.

MULTI-SLIDE

This unique luxury offering creates openings up to 57' wide, filling the home with natural light and blurring the line between indoor and outdoor living space.

OPTIONS

Panels up to 5' wide and 9' tall, with stacking or pocketing configurations; up to six panels in a single direction, or 12 panels parting from the middle.

OPERATION

Acetal wheels deliver smooth, quiet operation, even with extreme panel weights.

APPEARANCE

Narrow 3" stiles and rails provide more glass, more natural light, and better views.





SWINGING PATIO DOORS

Create an impressive, sophisticated entrance with swinging patio doors available in a variety of configurations, including French doors.

CHOICE

Available with one to four panels that swing out or in on side hinges.

PERFORMANCE

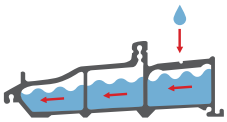
The energy-efficient fiberglass sill allows water to drain away while preventing high winds and rain from coming in.

ACCESS

Inswing and outswing patio doors are available with an optional ADA-compliant sill for wheelchair accessibility.

INSWING PATIO DOOR WITH HYDROLOCK™ TECHNOLOGY

Featuring a redesigned sill with Hydrolock™ technology, these doors deliver robust water management that matches or surpasses industry-leading performance ratings.



HYDROLOCK™ TECHNOLOGY

INNOVATION

Patent-pending fiberglass sill and corner key design continually moves water away from the home.

RATINGS

PG45 rating on 1- and 2-panel systems up to 36" panel width; PG35 rating on 1- and 2-panel systems greater than 36" panel width and 3- and 4-panel systems.





PATIO DOOR HARDWARE

A wide range of hardware and hardware finishes ensures that your Siteline® windows and patio doors will beautifully align with any architectural style.

WHITBY™ CONTEMPORARY 639





White

Polished Chrome*

Polished Brass*

Satin Brass*

Antique Brass*

Satin Nickel*

Oil-Rubbed Bronze**

Chestnut Bronze

Matte Black

Black Chrome*

Finishes will perform at or above PVD-tested finishes.
*Plated finish
**Finish will not change over time

Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



WINDOW HARDWARE

WINDOW HARDWARE OPTIONS

CASEMENT AND AWNING	DOUBLE-HUNG AND HORIZONTAL SLIDING
STANDARD FOLDED NESTING HANDLE 	CONCEALED SASH LOCK 
PUSH-OUT HANDLE 	

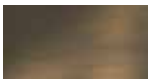

White

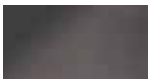

Desert Sand


Satin Nickel


Brushed Chrome


Polished Brass


Antique Brass


Oil-Rubbed Bronze


Chestnut Bronze


Black Powdercoat

Actual colors may vary from samples shown to due printing process and/or differing monitor calibrations.

WINDOW OPENING CONTROL DEVICES (WOCD)

AVAILABLE ON DOUBLE-HUNG AND CASEMENT WINDOWS

Because windows can be necessary for emergency escape and rescue, building codes in your area may require certain windows to open fully. Factory-installed window opening control devices are designed to meet the current ASTM F2090 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than four inches, unless it is deliberately disengaged, allowing the sash to open fully.


Window Open


Window Closed



COLOR

Personalize your wood or aluminum clad windows and patio doors with 27 exterior finishes and 16 interior finishes. Custom colors and PVDF protection are also available.

BRILLIANT WHITE



ROSEMARY

INTERIOR PAINTS

- Brilliant White
- Perfect White
- Pure Ivory
- Desert Sand
- Grey Pearl
- Gunmetal
- Rosemary
- Luxury Bronze
- Blackest Ink

INTERIOR STAINS

- Clear Lacquer
- Warm Toffee
- Fruitwood
- Walnut
- Greystone
- Kodiak
- Black Stain

Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



MOSS

EXTERIOR CLADDING COLORS

Bone White	Brilliant White	Ivory	French Vanilla	Heirloom White	Mocha Cream	Desert Sand
Silver	Smoke	Stone	Flagstone	Cocoa	Surf	



Sea Foam
Hunter Green
Moss
Hartford Green
Cranberry
Mesa Red
Stormy
Admiral
Navy
Steele Gray
Dark Chocolate
Chestnut Bronze
Luxury Bronze
Black

Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.

EXTERIOR CLAD TRIM

Select one of our exterior clad trim options to create the architectural look you want for your windows: historical, transitional, or contemporary.



Adams



3 1/2" Flat



Brickmould

OTHER OPTIONAL TRIM



2" Exterior Jamb Extension



Standard



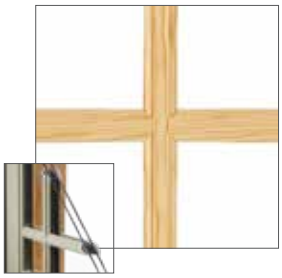
1" Sill Nosing



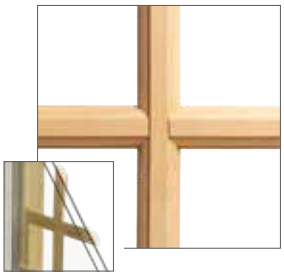
2" Sill Nosing

DIVIDED LITES

Add architectural interest to your JELD-WEN® Siteline® wood and clad-wood windows with one of our decorative grille options. These options include traditional or contemporary Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).



Simulated Divided Lites (SDL)



Full-Surround (FS) Wood Grilles



Grilles Between the Glass (GBG)



Contemporary Simulated Divided Lites (SDL)

GLASS

LOW-E INSULATING GLASS

Our standard high-performance Low-E insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. Low-E glass provides greater protection against solar heat gain, reduces condensation, and helps limit fading of interior furnishings. Additional Low-E glass options are available for improved thermal performance

DIRT-RESISTANT GLASS

Standard for all Siteline® products, this innovative product harnesses the sun's UV rays to loosen dirt from the glass, so that rainwater can easily rinse away any grime. No manual activation is required.

PROTECTIVE FILM

Standard for all Siteline® products, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. Easy to remove, it saves clean-up time after installation.

TEMPERED GLASS

Treated with heat in order to withstand greater force or pressure on its surface, tempered glass will not break into sharp pieces. It is used most frequently on patio doors or windows installed near floor level.

ENERGY STAR® OPTIONS

Many JELD-WEN® windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner since 1998. Please see your local dealer for options in your area.

SPACERS

STANDARD

For even more versatility, spacer bar color options enhance the appearance of your windows.



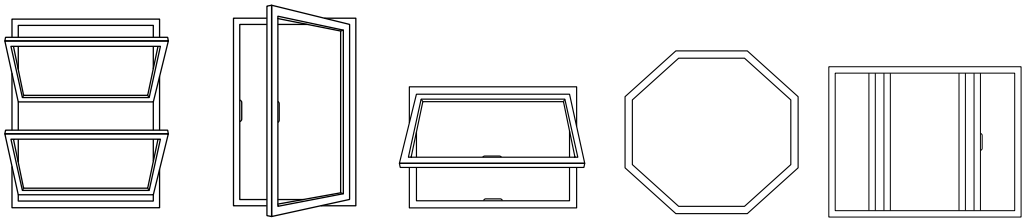
STAINLESS STEEL | BLACK | GRAY

BLINDS BETWEEN GLASS

Select Siteline® windows and patio doors are available with Blink® Blinds + Glass. This exceptional blinds-between-the-glass offering delivers a clean, modern design with a choice of six colors, plus performance glass options. Blink blinds never need dusting, and there are no exposed cords.

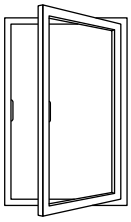
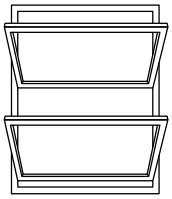
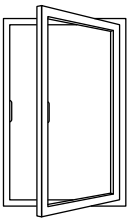
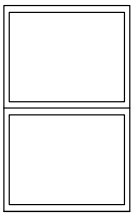
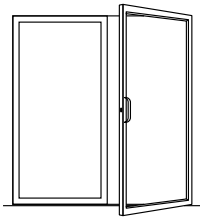


PRODUCT DETAIL MATRIX



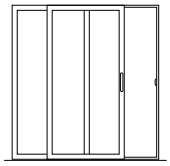
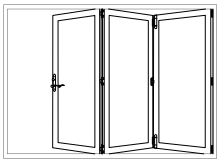
	Double-Hung	Casement	Awning	Geometric	Sliding
Hardware	Sash lock with integrated tilt latches	Nesting handle	Nesting handle	N/A	Sash lock
Hardware Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes
Glass Options	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices
Sizes: Min **Max**	21 3/8" x 32" 45 3/8" x 92"	18" x 18" 36" x 84"	18" x 18" 60" x 48"	18" x 18" 108" x 78"	29" x 23" 72" x 60"
Grilles	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty - 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs
Performance Rating	45 3/8" x 80" - PG 50, WZ3 - PG +50/-65	36" x 72" - PG 50, WZ3 - PG +50/-65	48" x 48" - PG 50, WZ3 - PG +50/-65	84" x 84" - PG 50, WZ3 - PG +50/-65	72" x 60" - PG30
Configurations	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Multiples	Special Mulls, Multiples	N/A
Spacer Color	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver
Blink® Blinds	N/A	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A

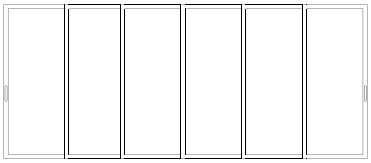
Other options available, including impact-rated options (depending on operating type) and screens.
For more information, please see your JELD-WEN representative or visit jeld-wen.com.

	Push-out Casement	Double-Hung Pocket	Casement Pocket	Sash Pack	Swinging Patio Doors
Hardware	Push-out handle	Sash lock with integrated tilt latches	Nesting handle	Sash lock with integrated tilt latches	Harleston™, Whitby™, Belmar™
Hardware Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes	10 Finishes
Glass Options	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices
Sizes: Min **Max**	18" x 18" 36" x 72"	21 3/8" x 31 7/32" 45 3/8" x 92"	18" x 18" 36" x 72"	20" x 30" 40" x 90"	23 5/8" x 79 1/2" 43" x 98 1/2" (Panel Size)
Grilles	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs
Performance Rating	36" x 72" - PG50	45" x 78" - PG50	36" x 72" - PG35	N/A	Inswing: PG35, PG50 Limited Water Outswing: PG50 WZ3 available
Configurations	Special Mulls, Transoms, Bays & Bows, Multiples	N/A	N/A	N/A	X, OX, XO, OXXO Sidelites & Transoms available
Spacer Color	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver
Blink® Blinds	N/A	N/A	N/A	N/A	N/A

PRODUCT DETAIL MATRIX



	Sliding Patio Doors	Folding Patio Doors	Low-Friction Glider™	Multi-Slide
Hardware	Harleston™, Whitby™, Belmar™, Averdene™	Standard	Flush Mount	Recessed
Hardware Finishes	10 Finishes	10 Finishes	3 Finishes	3 Finishes
Glass Options	50+ Choices	50+ Choices	4 Choices	Low-E
Sizes: Min **Max**	30" x 79" 48" x 96" (Panel Size)	62 1/2" x 80 3/8" 148" x 96" (Panel Size)	39" X 79 1/2" (1-Panel Size) 291 1/8" X 122 1/2" (4-Panel Size)	62 1/2" x 80 3/8" 148" x 96"(Panel Size) Openings up to 57'
Grilles	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	Bead: 7/8" Putty: 7/8" Contemporary: 7/8"	Bead: 7/8" Putty: 5/8", 7/8"
Performance Rating	2-Panel Wide Stile - PG65 4-Panel Wide Stile - PG25 2-Panel Narrow Stiles - PG40 4-Panel Narrow Stiles - PG25	PG35 (Pending Configurations)	PG35 & PG50 (Pending Configuration & Sizing)	PG35 & PG50 (Pending Configuration & Sizing)
Configurations	OX, XO, OXXO Transoms Available	2-, 3-, or 4-Panel	Fixed, OX, XO, OOX, XOO, OXO, OXXO	6 panels in one direction or 12 panels in bi-parting direction w/ pocketing options
Spacer Color	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black, Gray, Silver	Black, Gray, Silver
Blink® Blinds	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A	N/A	N/A

JELD-WEN® WINDOW & PATIO DOOR LIMITED WARRANTY

OUR WARRANTY TO YOU...

JELD-WEN® Products[1] are designed to create lasting value for your home. This warranty is effective for all JELD-WEN window and patio door Products (except United Collection products) manufactured on or after **June 1, 2019** for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions, and previous warranties, refer to **www.jeld-wen.com** or **www.jeld-wen.ca**.

What This Warranty COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor[2] (where deemed necessary by us) to repair or replace any component is provided as specified below.

	Wood & Metal Clad Wood	Composite	Vinyl and Metal Clad Vinyl	Aluminum
Basic Product Coverage Owner-Occupied Single-Family Residence	20 years	10 years; glass is covered for 20 years	as long as you own and occupy your residence	10 years
Basic Product Coverage Commercial (Other than Owner-Occupied Single-Family Residence)	20 years	10 years	10 years	2 years
Skilled Labor[2] Coverage	2 years	2 years	2 years	1 year
Transferability - the maximum length of any coverage when you sell your residence or it becomes occupied by other than the original owner	10 years	10 years	10 years	Non-transferable

Special Coverages (Applies to both Owner-Occupied and Commercial)

The following Special Coverages apply to special product features and options; not all options are available on all products or in all regions.

Glass Options	Coverage	Notes
Triple-Glazed Glass Units	20 years	Includes the glass panes and the insulating seal.
ImpactGard® Glass Units	10 years	
Special Glazings	5 years	Includes laminated glass units other than ImpactGard, and glass options not listed in our product literature, e.g., leaded or decorative glass.
Blinds/Shades Between the Glass	10 years	Includes the seal, external control mechanism, and operation of the shade/blind.
Stress Cracks	1 year	Applies to sealed glass units installed in windows and patio doors. Laminated glass and special glazings are excluded. Coverage includes replacement glass and skilled labor[2] necessary to replace the glass. Stress cracks occur when the glass develops a crack without sign of impact.
Accidental Glass Breakage	Same as the Basic Product Coverage above (Owner-Occupied or Commercial)	Applies to Products ordered with tdouble strength or thicker glass. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.
Finish Options	**Coverage**	**Notes**
Clad Finish on Metal Clad Exteriors	AAMA 2605: 30 years AAMA 2603/2604: 10 years Anodized: 5 years	Coverage is for peeling, checking, cracking, or exhibiting excessive chalk, fade or color change[3]. Clad products installed within one mile of a salt-water source (for example, an ocean or salt lake) or other corrosive environment require additional and specific maintenance requirements. Refer to our full care and maintenance instructions.
Factory Interior Finish on Wood Products	1 year	Coverage is for peeling, checking, or cracking. Should the factory interior finish be proven defective within this time period, we will at our option, replace or refinish the component or product, or offer a refinish credit up to $50 per opening for windows or $100 per opening for patio doors. This coverage applies to factory-applied finish coat options only; standard factory-applied primer is not a finish coat.
Colored and Laminated Surfaces on Vinyl and Composite Products	10 years	Coverage is for peeling, blistering, or flaking, and excessive color change[3]. This coverage does not extend to discoloration, polish, surface damage, or alteration caused by the use of natural or chemical solvents or an environmental factor causing such damage.

Continued on next page

Other Special Coverages	Coverage	Notes
AuraLast® Protection for Wood Products	Owner-Occupied Single-Family Residence: as long as you own and occupy your residence	Coverage is for wood decay and/or termite damage in pine wood components. Warranty coverage outside Canada, the contiguous 48 states and Alaska is contingent upon approval from the JELD-WEN Customer Care Department. Please contact us.
	Commercial: 20 years	
Custom Fiberglass Door Slabs	As long as you own and occupy your residence	
Factory Prefinish on Custom Fiberglass Doors	10 years	Should the factory prefinish be proven defective, we will at our option refinish the door or pay up to $350.00 per opening to the current owner.
Electric Operators	1 year	Coverage includes replacement parts and skilled labor necessary to replace the operator for one year.
Retractable Roll Screens	5 years	

How To Get Assistance

If you have a problem with your JELD-WEN Product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

	In the United States:	In Eastern Canada:	In Western Canada:	In Ontario Canada
Mail:	JELD-WEN Customer Care Attn: Warranty Claims P.O. Box 1329 Klamath Falls, OR 97601	JELD-WEN Service Dept 90, rue Industrielle Saint-Apollinaire, Quebec Canada GOS 2EO	JELD-WEN Service Dept 550 Munroe Avenue Winnipeg, Manitoba Canada R2K 4H3	JELD-WEN Service Dept 90 Stone Ridge Road Vaughan, Ontario Canada L4H 3G9
Phone:	888-JWHelpU 888-594-3578	800-463-1930	888-945-5627 204-668-8230	800-440-2714 905-265-5700
Fax:	800-436-5954	888-998-1599	204-663-1072	905-265-5704
E-mail:	jeldwenwarranty@jeld-wen.com		wpgservice@jeld-wen.com	
Web:	www.jeld-wen.com/contact-us	www.jeld-wen.ca/contact-us		

We can respond quickly and efficiently if you provide the following: a) product identification (from the original order/invoice, spacer code, permanent label, or the window identification number found on corner of glass), b) how to contact you, c) the address where the product can be inspected, and d) a description of the apparent problem and the product (photographs are helpful).

What We Will Do

Upon receiving your notification, we will send out an acknowledgement within three business days to the contact, which you have provided. We will investigate your claim and will begin to take appropriate action within 30 days after receipt of notification. If your warranty claim is denied, we may charge an inspection fee for an onsite inspection that is required or requested by you.

If your claim is approved, and we choose to repair or replace the product or a component of the product, the replacement product/component will be provided in the same specification as the original product or its nearest equivalent current product. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer.

If the claimed nonconformity is warp of a door slab, we may defer repairing or replacing the door slab for a period up to twelve (12) months from the date of claim. It is not uncommon for a temporary warp condition to occur as the door slab adjusts to local humidity and temperature conditions. This deferral will not be counted against the warranty period.

What This Warranty Does NOT Cover

JELD-WEN is not liable for damage, product failure or poor product performance due to:

- Normal wear and tear, including normal wear and tear of weatherstrip; natural weathering of surfaces. Variance in color or texture of natural wood parts, and natural tarnishing of copper cladding are not considered defects.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Exposure to chemicals (e.g. brick wash) or a harsh environment (e.g. salt spray or airborne pollutants) unless otherwise stated above.
- Misuse, abuse or failure to properly finish and provide maintenance.
- Alteration or modification to the Product (e.g. customer applied tints or films, paint finishes, security systems).
- Any cause beyond the reasonable control of JELD-WEN (e.g. fire, flood, earthquake, other acts of nature, and acts of third parties outside of our control).
- Failure to provide an adequate overhang for fiberglass doors; damage caused by extreme temperature buildup where storm doors are present. For general guidelines, see our "Appropriate Protection for Exterior Doors" in our product literature or at www.jeld-wen.com/resources; for specific information pertaining to your structure, consult your contractor or other building professional.

Continued on next page

- Improper installation not in conformance with JELD-WEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.
- Extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present).
- Hardware or inserts that are not provided by us, such as locksets, door handles, strikes, etc.
- Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure. Contact a heating/air conditioning specialist for help).
- Wood decay in wood components other than of pine species and any components (including pine) that come in direct contact with soil. Note: superficial mold/mildew does not indicate wood decay.

JELD-WEN is also not liable for:

- Glass breakage (except as covered above).
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity.
- Slight expansion or contraction due to varying environmental conditions; slab movement (shrinkage or swelling) of 1/4" or less due to temperature and humidity, consult the Homeowner's Manual on how to work with this natural movement.
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.
- Hairline cracks in factory-applied finishes; surface cracks that do not compromise the underlying material are not a defect.
- Damage or distortion to other property, including but not limited to, vinyl siding, building components or landscaping caused in whole or in part by reflection of light or heat from JELD-WEN windows or doors.
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Repairs on product not accessible by road; travel costs related to repairs on product located more than 125 miles/200 kilometers from an authorized dealer; providing, assembling, or dismantling scaffolding, lifts, or other specialized equipment.
- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states/provinces do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

Important Legal Information -- Please read this carefully. It affects your rights.
This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the Product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

Any dispute, controversy or claim arising out of or relating to this warranty, any alleged breach thereof, or the use or sale of the products to which this warranty applies shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Any ensuing arbitration will be venued in Charlotte, North Carolina. Original purchaser agrees that they may assert claims against JELD-WEN in their individual capacity only, and not as a plaintiff or class member in any purported class action proceeding. This warranty shall be interpreted in accordance with the laws of North Carolina (excluding North Carolina's conflict of laws principles). If any provision of this warranty is deemed illegal or unenforceable in a judicial proceeding, that provision shall be severed and excluded, and the remainder of this warranty shall continue in force. Rejection of these dispute resolution provisions must be sent to JELD-WEN at the address provided herein within thirty (30) days of original purchaser's receipt of the Products to which this warranty applies.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

[1] "JELD-WEN Products" shall refer to window and patio door products (except United Collection products) manufactured in the United States and/or Canada and marketed under the JELD-WEN brand name for use in the United States and/or Canada. See our separate United Collection warranty, or our Export Warranty for applicable coverage on products used outside the United States and Canada.

[2] "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related issues.

[3] "Chalking" of the exterior finish is not a defect unless it exceeds a numerical rating of eight (8) when measured in accordance with the standard procedures specified in ASTM D4214. Fading or changing in color of the exterior finish is not a defect unless it exceeds five (5) E units, calculated in accordance with ASTM D2244, paragraph 6.2. Color change shall be measured on an exposed area of finish that has been cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed area of finish. Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.

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JELD-WEN

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11-96987 05/24

City of Beacon Planning Board Agenda
02/10/2026

Title:

Certificate of Appropriateness: 498 Main Street - Sign

ATTACHMENTS

498 Main Witch Please PB 2.10.26 ARB sign app redacted2.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 1/15/2026

Project Address: 498 Main St. Beacon, NY 12508

Project Architect/Engineer: Timely Signs

Owner/Builder: 494-498 Main St LLC / Sabrina Bluestone

Contact Phone No.: [redacted] Email: [redacted]

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials: Matthew's Paint System "Black Magic MP59647" in a satin finish.

Siding: _____

Roofing: _____

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: _____

Received:
JAN 27 2026
City of Beacon
Building/Planning/Zoning MP

sabrina bluestone

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

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

Plan Denied _____ (Date)

Plan Approved _____ (Date)

Subject to the following:

_____

_____

FEE: $100.00 PAID 1/19/26, CHK 2725

Received:

JAN 12 2026

City of Beacon
Building/Planning/Zoning

BUILDING DEPARTMENT

City of Beacon

Approved: _____ 20___

Disapproved: _____ 20___

_____

Building Inspector

Application for Sign Permit

Date: 12/19/2025

Address of Sign: 498 Main St. Beacon, NY 12508

Property Owner

Name: 494-498 Main St LLC / Sabrina Bluestone **Phone:** [redacted]

Address: 1065 Main Street Suite A Fishkill, NY 12524

Business Owner

Name of Business Owner: Rowan Wagner **Phone:** [redacted]

Name of Business: Witch Please

Sign Company

Name: Timely Signs **Phone:** [redacted]

Address: 154 Clinton Ave. Kingston, NY 12401

Type of Sign:

_____ **Ground ($35)** __X__ **Wall ($25)** _____ **Temporary Sign ($10)**

Sign Content: Witch Please

Height of Sign (If Applicable): 12" **Sign Dimensions:** 127" L x 12" H

Type of Materials to be Used: Exterior Grade PVC

Means of Anchoring: Stud Mounted

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Sign Permit pursuant to the City of Beacon Code of Ordinances. The applicant agrees to comply with all applicable laws, ordinances, and regulations.

(Signature of Property Owner)

City of Beacon
Building Department

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: 494 - 498 Main St LLC
(Applicant)

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

RUPA JOBANPUTRA DIMPLE JOBANPUTRA AAKASH JOBANPUTRA
NITN JOBANPUTRA VINIT JOBANPUTRA

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

2 TORONDA, Beacon NY
257 - 267 Main St, Beacon NY

Applicant Address: 345 E 46 St Apt 33A NY NY 10017
Project Address: 498 Main St, Beacon NY 12508
Project Tax Grid #:
Type of Application:

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

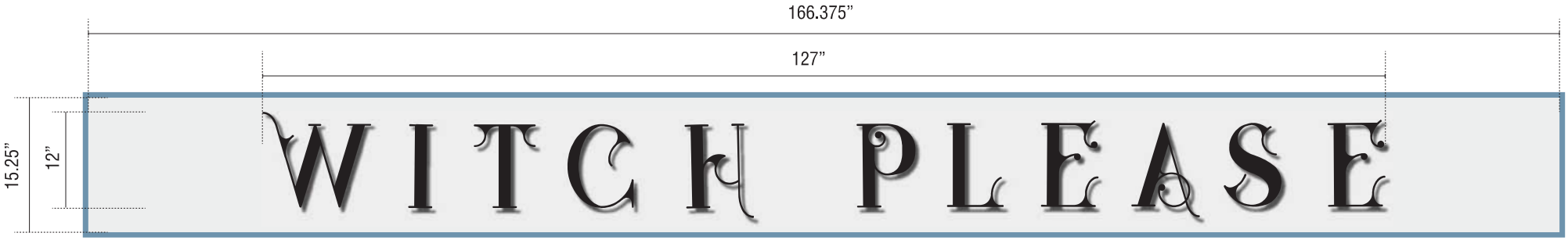
I, Dimple Jobanputra, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true. (Check statements that are true)

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 in the City of Beacon.
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon.
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current. ✓

Signature of Owner

494-498 Main St LLC
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)			



Option 1

One Single Sided - PIN Mount Letter Set
(1)- 127”w x 12”h - 1/2” Exterior Grade PVC, CNC Rounted; Stud Mounted Letter set (Black).
Available Space: 166.375”w x 15.25”h. Mounted to building facade as shown

Matthew's Paint System "Black Magic
MP59647" in a satin finish.

10.58 sq.ft.

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* Please note that the colors represented on this proof are not exact representations of the finished product. All computer screens, cell phone screens and printers display colors in different manners. If exact colors are necessary for this project, the client may request a physical color sample for an additional fee.

Witch Please Stud Mounted Building Letters



INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION

Timely Signs

Project Manager: Tyson McCasland 845-331-8710 x1011

Drawn By: Sandra Kelly-Marrryshow 845-331-8710 x1014

Underwriters Laboratories Inc. Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: Interpretive Sign/Post

File Title: VC-NativeMeadow-Interpretive-fs

Date: December 2, 2025

Client Approval: _____

Date: _____

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y Signs of Kingston, Inc. 154 Clinton Avenue | Kingston NY 12401 | p 845.331.8710 | f 845.331.8712 | timelysigns.com

* Please note that the colors represented on this proof are not exact representations of the finished product. All computer screens, cell phone screens and printers display colors in different manners. If exact colors are necessary for this project, the client may request a physical color sample for an additional fee.

Timely Signs

Letter of Authorization

This letter serves as authorization for Timely Signs of Kingston, Inc. or its agents to obtain any permits or variances or planning procedures required to erect signage on the following property:

Applicant Information THIS IS THE TENANT or BUSINESS APPLYING FOR THE PERMIT

BUSINESS NAME	LES LOUPS CANDLE CO, DBA WITCH PLEASE NEW YORK
CONTACT NAME	ROWAN WAGNER
STREET ADDRESS	498 MAIN ST.
CITY / STATE / ZIP	BEACON, NY 12508
PHONE NUMBER	[redacted]
EMAIL	[redacted]

Property Information THIS IS THE PHYSICAL LOCATION OF WHERE THE SIGN(S) WILL BE LOCATED

FULL STREET ADDRESS	494-498 Main Street Beacon NY	
SECTION	BLOCK	LOT

Property Owner Information THIS IS THE PROPERTY OWNER INFORMATION

BUSINESS NAME	494-498 Main St LLC
CONTACT NAME	Sabrina Bluestone
STREET ADDRESS	[redacted]
CITY / STATE / ZIP	[redacted]
PHONE NUMBER	[redacted]
EMAIL	[redacted]
COMMENTS	

sabrina bluestone — Authorized Signature

Sabrina Bluestone, Property Mrgr — Name

12/18/2025 — Date

154 CLINTON AVENUE | KINGSTON NY 12401 | 845-331-8710 | FAX 845-331-8712 | TIMELYSIGNS.COM

City of Beacon Planning Board Agenda
02/10/2026

Title:

Certificate of Appropriateness: 48 Beacon Street - Facade

ATTACHMENTS

48 Beacon PB 2.10.26 ARB app redacted2.pdf

48 Beacon PB 2.10.26 ARB plans redacted.pdf

BEACON

664

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: NOV 1 2025

Project Address: 48 BEACON street

Received:

Project Architect/Engineer: CADMAN DESIGN

NOV 05 2025 JH

City of Beacon
Building/Planning/Zoning

Owner/Builder: LETICIA TLATELPA

Contact Phone No. [redacted] Email:

Approval Requested: ✓ Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: Dutch Lap VINYL siding white

Roofing: 30 yr Shingles- Timberline NATURAL SHAKEwood

Windows: Color: white Type: ANDERSEN one over one

Trim: VINYL white

Garage Door: none

Stone/Brick: none

Leticia Tlatelpa

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

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

Plan Denied _____ (Date)

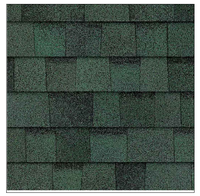
Plan Approved _____ (Date)

Subject to the following:

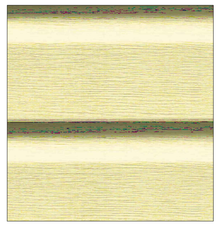
_____

_____

FEE: $100.00



TIMBERLINE NATURAL SHADOW
HUNTER GREEN ALGAE
RESISTANT ARCHITECTURAL
SHINGLES



PROGRESSION DOUBLE 5"x24"
VINLY SIDING, SUNRISE YELLOW



GEORGIA-PACIFIC WHITE OUTER
CORNERPOST VINLY SIDING
TRIM 3"x120"



GEORGIA-PACIFIC WHITE
12"x143.75" SMOOTH VINLY
VENDED SOFFIT

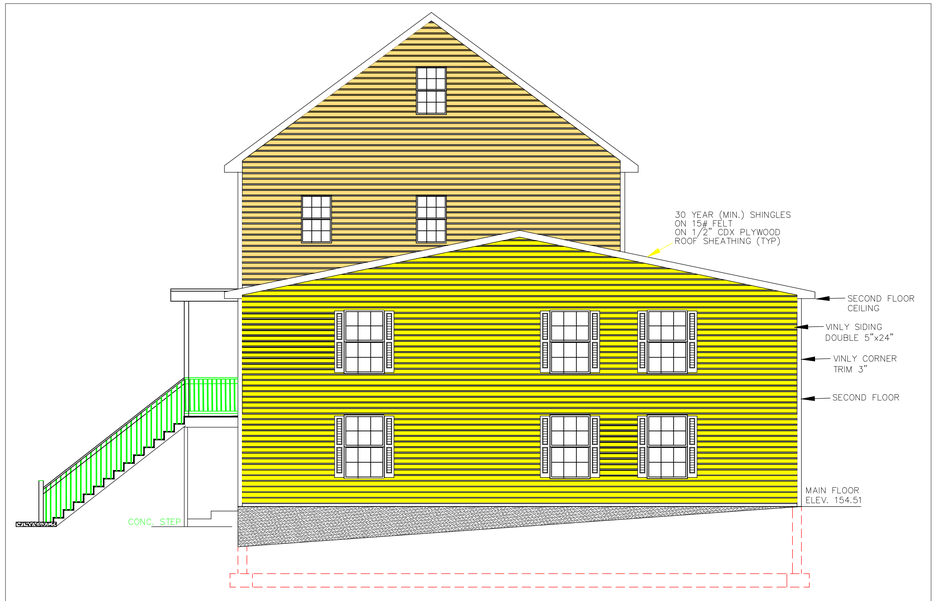


ANDERSON 200 SERIES
DOUBLE-HUNG TILT-WASH
WINDOW, PINE, EXTERIOR
OUTER FRAME IS TREATED WITH
WATER-REPELLENT
PRESERVATIVE AND COVERED
WITH A RIDID VINLY COVER
COLOR WHITE

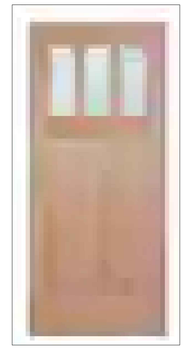


EXISTING FRONT ELEVATION
SCALE: 3/16"=1'-0"

NEW FRONT WEST ELEVATION
SCALE: 3/16"=1'-0"



RIGHT SIDE SOUTH ELEVATION
SCALE: 3/16"=1'-0"



JELD-WEN WOOD DOOR WITH 3
LITE CLEAN GLASS, 42"x80"
SOLID MAHOGANY CORE FRAME
PREHUNG DOOR

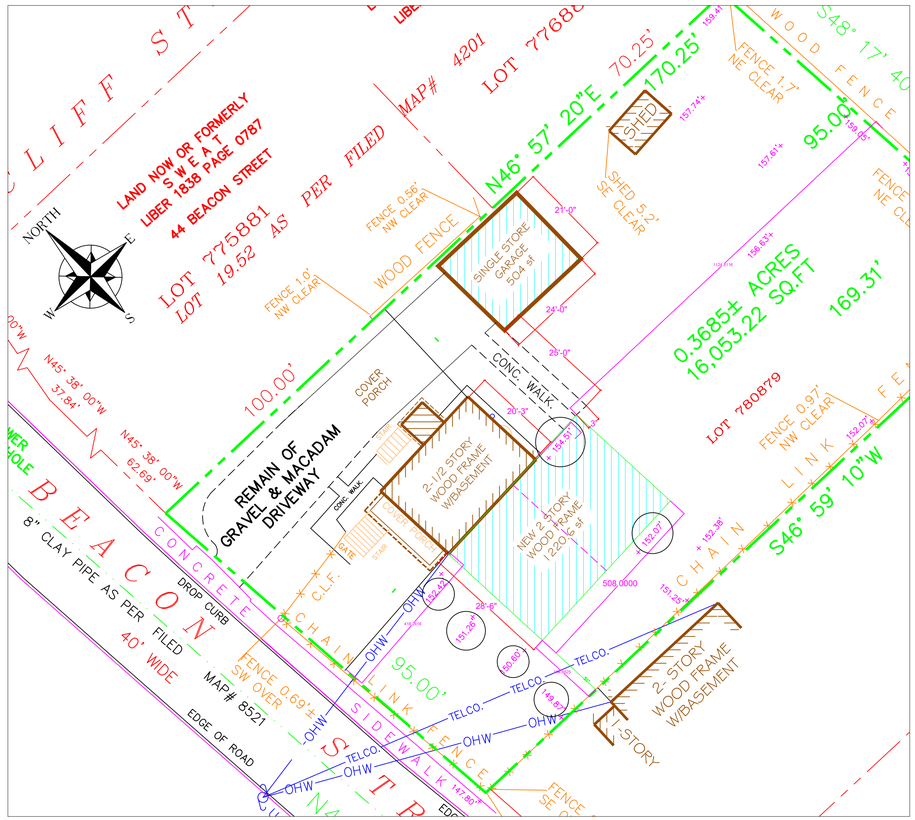


JELD-WEN STEEL DOOR WITH
GLASS, 66"x80", FULL LITE
BLAKELY PRIMED STEEL
PREHUNG DOOR COLOR BROWN



REAR EAST ELEVATION

EXISTING BUILDING



JOB TITLE	ADA ADDITION BEACON STREET
OWNER	LETICIA TLATELPA 48 BEACON STREET BEACON, N.Y. 125
PHONE NO.	
DESIGNER	CADD-MANS Design Service ARCHITECTURAL & MECHANICAL DESIGN 19 DEAN HILL ROAD NEW WINDSOR, N.Y. 12553 845-541-7457
ENGINEER	Louis S. DuBois, P.E. 8 COOK LANE NEW PALTZ , N.Y. 12561
TITLE:	48 BEACON STREET RENDERING & MATERIAL LIST

DATE:	SCALE:	REV.	REVISION DATE
12/10/25	AS NOTED		
ENGINEER:	DRAWN BY:	-	-
LSD	FCJ		
CMD25048	SHEET 1 OF 1		A-1

City of Beacon Planning Board Agenda
02/10/2026

Title:

City Council request to review proposed Local Law concerning referrals of certain land use matters to the City of Beacon Planning Board and Dutchess County Planning Board.

ATTACHMENTS

PB 2.10.26 Res Ref LL Concerning Ref of Certain Land Use Matters (4898-2213-3643.1).pdf

PB 2.10.26 Memo to CC re LL Ref of Certain Land Use Matters (4918-1639-2331.1).pdf

PB 2.10.26 Draft Local Law re Referrals of Certain Land Use Matters (4916-1159-2331.1).pdf

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 23 OF 2026

RESOLUTION REFERRING A PROPOSED LOCAL LAW CONCERNING REFERRALS OF CERTAIN LAND USE MATTERS TO THE CITY OF BEACON PLANNING BOARD FOR A REPORT AND RECOMMENDATION

WHEREAS, the City of Beacon is considering a local law to amend Chapter 195, Subdivision, and Chapter 223, Zoning, of the City Code concerning referrals of certain land use matters to the City of Beacon Planning Board and Dutchess County Department of Planning & Development; and

WHEREAS, the proposed Local Law is classified as a Type II action pursuant to the State Environmental Quality Review Act ("SEQRA") under 6 NYCRR §§ 617.5 (26) and (33) because the changes are administrative in nature, a local legislative decision, and do not impact the environment; and

WHEREAS, the City Council wishes for the City of Beacon to provide a report and recommendation on the proposed Local Law.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers the proposed Local Law amending City Code Chapters 195 and 223 concerning referrals of certain land use matters to the City of Beacon Planning Board for a report and recommendation to the City Council; and

BE IT FURTHER RESOLVED THAT the City Council hereby schedules a public hearing for the proposed Local Law concerning referrals of certain land use matters for February 17, 2026, at or about 7:00 p.m., at City Hall, 1 Municipal Plaza, Beacon, NY 12508, at which time all those in attendance wishing to be heard on the proposed Local Law shall be given an opportunity to do so.

Resolution No. 23 of 2026			**Date: February 2, 2026**				
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
	x	**Paloma Wake**	**x**				
x		**Amber Grant**	**x**				
		Lastar Gorton	**x**				
		Zack Smith	**x**				
		Sergei Krasikov	**x**				
		Carolyn Bennett Glauda	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

KEANE & BEANE P.C.
ATTORNEYS AT LAW

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Phone 631.776.5910

■ **Mid-Hudson**
200 Westage Business Center
Suite 120
Fishkill, NY 12524
Phone 845.896.0120

■ **New York City**
60 East 42nd Street
Suite 810
New York, NY 10165
Phone 646.794.5747

MEMORANDUM

TO: **Lee Kyriacou, Mayor**
Members of the Beacon City Council

FROM: **Keane & Beane, P.C.**

RE: **Proposed Local Law Concerning Referrals of Certain Land Use Matters to the City and County Planning Boards**

DATE: **January 28, 2026**

The proposed Local Law amends the Beacon City Code (the "City Code") regulations concerning the referral of certain planning and zoning actions to the Dutchess County Department of Planning & Development (the "County Planning Board"). The proposed Local Law also revises the timeframe for referrals made to the City of Beacon Planning Board ("City Planning Board") pursuant to the City Code's subdivision and zoning provisions.

I. Referrals to the County Planning Board.

N.Y. General Municipal Law ("GML") § 239-m requires that certain planning and zoning actions be referred to the County Planning Board for a report and recommendation before the local agency may take final action. Once a referral is received by the County Planning Board, it has thirty (30) days to issue its report and recommendation. If the County Planning Board does not respond within the thirty (30) day period, the local agency may act on the matter.

As such, the proposed Local Law amends City Code § 195-7(C) and § 223-67 to align the County Planning Board referral timeline with GML § 239-m by removing the City Code requirement that enumerated zoning and planning actions be referred "at least 30 days prior" to public hearing on the actions. This is not necessary and can delay conducting a public hearing. NYS law permits a municipality to hold a hearing before an action is referred to or a report is received from the County Planning Board. However, a municipality cannot take final action within the thirty (30) window given to the County Planning Board unless the County Planning Board provides its response earlier.

II. Referrals to the City Planning Board.

City Code §§ 195-7(B) and 223-66 similarly requires that any amendment to City Code Chapter 195, Subdivisions, or Chapter 223, Zoning, respectively, be referred to the City

Planning Board for a report and recommendation. These code sections presently require the referral to occur before the public hearing is convened. The proposed amendments require the referral to occur before the hearing is closed and provide the City Planning Board with sixty (60) days to respond to the referral. The City Council can take final action if the Planning Board provides its response earlier than sixty (60) days from the referral or if there is no City Planning Board response after sixty (60) days has elapsed since referral. The local law also permits the Council to indicate a lesser referral and reporting time, if desired.

Please do not hesitate to contact us with any questions. Thank you.

PROPOSED LOCAL LAW NO. ___ OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTERS 195 AND 223 OF THE BEACON CITY CODE CONCERNING REFERRALS OF CERTAIN LAND USE MATTERS

A LOCAL LAW to amend Chapters 195 and 223 of the Beacon City Code regarding the referral of certain land use matters to the City of Beacon Planning Board and Dutchess County Planning Board.

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

Section 1. Chapter 195 of the Beacon City Code, Article I – General Provisions, Section 195-7 entitled "Changes to this chapter," Subsections B and C are hereby amended as follows:

§ 195-7 **Changes to this chapter.**

A. Procedure. The City Council may, from time to time, on its own motion, on petition or on recommendation of the Planning Board, amend, supplement or repeal the regulations and provisions of this chapter.

B. Referral of proposed change to Planning Board. Every such proposed change to this chapter shall be referred to the Planning Board for report thereon before the public hearing ~~required by law~~is closed. If a report is not received from the Planning Board within sixty (60) days of referral, or a lesser time period set by the City Council, the City Council may elect to close the public hearing and take action on the proposed change. In recommending the adoption of any such proposed change, the Planning Board shall state its reasons for such recommendation, describing any conditions that it believes make the change advisable. In recommending the rejection or revision of any proposed change, the Planning Board shall similarly state its reasons.

C. Referral of proposed change to Dutchess County Department of Planning and Development. ~~At least 30 days prior to the meeting at which the adoption of such change is to be considered, t~~The City Council, in accordance with the provisions of §§ 239-~~l~~ l and 239-m of the General Municipal Law, shall refer said change to the Dutchess County Department of Planning and Development for its advisory opinion.

Section 2. Chapter 223 of the Beacon City Code, Article VII – Miscellaneous Provisions, Section 223-66 entitled "Referral of proposed amendment to Planning Board," is hereby amended as follows:

§ 223-66 **Referral of proposed amendment to Planning Board.**

Every such proposed amendment to change this chapter shall be referred to the Planning Board for report thereon before the public hearing on the proposed amendment ~~required by law~~has closed. If a report is not received from the Planning Board within sixty (60) days of referral, or a lesser time period set by the City Council, the City Council may elect to close the public hearing and take action on the proposed change. In recommending the adoption of any such proposed amendment, the Planning Board shall state its reasons for such recommendation, describing any conditions that it believes make the amendment advisable and specifically setting forth the manner in which, in its opinion, the amendment would be in harmony with the comprehensive plan of land use for the City and be in furtherance of the purposes set forth in Article I of this chapter. In recommending the rejection or revision of any proposed amendment, the Planning Board shall similarly state its reasons. ~~Failure on the part of the Planning Board to report to the City Council its recommendation with respect to any proposed amendment within 30 days after the date of referral shall be deemed to be approval thereof, unless such proceedings have theretofore been terminated.~~

Section 3. Chapter 223 of the Beacon City Code, Article VII – Miscellaneous Provisions, Section 223-67 entitled "Referral of proposals to Dutchess County Planning Department," is hereby amended as follows:

§ 223-67 **Referral of proposals to Dutchess County Planning Department.**

~~At least 30 days prior to the public hearing at which a proposal is to be considered,~~ The approving authority, in accordance with the provisions of Article 12-B, §§ 239-l and 239-m of the General Municipal Laws, as amended, shall refer to the Dutchess County Planning Department a zoning amendment to the Code or map, site plan, special permit, area or use variance, comprehensive plan, or other authorization under the zoning provisions applying to real property within 500 feet of the following:

A. The boundary of any existing or proposed state or county park or recreation area.

B. The right-of-way of any existing or proposed county or state road, thruway, highway, parkway or expressway.

C. The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines.

D. The existing or proposed boundary of any county- or state-owned land on which a public building or institution is located.

E. The boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the Agriculture and Markets Law, except this subsection shall not apply to the granting of area variances.

F. The boundary of any city, village or town.

Section 4. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapters 195 and 223 of the Beacon City Code are otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 5. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 6. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 7. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

DRAFT

City of Beacon Planning Board Agenda
02/10/2026

Title:

City Council request to review an amended Concept Plan Approval application for 248 Tioronda Avenue.

ATTACHMENTS

PB 2.10.26 CC ref Res Referring 248 Tioronda Amended Concept Plan.pdf

PB 2.10.26 CC ref 248 Tioronda-Concept Plan Cvr Ltr 2026.01.28.pdf

PB 2.10.26 CC ref 248 Tioronda-FEAF Report 2026.01.29.pdf

PB 2.10.26 CC ref 248 Tioronda-Traffic Memo 2026.01.28.pdf

PB 2.10.26 CC ref Res Waiving Requirement of Commercial for 248 Tioronda.pdf

PB 2.10.26 CC ref 00_CP1_81750-00_CONCEPT-PLAN.pdf

PB 2.10.26 CC ref Tioronda Architectural Drawings 2026.01.28-248.pdf

Lanc & Tully 248 Tioronda 02-10-26 review.pdf

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 21 OF 2026

REFERRING AN AMENDED CONCEPT PLAN SUBMITTED BY BEACON 248 HOLDINGS LLC. FOR 248 TIORANDA AVENUE TO THE DUTCHESS COUNTY PLANNING BOARD AND THE CITY PLANNING BOARD FOR REPORT AND RECOMMENDATION

WHEREAS, the City Council has received an application from Beacon 248 Holdings LLC (the "Applicant"), for amended Concept Plan approval. The Applicant seeks to amend its previously granted Concept Plan approval in connection with the residential component waiver granted by the City Council on December 15, 2025, pursuant to Resolution No. 117 of 2025 which provided the Applicant need not construct Building 100 as a commercial building provided that 136 residential units are instead constructed, including 27 below market units (BMR) (the "Proposed Action"); and

WHEREAS, the project site is 9.18 acres on property located at 248 Tioranda Avenue, known and designated on the Tax Map of the City of Beacon as Parcel ID #6054-45-012574 (the "Property"); and

WHEREAS, the Property is located in the Fishkill Creek Development ("FCD") Zoning District and in the Local Waterfront Revitalization Area; and

WHEREAS, the Project requires a determination of significance under the New York State Environmental Quality Review Act ("SEQRA"), a Local Water Revitalization Policy ("LWRP") consistency determination, Concept Plan approval from the City Council and Site Plan approval from the Planning Board.

NOW THEREFORE BE IT RESOLVED, that the City Council hereby refers the amended Concept Plan, to the Dutchess County Planning Board and the City Planning Board for a report and recommendation; and

BE IT FURTHER RESOLVED, that the City Council requests the City Planning Board be the Lead Agency to undertake the SEQRA review of the Proposed Action and make a Determination of Environmental Significance and evaluate the application for consistency in accordance with the City's LWRP standards and conditions; and

BE IT FURTHER RESOLVED, that upon receipt of the Planning Board's Determination of Significance and LWRP consistency determination, and report and recommendation from the County and City Planning Board, the City Council will continue its review of the Concept Plan; and

BE IT FURTHER RESOLVED, the City Council hereby schedules a public hearing on the Proposed Action for March 16, 2026, at or about 7:00 p.m., at City Hall, 1 Municipal Plaza, Beacon, NY 12508, at which time all those in attendance wishing to be heard on the Proposed Action shall be given an opportunity to do so.

Resolution No. 21 of 2026		**Date: February 2, 2026**					
□ **Amendments**						□ **2/3 Required**	
□ **On roll call**						□ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
x		**Amber Grant**	**x**				
		Lastar Gorton	**x**				
		Zack Smith	**x**				
	x	**Sergei Krasikov**	**x**				
		Carolyn Bennett Glauda	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

Chai Developers LLC
35 Main Street, Suite 311
Poughkeepsie, NY 12601

January 28, 2026

Hon. Lee Kyriacou
Mayor of the City of Beacon
and Members of the City Council
1 Municipal Plaza
Beacon, New York 12508

RE: Revised Concept Plan Application for 248 Tioronda Avenue, Beacon, NY 12508 (FKA The Arno)

Dear Mayor Kyriacou and City Councilmembers,

I am writing on behalf of Beacon 248 Holdings, LLC, seeking approval for a revised Concept Site Plan from the Beacon City Council for the proposed redevelopment of the northern portion of the former Tuck Industries manufacturing site. On December 16, 2025, the Beacon City Council adopted Resolution No. 117 of 2025, which directed Beacon 248 Holdings LLC to "submit a Concept Plan for 2 buildings containing 136 residential units (which includes 27 BMR units) in substantially the same design as Buildings 200 and 300 for review by the City Council, referral to the City of Beacon and Dutchess County Planning Boards and discussion at a public hearing".

We are now seeking approval for the requested revised concept plan to modify Building 100 as follows:

- Building 100A - 71,833 SF residential building with 78 dwelling units;

- Building 100B - 66,853 SF residential building with 58 dwelling units;

- 27 BMR units are included in the total of 136 dwelling units, and 8 BMR units remain in Buildings 200 & 300, for a total of 35 BMR units;

- 222 residential parking spaces (which includes 91 existing surface spaces and 131 spaces below buildings (74 spaces in the garage for Buildings 200-300 and 57 spaces in the garage for Building 100B), 4 of which are designated for use by greenway/ rail trail users and exceeds the Zoning requirements;

- Building 200, Building 300, and the Greenway Trail remain the same as previously approved.

The 9.18-acre project site consists of a single tax parcel identified as parcel 6054-45-012574 on the City of Beacon tax map, situated in the Fishkill Creek Development (FCD) district, as designated by the City of Beacon Zoning Map.

CONSISTENCY WITH FCD DISTRICT CRITERIA FOR GRANTING CONCEPT PLAN APPROVAL

The following demonstrates the project's consistency with the Fishkill Creek Development (FCD) District criteria to be considered by the City Council for granting concept plan approval per Section 223-41.1

The proposed redevelopment project aligns with the objectives and requirements of the Fishkill Creek Development District (FCD), serving the public interest by revitalizing an abandoned industrial site. As stipulated in Article IVC and Section 223-41.13(B)(1) of the Zoning Law, the FCD District encourages redevelopment of underutilized properties along Fishkill Creek. The project proposes the construction of 200 apartments, as outlined in the concept plan, which will help address the significant demand for housing in the community. Of these, 35 will be designated as much-needed below-market-rate units, providing important affordable housing options for local residents. Furthermore, the development preserves vital open space corridors by providing a buffer along Fishkill Creek. In addition, the project advances the district's goal of expanding greenways for public recreation by constructing a Greenway Trail along the property's easterly boundary adjacent to Fishkill Creek. Additionally, the revised concept plan incorporates two connection points from the Greenway Trail to the future "rail trail," enhancing public access and recreational opportunities. These connections will facilitate seamless integration with planned regional trail networks and further support the City's vision for interconnected green spaces, significantly contributing to the fulfillment of the City's Fishkill Creek Greenway & Heritage Trail Master Plan. In addition to these features, we are also proposing the creation of a public pollinator and community garden along the Greenway Trail. This will serve as a major amenity for residents and visitors, enhancing public access to green space and supporting local biodiversity. The garden will offer opportunities for community engagement, education, and recreation, further contributing to the overall value and appeal of the redevelopment project. Lastly, we are proposing the addition of a large, public dog park along the Greenway Trail, designed to create a welcoming space within nature for residents and visitors to enjoy with their pets. This amenity will enhance the recreational offerings of the site, encourage community engagement, and provide a safe, accessible area for dog owners to gather and interact while appreciating the scenic surroundings of Fishkill Creek.

Overall, the redevelopment embodies the FCD District's purpose by revitalizing a neglected site, safeguarding open space along the creek, and providing recreational opportunities that connect to future trails along adjacent properties.

CONSISTENCY WITH CITY'S COMPREHENSIVE PLAN

The City of Beacon Comprehensive Plan adopted December 17, 2007, proposed a combination of new open spaces and parks balanced with new opportunities for development in several key areas of the City, including the former industrial sites along the Fishkill Creek. The 2007 Comprehensive Plan encouraged residential development at these old industrial sites, and actually provided for greater density (15 dwelling units per acre), stating that: "Allowing these lands to be built at greater densities represents an efficient use of land in a location capable of supporting this level of development. The City expects to benefit from this through the physical revitalization of these areas."

The Comprehensive Plan Update adopted April 3, 2017, (the "Plan") reflects land use, demographic and socioeconomic changes that have taken place since the 2007 plan was adopted. The updated recommendations in the Plan address environmental protection, economic development, affordable

housing and improved community services and facilities. The primary focus of the 2017 Plan is the waterfront and train station area; therefore, many of the policies and recommendations of the 2007 Comprehensive Plan that applied to the project site are still applicable.

The goals of the Plan that relate to "Environmental Resources" include to "preserve environmentally significant features and create an open space system of sufficient size to reserve adequate areas for the protection of water related resources, wildlife, and land forms of particular environmental value. The rare assets of the City, such as the Hudson River and Fishkill Creek, should be protected, as should the Hudson Highlands on the slopes of Mt. Beacon" and to "encourage high environmental standards for development and infrastructure, develop sources of renewable energy and improve the environmental performance of City-owned property (page 24)." One of the objectives of this goal is to "establish and preserve open space corridors along Fishkill Creek and the Hudson River, and seek open space linkages to the large areas of open space in the Hudson Highlands on the slopes of Mt. Beacon". The proposed public Greenway Trail is consistent with this goal and objective, as the trail area along the creek is preserved with a conservation easement, and extends across the site to allow connection to adjacent properties along the creek.

The goal of the Comprehensive Plan that relates to "Population and Residential Development" includes "(1) strive to maintain a variety of housing opportunities that area accessible to a wide variety of income levels"; "(4) encourage residential development of vacant and underutilized former industrial sites"; and "(5) ensure continued racial, ethnic, age and economic diversity of the population through encouraging a wide range of housing choices" (page 52). The City's creation of the Fishkill Creek Development (FCD) district represents implementation of this goal and these objectives. The project is consistent in that it includes 200 residential housing units, including 35 below-market-rate units.

An objective of the Comprehensive Plan is to "encourage the environmental cleanup and redevelopment of the unused or underutilized industrial sites along Fishkill Creek for new light industrial, commercial, or residential uses, as appropriate. New uses proposed for the vacant sites away from Main Street should not conflict or compete unduly with existing uses in the City" (page 68).

The project consists of the redevelopment of the former Tuck Industries manufacturing site for a multifamily residential development. The project site was listed in the NYSDEC's Environmental Remediation Database as a Site Code 314044, formerly operated as a tape manufacturing facility. The listing was the result of leaking drums and storage tanks that contained solvents and solvent recovery system waste which resulted in soil contamination. The industrial buildings were demolished and removed, and the site was remediated to the satisfaction of NYSDEC, and is ready for redevelopment, consistent with this goal and objective of the Comprehensive Plan.

The goal of the Comprehensive Plan that relates to "Recreation and Community Facilities" is that "community services for all age groups should be provided consistent with the economic growth of the City and its available resources. Regional facilities should be encouraged to locate in the City. Develop a recreational open space system of sufficient size and locational qualities to meet the complete range of recreational needs for the people" (page 142). An objective of this goal is to "continue to develop Greenways along the Hudson River and Fishkill Creek for public recreation, and provide linkages to trails towards the Hudson Highlands and the slopes of Mt. Beacon" and to "determine the future use of the

railroad tracks along Fishkill Creek for vehicles capable of utilizing the tracks or for a bicycle and pedestrian path, and implement the decision" (page 144).

The project includes a Greenway Trail along the Fishkill Creek that will be accessible to the public and which can connect to adjacent properties. The proposed Greenway Trail is likely to alleviate some of the pressure on other public parks and recreational facilities in the City.

Based on this information, the project is consistent with the City of Beacon Comprehensive Plan.

CONSISTENCY WITH CITY'S LWRP

Policy #25 of the LWRP adopted March 7, 2011, lists 13 viewsheds that should be protected which contribute to the scenic quality of the coastal area. None of the views extends over the subject development site, or over any nearby site in the Fishkill Creek Corridor. The project is consistent with the applicable LWRP recommendations for development in scenic viewsheds.

CONSISTENCY WITH FISHKILL CREEK GREENWAY & HERITAGE TRAIL MASTER PLAN (FCG&HT)

The Greenway Trail will be constructed to the guidelines of the City's Fishkill Creek Greenway & Heritage Trail Master Plan (FCG&HT) as approved by the Planning Board. The proposed Greenway Trail represents a significant addition to the City's proposed FCG&HT Master Plan fulfillment. This trail will connect to Wolcott Avenue to the north, and to the Sisters property to the south. Public access to the trail is also provided from Tioronda Avenue. The proposed Greenway Trail is likely to alleviate some of the pressure on other public parks and recreational facilities in the City and is a major benefit to the City. The proposed project will enhance the site, thus improving the value and development capability of nearby properties.

In summary, we respectfully request the Council's thoughtful consideration and approval of the proposed concept site plan. The redevelopment will provide diverse housing opportunities, advance environmental stewardship, and enhance public recreation, representing a major benefit to the community.

Respectfully,

Jay Blumenfeld
Chai Developers LLC
Beacon 248 Holdings LLC

Full Environmental Assessment Form Part 1 Report with Endnotes

248 Tioronda Ave Project

Location:

248 Tioronda Ave
City of Beacon
Dutchess County, New York

Prepared for:

Beacon 248 Holdings LLC
248 Tioronda Ave
City of Beacon,
Dutchess County, NY

Prepared by:

LaBella Associates, D.P.C.
21 Fox Street, Suite 201
Poughkeepsie, NY 12601
845-454-3980

Original: July 30, 2024
Revised: January 29, 2026

LaBella
Powered by partnership.

21 Fox Street | Poughkeepsie, New York 12601 | p 845-454-3980

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PROJECT DESCRIPTION

FULL ENVIRONMENTAL ASSESSMENT FORM PART 1

ENDNOTES

FIGURES

Figure 1: USGS Location Map
Figure 2: Orthophoto Tax Map
Figure 3: Land Use Map
Figure 4: Soils Map
Figure 5: Wetland, Stream, and Floodplain Map
Figure 6: NYSDEC Environmental Resource Map
Figure 7: NYSOPRHP Cultural Resource Information System (CRIS) Map

ATTACHMENTS

ATTACHMENT A: January 28, 2026 Trip Generation Memo
ATTACHMENT B: USFWS IPaC Trust Resource Report
ATTACHMENT C: May 6, 2019 NYSOPRHP SHPO Letter

PROJECT DESCRIPTION

Current Project

The Applicant, CHAI Developers (FKA Chai Builders or Beacon 248 Holdings LLC), is seeking approval for a revised concept plan from the Beacon City Council and subsequent site plan approval from the Planning Board for the proposed redevelopment of the northern portion of the former Tuck Industries manufacturing site, located at 248 Tioronda Avenue (along Fishkill Creek), City of Beacon, Dutchess County, NY (Tax Parcel 6054-45-012574). The revised concept plan changes the use of Building 100 from a two-story office to a three-story multifamily apartment building with associated parking modifications. Pending City Council approval, amended site plan approval from the Planning Board will also be sought. The project site is situated in the Fishkill Creek Development (FCD) district, as designated by the City of Beacon Zoning Map. Development within this District requires both City Council and Planning Board approvals. A multifamily residential development is a permitted use in the FCD Zoning District. On December 16, 2024, the Beacon City Council adopted Resolution No. 117 of 2025, which waived the requirement of providing commercial space for provision of additional housing including a substantial number of below market rate units. In an effort to increase public benefit, the Applicant has revised the Greenway Trail to include the island in Fishkill Creek, is in efforts to revise the easement to include the full island, removed the steps to increase ADA accessibility, and dedicated four public parking spaces for Greenway Trail users. Buildings 100A and B will add 27 Below Market Rate (BMR) units. See Figure 1 for a USGS location map of the project site and see Figure 2 for an orthophoto map of the project site.

The 9.18-acre project site consists of tax parcel 6054-45-012574 on the City of Beacon tax map, and is located at 248 Tioronda Ave, City of Beacon, Dutchess County, NY 12508. Building 100 was formerly approved as a 25,400 SF two-story office building. The Applicant now proposes Building 100A as a 71,833 SF residential building with 78 dwelling units and Building 100B as a 66,853 SF residential building with 58 dwelling units, including a total of 27 BMR units between the two buildings. Buildings 200 and 300 have been constructed and will remain multifamily residential as previously approved. With the proposed dwelling units from Buildings 100A and 100B, the total number of proposed dwelling units for the entire project site is now 200 total dwelling units. Municipal water and sewer service will continue to serve the site.

The FEAF was completed utilizing the NYSDEC EAF Mapper. The EAF Mapper tool sometimes indicates limited availability for certain digital data. Endnotes are provided for certain responses to provide clarification of or reference used for the response.

Project History

Beacon 248 Development, LLC, received Concept Plan and Special Permit Approvals by the City of Beacon City Council on August 4, 2014, for the redevelopment of the site for a 100-unit multifamily residential development. The Planning Board was Lead Agency for the State Environmental Quality Review (SEQR), and a Negative Declaration was adopted on April 8, 2014, after determination that the project would not have any significant adverse environmental impacts. Planning Board Approvals for Subdivision (lot consolidation) and Site Plan were granted on January 13, 2015. The approved site plan layout included four residential buildings, a 1,200 SF clubhouse, and a swimming pool for use by residents only.

In 2017, the City Council adopted zoning amendments which included amendments to the FCD regulations. “Attached apartment and multifamily dwellings” is a permitted principal use that previously required a special permit from the City Council in the FCD District. However, the adopted zoning amendments eliminated the need for a special permit. When the site plan was amended to change Building 100 from residential to office use in 2020, the amended site plan was approved alongside the subdivision approval on April 18, 2020 and a Negative Declaration pursuant to SEQR was made on June 11, 2019.

On December 16, 2024, the Beacon City Council adopted Resolution No. 117 of 2025, which waived the requirement of providing commercial space for provision of additional housing including a substantial number of below market rate units. The City Council granted the Applicant's request to waive the requirement of City Code Section 223-41.14B that nonresidential building be constructed concurrently with the two residential buildings and authorized the Building Inspector to issue Certificates of Occupancy for the residential units despite the nonresidential not being constructed concurrently. On December 16, 2025, the City Council issued another resolution which determined that "1) the requirement to construct Building 100 as a commercial building is waived; and 2) the providing of 136 additional residential units of which 27 units will be BMR units is a substantial public benefit." As part of this resolution, the Applicant was directed to "submit a Concept Plan for 2 buildings containing 136 residential units (which includes 27 BMR units) in substantially the same design as Buildings 200 and 300 for review by the City Council, referral to the City of Beacon and Dutchess County Planning Boards and discussion at a public hearing," "the Concept Plan shall detail a connection path between the Greenway Trail and the proposed Beacon-Rail Trail," and "the Applicant's obligation to construct commercial space on the property is only waived upon completion of the 136 units of residential units (which includes 27 BMR units), or such number of units approved by the City Council's Concept Plan."

The Applicant is now seeking approval for the requested revised concept plan to modify Building 100 as follows:

- Building 100A - 71,833 SF residential building with 78 dwelling units;
- Building 100B - 66,853 SF residential building with 58 dwelling units;
- 27 BMR units are included in the total of 136 dwelling units;
- 222 residential parking spaces (which includes 91 surface spaces and 131 spaces below buildings (74 spaces in the garage for Buildings 200-300 and 57 spaces in the garage for Building 100B), 4 of which are designated for use by greenway/ rail trail users and exceeds the Zoning requirements;.
- Buildings 200, Building 300, and the greenway remain the same as previously approved.

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 248 Tioronda Ave Proposed Multifamily Development and Office Building		
Project Location (describe, and attach a general location map): 248 Tioronda Avenue (along Fishkill Creek), City of Beacon, Dutchess County, NY (Tax Parcel 6054-45-012574)		
Brief Description of Proposed Action (include purpose or need): The Applicant, CHAI Developers (FKA Chai Builders or Beacon 248 Holdings LLC), is seeking approval for a revised concept plan from the Beacon City Council and subsequent site plan approval from the Planning Board for the proposed redevelopment of the northern portion of the former Tuck Industries manufacturing site, located at 248 Tioronda Avenue (along Fishkill Creek), City of Beacon, Dutchess County, NY (Tax Parcel 6054-45-012574). The revised concept plan changes the use of Building 100 from a two-story office to a three-story multifamily apartment building with associated parking modifications. Pending City Council approval, amended site plan approval from the Planning Board will also be sought. The project site is situated in the Fishkill Creek Development (FCD) district, as designated by the City of Beacon Zoning Map. Development within this District requires both City Council and Planning Board approvals. A multifamily residential development is a permitted use in the FCD Zoning District. On December 16, 2024, the Beacon City Council adopted Resolution No. 117 of 2025, which waived the requirement of providing commercial space for provision of additional housing including a substantial number of below market rate units. In an effort to increase public benefit, the Applicant has revised the Greenway Trail to include the island in Fishkill Creek, is in efforts to revise the easement to include the full island, removed the steps to increase ADA accessibility, and dedicated four public parking spaces for Greenway Trail users. Buildings 100A and B will add 27 Below Market Rate (BMR) units. See Figure 1 for a USGS location map of the project site and see Figure 2 for an orthophoto map of the project site. The 9.18-acre project site consists of tax parcel 6054-45-012574 on the City of Beacon tax map, and is located at 248 Tioronda Ave, City of Beacon, Dutchess County, NY 12508. Building 100 was formerly approved as a 25,400 SF two-story office building. The Applicant now proposes Building 100A as a 71,833 SF residential building with 78 dwelling units and Building 100B as a 66,853 SF residential building with 58 dwelling units, including a total of 27 BMR units between the two buildings. Buildings 200 and 300 have been constructed and will remain multifamily residential as previously approved. With the proposed dwelling units from Buildings 100A and 100B, the total number of proposed dwelling units for the entire project site is now 200 total dwelling units. Municipal water and sewer service will continue to serve the site.		
Name of Applicant/Sponsor: CHAI Developers (FKA CHAI Builders)	Telephone: 917-696-4402 E-Mail:	
Address: 147 Union Street, Suite 101		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): (Same as Applicant)	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Beacon 248 Development, LLC	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	FCD Concept Plan Approval	Winter/Spring 2026
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Amended Site Plan approval	Winter/Spring 2026
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	DCDOH for water/sewer; DC Planning 239m referral	DCDOH Original Approval 11/9/20; Amended 1/5/25; Expected Amended Approval Summer 2026
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC GP0-25-001	NOI Approved March 2021 - will be amended
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

Remediaton Sites:546031, Remediaton Sites:314044

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Fishkill Creek Development (FCD) District; refer to FEAF Narrative.

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

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

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
City of Beacon Police Department with support from Dutchess County Sheriff's Department and NYS Police

c. Which fire protection and emergency medical services serve the project site?
City of Beacon Fire District

d. What parks serve the project site?
Hudson Highlands State Park, Memorial Park, South Avenue Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 9.18 acres
b. Total acreage to be physically disturbed? 7.08 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 9.18 acres

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

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

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)	
Initial Phase				200	Increase of 136 units from approved plan.
At completion of all phases				200	

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

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

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

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

i. Total anticipated water usage/demand per day: Total 28,380 gallons/day (Increase of 16,504 gpd from approved plan).

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

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

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

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

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

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

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

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

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

i. Total anticipated liquid waste generation per day: Total 28,380 gallons/day

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

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

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

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

_____ Square feet or 1.03 acres (impervious surface)

_____ Square feet or 9.18 acres (parcel size)

ii. Describe types of new point sources. Point sources remain the same as the previously approved plan.

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

Stormwater management system which will discharge to Fishkill Creek

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

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

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

If Yes: Refer to FEAF Narrative.

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

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

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

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

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

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

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

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

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

If Yes:

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

To be determined.

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

Central Hudson Gas & Electric Corp.

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

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

i. During Construction:

- Monday - Friday: 7:00 am to 7:00 pm
- Saturday: 7:00 am to 7:00 pm
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 24 hours (residential)
- Saturday: 24 hours (residential)
- Sunday: 24 hours (residential)
- Holidays: 24 hours (residential)

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

If yes:

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

Temporary noise from construction activities will be limited to the hours of 7:00 AM to 7:00 PM Monday to Saturday, and all motorized equipment used in construction will be operated with a muffler, in compliance with the City of Beacon Code Chapter 149, Noise, Section 149-6.F.

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

Describe: _____

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

If yes:

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

All exterior lighting will be of such type and location and will have such shading to prevent the source of light from being seen from any adjacent residential property or from the street in accordance with Section 223-14.B of the zoning regulations.

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

Typical treatments will be used.

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

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

If Yes:

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

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☑ Urban ☐ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☑ Aquatic ☑ Other (specify): school, animal rescue facility

ii. If mix of uses, generally describe:

City of Beacon highway garage, public school, single family residences, two family residence, vacant residential land, animal rescue facility, vacant FCD property, MTA railroad property, Greenway

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces check this	2.30	3.33	+1.03
• Forested	3.50	2.63	-0.87
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.37	3.54	+1.17
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.31	0.31	0
• Wetlands (freshwater or tidal)	(1.81)	(1.81)	0
• Non-vegetated (bare rock, earth or fill)	0.70	0	-0.70
• Other Describe: _____	0	0	0

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

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

Beacon City School District public school across Tioronda Avenue from site

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

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

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

NYSDEC Remediation Site Code 314044. Refer to FEAF Narrative Section 9.0.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☑ Yes – Environmental Site Remediation database — Provide DEC ID number(s): 546031, 314044

☐ Neither database

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

N/A

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 546031, C314118, 314044

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

Site Code 314044. C314117: Beacon Terminal = Classification A; 546031: Hudson River PCB Contamination = Classification 02; C314118: Churchill Mills = Classification N

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >5 feet

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

c. Predominant soil type(s) present on project site:
Udorthents, smoothed — 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: >3 feet

e. Drainage status of project site soils:
☑ Well Drained: 45 % of site
☑ Moderately Well Drained: 45 % of site
☑ Poorly Drained 10 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 15 % of site
☑ 10-15%: 40 % of site
☑ 15% or greater: 45 % of site

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

h. Surface water features.

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

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

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

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

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

- Streams: Name 862-237 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

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

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
Common urban species.
Refer to FEAF Narrative Section 10.0

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: acres
- Following completion of project as proposed: acres
- Gain or loss (indicate + or -): acres

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

If Yes:
i. Species and listing (endangered or threatened):

NYSDEC: Atlantic Sturgeon, Shortnose Sturgeon.
USFWS: Indiana Bat, Northern Long-eared Bat, Tri-colored Bat, Monarch Butterfly

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

If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use:

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

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

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. 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? ☑ Yes ☐ No

If Yes:

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

ii. Name: Eligible property:Delahay-Ormsbee Residence, Eligible property:BIN 1006340 COOPERATION BRIDGE, Tioronda Estate - Crai...

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

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

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

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

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

If Yes:

i. Identify resource: Refer to Endnotes. Wolcott Ave Bridge

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): SASS, NYSDEC Trails, NYS Scenic Byways, Federal, State, County, and municipal recreation, State Park scenic trails, Historic Sites

iii. Distance between project and resource: 0 (adjacent) miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name CHAI Developers (FKA CHAI Builders) Date January 29, 2026

Signature Danielle Stark Danielle Stark, Agent for Applicant Title Planner / Project Manager, LaBella Associates

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.



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:546031, Remediaton Sites:314044
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	546031, 314044
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	546031, C314118, 314044
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-237

E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Delahay-Ormsbee Residence, Eligible property:BIN 1006340 COOPERATION BRIDGE, Tioronda Estate - Craig House Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

ENDNOTES

1. Land Use and Zoning

Municipal Code

According to the City of Beacon Municipal Code, a multifamily residential development is a permitted use in the FCD Zoning District. See Figure 3 for a land use map of the project site. Building 100 on the project site was formerly approved as a 25,400 SF two-story office building. The Applicant now proposes Building 100A as a 71,833 SF residential building with 78 dwelling units and Building 100B as a 66,853 SF residential building with 58 dwelling units, including 27 BMR units. Building 200 and Building 300 were previously approved for a total combined 64 dwelling units. With the proposed dwelling units from Buildings 100A and 100B, the total number of proposed dwelling units for the entire project site is now 200 total dwelling units.

Although Section 223-41.14.B of the City of Beacon Municipal Code stipulates requirements for residential density and requires a nonresidential use for development, the proposed requirements for nonresidential uses and residential density have been reviewed and waived by the City Council. As mentioned above, on December 16, 2025, the City Council issued a resolution which determined that "1) the requirement to construct Building 100 as a commercial building is waived; and 2) the providing of 136 additional residential units of which 27 units will be BMR units is a substantial public benefit."

City of Beacon Comprehensive Plan

The City of Beacon Comprehensive Plan, adopted on December 17, 2007, proposed a combination of new open spaces and parks balanced with new opportunities for commercial and residential development in several key areas of the City, including the former industrial sites along the Fishkill Creek. The 2007 Comprehensive Plan encouraged residential development at these old industrial sites, and actually provided for greater density (15 dwelling units per acre), stating that: *"Allowing these lands to be built at greater densities represents an efficient use of land in a location capable of supporting this level of development. The City expects to benefit from this through the physical revitalization of these areas."*

The Comprehensive Plan Update, adopted on April 3, 2017, (the "Plan") reflects land use, demographic and socioeconomic changes that have taken place since the 2007 plan was adopted. The updated recommendations in the Plan address environmental protection, economic development, affordable housing and improved community services and facilities. The primary focus of the 2017 Plan is the waterfront and train station area; therefore, many of the policies and recommendations of the 2007 Comprehensive Plan that applied to the project site are still applicable.

The goals of the Plan that relate to "*Environmental Resources*" include to "*preserve environmentally significant features and create an open space system of sufficient size to reserve adequate areas for the protection of water related resources, wildlife, and land forms of particular environmental value. The rare assets of the City, such as the Hudson River and Fishkill Creek, should be protected, as should the Hudson Highlands on the slopes of Mt. Beacon*" and to "*encourage high environmental standards for development and infrastructure, develop sources of renewable energy and improve the environmental performance of City-owned property* (page 24)." One of the objectives of this goal is to "*establish and preserve open space corridors along Fishkill Creek and the Hudson River, and seek open space linkages to the large areas of open space in the*

Hudson Highlands on the slopes of Mt. Beacon". The proposed public Greenway Trail is consistent with this goal and objective, as the trail area along the creek is preserved with a conservation easement, and extends across the site to allow connection to adjacent properties along the creek.

The goal of the Comprehensive Plan that relates to "*Recreation and Community Facilities*" is that "*community services for all age groups should be provided consistent with the economic growth of the City and its available resources. Regional facilities should be encouraged to locate in the City. Develop a recreational open space system of sufficient size and locational qualities to meet the complete range of recreational needs for the people*" (page 142). An objective of this goal is to "continue to *develop Greenways along the Hudson River and Fishkill Creek for public recreation, and provide linkages to trails towards the Hudson Highlands and the slopes of Mt. Beacon*" and to "*determine the future use of the railroad tracks along Fishkill Creek for vehicles capable of utilizing the tracks or for a bicycle and pedestrian path, and implement the decision*" (page 144).

The project includes a Greenway Trail along the Fishkill Creek that will be accessible to the public and which can connect to adjacent properties. The proposed Greenway Trail is likely to alleviate some of the pressure on other public parks and recreational facilities in the city.

Based on this information, the project is consistent with the City of Beacon Comprehensive Plan.

City of Beacon Local Waterfront Revitalization Plan (LWRP)

The project is consistent with the Beacon LWRP. Policy #25 of the LWRP adopted March 7, 2011, lists 13 viewsheds that should be protected which contribute to the scenic quality of the coastal area. None of the views extends over the subject development site, or over any nearby site in the Fishkill Creek Corridor. The project is consistent with the applicable LWRP recommendations for development in scenic viewsheds, including setback from the Fishkill Creek shoreline to preserve the privacy and some grade-separation of the pedestrian trail along the Creek. Section 12.0, Community Character, provides a description of the proposed architecture and preliminary information regarding visual impacts. Since the project is consistent with the LWRP, no significant adverse impacts are anticipated.

A Coastal Consistency assessment was undertaken as part of the April 18, 2020 approval. This consistency assessment continues to apply to the project as the overall design (including the setback to the Fishkill Creek shoreline) has not changed and the greenway continues to be proposed.

2. Water Usage / Wastewater Generation

The project will be served by City of Beacon municipal water and sewer service. A 12" water main and 8" sewer main are located along Tioronda Avenue. Sewage generated from residential buildings will be conveyed via gravity flow to an onsite sewage pump station, where it will be pumped via force main and tapped in to the existing 2-inch fiberglass pipe which extends under the railroad property and ties into the City sewer system.

According to the NYSDEC Design Standards for Intermediate-Sized Wastewater Treatment Systems, March 2014, an apartment is expected to result in 110 gallons per day (gpd) per bedroom water usage and wastewater generation, which incorporates a reduction for the use of water saving plumbing fixtures. This project proposes 53 studio units, 76 one-bedroom units, 44 two-bedroom units, 7 three-bedroom units, 8 one-bedroom duplexes, 9 one-bedroom townhouses with home offices, and 3 one-bedroom townhouses without home offices, for a total of 258 bedrooms in the 200 apartment units. The project with 258 bedrooms would be expected to result in 28,380gallons per day water usage and wastewater generation. Therefore, the total estimated water usage and

wastewater generation for the project is estimated to be 28,380gpd, which is 16,504gpd more than the prior office use.

The project site is located within the City of Beacon water district and City of Beacon sewage treatment plant. The project will maintain existing infrastructure connections and no improvements are proposed. The City is anticipated to have adequate capacity to serve the project. As a result, the project will not result in a significant adverse impact on surface or groundwater quality or quantity.

3. Stormwater

The project is considered a redevelopment project under the NYSDEC Stormwater regulations. The areas of new development are treated to NYSDEC Standards for new development prior to discharge and comply with the 2025 GP 0-25-001. The areas of redevelopment are partially treated in accordance with NYSDEC GP 0-25-001 requirements. The proposed amount of disturbance has remained the same (7.08 acres). There is an increase in impervious coverage of 1.03 acres with the amended plan. An amended Stormwater Pollution Protection Plan (SWPPP) will be provided for the project and an amended Notice of Intent (NOI) will be provided to NYSDEC.

4. Traffic and Parking

Traffic

Access to the project site is provided from Tioronda Avenue over an at grade crossing easement granted by the MTA. As part of the modified concept plan, there is no proposed change in access from the approved plan. Based on information provided in traffic analyses from 2013 and 2014, and as acknowledged in the previous approval, the capacity of the Wolcott and Tioronda Avenues intersection could support an additional 833 multifamily units during the am peak and 681 units on the pm peak OR an additional 258,000 SF of general office at the AM peak and 260,000 SF at the PM peak, and still maintain a LOS of “B”. LaBella issued an updated Traffic Generation Memo on January 28, 2026 (Attachment A), which compared the currently proposed concept plan to that of 2019 Traffic Generation which was considered in the 2019 SEQR Negative Declaration. In the 2019 Traffic Generation, the proposed development was expected to generate 52 vehicle trip ends during the AM peak hour, and 57 vehicle trip ends during the PM peak hour. This was spread out as 23 and 28 vehicle trip ends for the multifamily component, in their respective peak hours, and 29 vehicle trip ends produced by the office building component in its respective peak hours. With the currently proposed development, the total trips for the updated plan are 76 in the weekday AM peak hour and 75 in the weekday PM peak hour. This translates to an increase of 24 total trips in the AM peak hour, and an increase of 15 total trips in the PM peak hour. As discussed in the traffic section of the 2019 FEAF, a Traffic Impact Study found that the adjacent intersection of Wolcott Avenue and Tioranda Avenue would operate at a LOS A during the weekday AM and weekday PM peak hours, and an additional 200-300 trips along both mainline Wolcott Avenue approaches and an additional 50 trips on the southbound Tioranda Avenue approach would change the LOS from an A to a B. To provide context, the traffic along the Wolcott Avenue approach would need to increase by approximately 100%. According to traffic volume data collected along Wolcott Avenue and published on the NYSDOT Traffic Data Viewer, traffic along the roadway has increased by +0.82% annually since 2013. Therefore, the removal of the previously approved office space, and increase of 136 residential units will not result in significant adverse impacts to the traffic network. Temporary traffic generated during demolition and construction activities includes construction employees and the delivery of equipment and materials. The project is not expected to result in any adverse impacts in regard to temporary traffic during construction.

Parking

According to Section 223-26(D) of the City of Beacon Code, the Fishkill Creek Development (FCD) zoning district requires 1 space per dwelling, which results in a minimum of 200 parking spaces which includes 6 accessible spaces required for this project. The proposed site plan provides 222 residential spaces which includes 91 surface spaces and 131 spaces below buildings (74 spaces in the garage for Buildings 200-300 and 57 spaces in the garage for Building 100B), 4 of which are designated for use by greenway/ rail trail users and exceeds these requirements. Compared to the 217 parking spaces approved in April 2020, the proposed parking plan represents a 3% increase in parking space.

5. Soils

The following table (Table 1) provides the soil characteristics for each soil type expected to be found on the project site, according to available Geographic Information Systems (GIS) information (Figure 4) and the USDA Natural Resources Conservation Service Web Soil Survey website.

Previous analysis regarding steep slopes remains unchanged. Therefore, the project is not expected to result in any significant adverse impacts related to soils or topography.

Table 1: Soil Composition at Project Site

Soil Symbol	Soil Type	Slopes	Drainage	Depth to Water Table (Feet)	Depth to Bedrock (Inches)
Ud	Udorthents, smoothed	mostly 0 to 8% but 8 to 25% on sides of excavations and along highways	somewhat excessively to moderately well	>3.0 Nov-Jun	>60
W	Water	NA	NA	0	NA

6. Wetlands and Surface Waters

As in the Approved Plan, there are no proposed impacts to wetlands or the Fishkill Creek. Therefore, no significant adverse impacts to water resources are anticipated as a result of the project.

7. Floodplain

As in the Approved Plan, there is no building construction proposed within Zone AE.

8. Endangered, Threatened and/or Rare Species and Significant Natural Communities

According to the NYSDEC EAF Mapper, there are known occurrences of Atlantic Sturgeon and Shortnose Sturgeon on or near to the project site. Previously, NYSDEC indicated the occurrence of the Bald Eagle in the vicinity of the project site, but occurrence is no longer identified by the NYSDEC. The NYSDEC recommends that the project work be conducted so as to avoid significant impacts to the water quality of Fishkill Creek, including erosion and run-off of sediments, nutrients, and pollutants.

As in the Approved Plan, the project involves no in-water work, does not propose any marina or boating activities, and the project will retain much of the wooded vegetation along Fishkill Creek. Moreover, the activities proposed on the site are less disruptive than previous on-site activities associated with the former manufacturing facility and the Metro-North railroad. Finally, an Erosion and Sediment Control Plan will be provided and shall be employed during the construction phase to protect off-site waters from the adverse effects of sedimentation and erosion.

The US Fish & Wildlife Service (USFWS) IPaC Official Species List (Attachment B) indicates the potential for the Indiana Bat, Northern Long Eared Bat, Tri-colored Bat, and Monarch Butterfly in the vicinity of the project site. The USFWS List indicates that there are no critical habitats within the project area under USFWS jurisdiction. Table 2 below details the habitats for the aforementioned species. As part of the previous coordination with the USACE, the USFWS requested that the project limit tree clearing to October 1 to March 31, minimize removal of large trees, use cut-off lighting, and not use pesticides or herbicides in any stormwater basins. This stipulation was noted on the Title Sheet of the Approved Plan and remains in the proposed amended plan. Therefore, significant adverse impacts are not anticipated to potential bat habitat. Since the proposed project is a redevelopment project within the previously approved limit of disturbance, there are no significant adverse impacts anticipated for butterflies. Furthermore, the Applicant is proposing a pollinator garden within the site which will provide potential habitat for butterflies.

Therefore, no significant adverse impacts to endangered, threatened or rare species are anticipated as a result of the project.

Table 2: Suitable Habitat Requirements for Potential ETR Species

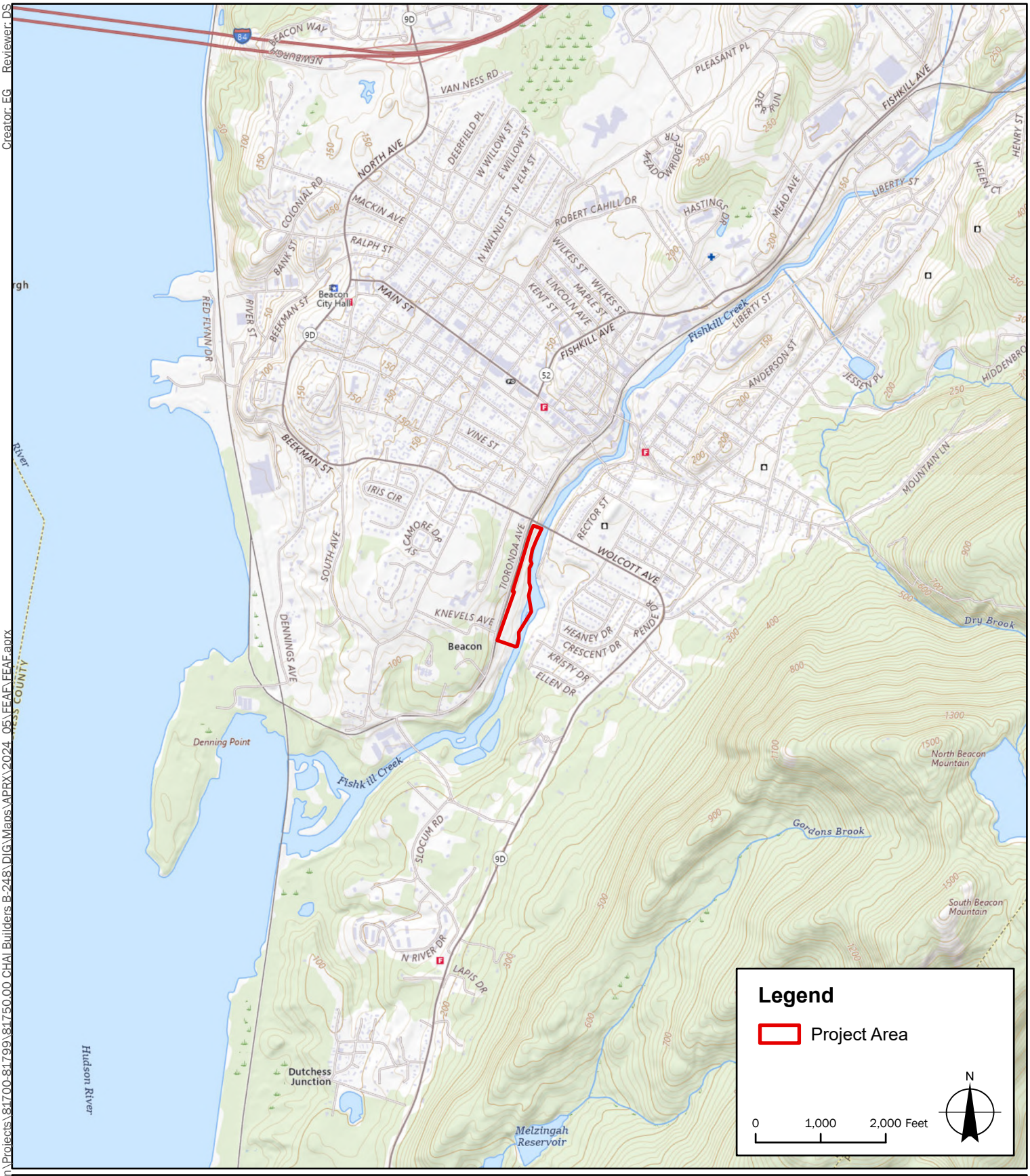
Species Name	Regulatory Status	Preferred Habitat
Atlantic Sturgeon *(Acipenser oxyrinchus)*	Federally and State-listed Endangered	During spawning, the Atlantic sturgeon can be found in the freshwater and brackish/salt water regions of the Hudson River north to Albany, but the species is usually confined to the deeper parts of the river. The adults spend most of their time at sea and the juveniles spend the first few years of their lives in freshwater streams.
Shortnose Sturgeon *(Acipenser brevirostrum)*	Federally and State-listed Endangered	In New York State, shortnose sturgeon inhabit the Hudson River estuary. These fishes reportedly prefer deep pools with soft substrates and vegetated bottoms, but individuals may vary in preference for various water depths and substrate types (Seibel 1991 cited in NatureServe 2003). Adults have separate summer and winter areas, moving upstream and downstream with the seasons. Spawning occurs upriver from summer foraging and nursery grounds. Spawning occurs over rubble substrate with some gravel and large rocks (Carlson 2003). Larvae may drift with the current near the river bottom. In the Hudson River, larvae are generally found between Albany and Poughkeepsie. Juveniles remain in the river near the salt front. Older individuals spend time in the lower estuary or possibly go out to sea (Carlson 1986).
Indiana bat (*Myotis sodalis*)	Federally and State-listed Endangered	Suitable summertime roosting habitat is characterized by wooded areas with trees that have sun exposure for at least half of the day, are ≥ 3 in. diameter at breast height (dbh), and exhibit specific physical traits (e.g., exfoliating bark, crevices, dead limbs, snags). Hibernation sites include caves and mines with stable temperatures and relatively high humidity (usually above 74%) for overwintering. Suitable foraging habitat includes riparian/floodplain forests, upland forests, as well as open fields and pastures with scattered trees.

Species Name	Regulatory Status	Preferred Habitat
Northern long-eared bat (*Myotis septentrionalis*)	Federally and State-listed Endangered	The reproductive habits of this bat are not well known. It is believed that they behave similarly to the Indiana bat, with the females congregating in maternity colonies in the spring, often using trees with cavities, crevices, and loose bark for daytime roosts. They may also roost in buildings and behind shutters. They are associated with mature interior forest and may prefer foraging on forested ridges and hillsides.
Tri-colored bat (*Perimyotis subflavus*)	Federally-proposed Endangered; State- not listed	Tri-colored bats may roost in habitats including open woods near water and they may select roosts in buildings, crevices of cliffs and rocks, or in or below the canopy of live or recently dead trees that retain some dead or live leaves. They tend to select roosts that are away from roads, in unharvested woods with high habitat heterogeneity, or in the unharvested riparian buffer of a partially harvested stand. They over-winter in humid areas deep within caves and mines with a constant temperature of around 52-55F. They may range 5 miles from a roost to forage. Wooded riparian areas are likely an important foraging habitat for this species during the summer. They may also forage in woods or along waterways or forest edges. Tri-colored bats may enter the hibernacula earlier in the fall and leave later in the spring compared to other species. Tri-colored bats breed in the fall and may breed again in the spring, coinciding with ovulation.
Monarch Butterfly (Danaus Plexippus)	Federally-Proposed Threatened	According to USFWS and NYSDEC, monarchs are found in open meadows and fields that usually contain a variety of wildflowers including milkweed, coastal beaches with dunes, and man-made butterfly gardens. Monarchs inhabit New York State between early May and late August, after which they begin their long migration south for the winter and spring. The monarch butterfly is currently unlisted federally and unlisted statewide through it is proposed to be listed as threatened. Since this site is already disturbed, the Applicant does not anticipate significant adverse impacts to butterfly habitat. Furthermore, due to the current status, there are no USFWS Section 10 requirements for the monarch butterfly at this time.
Sources: New York Natural Heritage Program, Online Conservation Guides, Accessed in 2017, 2024, 2026. USFWS Species Search, Accessed in 2026.		

9. Cultural / Historic Resources

According to the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 7), the project site is not substantially contiguous to nor does it contain a building site, or district, listed on the National or State Register of Historic Places. The CRIS mapping indicates that the Wolcott Avenue bridge over the Fishkill Creek (aka Cooperation Bridge) was determined to be eligible for listing on the Register (evaluated under NYSOPRHP Project Number 93PR0331, USN 02741.000362). The mapping also shows the project site as being located within a known archaeologically sensitive area.

In a May 6, 2019 letter, NYSOPRHP concluded that the project will have no adverse impact to historic or cultural resources (Attachment C). The proposed Greenway Trail extension to tax parcel 6054-37-037625 (23 – 28 Creek Drive) as part of the project would occur in an area that has already been disturbed.



Sources:
1. Project Area: LaBella, 2024; Regrid, 2024
2. Streets: NYS GIS Program Office 2023
3. Basemap: USGS Topo Map

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City of Beacon,
Dutchess Co., New York

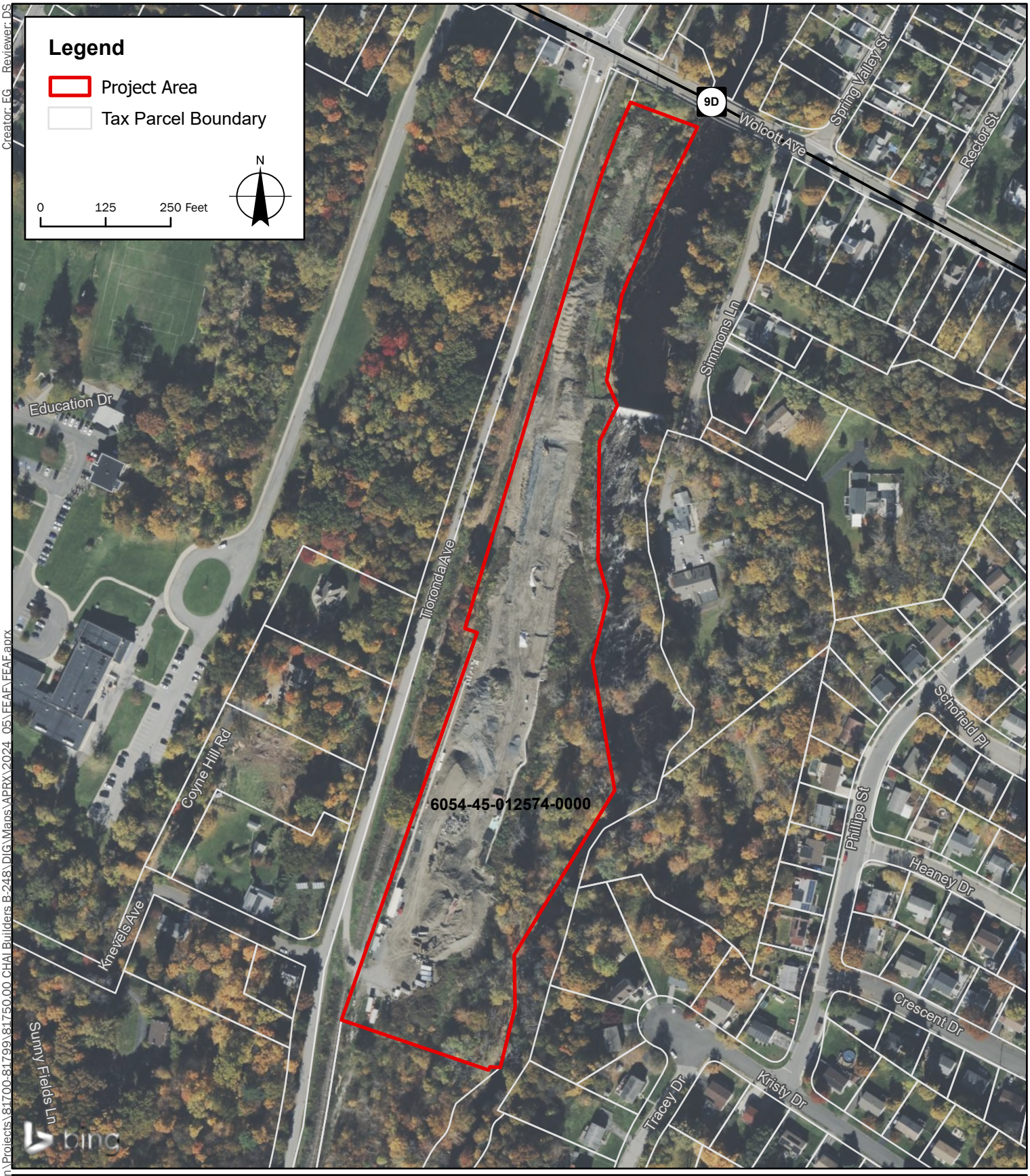
CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

USGS Location Map

FIGURE 1

Path: \\cash.lab\u\Legacy\Chazen\Projects\81700-81799\81750.00 CHAI Builders B-248\DIG\Maps\APRX\2024_05\FEAF\FEAF.aprx
Creator: EG Reviewer: DS



Sources:
1. Project Area: LaBella, 2024
2. Tax Parcels: Regrid, 2024
3. Streets: NYS GIS Program Office, 2022
4. Basemap: Bing Maps

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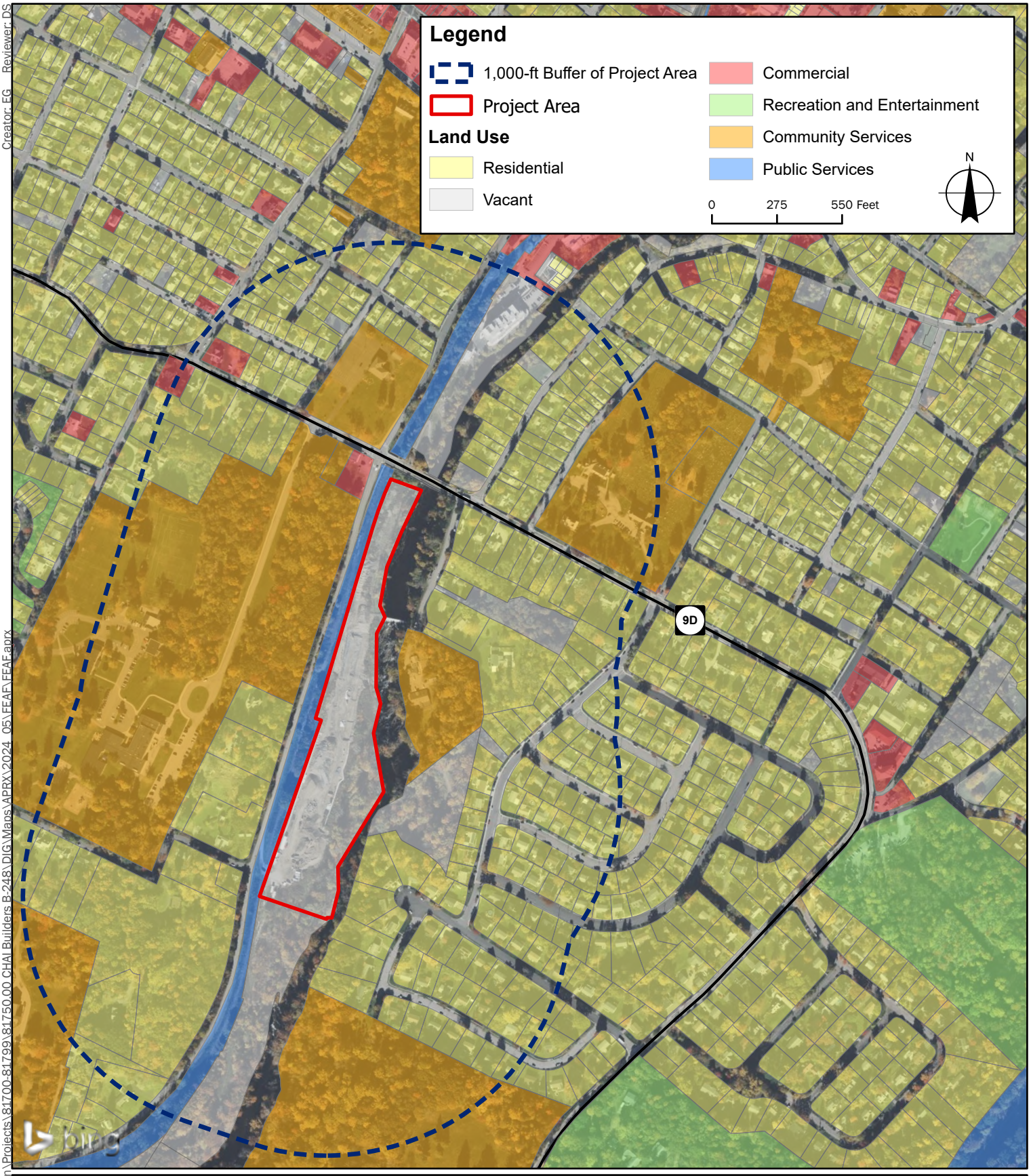
LaBella Project No: CZ81750
Date: 6/3/2024

Orthophoto Tax Map

FIGURE 2

Path: \\cash.lab\u\Legacy\Chazen\Projects\81700-81799\81750.00 CHAI Builders B-248\DIG\Maps\APRX\2024_05\FEAF\FEAF.aprx
Creator: EG Reviewer: DS



Sources:
1. Project Area: LaBella, 2024
2. Tax Parcels: Regrid, 2024
3. Land Use: Regrid, 2024
4. Streets: NYS GIS Program Office, 2023
5. Basemap: Bing Maps

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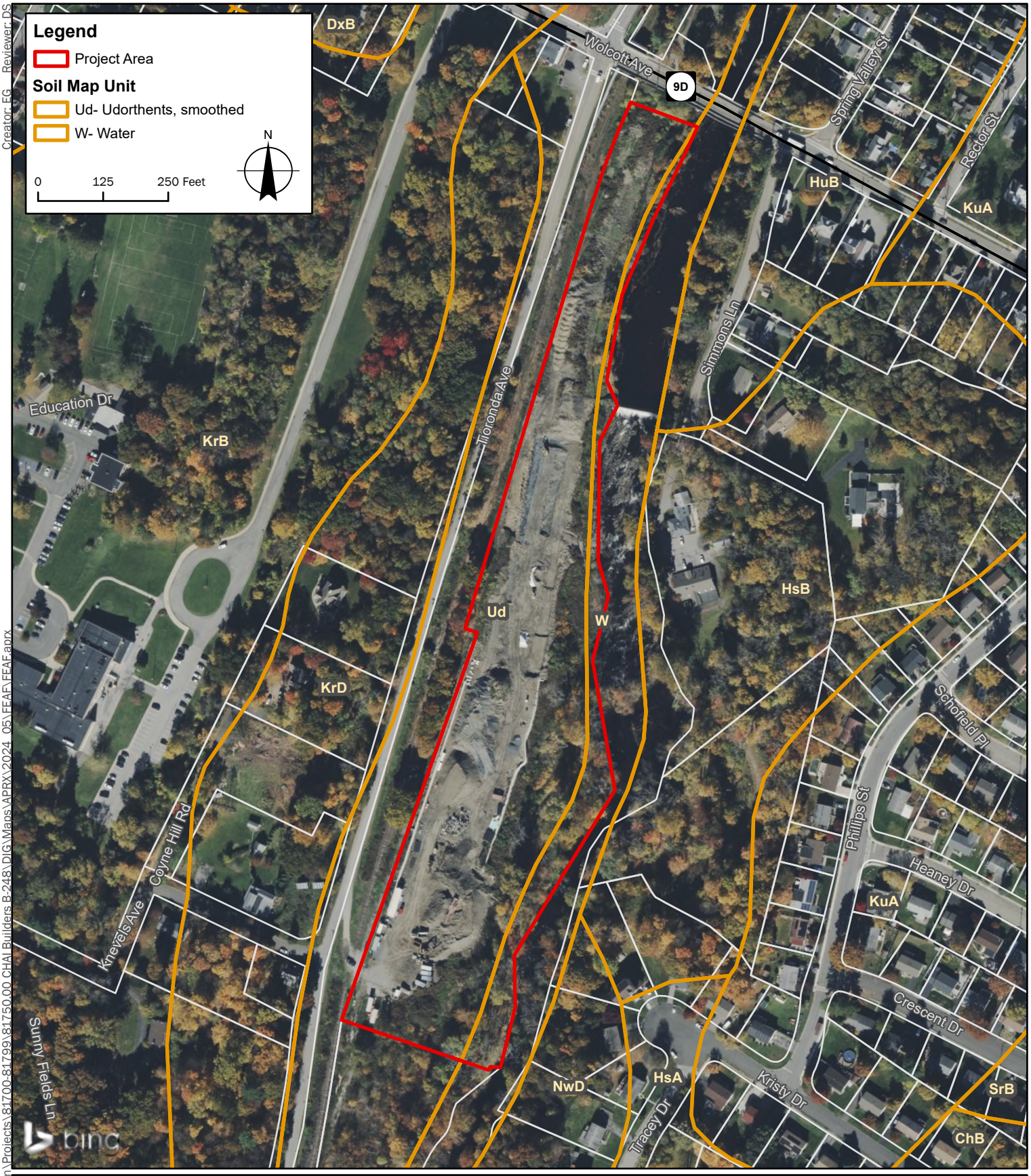
CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

Land Use Map

FIGURE 3

Path: \\cash.lab\u\Legacy\Chazen\Projects\81700-81799\81750.00 CHAI Builders B-248\DIG\Maps\APRX\2024_05\FEAF\FEAF.aprx
Creator: EG Reviewer: DS



Sources:
1. Project Area: LaBella 2024; Regrid 2024
2. Soil Map Unit: USDA/NRCS 2021
3. Streets: NYS GIS Program Office 2023
4. Basemap: Bing Maps

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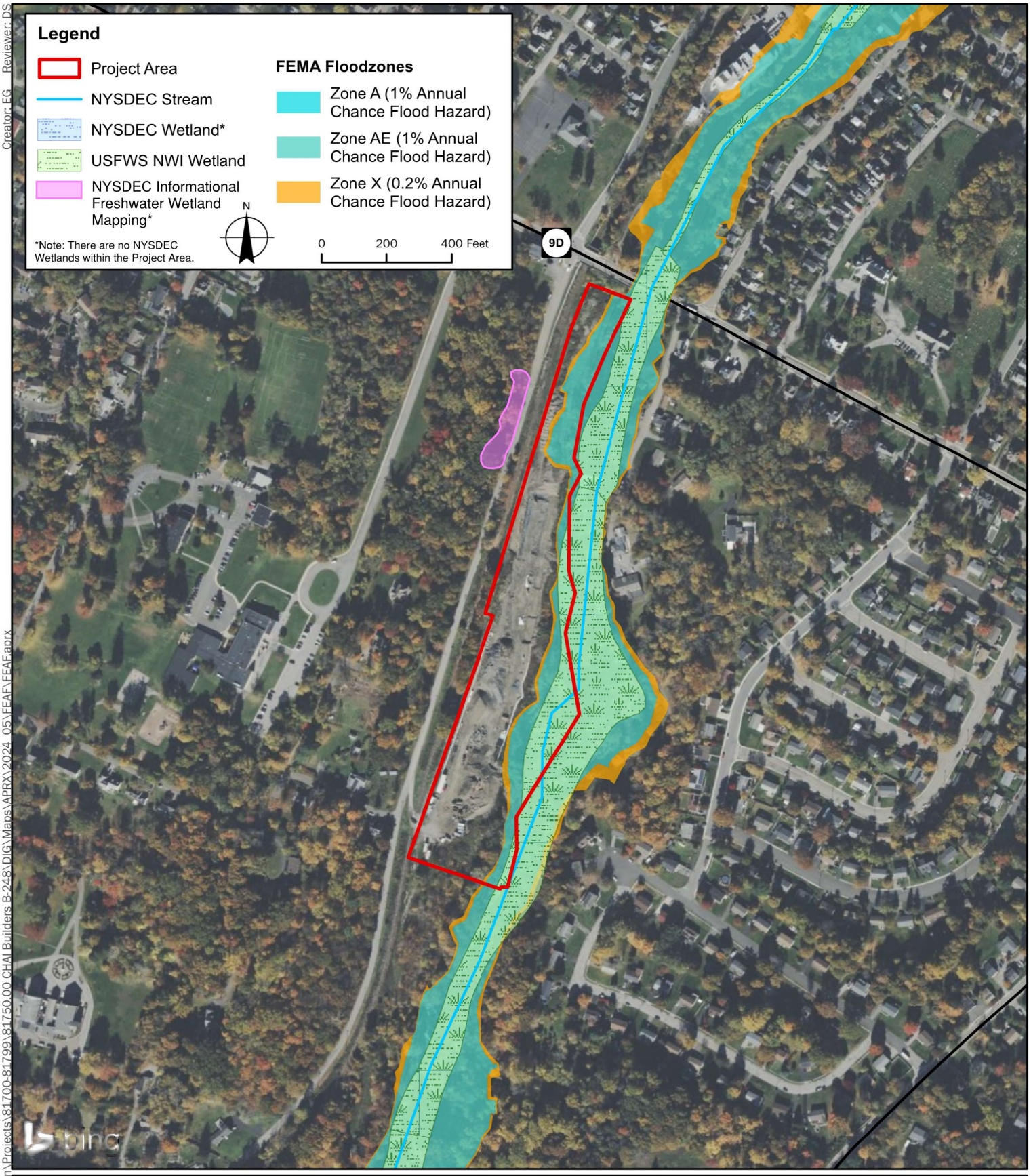
CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

Soil Map

FIGURE 4

Path: \\cash.lab\u\Legacy\Chazen\Projects\81700-81799\81750.00 CHAI Builders B-248\DIG\Maps\APRX\2024_05\FEAF\FEAF.aprx
Creator: EG Reviewer: DS



Creator: EG Reviewer: DS

Path: \\cash.lab\u\Legacy\Chazen\Projects\81700-81799\81750.00 CHAI Builders B-248\DIG\Maps\APRX\2024_05\FEAF\FEAF.aprx

Sources:
1. Project Area: LaBella, 2024; Regrid, 2024
2. NYSDEC Streams: NYSDEC, 2021
3. NYSDEC Wetlands: NYSDEC, 2006
4. NWI Wetlands: USFWS, 2022
5. Flood Zones: FEMA, 2021
6. Streets: NYS GIS Program Office, 2023
7. Basemap: Bing Maps

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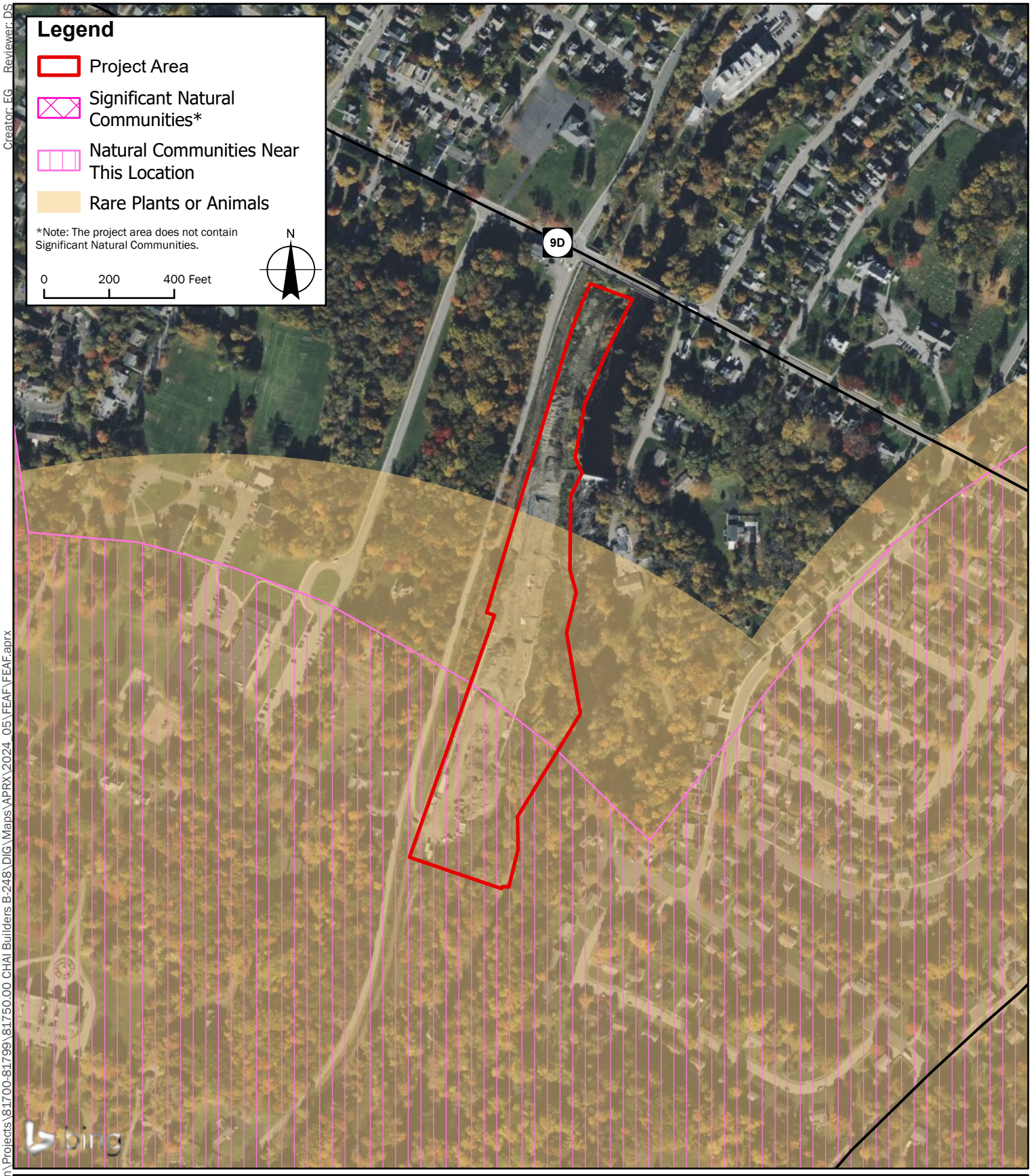
B-248

LaBella Project No: CZ81750
Original: 6/3/2024. Revised: 1/28/2026.

Wetland, Stream, and Floodplain Map

FIGURE 5



Creator: EG Reviewer: DS

Path: \\cash.lab\u\Legacy\Chazen\Projects\81700-81799\81750.00 CHAI Builders B-248\DIG\Maps\APRX\2024_05\FEAF\FEAF.aprx

Sources:
1. Project Area: LaBella, 2024; Regrid, 2024
2. Rare Plants or Animals and Significant Natural Communities: NYSDEC Environmental Resource Mapper (ERM), 2024
3. Streets: NYS GIS Program Office, 2023
4. Basemap: Bing Maps

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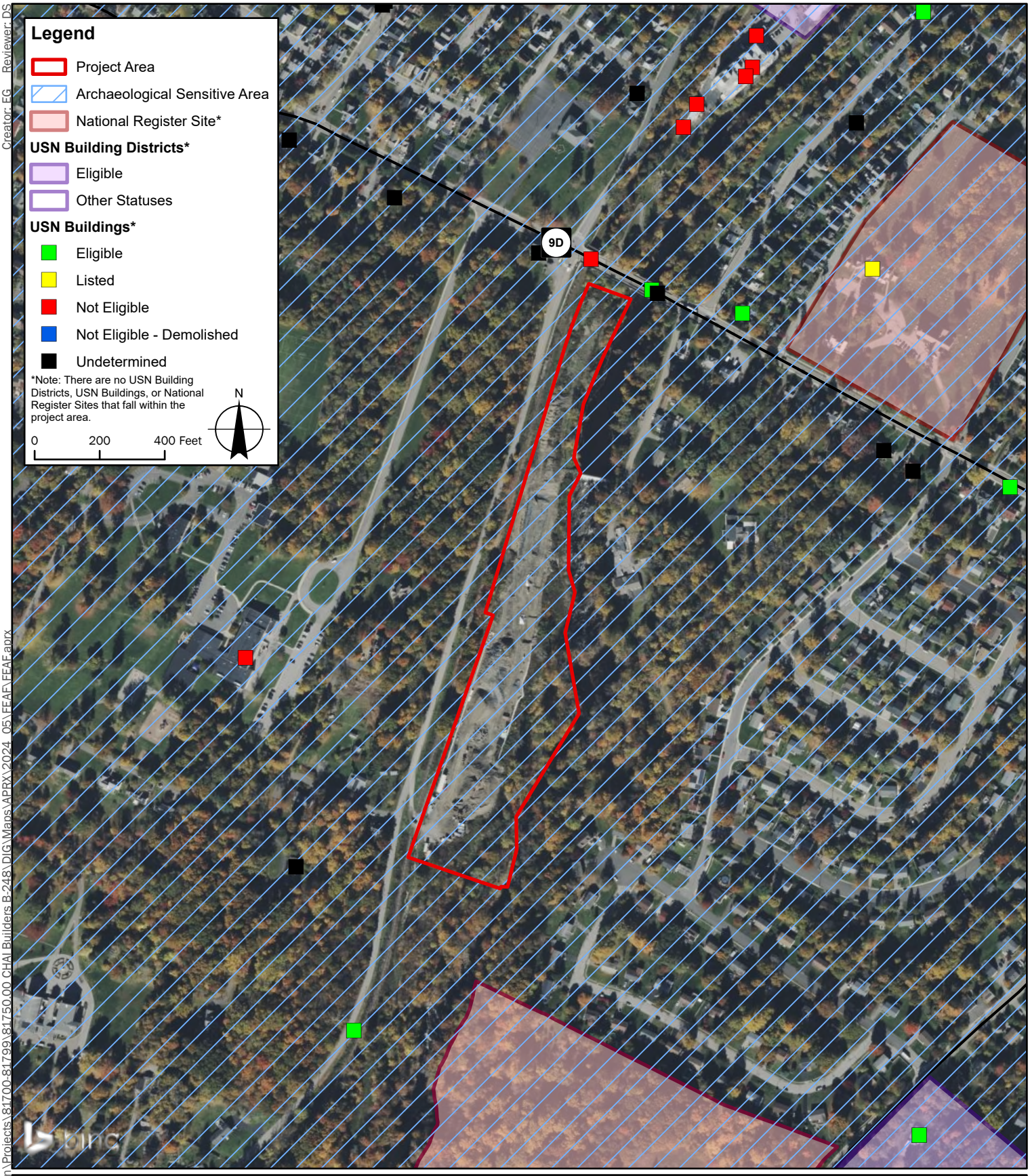
Date: 6/3/2024

NYSDEC Environmental Resource Map

FIGURE 6



Sources:
1. Project Area: LaBella, 2024; Regrid, 2024
2. Archaeologically Sensitive Areas/National Register Sites/USN Buildings/USN Building Districts: NYSOPRHP Cultural Resource Information System (CRIS), 2024
3. Streets: NYS GIS Program Office, 2023
4. Basemap: Bing Maps

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B-248

LaBella Project No: CZ81750
Date: 6/3/2024

NYSOPRHP Cultural Resource Information System (CRIS) Map

FIGURE 7

Path: \\cash.lab\u\Legacy\Chazen\Projects\81700-81799\81750.00 CHAI Builders B-248\DIG\Maps\APRX\2024_05\FEAF\FEAF.aprx
Creator: EG Reviewer: DS

ATTACHMENT A

January 28, 2026 Trip Generation Memo

January 28, 2026

Berry Kohen
Chai Developers
35 Main Street, Suite 311
Poughkeepsie, NY 12601

Re: 248 Beacon Holdings LLC Proposed Multifamily Development
City of Beacon, Dutchess County, NY
Project No. 81750.00

Dear Mr. Blumenfeld,

This technical memorandum summarizes and compares the trip generation for the current proposed multifamily development, located in the City of Beacon on a 9.18-acre project site at tax parcel 6054-45-012574 (formerly tax parcels 5954-16-993482 and 6065-45-012574) and the previous trip generation. The current site plan is prepared by ab architekten, dated August 5, 2025, and the trip generation was summarized in a Full Environmental Assessment Form, prepared by Chazen Companies (now LaBella Associates), issued January 30, 2019.

Background and Study Purpose

The Applicant, 248 Beacon Holdings LLC, proposed the redevelopment of the northern portion of the former Tuck Industries manufacturing site with a 200-unit multifamily residential development, with associated parking. A Greenway Trail for public use is proposed along the Fishkill Creek. The 9.18-acre project site consists of two tax parcels identified as tax parcel 6054-45-012574 (formerly tax parcels 5954-16-993482 and 6065-45-012574) on the City of Beacon tax map, which are proposed to be consolidated. Access to the development is provided from Tioronda Avenue across the Metropolitan Transit Authority (MTA) property via easement.

The purpose of this study is to compare the trip generation contained within the Full Environmental Assessment Form (FEAF), prepared by Chazen Companies (now LaBella Associates), issued January 30, 2019, to the most recent schematic design, prepared by ab architekten on August 5, 2025. The site plan has been updated to provide 200 units of multifamily residential and no commercial component, compared to the 64 units of residential and 25,400 SF of commercial as discussed in the FEAF.

Traffic Assessment

As summarized in the FEAF, issued on January 30, 2019, the proposed development was expected to generate 52 vehicle trip ends during the AM peak hour, and 57 vehicle trip ends during the PM peak hour. This was spread out as 23 and 28 vehicle trip ends for the multifamily component, in their respective peak hours, and 29 vehicle trip ends produced by the office building component in its respective peak hours. The Institute of Transportation Engineers' (ITE) *Trip Generation Manual,* 12th Edition, is the industry-standard resource used for estimating trip generation for proposed land uses based on data collected at similar uses and is used for the trip generation developed for the 2025 schematic plan.

Table 1 – Peak Hour Trip Generation Comparison

Date of Plan	Land Use	Weekday AM (Total Trips)	Weekday PM (Total Trips)
January 30, 2019	LUC 221 – Multifamily Housing (Mid-Rise)	23	28
	LUC 710 – General Office Building	29	29
	Total	**52**	**57**
August 5, 2025	LUC 221 – Multifamily Housing (Mid-Rise)	76	75
	Total	**76**	**75**
	Total Change (2026 vs. 2019)	***+24***	***+18***

As shown in table 1, the total trips for the updated plan are 76 in the weekday AM peak hour and 75 in the weekday PM peak hour. This translates to an increase of 24 total trips in the AM peak hour, and an increase of 15 total trips in the PM peak hour.

As discussed in the traffic section of the FEAF, a Traffic Impact Study found that the adjacent intersection of Wolcott Avenue and Tioranda Avenue would operate at a LOS A during the weekday AM and weekday PM peak hours, and an additional 200-300 trips along both mainline Wolcott Avenue approaches and an additional 50 trips on the southbound Tioranda Avenue approach would change the LOS from an A to a B. To provide context, the traffic along the Wolcott Avenue approach would need to increase by approximately 100%. According to traffic volume data collected along Wolcott Avenue and published on the NYSDOT Traffic Data Viewer, traffic along the roadway has increased by +0.82% annually since 2013.[1]

Based on the marginal increase in peak hour trips generated by the proposed project and that capacity of the adjacent intersection, the findings of the prior studies indicating that the proposed project will not have an adverse impact on the roadway network remain valid.

Conclusions

This memorandum summarizes the results of the trip generation comparison between the FEAF, issued January 30, 2019, and the schematic plan, dated August 5, 2025. Based on the evaluation, there will be 76 total trips in the AM and PM peak hours. This represents an increase of 24 total trips in the AM peak hour, and an increase of 19 total trips in the PM peak hour. The marginal increase in site-generated trips and the capacity of the adjacent intersection indicate that there will be no substantive changes in the findings of the prior traffic studies.

Please contact me at shipp@labellapc.com or at (914) 269-5604 if you have questions on this traffic analysis.

Respectfully submitted,
LaBella Associates

Starke W. Hipp, PE
Project Manager, Traffic Engineer

Colin T. Burnell, EIT
Transportation Engineer

[1] NYSDOT ATR 820633 | AADT: 2013 = 5,494; 2015 = 6,419; 2019 = 6,680; 2022 = 5,981

ATTACHMENT B

USFWS IPaC Trust Resource Report

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Dutchess County, New York



Local office

New York Ecological Services Field Office

(607) 753-9334
(607) 753-9699
fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

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Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat Myotis sodalis Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat Myotis septentrionalis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat Perimyotis subflavus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

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Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs
The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Aug 31

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Golden Eagle Aquila chrysaetos — Breeds elsewhere

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

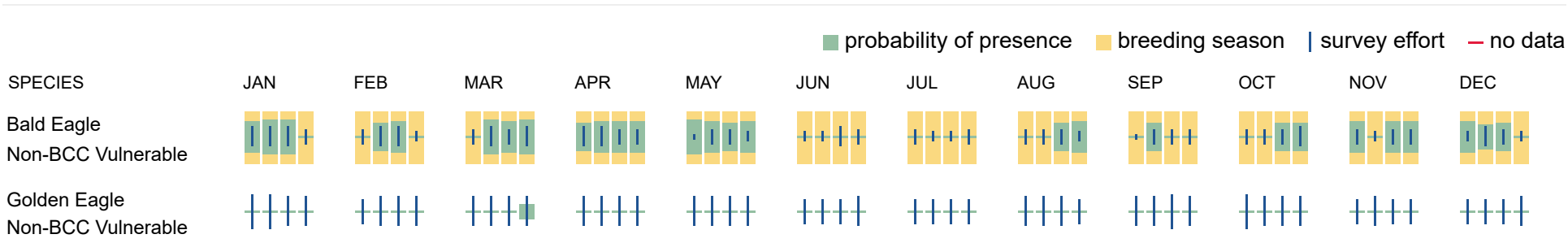
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle (Bald and Golden Eagle Protection Act requirements may apply).

Proper interpretation and use of your eagle report
On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there,

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and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases birds of concern, including Birds of Conservation Concern (BCC), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the Nationwide avoidance and minimization measures for birds document, and any other project-specific avoidance and minimization measures suggested at the link Measures for avoiding and minimizing impacts to birds for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles document, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

NOT FOR CONSULTATION

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Aug 31
Black-billed Cuckoo Coccyzus erythropthalmus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Black-capped Chickadee Poecile atricapillus practicus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 10 to Jul 31
Bobolink Dolichonyx oryzivorus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
Canada Warbler Cardellina canadensis This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
Cerulean Warbler Setophaga cerulea This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 27 to Jul 20
Chimney Swift Chaetura pelagica This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds elsewhere
Prairie Warbler Setophaga discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler Protonotaria citrea This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird Euphagus carolinus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush Hylocichla mustelina This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

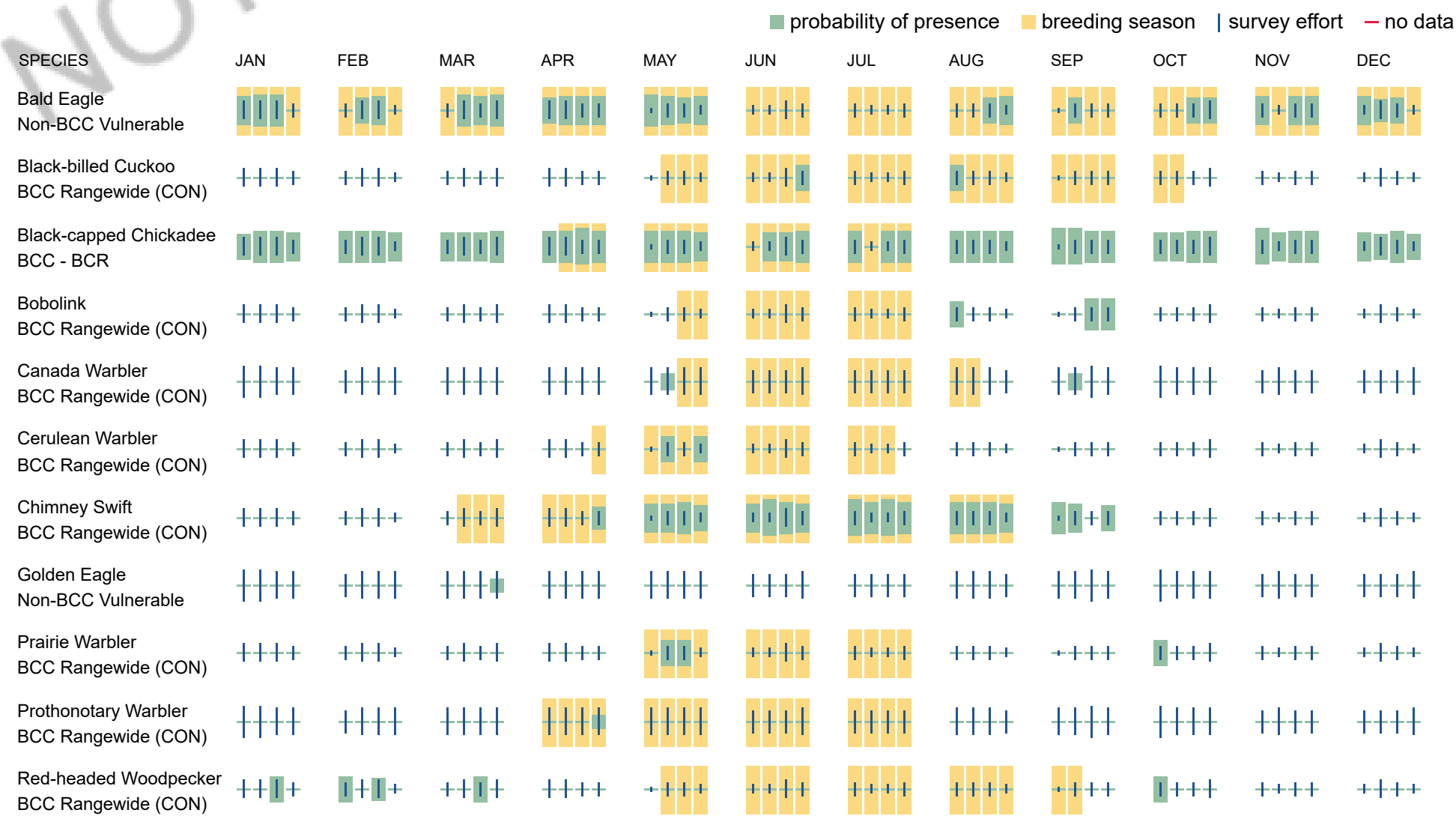
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

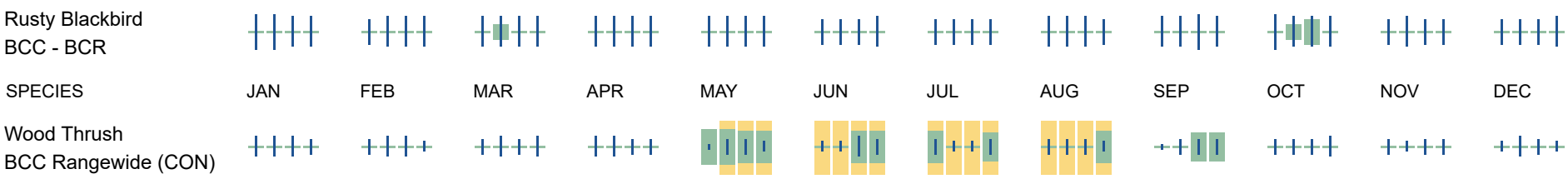
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



NOT FOR CONSULTATION



Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Avoidance & Minimization Measures for Birds describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the Bald and Golden Eagle Protection Act and those species marked as “Vulnerable”. See the FAQ “What are the levels of concern for migratory birds?” for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle (Bald and Golden Eagle Protection Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the Rapid Avian Information Locator (RAIL) Tool.

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Bald and Golden Eagle Protection Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ “Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds”.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

NOT FOR CONSULTATION

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs
Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Wetland information is not available at this time

NOT FOR CONSULTATION

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

May 6, 2019 NYSOPRHP SHPO Letter

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

May 6, 2019

Ms. Doborah Hubbard
The Chazen Companies
21 Fox Street
Poughkeepsie, NY 12601

Re: DEC
Beacon 248 Development LLC; Tioronda Avenue
248 Tioronda Avenue
Beacon, NY 12508

Dear Ms. Hubbard:

Thank you for continuing to consult with the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We understand that the proposed project plan has changed since our last review, and that the current proposal consists of a 64-unit multifamily residential development within two buildings (reduced from 100 units) and a 25,400 SF office building.

Based on this review, it is the opinion of the SHPO that the proposed project, as amended, will have No Adverse Impact to historic and cultural resources.

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



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

via e-mail only

January 28, 2026

Berry Kohn
Chai Developers
35 Main Street, Suite 311
Poughkeepsie, NY 12601

Re: 248 Beacon Holdings LLC Proposed Multifamily Development
City of Beacon, Dutchess County, NY
Project No. 81750.00

Dear Mr. Kohn,

This technical memorandum summarizes and compares the trip generation for the current proposed multifamily development, located in the City of Beacon on a 9.18-acre project site at tax parcel 6054-45-012574 (formerly tax parcels 5954-16-993482 and 6065-45-012574) and the previous trip generation. The current site plan is prepared by ab architekten, dated August 5, 2025, and the trip generation was summarized in a Full Environmental Assessment Form, prepared by Chazen Companies (now LaBella Associates), issued January 30, 2019.

Background and Study Purpose

The Applicant, 248 Beacon Holdings LLC, proposed the redevelopment of the northern portion of the former Tuck Industries manufacturing site with a 200-unit multifamily residential development, with associated parking. A Greenway Trail for public use is proposed along the Fishkill Creek. The 9.18-acre project site consists of two tax parcels identified as tax parcel 6054-45-012574 (formerly tax parcels 5954-16-993482 and 6065-45-012574) on the City of Beacon tax map, which are proposed to be consolidated. Access to the development is provided from Tioronda Avenue across the Metropolitan Transit Authority (MTA) property via easement.

The purpose of this study is to compare the trip generation contained within the Full Environmental Assessment Form (FEAF), prepared by Chazen Companies (now LaBella Associates), issued January 30, 2019, to the most recent schematic design, prepared by ab architekten on August 5, 2025. The site plan has been updated to provide 200 units of multifamily residential and no commercial component, compared to the 64 units of residential and 25,400 SF of commercial as discussed in the FEAF.

Traffic Assessment

As summarized in the FEAF, issued on January 30, 2019, the proposed development was expected to generate 52 vehicle trip ends during the AM peak hour, and 57 vehicle trip ends during the PM peak hour. This was spread out as 23 and 28 vehicle trip ends for the multifamily component, in their respective peak hours, and 29 vehicle trip ends produced by the office building component in its respective peak hours. The Institute of Transportation Engineers' (ITE) *Trip Generation Manual,* 12th Edition, is the industry-standard resource used for estimating trip generation for proposed land uses based on data collected at similar uses and is used for the trip generation developed for the 2025 schematic plan.

Table 1 – Peak Hour Trip Generation Comparison

Date of Plan	Land Use	Weekday AM (Total Trips)	Weekday PM (Total Trips)
January 30, 2019	LUC 221 – Multifamily Housing (Mid-Rise)	23	28
	LUC 710 – General Office Building	29	29
	Total	**52**	**57**
August 5, 2025	LUC 221 – Multifamily Housing (Mid-Rise)	76	75
	Total	**76**	**75**
	Total Change (2026 vs. 2019)	***+24***	***+18***

As shown in table 1, the total trips for the updated plan are 76 in the weekday AM peak hour and 75 in the weekday PM peak hour. This translates to an increase of 24 total trips in the AM peak hour, and an increase of 15 total trips in the PM peak hour.

As discussed in the traffic section of the FEAF, a Traffic Impact Study found that the adjacent intersection of Wolcott Avenue and Tioranda Avenue would operate at a LOS A during the weekday AM and weekday PM peak hours, and an additional 200-300 trips along both mainline Wolcott Avenue approaches and an additional 50 trips on the southbound Tioranda Avenue approach would change the LOS from an A to a B. To provide context, the traffic along the Wolcott Avenue approach would need to increase by approximately 100%. According to traffic volume data collected along Wolcott Avenue and published on the NYSDOT Traffic Data Viewer, traffic along the roadway has increased by +0.82% annually since 2013.[1]

Based on the marginal increase in peak hour trips generated by the proposed project and that capacity of the adjacent intersection, the findings of the prior studies indicating that the proposed project will not have an adverse impact on the roadway network remain valid.

Conclusions

This memorandum summarizes the results of the trip generation comparison between the FEAF, issued January 30, 2019, and the schematic plan, dated August 5, 2025. Based on the evaluation, there will be 76 total trips in the AM and PM peak hours. This represents an increase of 24 total trips in the AM peak hour, and an increase of 19 total trips in the PM peak hour. The marginal increase in site-generated trips and the capacity of the adjacent intersection indicate that there will be no substantive changes in the findings of the prior traffic studies.

Please contact me at shipp@labellapc.com or at (914) 269-5604 if you have questions on this traffic analysis.

Respectfully submitted,
LaBella Associates

Starke W. Hipp, PE
Project Manager, Traffic Engineer

Colin T. Burnell, EIT
Transportation Engineer

[1] NYSDOT ATR 820633 | AADT: 2013 = 5,494; 2015 = 6,419; 2019 = 6,680; 2022 = 5,981

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 117 OF 2025

DETERMINATION TO WAIVE REQUIREMENT OF PROVIDING COMMERCIAL SPACE FOR PROVISION OF ADDITIONAL HOUSING INCLUDING A SUBSTANTIAL NUMBER OF BELOW MARKET RATE UNITS

WHEREAS, Beacon 248 Holdings LLC owns the real property located at 248 Tioronda Avenue, Beacon, New York known and designated on the tax assessment map of the City as 6054-45-012574 (the "Site"), which received required land use approvals from the Planning Board as detailed herein; and

WHEREAS, on August 4, 2014, the City Council issued Concept Plan and Special Permit Approvals for the redevelopment of the Site for a 100-unit multifamily residential development; and

WHEREAS, on January 13, 2015, the Planning Board granted approvals for Subdivision (lot consolidation) and Site Plan for 100 residential units located in four residential buildings, a 1,200 SF clubhouse, and a swimming pool for use by residents only; and

WHEREAS, thereafter, the City Council amended the dimensional regulations for all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, to require that the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63; and

WHEREAS, in 2017, the City Council amended the Zoning Code to, among other changes, require that development projects in the FCD include that a minimum of 25% of the total development's floor area shall be permitted nonresidential uses other than dwelling units or artist live/work spaces, which must be built out before or concurrently with the residential development of the site; and

WHEREAS, due to the changes to the City's Zoning Code, the Applicant was required to obtain amended site plan approval, which the Planning Board granted in April, 2020 for a reduced unit count of 64 residential units located in 2 buildings designated as Buildings 200 and 300 (of which 6 units would be workforce housing pursuant to the City's Below Market Rate ("BMR") unit zoning requirements set forth in Code Section 223.41.10) and an approximately 25,400 square foot non-residential building designated as Building 100; and

WHEREAS, prior to commencing constructions, the Applicant was advised by the City's Building Inspector by letter dated June 25, 2021 that its request to not build the non-residential building concurrently with the residential building was denied; and

WHEREAS, on June 29, 2021 the Applicant submitted an application to the ZBA seeking an area variance from the "concurrent construction" requirement of the Zoning Code, as the Applicant stated due to a change in market conditions arising from the pandemic, lenders would not provide construction financing to the Applicant for a project that had a non-residential component; and

WHEREAS, by letter dated August 25, 2021, the City of Beacon Building Inspector David Buckley advised the Applicant that a Certificate of Occupancy could not be issued for the residential building unless the nonresidential portion of the building has had its foundation and exterior walls constructed; and

WHEREAS, by letter dated September 10, 2021, the Applicant withdrew its area variance request and construction on the project proceeded; and

WHEREAS, on November 9, 2021 the Planning Board approved an Amended Site Plan which was sought by the Applicant to eliminate the emergency access ramp to Wolcott Avenue and replace it with an emergency turn around north of Building 300, relocate the proposed Greenway Trail from the Wolcott Avenue ramp to the MTA right-of-way, relocate parking spaces and a stormwater retention basin, and modify Building 100 to reduce the height to two stories and expand the footprint; and

WHEREAS, the Applicant applied for a building permit for the construction of the foundation of the non-residential building in November 2023, which was then modified and amended in April 2024 and construction of the foundation occurred in July 2024 and no further work has occurred; and

WHEREAS, on May 14, 2024 the Planning Board approved a Second Amended Site Plan which was sought by the Applicant to again revise the location of the Greenway Trail, revise the approved Erosion and Sediment Control Plan and Landscape Plan, add low-height lighted bollards along the front of each building, revise the site plan in relation to refuse pick-up, add 10 EV charging stations and revise the sewer collection system; and

WHEREAS, the City Council adopted Local Law 9 of 2024 on September 9, 2024, which amended Section 223-41.14B of the Zoning Code to add "for good cause shown, the City Council may, upon imposition of such conditions as it deems appropriate, allow Certificates of Occupancy to be issued for dwelling units or artist live/work spaces prior to the nonresidential component being completed."; and

WHEREAS, by letter dated October 11, 2024, Beacon 248 Holdings LLC submitted an application requesting the Council authorize the issuance of a Certificate of Occupancy for the residential rental units in Buildings 200 and 300 prior to the completion of the project's nonresidential component (Building 100); and

WHEREAS, the City Council considered the Applicant's request at its workshop meetings on October 15, 2024, November 12, 2024 and November 25, 2024 and received public comments during various comment sessions at the Council's agenda meetings; and

WHEREAS, the City Council previously determined that good cause existed to grant the Applicant's request: (i) the placement of housing units on the market sooner than would otherwise occur;

(ii) the receipt of significant property taxes sooner than would otherwise occur if the application were not granted; (iii) the Applicant's voluntary offer of placing two additional units as BMR units in perpetuity; and (iv) the other conditions as detailed below; and

WHEREAS, on December 16, 2024, the City Council granted the Applicant's request to waive the requirement of City Code Section 223-41.14B that the nonresidential building be constructed concurrently with the two residential buildings and hereby authorizes the Building Inspector to issue Certificates of Occupancy for the residential units despite the nonresidential not being constructed concurrently, and the Applicant has satisfied all conditions of that resolution; and

WHEREAS, the Applicant has demonstrated to the satisfaction of the City Council that it is not feasible to construct Building 100 as commercial space; and

WHEREAS, the Applicant presented the City Council with alternative build out of Building 100 as residential space, which included a single building consisting of 51 units with 15 % being below market rate units ("BMR") or 2 buildings containing 136 units (with 20% being BMR units); and

WHEREAS, City Code Section 223-41.14(B) provides that "Less nonresidential square footage may be granted by the City Council for the voluntary and guaranteed inclusion in the project of desirable environmental, transportation, or other substantial public benefits which would not otherwise be required of the project, as determined at the sole discretion of the City Council as part of the concept plan approval."

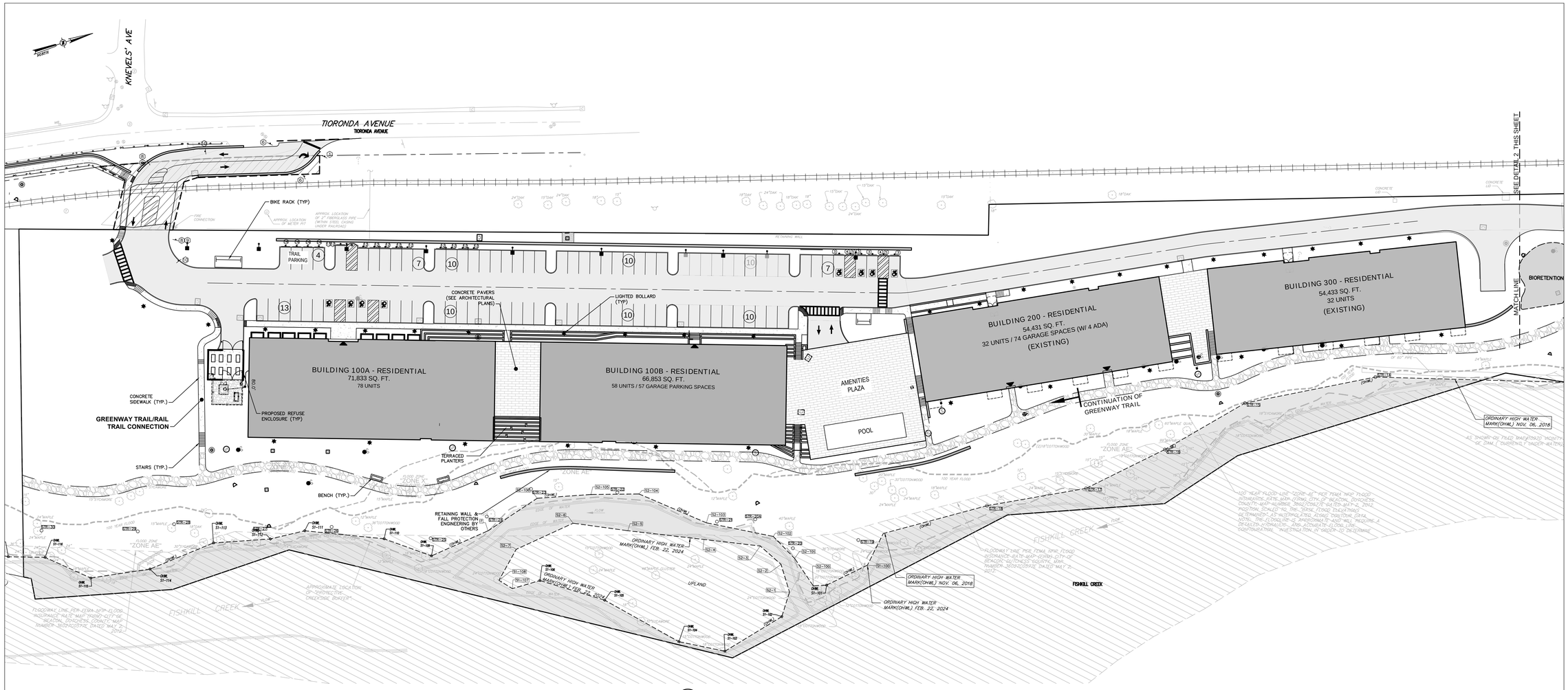
NOW, THEREFORE, BE IT RESOLVED, that the City Council determines that 1) the requirement to construct Building 100 as a commercial building is waived; and 2) the providing of 136 additional residential units of which 27 units will be BMR units is a substantial public benefit; and

BE IT FURTHER RESOLVED, that the Applicant is directed to submit a Concept Plan for 2 buildings containing 136 residential units (which includes 27 BMR units) in substantially the same design as Buildings 200 and 300 for review by the City Council, referral to the City of Beacon and Dutchess County Planning Boards and discussion at a public hearing; and

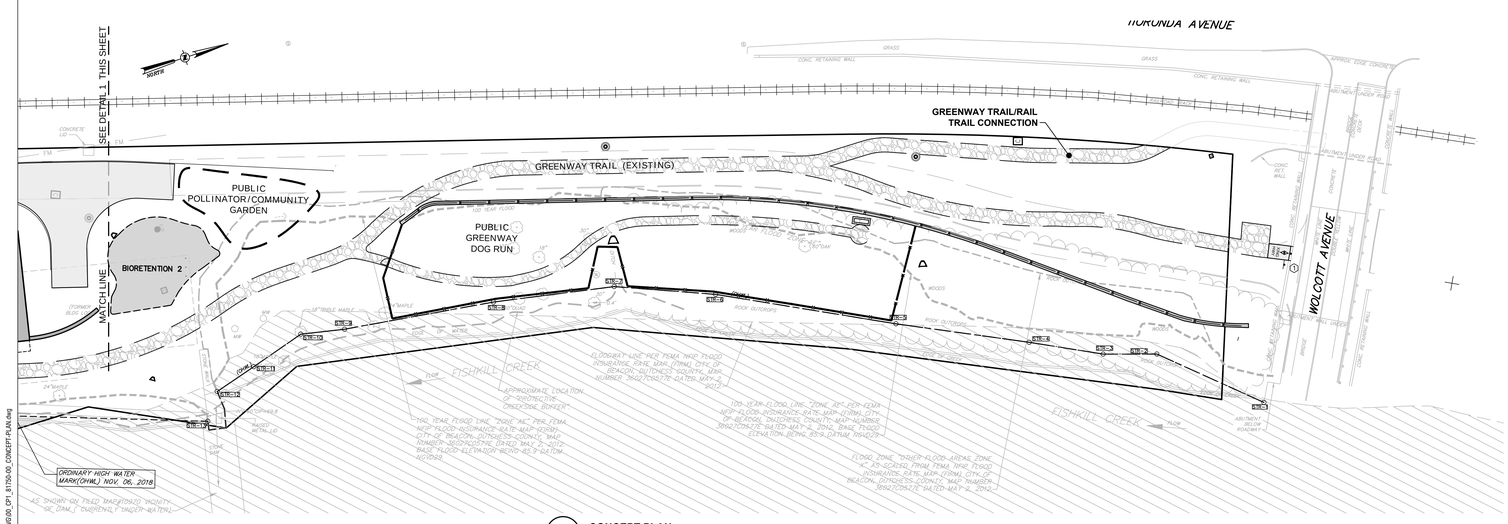
BE IT FURTHER RESOLVED, that the Concept Plan shall detail a connection path between the Greenway Trail and the proposed Beacon-Rail Trail and consider the feasibility of constructing a trail head parking lot

BE IT FURTHER RESOLVED, that the Applicant's obligation to construct commercial space on the property is only waived upon completion of the 136 units of residential units (which includes 27 BMR units), or such number of units approved by the City Council's Concept Plan.

Resolution No. 117 of 2025		**Date: December 15, 2025**					
□ **Amendments**						□ **2/3 Required**	
□ **On roll call**						□ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
x		**Amber Grant**	**x**				
	x	**Molly Rhodes**	**x**				
		Jeffrey Domanski					**x**
		Pam Wetherbee		**x**			
		George Mansfield	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				



1 CP1 **CONCEPT PLAN**
SCALE: 1"=30'



2 CP1 **CONCEPT PLAN**
SCALE: 1"=30'

LEGEND:

- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- 25 PROPOSED PARKING COUNT
- PROPOSED SIDE WALK
- EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
- PROPOSED CURB
- PROPOSED LIGHT POLE
- PROPOSED RETAINING WALL
- GREENWAY TRAIL

BULK TABLE

FISHKILL CREEK DEVELOPMENT DISTRICT: FCD

ZONING REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	9.18 ACRES
MAXIMUM # OF DWELLINGS	200 UNITS[1]	200 UNITS[1]
MAXIMUM BUILDING COVERAGE	35%	17%
MINIMUM OPEN SPACE	30%	64%
MINIMUM FRONTAGE OF OVERALL FCD SITE ON PUBLIC STREET ROW	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	160'
MINIMUM SETBACK AND BUFFER WIDTH ALONG FISHKILL CREEK	AVG 50 FT MIN 25 FT	AVG = 62 FT MIN. = 37 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FEET	SEE NOTE 2
MINIMUM NUMBER OF PARKING SPACES		
RESIDENTIAL:	1 SPACE PER DWELLING UNIT =200 SPACES	218 SPACES TOTAL (WHICH INCLUDES 93 SURFACE SPACES AND 127 GARAGE SPACES)
GREENWAY/RAIL TRAIL:	0 SPACES	4 SPACES
TOTAL:	204 SPACES 7 ACCESSIBLE SPACES REQUIRED	222 SPACES 12 ACCESSIBLE SPACES PROVIDED 4 OF 11 ACCESSIBLE SPACES IN GARAGE

BULK TABLE NOTES:

1. EXISTING BUILDINGS 200 + 300 CONTAIN 64 UNITS (SEE DEVELOPMENT SCHEDULE). PER CITY COUNCIL RESOLUTION RESOLUTION NO. 117 OF 2025, "THE APPLICANT IS DIRECTED TO SUBMIT A CONCEPT PLAN FOR 2 BUILDINGS CONTAINING 136 RESIDENTIAL UNITS (WHICH INCLUDES 27 BMR UNITS)," WHICH SUMS TO 200 UNITS SITEWIDE.
2. PER CITY COUNCIL RESOLUTION NO. 117 OF 2025, BUILDINGS 100A & 100B SHALL BE "IN SUBSTANTIALLY THE SAME DESIGN AS BUILDINGS 200 AND 300." PROPOSED BUILDINGS 100A & 100B MAINTAIN THE SAME ROOF ELEVATION AS BUILDINGS 200 AND 300.

DEVELOPMENT SCHEDULE

BUILDING	UNITS	STUDIO & 1-BR	2-BR	3-BR
200 + 300	64[1]	27	30	7
100A	78[2]	68	10	-
100B	58[2]	54	4	-
TOTAL	200[3]	149	44	7

DEVELOPMENT SCHEDULE NOTES:

1. BUILDINGS 200 + 300 CONTAIN 8 EXISTING BMR UNITS.
2. 27 OF THE UNITS WITHIN BUILDINGS 100A & 100B SHALL BE BMR UNITS MEETING THE REQUIREMENTS OF ARTICLE 16B, AFFORDABLE- WORKFORCE HOUSING, OF THE ZONING LAW.
3. FULL BUILDOUT OF 200 UNITS SHALL CONTAIN 35 BMR UNITS.

LaBella
Powered by partnership.
21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980
labellapc.com

NOT FOR CONSTRUCTION
EXP: ##/##/20##
EXP: ##/##/20##

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018381
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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Chai Developers
147 Union Street
Poughkeepsie, New York 12601

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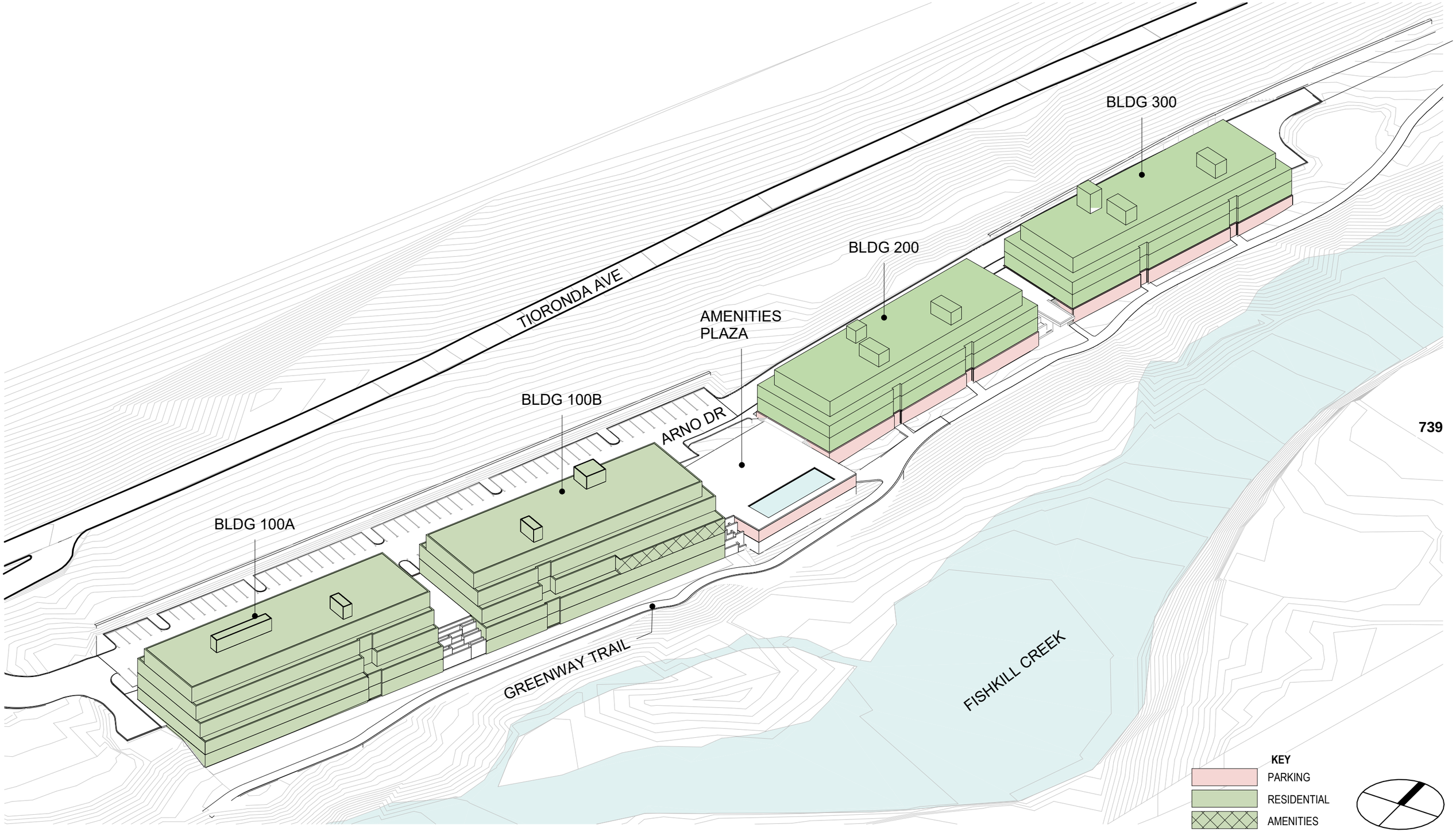
248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: C281750.00
DRAWN BY: LBA
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR CONCEPT PLAN APPROVAL
DATE: 01/29/26
DRAWING NAME: CONCEPT PLAN
DRAWING NUMBER: CP1

1/30/2026 1:28:15 PM
\\cabinet\data\Projects\Chazen Projects\81700-81799\81750.00 CHAI Builders 8-248 DWS\06_CD\1_81750-00_CONCEPT PLAN.dwg

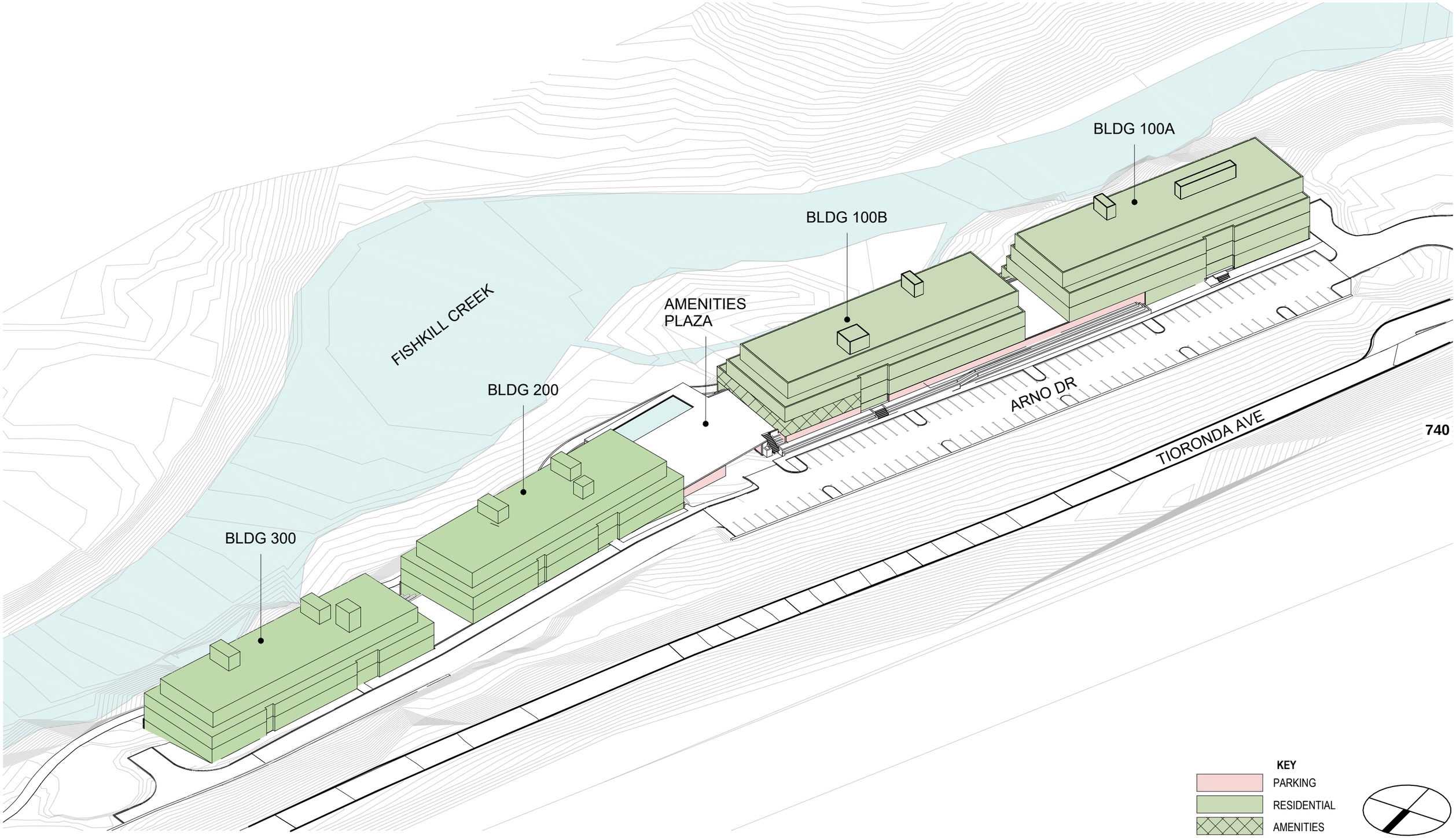


MASSING DIAGRAM - SE

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten



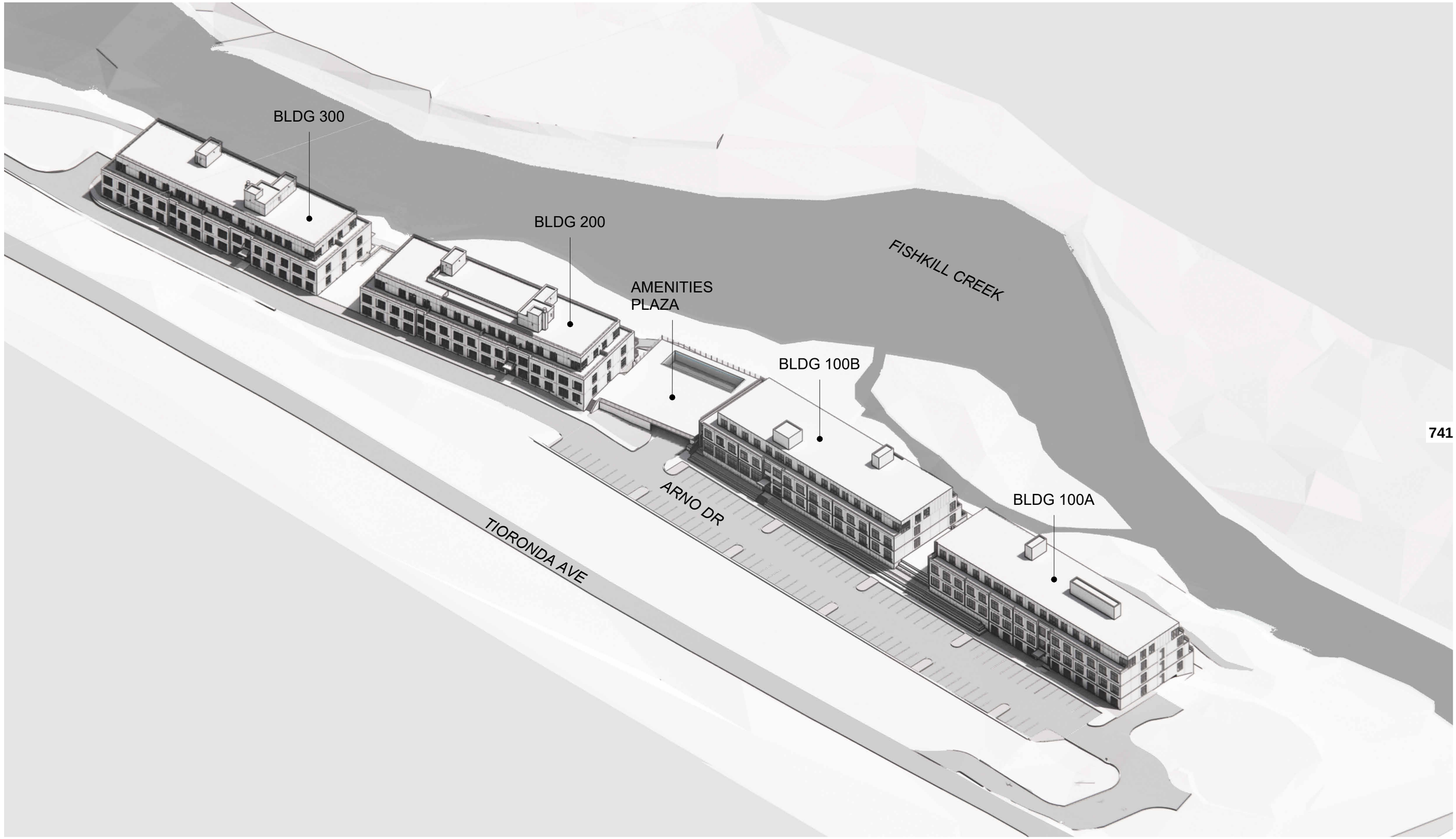
MASSING DIAGRAM - NW

248 TIORONDA AVE

BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

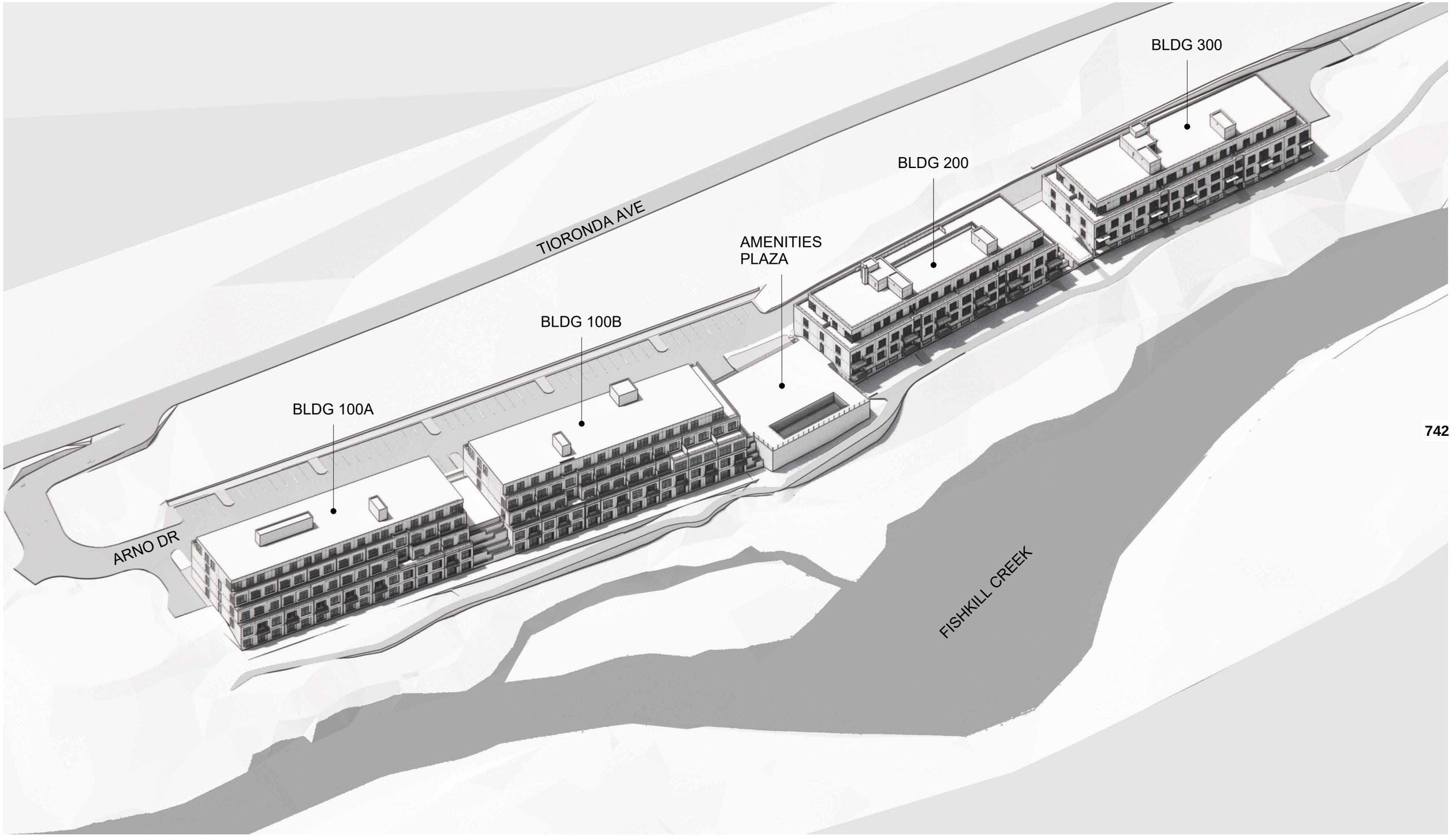


AERIAL VIEW - SW

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten



AERIAL VIEW - SE

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

PERSPECTIVE - NW

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

PERSPECTIVE - WEST

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten



PERSPECTIVE - EAST

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

LANC & TULLY
Engineering and Surveying, D.P.C.

February 10, 2026

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

RE: 248 Tioronda Ave.
Tax No. 6054-45-012574
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed revised concept plans for the 248 Tioronda Avenue project:

- Correspondence dated January 28, 2026, from CHAI Developers.
- Full Environmental Assessment Form Part 1 Report with Endnotes for 248 Tioronda Ave Project, with the latest revision date of January 29, 2026, as prepared by LaBella.
- Traffic memorandum dated January 28, 2026, as prepared by LaBella.
- Schematic Architectural Concept Design plans, consisting of 7 sheets, as prepared by ab architekten.
- Concept Plan sheet CP1, dated January 29, 2026, as prepared by LaBella.
- City of Beacon Resolution No. 117 of 2025, "Determination to Waive requirement of Providing Commercial Space for Provision of Additional Housing including a Substantial Number of Below Market Rate Units"
- City of Beacon City Council Resolution No. 21 of 2026, referring concept plan to Dutchess County Planning and City of Beacon Planning Board.
- Plan set titled "Special Use Permit Application – Bed & Breakfast – 829 Wolcott Ave.", consisting of Sheets 1of 5 through 3 of 5, with the latest revision date of January 27, 2026, as prepared by Aryeh Siegel, Architect.

The applicant has sought and received a waiver from the Beacon City Council to waiving the requirement to provide for the required commercial space as previously approved. The applicant is now proposing to construct 2 building containing 136 residential units (which includes 27 BMR units) in substantially the same design as Building 200 and 300 already constructed on the site.

Based upon our review of the submitted documents and limited concept plans, we offer the following comments:

General Comments:

1. Section 1 of the narrative should discuss other aspects of zoning compliance such as those detailed in the plan's bulk table.

2. The sentence in Section 6 regarding wetlands is somewhat misleading. We suggest this section state there are federal wetlands on the project site (reference Figure 5) and while no encroachments are proposed, the section should discuss stormwater management mitigations related to protection of the Fishkill Creek.

3. Question E.1g discusses hazard wastes on the site but references Section 9 of the EAF narrative which discusses historic sites. This should be corrected.

4. Question E.1h of the EAF states the Project Site is within 2,000 feet of three environmental remediation sites. The EF narrative should provide a summary of the status of those sites, their distance to the Project Site and any potential impacts, rather than just the identification numbers provided in the EAF.

5. The applicant should ensure that all rooftop equipment, including HVAC equipment, is reflected in the project renderings and how rooftop equipment shall be screened. This should be discussed in the Endnotes of the EAF, as well as represented on all plans.

6. The massing and heights of the existing and proposed building to be constructed on the site should be discussed further in the Endnotes of the EAF.

7. The Endnotes within the EAF should also discuss the percentage of building coverage, and the minimum amount of open that will be provided on the site, as well as any other amenities that will be present on site for use by the residents and/or public. As the number of residents will increase on the site, will additional amenities be provided to the residents of the site?

8. The applicant should resubmit to SHPO, as the letter in the EAF from SHPO is from 2019. SHPO should be apprised of the proposed project changes and allowed to review the currently proposed project.

9. Additional view perspectives should be provided for the project from other vantage points, such as Wolcott Avenue, Knevels Avenue, the end of Kristy Drive, etc.

10. The Fishkill Creek Development (FDC) Zone allows for a maximum building height of 3 stories and 40 feet. Building 100A appears to be exceeding this with a 4-story view from the front and a 5-story view from the right-side and rear view. Applicant should

explain the need for the number of stories shown and may need to seek a variance from the ZBA.

11. An updated stormwater pollution prevention plan (SWPPP) shall be prepared for the project. The updated SWPPP shall also provide a comparison between the previously approved project and the currently proposed project as to additional areas of impervious coverage, and any revisions to the previously approved stormwater facilities constructed or to be constructed as part of the project.

12. The application was previously reviewed and approved by DCDOH for the sewer pump station that serves the site. Applicant will need to seek amended approval from the DCDOH for any revisions that may be required for the previously issued approval. The Planning Board shall be provided a copy of all submissions made to the DCDOH, along with a copy of all correspondences received from the DCDOH>

13. A full set of plans shall be developed that include a fully detailed landscaping plan, fully detailed lighting plan, as well as grading, utility, erosion and sediment control plans as well as others.

This completes our review at this time. Further comments may be provided based on future submissions 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, Esq.
Bryan Murphy, Building Inspector