COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

March 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 February 10, 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. Continue 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. Public hearing and continue review of application for Amended Site Plan Approval, Commercial, 3 Beekman Street, submitted by Dia Center for the Arts, Inc.
4. Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.
5. Review of application for Subdivision Approval, 30-90 Mason Circle, Artist Live Work/Self Storage, submitted by Beacon Lofts Member, LLC.
6. Review of applications for Subdivision Approval and Site Plan Approval, Mixed-Use Commercial and Residential, 321 Main Street, submitted by Arpa Gavigan Developments LLC.
7. Review of applications for Site Plan Approval, Commercial, 1154 North Avenue, submitted by Hudson Vox LLC.

Miscellaneous Business

1. Consider request for two (2) 90-day extensions of Subdivision Approval, Mixed-Use Commercial and Residential, 45 Beekman Street, High Street, and High Street, submitted by Beekman Arts Center LLC and Bay Ridge Studios LLC.
2. Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 2 Â½ story mixed-use building, 152-158 Fishkill Avenue, submitted by 152-158 Fishkill LLC.

3. Continued discussion of the City Council's request to review an amended Concept Plan Approval application for 248 Tioronda Avenue.

Architectural Review

1. Certificate of Appropriateness: 65 Monell Place, New Single-Family House
2. Certificate of Appropriateness: 48 Beacon Street, Facade
3. Certificate of Appropriateness: Monell Place (Tax Grid 5955-04-583125), New Single-Family House
4. Certificate of Appropriateness: 28 W Church Street, New Single-Family House
5. Certificate of Appropriateness: 36 Slocum Road, Facade

City of Beacon Planning Board Agenda
03/10/2026

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 3.10.26 Supplemental Submission cvr ltr.pdf

1064 Wolcott PB 3.10.26 Exhibit A - Resposne Memo by AJS 2-24-26.pdf

1064 Wolcott PB 3.10.26 Exhibit B - Response Memo by HLD 2-24-26.pdf

1064 Wolcott PB 3.10.26 Exhibit C- Colliers 2.21.26 providing Supplemental Parking Strategy.pdf

1064 Wolcott PB 3.10.26 Exhibit D - NYS Office of Historic Preservation 2.5.26.pdf

1064 Wolcott PB 3.10.26 Exhibit E - COB ZBA Resolution 2026-01 adopted 2.18.26.pdf

1064 Wolcott PB 3.10.26 Plans prepared by AJS and HLD 2-24-26.pdf

1064 Wolcott PB 3.10.26 SWPPP 1064 Wolcott Ave 2026-0224.pdf

Lanc & Tully 1064 Wolcott 03-04-26.pdf

KARC Review PB_1064 Wolcott Ave_2026.03.10.pdf

CUDDY +FEDER LLP

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

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

February 25, 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 February 24, 2026, and by Hudson Land Design Professional Engineering, P.C. ("HLD"), dated January 28, 2025 and last revised February 24, 2026 (collectively, the "Plans") has been revised to address comments provided by this Board at the continued Public Hearing on February 10, 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, and was continued until the Board's January 13, 2026, February 10, 2026 and March 10, 2026 meeting Agendas. Two comments were offered by members of the public during the Board's December 9, 2025 meeting, which were addressed by the Applicant, and no public comments have been provided at any subsequent 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 details and elevations have been incorporated into the Plans to address the scope of the proposed changes to the existing northern building. As suggested by the Planning Board, the balcony on the second floor of the historic building will be retained to provide a private amenity for the adjacent guest room, and other modifications have been made to highlight the historic structure as a primary architectural element. Please refer to **Exhibit A** for further information.
- Refinements have been made to the landscaping plan, including clarifying the extent and location of the existing trees to be removed, providing additional detail related to the cedar panel trellis proposed to screen the HVAC equipment, incorporating additional evergreen trees to provide enhanced screening in the rear of the Premises, and addressing the Planning Board's request for supplemental infill plantings along Wolcott Avenue.
- Updated and additional elevations and renderings have been provided, and notes about material types and colors have been added to the Plans.
- The Fire Department Connection has been relocated to the front of the building addition for enhanced visibility.
- Additional and updated stormwater management and engineering details 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

[2] Note: The previously proposed lighting plan has been included in the Plans as a code-compliant concept design while the Applicant pursues a more comprehensive lighting plan. The Applicant previously communicated with several lighting designers who were unable to provide designs within a reasonable timeframe and/or whose work may have been cost prohibitive. The Applicant is now pursuing a design from lighting designer Jordan Podwal of Hemlock Lighting, and hopes to be able to provide the same prior to the Planning Board's March 10, 2026 meeting.

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, RESPONSE FROM SHPO AND SETBACK VARIANCE GRANTED BY ZBA:

In addition to the foregoing, and as previously discussed with this Board, the Applicant proposes 39 parking spaces on the Premises. The City's 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 February 21, 2026 and enclosed herewith as **Exhibit C**, and as discussed during the February 10, 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 utilizing off-site public parking at the Municipal Plaza and/or firehouse parking lots during periods of simultaneous peak demand, and will provide a shuttle vehicle to transport valet personnel between the site and the municipal parking lot(s). *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, as noted at the February 10th public hearing, please be advised that the Applicant has received a response from the New York State Office of Historic Preservation ("SHPO"), providing limited comments related to the architectural design and suggesting a construction protection plan for the Project. *See* **Exhibit D**.

Lastly, please note that the Applicant appeared at the February 18, 2026 meeting of the Zoning Board of Appeals ("ZBA") for a public hearing on the request area variance. After no additional

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[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.
[4] Note: Counsel for the Applicant and counsel for Riverview Funeral Home – who was away on vacation – is still 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.

public comments were received on the Application at the ZBA's public hearing, the ZBA unanimously granted the Applicant's request for an area variance for the proposed 23.8' rear yard setback for the Project. A copy of the ZBA's approval Resolution 2026-01 is enclosed herewith as **Exhibit E**.

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 February 24, 2026, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated February 6, 2026 and City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated February 9, 2026;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated February 24, 2026, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated February 6, 2026 and City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated February 9, 2026;

Exhibit C: Correspondence from Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C., dated February 21, 2026, providing a supplemental parking strategy to be implemented during periods of simultaneous peak demand for the Project and the Riverview Funeral Home;

Exhibit D: Correspondence from New York State Office of Historic Preservation, dated February 5, 2026; and

Exhibit E: City of Beacon Zoning Board of Appeals Resolution 2026-01, adopted February 18, 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 February 24, 2026.

We look forward to appearing at this Board's regular meeting on March 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 and authorizing the City attorney to prepare a draft approval resolution for the Project for the Board's consideration at its April meeting.[5]

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.

[5] Note: As this Board is aware, the Planning Board adopted a Negative Declaration confirming that the Project will not result in any significant adverse environmental impacts under the State Environmental Quality Review Act ("SEQR") and a Local Waterfront Revitalization Program ("LWRP") Consistency Determination during its February 10, 2026 meeting Agenda.

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

February 24, 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 February 9, 2026; and Lanc & Tully's Engineering Memorandum dated February 6, 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. This submission shows revisions to the North building and the addition that were made to subtly highlight the historic structure as the primary architectural element:

        i. *The North building porch drawing has been updated to include the existing Victorian brackets at the porch posts. The new porch on the addition has simpler posts and doesn't include brackets.*
        ii. *The existing siding on the addition will be retained and painted in the dark gray color that will be used for all of the buildings.*
        iii. *The original siding is slightly worn and has a patina that subtly sets it apart from the new shiplap siding used for new construction.*
        iv. *The shiplap siding has a flat appearance with reveal joints between the boards rather than the historic lapped siding.*
        v. *New windows have mullions where the existing windows do not in order to further differentiate the new and existing.*
        vi. *Porch columns in the new construction are simple column profiles to differentiate them from the ornate porch columns on the North building.*

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

vii. *The upper porch over the 1st floor porch on the North building will be retained and has been added to the plans.*
viii. *The painted trim on new construction elements reflects the original historic trim but with simpler details.*

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 at the March meeting.

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 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.

Response: Additional detail 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: The Zoning Board of Appeals approved the variance request for relief from the required rear yard setback.

3. **Tree Removal:** The Existing Conditions and Demolition Plan (sheet 2 of 12) should indicate existing trees to be retained or removed.

a. Several trees proposed for removal appear to be located beyond the boundaries of the subject parcel. The Planning Board Attorney should the Board regarding the legal requirements and documentation necessary to authorize removal of trees located on adjacent properties.

Response: The trees mistakenly shown beyond the boundaries of the subject parcel have been removed from the plans.

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.

Response: Existing mature trees are being preserved where feasible. The majority of the existing trees are invasive species. Keeping them in areas proposed for new landscaping creates maintenance problems because the existing trees produce thousands of seedlings each year.

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.

Also, there was a concern raised that the proposed evergreen shrubs between the White Pines in the grove parallel to the street would not survive in that location. To clarify, these plantings are the wildflower Heath Aster which is used as a common vocabulary around the perimeter of the property and some of the evergreen planting beds, and which will thrive in the proposed locations. The evergreen shrubs used to provide screening of views from Wolcott Avenue are Ilex glabra (Ink Berry) which are located on the parking lot side of the existing stand of pine trees. These will remain green in the winter and so will provide visual screening of the building throughout the year.

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.

Response: The Applicant has retained a lighting designer as suggested by the Board. The previous lighting plan is included with this submission. A new lighting plan with fixtures specifications will be provided in a future submission.

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.

   Response: Plan numbering has been corrected and correlated with the drawing index.

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

   Response: The Zoning Board of Appeals approved the variance request for relief from the required rear yard setback.

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.

   Response: Comment acknowledged.

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.

   The Applicant has retained a lighting designer as suggested by the Board. The previous lighting plan is included with this submission. A new lighting plan with fixtures specifications will be provided in a future submission.

Site Plan Sheet 1

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.

   Response: The Index of Drawings has been corrected.

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.

   Response: The plan has been revised to improve legibility.

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

   Response: Comment acknowledged.

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

February 24, 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 February 6, 2026 comment memorandum and KARC's February 9, 2026 comment memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully February 6, 2026 Comment Memorandum

General Comments

1. Comment noted. The Applicant was granted a variance for the proposed 23.8-foot setback distance at the February 18, 2026 City of Beacon Zoning Board of Appeals meeting.
2. Colliers has responded to this comment under separate cover.
3. Aryeh Siegel has responded to this comment under separate cover.

Site Plan (Sheet 1 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.

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 FDC connection has been relocated to the front of the building addition at the ADA walkway to the front door. The location is front facing and fully visible from the parking lot.

SWPPP Comments:

1. A trash rack detail for CB-7 has been added to sheet 15 of the revised plan set.
2. An updated Owner/Operator statement has been added to Appendix J of the SWPPP.
3. An updated Qualified Inspector statement has been added to Appendix I of the SWPPP.
4. Updated Contractor certification statements have been added to Appendix H of the SWPPP. A digital copy of the SWPPP is provided with this submission. Hard copies will be provided for the City's records prior to Chairman's signature.
5. Comment acknowledged. Given that the site is currently active operating as a daycare center with parents dropping off and picking up children throughout the day, and that the soil test locations are near existing retaining walls, soil testing is proposed to be conducted during construction. The stormwater planter detail has been revised to provide design for worst case conditions where bedrock and/or groundwater are encountered at depths less than 24" below the finished bottom elevation of the planting soil. The detail requires soil tests to be conducted at the planter box locations to verify bedrock and groundwater depths. If bedrock is encountered, it shall be removed to 24" minimum below the bottom of the finished planting soil elevation. If groundwater is encountered, a 40 mil. HDPE liner shall be provided 24" below the bottom elevation of the planting soil.
6. The underground detention chambers have been added to Driveway Profile with Storm on sheet 12 of the revised plan set.
7. Geotextile separation has been added to the drainage layer of the stormwater planters.

KARC February 9, 2026 Comment Memorandum

1. Comment acknowledged. Aryeh Siegel has responded to this comment under separate cover.
2. See response to Lanc & Tully General Comment #1.
3. Aryeh Siegel has responded to this comment under separate cover.
4. Aryeh Siegel has responded to this comment under separate cover.
5. Aryeh Siegel has responded to this comment under separate cover.

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

- Updated Site Plan Set (4 copies)
- Revised SWPPP (digital copy only)

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

February 21, 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 has previously been discussed with the Planning Board, the 1064 Wolcott Avenue Project proposes to utilize 14 off-site parking spaces at the nearby Riverview Funeral Home. Understanding that the Board has expressed concerns with respect to the potential overlap of Project parking at the funeral home together with peak utilization of the funeral home, our prior submission dated January 26, 2026 included a plan that identified the ability to accommodate further on-site parking under valet control utilizing the on-site drive aisles and other areas. It was intended that this plan would only be put into effect during the infrequent and short duration peak utilization services at the funeral home at times when the Project parking may also peak. This would primarily be expected to occur during a funeral home service occurring on a Friday or Saturday evening when the Project hotel and restaurant are expected to be at peak utilization. However, based on comments from the City's Engineer we understand that this plan will not be permissible. Therefore, as was discussed during the February 10, 2026 Planning Board meeting, the alternate on-site valet parking plan is no longer proposed.

As an alternate to this plan, we propose to utilize off-site public parking at the Municipal Plaza or firehouse parking lots to accommodate the potential excess Project parking demand during the infrequent and short duration periods when the Funeral Home may be at peak usage. In order to accommodate this the Project will provide a shuttle vehicle to shuttle valet personnel between the site and the Municipal Plaza or Firehouse parking lot. The Applicant will stay in constant contact with the operator of the Funeral Home to determine ahead of time when the Funeral Home will have services that may be expected to utilize all parking on that site In order to plan for this alternate valet parking operation utilizing the municipal Plaza lot and the Firehouse lot.

Colliers
Engineering & Design

Again, the use of this alternate parking plan utilizing the Municipal Plaza or firehouse parking lots to accommodate the Projects excess parking demand is anticipated to be short duration only during times when there are services occurring at the funeral home during periods when the Project parking is also peaking, typically expected to occur on a Friday or Saturday evening. The time periods when the Municipal Plaza or firehouse parking lots may need to be utilized are anticipated to last for only a few hours during the funeral home services. Outside of these times the 14 parking spaces at the funeral being leased by the Applicant will remain available for use to accommodate the Project parking when needed.

Sincerely,

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



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

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February 5, 2026

Beth Selig
HCS
PO Box 124
Lagrangeville, NY 12540

Re: SEQRA
Inn on Spy Hill
1064 Wolcott Ave, Beacon, Dutchess County, NY 12508
26PR00237

Dear Beth Selig:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted documents under the State Environmental Quality Review Act (SEQRA) as requested. These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

We note that the Rose Hill Manor Day School is eligible for listing in the State and National Registers of Historic Places. Our office, in its capacity as subject-matter expert in historic preservation under SEQRA, has reviewed the project description and supplemental documentation that were submitted to our office on January 26, 2026. We understand that the project proposes a building addition to the north side of the south building and expansion/reconfiguration of the existing parking area to accommodate additional vehicles. Based upon our review, the OPRHP offers the following comment regarding potential impacts to architectural resources:

1. We recommend simplifying the proposed new construction by removing the finials and reducing applied architectural detailing. New construction must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.
2. We recommend a construction protection plan for historic resources within 90 feet of proposed construction activities. The plan may include measures such as fencing, vibration monitoring, and other appropriate measures to avoid damage.

Please be aware that if this project will involve state or federal permits, funding or licenses it may be subject to review under Section 14.09 of the NYS Parks, Recreation and Historic Preservation Law or Section 106 of the National Historic Preservation Act.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Mariana Staines
Historic Site Restoration Coordinator
518-268-2142 | mariana.montesstaines@parks.ny.gov

Received by office of the City Clerk 2/19/2026

2026-01

CITY OF BEACON
ZONING BOARD OF APPEALS

RESOLUTION

1064 Wolcott Avenue
Parcel ID# 5954-34-641767

WHEREAS, an application has been made to the City of Beacon Zoning Board of Appeals by JMARKMNG, LLC (the "Applicant") for **a 26.2-foot (26.2') rear yard setback variance from City Code § 223-17.D, where the minimum required rear yard setback is 50 feet (50.0') and the proposed rear yard setback is 23.8 feet (23.8')**. The variance is sought to allow for the adaptive reuse of two (2) existing buildings 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, with associated guest amenity spaces and restaurant on property located at 1064 Wolcott Avenue in the R1-40 Zoning District and the HDLO Zone, said premises being known and designated on the tax map of the City of Beacon as **Parcel ID# 5954-34-641767** (the "Property"); and

WHEREAS, the proposed action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act, and the City of Beacon Planning Board is serving as the Lead Agency for coordinated environmental review of the project; and

WHEREAS, the City of Beacon Planning Board adopted a SEQRA Negative Declaration on February 10, 2026, finding that the proposed action will not result in any significant adverse impacts on the environment; and

WHEREAS, a duly advertised public hearing on the Zoning Board of Appeals application was held on February 18, 2026, at which time all those wishing to be heard on the application were given such opportunity; and

WHEREAS, the Board closed the public hearing on February 18, 2026; and

WHEREAS, the Board considered the benefit to the Applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

NOW, THEREFORE, BE IT RESOLVED, that the Board, having considered each of the factors set forth at Section 81-b(4)(b) of the General City Law, finds as follows:

1) As to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance, the Board finds that there will be no undesirable change nor detriment to nearby properties. The Property is separated from neighboring residences by substantial distance and steep grade. The proposal will not encroach upon nearby dwellings and will provide improvements to utilities and site conditions that benefit nearby properties.
2) As to whether the benefit the Applicant seeks can be achieved through another method, feasible for the Applicant to pursue, that does not require the area variance, the Board finds that it cannot be so achieved. Although minor modifications to the size or layout of the proposed addition could reduce the extent of the requested relief to some degree, such changes would not eliminate the need for the variance and would provide only a de minimis reduction in any potential impact, particularly in light of the steep grade.
3) As to whether the requested variance is substantial, the Board finds that it is not substantial. Although the variance may be mathematically substantial, its practical impact is limited by the size of the Property.
4) As to whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, the Board finds that there will be no adverse effect or impact on the physical or environmental conditions in the neighborhood or district. In fact, the Applicant is proposing improvements to conditions in the neighborhood, such as to sewer infrastructure.
5) As to whether the alleged difficulty is self-created, the Board finds that it is self-created.

BE IT FURTHER RESOLVED, that the Board finds that the requested variance is the minimum variance necessary and adequate to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

BE IT FURTHER RESOLVED, that said application for **26.2-foot (26.2') rear yard setback variance from City Code § 223-17.D, where the minimum required rear yard setback is 50 feet (50.0') and the proposed rear yard setback is 23.8 feet (23.8'),**

which variance is sought to allow for the adaptive reuse of two (2) existing buildings 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, with associated guest amenity spaces and restaurant on property located at 1064 Wolcott Avenue in the R1-40 Zoning District and the HDLO Zone, is hereby **GRANTED** subject to the following conditions:

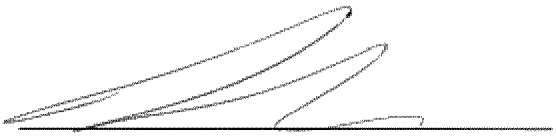
1. No permit or certificate of occupancy shall be issued until the Applicant has paid in full all application and consultant fees incurred by the City in connection with the review of this application.
2. The variance shall be void if the Applicant fails to (i) obtain a building permit within six months from the date of obtaining the final land use approval for the proposed project; (ii) commence construction within six months following the date of issuance of the building permit; or (iii) complete construction and obtain a certificate of occupancy within 24 months after the date of issuance of said building permit.

[*The remainder of this page left intentionally blank.*]

BE IT FURTHER RESOLVED, that the above variance is being granted solely for the purpose of allowing for the adaptive reuse of two (2) existing buildings and constructing 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, with associated guest amenity spaces and restaurant in connection with the proposed development on the Property, as set forth in the application submitted and presented to the Board, and it does not apply to any other work that may fall within the scope of the variance being granted, whether now or at any point in the future.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals may grant a six-month extension of the variance, provided that a written request for an extension is submitted before the variance expires. Such extension shall only be granted upon a showing by the Applicant that the circumstances and conditions upon which the variance was originally granted have not substantially changed.

Resolution Adopted: February 18, 2026
Beacon, New York



Jordan Haug, Chairman
City of Beacon Zoning Board of Appeals

2-19, 2026
Date

Chairman Haug called the roll:

Motion	Second	Zoning Board Member	Aye	Nay
		Stowe Boyd	X	
		Judy Smith	X	
		Jordan Haug	X	
X		Montos Vakirtzis	X	
	X	Elaine Ciaccio	X	
		Motion Carried:	**5**	**0**

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
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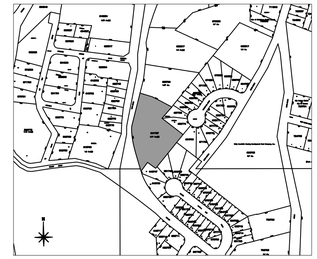
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS
9	02/24/26	REVISED PER PLANNING BOARD COMMENTS	AJS

Bulk Zoning Regulations Table

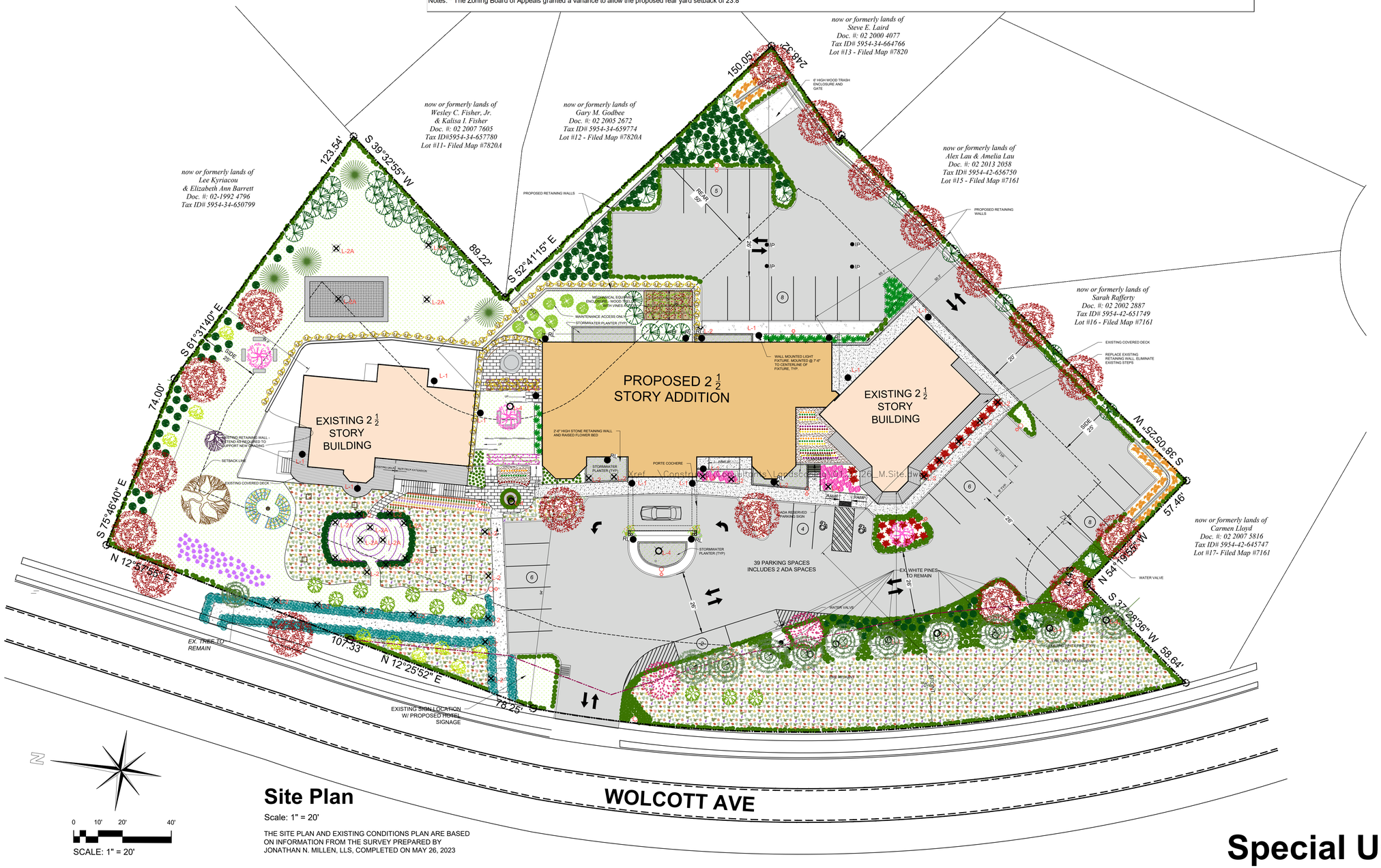
	Mininum Lot Size Required	Actual Lot Size	Minumum Width	Actual Width	Minimum Depth	Actual Depth	Required Setbacks			Actual & Proposed Setbacks			Minimum Distance Between Buildings Same Lot	Allowable Building Height	Proposed Building Height	Maximum Building Coverage	Proposed Building Footprint	Proposed 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: * The Zoning Board of Appeals granted a variance to allow the proposed rear yard setback of 23.8'



Location Map

Scale: 1" = 400'



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 was granted by the Zoning Board of Appeals at their February 2026 meeting to allow a portion of the proposed addition in the rear yard setback. A portion of the existing North building is within the rear yard setback. This is an existing condition and is grandfathered in.

Index of Drawings

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

Special Use Permit Application

Sheet 1 of 17 - Site Plan

The Inn on Spy Hill

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

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

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

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

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

REVISIONS:			
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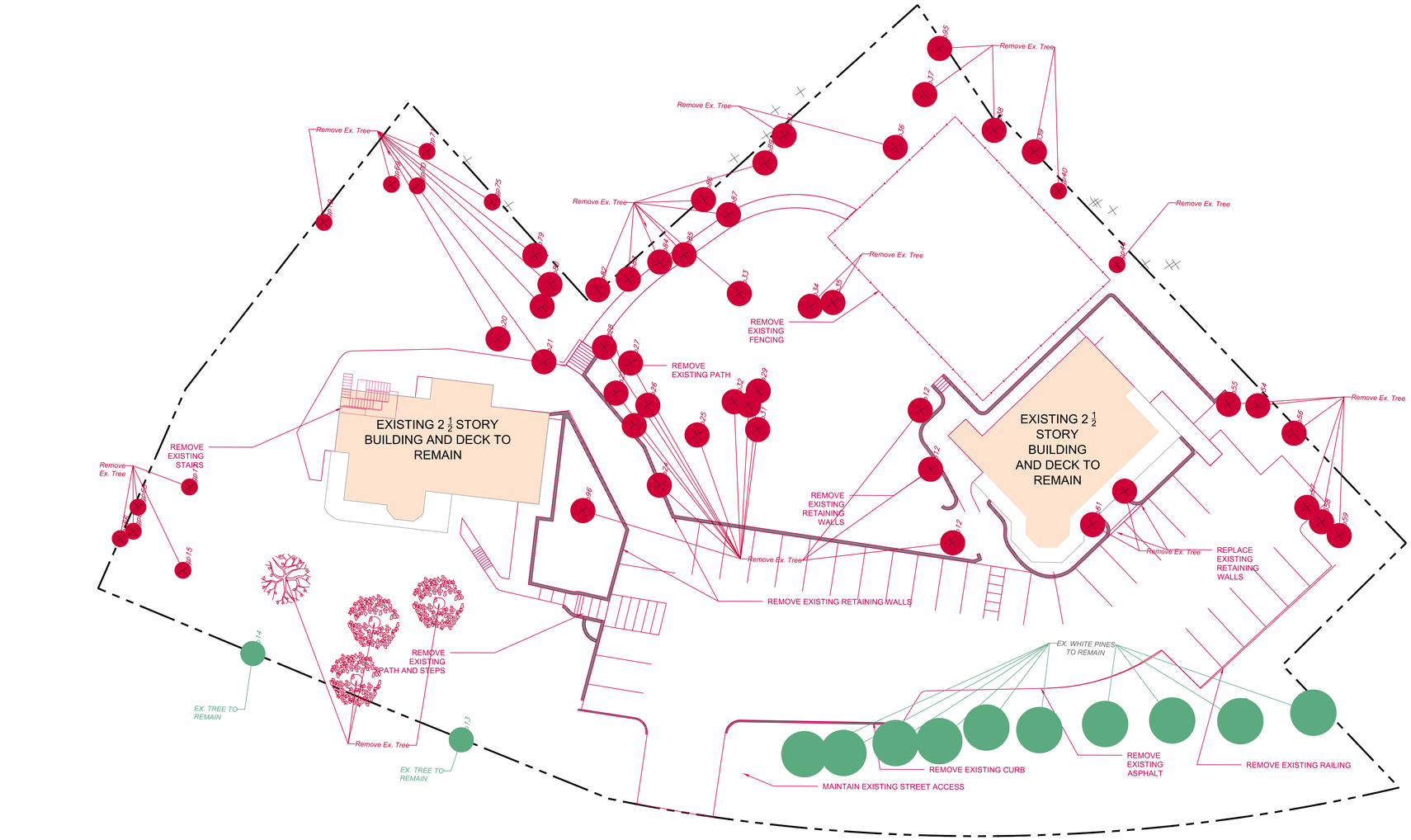

Existing Conditions & Demolition Plan

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 17 - Existing Conditions and Demolition Plan

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" = 20'
January 31, 2025

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WOLCOTT AVE
N
0 10' 20' 40'
SCALE: 1" = 20'
ECO LAWN
GRANITE STEPS 11.5" RUN, 6" RISE
WROUGHT IRON ARBOR W/ V-Cv
WROUGHT IRON RAILING 4' H
WROUGHT IRON BENCHES
T-Ah (1)
FERN & SPRING EPHEMERAL GARDEN
KITCHEN HERB GARDEN
RAIN GARDEN MIX OF SHRUBS AND PERENNIALS
STONE WATER FEATURE
GRANITE PAVERS
BUILT-IN BENCHES
KITCHEN GARDEN
W-Fv (42)
T-Cg (1)
T-Qr (1)
T-Av (2)
S-Ag (5)
T-Bp (2)
S-Ag (11)
T-Cv (1)
WOOD PERGOLA W/ V-Cv & WOOD BENCHES
TREE SPECIES TBD
BIRD BOX
S-Ag (40)
BERRY GARDEN
W-Se (125)
W-Se (100)
W-Se (22)
ECO LAWN
KITCHEN HERB GARDEN
RAIN GARDEN MIX OF SHRUBS AND PERENNIALS
GRANITE STEPS 11.5" RUN, 6" RISE
KITCHEN GARDEN
RAMP
T-Av (10)
T-Av (1)
S-Hy (11)
W-Se (592)
T-ToN (3)
S-Ag (33)
W-Se (90)
V-Ga (19)
T-Av (2)
T-Av (7)
W-Se (16)
T-ToN (5)
W-Se (166)
W-Se (193)
S-Ag (9)
T-ToN (3)
V-Ga (6)
T-ToN (5)
S-Ag (53)
T-Ps (1)
T-ToN (7)
W-Se (63)
T-ToN (13)
S-Ig (28)
T-Ps (2)
S-Ag (3)
T-Av (2)
T-Bp (1)
S-Ag (8)
T-Ah (1)
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L-38
L-39
L-40



Coreopsis tinctoria

Common Name
Golden Tickseed

Type
Annual

Attachment



Bouteloua curtipendula

Common Name
Sideoats Grama

Type
Grass

Attachment



Bouteloua gracilis

Common Name
Blue Grama

Type
Grass

Attachment



Sporobolus heterolepis

Common Name
Prairie Dropseed

Type
Grass

Attachment



Boltonia asteroides

Common Name
False Aster

Type
Herbaceous

Attachment



Crysogonum virginianum

Common Name
Green and Gold

Type
Herbaceous

Attachment



Aster divaricatus

Common Name
White Wood Aster

Type
Herbaceous

Attachment



Coreopsis lanceolata

Common Name
Tickseed

Type
Herbaceous

Attachment



Echinacea purpurea sp.

Common Name
Purple Coneflower

Type
Herbaceous

Attachment



Liatris spicata

Common Name
Blazing Star

Type
Herbaceous

Attachment



Monarda didyma

Common Name
Beebalm

Type
Herbaceous

Attachment



Monarda fistulosa

Common Name
Beebalm

Type
Herbaceous

Attachment



Porteranthus trifoliatus

Common Name
Indian Physic

Type
Herbaceous

Attachment



Soilidago tenufolia

Common Name
Grass leaved Goldenrod

Type
Herbaceous

Attachment

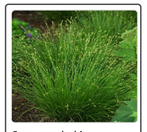


Sysyrhinchium angustifoli...

Common Name
Blue Eyed Grass

Type
Herbaceous

Attachment



Carex appalachica

Common Name
Appalachian Sedge

Type
Grass

Attachment

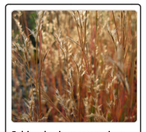


Carex pennsylvanica

Common Name
Pennsylvania Sedge

Type
Grass

Attachment



Schizachyrium scoparium

Common Name
Little Blue Stem

Type
Grass

Attachment

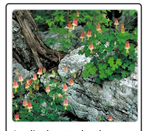


Allium cernuum

Common Name
Nodding Onion

Type
Herbaceous

Attachment



Aquilegia canadensis

Common Name
Columbine

Type
Herbaceous

Attachment



Asclepias tuberosa

Common Name
Butterfly Weed

Type
Herbaceous

Attachment



Fragaria virginiana

Common Name
Wild strawberry

Type
Herbaceous

Attachment



Geranium maculatum

Common Name
Wild Geranium

Type
Herbaceous

Attachment



Helianthus angustifolius sp.

Common Name
Narrow Leaved Sunflower

Type
Herbaceous

Attachment



Monarda punctata

Common Name
Dotted Beebalm

Type
Herbaceous

Attachment



Penstemon hirsutus

Common Name
Hairy Beardstongue

Type
Herbaceous

Attachment



Phlox stolifera

Common Name
Creeping Phlox

Type
Herbaceous

Attachment



Tradescanthia virginana

Common Name
Spider Wort

Type
Herbaceous

Attachment



Verbana canadensis 'Hom...

Common Name
Rose Vervain

Type
Herbaceous

Attachment



Vernonia lettermanii 'Iron ...

Common Name
Narrowleafed Ironeweed

Type
Herbaceous

Attachment



Vernonia noveboracensis

Common Name
New York Iron Weed

Type
Herbaceous

Attachment



Veronicastrum virginicum

Common Name
Culver's Root

Type
Herbaceous

Attachment



Viola pedata

Common Name
Birdfoot Violet

Type
Herbaceous

Attachment



Carpinus caroliniana

Common Name
Ironwood

Type
Tree

Attachment



Cercis canadensis

Common Name
Eastern Redbud

Type
Tree

Attachment



Chionanthus virginicus

Common Name
Fringe Tree

Type
Tree

Attachment



Prunus americana

Common Name
American Plum

Type
Tree

Attachment



Prunus pensylvanica

Common Name
Wild Red Cherry

Type
Tree

Attachment



Prunus serotina

Common Name
Black Cherry

Type
Tree

Attachment



Lonicera sempervirens

Common Name
Trumpet Honeysuckle

Type
Vine

Attachment

Parthenocissus quinquefolia

Common Name
Virginia Creeper

Type
Vine

Attachment

Wisteria frutescens

Common Name
American Wisteria

Type
Vine

Attachment

Fothergilla gardenia

Common Name
Dwarf Fothergilla

Type
Shrub

Attachment

Gayluccacia baccata

Common Name
Black Huckleberry

Type
Shrub

Attachment

Hamamelis vernalis

Common Name
Ozark Witch-hazel

Type
Shrub

Attachment

Zizia aurea

Common Name
Golden Alexander

Type
Herbaceous

Attachment

Acer rubrum

Common Name
Red Maple

Type
Tree

Attachment

Betula populifolia

Common Name
Grey Birch

Type
Tree

Attachment

Cornus florida

Common Name
Flowering Dogwood

Type
Tree

Attachment

Juniperus virginiana

Common Name
Juniper

Type
Tree

Attachment

Magnolia virginiana

Common Name
Sweetbay Magnolia

Type
Tree

Attachment

Quercus rubra

Common Name
Northern Red Oak

Type
Tree

Attachment

Clematis virginiana

Common Name
Woodbine

Type
Vine

Attachment

Decumaria barbara

Common Name
Climbing Hydrangea

Type
Vine

Attachment

Comptonia peregrina

Common Name
Sweet Fern

Type
Shrub

Attachment

Cornus sericea

Common Name
Red-twig Dogwood

Type
Shrub

Attachment

Diervilla lonicera

Common Name
Bush Honeysuckle

Type
Shrub

Attachment

Hamamelis virginiana

Common Name
American Witch-hazel

Type
Shrub

Attachment

Hydrangea quercifolia

Common Name
Oakleaf Hydrangea

Type
Shrub

Attachment

Hypericum prolificum

Common Name
St. John's Wort

Type
Shrub

Attachment

Ilex Glabra

Common Name
Inkberry

Type
Shrub

Attachment

Ilex verticillata 'Sparklebe...

Common Name
Winterberry 'Sparkleberry'

Type
Shrub

Attachment

Juniper communis

Common Name
Common Juniper

Type
Shrub

Attachment

Rhododendron calendula...

Common Name
Flame Azalea

Type
Shrub

Attachment

Rhus aromatica

Common Name
Fragrant Sumac

Type
Shrub

Attachment

Rosa carolina

Common Name
Carolina Rose

Type
Shrub

Attachment

Rubus occidentalis

Common Name
Black Raspberry

Type
Shrub

Attachment

Rubus odoratus

Common Name
Flowering raspberry

Type
Shrub

Attachment

Vaccinium angustifolium

Common Name
Lowbush Blueberry

Type
Shrub

Attachment

Polypodium virginianium

Common Name
Rock Polypody

Type
Fern

Attachment

Polystichum acrostichoides

Common Name
Christmas fern

Type
Fern

Attachment

Dryopteris intermedia

Common Name
Intermediate Wood Fern

Type
Fern

Attachment

Symphyotriochum erocoi...

Common Name
Heath Aster

Type
Herbaceous

Attachment

Kalmia latifolia

Common Name
Mountain-laurel

Type
Shrub

Attachment

Myrica pensylvanica

Common Name
Northern Bayberry

Type
Shrub

Attachment

Physocarpus opulifolius

Common Name
Common Ninebark

Type
Shrub

Attachment

Rosa virginiana

Common Name
Virginia Rose

Type
Shrub

Attachment

Rubus allegheniensis

Common Name
Allegheny Blackberry

Type
Shrub

Attachment

Rubus idaeus

Common Name
American Raspberry

Type
Shrub

Attachment

Vaccinium corymbosum

Common Name
Highbush Blueberry

Type
Shrub

Attachment

Viburnum dentatum

Common Name
Arrowwood Viburnum

Type
Shrub

Attachment

Viburnum lentago

Common Name
Nannyberry

Type
Shrub

Attachment

Prunus americana

Common Name
American Plum

Type
Tree

Attachment

Prunus americana

Common Name
American Plum

Type
Tree

Attachment

Thuja occidentalis 'Nigra'

Common Name
Arborvitae Nigra

Type
Tree

Attachment

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
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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
9	02/24/26	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Application

Sheet 4 of 17 - Illustrated Plant List

The Inn on Spy Hill

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

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

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

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

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

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

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

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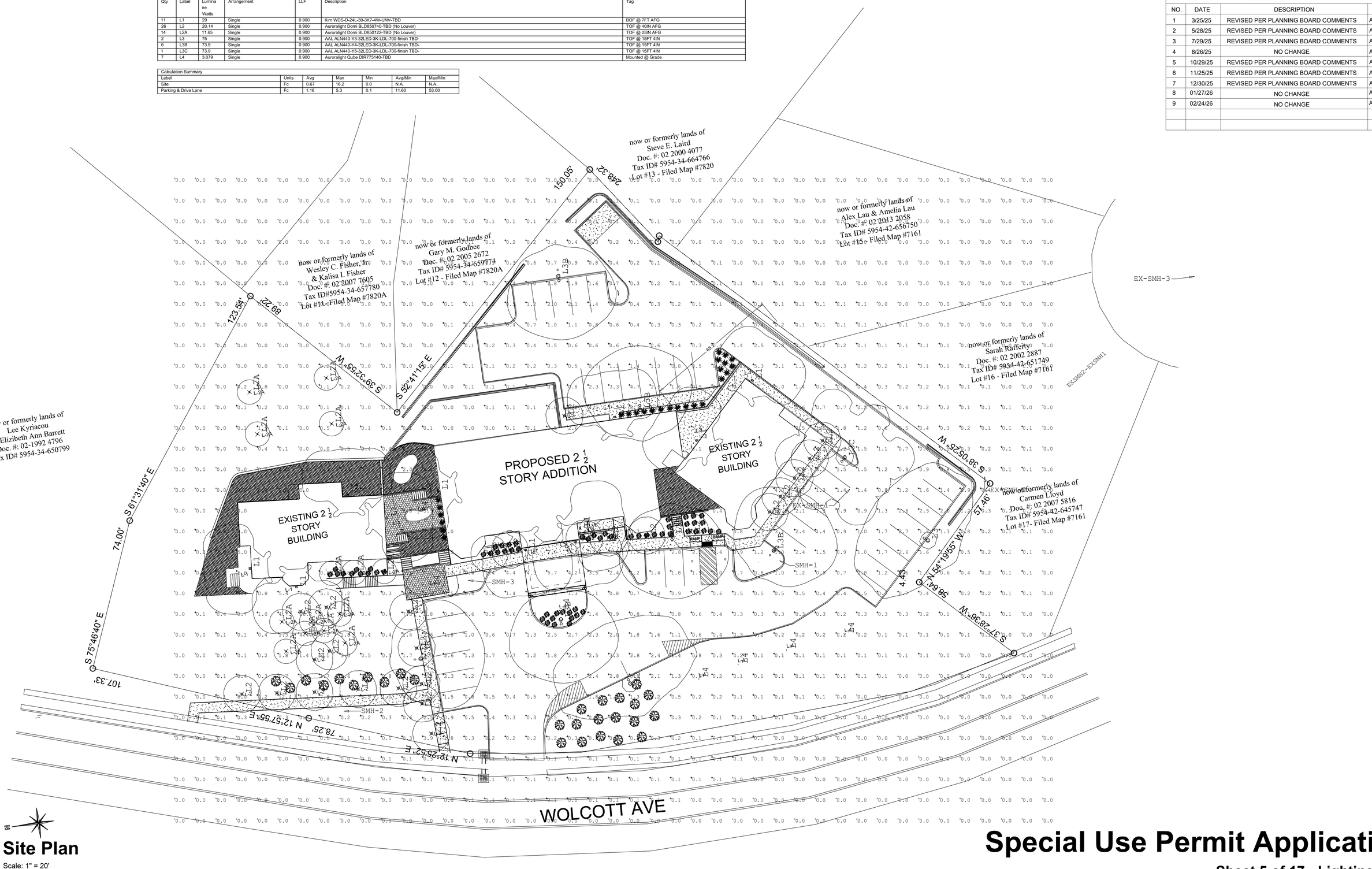
8	01/27/26	NO CHANGE	AJS
9	02/24/26	NO CHANGE	AJS



Site Plan

Scale: 1" = 20'

Special Use Permit Application

Sheet 5 of 17 - Lighting Plan

The Inn on Spy Hill

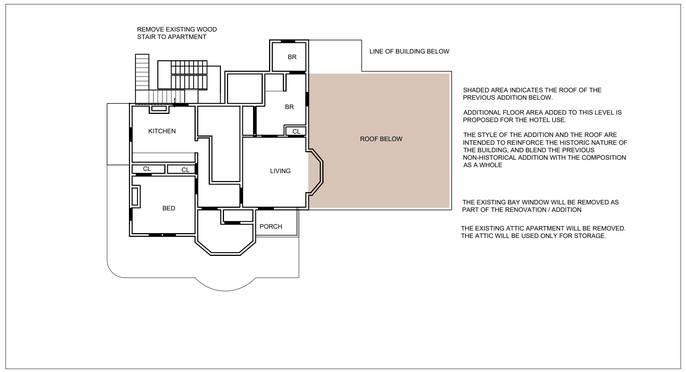
1064 Wolcott Ave
Beacon, New York
Scale: 1" = 20'
January 31, 2025

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

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

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

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



Existing 3rd Floor Plan - North Building

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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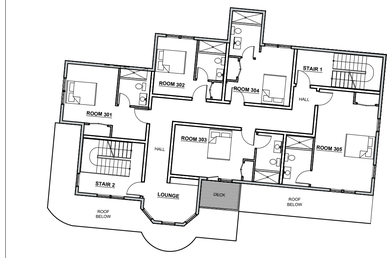
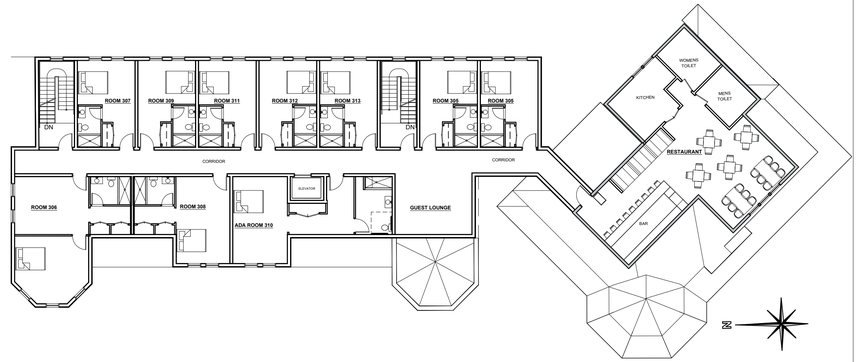
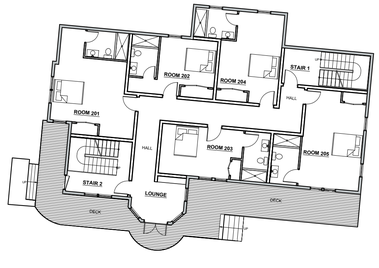
9	02/24/26	REVISED PER PLANNING BOARD COMMENTS	AJS

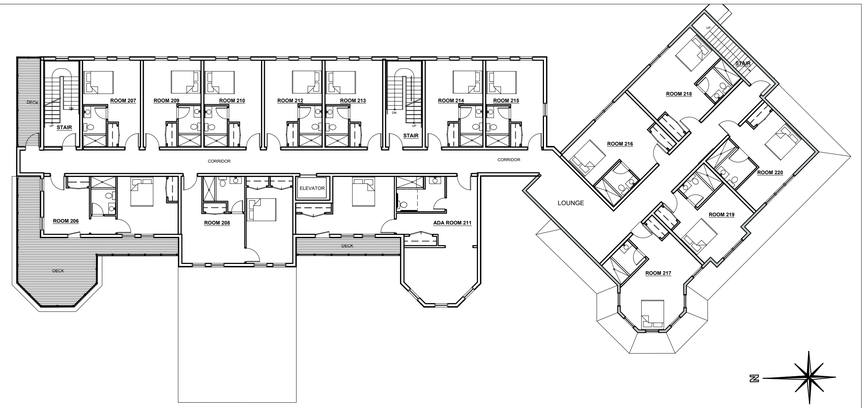




3rd Floor Plan

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



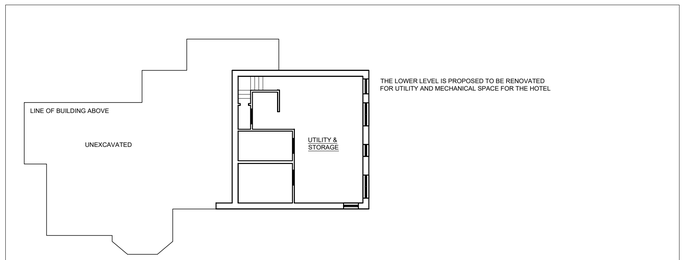


2nd Floor Plan

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

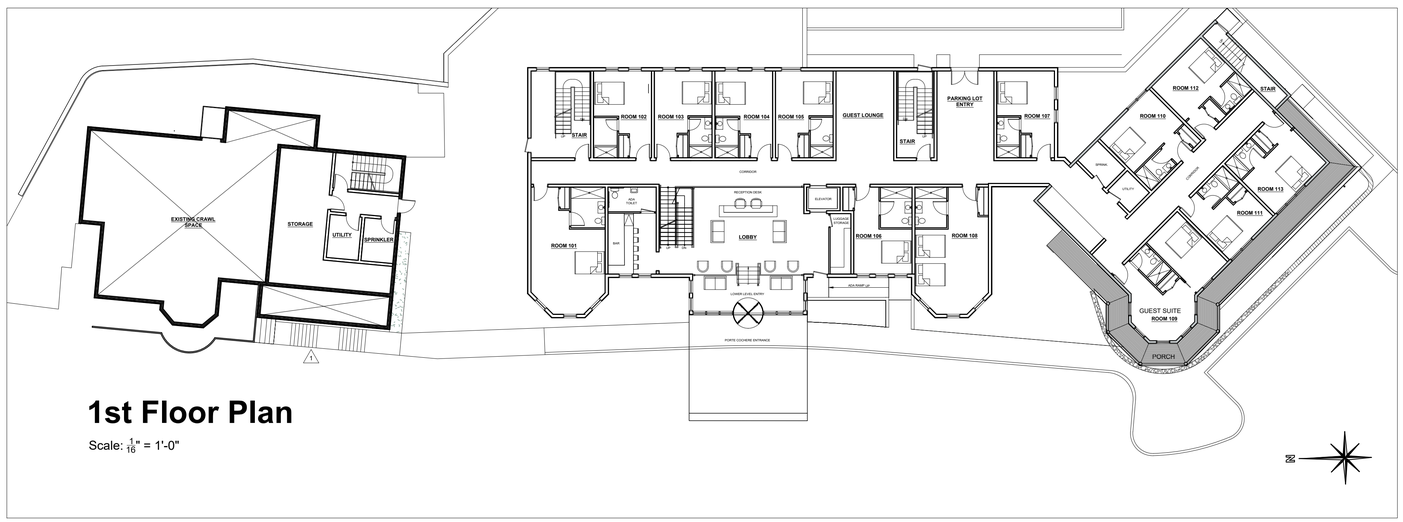
Existing 2nd Floor Plan - North Building

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



Existing 1st Floor Plan - North Building

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



1st Floor Plan

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

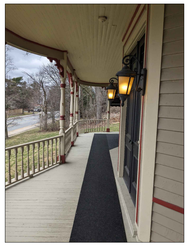
NORTH BUILDING NOTES:

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
5. THE EXISTING PORCH AT THE 2ND FLOOR WILL REMAIN

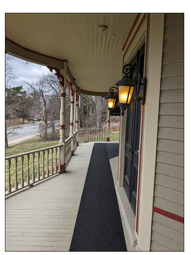












Existing Conditions Photos
North Building

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



Elevation: East

Scale: $\frac{3}{32}$" = 1'-0"



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9	02/24/26	REVISED PER PLANNING BOARD COMMENTS	AJS



Elevation: North

Scale: $\frac{3}{32}$" = 1'-0"



Elevation: South

Scale: $\frac{3}{32}$" = 1'-0"



Elevation: West

Scale: $\frac{3}{32}$" = 1'-0"

Special Use Permit Application

Sheet 7 of 17 - Building Elevations

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

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

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

The Inn on Spy Hill
1064 Wolcott Ave
Beacon, New York
Scale: 3/32" = 1'-0"
January 31, 2025

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7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	NO CHANGE	AJS
9	02/24/26	REVISED PER PLANNING BOARD COMMENTS	AJS



VIEW 2



VIEW 4



VIEW 1



VIEW 3









NOTE: THE SKETCH RENDERINGS ARE PROVIDED TO SHOW ASPECTS OF THE DESIGN THAT HAVE BEEN CHANGED, AND TO SHOW THE CHANGES TO THE NORTH BUILDING. THESE RENDERINGS REFLECT THE BUILDING DESIGN ONLY. THE PHOTOREALISTIC RENDERINGS WITH CONTEXT WILL BE UPDATED AND ADDED TO THE SHEET

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

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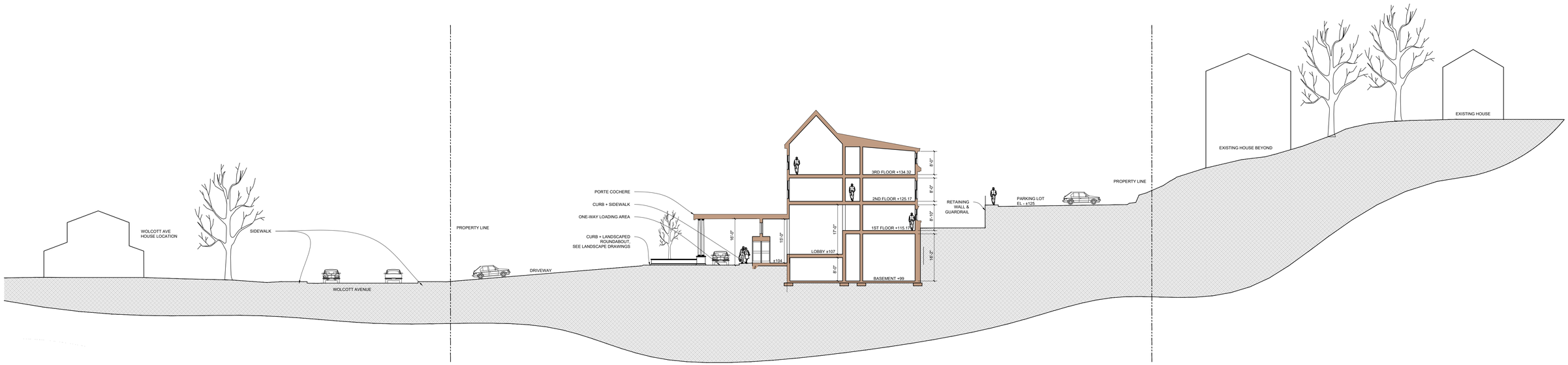
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS
9	02/24/26	NO CHANGE	AJS



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:
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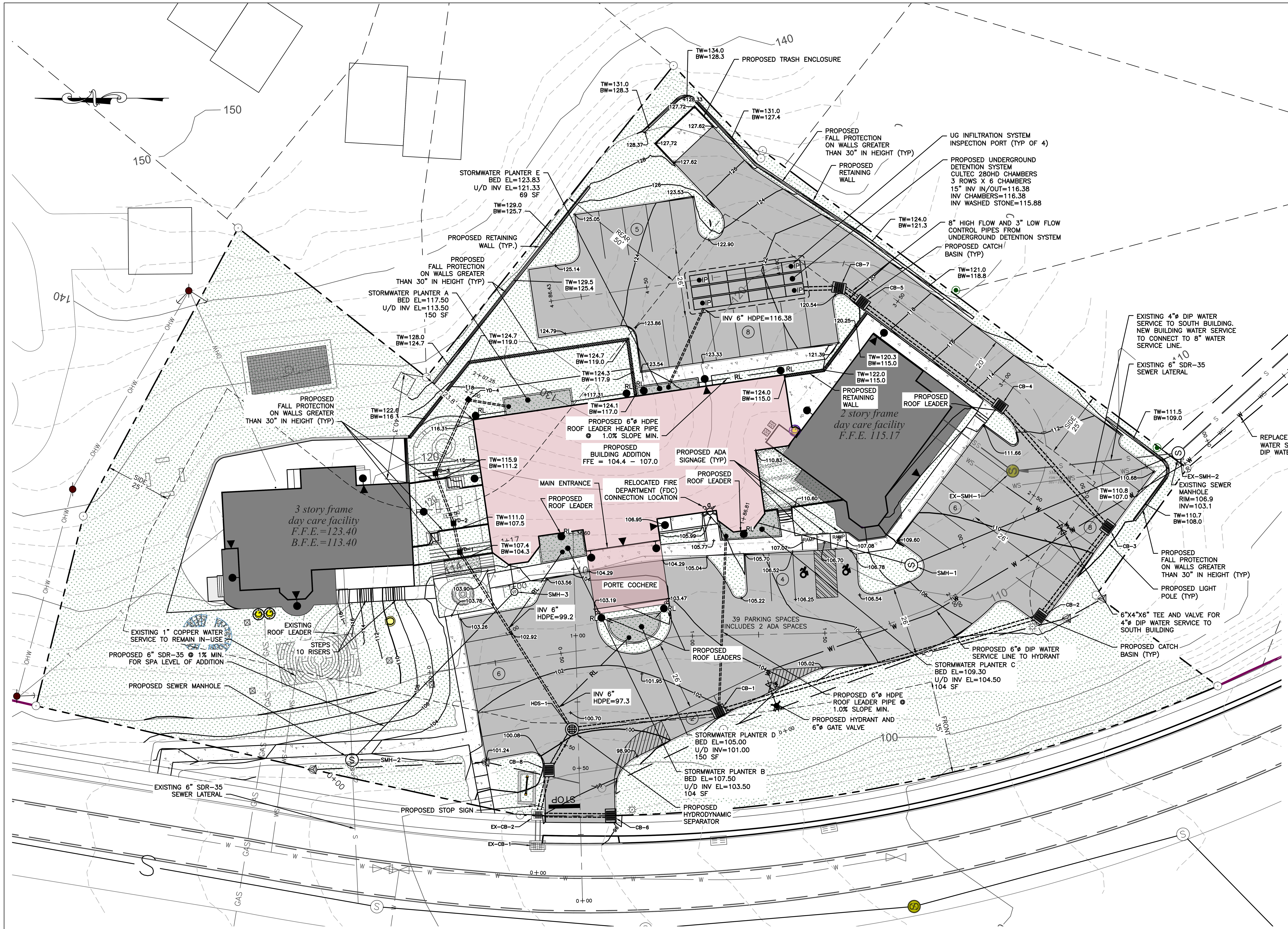

LEGEND:

- 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 — 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

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.

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).

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
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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. 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

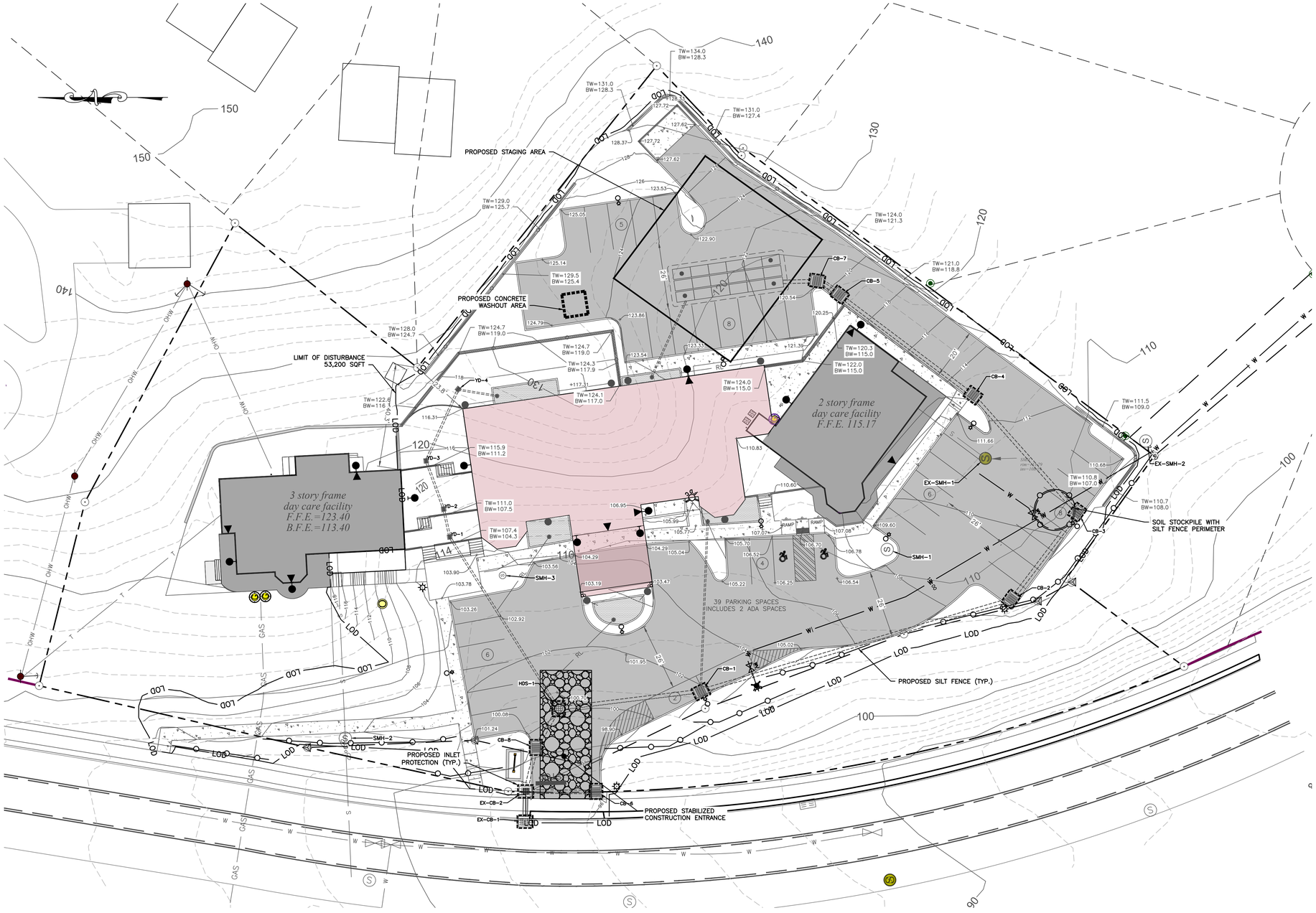
GRADING & UTILITY PLAN

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
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- 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
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6	12/30/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 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

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
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SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	11 OF 17

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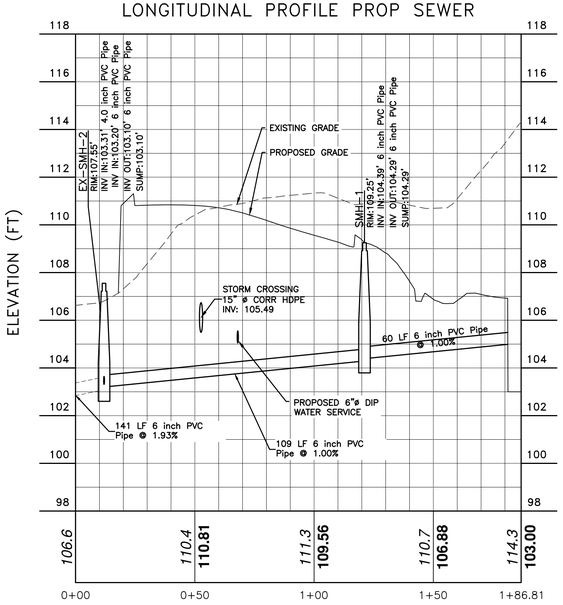
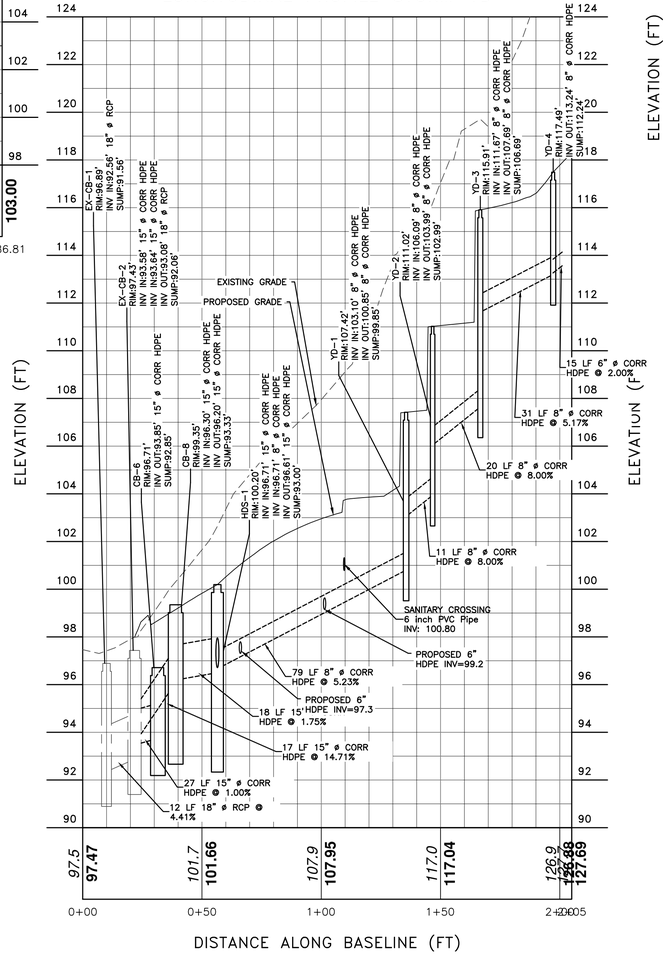
LONGITUDINAL PROFILE PROP SEWER



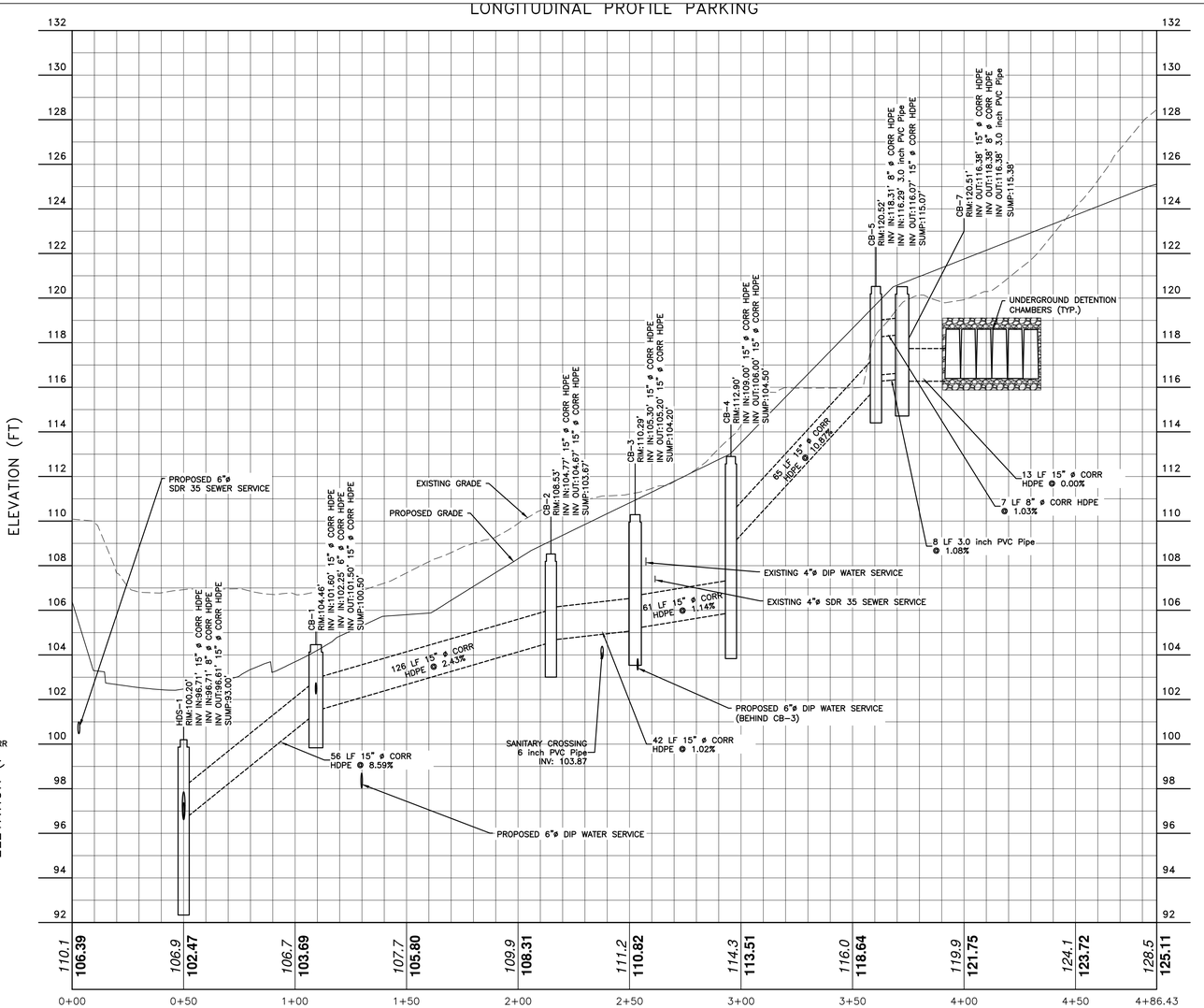
SOUTH SEWER PROFILE

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

LONGITUDINAL PROFILE STORM-YD



LONGITUDINAL PROFILE PARKING

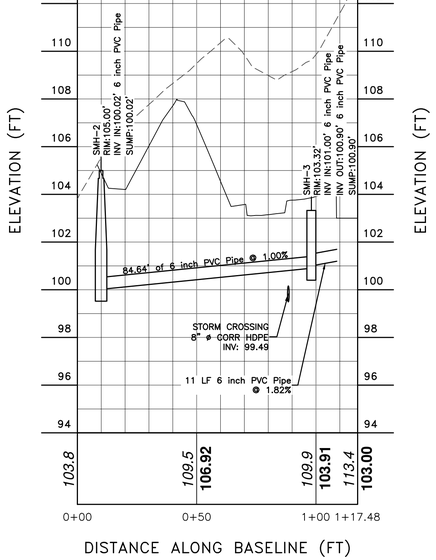


DRIVEWAY PROFILE WITH STORM

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

NORTH SEWER PROFILE

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



DISTANCE ALONG BASELINE (FT)

YARD DRAIN PROFILE

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

DISTANCE ALONG BASELINE (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.

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REVISIONS:				REVISIONS:			
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6	12/30/25	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.
174 MAIN ST., BEACON, NEW YORK 12508
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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

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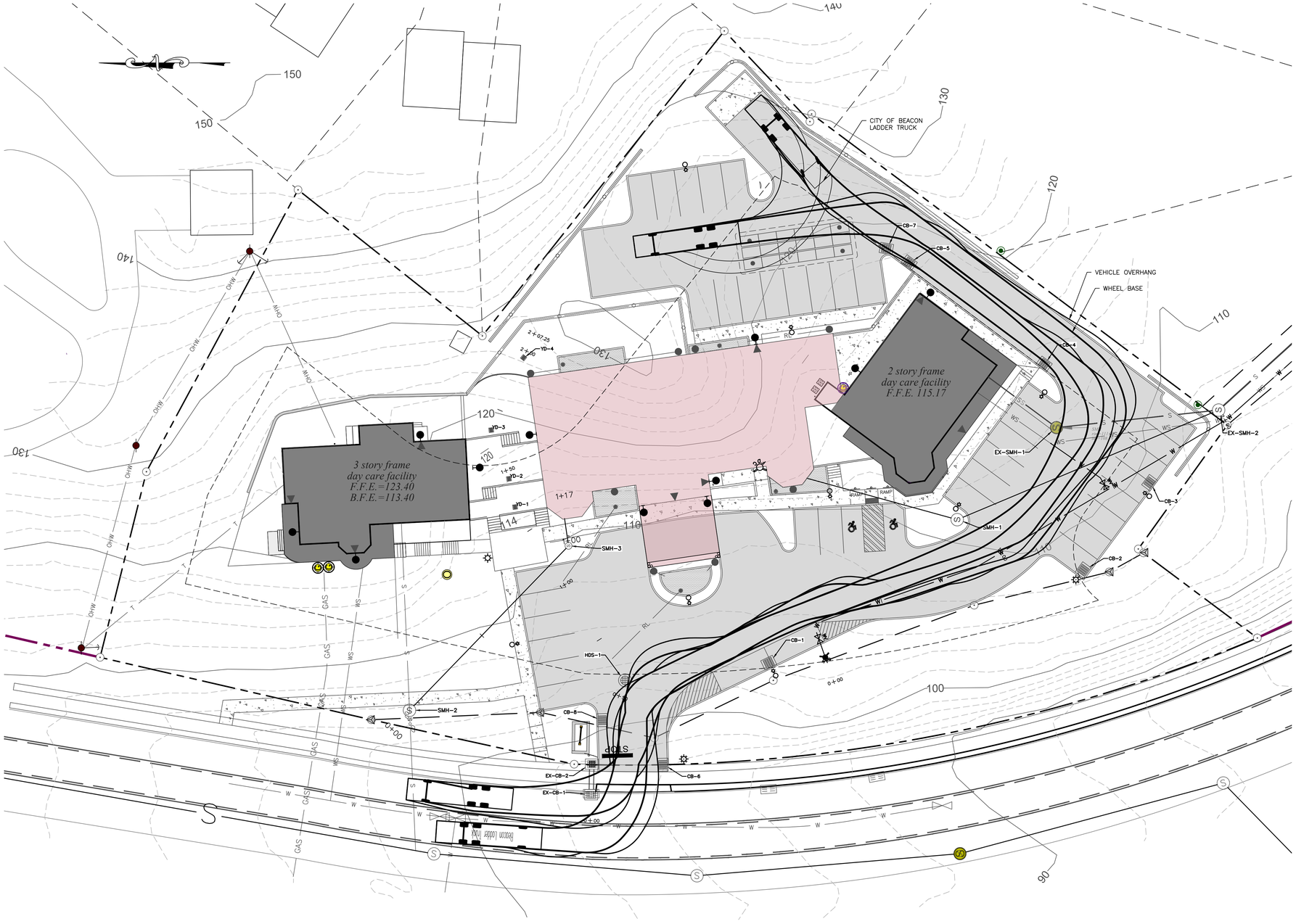

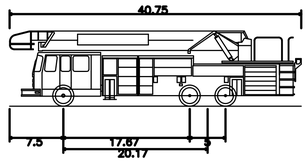

Beacon Ladder Truck	
Overall Length	40.750ft
Overall Width	8.330ft
Overall Body Height	10.505ft
Min Body Ground Clearance	0.935ft
Track Width	8.417ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	34.830ft

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.

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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
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

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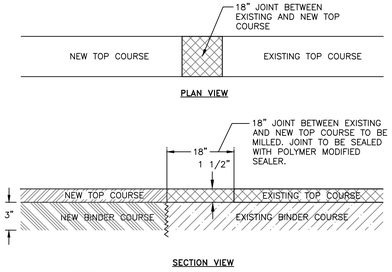
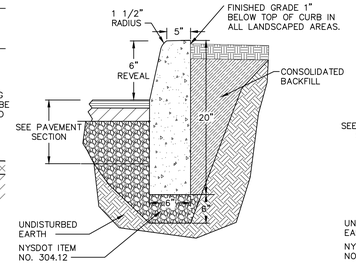


NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT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

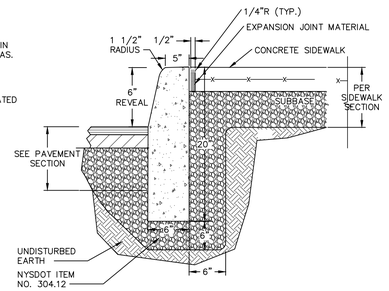
MILLED KEYWAY DETAIL
NOT TO SCALE



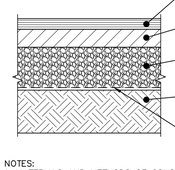
ABUTTING GRASS OR LANDSCAPE

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

CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE

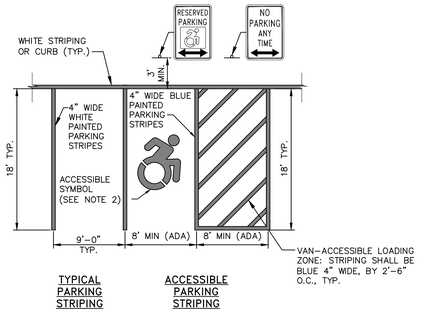


ABUTTING SIDEWALK



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

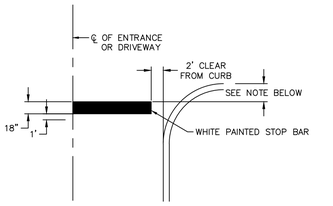
PAVEMENT SECTION DETAIL
NOT TO SCALE



TYPICAL PARKING STRIPING — ACCESSIBLE PARKING STRIPING

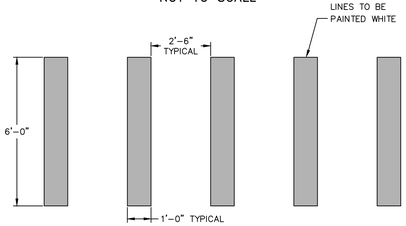
NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

PARKING AND STRIPING DETAIL
NOT TO SCALE

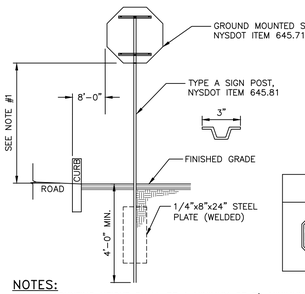


NOTE:
1. THE STOP BAR SHALL BE LOCATED NO CLOSER THAN 5' TO THE WHITE LINE OF THE INTERSECTING ROAD, OR SHALL BE LOCATED 4 FEET BEHIND THE EDGE OF THE CROSSWALK OR SIDEWALK WHERE APPLICABLE.

STOP BAR DETAIL
NOT TO SCALE



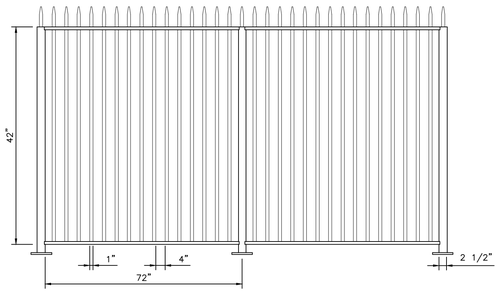
PAINTED CROSSWALK DETAIL
NOT TO SCALE



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

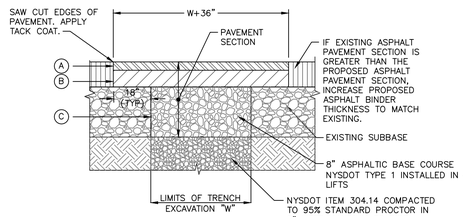
NOTES:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V-UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. SIGN BRACING PER NYSDOT STANDARD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

SINGLE POST SIGN DETAIL
NOT TO SCALE



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

ALUMINUM PICKET FENCE SYSTEM FLANGE CONNECTION
NOT TO SCALE

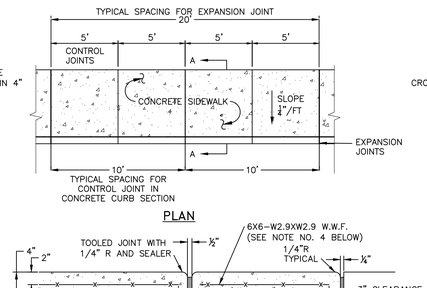


LEGEND

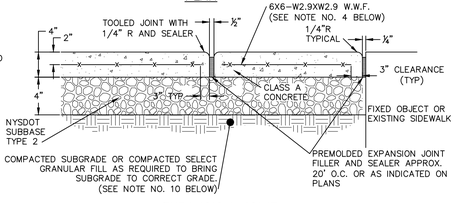
HARBOR VIEW COURT RESTORATION COURSES:
- (A) 1-1/2" ASPHALT CONCRETE TOP COURSE- NYSDOT TYPE 6F
- (B) 2-1/2" ASPHALT CONCRETE BINDER COURSE- NYSDOT TYPE 3
- (C) 8" ASPHALTIC BASE COURSE- NYSDOT TYPE 1 (4" LIFTS)

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

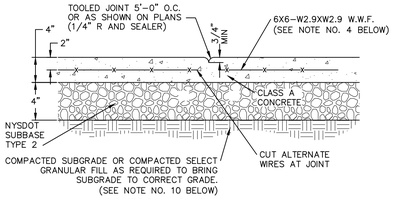
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



PLAN



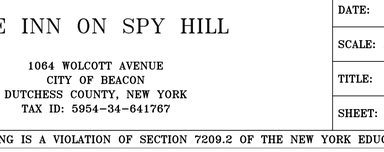
EXPANSION JOINT



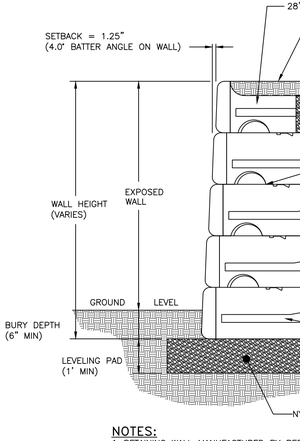
CONTROL JOINT

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

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

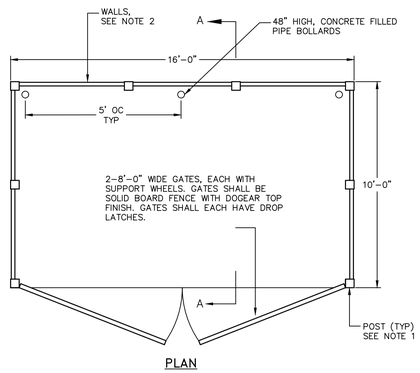


SECTION A-A

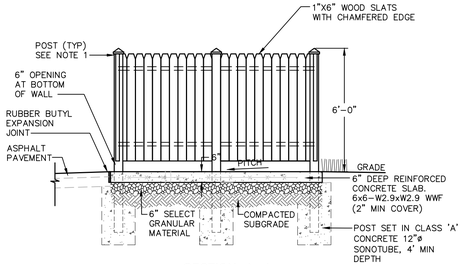


NOTES:
1. RETAINING WALL MANUFACTURED BY REDI-ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY. REFER TO THE FINAL DESIGN DOCUMENTS RELATED TO THE RETAINING WALL AS PREPARED BY TALCOTT ENGINEERING DESIGN PLLC.
3. WALLS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL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

TYPICAL REDI-ROCK GRAVITY WALL
NOT TO SCALE



PLAN



SECTION A-A

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

TRASH ENCLOSURE DETAILS
NOTT 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	8	2/24/26	PER PLANNING BOARD COMMENTS	CMB
3	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
4	10/28/25	PER PLANNING BOARD COMMENTS	CMB				
5	11/25/25	PER PLANNING BOARD COMMENTS	CMB				
6	12/30/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

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

SEAL

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

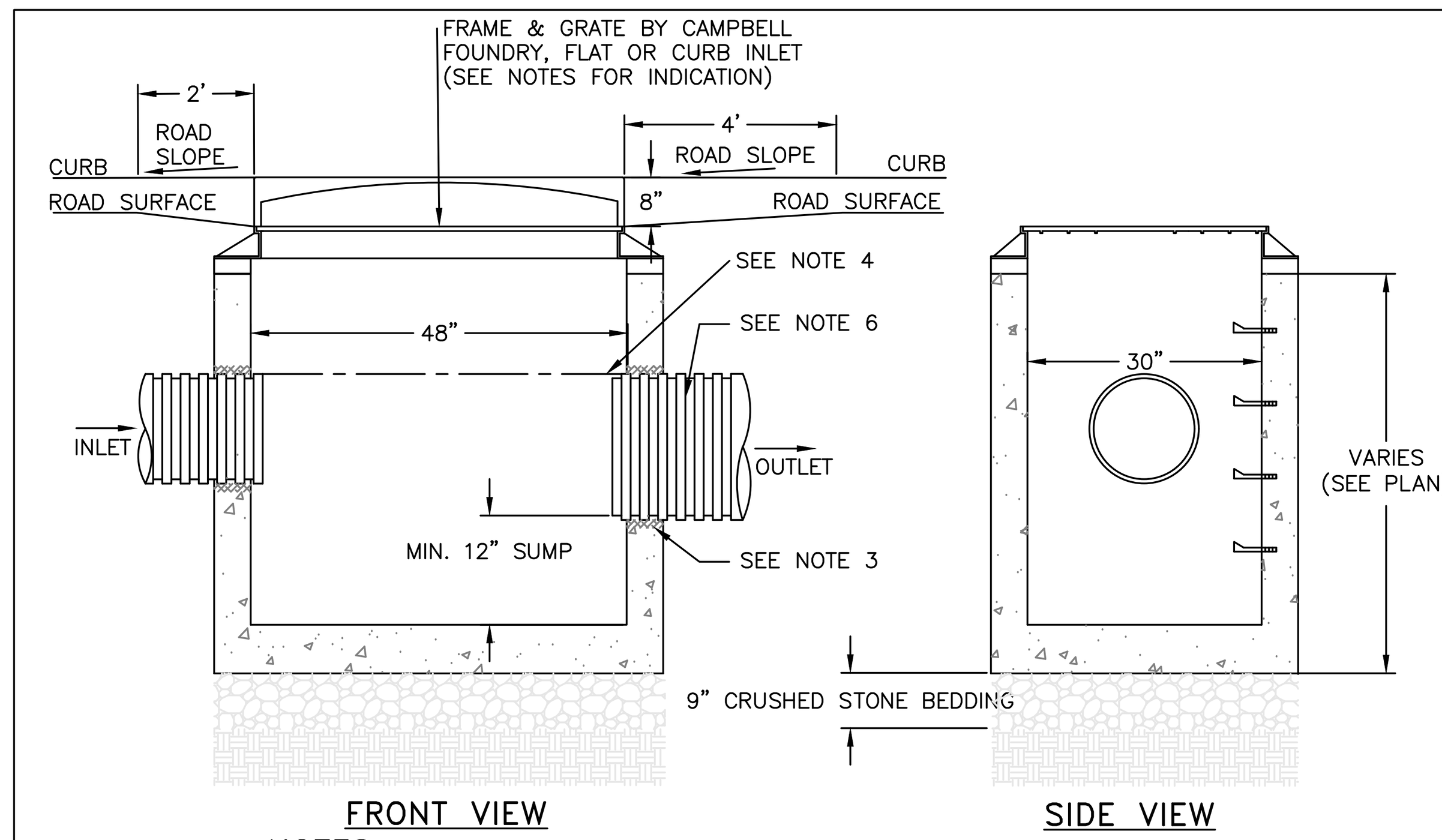
CONSTRUCTION DETAILS

THE INN ON SPY HILL

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

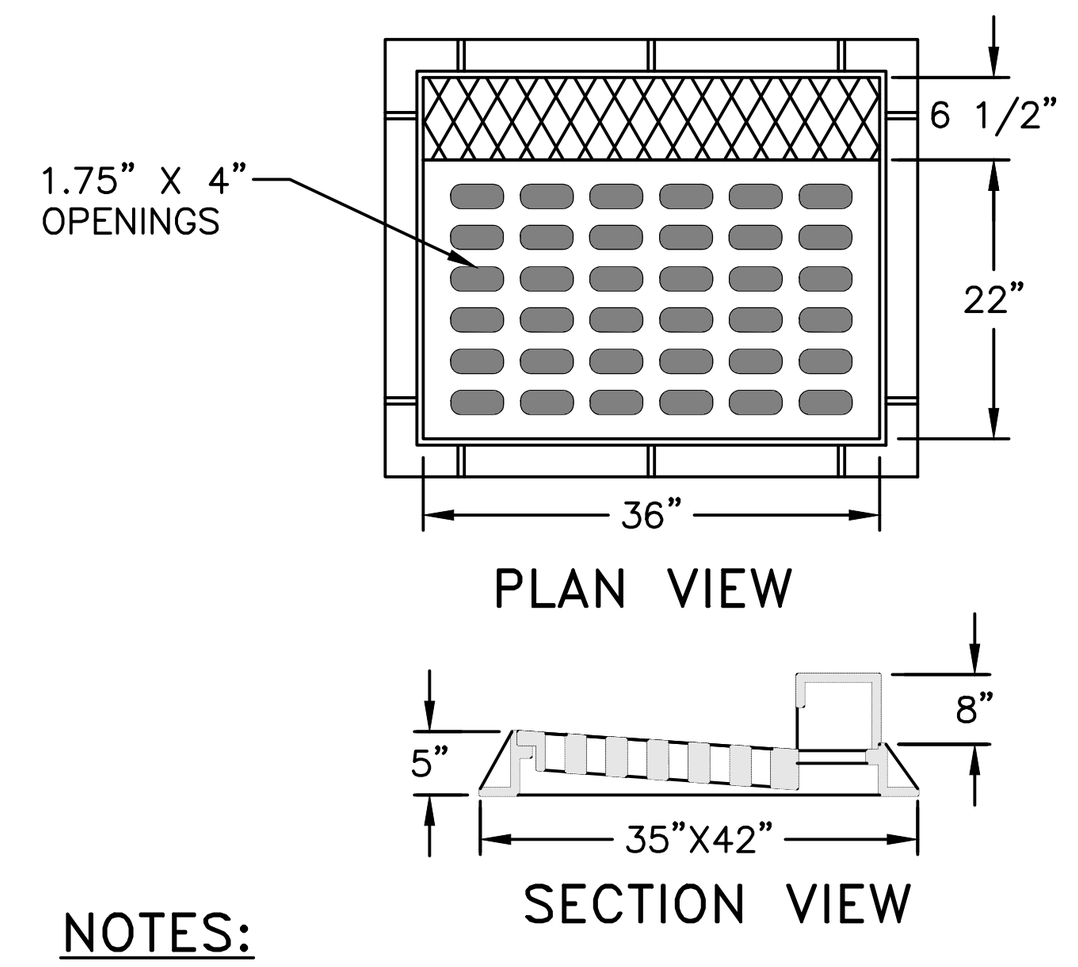
JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	14 OF 17

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



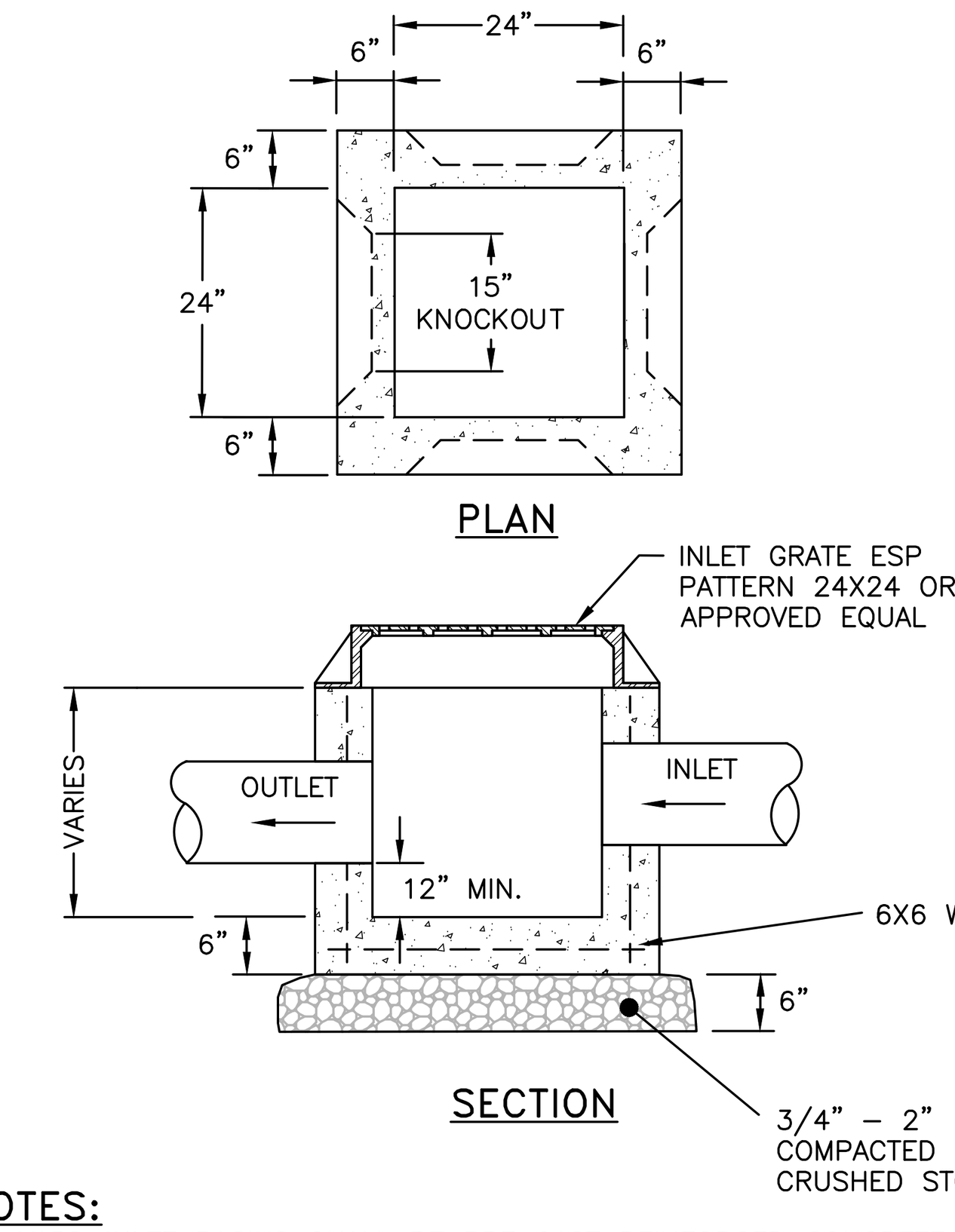
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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



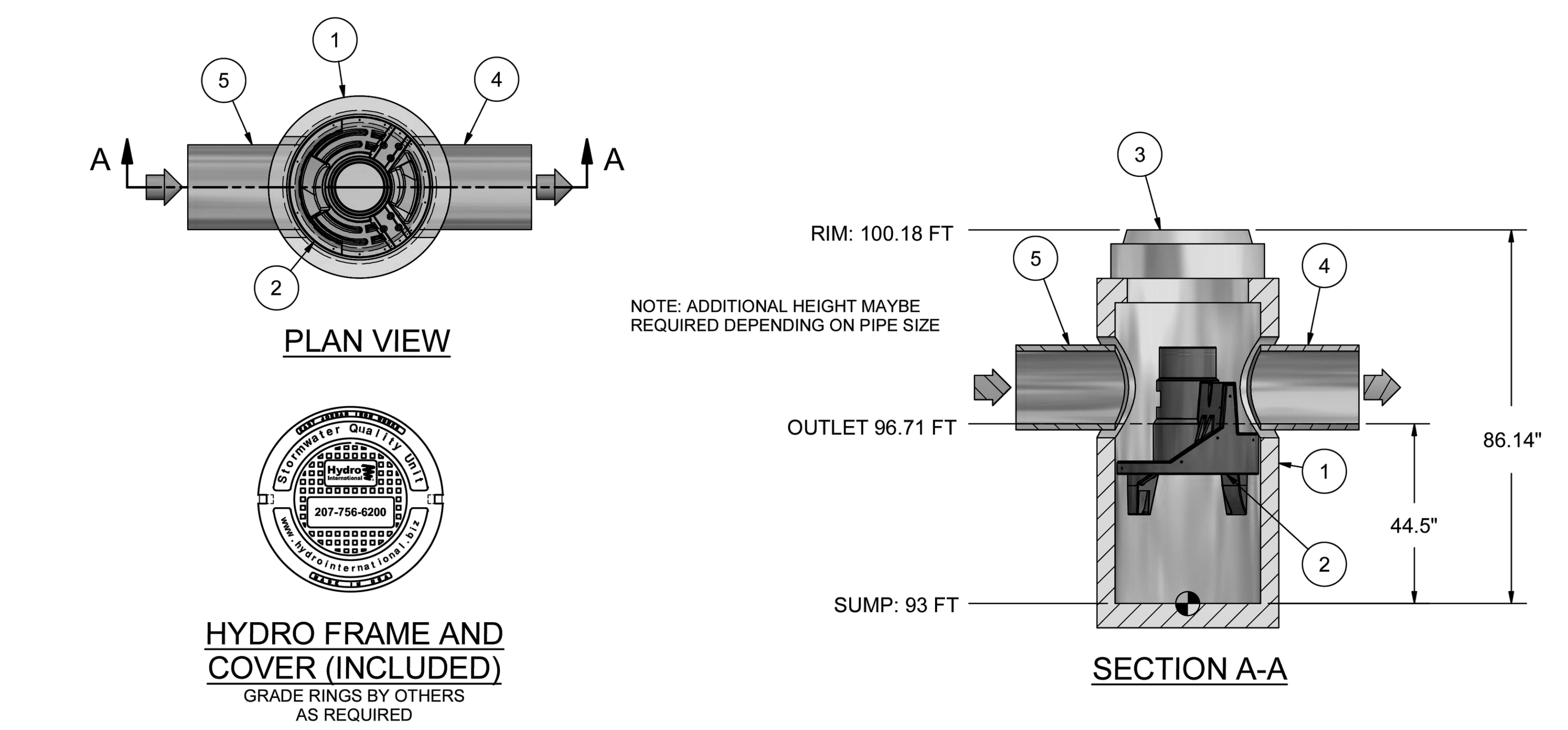
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE: CB 1–6.

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



PRODUCT SPECIFICATION:

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

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

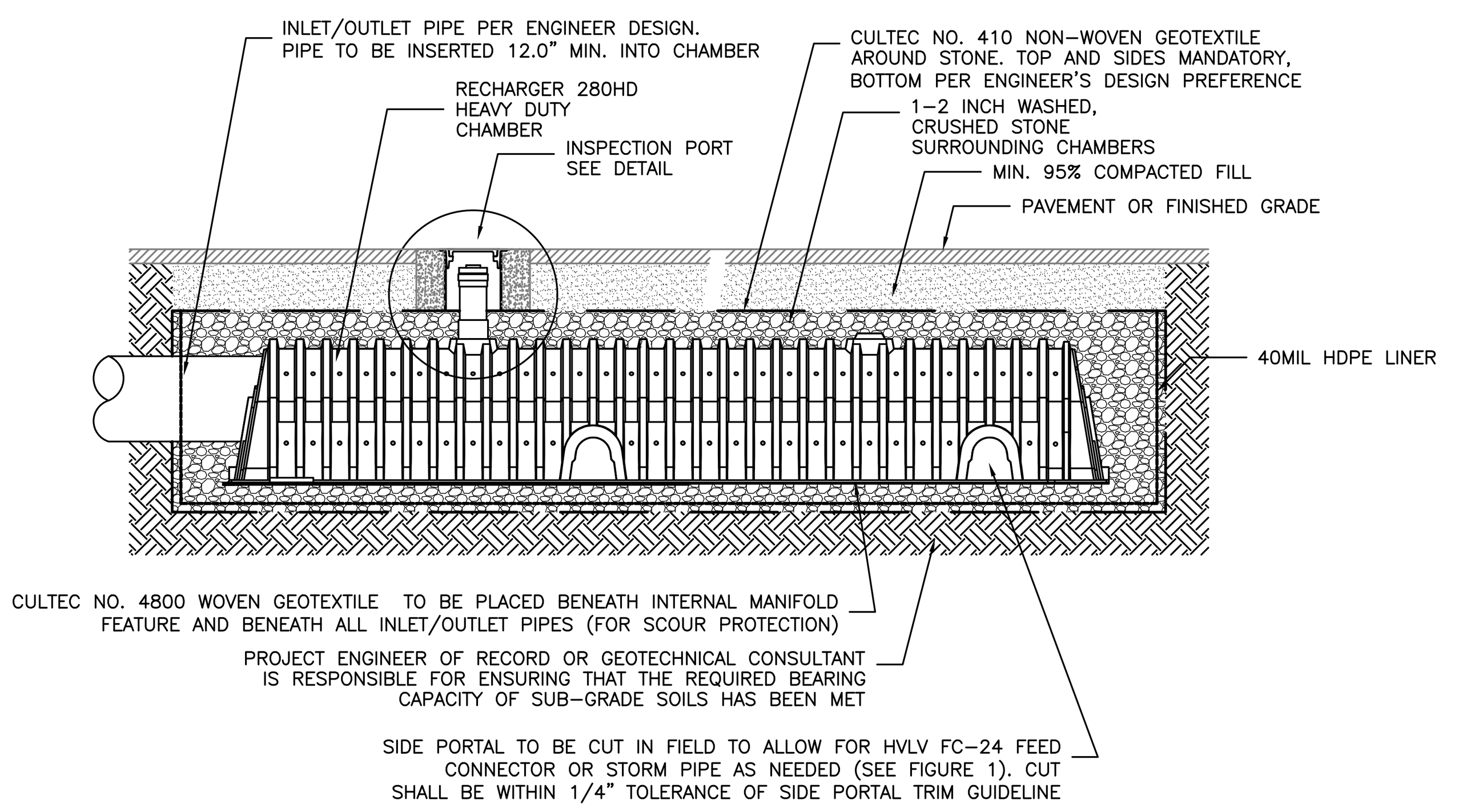
PARTS LIST		
ITEM	DESCRIPTION	SIZE (in)
1	I.D. PRECAST MANHOLE	36
2	INTERNAL COMPONENTS (PRE-INSTALLED)	
3	FRAME AND COVER (ROUND)	30
4	OUTLET PIPE (BY OTHERS)	15
5	INLET PIPE (BY OTHERS)	15

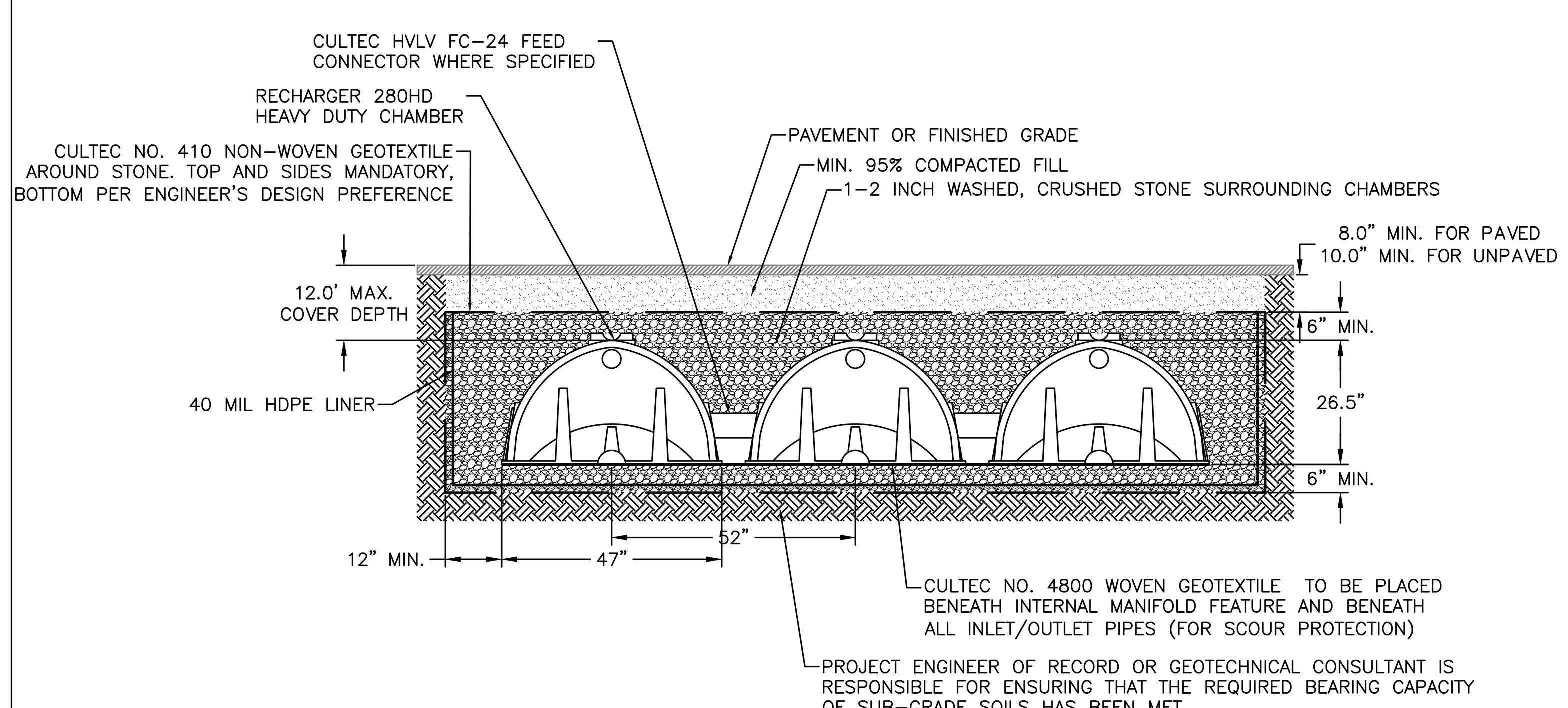
ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT, OR EQUIPMENT, (OR THE PERFORMANCE THERE OF) DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL HAVE A POLICY OF CONTINUOUS DEVELOPMENT AND RESERVE THE RIGHT TO AMEND THE SPECIFICATION. HYDRO INTERNATIONAL CANNOT ACCEPT LIABILITY FOR PERFORMANCE OF ITS EQUIPMENT, (OR ANY PART THEREOF), IF THE EQUIPMENT IS SUBJECT TO CONDITIONS OUTSIDE ANY DESIGN SPECIFICATION. HYDRO INTERNATIONAL OWNS THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.

PROJECTION
IF IN DOUBT ASK
COMMENTS:
1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

DATE: 9/29/2025 | SCALE: NTS
DRAWN BY: ER | CHECKED BY: | APPROVED BY:
Title: 3 FT FIRST DEFENSE® HIGH CAPACITY
Site: 1064 Wolcott
Structure No: HDS-1
Hydro International — A CRH COMPANY — hydro-int.com — HYDRO INTERNATIONAL
WEIGHT: N/A | MATERIAL:
REFERENCE NUMBER:
DRAWING NO.:
SHEET SIZE: B | SHEET: 1 OF 1 | Rev: -
erogge@hudsonlanddes

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

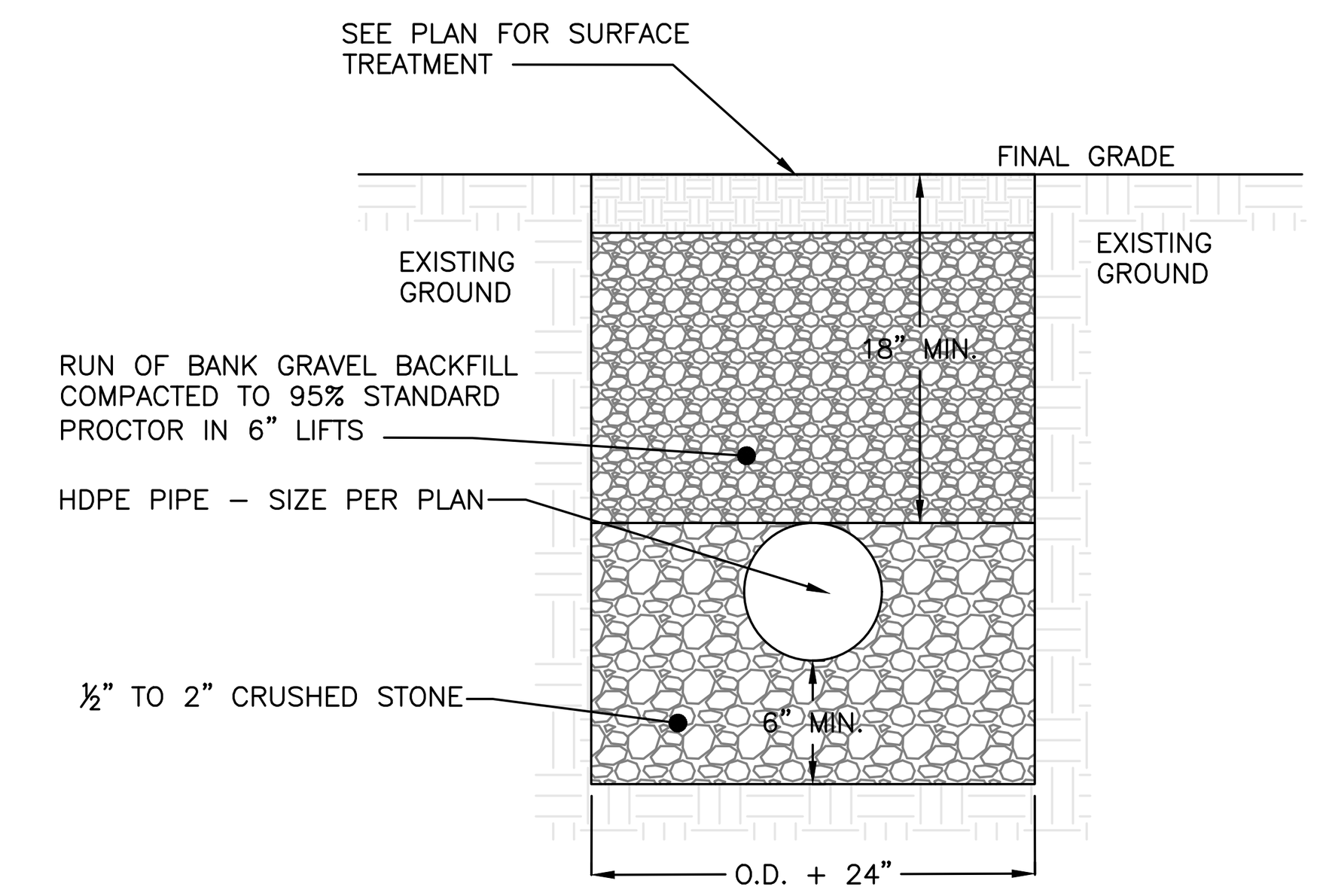




BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
115.88	116.38	119.09	663 SF	45'X14.75'	18

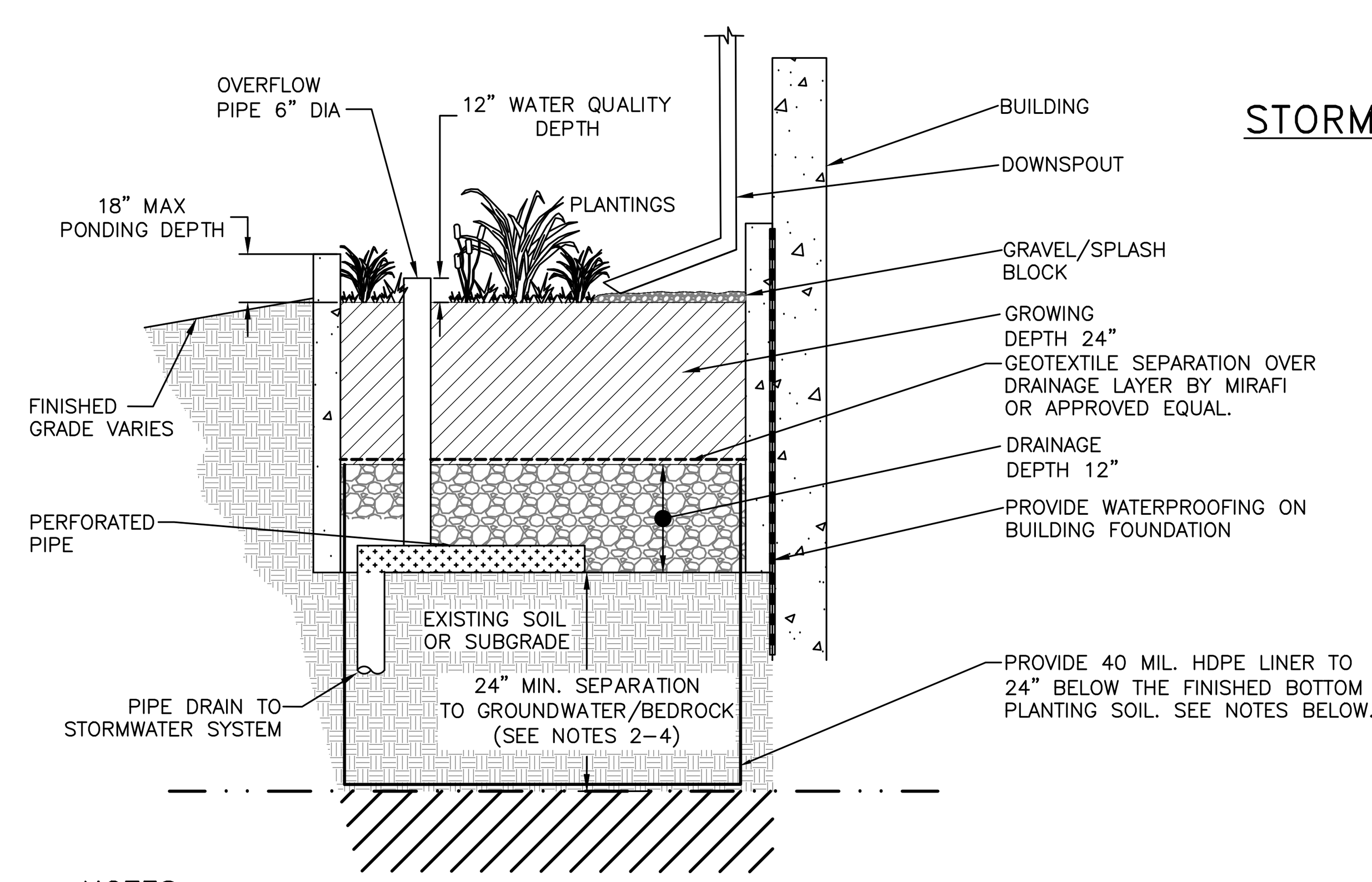
NOTES:
1. CULTEC RECHARGER 280HD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER 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



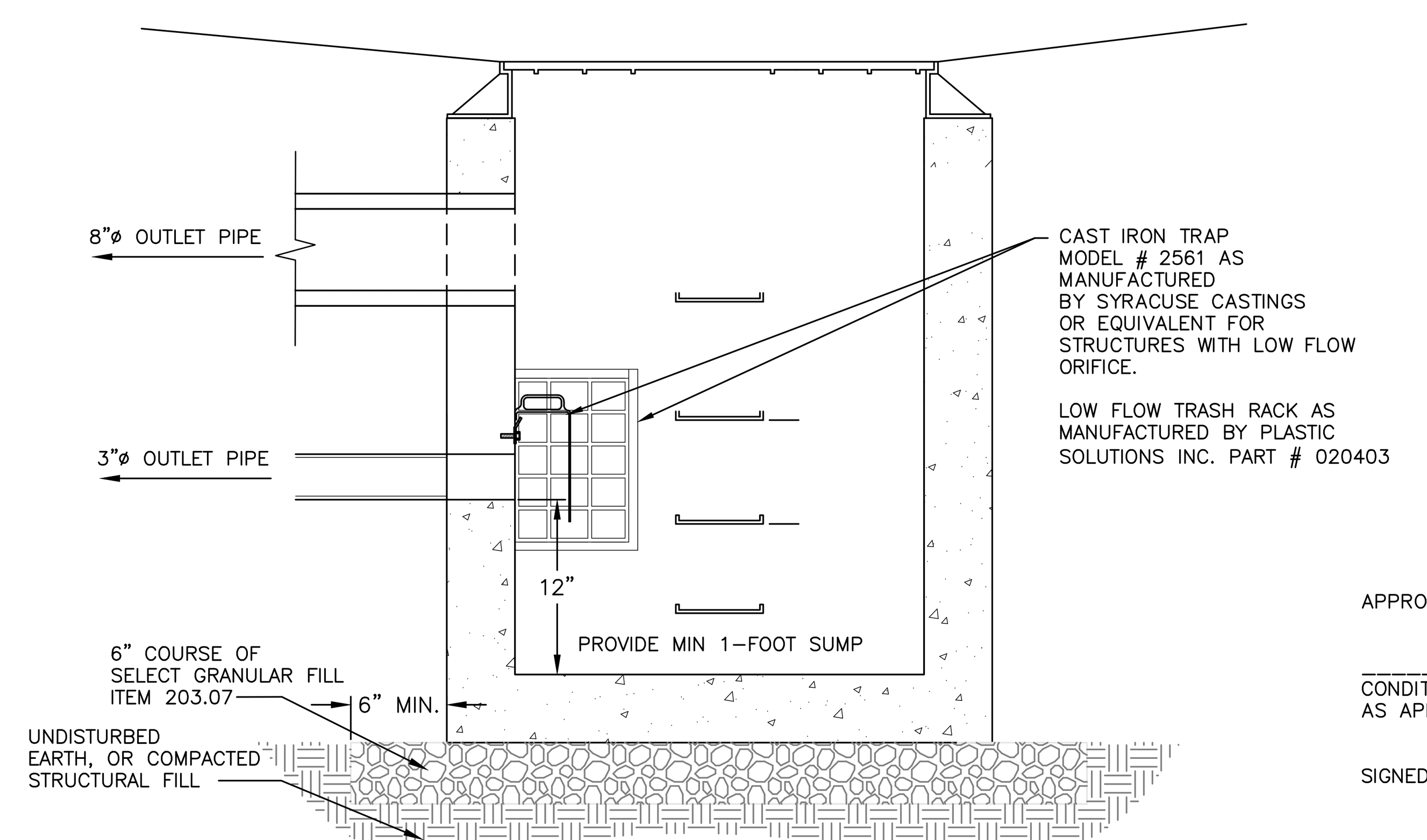
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



NOTES:
1. PROVIDE WATERPROOFING ON BUILDING FOUNDATION IN AREAS OF STORMWATER PLANTERS.
2. DESIGN SHOWN BASED UPON DEPTH TO GROUNDWATER AND/OR BEDROCK BEING LESS THAN 24" BELOW THE FINISHED BOTTOM OF PLANTING SOIL ELEVATION. THE CONTRACTOR SHALL EXCAVATE TEST PITS IN THE LOCATION OF THE STORMWATER PLANTERS TO VERIFY GROUNDWATER AND BEDROCK DEPTHS.
3. IF BEDROCK IS LESS THAN 24" BELOW THE FINISHED PLANTING SOIL ELEVATION, IT SHALL BE REMOVED TO PROVIDE THE REQUIRED 24" OF SEPARATION.
4. IF GROUNDWATER IS ENCOUNTERED AT DEPTHS LESS THAN 24" BELOW THE FINISHED BOTTOM OF PLANTING SOIL ELEVATION, A 40 MIL HDPE LINER SHALL BE PROVIDED AT A DEPTH OF 24" MIN. BELOW THE PLANTING SOIL ELEVATION.
5. IF GROUNDWATER IS GREATER THAN 24" BELOW THE FINISHED BOTTOM OF PLANTING SOIL ELEVATION, THE 40 MIL HDPE LINER IS NOT REQUIRED.

STORMWATER PLANTER DETAIL
NOT TO SCALE



NOTES:
1. CB 7 SHALL HAVE A FLAT INLET GRATE. SYRACUSE CASTINGS PATTERN 3433 OR APPROVED EQUAL.
2. TRASH RACKS SHALL BE SECURED PER THE MANUFACTURER'S RECOMMENDATIONS.

CATCH BASIN 7 TRASH RACK 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

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	8	2/24/26	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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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845–440–6926

CONSTRUCTION DETAILS

THE INN ON SPY HILL

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

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

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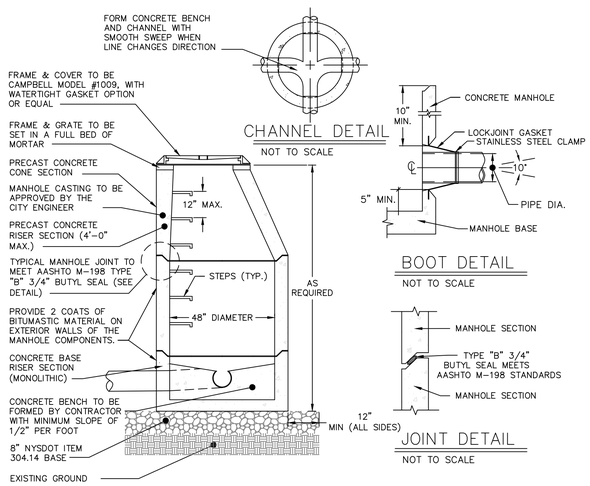
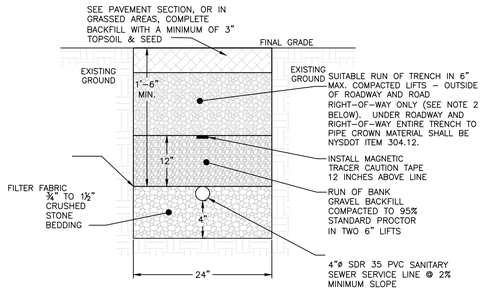


NOTES:

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.

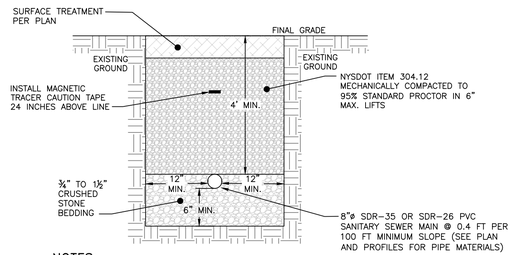
PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE



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.

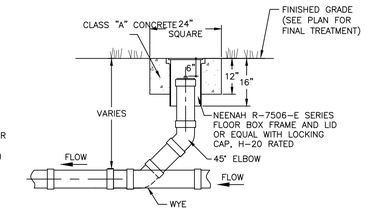
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



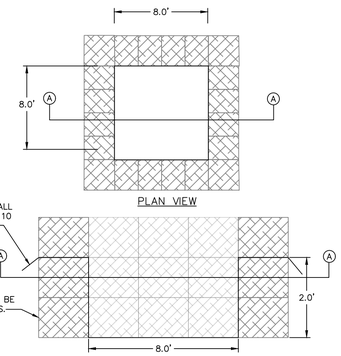
NOTES:

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



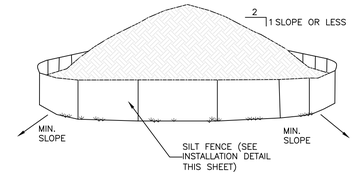
CLEANOUT DETAIL
NOT TO SCALE



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.

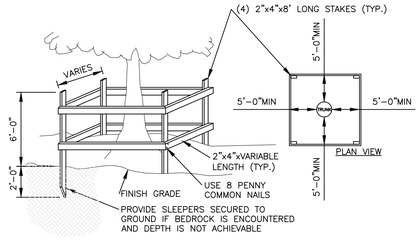
CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



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.

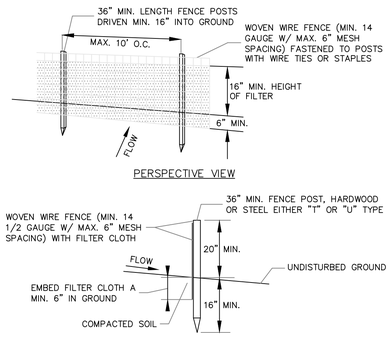
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



NOTES:

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

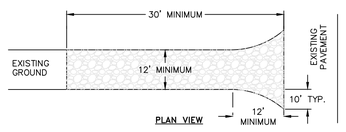
TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



NOTES:

1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

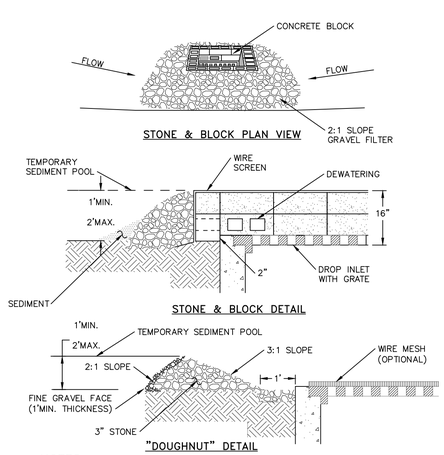
SILT FENCE DETAIL
NOT TO SCALE



NOTES:

1) STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2) LENGTH - NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.
3) THICKNESS - NOT LESS THAN SIX (6) INCHES.
4) WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5) GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6) SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7) MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

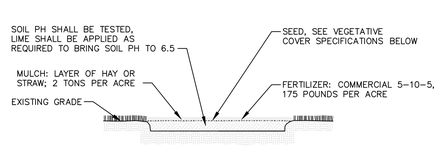
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



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

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
8	2/24/26	PER PLANNING BOARD COMMENTS	CMB

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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

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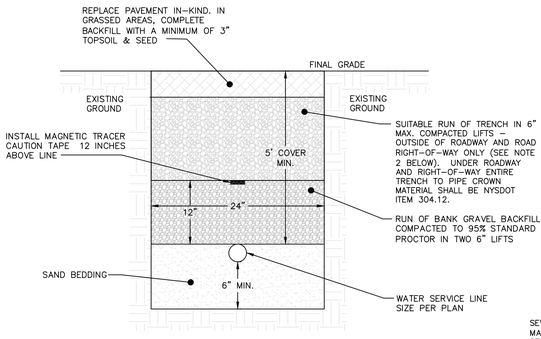
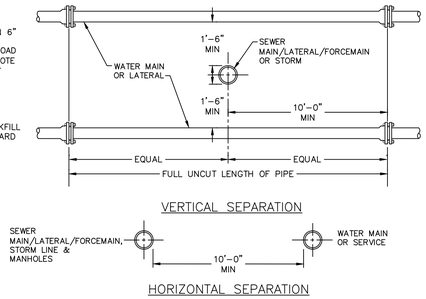


NOTES:

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.

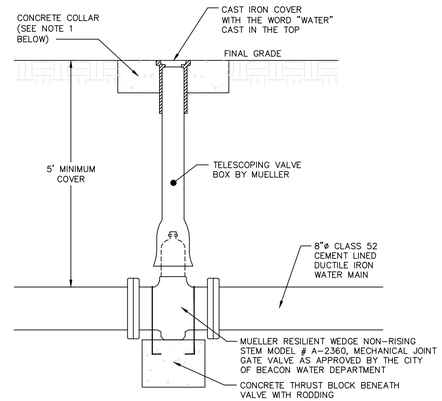
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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.

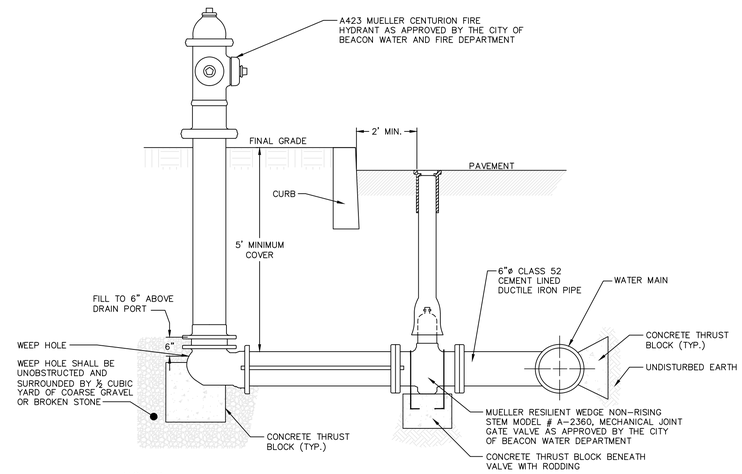
WATER LINE SEPARATION DETAIL
NOT TO SCALE



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

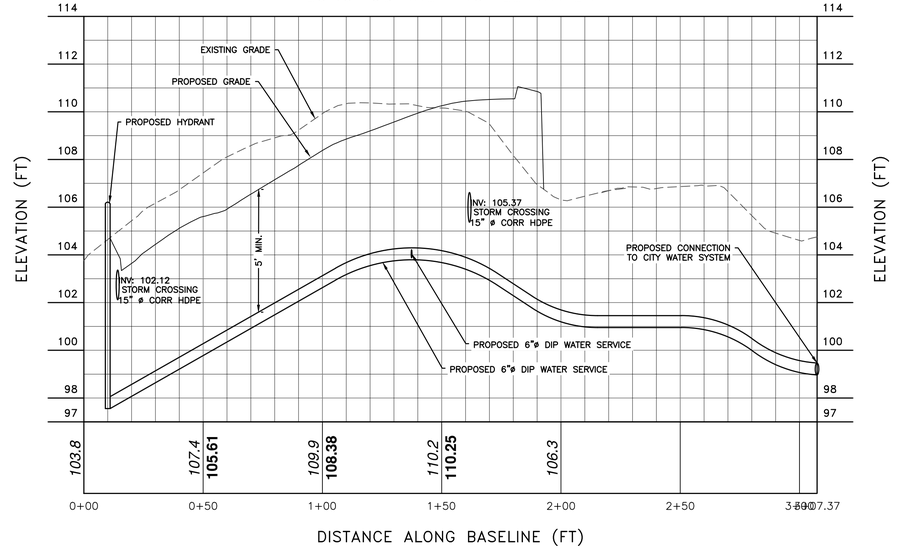


NOTES:

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

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_____ SECRETARY

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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				
3	2/24/26	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
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TITLE:	CD-4
SHEET:	17 OF 17

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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
February 24, 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.

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

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

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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.

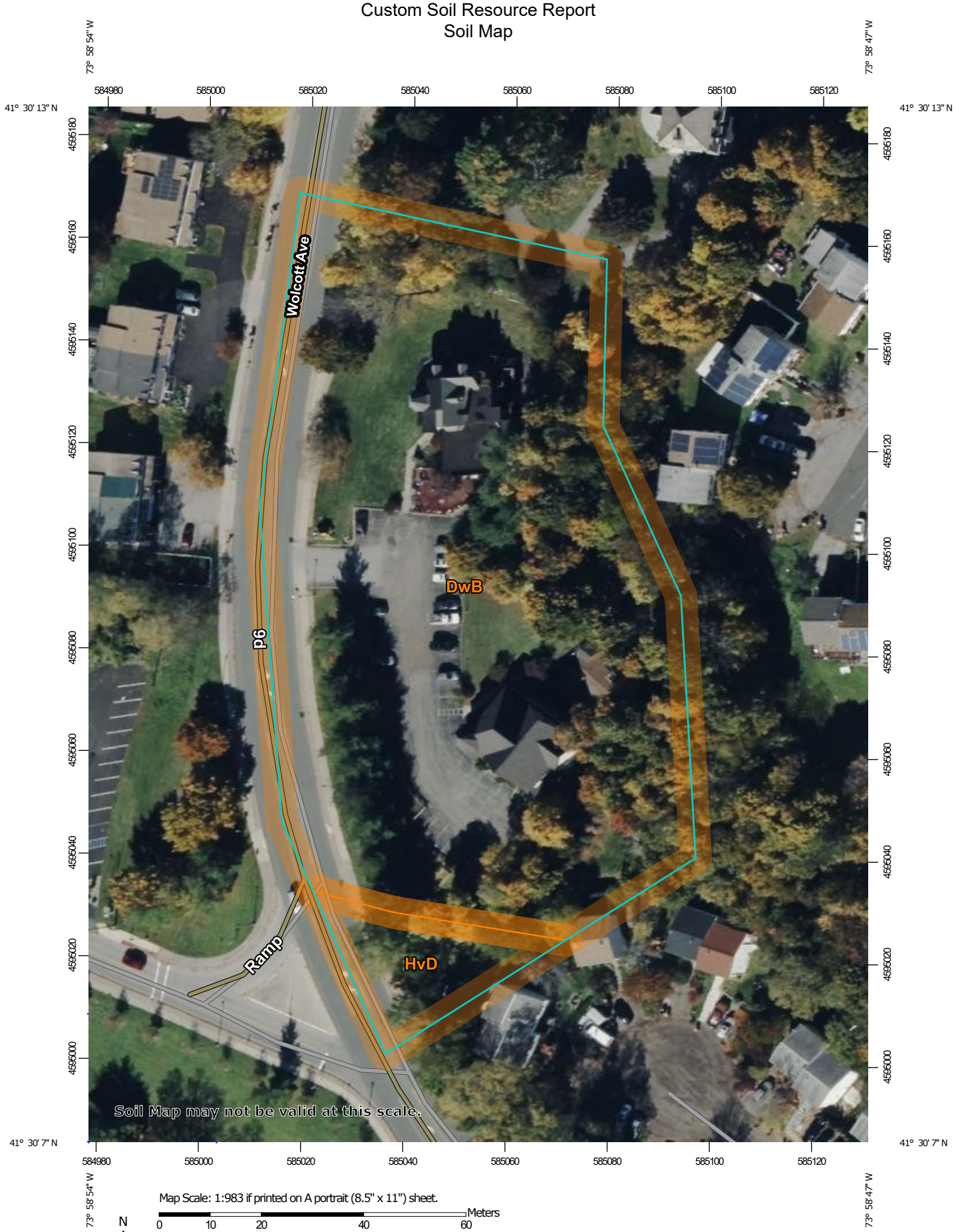
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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.

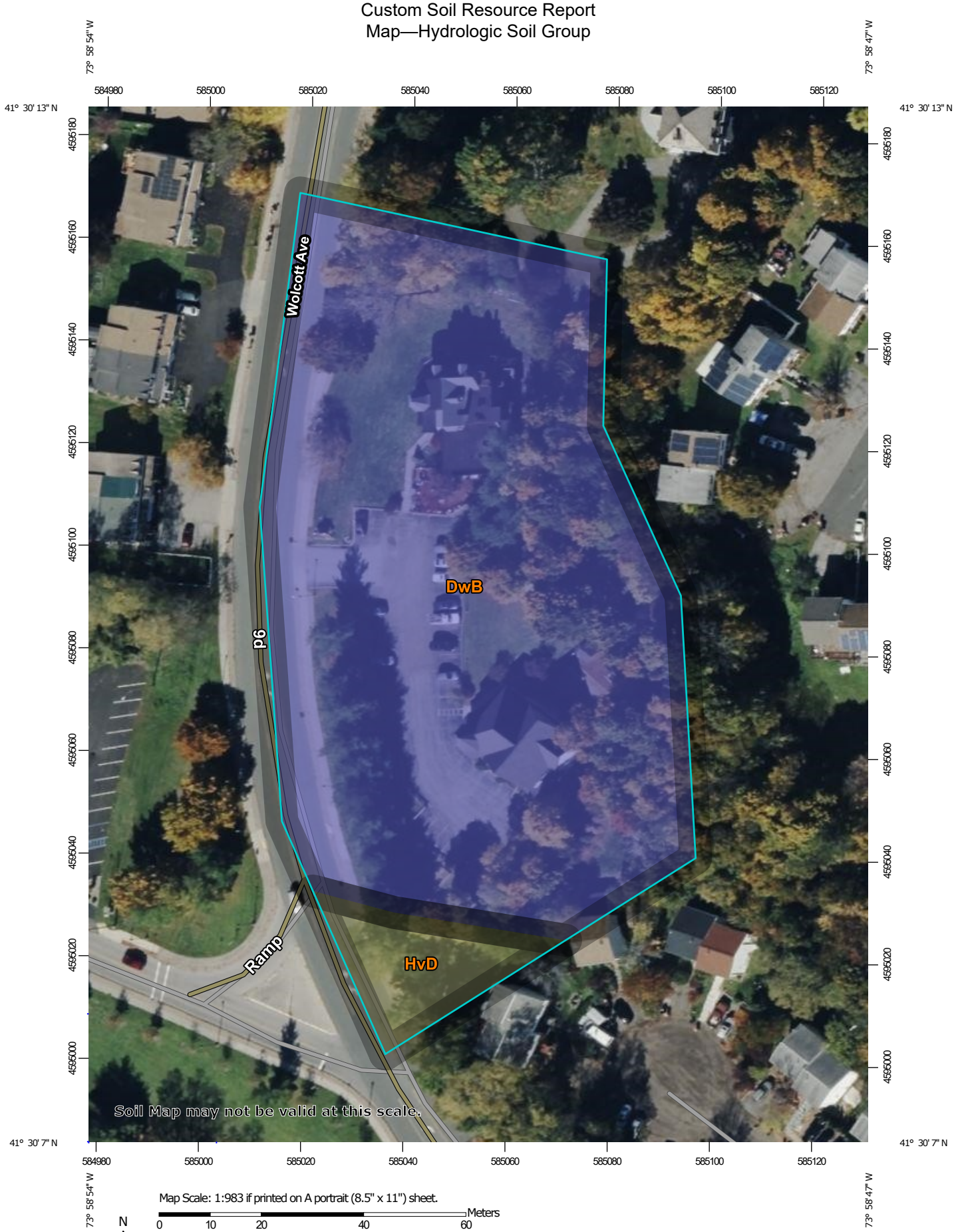
Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

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
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- Major Roads
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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.

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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

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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

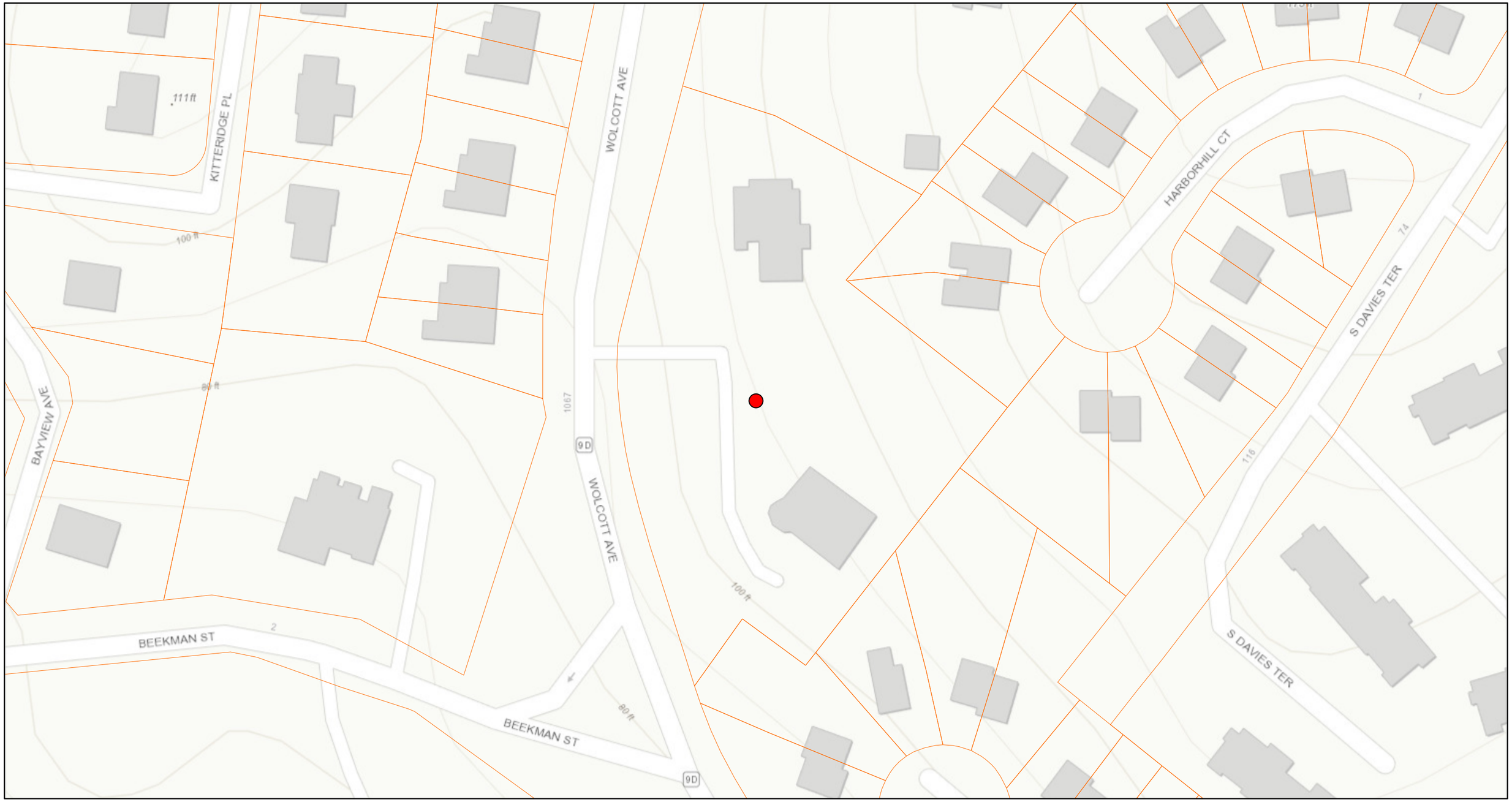
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.54	0.72	0.89	1.09	**1yr**	0.76	1.06	1.24	1.59	2.01	2.08	2.36	**1yr**	1.84	2.27	2.54	3.33	4.08	**1yr**
2yr	0.37	0.58	0.71	0.96	1.19	1.42	**2yr**	1.03	1.39	1.61	2.05	2.58	3.07	3.45	**2yr**	2.71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

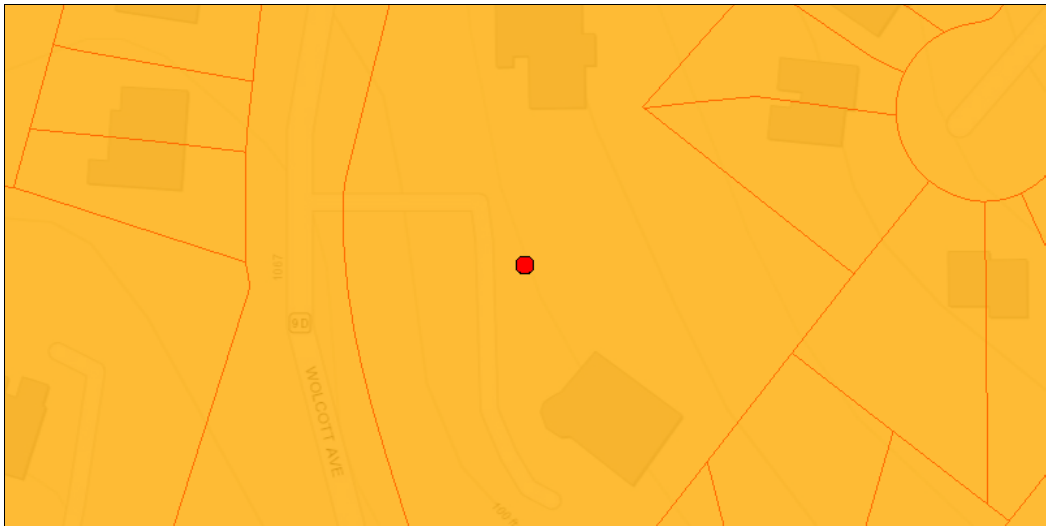
1:1,128

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.

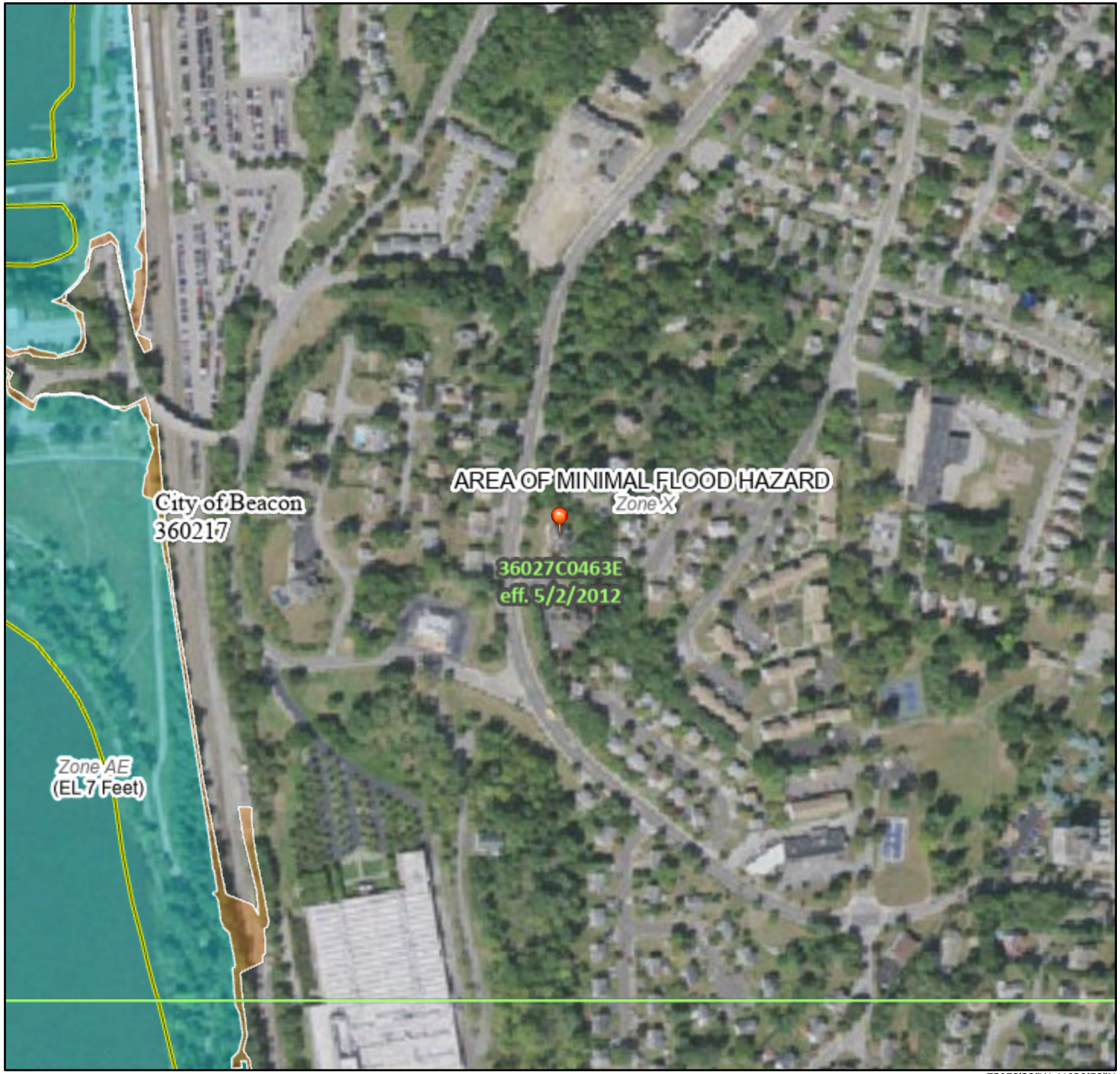
Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal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



73°58'33"W 41°29'58"N

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

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
- 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

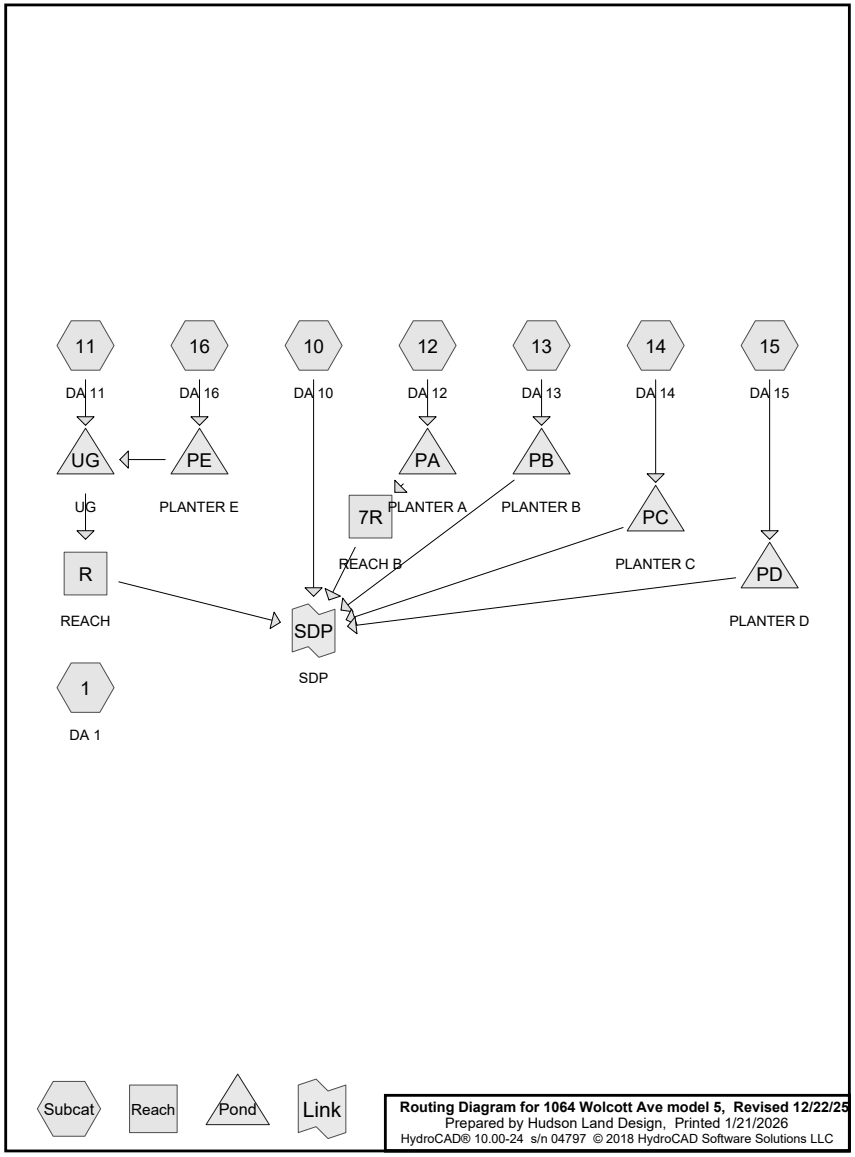
Wetlands

- 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

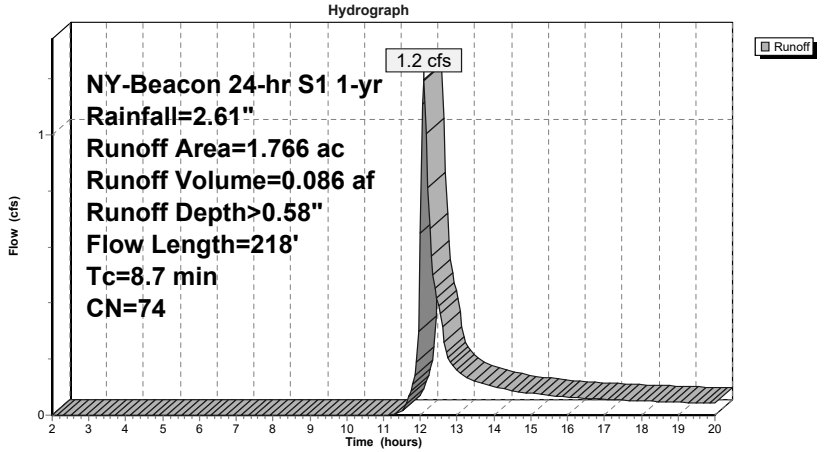
Runoff = 1.2 cfs @ 12.09 hrs, Volume= 0.086 af, Depth> 0.58"

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

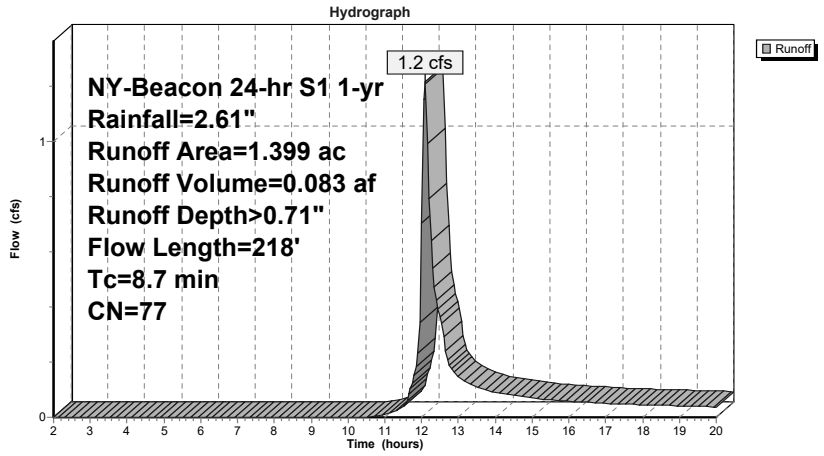
Runoff = 1.2 cfs @ 12.09 hrs, Volume= 0.083 af, Depth> 0.71"

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

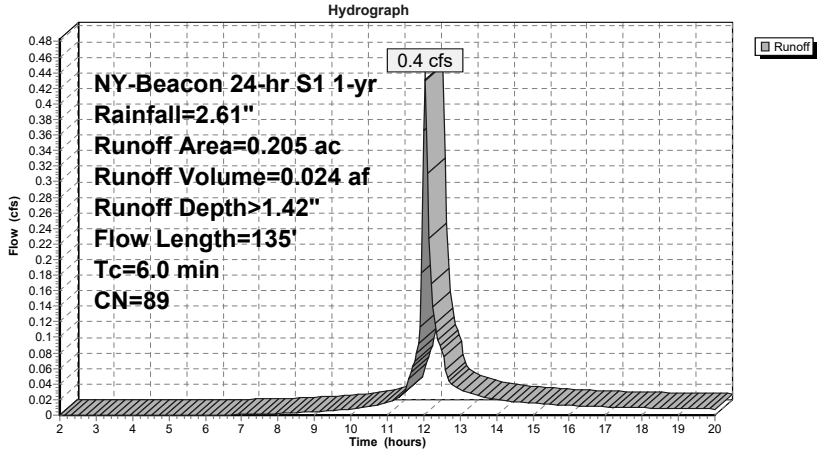
Runoff = 0.4 cfs @ 12.04 hrs, Volume= 0.024 af, Depth> 1.42"

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

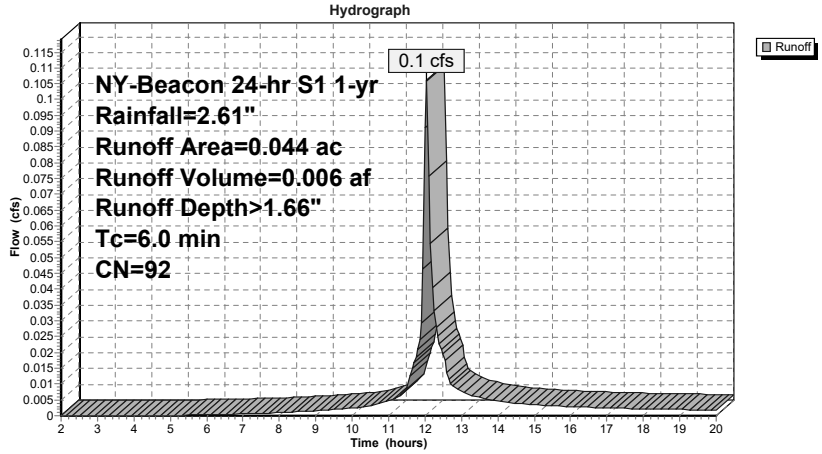
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.006 af, Depth> 1.66"

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

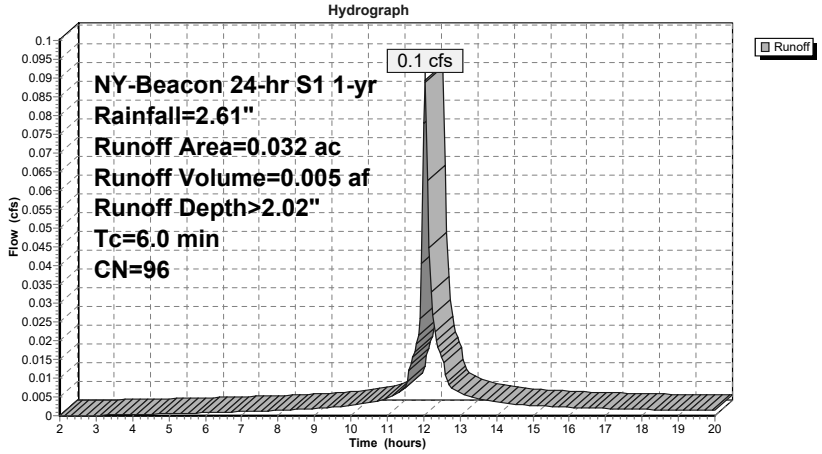
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af, Depth> 2.02"

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

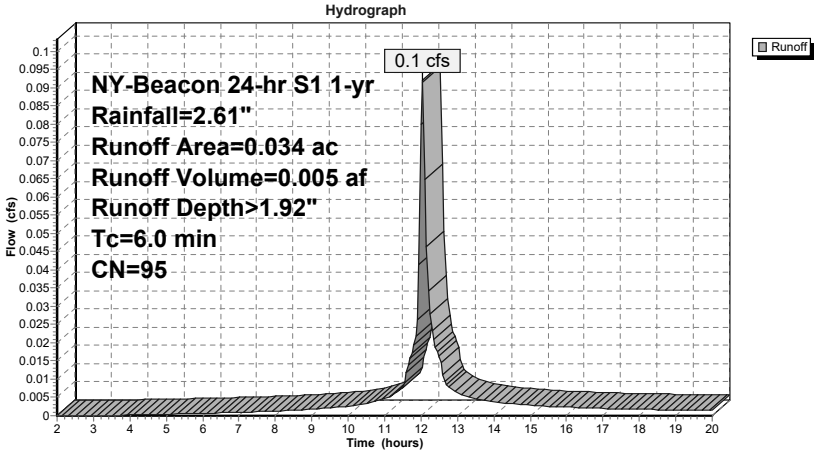
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af, Depth> 1.92"

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

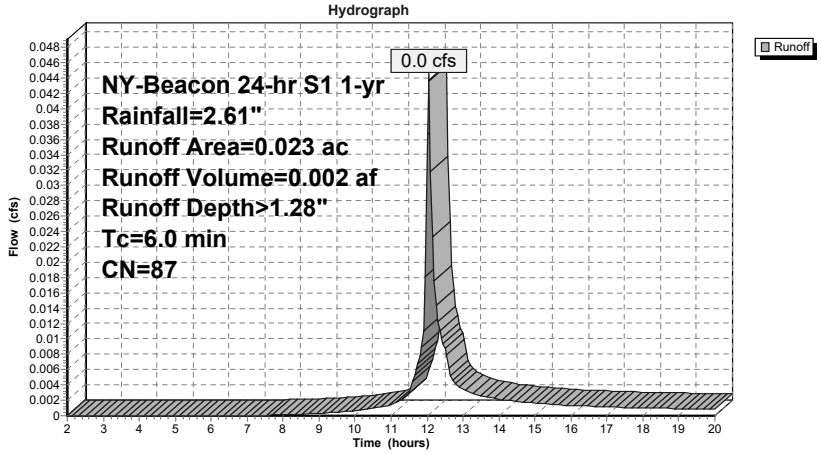
Runoff = 0.0 cfs @ 12.04 hrs, Volume= 0.002 af, Depth> 1.28"

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

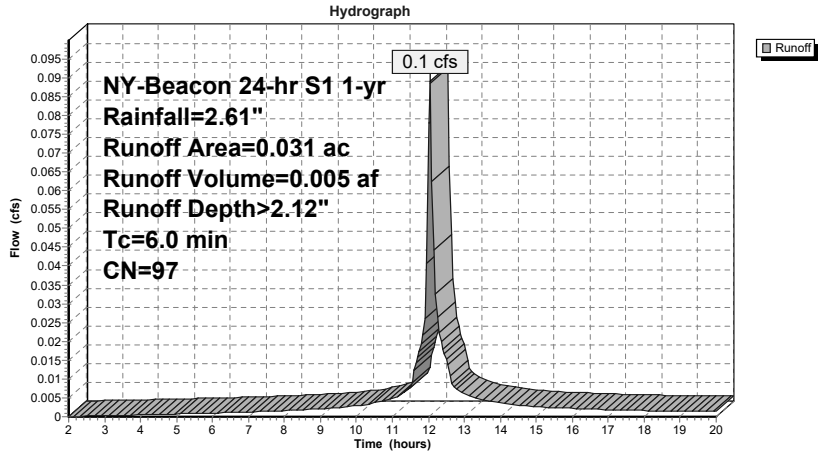
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af, Depth> 2.12"

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



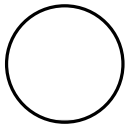
Summary for Reach 7R: REACH B

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

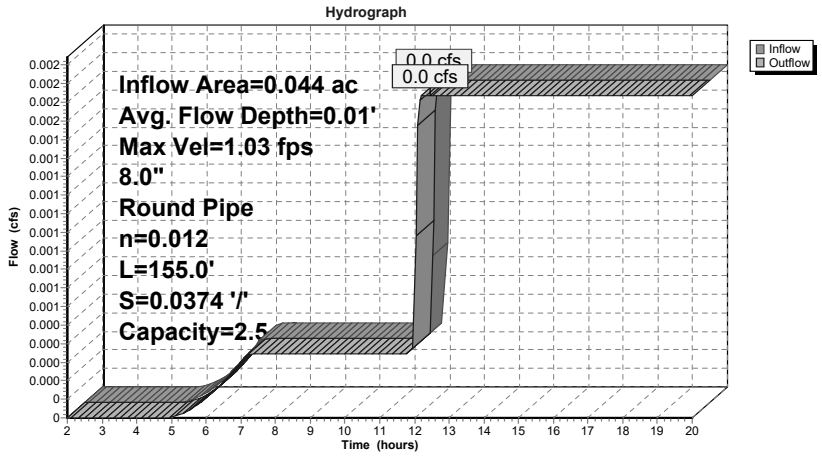
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.03 fps, Min. Travel Time= 2.5 min
Avg. Velocity = 0.86 fps, Avg. Travel Time= 3.0 min

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

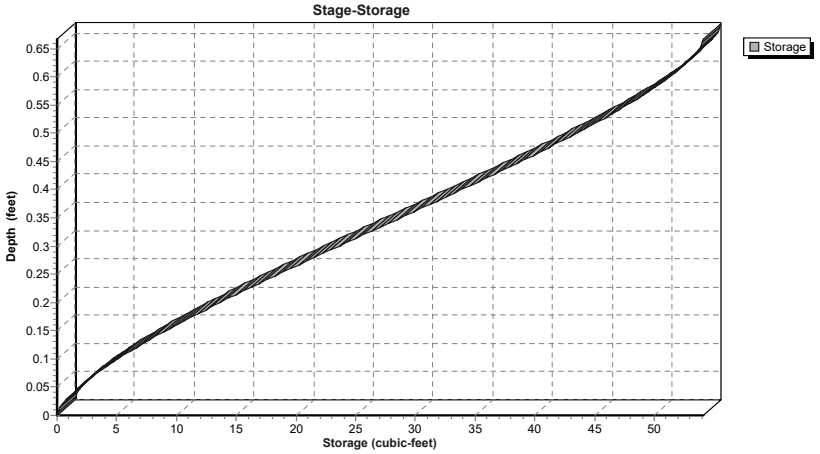
8.0" Round Pipe
n= 0.012
Length= 155.0' Slope= 0.0374 '/'
Inlet Invert= 102.50', Outlet Invert= 96.71'



Reach 7R: REACH B



Reach 7R: REACH B



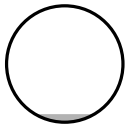
Summary for Reach R: REACH

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

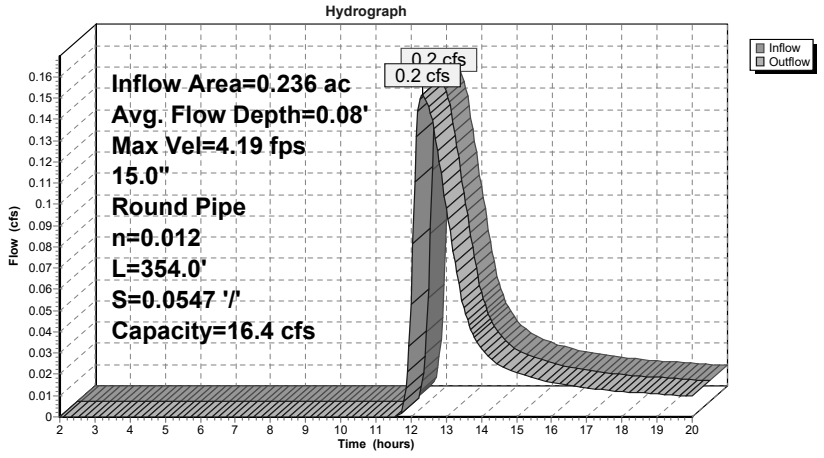
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.19 fps, Min. Travel Time= 1.4 min
Avg. Velocity = 2.42 fps, Avg. Travel Time= 2.4 min

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

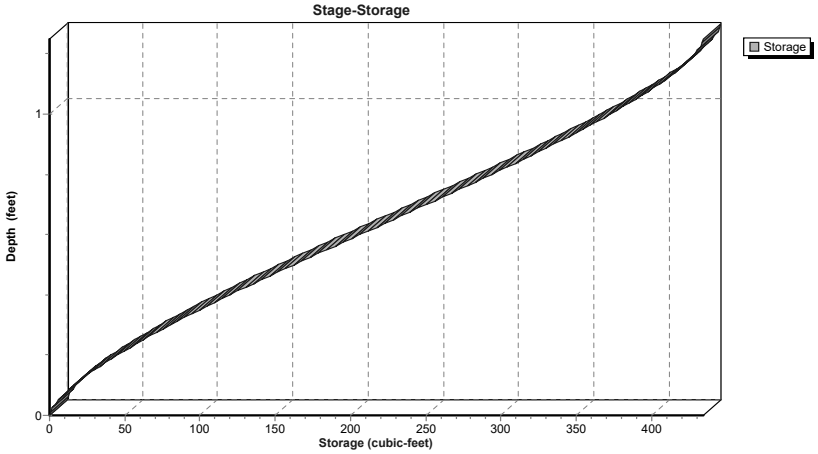
15.0" Round Pipe
n= 0.012
Length= 354.0' Slope= 0.0547 '/'
Inlet Invert= 116.07', Outlet Invert= 96.71'



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)

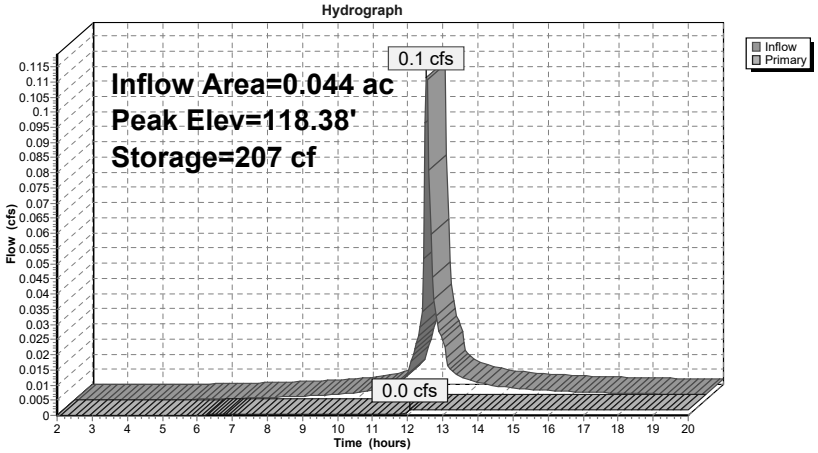
Volume	Invert	Avail.Storage	Storage Description
#1	115.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

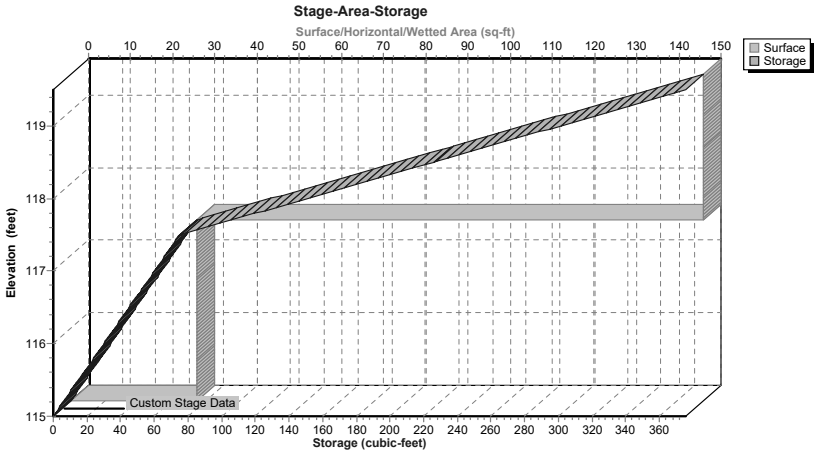
Device	Routing	Invert	Outlet Devices
#1	Primary	118.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	115.00'	**0.500 in/hr Exfiltration over Surface area**

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)

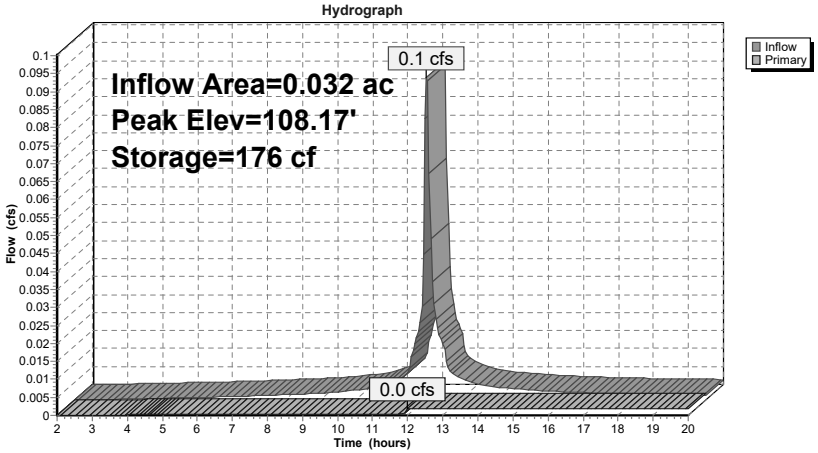
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

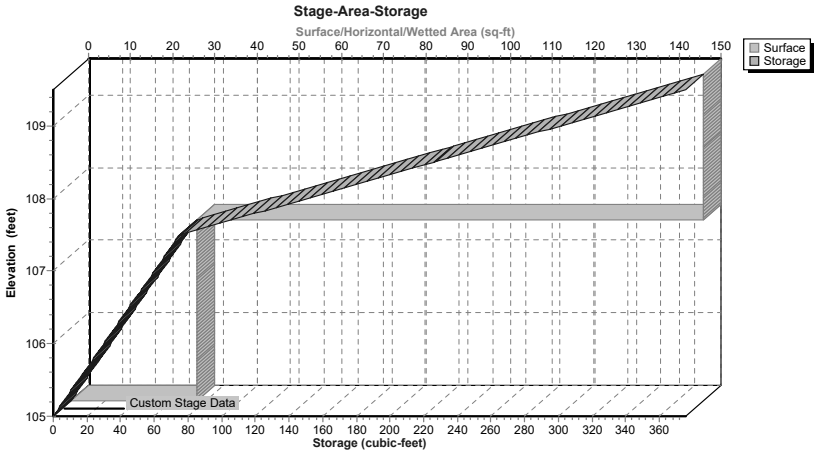
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

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)

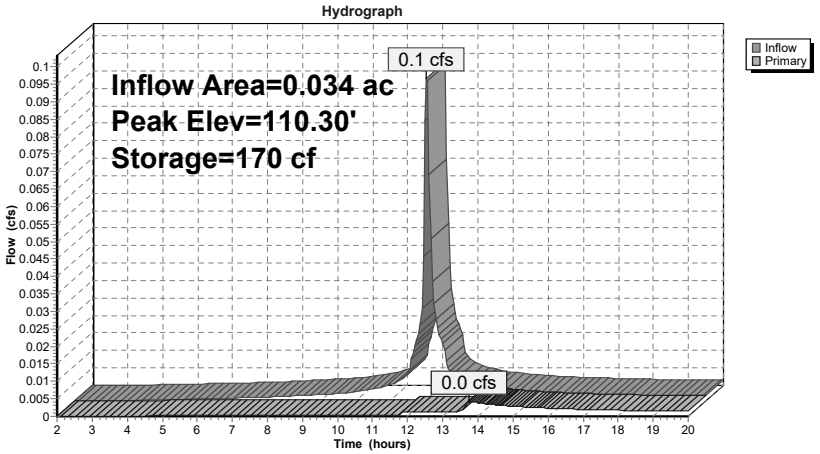
Volume	Invert	Avail.Storage	Storage Description
#1	106.80'	283 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

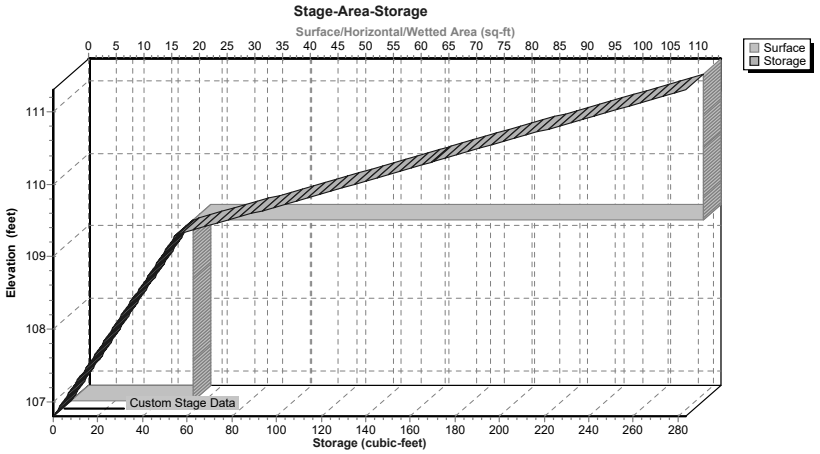
Device	Routing	Invert	Outlet Devices
#1	Primary	110.30'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	106.80'	**0.500 in/hr Exfiltration over Surface area**

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)

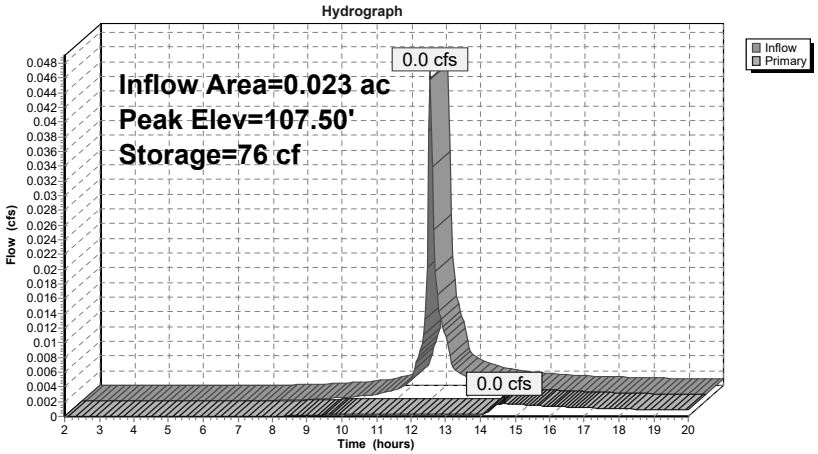
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

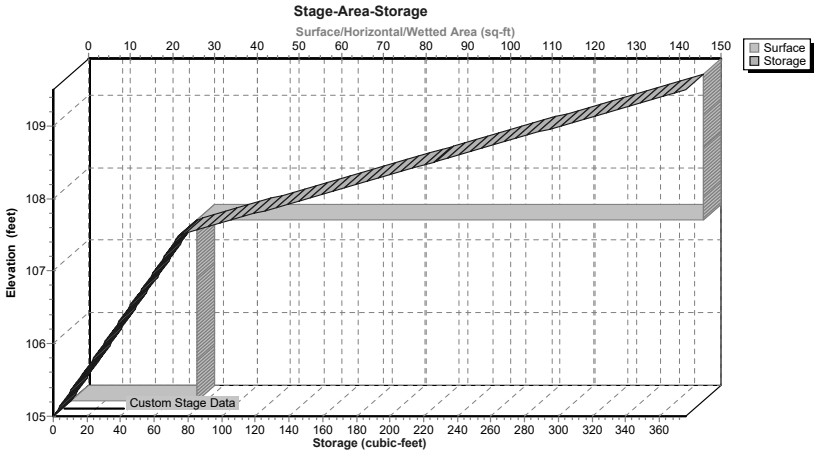
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

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)

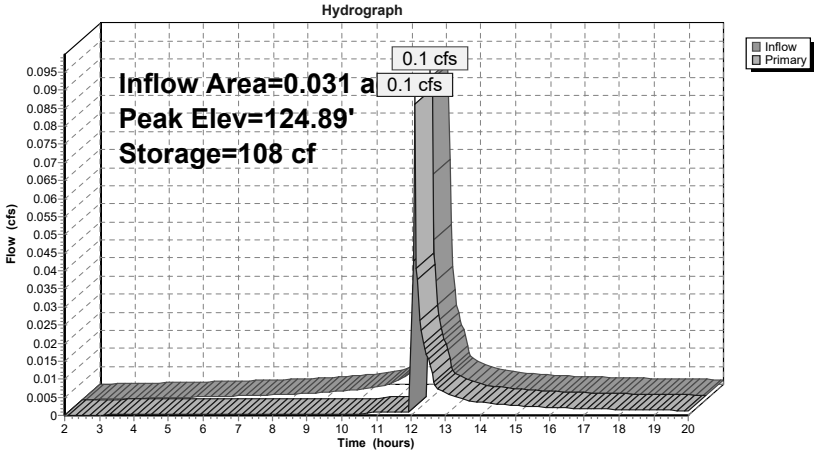
Volume	Invert	Avail.Storage	Storage Description
#1	121.33'	173 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

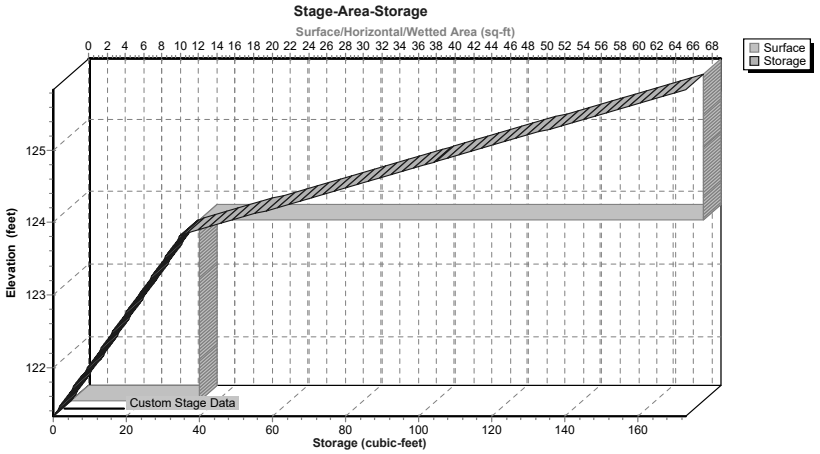
Device	Routing	Invert	Outlet Devices
#1	Primary	124.83'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	121.33'	**0.500 in/hr Exfiltration over Surface area**

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

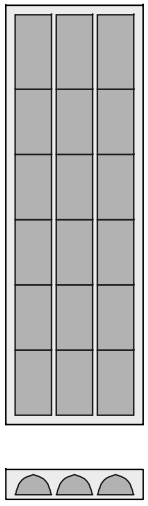
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

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

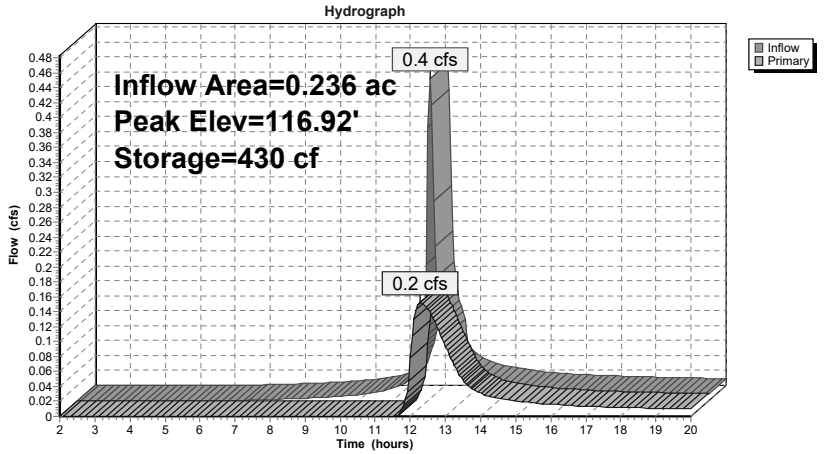
2,129.5 cf Field - 783.3 cf Chambers = 1,346.3 cf Stone x 40.0% Voids = 538.5 cf Stone Storage

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



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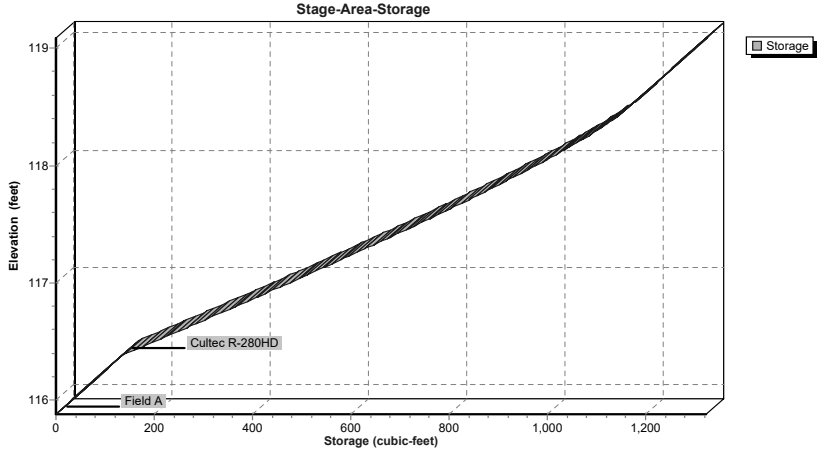
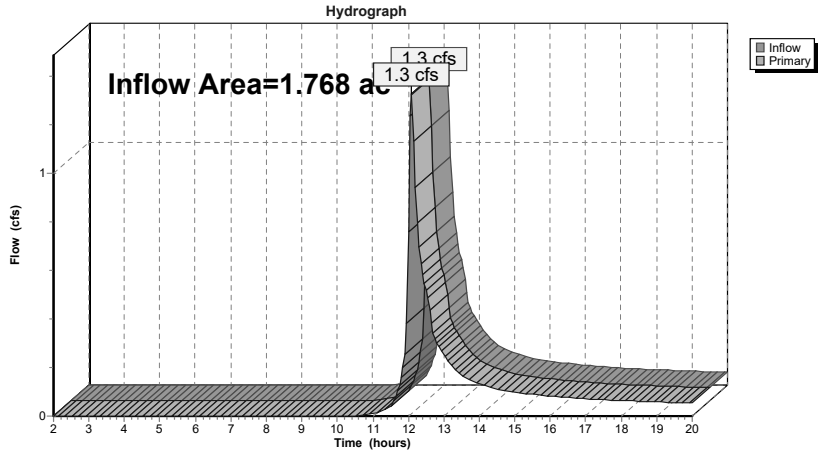


Summary for Link SDP: SDP

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

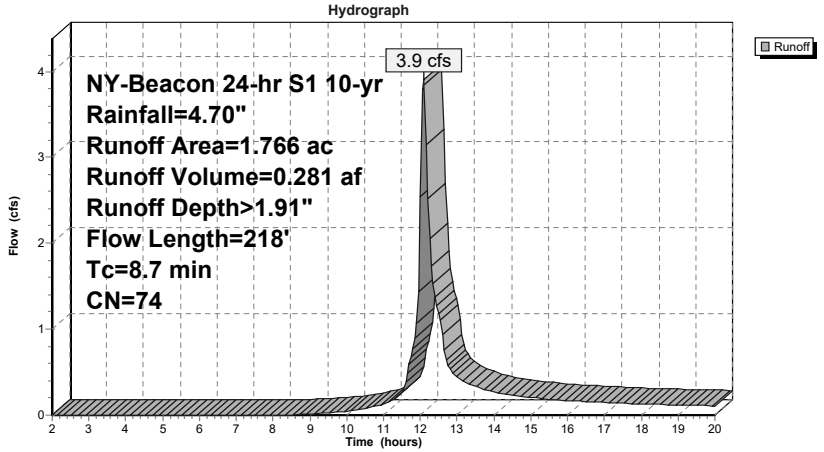
Runoff = 3.9 cfs @ 12.08 hrs, Volume= 0.281 af, Depth> 1.91"

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

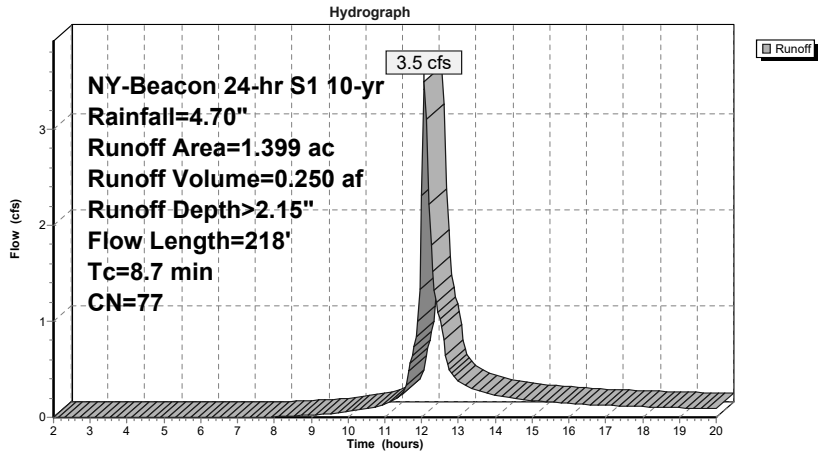
Runoff = 3.5 cfs @ 12.08 hrs, Volume= 0.250 af, Depth> 2.15"

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

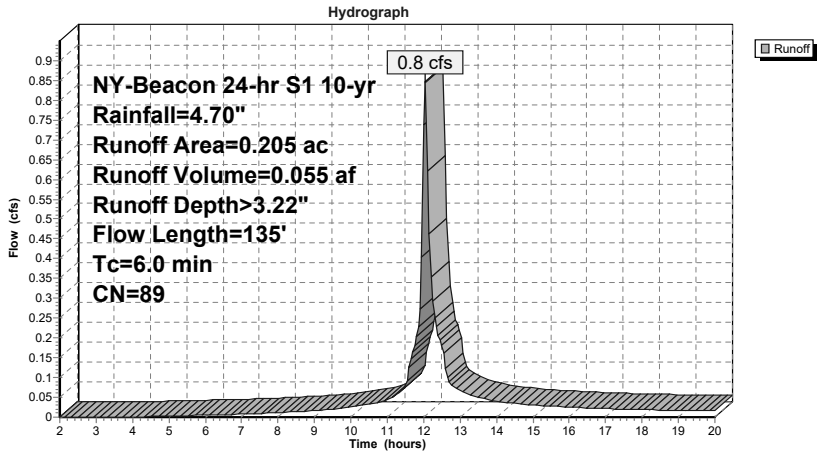
Runoff = 0.8 cfs @ 12.04 hrs, Volume= 0.055 af, Depth> 3.22"

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

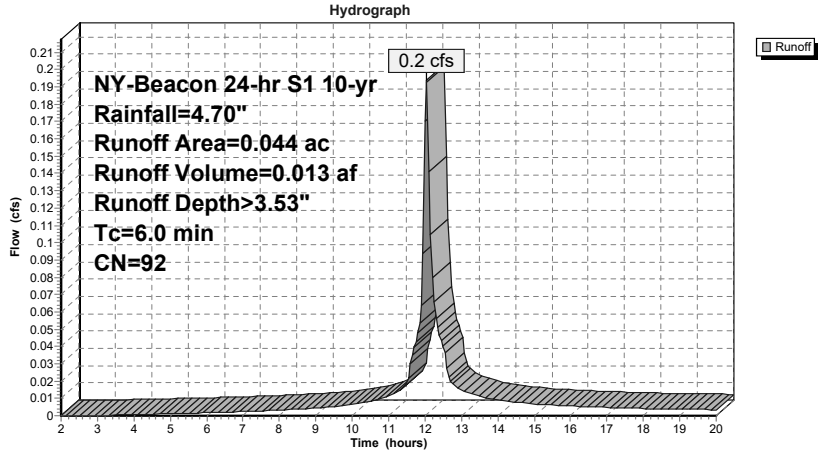
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.013 af, Depth> 3.53"

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

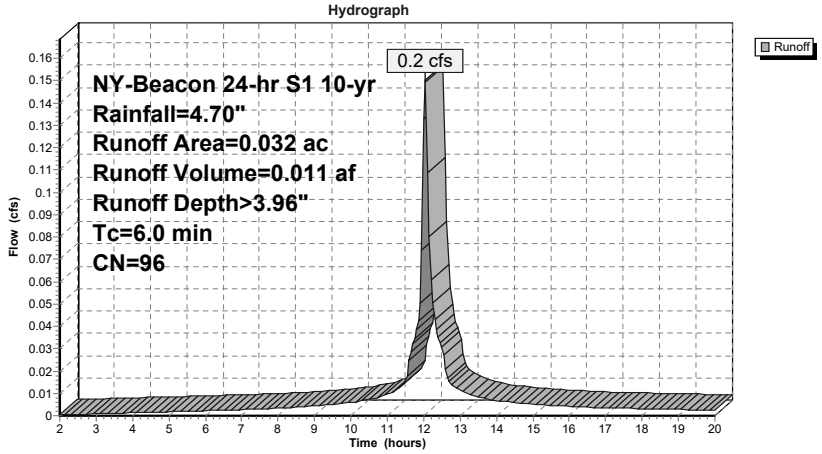
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.011 af, Depth> 3.96"

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

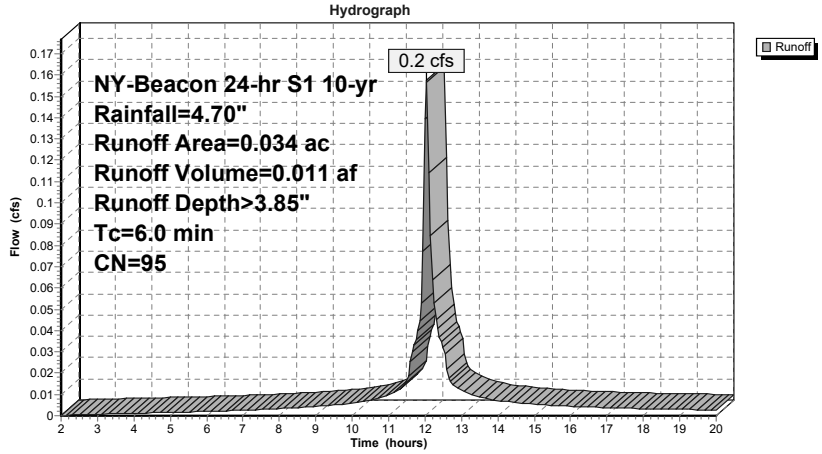
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.011 af, Depth> 3.85"

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

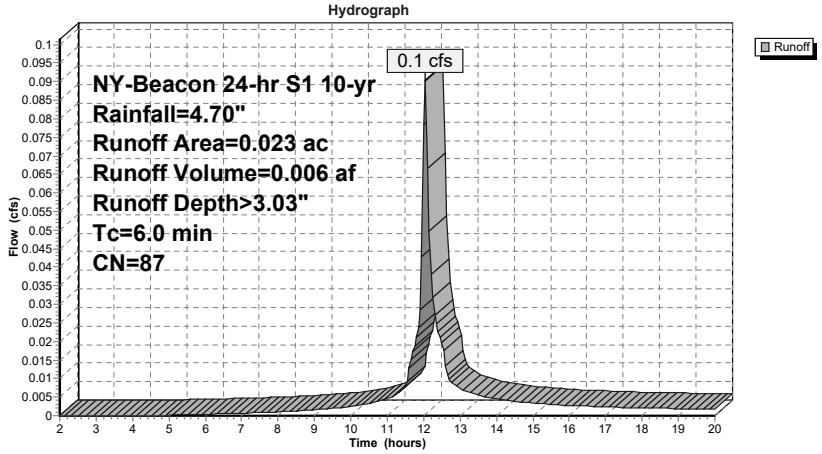
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.006 af, Depth> 3.03"

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

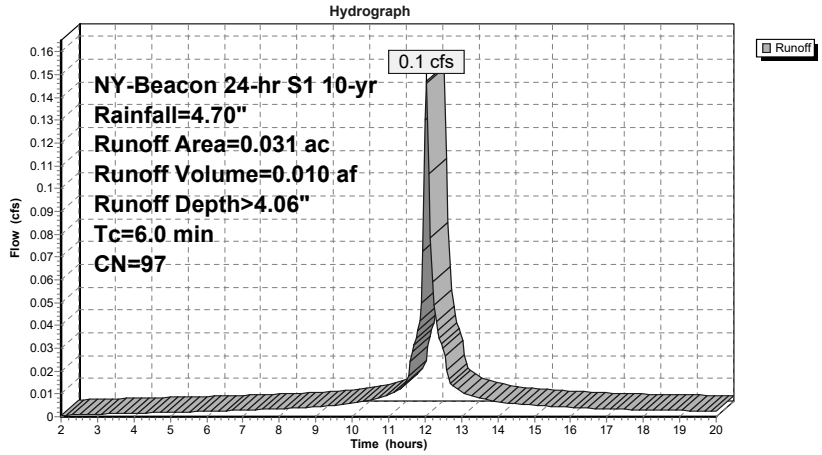
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.010 af, Depth> 4.06"

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



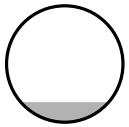
Summary for Reach 7R: REACH B

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

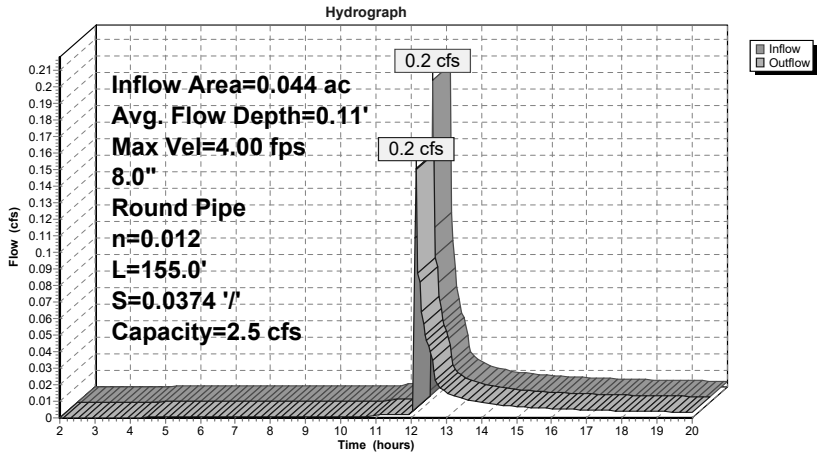
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.00 fps, Min. Travel Time= 0.6 min
Avg. Velocity = 1.15 fps, Avg. Travel Time= 2.2 min

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

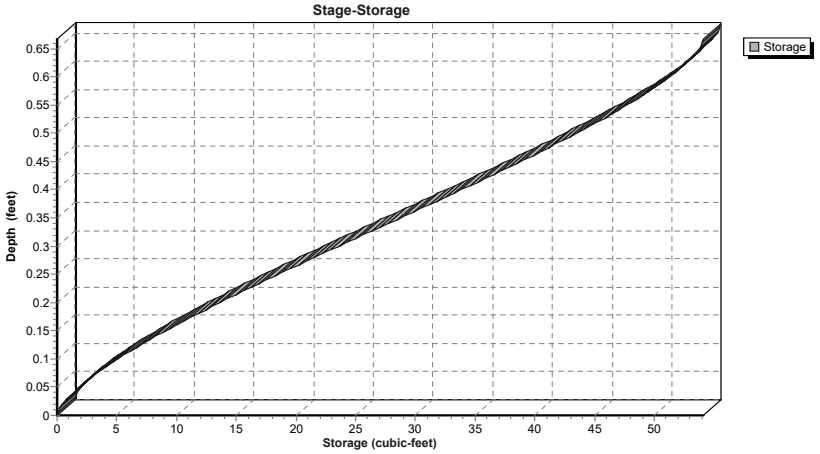
8.0" Round Pipe
n= 0.012
Length= 155.0' Slope= 0.0374 '/'
Inlet Invert= 102.50', Outlet Invert= 96.71'



Reach 7R: REACH B



Reach 7R: REACH B



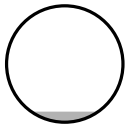
Summary for Reach R: REACH

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

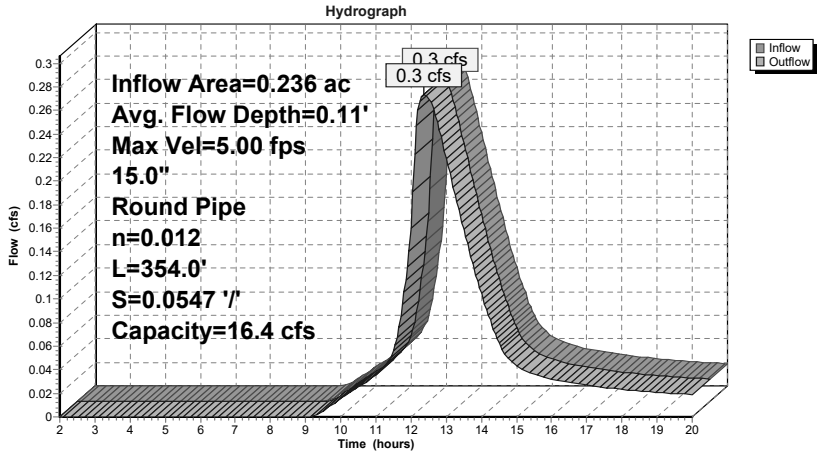
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 5.00 fps, Min. Travel Time= 1.2 min
Avg. Velocity = 2.92 fps, Avg. Travel Time= 2.0 min

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

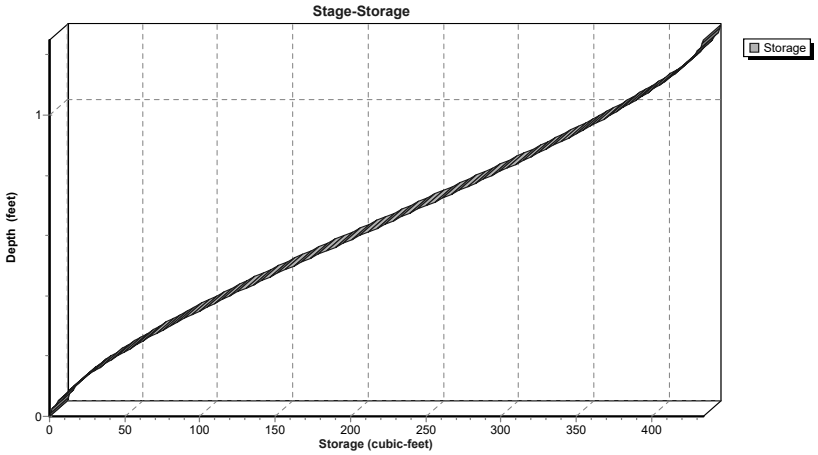
15.0" Round Pipe
n= 0.012
Length= 354.0' Slope= 0.0547 '/'
Inlet Invert= 116.07', Outlet Invert= 96.71'



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)

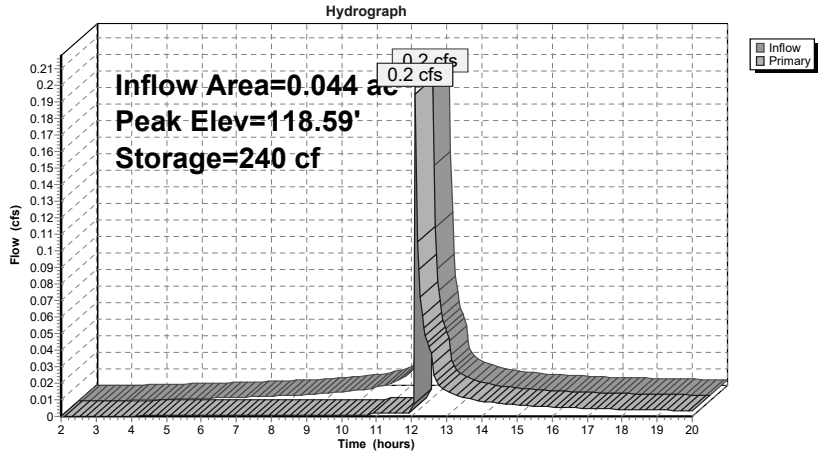
Volume	Invert	Avail.Storage	Storage Description
#1	115.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

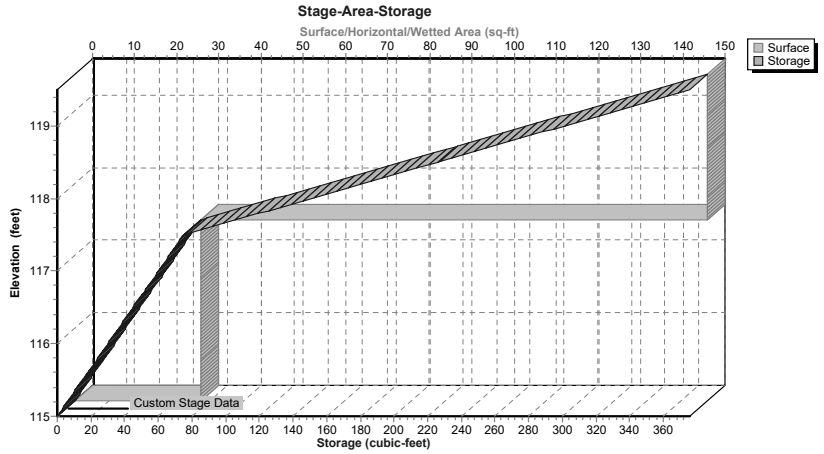
Device	Routing	Invert	Outlet Devices
#1	Primary	118.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	115.00'	**0.500 in/hr Exfiltration over Surface area**

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)

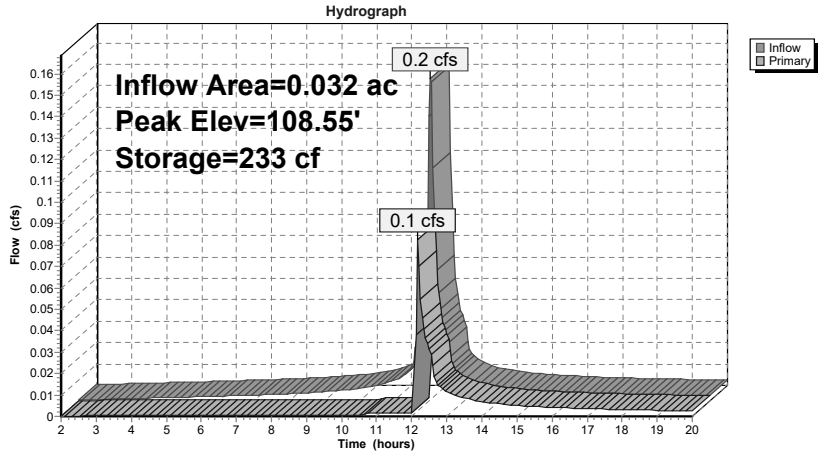
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

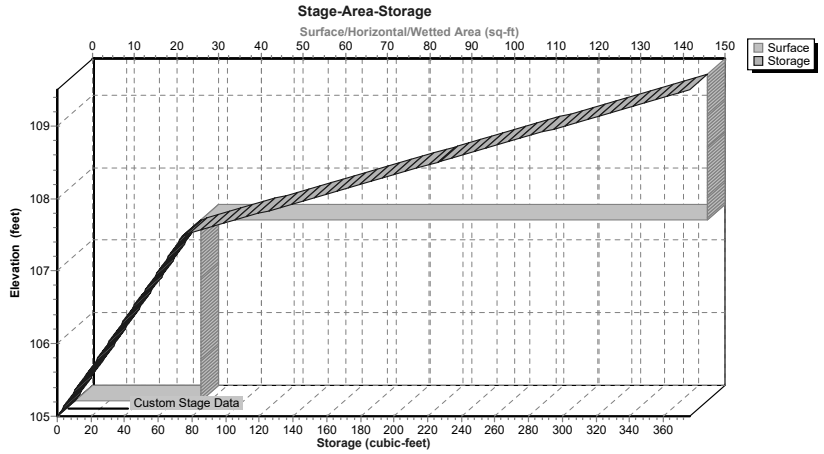
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

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)

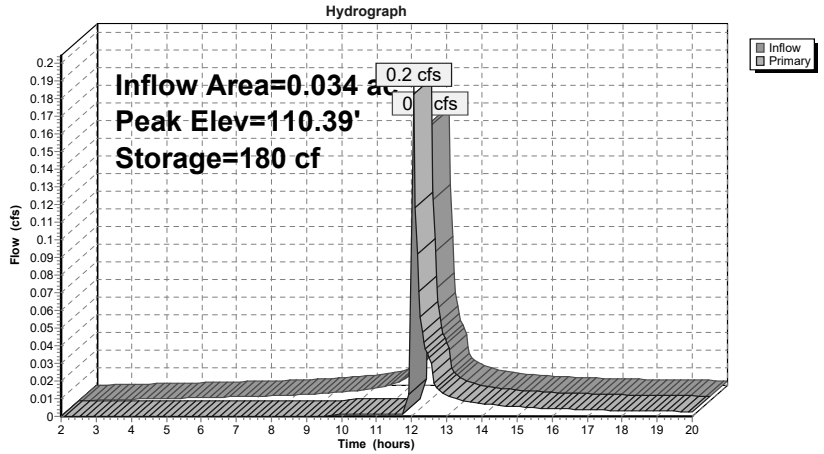
Volume	Invert	Avail.Storage	Storage Description
#1	106.80'	283 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

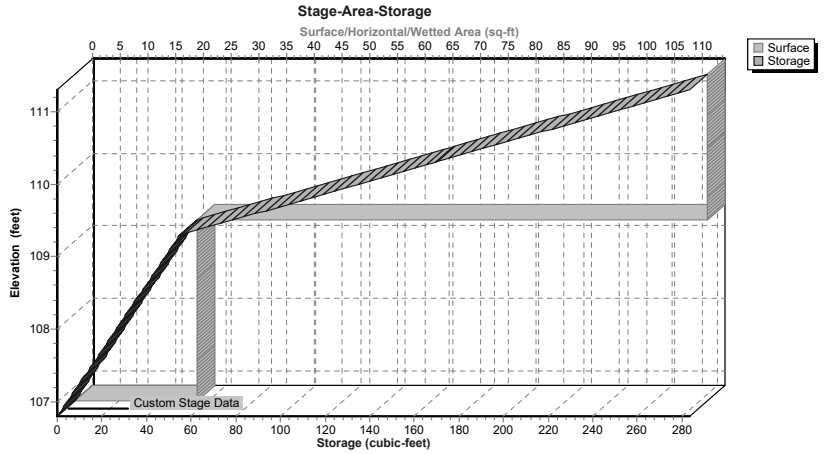
Device	Routing	Invert	Outlet Devices
#1	Primary	110.30'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	106.80'	**0.500 in/hr Exfiltration over Surface area**

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)

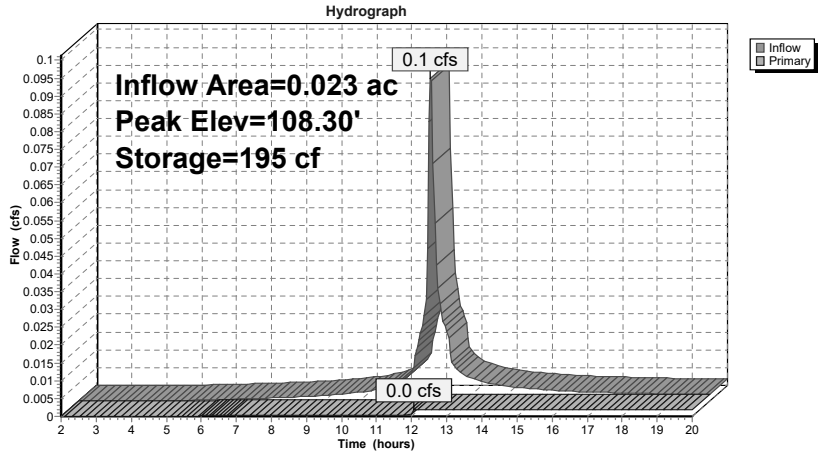
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

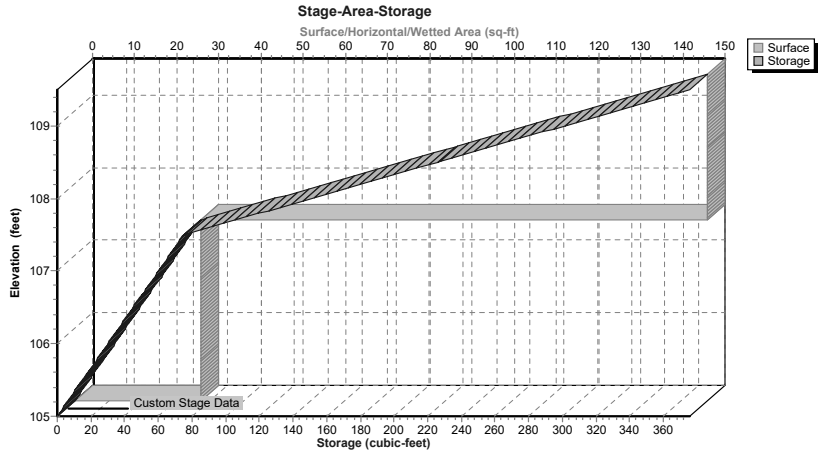
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

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)

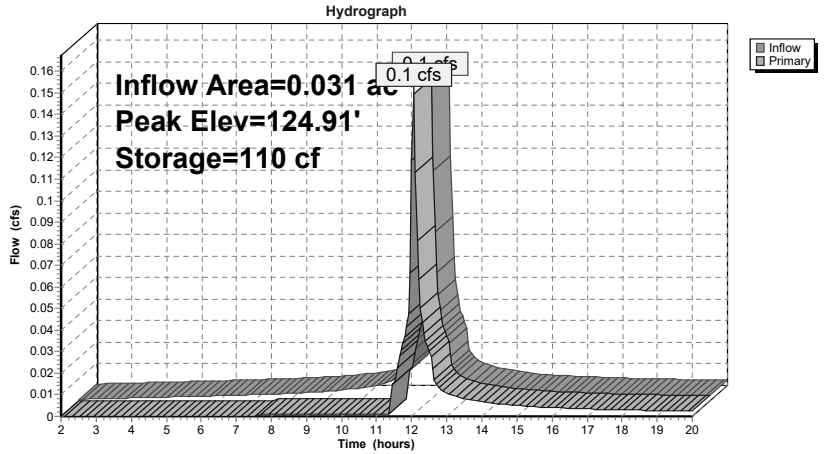
Volume	Invert	Avail.Storage	Storage Description
#1	121.33'	173 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

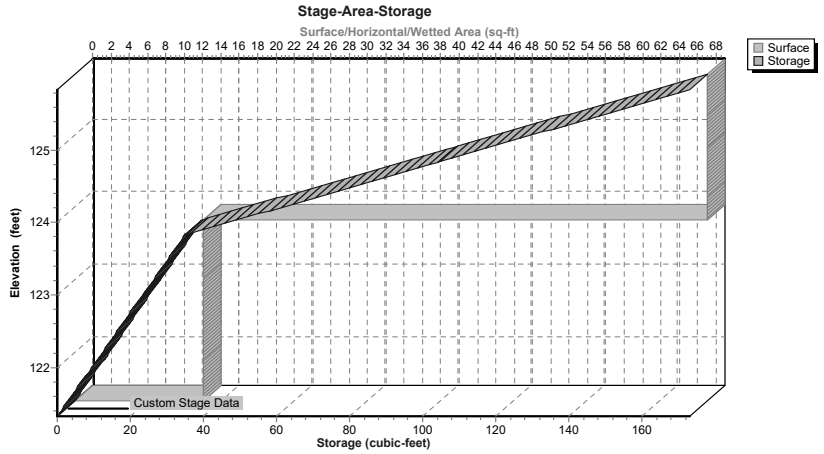
Device	Routing	Invert	Outlet Devices
#1	Primary	124.83'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	121.33'	**0.500 in/hr Exfiltration over Surface area**

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

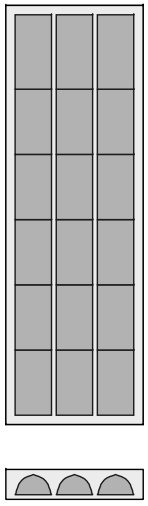
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

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

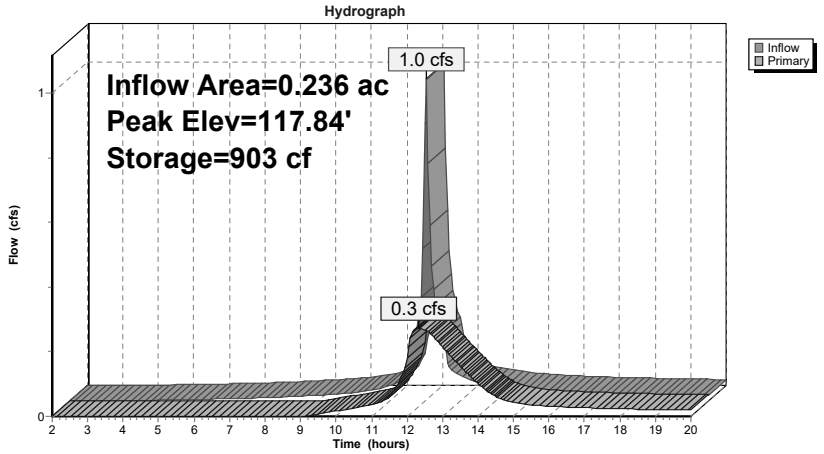
2,129.5 cf Field - 783.3 cf Chambers = 1,346.3 cf Stone x 40.0% Voids = 538.5 cf Stone Storage

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'

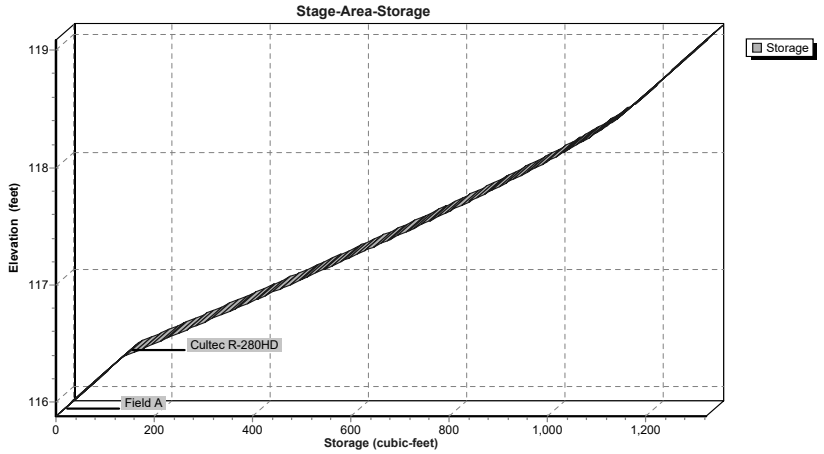
18 Chambers
78.9 cy Field
49.9 cy Stone



Pond UG: UG



Pond UG: UG

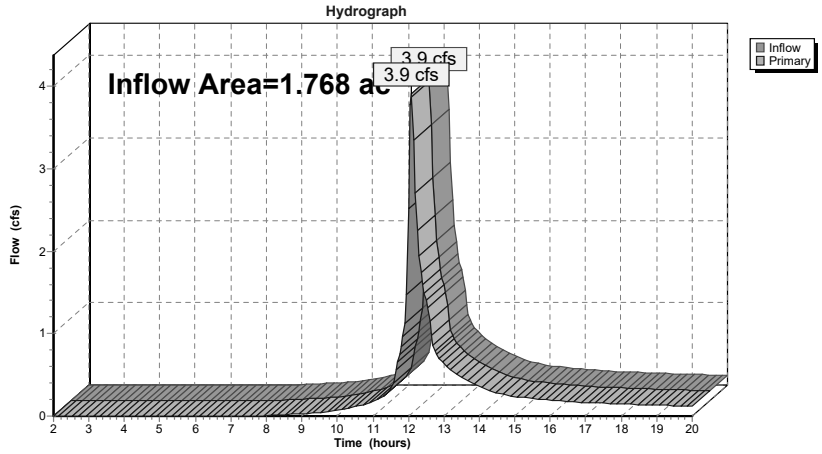


Summary for Link SDP: SDP

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

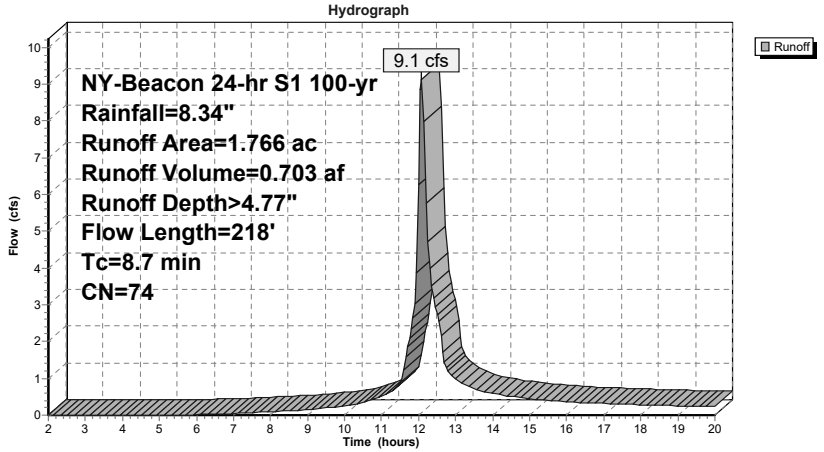
Runoff = 9.1 cfs @ 12.07 hrs, Volume= 0.703 af, Depth> 4.77"

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

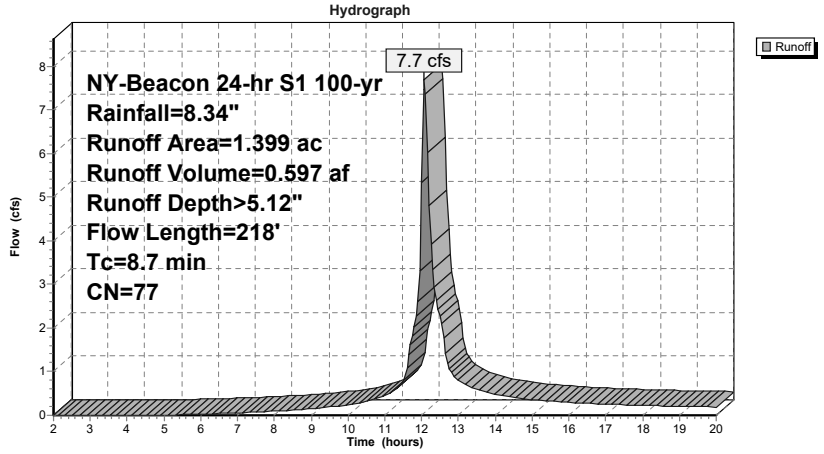
Runoff = 7.7 cfs @ 12.07 hrs, Volume= 0.597 af, Depth> 5.12"

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

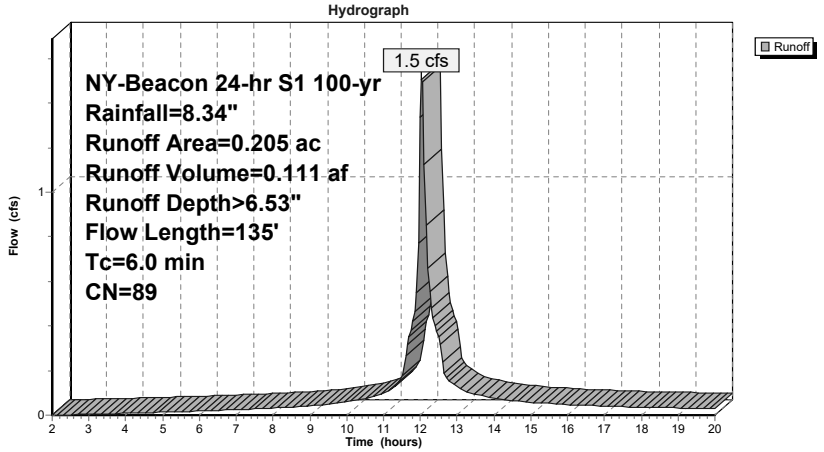
Runoff = 1.5 cfs @ 12.04 hrs, Volume= 0.111 af, Depth> 6.53"

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

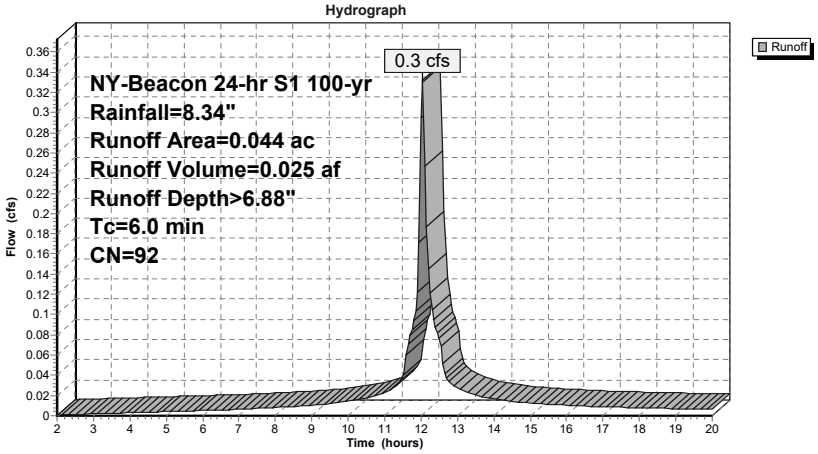
Runoff = 0.3 cfs @ 12.04 hrs, Volume= 0.025 af, Depth> 6.88"

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

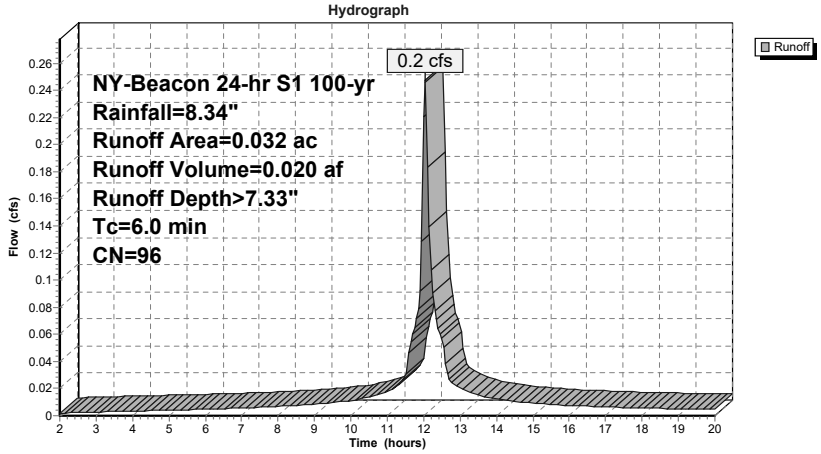
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.020 af, Depth> 7.33"

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

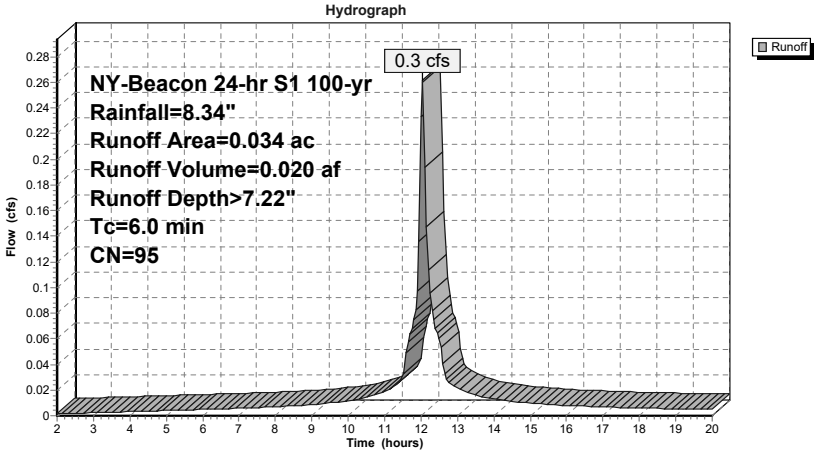
Runoff = 0.3 cfs @ 12.04 hrs, Volume= 0.020 af, Depth> 7.22"

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

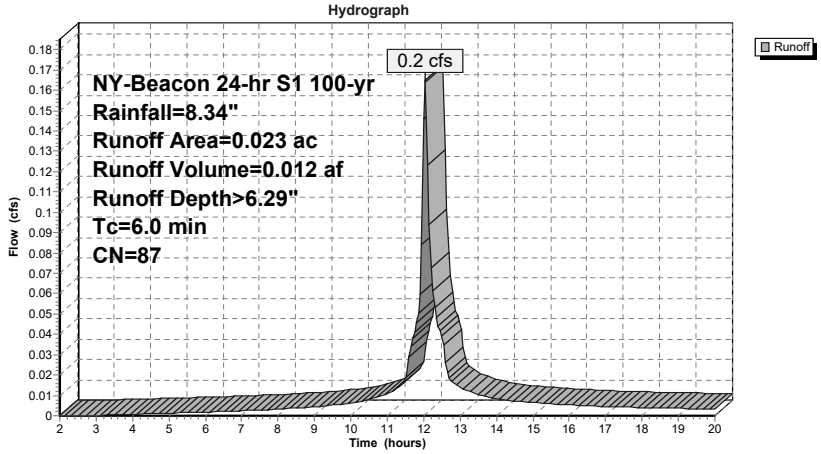
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.012 af, Depth> 6.29"

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

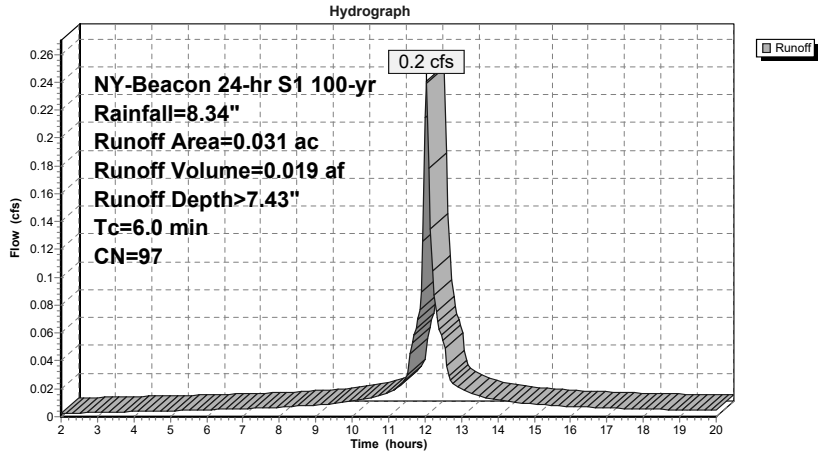
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.019 af, Depth> 7.43"

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



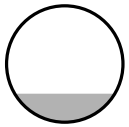
Summary for Reach 7R: REACH B

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

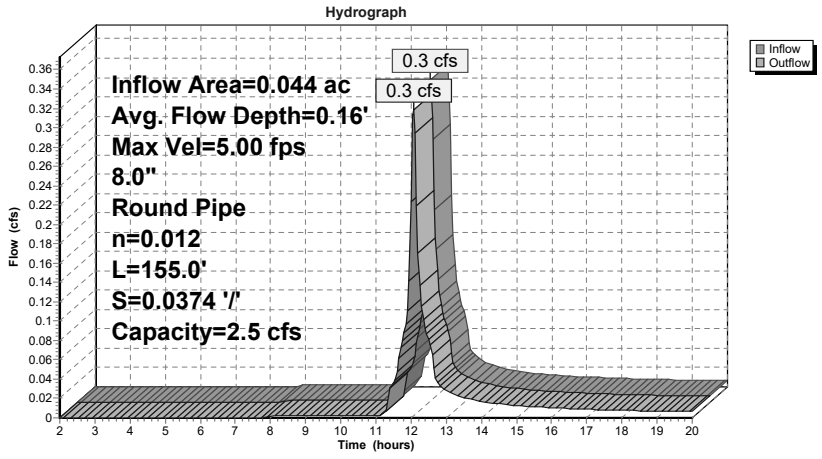
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 5.00 fps, Min. Travel Time= 0.5 min
Avg. Velocity = 1.42 fps, Avg. Travel Time= 1.8 min

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

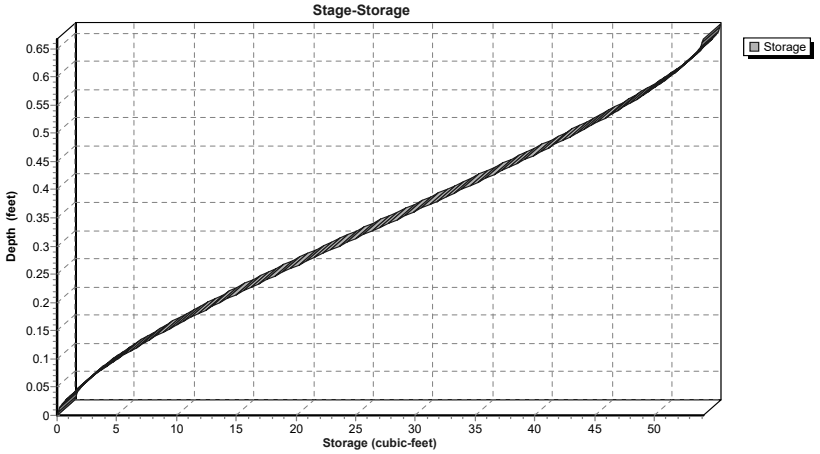
8.0" Round Pipe
n= 0.012
Length= 155.0' Slope= 0.0374 '/'
Inlet Invert= 102.50', Outlet Invert= 96.71'



Reach 7R: REACH B



Reach 7R: REACH B



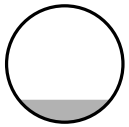
Summary for Reach R: REACH

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

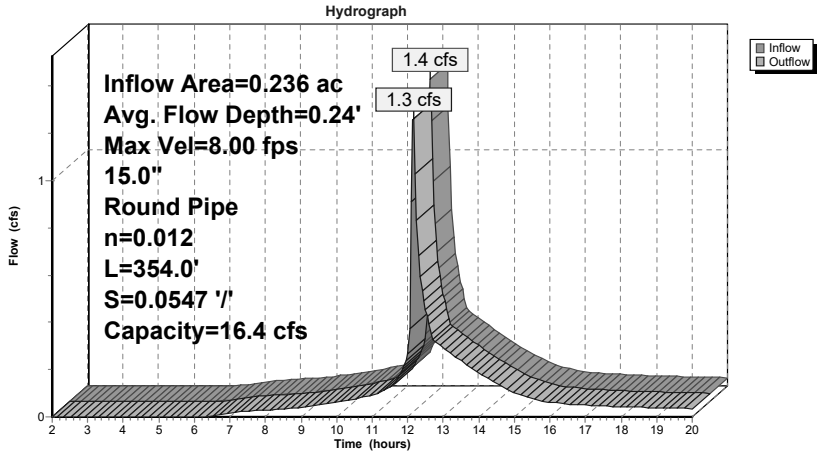
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 8.00 fps, Min. Travel Time= 0.7 min
Avg. Velocity = 3.37 fps, Avg. Travel Time= 1.8 min

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

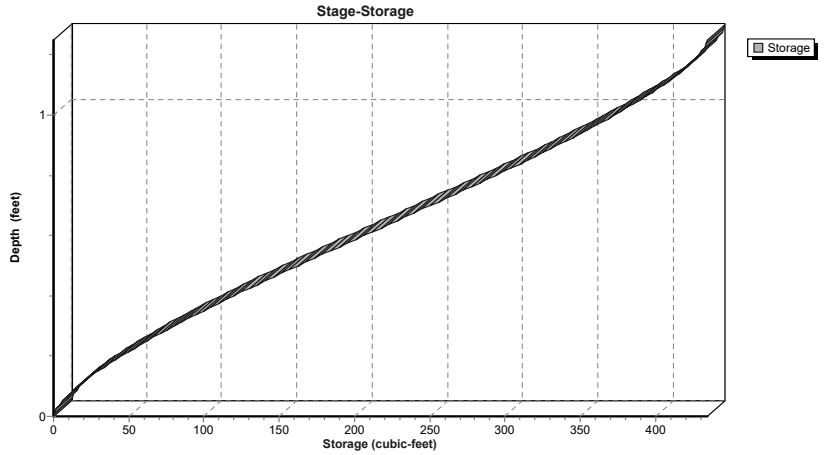
15.0" Round Pipe
n= 0.012
Length= 354.0' Slope= 0.0547 '/'
Inlet Invert= 116.07', Outlet Invert= 96.71'



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)

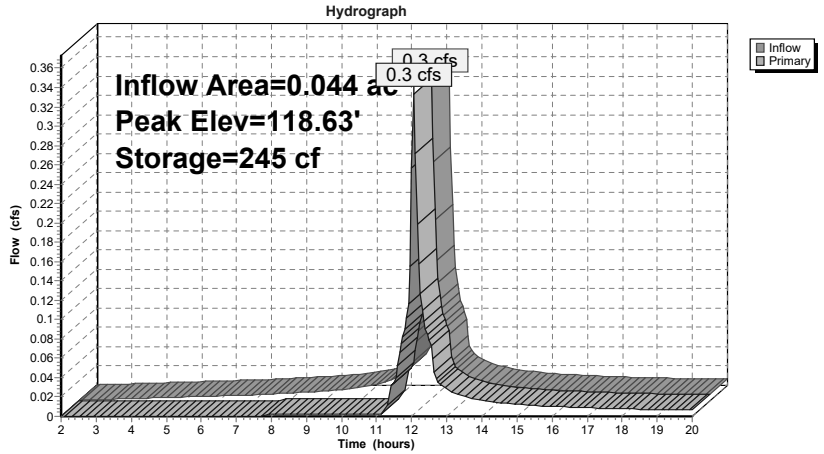
Volume	Invert	Avail.Storage	Storage Description
#1	115.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

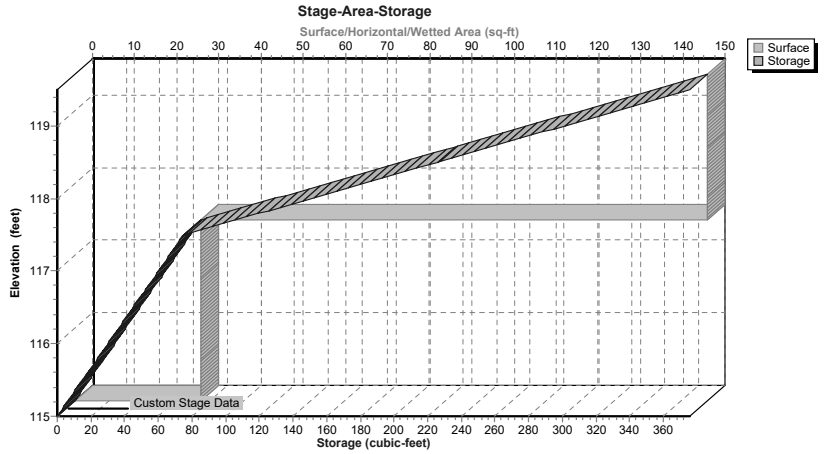
Device	Routing	Invert	Outlet Devices
#1	Primary	118.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	115.00'	**0.500 in/hr Exfiltration over Surface area**

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)

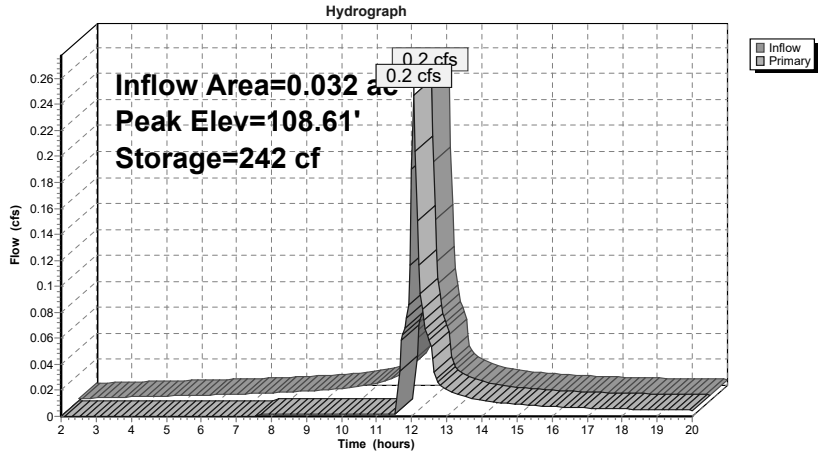
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

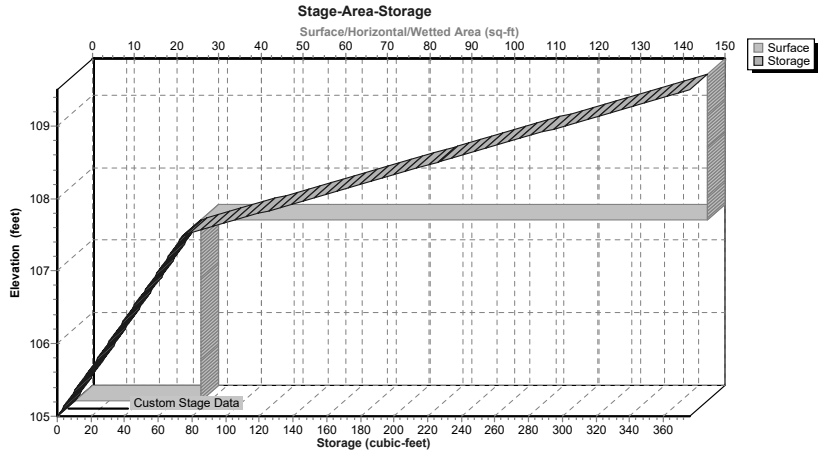
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

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)

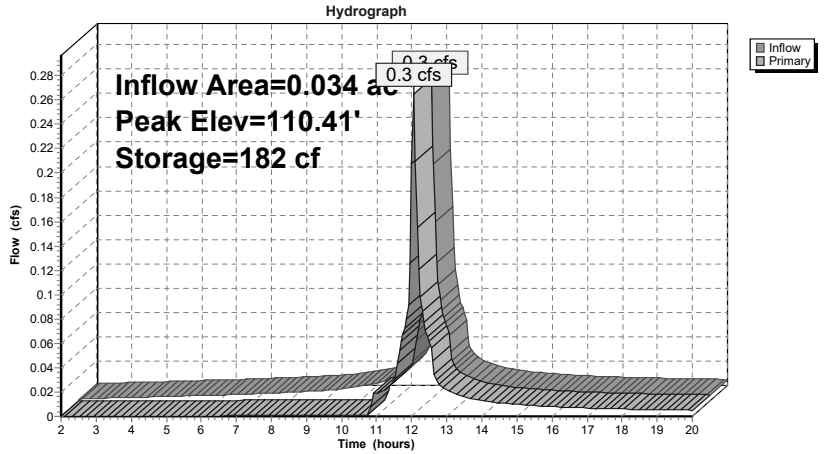
Volume	Invert	Avail.Storage	Storage Description
#1	106.80'	283 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

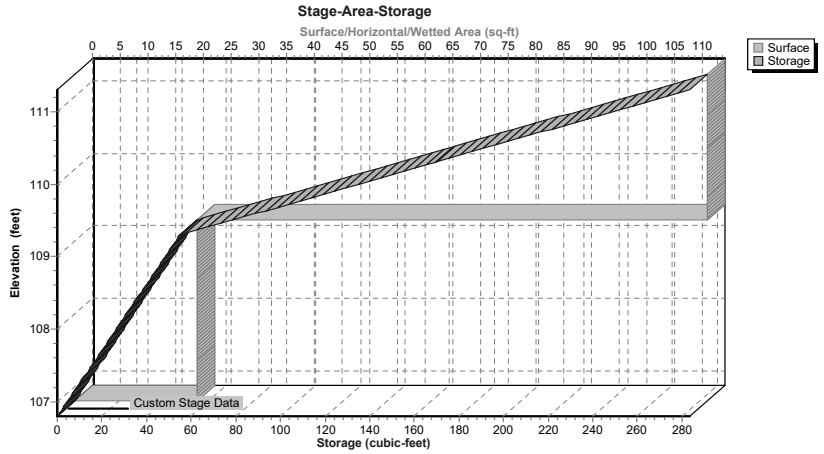
Device	Routing	Invert	Outlet Devices
#1	Primary	110.30'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	106.80'	**0.500 in/hr Exfiltration over Surface area**

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)

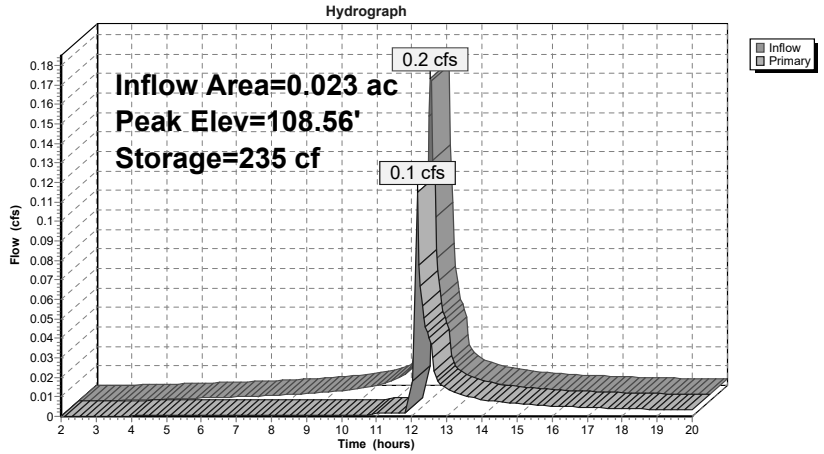
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

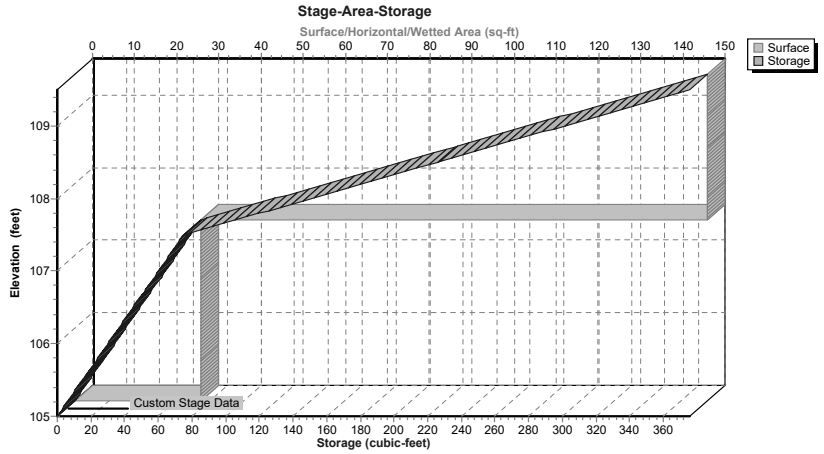
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

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)

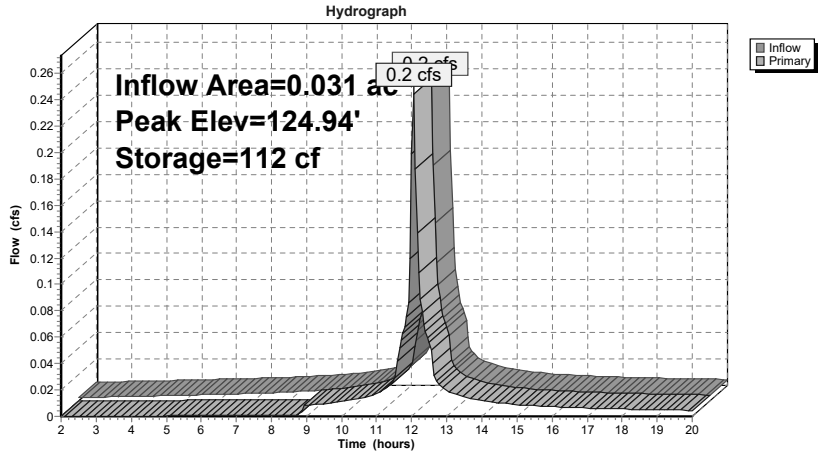
Volume	Invert	Avail.Storage	Storage Description
#1	121.33'	173 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

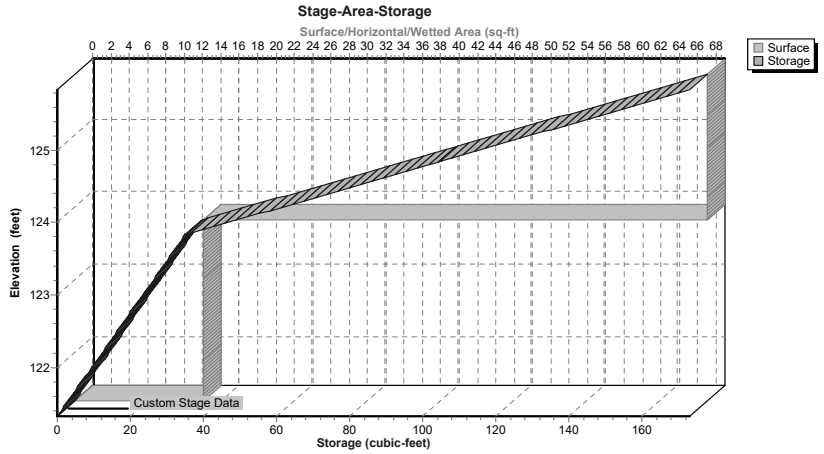
Device	Routing	Invert	Outlet Devices
#1	Primary	124.83'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	121.33'	**0.500 in/hr Exfiltration over Surface area**

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

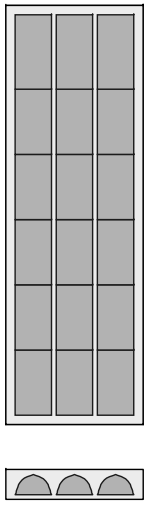
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

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

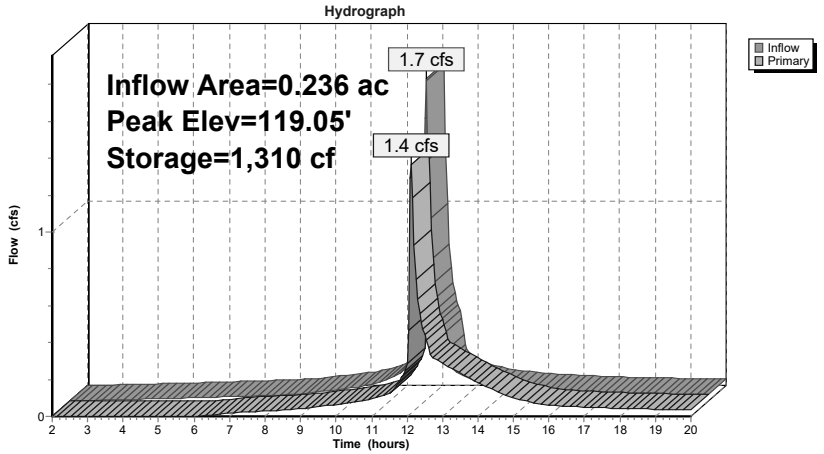
2,129.5 cf Field - 783.3 cf Chambers = 1,346.3 cf Stone x 40.0% Voids = 538.5 cf Stone Storage

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'

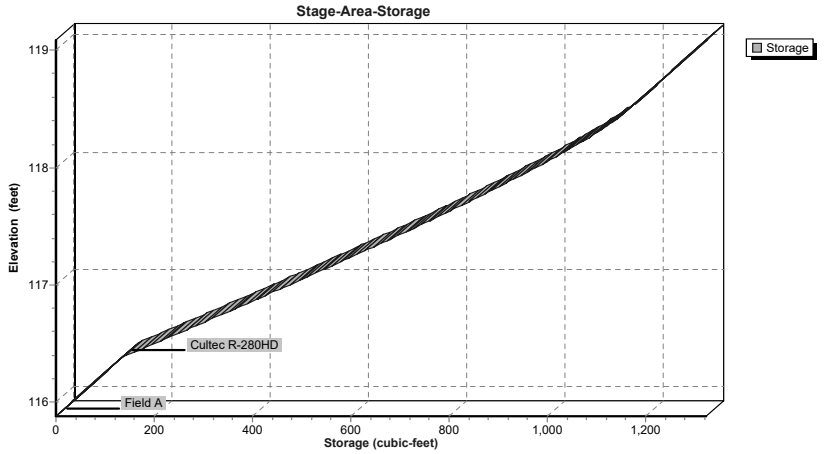
18 Chambers
78.9 cy Field
49.9 cy Stone



Pond UG: UG



Pond UG: UG

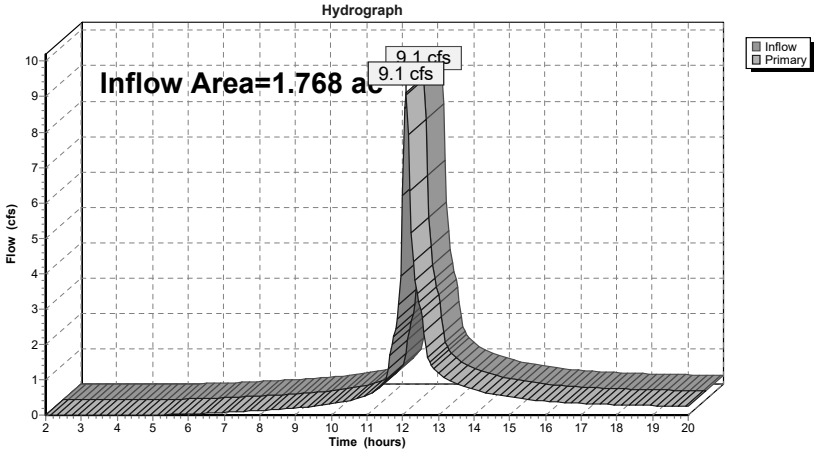


Summary for Link SDP: SDP

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.
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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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Beacon, NY 12508
845-440-6926

Hydrodynamic Separator (sized for redeveloped, existing, and new impervious)

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (July 2024), hereinafter referred to as NYSSDM.

$WQ_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)	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

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

Stormwater Planter A

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (July 2024), hereinafter referred to as NYSSDM.

$WQ_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)
12	1.40	0.04	84	0.81	0.04	180

2) Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
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

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

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	

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

Stormwater Planter B

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (July 2024), hereinafter referred to as NYSSDM.

$WQ_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)
13	1.40	0.03	92	0.88	0.03	145

2) Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
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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174 Main Street
Beacon, NY 12508
845-440-6926

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	

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

Stormwater Planter C

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (July 2024), hereinafter referred to as NYSSDM.

$WQ_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)
14	1.40	0.03	91	0.87	0.03	153

2) Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
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

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

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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174 Main Street
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845-440-6926

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

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

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

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

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

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

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

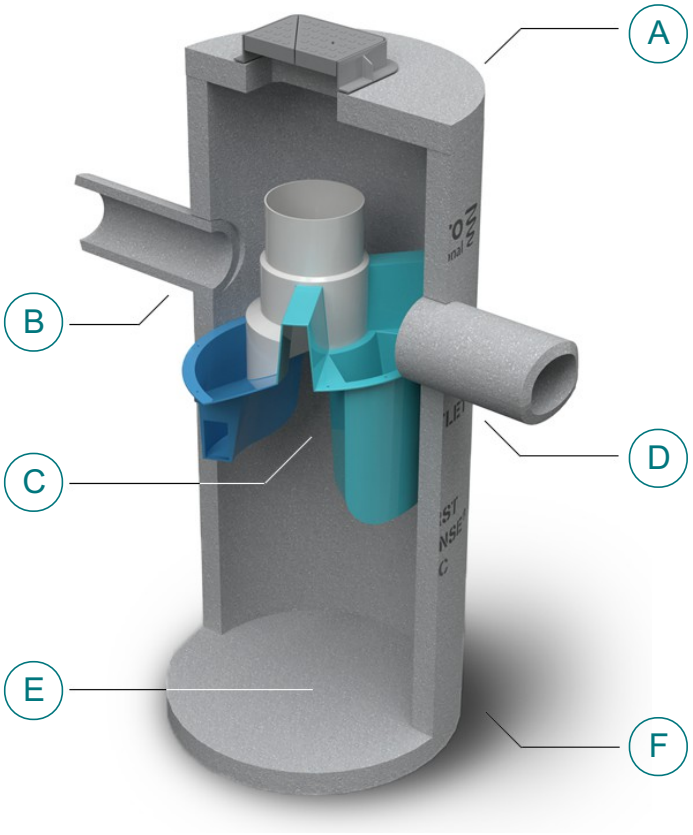
(A) Unit Size (ft)	3.00
(B) Inlet Pipe Size (in)	15
(D) Outlet Pipe Size (in)	15
(F) Unit Depth (ft)	7.28
Inlet Invert Elevation (ft)	3.71
Outlet Invert Elevation (ft)	96.61

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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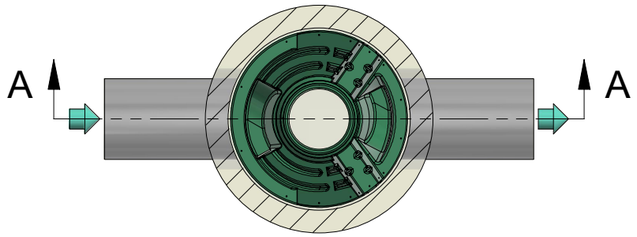
NOT FOR CONSTRUCTION

CONTACT HYDRO FOR A SITE SPECIFIC DRAWING



PLAN VIEW



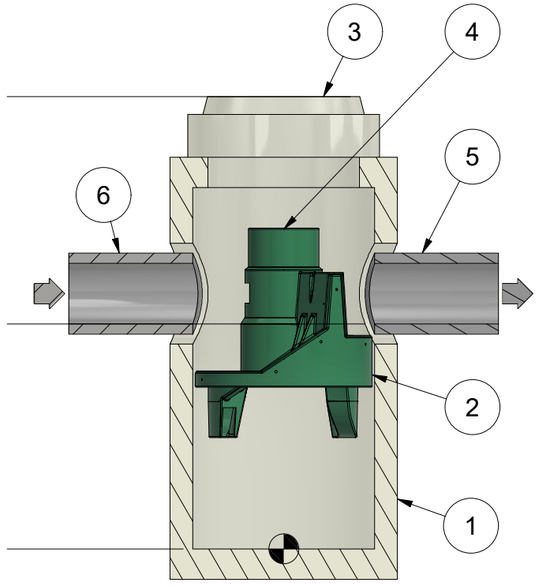
HYDRO FRAME AND COVER (INCLUDED)

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

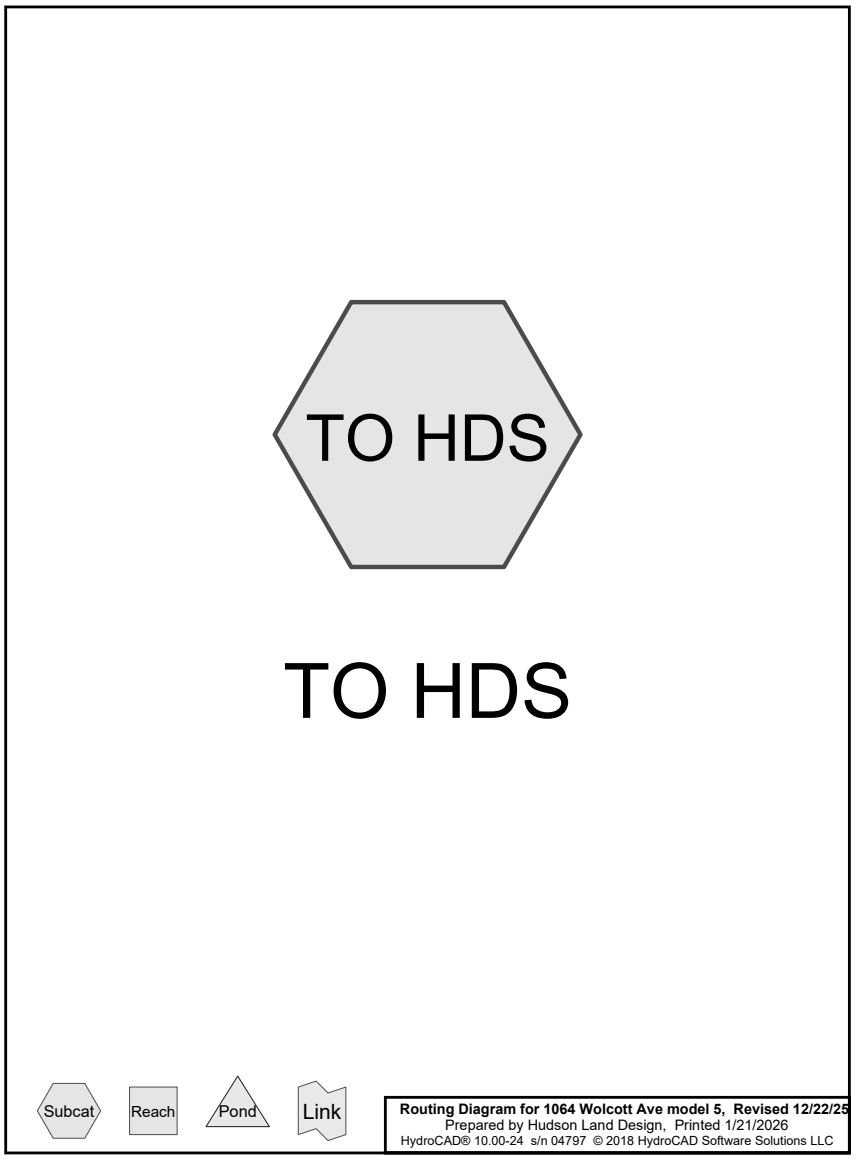
Site: 1064 Wolcott

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

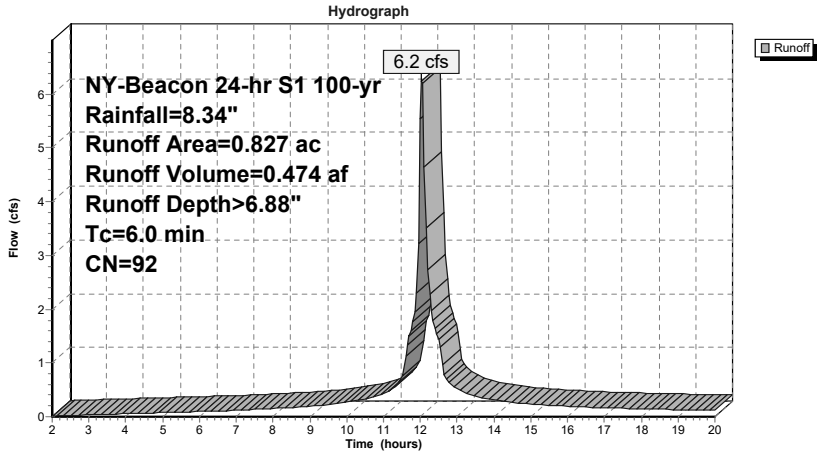
Runoff = 6.2 cfs @ 12.04 hrs, Volume= 0.474 af, Depth> 6.88"

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

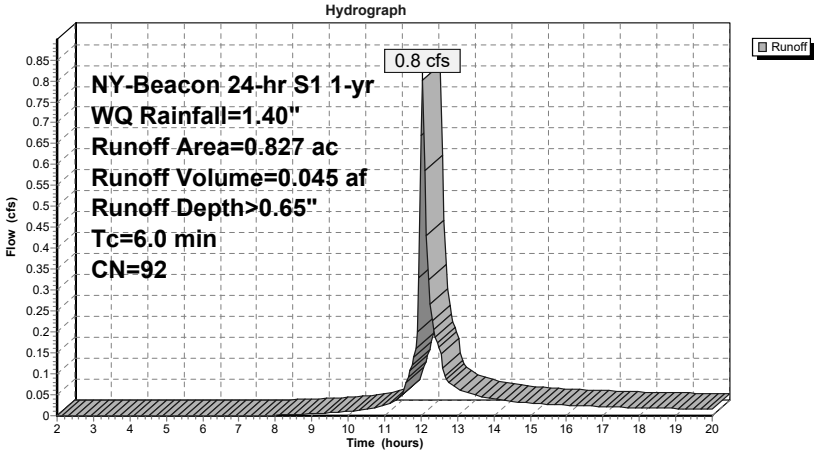
Runoff = 0.8 cfs @ 12.04 hrs, Volume= 0.045 af, Depth> 0.65"

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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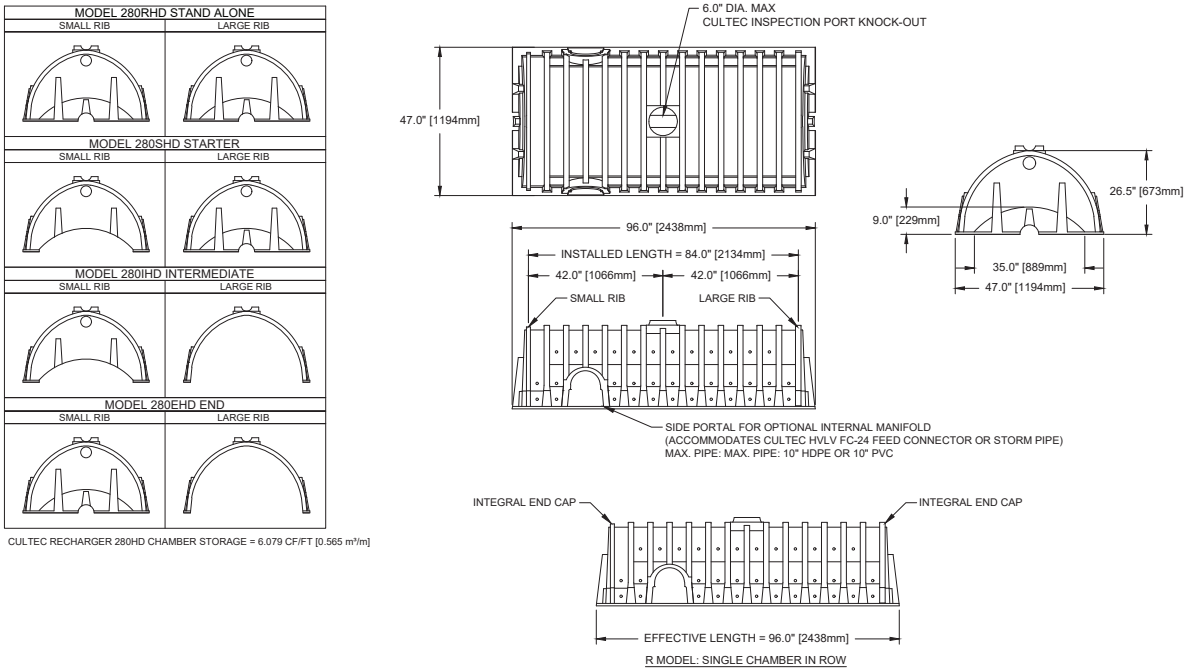
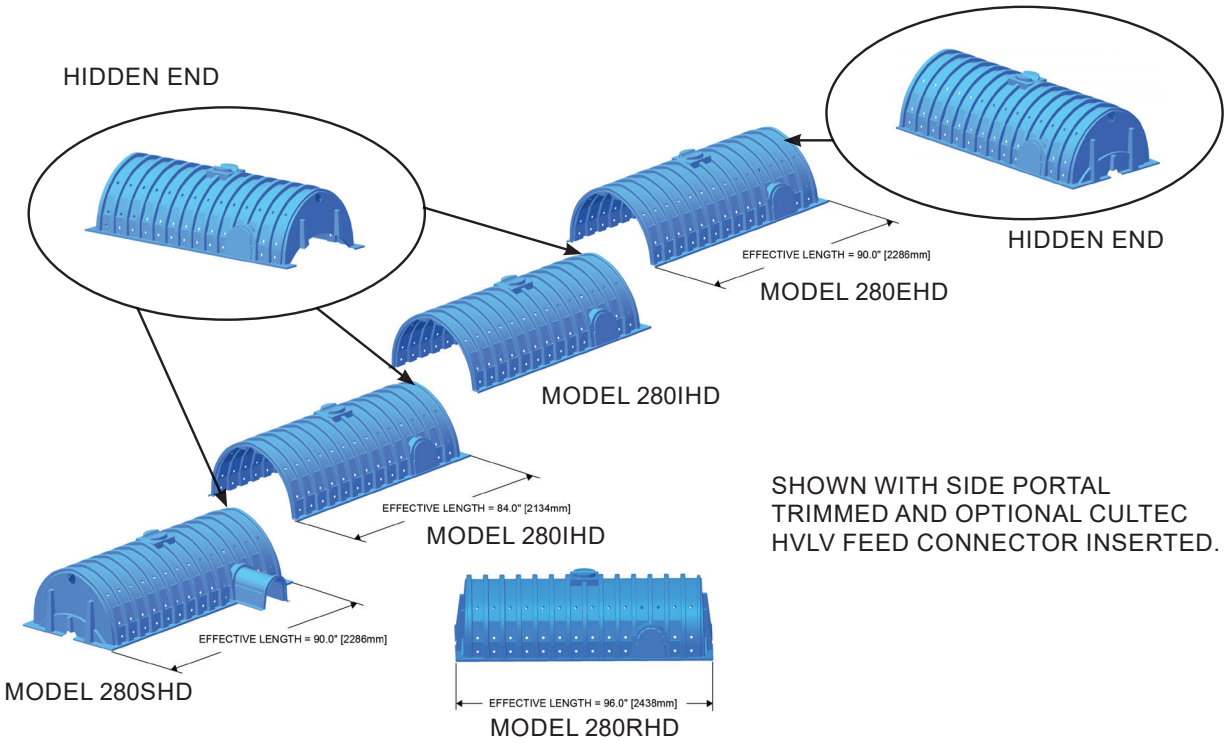
Three View Drawing



Typical Interlock Installation



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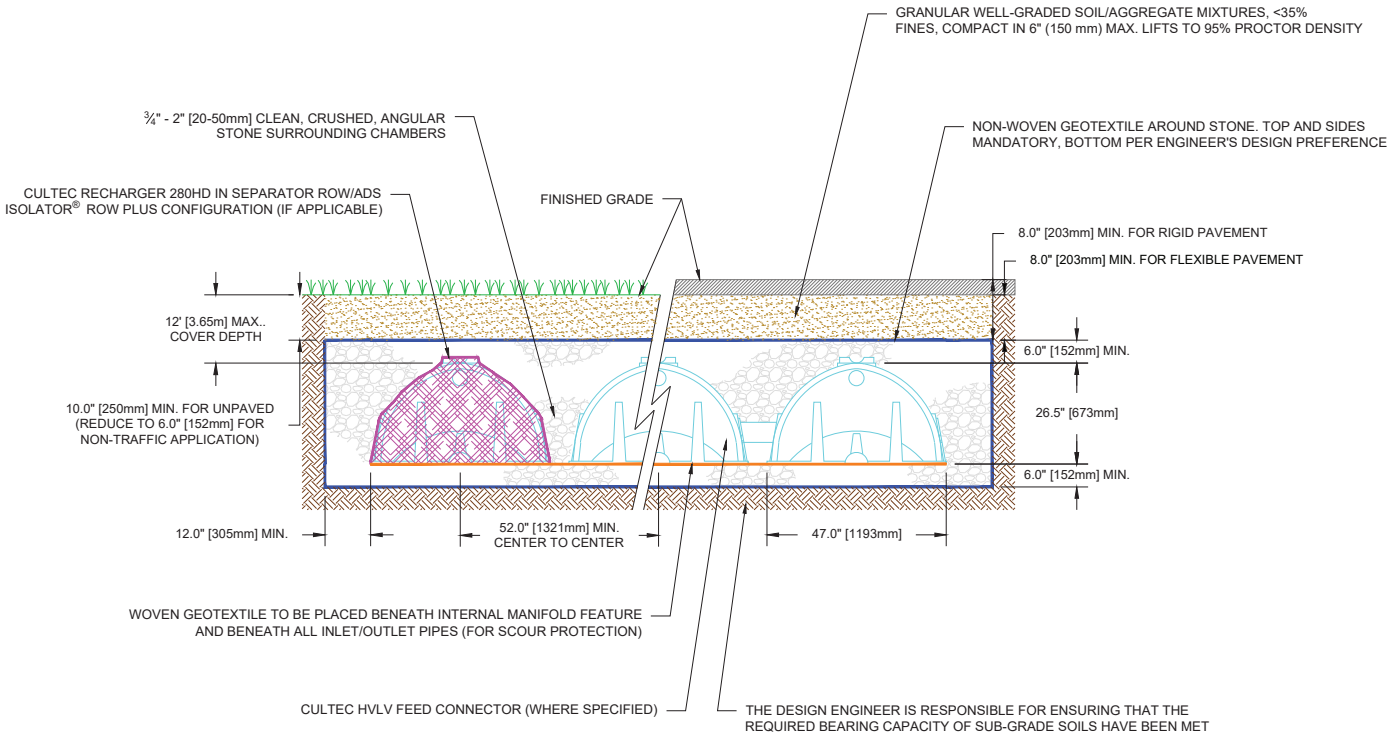
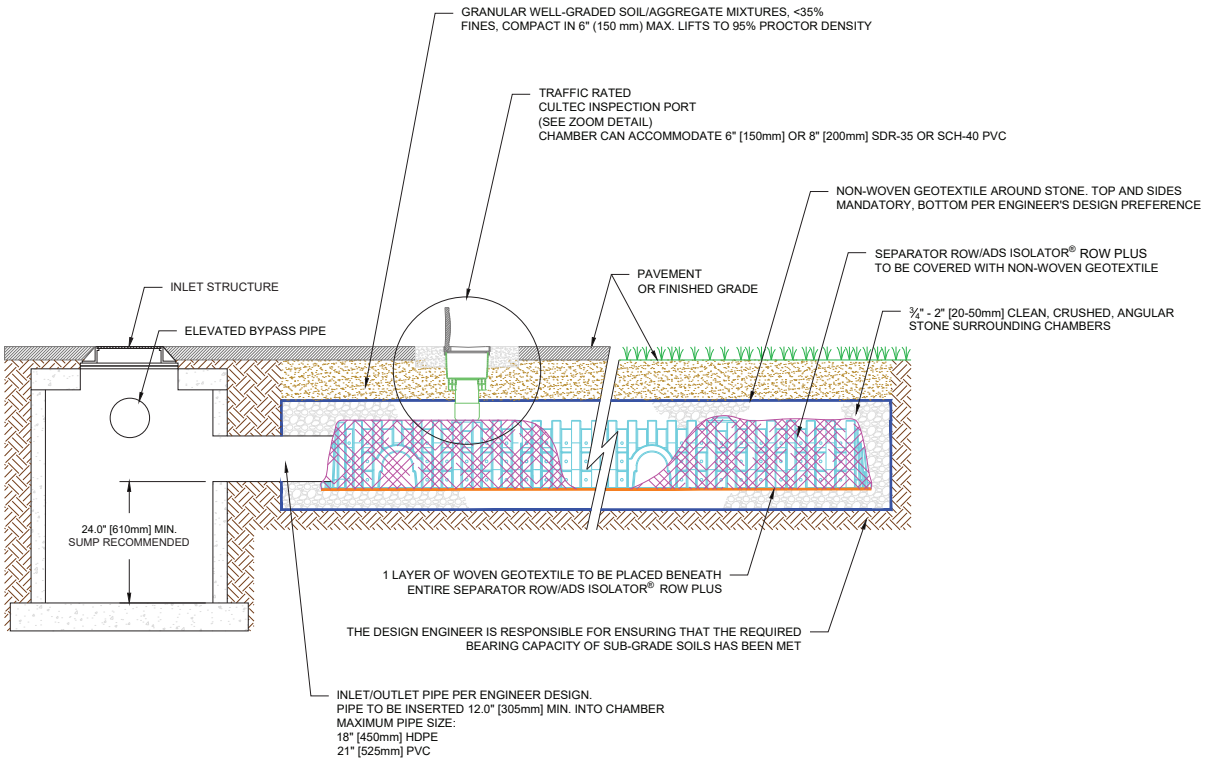
Typical Cross Section for Traffic Application



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 under penalty of law that I understand and agree to comply with the requirements 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 requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) 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 am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

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 under penalty of law that I understand and agree to comply with the requirements 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 requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) 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 am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

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 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: _____

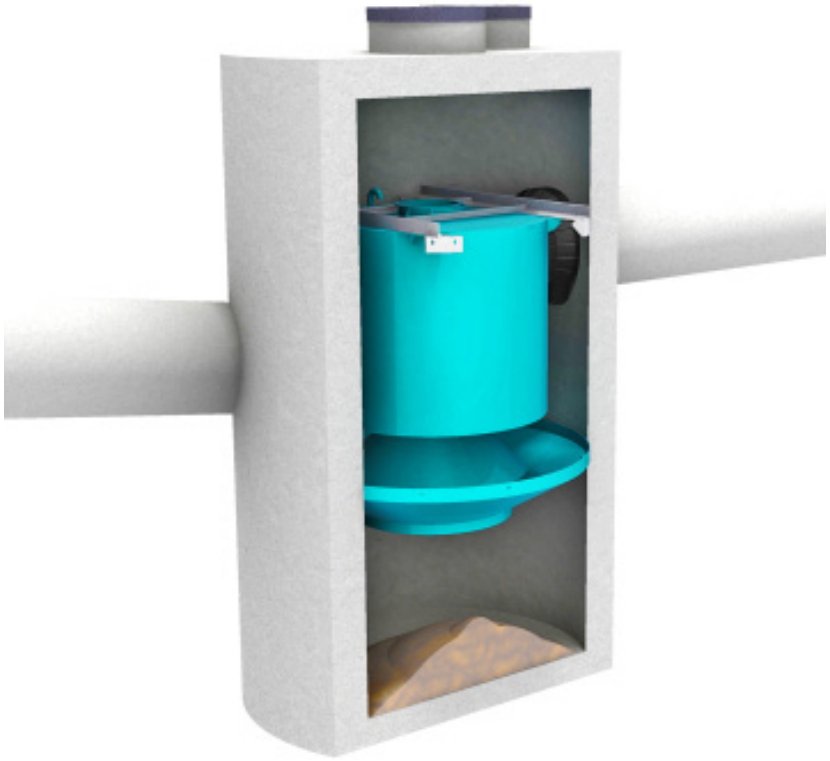
Complete the following if follow-up/corrective actions were identified during this inspection:

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: _____

Hydro International®



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.

Hydro International (Stormwater), 94 Hutchins Drive, Portland ME 04102
Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com

Downstream Defender® by Hydro International

The Downstream Defender® is an advanced Hydrodynamic Vortex Separator designed to provide high removal efficiencies of settleable solids and their associated pollutants, oil, and floatables over a wide range of flow rates.

The Downstream Defender® has unique, flow-modifying internal components developed from extensive full-scale testing, CFD modeling and over thirty years of hydrodynamic separation experience in wastewater, combined sewer and stormwater applications. These internal components distinguish the Downstream Defender® from simple swirl-type devices and conventional oil/grit separators by minimizing turbulence and headlosses, enhancing separation, and preventing washout of previously stored pollutants.

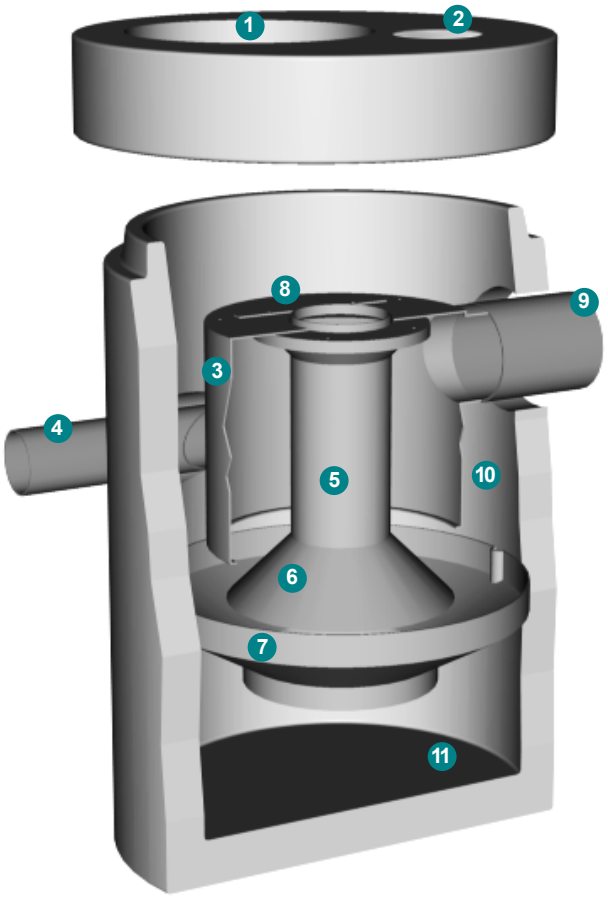
The high removal efficiencies and inherent low headlosses of the Downstream Defender® allow for a small footprint making it a compact and economical solution for the treatment of non-point source pollution.

Benefits of the Downstream Defender®

- Removes sediment, floatables, oil and grease
- No pollutant washouts
- Small footprint
- No loss of treatment capacity between clean-outs
- Low headloss
- Efficient over a wide ranges of flows
- Easy to install
- Low maintenance

Applications

- New developments and retrofits
- Utility yards
- Streets and roadways
- Parking lots
- Pre-treatment for filters, infiltration and storage
- Industrial and commercial facilities
- Wetlands protection



Downstream Defender® Components

1. Central Access Port
2. Floatables Access Port (6-ft., 8-ft. and 10-ft. models only)
3. Dip Plate
4. Tangential Inlet
5. Center Shaft
6. Center Cone
7. Benching Skirt
8. Floatables Lid
9. Outlet Pipe
10. Floatables Storage
11. Isolated Sediment Storage Zone

Operation

Introduction

The Downstream Defender® operates on simple fluid hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The Downstream Defender® has been designed to allow for easy and safe access for inspection/monitoring and clean-out procedures. Entry into the unit or removal of the internal components is not necessary for maintenance, thus safety concerns related to confined-space-entry are avoided.

Pollutant Capture and Retention

The internal components of the Downstream Defender® have been designed to protect the oil, floatables and sediment storage volumes so that separator performance is not reduced as pollutants accumulate between clean-outs. Additionally, the Downstream Defender® is designed and installed into the storm drain system so that the vessel remains wet between storm events. Oil and floatables are stored on the water surface in the outer annulus separate from the sediment storage volume in the sump of the unit providing the option for separate oil disposal, and accessories such as adsorbant pads. Since the oil/floatables and sediment storage volumes are isolated from the active separation region, the potential for re-suspension and washout of stored pollutants between clean-outs is minimized.

Wet Sump

The sump of the Downstream Defender® retains a standing water level between storm events. The water in the sump prevents stored sediment from solidifying in the base of the unit. The clean-out procedure becomes more difficult and labor intensive if the system allows fine sediment to dry-out and consolidate. Dried sediment must be manually removed by maintenance crews. This is a labor intensive operation in a hazardous environment.

Blockage Protection

The Downstream Defender® has large clear openings and no internal restrictions or weirs, minimizing the risk of blockage and hydraulic losses. In addition to increasing the system headloss, orifices and internal weirs can increase the risk of blockage within the unit.

Maintenance

Overview

The Downstream Defender® protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the Downstream Defender®. The Downstream Defender® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the Downstream Defender® will no longer be able to store removed sediment and oil. Maximum pollutant storage capacities are provided in Table 1.

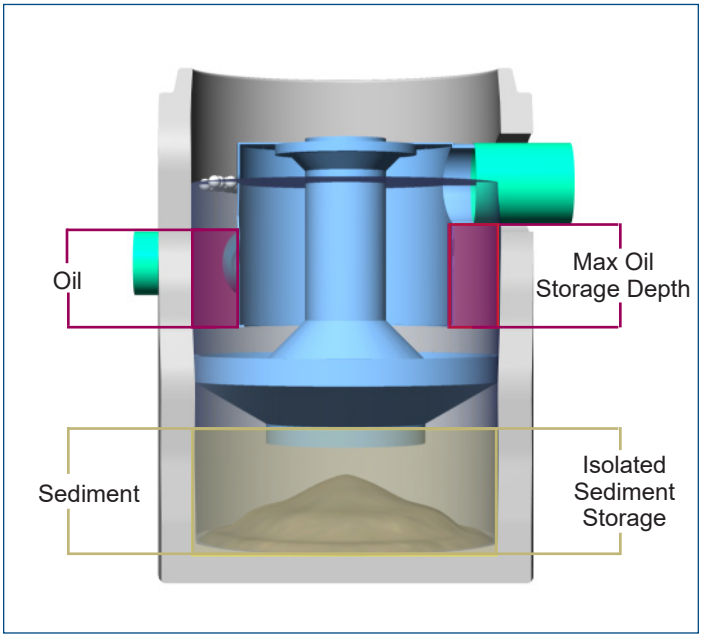


Fig.1 Pollutant storage volumes of the Downswtream Defender®.

The Downstream Defender® allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole. On the 6-ft, 8-ft and 10-ft units, the floatables access port is above the outlet pipe between the concrete manhole wall and the dip plate. The sediment removal access ports for all Downstream Defender® models are located directly over the hollow center shaft.

Maintenance events may include Inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the Downstream Defender®, nor do they require the internal components of the Downstream Defender® to be removed. In the case of inspection and floatables removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

Determining Your Maintenance Schedule

The frequency of cleanout is determined in the field after installation. During the first year of operation, the unit should be inspected every six months to determine the rate of sediment and floatables accumulation. A simple probe such as a Sludge Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and oil/flotables removal, for a 6-ft Downstream Defender® typically takes less than 30 minutes and removes a combined water/oil volume of about 500 gallons.

Inspection Procedures

Inspection is a simple process that does not involve entry into the Downstream Defender®. Maintenance crews should be familiar with the Downstream Defender® and its components prior to inspection.

Scheduling

- It is important to inspect your Downstream Defender® every six months during the first year of operation to determine your site-specific rate of pollutant accumulation
- Typically, inspection may be conducted during any season of the year
- Sediment removal is not required unless sediment depths exceed 75% of maximum clean-out depths stated in Table 1

Recommended Equipment

- Safety Equipment and Personal Protective Equipment (traffic cones, work gloves, etc.)
- Crow bar or other tool to remove grate or lid
- Pole with skimmer or net
- Sediment probe (such as a Sludge Judge®)
- Trash bag for removed floatables
- Downstream Defender® Maintenance Log

Table 1. Downstream Defender® Pollutant Storage Capacities and Max. Cleanout Depths.

Unit Diameter	Total Oil Storage	Oil Clean-out Depth	Total Sediment Storage	Sediment Clean-out Depth	Max. Liquid Volume Removed
(feet)	(gallons)	(inches)	(gallons)	(inches)	(gallons)
4	70	<16	141	<18	384
6	216	<23	424	<24	1,239
8	540	<33	939	<30	2,884
10	1,050	<42	1,757	<36	5,546
12	1,770	<49	2,970	<42	9,460

NOTES

1. Refer to Dowmstream Defender® Clean-out Detail (Fig. 1) for measurement of depths.

2. Oil accumulation is typically less than sediment, however, removal of oil and sediment during the same service is recommended.

3. Remove floatables first, then remove sediment storage volume.

4. Sediment removal is not required unless sediment depths exceed 75% of maximum clean-out depths stated in Table 1.


Fig.4


Fig.5


Fig.6

Inspection Procedures

1. Set up any necessary safety equipment around the access port or grate of the Downstream Defender® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.

2. Remove the lids to the manhole (Fig. 4). NOTE: The 4-ft Downstream Defender® will only have one lid.

3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. See Fig.7 and 8 for typical inspection views.

4. Without entering the vessel, use the pole with the skimmer net to remove floatables and loose debris from the outer annulus of the chamber.

5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel (Fig.5).

6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.

7. Securely replace the grate or lid.

8. Take down safety equipment.

9. Notify Hydro International of any irregularities noted during inspection.

Floatables and Sediment Cleanout

Floatables cleanout is typically done in conjunction with sediment removal. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables (Fig.6).

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vactor hose and skimmer pole to be lowered to the base of the sump.

Scheduling

- Floatables and sump cleanout are typically conducted once a year during any season.
- If sediment depths are greater than 75% of maximum clean-out depths stated in Table 1, sediment removal is required.
- Floatables and sump cleanout should occur as soon as possible following a spill in the contributing drainage area.


Fig.7 View over center shaft into sediment storage zone.


Fig.8 View of outer annulus of floatables and oil collection zone.

Recommended Equipment

- Safety Equipment (traffic cones, etc)
- Crow bar or other tool to remove grate or lid
- Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge®)
- Vactor truck (6-inch flexible hose recommended)
- Downstream Defender® Maintenance Log

1. Set up any necessary safety equipment around the access port or grate of the Downstream Defender® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
2. Remove the lids to the manhole (NOTE: The 4-ft Downstream Defender® will only have one lid).
3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.
4. Using the Floatables Port for access, remove oil and floatables stored on the surface of the water with the vactor hose or the skimmer net (Fig.9).
5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (Pg.9).
6. Once all floatables have been removed, drop the vactor hose to the base of the sump via the Central Access Port. Vactor out the sediment and gross debris off the sump floor (Fig.6).
7. Retract the vactor hose from the vessel.
8. On the Maintenance Log provided by Hydro International, record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
9. Securely replace the grate or lid.

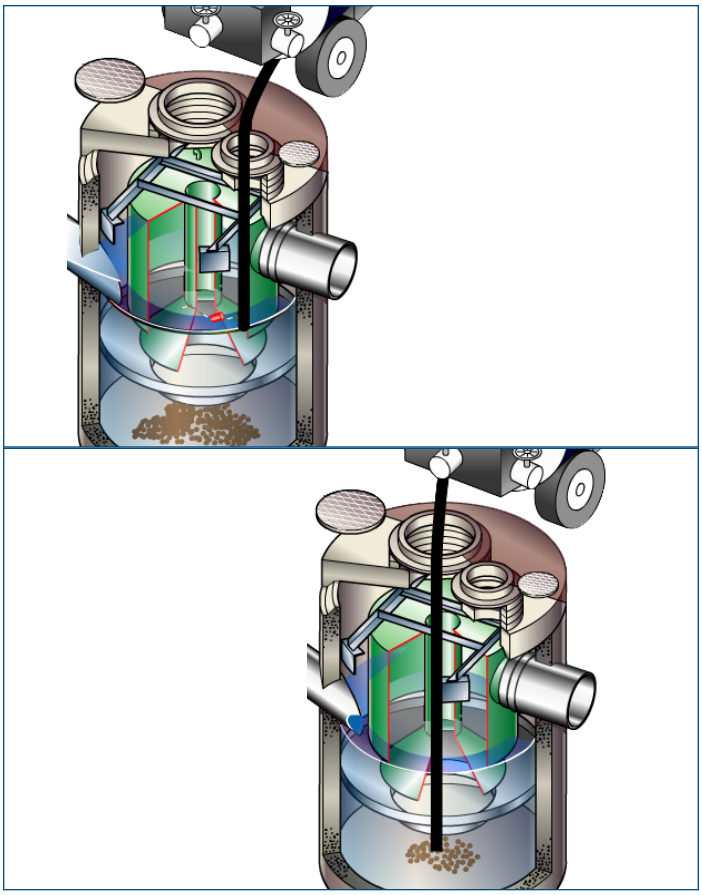


Fig.9 Floatables and sediment are removed with a vactor hose

Maintenance at a Glance

Activity	Frequency
Inspection	- Regularly during first year of installation - Every 6 months after the first year of installation
Oil and Floatables Removal	- Once per year, with sediment removal - Following a spill in the drainage area
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area
NOTE: For most cleanouts it is not necessary to remove the entire volume of liquid in the vessel. Only removing the first few inches of oils/floatables and the sediment storage volume is required.	

Downstream Defender® Installation Log

HYDRO INTERNATIONAL REFERENCE NUMBER:	
SITE NAME:	
SITE LOCATION:	
OWNER:	CONTRACTOR:
CONTACT NAME:	CONTACT NAME:
COMPANY NAME:	COMPANY NAME:
ADDRESS:	ADDRESS:
TELEPHONE:	TELEPHONE:
FAX:	FAX:

INSTALLATION DATE: / /

MODEL (CIRCLE ONE): **4-FT** **6-FT** **8-FT** **10-FT** **CUSTOM**

Hydro International (Stormwater), 94 Hutchins Drive, Portland ME 04102
Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com

Downstream Defender® Inspection and Maintenance Log

Date	Initials	Depth of Floatables and Oils	Sediment * Depth Measured	Volume of Sediment Removed	Site Activity and Comments

*Note: Sediment removal is not required unless sediment depths exceed 75% of maximum clean-out depths stated in Table 1.

Hydro International (Stormwater), 94 Hutchins Drive, Portland ME 04102
Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com

Do it Right the First Time

Learn more at hydro-int.com/service



CALL **1 (888) 382-7808** TO SCHEDULE AN INSPECTION

Stormwater Solutions

94 Hutchins Drive
Portland, ME 04102

Tel: (207) 756-6200
Fax: (207) 756-6212
stormwaterinquiry@hydro-int.com

www.hydro-int.com

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



Operation and Maintenance Guidelines

CULTEC™ 219

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

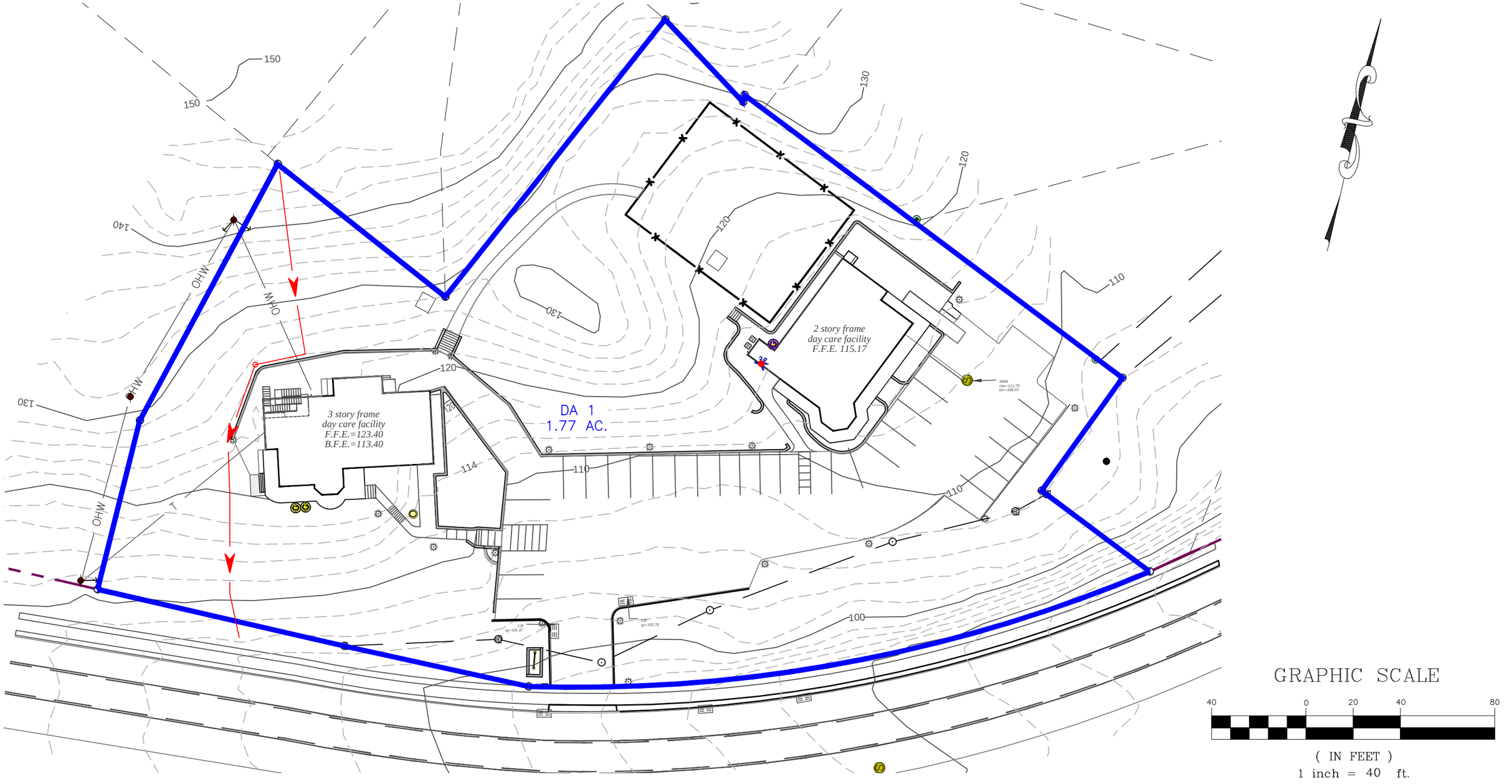
I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document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



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

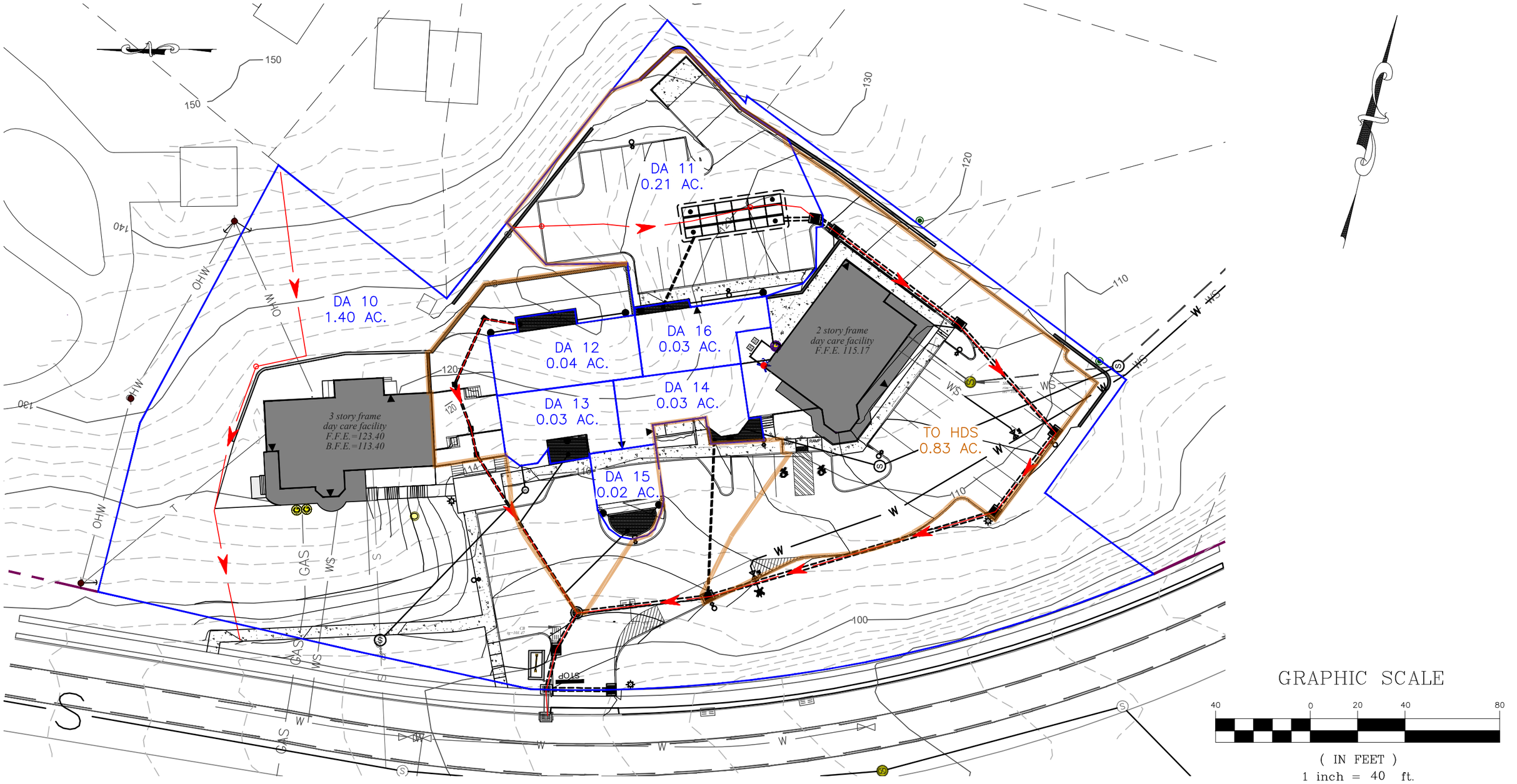
PRE-DEVELOPMENT CONDITIONS MAP

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.
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PH: 845-440-6926
F: 845-440-6637

POST-DEVELOPMENT CONDITIONS MAP

1064 WOLCOTT AVENUE

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

JOB #: 2022:030
DATE: 1/25/23
SCALE: 1" = 40'
TITLE: DR-2
SHEET: 2 OF 2

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

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

March 4, 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 February 25, 2026, from Cuddy & Feder, LLP.
- Correspondence dated February 24, 2026, from Aryeh Siegel, Architect.
- Correspondence dated February 24, 2026, from Hudson Land Design.
- Correspondence dated February 21, 2026, from Colliers Engineering & Design.
- Correspondence dated February 5, 2026, from NYS Parks, recreation and Historic Preservation.
- Zoning Board of Appeals Resolution for 1064 Wolcott, dated February 19, 2026.
- 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 February 24, 2026, as prepared by Aryeh Seigel, Architect, and Sheets 10 through 17 having the latest revision date of February 24, 2026, as prepared by Hudson Land Design.

The proposed project is the redevelopment of an existing site with two existing structures and entails the construction of a building between the two existing structures on the site and connected to the southerly building. The buildings will consist of rooms for a hotel, with the southerly building also having an accessory restaurant. The project site consists of a single tax parcel that is located in R1-40 Zone and Historic District & Landmark Overlay (HDLO) Zone. The proposed hotel and accessory restaurant are both allowable uses in the HDLO Zone by Special Permit in accordance with Section 223-24.7, Paragraph B of the Zoning Code.

Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. The applicant has received a variance from the Zoning Board of Appeals for the required rear yard setback. As such, Note No. 5 on Sheet 1 should be revised to reflect the actual rear yard setback distance that was granted by the ZBA.

2. Based upon the correspondence from Colliers Engineering, the applicant is proposing to use the fire house parking lot and Municipal Plaza lot for overflow parking, when parking cannot be accommodated at the funeral home. The applicant's traffic consultant should verify that these lots will have available parking stalls for the proposed project, as both of these lots were previously proposed to be used for the 1113 Wolcott Avenue project.

3. Although the "Lighting Plan" was submitted as part of the submission, the "Index of Drawings" states "Hold for Consultant". The applicant's consultant has stated that they are awaiting an updated lighting plan from the lighting consultant they retained. Based upon this statement, the submitted lighting plan has not be reviewed.

4. A stormwater maintenance and easement agreement shall be prepared for the project and submitted for review.

Site Plan (Sheet 1 of 17):

1. 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.

2. Note No. 1 shall be revised to reflect the parking agreement with Riverview Funeral Home.

Grading & Utility Plan (Sheet 10 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.***

SWPPP Comments:

1. 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 notes that this has been updated in the SWPPP, but we will need to verify once a new SWPPP is submitted.

2. 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 notes that this has been updated in the SWPPP, but we will need to verify once a new SWPPP is submitted.

3. Contractor Certification Statements shall be compliant with Part III.A.7 of the 2025 General Permit (GP-0-25-001). Applicant notes that this has been updated in the SWPPP, but we will need to verify once a new SWPPP is submitted.

4. As soil testing is to be conducted during construction of the project, notes shall be added to the plans with regards to the requirements for the testing prior to the construction of the stormwater facilities. The project engineer and the City's Engineering consultant shall be notified in advance of the proposed soil testing to allow for witnessing of the testing when performed. It should be noted that if modifications are required to the site layout based upon the results of the soil testing, applicant may need to re-appear before Planning Board for an amended site plan.

5. Although filter fabric is now shown on the construction details for the stormwater planters around the drainage layer, the specifications of the filter fabric (non-woven, polypropylene geotextile with a flow rate greater than 125 gpm/sf and Apparent Opening Size US #70 sieve) shall be provided as part of the construction detail for the planters to ensure the proper materials are used.

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.

Respectfully,

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: March 10, 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 February 25, 2026
- Exhibit A: Responses to Comments Memo by Aryeh Sigel, Architect, dated February 24, 2026
- Exhibit B: Responses to Comments Memo by Hudson Land Design, dated February 24, 2026
- Exhibit C: Correspondence from Colliers Engineering, dated February 21, 2026
- Exhibit D: Correspondence from SHPO, dated February 5, 2026
- Exhibit E: City of Beacon ZBA Resolution 2026-01, adopted February 18, 2026
- SWPPP prepared by Hudson Land Design, last revised February 24, 2026
- Site Plan (Sheets 1-9) prepared by Aryeh Siegel, Architect, last revised February 24, 2026 and Site Plan (Sheets 10-17) prepared Hudson Land Design, last revised February 24, 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.

A variance was granted by the ZBA on February 18, 2026 for the proposed 23.8 foot rear setback where 50 feet is required.

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.

   The historic North Building is identified in the City's 1979 historic inventory as a late-19th century residence exhibiting Queen Anne and Colonial Revival influences, with notable architectural elements including: a tower with conical roof and clipped top; dentillated cornice detailing; a pedimented gable end; a full-width porch extending across the façade and south elevation, supported by turned columns and balusters; gabled dormers on the south elevation; stick-style trim on the north elevation.

   Additional details and elevations have been provided by the applicant. Based on our review of the updated materials, we offer the following comments for the Planning Board's consideration and discussion:

   i. **Retention of upper porch**. We appreciate that the upper porch above the first-floor porch on the North Building will be retained, as this element contributes to the historic character of the structure and reinforces the original architectural composition.

   ii. **Tower detailing.** The historic inventory identifies dentillated cornice detailing on the tower as a notable architectural feature. The applicant should clarify whether this detailing will remain intact as part of the renovation or if any modifications are proposed. It is not currently shown on the proposed elevations.

   iii. **South façade renovations.** Based on the submitted drawings, the south façade appears to be the most substantially altered elevation, including the removal of the second-floor south-facing bay window.

   iv. **Exterior materials and color palette.** The proposed color palette utilizes black and gravel gray tones on the North Building, which somewhat diminishes the trim articulation characteristic of Queen Anne architecture. The applicant notes that the existing siding will retain its worn patina, distinguishing it from the new shiplap siding used on the addition. However, this distinction appears subtle and limited primarily to the siding itself. The Planning Board may wish to further discuss whether the proposed materials and color palette adequately preserve and highlight the historic detailing of the North Building.

   v. **Porch brackets.** Existing photographs highlight decorative Victorian brackets and trim elements on the porch using burgundy notation. In the photorealistic renderings these elements appear to be represented in dark gray; however, these

features are not clearly depicted or labeled in the architectural elevations (Sheet 7 of 17). It is therefore unclear whether the brackets are being retained. The applicant should revise the elevations to clearly depict and label the existing Victorian brackets and confirm that they are being preserved.

vi. **Comparative elevations.** To assist the Planning Board in evaluating the proposed modifications, we recommend that the applicant provide existing façade photographs adjacent to the proposed elevations for each elevation of the historic building. This would allow the Board to more easily compare existing conditions with the proposed design and evaluate consistency with the HDLO restoration criteria.

vii. **Material samples.** Physical samples and/or material mock-ups are encouraged to assist the Board in evaluating the proposed materials and color palette once finalized.

2. **OPRHP Comments.** Initial comments were received from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) on February 5, 2026, based on documents submitted January 26, 2026. OPRHP recommended preparation of a construction protection plan for historic resources located within 90 feet of construction activity. A construction protection plan should be provided prior to site plan signature.

3. **Special Permit in HDLO – Traffic & Parking:** Criteria §223-24.7(D)(1)(c) requires that the resulting traffic will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure. The proposed site plan provides 39 parking spaces on-site, where the zoning code suggests a range of 27 to 77 spaces. The applicant's Traffic and Parking Study identifies a peak parking demand of 62 spaces on weekends, and 52 spaces on weekdays.

   The applicant proposes to address peak demand through a combination of on-site parking, a shared parking agreement with Riverview Funeral Home for up to 14 additional spaces, and overflow parking at Municipal Plaza and the Firehouse with shuttle service during periods of overlapping demand. The Board's parking consultant will review the applicant's analysis in greater detail. From a site planning perspective, the use of shared and off-site parking may allow the project to minimize on-site parking areas and associated impervious surface, helping preserve the landscape setting of the historic structure, consistent with §223-24.7(D)(1)(c).

4. **Crosswalk near Wolcott and Beekman Intersection:** The County recommended that the applicant coordinate with NYSDOT and/or the City regarding the potential installation of a marked crosswalk near the Wolcott Avenue / Beekman Street intersection, noting that curb cuts already exist and that signage or Rectangular Rapid Flashing Beacons (RRFBs) may be

appropriate given the curve in the roadway. It does not appear that this comment has been addressed in the current submission. The applicant should clarify whether coordination with the City and/or NYSDOT has occurred regarding this recommendation.

5. **Screening of Parking Facilities / HDLO Buffering:** Pursuant to §223-14.2, outdoor parking areas associated with hotels must be screened from adjoining residential properties through fencing, landscaping, and/or buildings. Additionally, §223-24.7(D)(1)(b) requires that the use be compatible with the neighborhood and adequately buffered from surrounding residential homes. The applicant has submitted a revised Landscape Plan indicating additional screening for neighboring properties and has indicated that additional rear elevation views will be provided. Once rear elevations are provided, the Planning Board should review these materials to confirm that proposed landscaping and site design provide adequate visual buffering from adjacent residential properties.

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. **Comment remains outstanding. The Applicant has indicated that a new lighting plan with fixtures specifications will be provided in a future submission.**

The above reflects our comments based on the materials submitted 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

City of Beacon Planning Board Agenda
03/10/2026

Title:

Continue 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 3.10.26 Supplemental Submission Cvr Ltr.pdf

193-195 Main PB 3.10.26 Exhibit A - Response Memo by AJS 2-24-26.pdf

193-195 Main PB 3.10.26 Exhibit B - Response Memo by HLD 2-24-26.pdf

193-195 Main PB 3.10.26 Exhibit C - DSNY Waste Calculator for New Residential Buildings.pdf

193-195 Main PB 3.10.26 Exhibit D - Correspondence from Colliers 2-24-26.pdf

193-195 Main PB 3.10.26 Exhibit E - Email Correcpondence from Little King and Flora Good Times to Applicant redacted2.pdf

193-195 Main PB 3.10.26 Plans by AJS and HLD 2-24-26.pdf

193-195 Main PB 3.10.26 Supplemental Submission Letters in Support.pdf

193-195 Main PB 3.10.26 PH pubic comment Sauers redacted.pdf

193-195 Main PB 3.10.26 PH public comment McAlpine.pdf

Lanc & Tully 193-195 Main Street 03-05-26.pdf

KARC Review PB_193-195 Main St_2026.03.05.pdf

CUDDY +FEDER LLP

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

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

February 25, 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 February 24, 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 more fully detailed on the Plans, and to further address the concerns presented by this Board and its consultants related to refuse management and storage at the Premises, the one-story portion of the Addition has been expanded again to provide streamlined movement within the trash room and to accommodate additional refuse containers for use by the commercial and residential tenants of the Building. A total of eleven (11) 95-gallon rolling containers will be provided, with five (5) for use by the residential tenants of the Building and the Addition and six (6) for use by the existing restaurant within the Building. Residential refuse will be picked up weekly; the restaurant may schedule bi-weekly refuse pickups, if necessary. Please refer to the DSNY Waste Calculator for New Residential Buildings, enclosed herewith as **Exhibit C**, for additional details.

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

- The previously proposed windows within the stairway of the Addition have been removed to present a cleaner building façade design in this area.
- The building base design was modified to provide a precast stone water table above a brick base instead of the previously proposed full precast stone base.
- The landscaping plan has been modified to include shade tolerant native species in the area between the buildings, and notes related to water and fertilizer levels and maintenance of landscaping have been added to the plans.
- A small amount of additional landscaped area has been incorporated.
- Visual renderings of the Project, including both the one-story and three-story portions of the Addition have been included in the Plans.
- Additional construction details for the proposed grass-grid paver system have been provided.

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.

PROPOSED PARKING, ACCESS ARRANGEMENTS, AND LIGHTING AGREEMENT:

As the Planning Board is aware, the Applicant proposes one (1) accessible parking space for the Project. This proposal has been reviewed by the City Traffic Consultant, who confirmed by letter of January 9, 2026 that they had no further comments on the Application. Notwithstanding, in response to comments raised by the Board related to weekend parking in the vicinity of the Premises, enclosed herewith as **Exhibit D**, please find an additional letter from Colliers Engineering, which indicates – based on observations of parking in the City of Beacon near to the Premises – that on-street parking is generally available to accommodate the limited parking demand for the Addition on the side streets away from Main Street.

In addition, we note that certain questions have been raised by members of the public related to access across the Premises to the rear of the properties 197-199 Main Street and 201-211 Main Street. As discussed during the Planning Board meeting on February 10, 2026, we are not aware of any recorded easements providing access across the Premises to these adjacent properties. In contrast, we are aware of prior private arrangements between the Applicant and the business owner(s) and/or operator(s) of Little King and Flora Good Time for paid access across the Premises, which have previously been terminated by the owner(s) and/or operator(s) of these

businesses.[1] It is our understanding that access to the rear of these parcels is also presently available via the tunnel on the 201-211 Main Street property, and that a fence was recently removed between 197-199 Main Street and 201-211 Main Street to facilitate access across these two (2) parcels.

Finally, in response to questions by this Board and its consultants related to permission for the proposed lighting fixtures to be installed on the façade of the residence at 8 Cliff Street, we note that the Applicant has reached an agreement in principle with the owner of this parcel for the installation and maintenance of these fixtures in the suggested location. We will provide a copy of a signed agreement in a future submission.

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 February 24, 2026, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated February 5, 2026 and City Planning Consultant KARC Planning Consultants' memorandum dated February 9, 2026;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated February 24, 2026, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated February 5, 2026 and City Planning Consultant KARC Planning Consultants' memorandum dated February 9, 2026;

Exhibit C: DSNY Waste Calculator for New Residential Buildings;

Exhibit D: Correspondence from Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C., dated February 24, 2026; and

Exhibit E: Email correspondence from Little King to Applicant, dated April 25, 2025, and from Flora Good Time to Applicant, dated July 15, 2024, terminating prior paid access arrangements.

---

[1] The owner(s) and/or operator(s) of Little King and Flora Good Time each had prior arrangements with the Applicant beginning in 2022 to pay $50 per month for access via the Cliff Street driveway and across the Premises to reach the rear of their businesses. The owner or operator of Little King requested termination of this arrangement on April 25, 2025, advising the Applicant via email that they were mostly working from home and did not need the access. The owner or operator of Flora Good Time requested termination of this arrangement on July 15, 2024, advising the Applicant they were no longer using backyard space for employee parking. Copies of the April 25, 2025 and July 15, 2024 emails to the Applicant are enclosed herewith as **Exhibit E**.

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 March 10, 2026 for the continuation of the Public Hearing on this Application, at which time we respectfully request that the Planning Board consider closing the Public Hearing and authorizing the City attorney to prepare a draft approval resolution for the Project for the Board's consideration at its April meeting.[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 adopted a Negative Declaration confirming that the Project will not result in any significant adverse environmental impacts under the State Environmental Quality Review Act ("SEQR") during its meeting on February 10, 2026.

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

February 24, 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, February 9, 2026, and Lanc & Tully's comment letter dated February 5, 2026.

KARC Planning Consultant's Comment Responses:

1. **Driveway Easement.** The applicant has provided descriptions of access easements with 8 and 10 Cliff Street, which allow those properties vehicular access to their garages. The location and extent of these easements should be clearly depicted on Sheet 2 of 9.

   Response: Easements will be depicted in a future submission.

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.

   Response: The landscaping has been updated again in relation to the revised one-story connector design and there is now 10.4% landscaped area. Therefore, the minimum landscape requirement is exceeded.

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.

   Response: The one-story connector addition has been revised to create additional space in the Trash

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

Room. The revision is coordinated between the site plan and 1st floor plan. The revision allows for eleven 95-gallon bins and access to all of the bins. The 2-yard dumpster has been eliminated since there are more bins available for the restaurant use. Since the revised trash room layout provides for an adequate number of bins and easier access for both uses, there isn't a significant benefit in separating the commercial and residential trash storage areas. Operational responsibility will be coordinated by the building owner.

The results of trash generation using the DSNY residential waste calculator and other similar sources indicate that eleven bins will accommodate the trash and recycling needs for 10 apartments and the restaurant:

Residential Waste
10 apartments (the total in the new and existing building) generate approximately 20 kitchen trash bags per week. 6-7 trash bags fit into each 95-gallon trash bin. 3 trash bins can handle the residential trash for a weekly pickup schedule. 2 bins are dedicated to residential recycling, which appears to be more than enough according to the DSNY calculator. Therefore, 5 bins are dedicated to the residential use for weekly pick up of trash and recycling.

Restaurant Waste
That leaves 6 bins for the restaurant use for trash and recycling. The restaurant may generate approximately 2-3 cubic yards of trash per week and approximately 2 cubic yards of recycling per week. Each 95-gallon bin can hold 0.5 cubic yards of trash. Therefore, approximately 10 bins per week may be needed for the restaurant use. The restaurant can have bi-weekly pickups if required by the amount of trash and recycling generated.

Lanc & Tully Comment Responses:

General Comments

1. 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.

   Response: Lighting photometrics are shown for the parking area fixture. The small house light fixture manufacturer does not provide photometrics for those low impact fixtures. The fixtures are shielded so that they will provide light on the property, but not onto neighboring properties.

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.

   Response: Comment acknowledged.

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.

Response: Easements will be depicted in a future submission.

Site Plan (Sheet 1)

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.

   Response: The existing property line has been revised to match the boundary line type for the project.

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?

   Response: The adjacent property owner has agreed to the mounting of light fixtures on their building. Documentation of that agreement will be submitted verifying the adjacent property owner's acceptance of the fixture installation and describing the terms of maintenance.

3. A note shall be added to the plan with regards to the ingress/egress easement over the existing driveway, once completed by the surveyor.

   Response: Easements will be depicted in a future submission.

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?

   Response: The one-story connector addition has been revised to create additional space in the Trash Room. The revision allows for eleven 95-gallon bins and easier access to all of the bins. The 2-yard dumpster has been eliminated since there are more bins available for the restaurant use.

Floor Plans (Sheet 3)

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.

   Response: The connector addition plan has been revised on both the site plan and the 1st floor plan so that the plans are coordinated.

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 photorealistic renderings previously submitted have remained on Sheet 4 for reference. These renderings are being revised, and the updated rendering eliminates the pedestrian crosswalk at the rear of the existing parking lot.

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

February 24, 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 February 5, 2026:

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 and weather is more favorable. 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. The agreement languages has been previously provided for review.

3. A stormwater maintenance and easement exhibit will be provided for review prior to chairman's signature.
4. Comment acknowledged. An application will be made to the City Council for the Proposed utility easement over the City-owned parking lot parcel.
5. Aryeh Siegel has responded to the comment under separate cover.
6. Further research has revealed that there is no existing access easement over the existing driveway for the benefit of 197-199 Main Street or 201-211 Main Street. There is existing access through an archway on the 201-211 Main Street property to the rear of the property.
7. A construction detail has been added to sheet 8 for the grass paver system proposed along the access from cliff street. The ADA ramp detail has also been revised to better match the type of ramp proposed.

Lot Consolidation Plat (Sheet 1 of 1):

1. The label and notes have been revised on the plat.
2. See Plot Plan response #1. The existing easement will be added to the subdivision plat and Plot Plan 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.
4. Aryeh Siegel has responded to this comment under separate cover.

Floor Plans (Sheet 3 of 9):

1. 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 February 9, 2026:

1. See response to Lanc & Tully Plot Plan comment #1. The location of the existing easement will be provided once completed by the project surveyor.
2. The landscaped area between the buildings has been reviewed and revised to provide better shade tolerant native species as recommended by the Cornell University Cooperative Extension document "Landscape Plants for Shady Areas". Notes have been added to the plan that require the building owner to monitor water and fertilizer levels to maintain healthy growth in shady areas.
3. Aryeh Siegel has responded to this comment under separate cover.

We look forward to continuing our discussions regarding this Application at your March 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: Kosova Lane Properties, LLC, Applicant (via email)
Cuddy & Feder, LLP
Aryeh Siegel
Colliers Engineering & Design
Daniel G. Koehler, P.E. (HLD file)

version 4/1/2022

DSNY Waste Calculator for New Residential Buildings

Unit Size	# of Units	# of Residents	Estimated Occupancy Per Unit
Studio & 1 Bedroom	6	12	2 Residents
2 Bedroom	4	12	3 Residents
3 Bedroom		0	4 Residents
Total Units	**10**	**24**	

Weekly Waste Weight (3.5 lb/person/day)

	Total Waste	Trash	Paper/ Cardboard	Metal/Glass/ Plastic/Cartons
Pounds	588	447	71	71
Tons	**0.29**	**0.22**	**0.04**	**0.04**

Weekly Waste Volume

	Trash		Paper/ Cardboard	Metal/Glass/ Plastic/Cartons
	Loose	Compacted	Loose	Loose
Number of Bags				
Generated Weekly	19.60	9.80	1.76	1.76
If Picked Up Bi-Weekly	9.80	4.90	**Curbside Recycling 1x / Week**	
If Picked Up Tri-Weekly	6.53	3.27		

Space taken up by curbside set-out along a building's frontage (assumes bags are stacked two high)

Height - Feet	4	4	4	4
Width - Feet	2	4	2	2
Length - Feet	13.88	2.74	0.88	0.88
Total Square Feet	27.77	10.98	1.76	1.76

For reference: average car length is 16 feet, football field length is 300 feet

Containerization Recommendations (receives on-call service up to 3x week when full)

	Trash	Bulk Items	Paper/ Cardboard	Metal/Glass/ Plastic/Cartons
Recommended # of Roll On / Roll Off Compacting Containers	**0**	**0**	**0**	**0**

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

Colliers
Engineering & Design

February 24, 2026

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

193-195 Main Street
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 25005557A

Dear Chairperson Gunn and Members of the Planning Board:

During the February 10, 2026 Planning Board meeting, as well as previous meetings, comments were made by your Board regarding weekend parking in the vicinity of the 193-195 Main Street site indicating the difficulty of parking along Main Street and the immediate vicinity on Weekends. While we acknowledge that weekend parking in this area can be more difficult due to existing demand for parking in proximity to the Main Street commercial district, it is our experience based on observations of parking in the area that side streets away from Main Street generally have on-street parking availability during these peak times.

While the location of this parking may not be as convenient to the Project as would typically be desirable, this is a limited condition occurring on Weekends generally during the afternoons when parking along Main Street is at its peak utilization. While we acknowledge that parking in this area, including along Cliff Street in the immediate vicinity of the Project, may not be readily available for the tenants of the proposed project during the weekend time periods, it is our opinion that the need to accommodate five (5) parking spaces via public parking in the area can be accommodated by on-street parking along streets further away from Main Street including Dewindt Street, Cliff Street & Elm Street south of Dewindt Street, and Beacon Street, among other locations.

Sincerely,

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

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

R:\Projects\2025\25005557A\Correspondence\OUT\260224RGD_PB Letter_Weekend Parking.docx

I tried calling, but was unable to get in touch with you.
We noticed that delivery trucks are still coming through the Cliff Street entrance/exit.
Please let the delivery companies know that you no longer use that entrance/exit and to use the other entrance/exit through the alleyway at 209 Main Street.
If you have any questions, please reach out.
Thank you
Katrina

------ Original Message ------
Fro[redacted]
To:
Sent: Monday, July 15th 2024, 03:34 PM
Subject: Re: End of Backyard Use

Hi Corinne,
Hope all is well.
Okay no problem. We will stop the billing for August.
Thank you!
Katrina

------ Original Message ------
Fro[redacted]
To:
Sent: Monday, July 15th 2024, 08:27 AM
Subject: End of Backyard Use

Hi Katrina,

Hope you're having a great summer!

As you know, our building has sold, and we will no longer be using the backyard space for employee parking, therefore, please end our billing for the $50/month beginning in August.

Thank you!
Corinne

--

Re: Re: End of Backyard Use

[redacted]

To: Flora Good Times;
07/18/2024 12:09 PM

Hi Corinne,
Hope all is well.
I tried calling, but was unable to get in touch with you.
We noticed that delivery trucks are still coming through the Cliff Street entrance/exit.
Please let the delivery companies know that you no longer use that entrance/exit and to use the other entrance/exit through the alleyway at 209 Main Street.
If you have any questions, please reach out.
Thank you
Katrina

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To:
Sent: Monday, July 15th 2024, 08:27 AM
Subject: End of Backyard Use

Hi Katrina,

Hope you're having a great summer!

As you know, our building has sold, and we will no longer be using the backyard space for employee parking, therefore, please end our billing for the

Re: Easement Parking

[redacted]

To: Ken Baldwin,
04/25/2025 01:32 PM

1

Show Image

Hi Ken.
Thank you for letting us know.
Have a great weekend!
-Katrina

----- Original Message -----
Fro[redacted]
To:
Sent: Friday, April 25th 2025, 12:41 PM
Subject: Easement Parking

Hi there.

We are not going to use the easement anymore for parking so we would like to end our agreement to pay $50 a month for access. We are working from home now mostly so we won't need the easement access.

Effective immediately.

Thanks,
Ken

Ken Baldwin (he/him) | Owner

199 Main Street, Beacon, NY 12508
[redacted]

Berisha Properties
[redacted]



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	10.4%	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
6. 95 Gallon trash bins to be rolled out of the trash enclosure the night before pick-up by building staff. The bins will be moved along the concrete walk adjacent to the west façade of the building and out along the driveway to the sidewalk at Cliff Street. The empty bins will be returned to the trash enclosure.

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
9	02/24/26	REVISE PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

Sheet 1 of 1	Lot Consolidation Plat
Sheet 1 of 9	Site Plan
Sheet 2 of 9	Existing Conditions & Demolition Plan
Sheet 3 of 9	Building Plans
Sheet 4 of 9	Building Elevations & Renderings
Sheet 5 of 9	Grading & Utility Plan
Sheet 6 of 9	Erosion and Sediment Control Plan
Sheet 7 of 9	Landscaping Plan
Sheet 8 of 9	Construction Details 1
Sheet 9 of 9	Construction Details 2

Site Plan

Scale: 1" = 10'

SCALE: 1" = 10'

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

Site Plan Application

Sheet 1 of 9 - Site Plan

Owner:
Berisha
Beacon, NY 12508

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

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

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

193-195 Main Street

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
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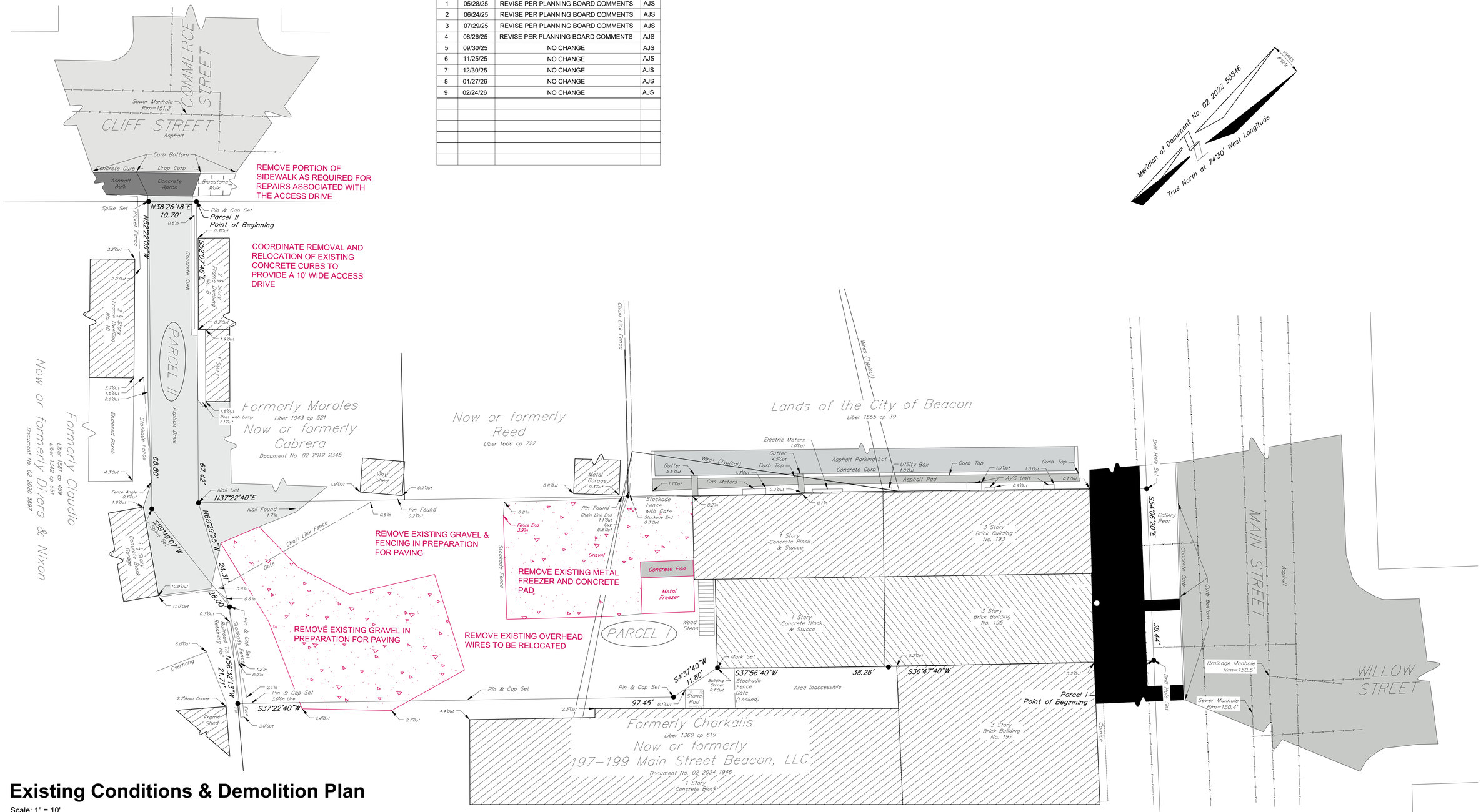
3	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
4	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	09/30/25	NO CHANGE	AJS
6	11/25/25	NO CHANGE	AJS
7	12/30/25	NO CHANGE	AJS
8	01/27/26	NO CHANGE	AJS
9	02/24/26	NO CHANGE	AJS



Existing Conditions & Demolition Plan

Scale: 1" = 10'

EXISTING CONDITIONS AND DEMOLITION PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024

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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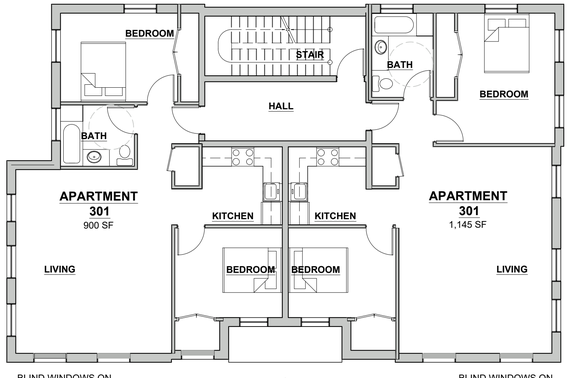
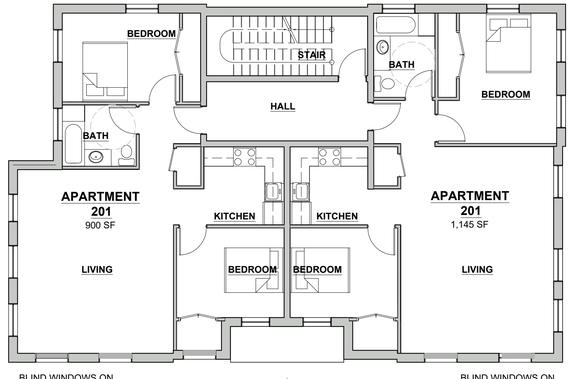
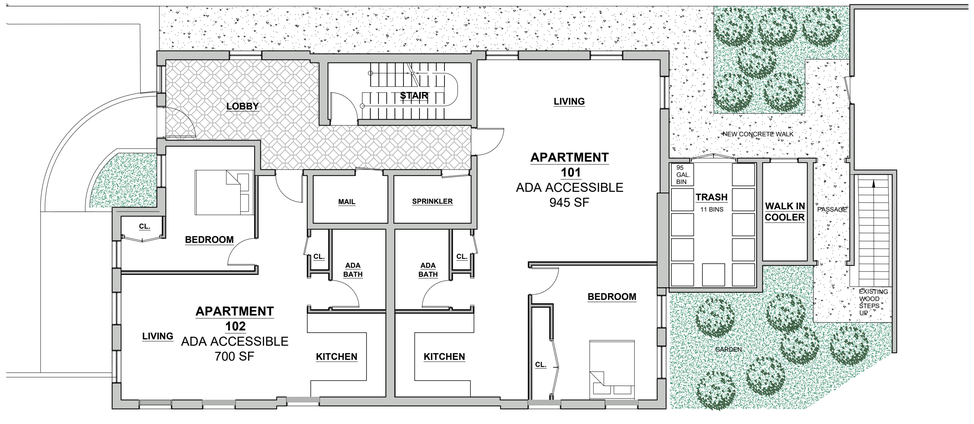
9	02/24/26	REVISE PER PLANNING BOARD COMMENTS	AJS



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



2 2nd Floor Plan
1/8" = 1'-0"



1 1st Floor Plan
1/8" = 1'-0"

Site Plan Application

Sheet 3 of 9 - Floor Plans

Owner:
Berisha
Beacon, NY 12508

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

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

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

193-195 Main Street

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



Rendering 3
View from Cliff Street Towards Building



Rendering 2
View from Main Street Towards Building



Rendering 1
View from Driveway Towards Building Entrance



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

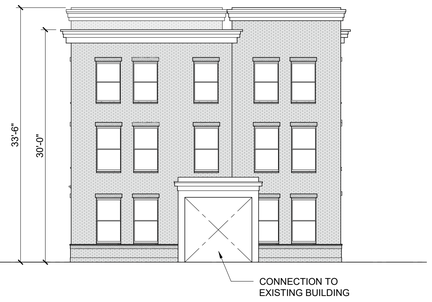
BRICK: GLEN-GERY 53DD MIX W/
MORTAR COLOR 'G601'

DOUBLE GLAZED ALUMINUM CASEMENT WINDOWS
COLOR: STEEL GRAY

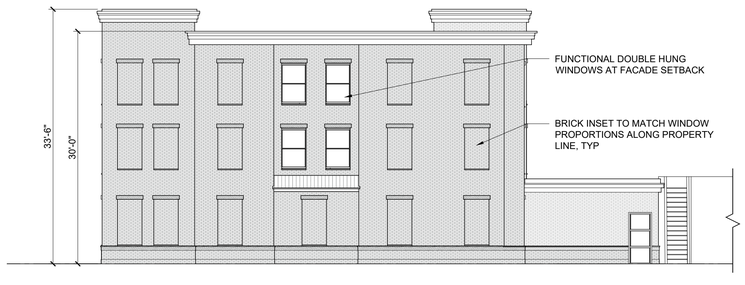
CAST STONE SILLS & LINTELS
CORINTHIAN CAST STONE
COLOR: MEDIUM GRAY LIMESTONE

ALUMINUM & GLASS STOREFRONT
COLOR: STEEL GRAY

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



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



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



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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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8	01/27/26	REVISE PER PLANNING BOARD COMMENTS	AJS
9	02/24/26	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.

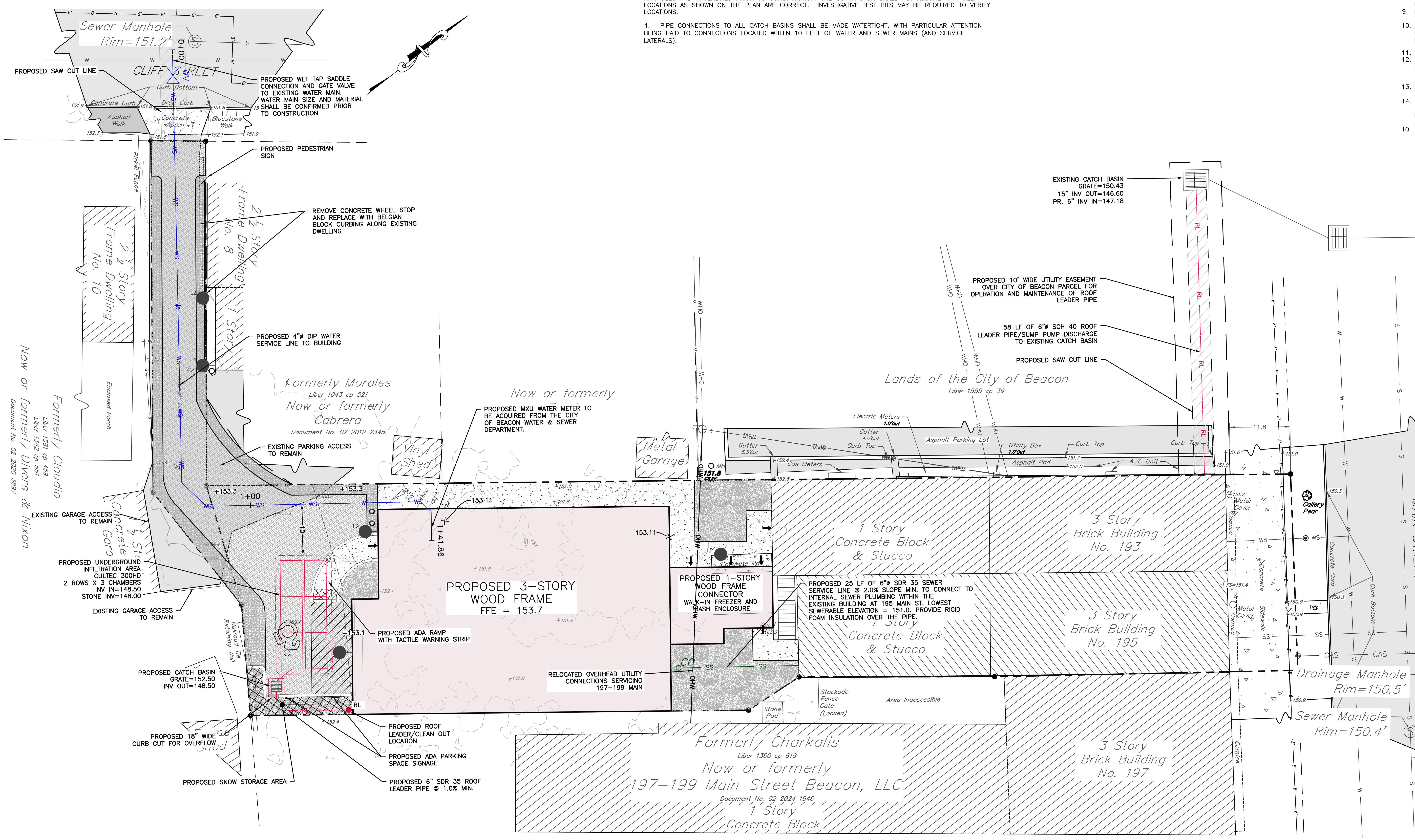
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

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
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
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

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
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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 — LICENSED PROFESSIONAL ENGINEER — 084466

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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

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- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD 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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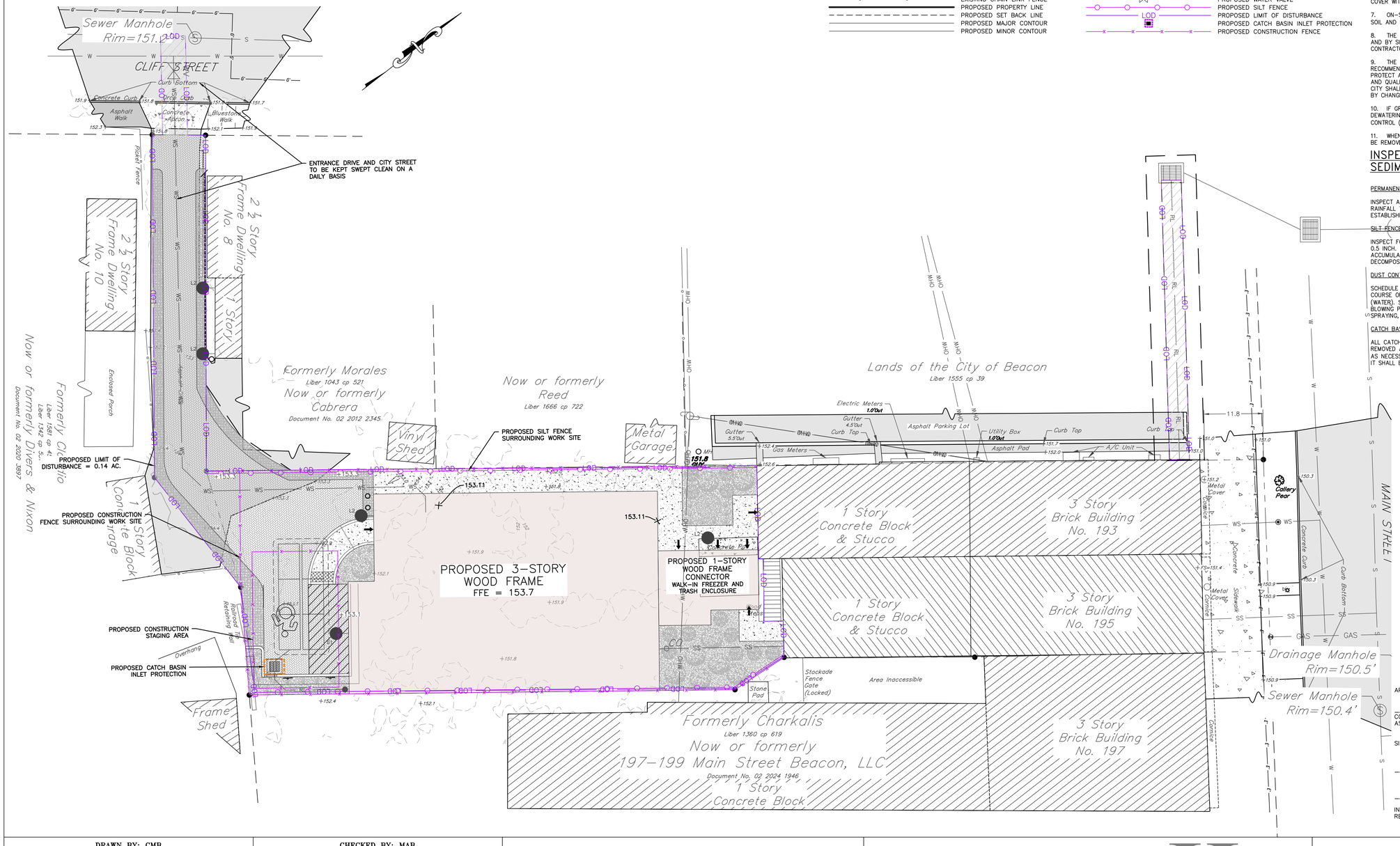

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1 inch = 10 ft.

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STATE OF NEW YORK ANDREA A. BOSCOPE LICENSED PROFESSIONAL ENGINEER 084466

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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

JOB #:	2024:052
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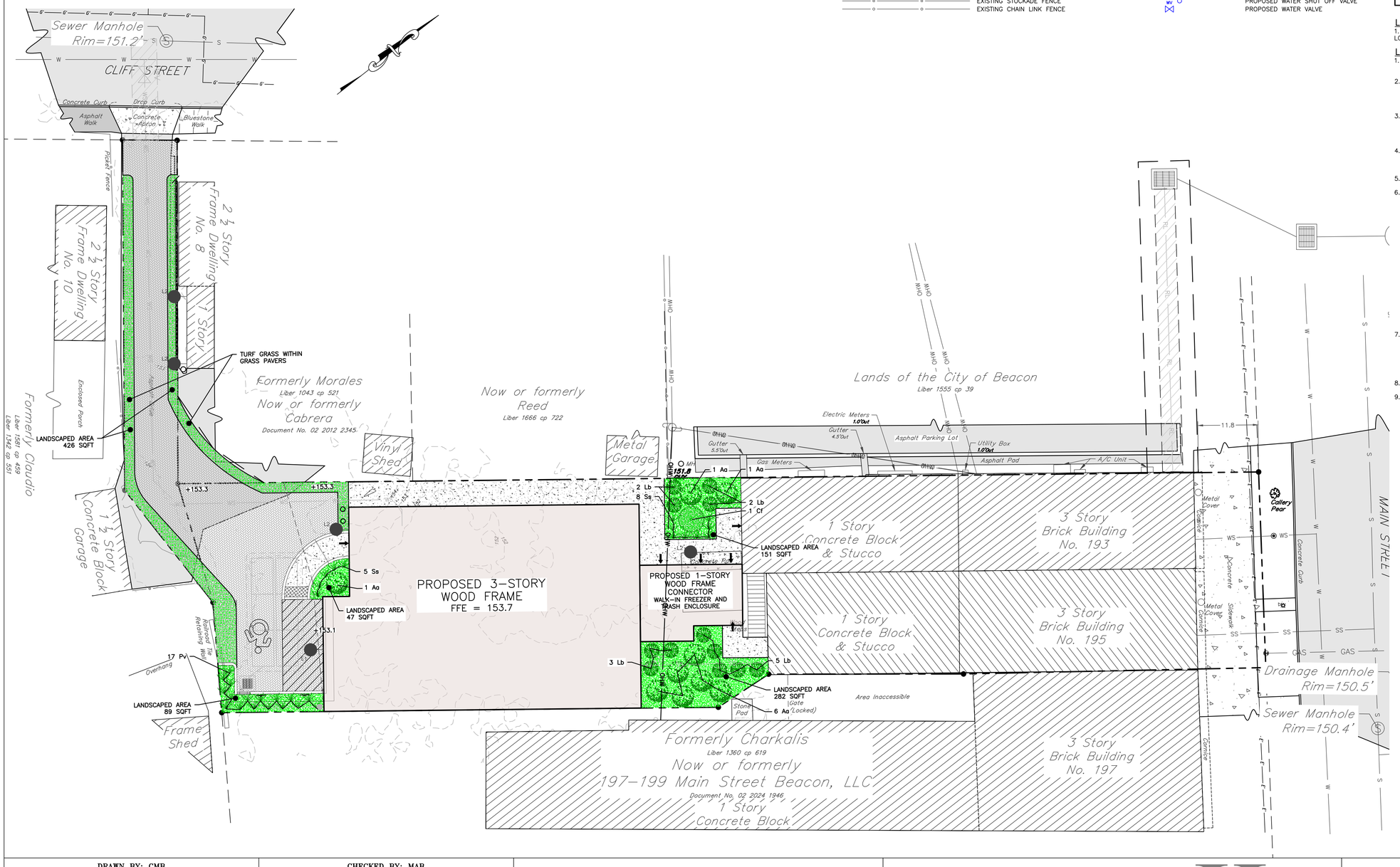

PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
Cf	1	AMELANCHIER CANADENSIS	DOWNY SHADBLOW	6 FEET	AS SHOWN

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Aa	8	PHOTINIA MELANOCARPA	BLACK CHOKEBERRY	2 GALLON	3 FT
Lb	12	LINDERA BENZOIN	SPICEBUSH	1 GALLON	6 FT
Pv	17	PANICUM VIRGATUM	SWITCHGRASS	1 GALLON	2 FT
Ss	13	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GALLON	1 FT

LANDSCAPED AREA:

1. THE TOTAL LANDSCAPED AREA IS ±995 SQUARE FEET WHICH IS APPROXIMATELY 10.4% 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.
9. THE BUILDING OWNER SHALL MONITOR WATERING AND FERTILIZER LEVELS WITHIN THE LANDSCAPED AREAS TO ENSURE THAT THE PLANTS REMAIN HEALTHY.

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.

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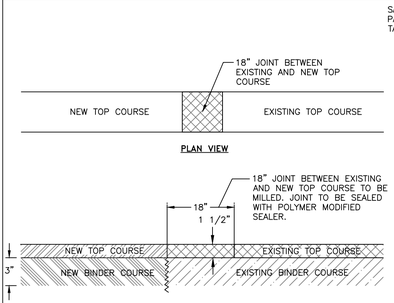
TITLE: LS-1
SHEET: 7 OF 9

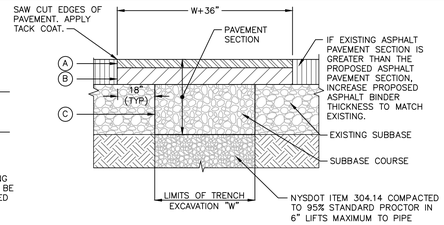
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



NOTES:

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

MILLED KEYWAY DETAIL
NOT TO SCALE



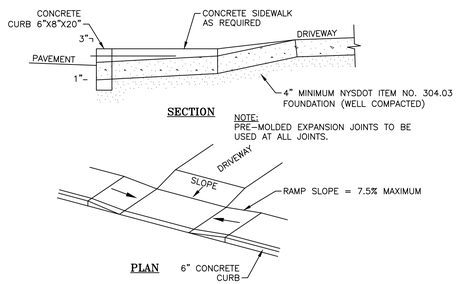
LEGEND

(A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 4" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

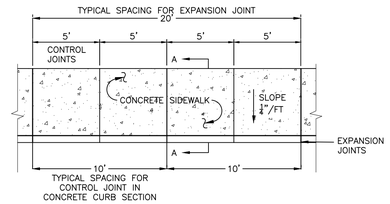
NOTES:

1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

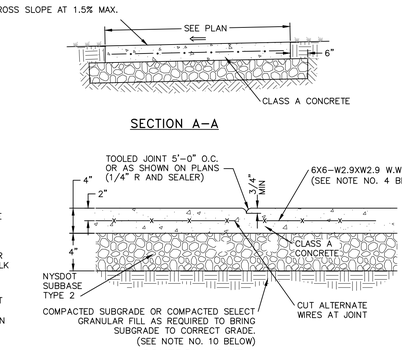
STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



EXPANSION JOINT

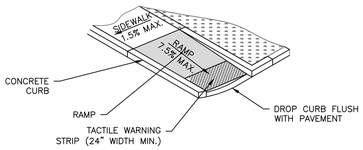


CONTROL JOINT

NOTES:

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

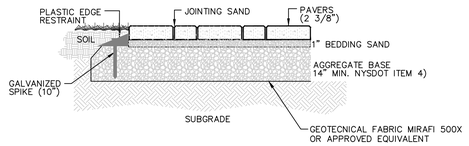
CONCRETE APRON REPAIR DETAIL
NOT TO SCALE



NOTES:

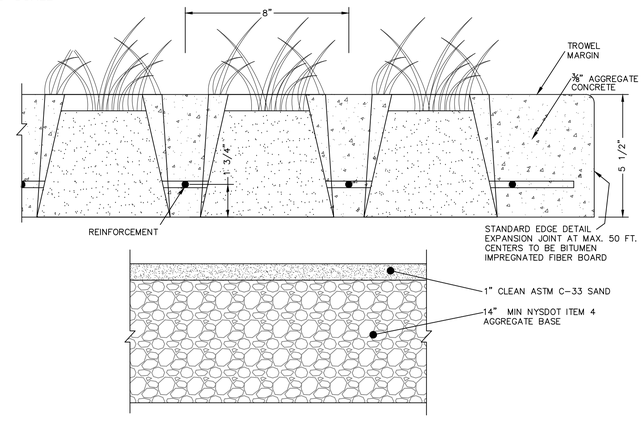
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS LATEST EDITION; SPECIFICALLY SECTION 608–SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND CURBING CONFIGURATION AS INDICATED IN THE PLANS.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

ADA RAMP 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

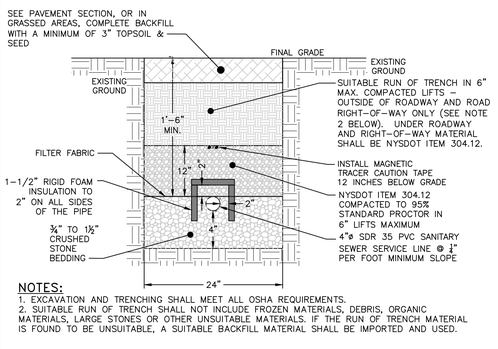
CONCRETE PAVER DETAIL
NOT TO SCALE



NOTE:
THE CONCRETE GRASS PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2025 INTERNATIONAL BUILDING CODE

CROSS SECTION OF BASE

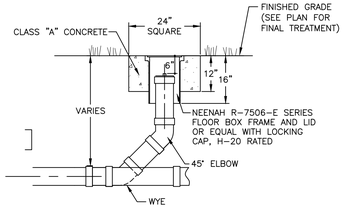
CONCRETE GRASS PAVER DETAIL
NOT TO SCALE



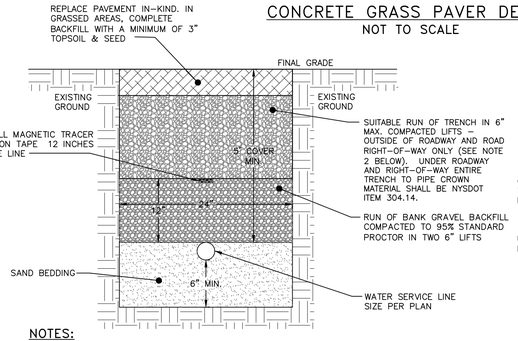
NOTES:

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



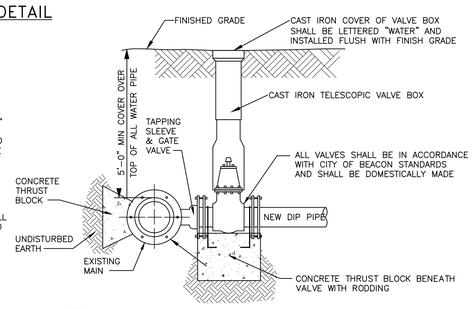
CLEANOUT DETAIL
NOT TO SCALE



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.

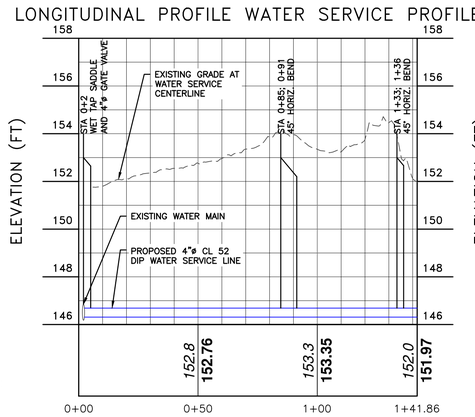
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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



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	9	2/24/26	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

SEAL

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

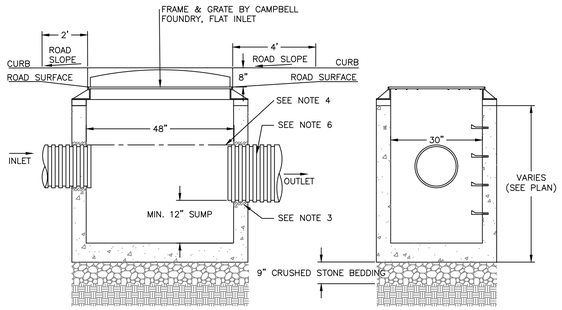
CONSTRUCTION DETAILS 1

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #:	2024:052
DATE:	1/28/2025
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	8 OF 9

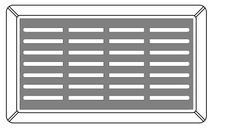
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



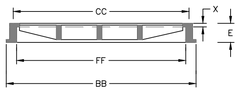
NOTES:

1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
4. PROVIDE A DIFFERENCE OF 0.1' DROP BETWEEN PIPE AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. CATCH BASINS WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED WOLVERINE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

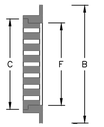
CATCH BASIN DETAIL
NOT TO SCALE



PLAN VIEW



SECTION VIEW 1



SECTION VIEW 2

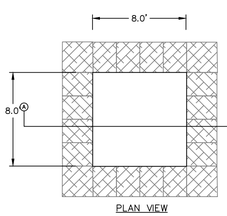
DIMENSION TABLE:

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

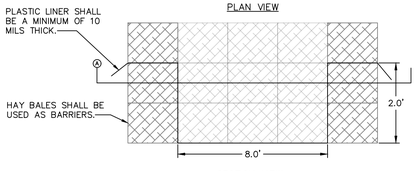
NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE FLAT INLETS ARE: CB 101, CB 101A, CB 102, CB 103, CB 202, CB 208, CB 304A, CB 305A AND CB 305B.
3. DMH 1 AND DMH 3 RECEIVE SOLID CAST IRON COVERS.

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



PLAN VIEW

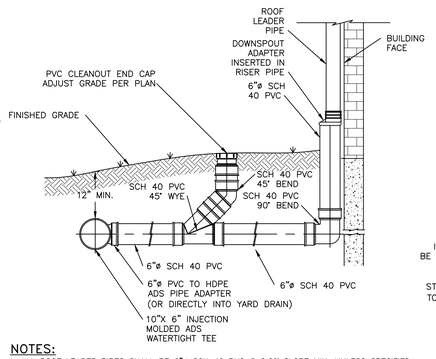


SECTION VIEW

NOTES:

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

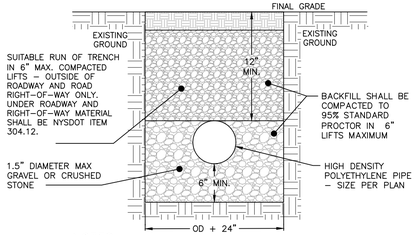
CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



NOTES:

1. ALL ROOF LEADER PIPES SHALL BE 6"ø SCH 40 PVC @ 2.0% SLOPE MIN. UNLESS SPECIFIED OTHERWISE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF LEADER HEADER PIPES SHALL BE 10"ø HDPE PIPE.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION FOR REVIEW.

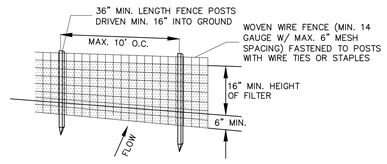
ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



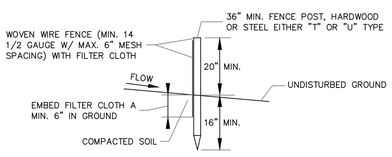
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE



PERSPECTIVE VIEW

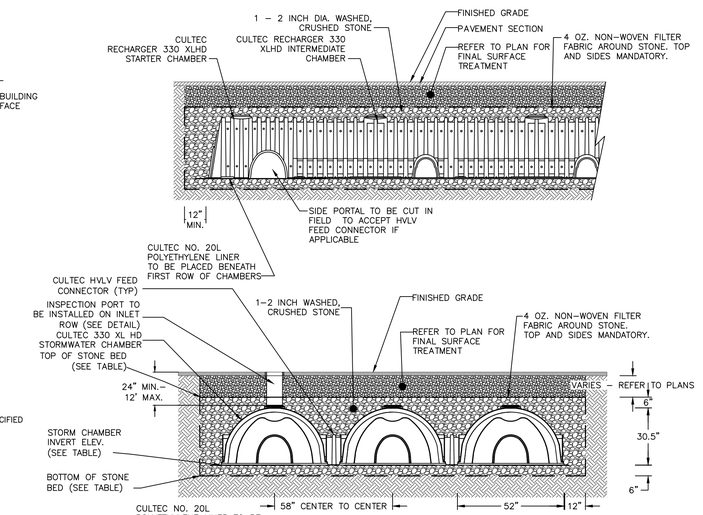


SECTION VIEW

NOTES:

1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE



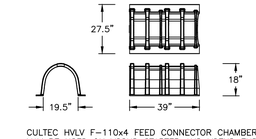
SECTION VIEW

NOTES:

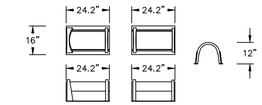
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD WITH TEE CONNECTIONS BY CULTEC OR EQUAL.
4. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
5. SEPARATOR ROWS AS INDICATED ON THE PLAN TO FULLY WRAPPED WITH WOVEN GEOTEXTILE, MIRAFI 500X OR APPROVED EQUAL.

SYSTEM ID	BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
A	127.9	128.4	131.45	124.95 SQFT	8.5'X14.7'	4

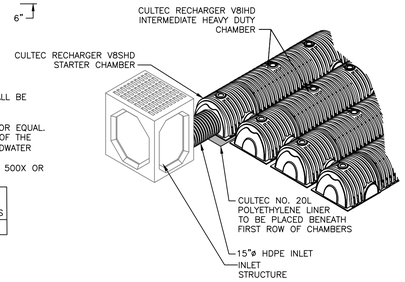
UNDERGROUND INFILTRATION SYSTEM DETAIL
NOT TO SCALE



CULTEC HVLV F–110x4 FEED CONNECTOR CHAMBER MAY BE USED ON V8SHD STARTER AND V8EHD END UNITS. STORAGE = 1.968 CF/FT [0.18 m3/m]



CULTEC HVLV FC–24 FEED CONNECTOR CHAMBER MAY BE USED ON V8IHD INTERMEDIATE UNITS. STORAGE = 0.913 CF/FT [0.08 m3/m]



INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

UNDERGROUND DETENTION SYSTEM:

BEST MANAGEMENT PRACTICE FOR MAINTAINING OPTIMUM PERFORMANCE OF THE UNDERGROUND DETENTION SYSTEM IS A COMBINATION OF THE FOLLOWING:

1. REMOVAL OF ACCUMULATED SEDIMENT FROM THE UPSTREAM CATCH BASIN AND STORMWATER COLLECTION SYSTEM, AND
2. MAINTAINING THE SITE IMPERVIOUS AND LAWN AREAS IN A STABLE CONDITION. ANY FUTURE LAND DISTURBANCE ASSOCIATED WITH MAINTENANCE OF THE BUILDINGS AND GROUNDS SHALL CAREFULLY PREPARE AN EROSION AND SEDIMENT CONTROL PLAN TO LIMIT TRANSPORT OF SEDIMENT LADEN RUNOFF TO THE COLLECTION SYSTEM.

THE CULTEC SYSTEM SHALL BE EQUIPPED WITH AN INSPECTION PORT LOCATED ON THE INLET ROW. THE INSPECTION PORT IS A CIRCULAR CAST BOX PLACED IN A RECTANGULAR CONCRETE COLLAR. WHEN THE LID IS REMOVED, A 6–INCH PIPE WITH A SCREW–IN PLUG WILL BE EXPOSED. REMOVE THE PLUG. THIS WILL PROVIDE ACCESS TO THE CULTEC CHAMBER ROW BELOW. FROM THE SURFACE, THROUGH THIS ACCESS, THE SEDIMENT MAY BE MEASURED AT THIS LOCATION. A STADIA ROD MAY BE USED TO MEASURE THE DEPTH OF SEDIMENT IF ANY IN THIS ROW. ADDITIONALLY, CCTV INSPECTION OF THIS ROW CAN BE DEPLOYED THROUGH THIS ACCESS PORT TO DETERMINE IF ANY SEDIMENT HAS ACCUMULATED. IF THE DEPTH OF SEDIMENT IS IN EXCESS OF 3 INCHES, THEN THIS ROW SHOULD BE CLEANED WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THIS WOULD BE CARRIED OUT THROUGH THE UPSTREAM STRUCTURE. THE ACCESS POINT THROUGH THE UPSTREAM STRUCTURE REQUIRES A TECHNICIAN TRAINED IN CONFINED SPACE ENTRY WITH PROPER GAS DETECTION EQUIPMENT. THIS INDIVIDUAL MUST BE EQUIPPED WITH THE PROPER SAFETY EQUIPMENT FOR ENTRY INTO THE STRUCTURE. THE INLET ROW IS PLACED ON A POLYETHYLENE LINER TO PREVENT SCOURING OF THE WASHED STONE BENEATH THIS ROW. THIS FACILITATES THE FLUSHING OF THIS ROW WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THE NOZZLE IS DEPLOYED THROUGH THE UPSTREAM STRUCTURE AND EXTENDED TO THE END OF THE ROW. THE WATER IS TURNED ON AND THE INLET ROW IS BACK–FLUSHED INTO THE INLET STRUCTURE WHERE IT IS REMOVED BY USING A VACUUM TRUCK.

MAINTENANCE GUIDELINES:

1. THE OWNER SHALL KEEP A MAINTENANCE LOG WHICH SHALL INCLUDE DETAILS OF ANY EVENTS WHICH WOULD HAVE AN EFFECT ON THE SYSTEM'S OPERATIONAL CAPACITY.
2. THE OPERATION AND MAINTENANCE PROCEDURE SHALL BE REVIEWED PERIODICALLY AND CHANGED TO MEET SITE CONDITIONS.
3. MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW APPLICABLE OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS.
4. DEBRIS REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

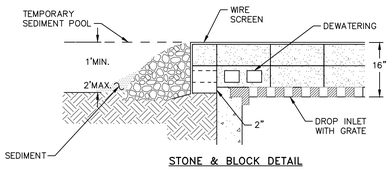
SUGGESTED MAINTENANCE SCHEDULE (TO BE RE–ASSESSED BY THE OPERATOR PERIODICALLY BASED ON SITE CONDITIONS AND EVALUATION OF SYSTEM FUNCTIONALITY):

1. YEAR 1: INSPECT INLETS AND OUTLETS MONTHLY FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
2. YEAR 2 AND AFTER: INSPECT INLETS AND OUTLETS EVERY SPRING AND FALL FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
3. 2 YEARS AFTER COMMISSIONING: INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
4. 9 YEARS AFTER COMMISSIONING, AND EVERY 9 YEARS THEREAFTER (OR AS MAY BE NEEDED): CLEAN STORMWATER MANAGEMENT CHAMBERS AND FEED CONNECTORS OF ANY DEBRIS. INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
5. 45 YEARS AFTER COMMISSIONING: A PROFESSIONAL ENGINEER SHALL ASSESS THE REMAINING LIFE EXPECTANCY OF THE STORMWATER MANAGEMENT CHAMBERS AND RECOMMEND ACTIONS TO REHABILITATE, RESTORE OR REPLACE THE STORMWATER MANAGEMENT CHAMBERS AS MAY BE REQUIRED.
6. ANNUALLY: CONFIRM THAT NO UNAUTHORIZED MODIFICATIONS HAVE BEEN PERFORMED TO THE SITE THAT MAY IMPACT THE ADEQUATE FUNCTIONING OF THE SYSTEM.
7. PERIODICALLY: MONITOR WATER LEVELS IN THE CHAMBER SYSTEM FOLLOWING SIGNIFICANT STORM EVENTS. DEWATERING OF THE SYSTEM SHOULD TAKE NO LONGER THAN 24 HOURS.

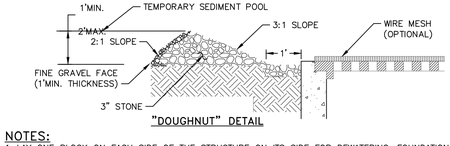
THE FACILITY OWNER SHALL PROVIDE FOR THE PERIODIC INSPECTION OF THE STORMWATER FACILITIES IN ACCORDANCE WITH THE DRAINAGE REPORT, AND SHALL HAVE THE FACILITIES INSPECTED ON A YEARLY BASIS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, TO DETERMINE THE CONDITION AND INTEGRITY OF THE STORMWATER CONTROL MEASURES. THE INSPECTING PROFESSIONAL SHALL PREPARE AND SUBMIT TO THE CITY OF BEACON WITHIN 30 DAYS OF THE INSPECTION BUT NOT LATER THAN JUNE 1 OF EACH YEAR, A WRITTEN REPORT OF THE FINDINGS INCLUDING RECOMMENDATIONS FOR THOSE ACTIONS NECESSARY FOR THE CONTINUATION OF THE STORMWATER CONTROL MEASURES.



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL

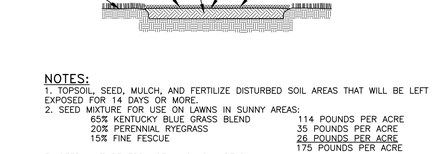


"DOUGHNUT" DETAIL

NOTES:

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2–3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:
   - 65% KENTUCKY BLUE GRASS BLEND — 114 POUNDS PER ACRE
   - 20% PERENNIAL RYEGRASS — 35 POUNDS PER ACRE
   - 15% FINE FESCUE — 26 POUNDS PER ACRE
   - 175 POUNDS PER ACRE
3. SEED MIXTURE FOR USE IN SHADY AREAS:
   - 80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS — 138 POUNDS PER ACRE
   - 20% FINE FESCUE — 37 POUNDS PER ACRE
   - 175 POUNDS PER ACRE
4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE

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	9	2/24/26	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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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845–440–6926

CONSTRUCTION DETAILS 2

193–195 MAIN STREET

193–195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–27–806934 & 796928

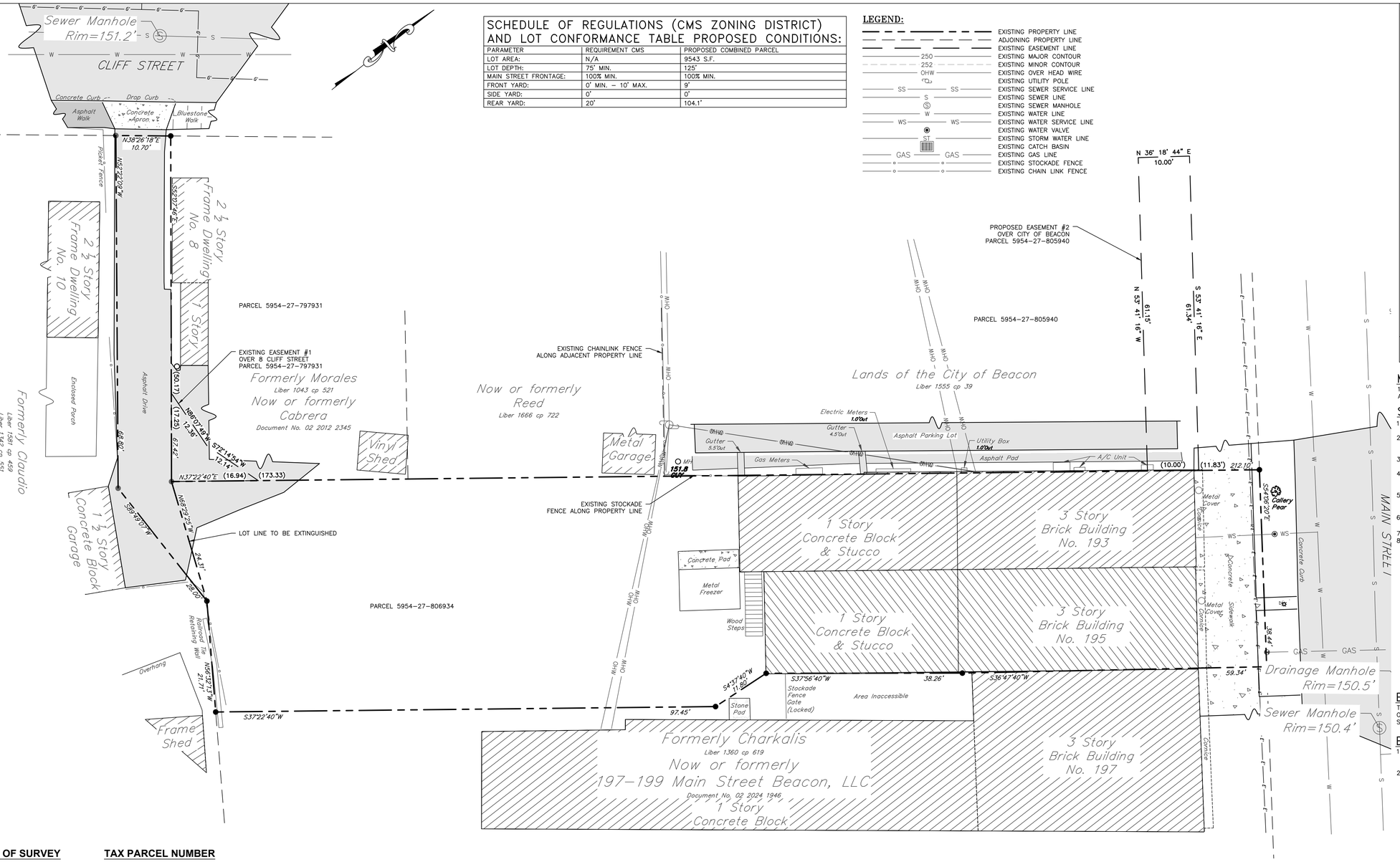
JOB #:	2024:052
DATE:	1/28/2025
SCALE:	AS SHOWN
TITLE:	CD–2
SHEET:	9 OF 9

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

SCHEDULE OF REGULATIONS (CMS ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS:		
PARAMETER	REQUIREMENT CMS	PROPOSED COMBINED PARCEL
LOT AREA:	N/A	9543 S.F.
LOT DEPTH:	75' MIN.	125'
MAIN STREET FRONTAGE:	100% MIN.	100% MIN.
FRONT YARD:	0' MIN. – 10' MAX.	9'
SIDE YARD:	0'	0'
REAR YARD:	20'	104.1'

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- GAS EXISTING GAS LINE
- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK FENCE





SITE LOCATION MAP SCALE: 1" = 400'

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN PROVIDED BY A SURVEY MAP COMPLETED IN AUGUST 9, 2024, BY BADEY & WATSON SURVEYING & ENGINEERING D.P.C.

SURVEYOR'S 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.

EASEMENT NOTES:

1. EXISTING 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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SURVEYOR CERTIFICATION:

We hereby certify that the survey shown hereon was completed by us on August 9, 2024 that this map was completed on August 14, 2024 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc.

BADEY & WATSON
Surveying & Engineering, D.P.C.

by
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 50389

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
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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

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 forty-three (43) Letters in Support and Approval Recommendation letters and one (1) Letter of No Objection 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: Jan. 23 - 2026

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,

Royal L Bogardus
Name

16 Vail ave. 831-1427
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1/23/26

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,

Laura Mayer
Name

5 Tironda Ave Beacon N.Y. 12508
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: JAN 23, 2026

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").

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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,

Patrick Huff Brickell
Name

736 Wolcott Ave. Beacon, NY
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: January 23 2018

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").

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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,

Joan Mcleer
Name

736 Wolcott Ave Beacon
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1/23/26

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").

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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,

Katrina Figueroa
Name

161 Sycamore Drive, Beacon NY 12508
Address
914.474.8176

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1-23-2026

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").

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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,

Mary Sue Kelley
Name

5 Bayview Ave, Beacon, NY 12508
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1-23-26

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,

Charles P Kelly
Name

5 Bayview Ave
Address
Beacon, NY 12508

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1/23/20

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").

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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

149 Sargent Ave Beacon, NY
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1/23/26

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").

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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,

Tom Virgadamo
Name

18 East Willow st Beacon NY
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: January 24, 2026

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").

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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,

Lykia [signature]
Name

11 Falconer St. Beacon N.Y. 12508
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1/23/26

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").

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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,

Karen Virgadamo
Name

8 Forman Place Beacon NY 12508
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1/23/2026

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").

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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,

Dennis G Meyer
Name

5 Tioronda Avenue Beacon NY
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1/27/26

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").

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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 Lee
Name

20 Commerce St
Address

Beacon N.Y 12508

6310513.v1

January 28, 2026

To Whom it May Concern:

I am the owner of the property at 8 Cliff Street and wanted to share my support for the proposed building at 193–195 Main Street.

I have no objections to this project and genuinely believe it will be a great addition to the neighborhood. Seeing a thoughtfully developed building in place of a long-time vacant lot will improve the look and feel of the area and contribute positively to Main Street and the surrounding community.

Thank you for the opportunity to share my support for this project.

Sincerely,

Minerva Cabrera



LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1/28/26

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").

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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,

Justin Walsh
Name

9 Miller St. Beacon, NY 12508
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1/28/26

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,

Josef Walch
Name

16 Mill or St. Beacon, NY 12508
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1/28/26

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,

Name

18 Miller St. Beacon NY 12508
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1/28/26

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,

[signature]
Name

136 N Elm St Beacon, NY 12508
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1/29/26

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,

Xheme Akupaj
Name

175 Main St. Beacon
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1/30/2026

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").

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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,

Muhamet Gashi
Name

173 MAIN Street
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 11/20/20

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").

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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,

J. H.
Name

162 Main St
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/2/26

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").

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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,

Minerva Cabrera
Name

8 Cliff street
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/2/26

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").

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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,

Veronica Frost
Name

1E Van Cortland Cir Beacon N.Y 12508
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2-3-26

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").

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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,

BEDRI SHTAWA

Name

15 JAMES ST.

Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 02.05.2026

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,

THOMAS BENSON
Name

539 MAIN ST APT. 1 BEACON NY 12508
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2.5.26

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").

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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,

Albert Cukaj 917.807.4550
Name

192 Main St. Beacon NY 12508
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/6/26

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").

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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,

JAMES ALFIERI
Name

27 BIRCH DRIVE BEACON NY
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/6/26

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").

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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,

CHRS Knoeppel
Name

129 MAIN ST. BEACON NY
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2.6.26

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").

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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,

Eric Dakoli
Name

20 Commerce St. Beacon
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2-7-26

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").

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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,

A Alecia Cavanaugh
Name

1- David Ln. Apt 8L
Address Yonkers, NY 10701

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/7/26

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").

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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,

Frank Caprace
Name

5 Jess Court
Address
HOPEWELL JCT NY.

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/7/2026

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").

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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 E DeTELLO
Name

76 N. ELM ST BEACON NY 12508
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 07FEB2026

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").

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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

34 Spring Valley Street

Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/7/26

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,

Jeffrey Roberts
Name

1 Van Courtland Ave Beacon N.Y. 12508
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/8/2022

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").

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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,

Aly Jacob
Name

465 Main St. # 5 Beacon
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 02/09/2026

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").

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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,

MARION DE JESUS
Name

22, COMMERCE ST. #2, BEACON, NY.
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/9/2026

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,

Graybana Figueroa 914 364-0916
Name

61 Sycamore Drive Beacon
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/9/2026

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,

Gentijana Ahmeti Myrtaj
Name

20 Commerce St
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/9/2026

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,

MOD - SHARON MATYKA
Name

171 MAIN STREET BEACON NY
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2.9.2024

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").

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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,

Michael Vahsen
Name

465 Main St # 12
Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: _____

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").

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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,

Sheryl Glickman
Name
175 Main Street
Address
(845) 765-2410

6310513.v1

LETTER OF NO OBJECTION

DATE: _____

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").

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Very truly yours,

Lynn Lyons
Name

24 Park Ave. Beacon NY.
Address 914.204.8060

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: _____

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").

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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

Address

6310513.v1

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 02/08/2026

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").

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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,

Abedin Qelaj
Name

38 N Lockeymeads Rd Beacon NY 12508
Address

6310513.v1

Jeff Breisha Project at 193-195 Main Street, Beacon

From : [redacted]

To : mperez@beaconny.gov

Date : Tue, 10 Feb 2026, 04:56:15 PM -05:00

Dear John Gunn and the members of the Planning Board.

I have worked with Jeff Breisha for many years. In fact, Jeff and his family were among the early developers who joined Ron and me in revitalizing
Main Street. Their work has always been of the highest quality, respectful of Beacon's history, and fair to its tenants.

I recently sold my building at 528-534 Main St. I received strong interest from many prospective buyers. I chose Jeff Breisha because I knew he would take excellent care of the property and respect its history.

Because they own several properties on Main Street, their interest in Beacon's future is reflected in their commitment to high-quality, ongoing maintenance and fair rental rates.

I strongly recommend approval of his project at 193-195 Main Street, Beacon.

Best,
Ronnie Beth Sauers

Received:
MAR 06 2026
City of Beacon
Building/Planning/Zoning

City of Beacon Planning Board

One Municipal Plaza

Beacon, New York 12508

Attention: John Gunn

Dear Mr. Gunn:

We are writing to express our strong support for the proposed project, 193-195 Main Street, by Ken Berisha, owner of Brothers Trattoria, here in our city of Beacon.

Mr. Berisha is a respected member of our local business community. He and his family have contributed so much to our city long before Beacon's revitalization. This year marks the twentieth year since we purchased our home in Beacon and as residents, we feel that this project aligns with the city of Beacon's long-term goals with respect to future development.

As business owners here, we know that Mr. Berisha will complete this project with professionalism and that there will be economic benefits to our city as well. Beacon's Main Street is thriving thanks to entrepreneurs like Mr. Berisha whose family has had strong ties to the community way before many of us called Beacon home.

We firmly believe this project will benefit our community, and we respectfully encourage your favorable consideration and support.

Respectfully,

Patricia & Robert McAlpine

36 Slocum Road, Beacon,NY

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

March 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 February 25, 2026, from Cuddy & Feder LLP.
- Correspondence dated February 24, 2026, from Aryeh Siegel, Architect.
- Correspondence dated February 24, 2026, from Hudson Land Design.
- Correspondence dated February 24, 2026, from Colliers Engineering & Design.
- DSNY Waste Calculation Sheet
- Plan titled "Lot Consolidation Plat – 193-195 Main Street", with the latest revision date of February 24, 2026, as prepared by Hudson land Design.
- Plan set titled "193-195 Main Street", with the latest revision date of February 24, 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. ***Applicant notes that an application will be made to the City Council for the proposed utility easement.***

5. The applicant has not addressed how the stacking of refuse containers along Cliff Street, so as not to impact pedestrians on the sidewalk or the neighbors directly adjacent to the project.

Lot Consolidation Plat:

1. As previously requested, the Plot Plan shall be updated to reflect the existing ingress/egress easement over the existing driveway, as well as providing notes related to the easement. ***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 call out for the easement at the rear of the Cabrera parcel should be revised to reflect "Existing" easement, as it is no longer proposed since it has been obtained.

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? ***Applicant notes that they have reached an agreement with the neighboring parcel, and once the agreement is finalized it shall be submitted to the Planning Board.***

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. ***Applicant notes that easement will be depicted in a future submission.***

4. The 20' rear yar setback line shown across the City's parking lot should be removed, as the City's parking lot parcel is not part of the project.

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.

Respectfully,

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: March 5, 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 February 25, 2026
- Exhibit A: Response to Comments Memo prepared by Aryeh Siegel, dated February 24, 2026
- Exhibit B: Response to Comments Memo prepared by HLD, dated February 24, 2026
- Exhibit C: DSNY Waste Calculator for New Residential Buildings
- Exhibit D: Correspondence for Colliers Engineering, dated February 24, 2026
- Exhibit E: Correspondence from Little King and Flora Good Time
- Site Plan Set (10 sheets) by Aryeh Siegel and Hudson Land Design, last revised 2/24/2026

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 benefiting 8 and 10 Cliff Street for vehicular access to garages. The location and limits of these easements shall be depicted on the site plan prior to signature.

2. **Lighting.** A fully executed agreement confirming permission to install the proposed lighting fixtures at 8 Cliff Street shall be submitted prior to site plan signature.

3. **Landscaped Area.** The applicant indicates that 10.4% landscaped area is provided, consisting of approximately 569 square feet of planted landscape area and 426 square feet of turf. The CMS District requires that a minimum of 10% of the lot be “landscaped with trees, shrubs, or grass in

locations approved by the Planning Board … and found to be consistent with the intent of the District."

As the Zoning Code does not define "landscaped area," the Planning Board should determine whether the proposed turf areas and grass-grid systems satisfy the intent of the CMS District, including promoting an attractive, sustainable, and pedestrian-oriented streetscape. The Board may also consider whether additional planted landscaping or planter elements along Main Street would better advance the stated purpose of the CMS District.

4. **Fence.** As requested at the February meeting, the plan should clarify whether a fence is proposed between the "garden" area east of the one-story connector and the adjacent property at 197–199 Main Street. If so, height, material, and location should be depicted on the plan.

5. **Refuse.** The applicant has revised the trash room layout to accommodate eleven (11) 95-gallon bins and eliminated the previously proposed two-yard dumpster. Waste generation calculations have been provided for both the residential and restaurant uses, indicating that weekly residential collection and bi-weekly restaurant collection may be required.

   Given the number of bins proposed, the plan shall demonstrate that refuse staging will not result in visual clutter, obstruction, or nuisance conditions along Cliff Street. Prior to approval, the applicant should submit a refuse management plan detailing:
   - Confirmed collection frequency for both the residential and restaurant uses;
   - Curbside staging location on Cliff Street for pickup day, illustrated on the site plan;
   - Demonstration required sidewalk clear width will be maintained during staging to ensure pedestrian safety and ADA compliance; and
   - The operational procedures for moving bins to and from the curb, including responsibility and timing of removal following collection.

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

City of Beacon Planning Board Agenda
03/10/2026

Title:

Public hearing and 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 3.10.26 Parking Expansion and Storage Building Cvr Ltr_2026-0224.pdf

3 Beekman DIA PB 3.10.26 McGraw-Edison-GALN-Galleon-II-Spec-Sheet.pdf

3 Beekman DIA PB 3.10.26 DBN NE Parking Lot Plant Palette.pdf

3 Beekman DIA PB 3.10.26 PARKING LOT EXPANSION SITE PLAN SET_2026-0224.pdf

3 Beekman DIA PB 3.10.26 SWPPP Parking Expansion 2026-0224.pdf

Lanc & Tully DIA 03-04-26.pdf

KARC Review PB_3 Beekman St_2026.03.05.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

February 24, 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 with updated Planting Plans and Section Views by Zewde Studio (12 sheets);
- 4 copies of a Plant Palette attachment by Studio Zewde;
- 4 copies of lighting specifications attachment, 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 February 5, 2026:

Overall Site Plan & Detail Site Plan (Sheets 3&4 of 12):

1. The access drive from Beekman Street has been widened to 24' to be consistent with the proposed access drive and to provide better turning movements.
2. The sidewalk has been moved to the east side of the access drive to avoid the existing 48" tree on the west side. Curbing has been provided along the new sidewalk up to the existing catch basin at the intersection with Beekman Street.
3. The existing gate is noted to be relocated to between the parking lot and the bus lot and is shown on sheet 4 of the revised plan set.

4. The small bioretention area for the new building has been replaced with a stormwater planter box for the roof runoff. Studio Zewde is now the Landscape Architect of record for the project and have prepared a revised landscaping plan for the project which includes pulling proposed landscaping away from the proposed building. See sheets 11 (L-101) and 12 (L-301) of the revised plan set.

Grading & Utility Plan (Sheet 5 of 12):

1. The callouts have been adjusted for clarity.

Lighting Plan (Sheet 8 of 12):

1. The lighting plan has been revised to eliminate hot spots of over 2 footcandles and to allow for shade trees to be planted in the center islands of the parking lot.

SWPPP:

1. Bioretention design comments:
    a. References to NYSSDM:
        i. The permeability flow rate (K) has been changed to 1 ft/day.
        ii. Bioretention depth has been changed to 1 foot (6 inch average) depth.
        iii. The minimum RRv calculations give the correct result; however, have been reworded to make it easier to follow.
    b. Bioretention area detail:
        i. The outlet pipe from the outlet control structure is now 10" above the bottom of stone and underdrain invert to meet the NYSDEC requirements for internal storage. See the construction detail on Sheet CD-2.
        ii. The stone layer is now 10" thick to the bottom of the underdrain pipe.
        iii. 3" of shredded hardwood mulch is now labeled on top of the planting soil.
    c. Bioretention area B has been changed to a stormwater planter. This area only receives runoff from the building roof.
    d. The bioretention bed area treats 100% of the required water quality volume without accounting for the pre-treatment volume. Section 6.4.3.1 of the NYSSDM lists sedimentation chambers, plunge pools, and forebays as acceptable pretreatment practices for bioretention areas. The water quality calculation sheets have been revised to not include the pretreatment volume in the total provided treatment volume.
2. Updated contractor/subcontractor forms are included in Appendix H.
3. An updated qualified professional form is included in Appendix I. The section of the permit referenced in the comment is related to the owner signature requirements.
4. Draft forms for the eNOT have been included in Appendix M. These forms will be finalized at the time of permit closeout.

KARC Planning Consultants, Inc. Review Letter, Dated January 5, 2026:

1. As discussed at the February Planning Board meeting, the proposed parking lot is situated within a gently sloped area of the site, allowing convenient access for overflow parking associated with Dia Beacon as well as shared parking with the adjacent funeral home. The

location provides direct access to the existing sidewalk along Beekman Street, improving pedestrian connectivity. A retaining wall is proposed along Wolcott Avenue to avoid grading into the steeper slope between the new parking area and the roadway. This approach minimizes disturbance to the existing topography and reduces the need for more extensive earthwork. Other relatively flat areas on the site are located south of the existing Dia building; however, these areas contain recently constructed gardens and were therefore not considered appropriate for parking expansion. Studio Zewde has revised the landscape design to incorporate more diverse and layered plantings, rather than creating a continuous "green wall" effect along the parking lot perimeter. The updated plan introduces a mix of trees and shrubs of varying heights and textures to provide effective screening while maintaining visual interest. Along the public right-of-way, additional screening has been integrated to soften views of the parking area from Beekman Street and Wolcott Avenue. This enhanced planting strategy strengthens the streetscape character, maintains appropriate sightlines, and ensures that the parking lot is visually buffered from public vantage points.

2. Studio Zewde has revised the landscape design to provide a diverse landscape buffer along the residential properties along Wolcott. Existing vegetation is maintained in between the project and properties on Hudson Avenue. The light poles have been moved out of the center parking lot islands to allow for shade trees to planted in those locations.
3. The lighting plan has been revised to eliminate hot spots of 2 footcandles. The 20' pole heights are necessary provide adequate light spread for the parking lot when the center islands cannot be used. The information showing compliance with 223-14(B) was previously provided in cut sheets. The cut sheets are provided along with this submission and notes summarizing compliance with dark sky (full cutoff), color temperature, CRI and adaptive light controls. The lights do not need shielding as the light bulbs are concealed by the fixture housing with a flat lens pointed downward. The lights will be provided with motion sensors so they will dim or fully shut off when no one is using the parking lot after 9 PM.
4. Adjacent residential structures along Wolcott Ave. and Hudson Avenue are now shown on the plans.
5. Studio Zewde has provided a revised landscaping plan and sections. The alignments for the longitudinal sections are provided on sheet L-101 and the sections are shown on L-301.
6. The proposed parking lot is located within Viewshed #4 as identified in the Local Waterfront Revitalization Program (LWRP). The LWRP recommends "cleaning up the roadside along the sidewalk and providing benches and low-growing trees," which suggests maintaining open sightlines and avoiding taller vegetation that would obstruct views of the Hudson River and Storm King Mountain. The removal of select existing tall trees and unmanaged understory vegetation will improve visual access to the river and Storm King Mountain from Wolcott Avenue and Beekman Street. The proposed landscape plan removes overgrown scrub and replaces it with a diverse mix of coniferous and deciduous trees and shrubs. This approach is intended to frame and enhance Viewshed #4 while preserving key view corridors, thereby improving overall visual quality and ensuring compliance with the applicable LWRP policy.

We look forward to continuing our discussions regarding this Application and your consideration of the resolution at your March 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)

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

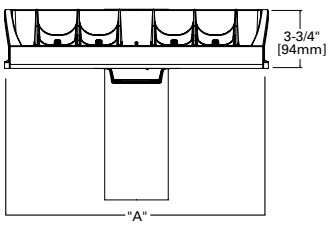
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 22 optical distributions
- Efficacy up to 178 LPW

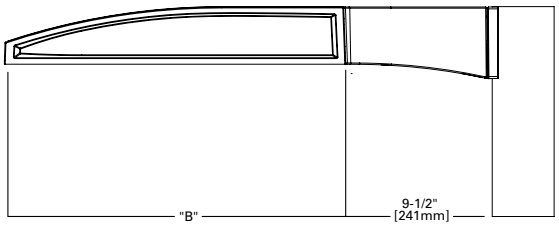
Connected Systems

- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

Dimensional Details

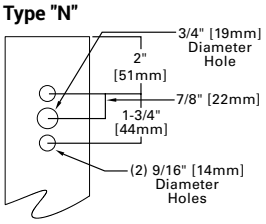
Standard Pole Mount Arm





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]

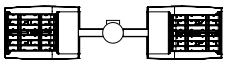
NOTES:

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.

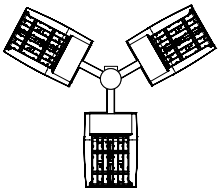
Mounting Details

Pole Configuration Options

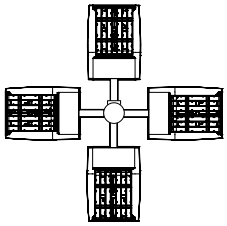
2 @ 180°



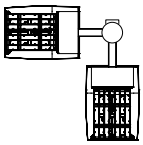
3 @ 120° (Round poles only)



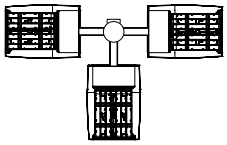
4 @ 90°



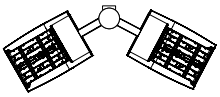
2 @ 90°



3 @ 90°

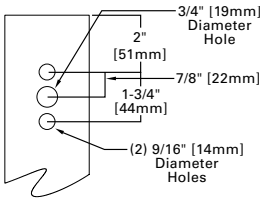


2 @ 120° (Round poles only)

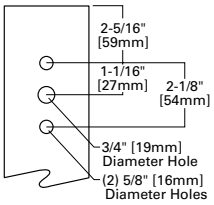


Pole Drilling Patterns

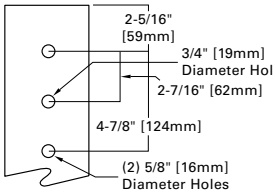
Type "N"



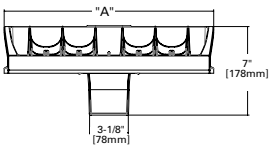
Type "R"

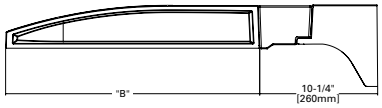


Type "M"



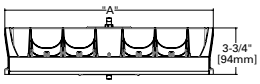
Quick Mount Universal Arm (QU)



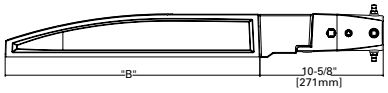


*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

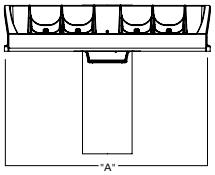
Quick Mount Mast Arm (QMA)

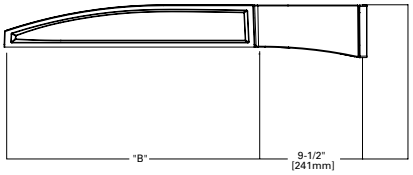


*NOTE: Fits 2-3/8" O.D. tenon



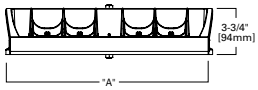
Pole Mount Arm with Quick Mount Adaptor (QM)



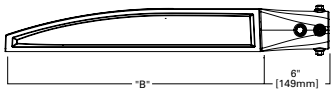


*NOTE: Use Type N drilling pattern

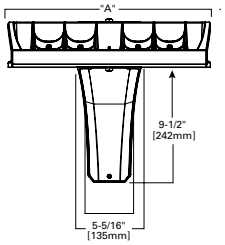
Mast Arm, Fixed (MA)

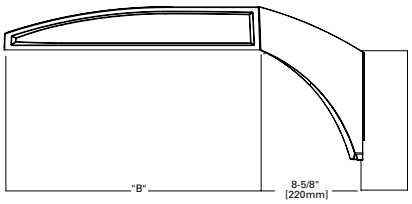


*NOTE: Fits 2-3/8" O.D. tenon



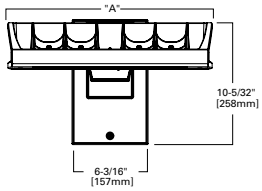
Upswept Arm (UP)

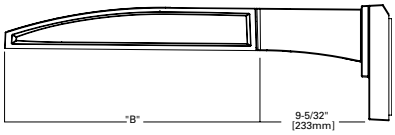




*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

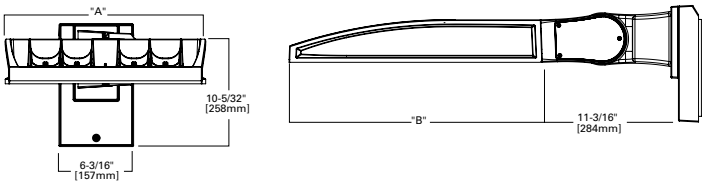
Wall Mount, Fixed (WM)



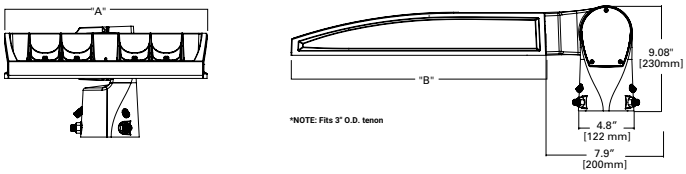


Mounting Details

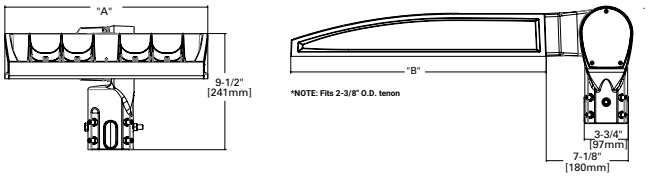
Wall Mount, Adjustable (WA)



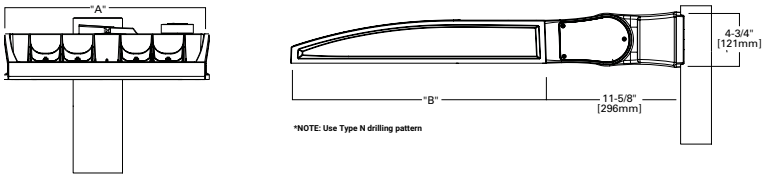
3" Slipfitter, Adjustable (SP)



2-3/8" Slipfitter, Adjustable (SP2)

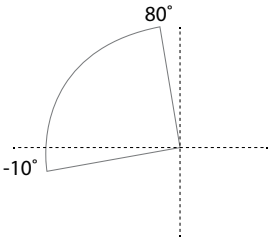


Pole Mount, Adjustable Arm (PA)



Adjustable Arm Range of Motion

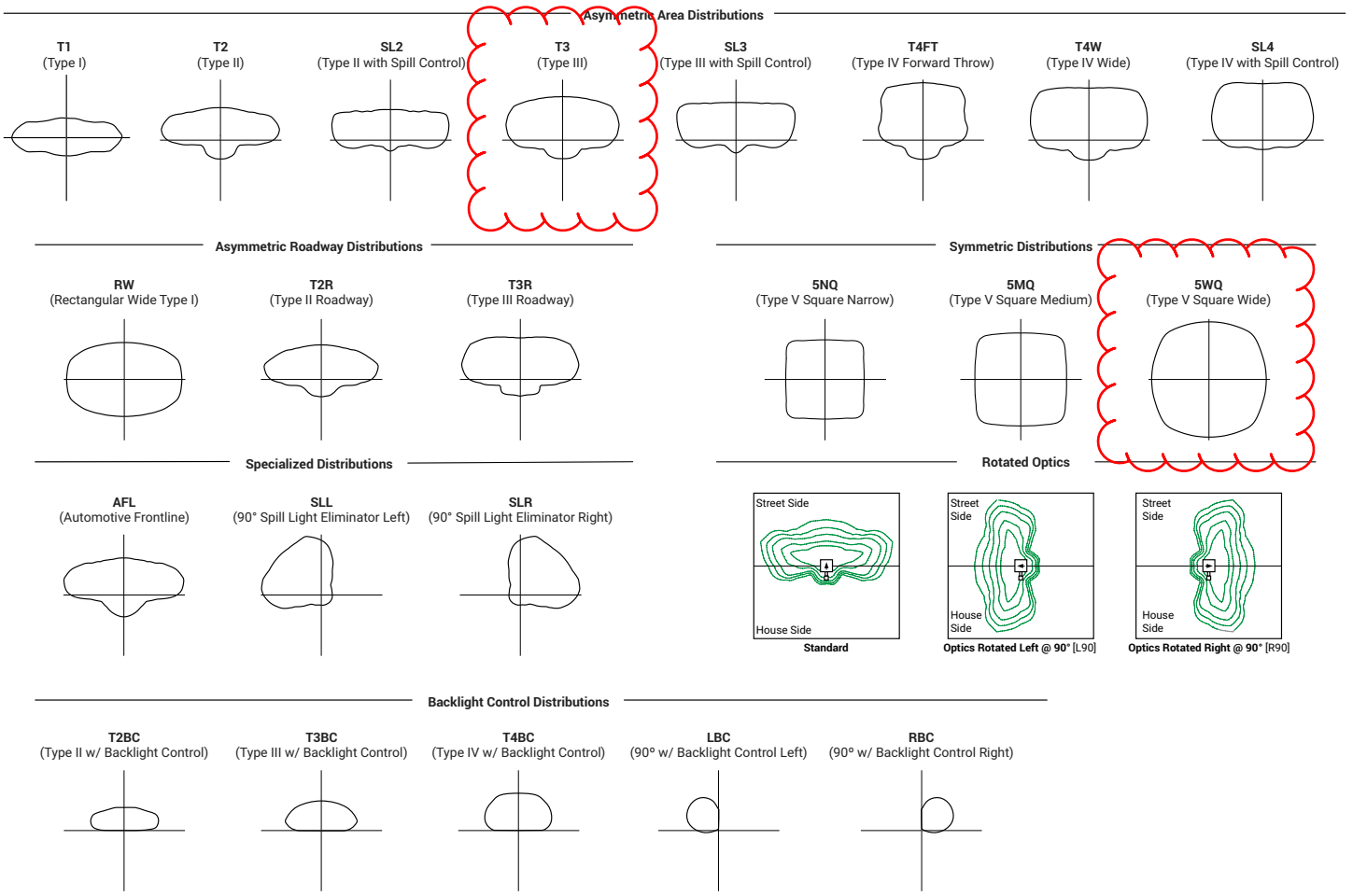
- Includes WA, SP, SP2 and PA mounting options
- Adjustable in increments of 5°
- Must maintain downward facing orientation



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

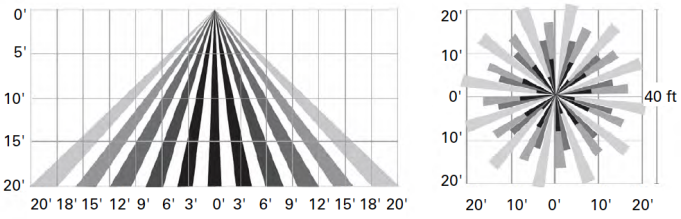
SPB/X Availability Table	
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

Default Program Settings (Out of the Box Functionality)

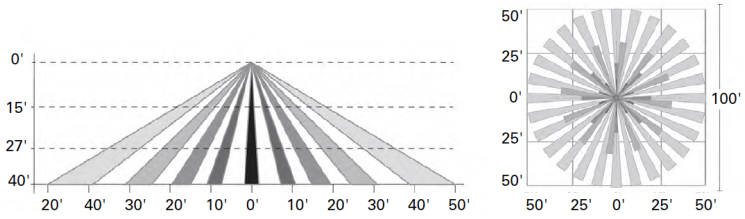
Occupancy Sensor				
Setting	MS/DIM	SPB	WaveLinx Lite (WLS4 / WLS2)	WaveLinx (WPS)
High Mode %	100%	100%	100%	100%
Low Mode %	10%	10%	50%	50%
Time Delay	5 min	5 min	15 min	15 min
Cut Off Delay	1 hr	1 hr	Disabled	Disabled
Photocell Enabled	No	No	Yes	Yes

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
1121 Highway 74 South
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 North East Parking Lot - Plant Palette



Red Maple 40-70’
Acer rubrum

- Shade Tree
- Existing Street Tree



American Yellowwood 30-50’
Cladrastis kentukea

- Shade Tree
- Specimen Tree



Tulip Poplar 60-90’
Liriodendron tulipifera

- Shade Tree



Swamp White Oak 50-60’
Quercus bicolor

- Shade Tree
- Marcescent leaves



Red Oak 60-80’
Quercus rubra

- Shade Tree
- Marcescent leaves



American Linden 40-60’
Tilia americana ‘McKSentry’

- Shade Tree
- Parking Lot Tree



American Hornbeam 20-35’
Carpinus caroliniana

- Screening Multistem
- Marcescent leaves



Flowering Dogwood 15-30’
Cornus florida

- Screening Multistem



Sweetbay Magnolia 20-35’
Magnolia virginiana

- Screening Multistem
- Semi-Evergreen



Rosebay Rhododendron 10-15’
Rhododendron maximum

- Screening Shrub
- Evergreen

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

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

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: LIGHTING PLAN (LT-1)
SHEET 8: CONSTRUCTION DETAILS (CD-1)
SHEET 9: CONSTRUCTION DETAILS (CD-2)
SHEET 10: CONSTRUCTION DETAILS (CD-3)
STUDIO ZEWDE SHEETS
SHEET 11: PLANTING PLAN (L-101)
SHEET 12: PLANTING SECTIONS (L-301)

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				
2	2/24/26	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

SEAL

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

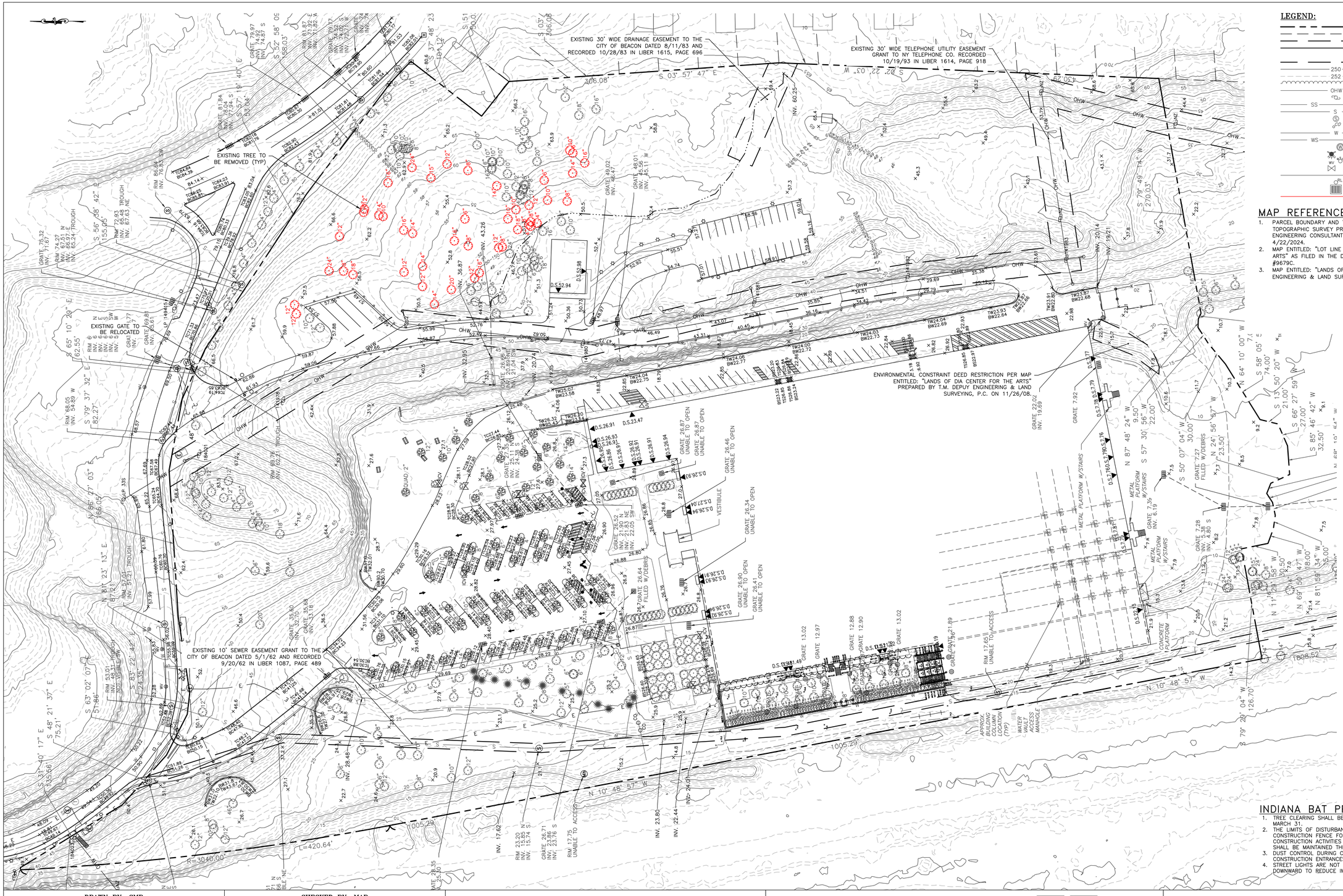
COVER SHEET

DIA BEACON

3 BEEKMAN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-41-605699

JOB #:	2025:038
DATE:	12/30/25
SCALE:	AS NOTED
TITLE:	CV-1
SHEET:	1 OF 12

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- TO BE REMOVED

MAP REFERENCES:

1. PARCEL BOUNDARY AND TOPOGRAPHY PER MAP ENTITLED: "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED FOR DIA BEACON" PREPARED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C., DATED 4/22/2024.
2. MAP ENTITLED: "LOT LINE REALIGNMENT BETWEEN LANDS OF DIA CENTER FOR THE ARTS" AS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON 11/01/22 AS MAP #9679C.
3. MAP ENTITLED: "LANDS OF DIA CENTER FOR THE ARTS" PREPARED BY T.M. DEPUY ENGINEERING & LAND SURVEYING, P.C. ON 11/26/08.

INDIANA BAT PROTECTION NOTES:

1. TREE CLEARING SHALL BE RESTRICTED TO THE PERIOD BETWEEN OCTOBER 1 AND MARCH 31.
2. THE LIMITS OF DISTURBANCE SHALL BE DEMARCATED BY INSTALLING ORANGE CONSTRUCTION FENCE FOR THE GENERAL IMPROVEMENT AND INFRASTRUCTURE CONSTRUCTION ACTIVITIES AND FOR THE INDIVIDUAL LOT CONSTRUCTION. THESE LIMITS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. DUST CONTROL DURING CONSTRUCTION SHALL BE IMPLEMENTED. THIS INCLUDES USE OF CONSTRUCTION ENTRANCES, APPLYING LIGHT WATER, AND ESTABLISHING VEGETATION.
4. STREET LIGHTS ARE NOT PERMITTED. RESIDENTIAL LIGHTING SHALL BE DIRECTED DOWNWARD TO REDUCE IMPACTS TO BATS FORAGING FOR FOOD.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	1/27/26	PER PLANNING BOARD COMMENTS	CMB				
2	2/24/26	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
1 inch = 50 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

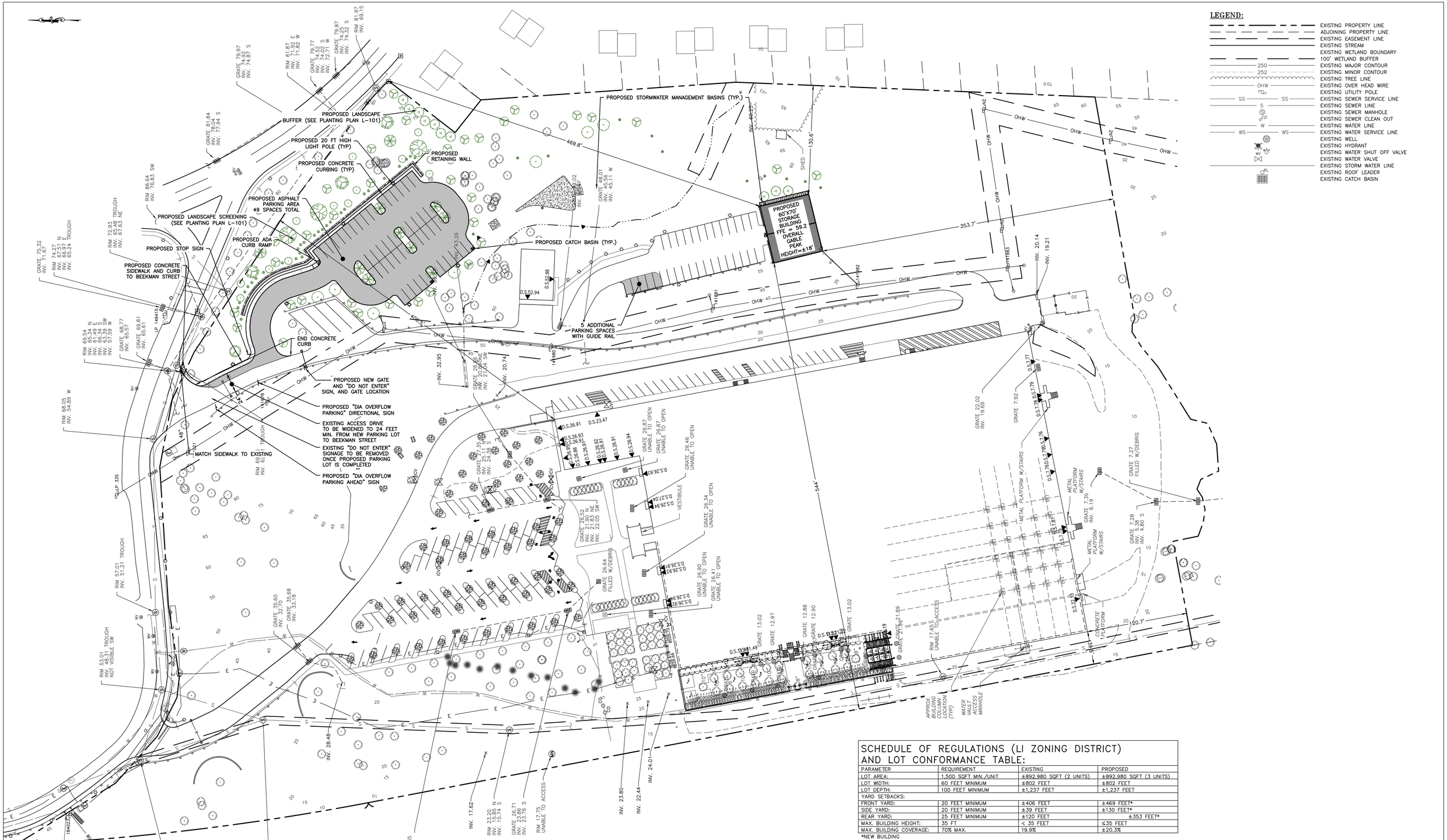
EXISTING CONDITIONS PLAN

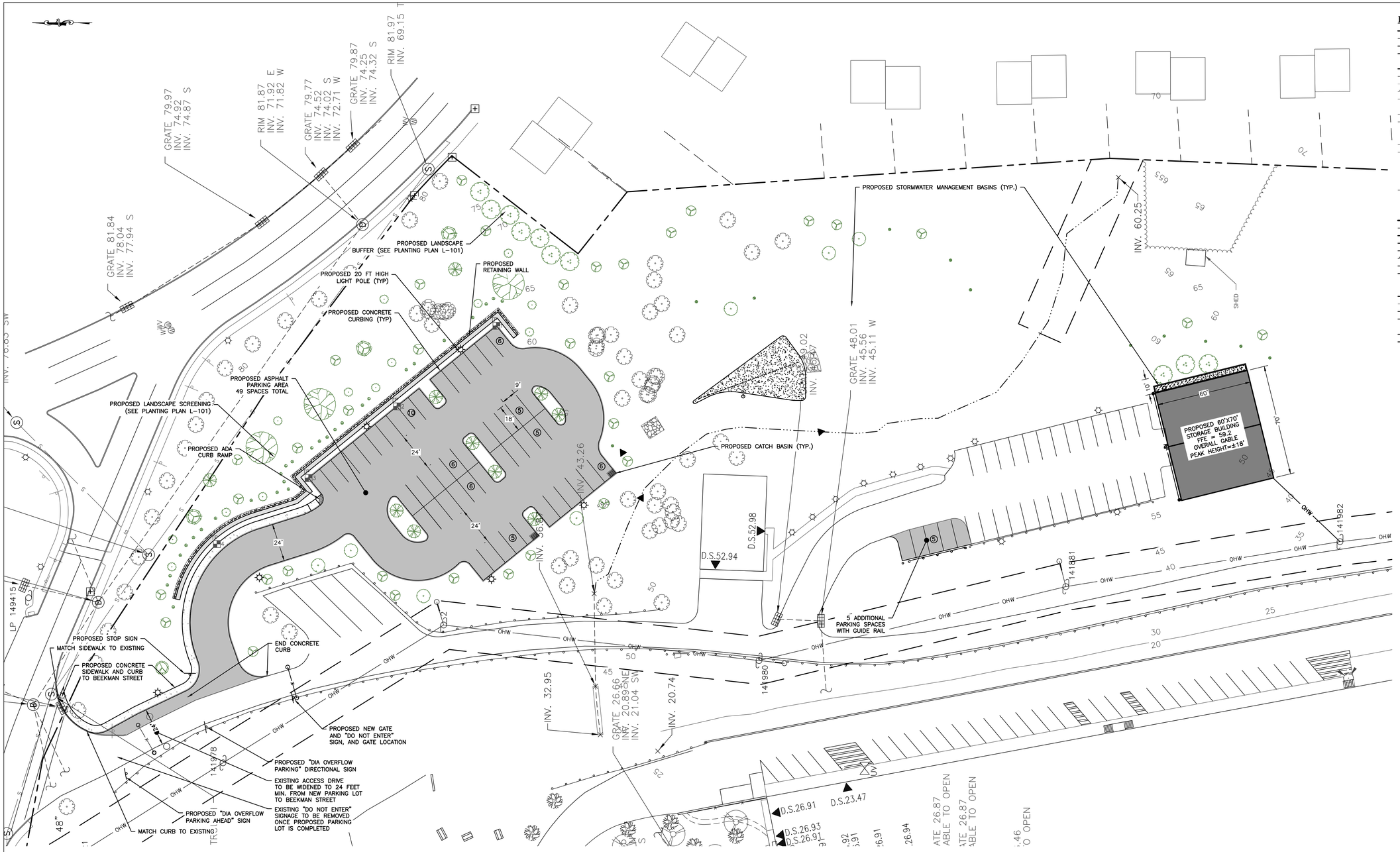
DIA BEACON

3 BEEKMAN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-41-605699

JOB #:	2025:038
DATE:	12/30/25
SCALE:	1" = 50'
TITLE:	XC-1
SHEET:	2 OF 12

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


PROPOSED STORMWATER MANAGEMENT BASINS (TYP.)
PROPOSED LANDSCAPE BUFFER (SEE PLANTING PLAN L-101)
PROPOSED 20 FT HIGH LIGHT POLE (TYP)
PROPOSED CONCRETE CURBING (TYP)
PROPOSED RETAINING WALL
PROPOSED ASPHALT PARKING AREA 49 SPACES TOTAL
PROPOSED LANDSCAPE SCREENING (SEE PLANTING PLAN L-101)
PROPOSED ADA CURB RAMP
PROPOSED STOP SIGN
PROPOSED CONCRETE SIDEWALK AND CURB TO BEEKMAN STREET
PROPOSED CATCH BASIN (TYP.)
PROPOSED 60'X70' STORAGE BUILDING FFE = 59.2 OVERALL GABLE PEAK HEIGHT=±18'
5 ADDITIONAL PARKING SPACES WITH GUIDE RAIL
END CONCRETE CURB
PROPOSED NEW GATE AND "DO NOT ENTER" SIGN, AND GATE LOCATION
PROPOSED "DIA OVERFLOW PARKING" DIRECTIONAL SIGN
EXISTING ACCESS DRIVE TO BE WIDENED TO 24 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 MAIN ACCESS MANHOLE
SHED
OHW
OHW
OHW



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	1/27/26	PER PLANNING BOARD COMMENTS	CMB				
2	2/24/26	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. BEDNOSKY 084466 LICENSED PROFESSIONAL ENGINEER

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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

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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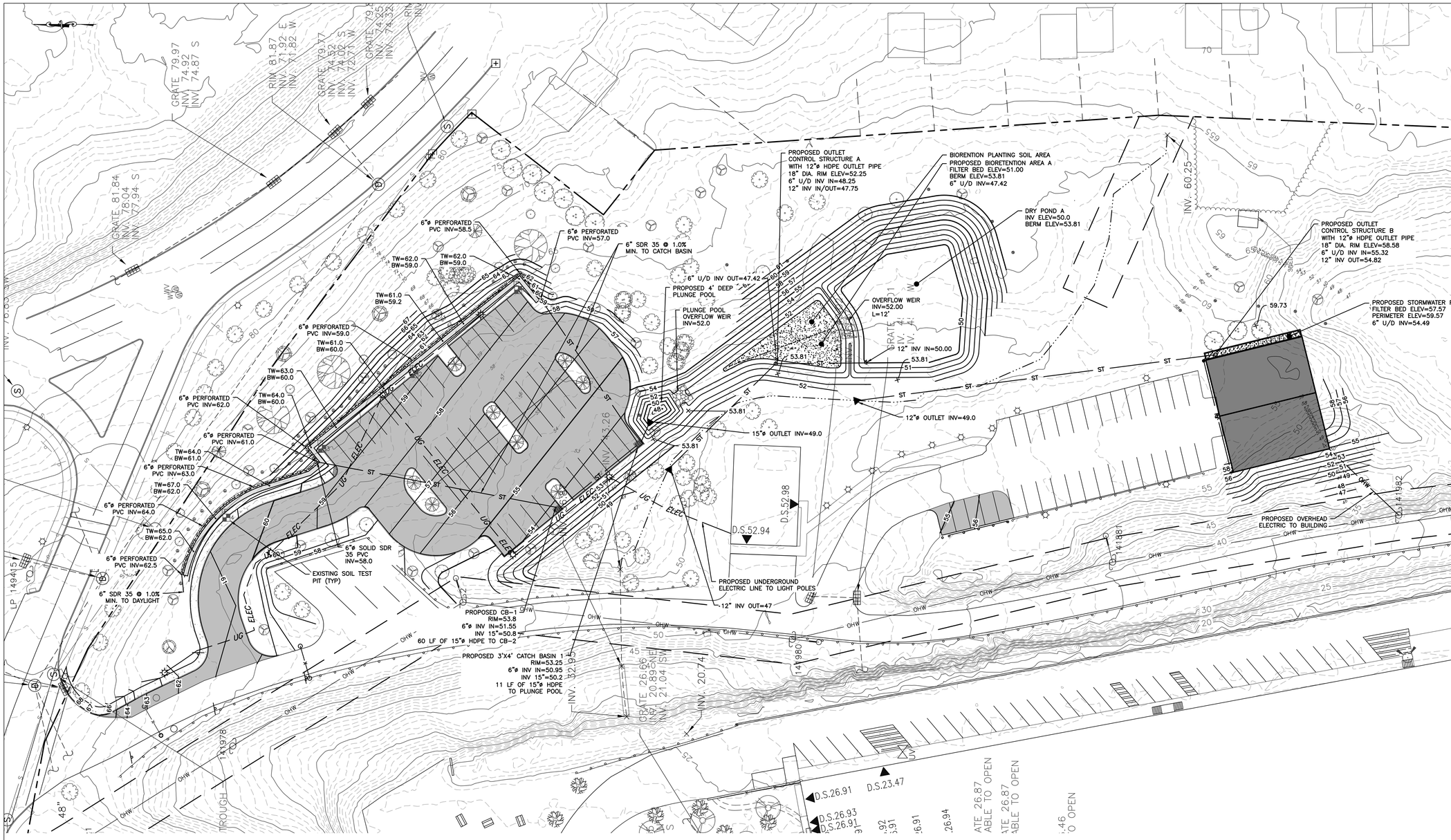

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- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

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:

NO.	DATE	DESCRIPTION	BY
1	1/27/26	PER PLANNING BOARD COMMENTS	CMB
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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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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

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

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAILS SHEET.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
10. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.
11. THE OWNER SHALL FILE A NOI WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH THE NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.
12. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
13. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE TOWN ENGINEER AND QUALIFIED PROFESSIONAL.
14. THE ROAD AND SIDEWALK AT THE CONSTRUCTION ENTRANCE OF THE PROJECT SHALL BE SWEPT DAILY OF ALL SEDIMENT AND DEBRIS.
15. A STORMWATER PRE CONSTRUCTION MEETING SHALL BE CONDUCTED AT THE SITE PRIOR TO ANY WORK OCCURRING AT THE SITE IN ACCORDANCE WITH GENERAL PERMIT GP-0-24-001, MUNICIPAL SEPARATE STORM SYSTEMS (MS4s).

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

SILT FENCE:

INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

DUST CONTROL:

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

CATCH BASINS:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION AND DEBRIS, AND REMOVED AS NECESSARY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
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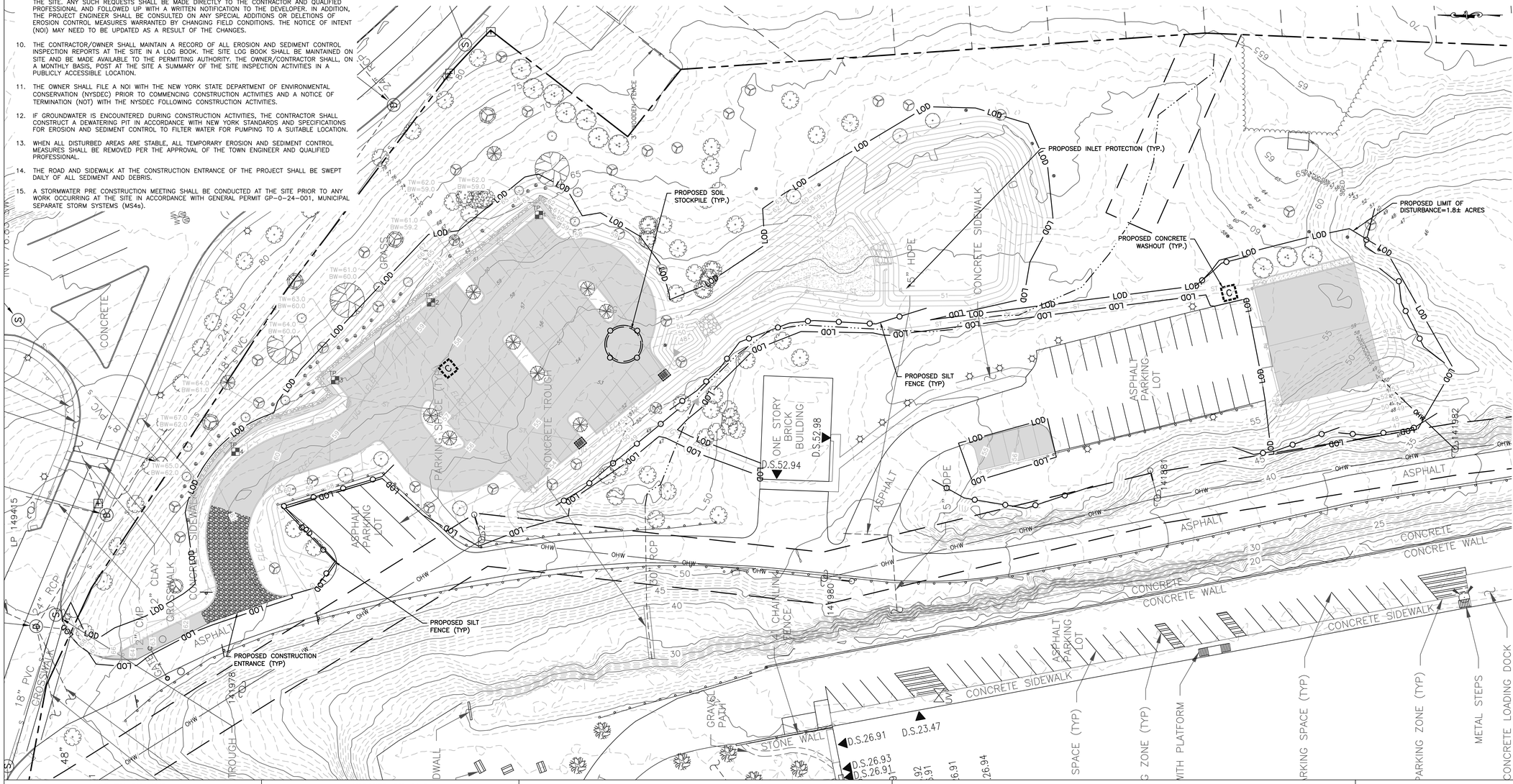
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE



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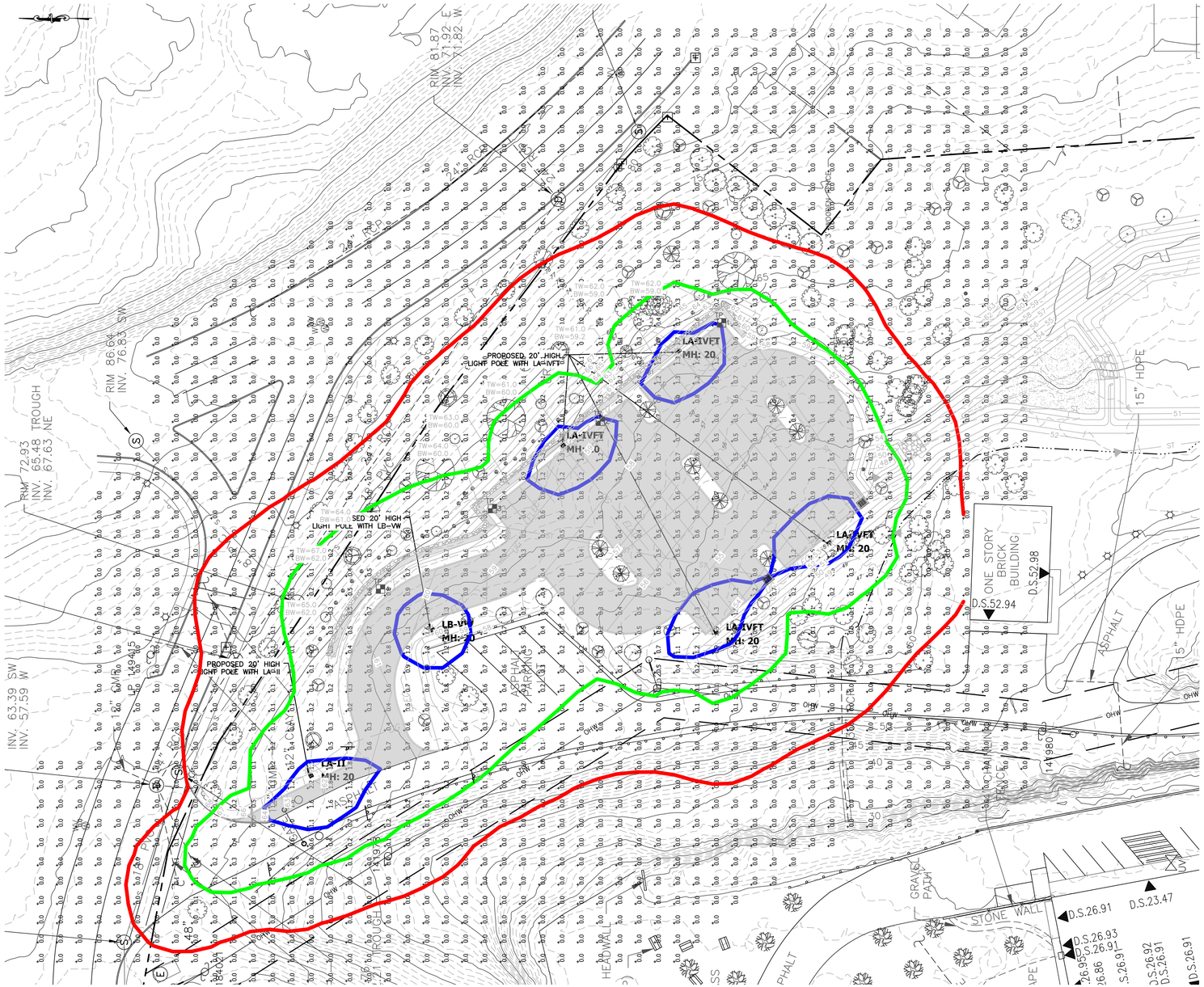


Luminaire Schedule											
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	Total Watts	LLD	LDD	BF	LLF	Description
	1	LA-II	Single	5685	57	57	0.950	0.950	1.000	0.903	GALN-SA1C-830-U-T2
	4	LA-IVFT	Single	5640	57	228	0.950	0.950	1.000	0.903	GALN-SA1C-830-U-T4FT
	1	LB-VW	Single	9517	82	82	0.950	0.950	1.000	0.903	GALN-SA2B-830-U-SWQ

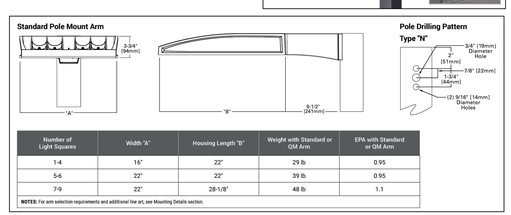
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_1_Planar	Illuminance	Fc	0.16	2.2	0.0	N.A.	N.A.
New Entry Drive Only	Illuminance	Fc	0.78	1.8	0.2	3.9	9.0
Parking Lot Only	Illuminance	Fc	0.69	1.5	0.2	3.5	7.5

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.01
	0.1
	1

LIGHTING NOTES:

1. ALL LIGHTING SHALL BE DARK SKY COMPLIANT. THE FIXTURES SHOWN ON THIS PLAN ARE FULL CUTOFF AND CERTIFIED DARK SKY COMPLIANT BY DARKSKY.ORG AND OTHERS INSTALLED WITH 3000K OR LESS.
2. THE COLOR TEMPERATURE IS 830 – 80 RENDERING INDEX (CRI) AT 3000 KELVIN.
3. THE FIXTURES TO PROVIDED WITH AFTER HOURS DIMMING (AHD) CONTROLS TO BE ENGAGED AFTER 9 PM WITH DIMMING OCCUPANCY SENSORS (MS/DIM). 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.
4. SHIELDING IS NOT REQUIRED.





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				
2	2/24/26	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. BODENWEIN 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

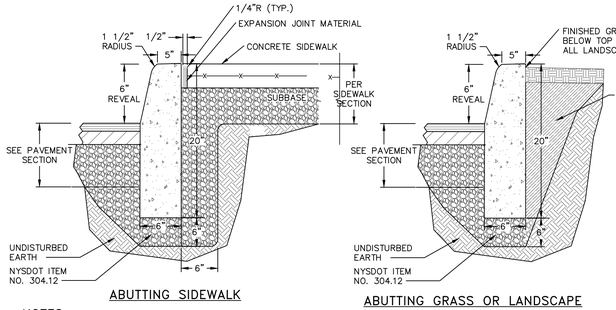
LIGHTING PLAN

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:	7 OF 12

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

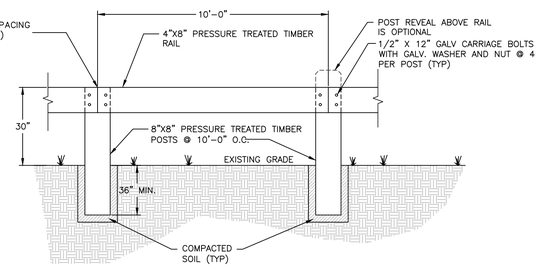


ABUTTING SIDEWALK

ABUTTING GRASS OR LANDSCAPE

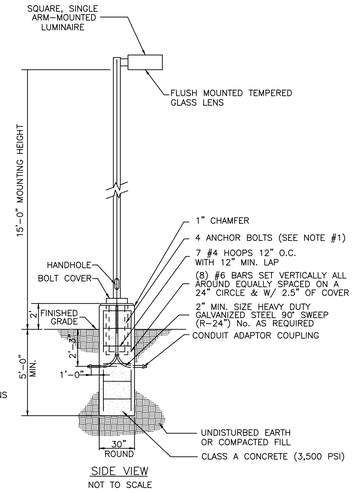
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST-IN-PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE



NOTES:
1. SOIL BACKFILL SURROUNDING POSTS TO BE COMPACTED.

TIMBER GUIDERAIL DETAIL
NOT TO SCALE



SIDE VIEW
NOT TO SCALE

LUMINAIRE & POLE SPECIFICATIONS

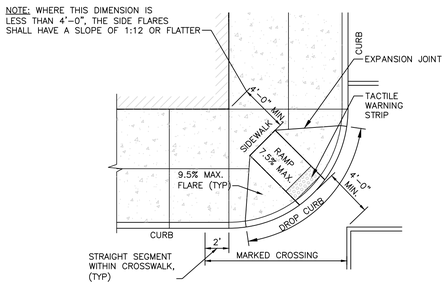
SINGLE ARM-MOUNTED BY COOPER LIGHTING

LUMINAIRE: SEE LIGHTING PLAN SHEET FOR SPECIFICATIONS

POLE: SQUARE STRAIGHT ALUMINUM POLE, DARK BRONZE SSA-15-4C

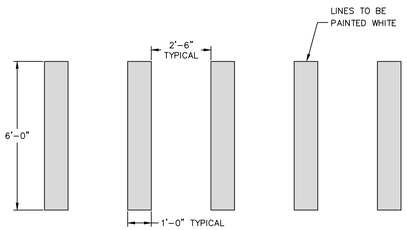
NOTES
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE 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.

POLE AND LUMINARE DETAIL
NOT TO SCALE

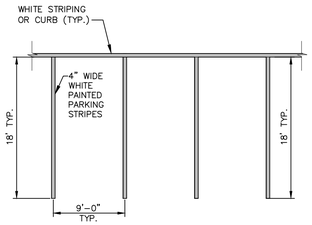


NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS LATEST EDITION; SPECIFICALLY SECTION 608- SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

DIAGONAL RAMP WITH FLARED SLOPES DETAIL
NOT TO SCALE

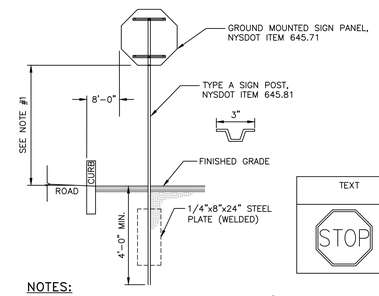


PAINTED CROSSWALK DETAIL
NOT TO SCALE



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'.

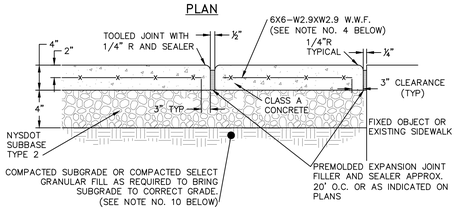
PARKING AND STRIPING DETAIL
NOT TO SCALE



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

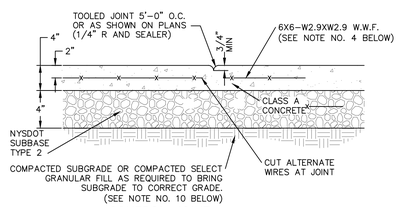
NOTES:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V-UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. SIGN BRACING PER NYSDOT STANDARD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

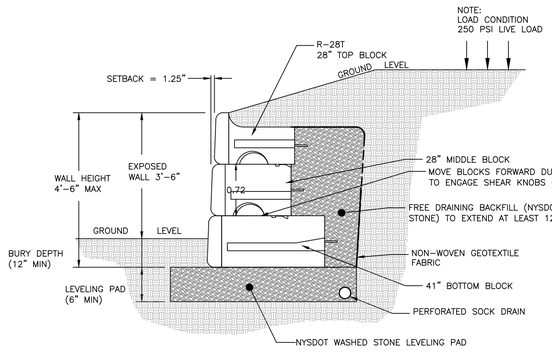


SECTION A-A

CONTROL JOINT

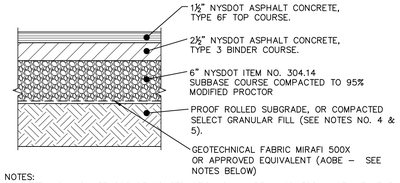
NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL 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				
2	2/24/26	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

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

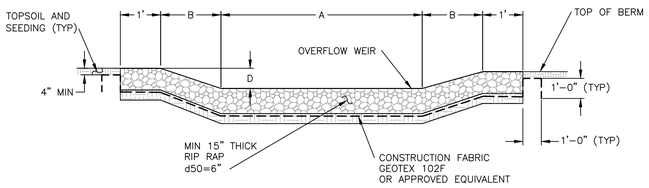
CONSTRUCTION DETAILS

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:	8 OF 12

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

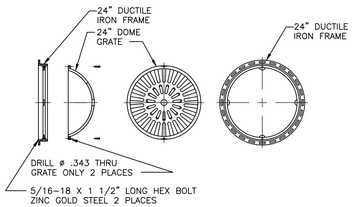


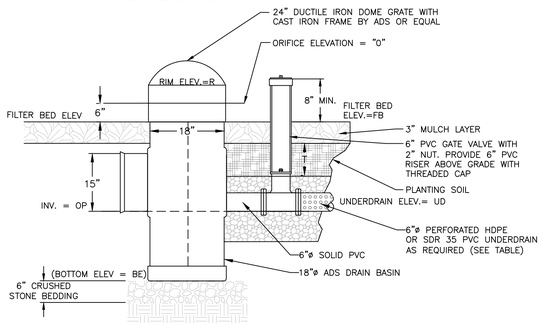
EMERGENCY OVERFLOW WEIR TABLE

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

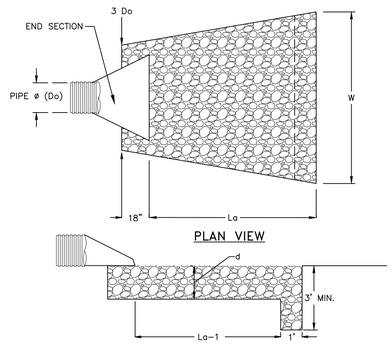




OUTLET CONTROL STRUCTURE DATA

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	48.25	52.00	2.5	51.00	12	47.75	N/A	53.81
B	18"X15" I.D.	YES	54.25	58.58	2.5	57.58	12	54.82	N/A	59.57

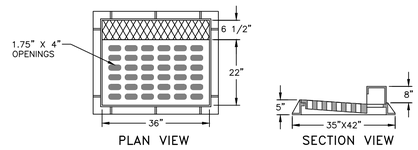
ADS DRAIN BASIN OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE



NOTES:
1. SIZING INFORMATION TAKEN FROM FIGURE 3.16 (PAGE 3.42) AND/OR FIGURE 3.17 (PAGE 3.43) OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" 2016 EDITION.
2. RIPRAP SHALL BE COMPOSED OF A WELL-GRADED MIXTURE OF STONE SIZE SO THAT 50% OF THE PIECES SHALL BE LARGER, BY WEIGHT, THAN THE SPECIFIED d50. THE LARGEST STONE SIZE SHALL BE 1.5 TIMES d50.
3. THE MINIMUM THICKNESS OF THE RIPRAP LAYER SHALL BE 1.5 TIMES THE MAXIMUM STONE DIAMETER FOR d50 OF 15 INCHES OR LESS; AND 1.2 TIMES THE MAXIMUM STONE SIZE FOR d50 GREATER THAN 15 INCHES.
4. A LAYER OF FILTER FABRIC (THICKNESS 20-60 MILS, GRAB STRENGTH 90-120 LBS, SHALL CONFORM TO ASTM D-1777 AND ASTM D-1682) SHALL BE PLACED BETWEEN THE RIPRAP AND THE UNDERLYING SOIL SURFACE. FILTER FABRIC SHALL HAVE A MINIMUM 1' OVERLAP AT ALL SEEMS.

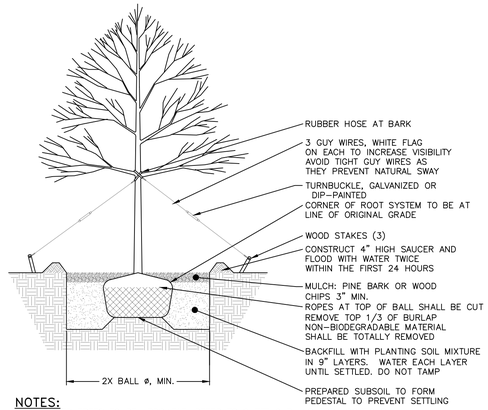
PIPE ID	PIPE ø	3Do	W	La	d	d50 RIPRAP SIZE
ALL OUTLETS	15 INCHES	45 INCHES	9.25 FEET	8 FEET	9 INCHES	4 INCHES

ROCK OUTLET PROTECTION DETAIL
NOT TO SCALE



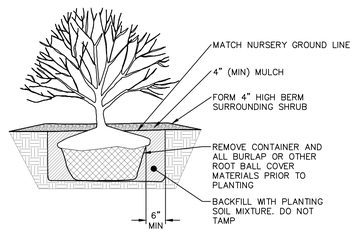
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE: CB 1-3, CB 5-7, AND CB 10 & 11.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



NOTES:
1. PROPOSED TREES TO BE ARBOVITAE. REFER TO SHEET 2 PLANS FOR LOCATIONS.

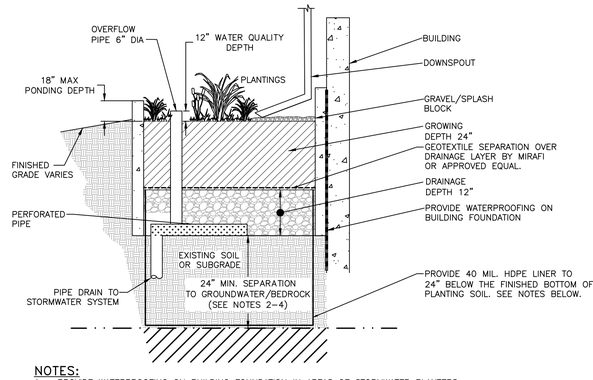
TREE PLANTING DETAIL
NOT TO SCALE



NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.

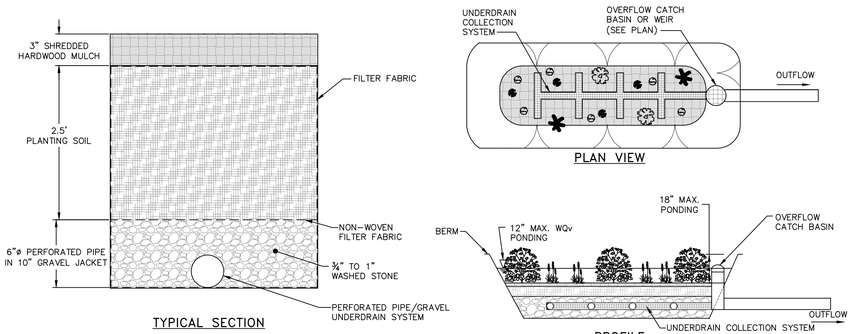
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:
1. PROVIDE WATERPROOFING ON BUILDING FOUNDATION IN AREAS OF STORMWATER PLANTERS.
2. DESIGN SHOWN BASED UPON DEPTH TO GROUNDWATER AND/OR BEDROCK BEING LESS THAN 24" BELOW THE FINISHED BOTTOM OF PLANTING SOIL ELEVATION. THE CONTRACTOR SHALL EXCAVATE TEST PITS IN THE LOCATION OF THE STORMWATER PLANTERS TO VERIFY GROUNDWATER AND BEDROCK DEPTHS.
3. IF BEDROCK IS LESS THAN 24" BELOW THE FINISHED PLANTING SOIL ELEVATION, IT SHALL BE REMOVED TO PROVIDE THE REQUIRED 24" OF SEPARATION.
4. IF GROUNDWATER IS ENCOUNTERED AT DEPTHS LESS THAN 24" BELOW THE FINISHED BOTTOM OF PLANTING SOIL ELEVATION, A 40 MIL HDPE LINER SHALL BE PROVIDED AT A DEPTH OF 24" MIN. BELOW THE PLANTING SOIL ELEVATION.
5. IF GROUNDWATER IS GREATER THAN 24" BELOW THE FINISHED BOTTOM OF PLANTING SOIL ELEVATION, THE 40 MIL HDPE LINER IS NOT REQUIRED.

STORMWATER PLANTER DETAIL
NOT TO SCALE

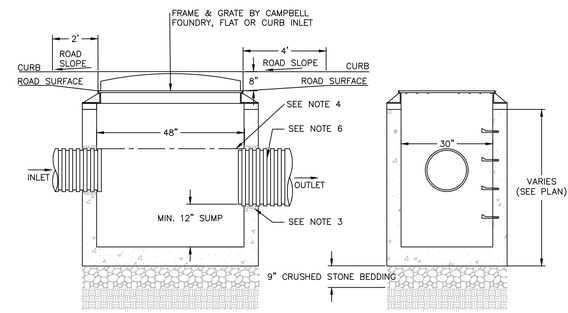


TYPICAL SECTION

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
6. OUTLET PIPE FROM THE OUTLET CONTROL STRUCTURE TO BE 10" HIGHER THAN UNDERDRAIN INVERT.

FILTRATION 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			
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2	2/24/26	PER PLANNING BOARD COMMENTS	CMB				

STATE OF NEW YORK — MICHAEL A. BOSSONE — 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

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:	9 OF 12

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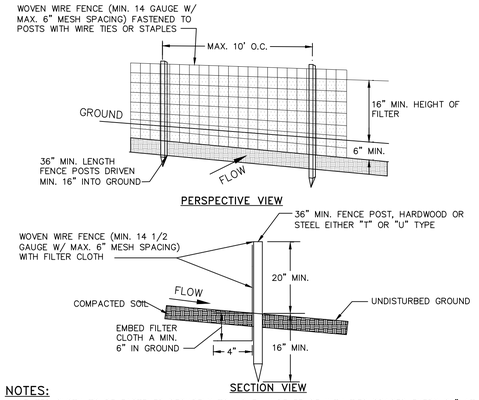

NOTES:

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

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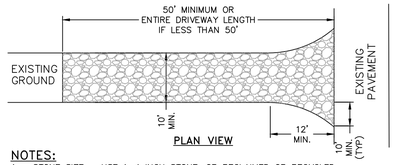

NOTES:

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

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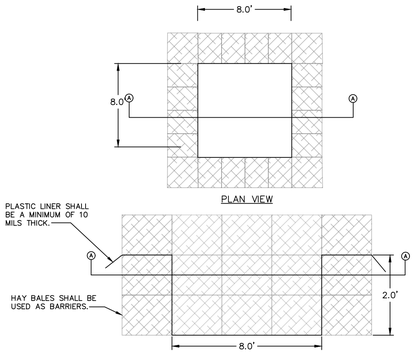
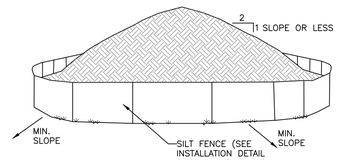


NOTES:

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

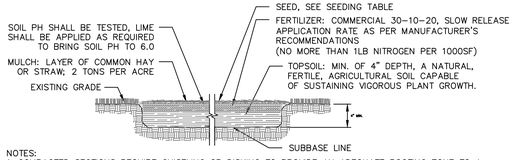


NOTES:

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

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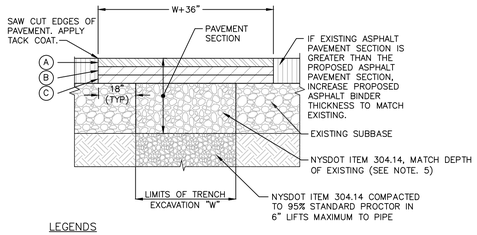

LEGENDS

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

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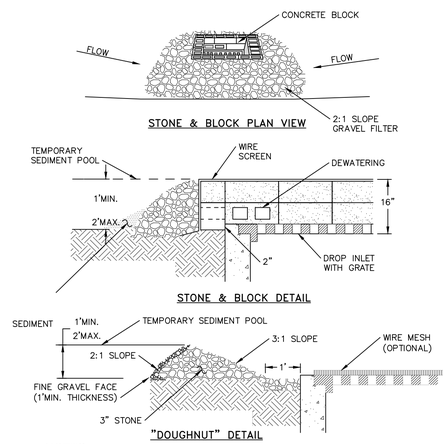

NOTES:

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

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STATE OF NEW YORK · ROBERT A. BEEKMAN · 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

DIA BEACON

3 BEEKMAN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-41-605699

JOB #:	2025:038
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TITLE:	CD-3
SHEET:	10 OF 12

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	SYMBOL	QTY	ABBR	SPECIES	COMMON NAME	SIZE, BY QTY.	SPACING	NOTES
TREES		7	Ar	*ACER RUBRUM*	RED MAPLE	4" CAL.	SEE PLAN	
		1	Ck	*CLADRASTIS KENTUKEA*	AMERICAN YELLOWWOOD	5" CAL.	SEE PLAN	SPECIMEN TREE
		4	Lt	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	4" CAL.	SEE PLAN	
		11	Qb	*QUERCUS BICOLOR*	SWAMP WHITE OAK	4" CAL.	SEE PLAN	
		3	Qr	*QUERCUS RUBRA*	RED OAK	4" CAL.	SEE PLAN	
		10	Ta	*TILIA AMERICANA*	AMERICAN LINDEN	4" CAL.	SEE PLAN	ALT: ZELKOVA, ULMUS PARVIFOLIA

PLANTING SCHEDULE

	SYMBOL	QTY	ABBR	SPECIES	COMMON NAME	SIZE, BY QTY.	SPACING	NOTES
MULTISTEM/SMALL TREES		11	Cc	*CARPINUS CAROLINIANA*	AMERICAN HORNBEAM, MULTISTEM	8'-10'	12' O.C.; SEE PLAN	MULTISTEM, SCREENING, MARCESCENT; ALT: LINDERA
		34	Cf	*CORNUS FLORIDA*	GRAY DOGWOOD	6'-8' (24) 10-12' (10)	SEE PLAN	MULTISTEM, SCREENING
		13	Mv	*MAGNOLIA VIRGINIANA*	SWEETBAY MAGNOLIA	8'	SEE PLAN	MULTISTEM, SCREENING, SEMI-EVERGREEN
SHRUB		83	Rm	*RHODODENDRON MAXIMUM*	ROSEBAY RHODODENDREN	#5 Gal.	6' O.C.; SEE PLAN	SCREENING, EVERGREEN
				EXISTING TREE	VARIES			

PLANTING SCHEDULE (CONT')

LEGEND

PROPERTY LINE



1 PLANTING PLAN - NORTHEAST PARKING LOT
SCALE: 1" = 20'-0"

1" = 20'-0" 0 10 20 40FT NORTH

DBN

Dia Beacon Parking Lot

PROJECT ADDRESS:
3 Beekman St, Beacon, NY 12508
PH. 845-440-0100

TAX PARCEL ID:
130200-5954-33-549777-0000

CLIENT:

DIA ART FOUNDATION
535 W 22 St, New York, NY 10011
PH. 212-989-5566

LANDSCAPE DESIGNER:

STUDIO ZEWDE
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

CIVIL ENGINEER:

HUDSON LAND DESIGN PROFESSIONAL ENGINEERING
174 Main Street
Beacon, New York 12508
PH. 845-440-6926

STAMP:

DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
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DRAWN BY:	CHECKED BY:
RI	SZ
DATE: February 24, 2026	PROJECT NUMBER: 2110

PLANTING PLAN NORTHEAST PARKING LOT

11 of 12

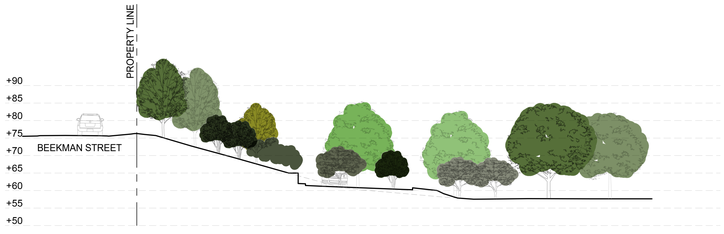
L-101



1 5 YEAR E-W SECTION - NORTHEAST PARKING LOT
SCALE: 1/16" = 1' - 0"



2 20 YEAR E-W SECTION - NORTHEAST PARKING LOT
SCALE: 1/16" = 1' - 0"



3 5 YEAR N-S SECTION - NORTHEAST PARKING LOT
SCALE: 1/16" = 1' - 0"



4 20 YEAR N-S SECTION - NORTHEAST PARKING LOT
SCALE: 1/16" = 1' - 0"

1/16" = 1'-0" 0 8 16 32FT

DBN

Dia Beacon Parking Lot

PROJECT ADDRESS:
3 Beekman St, Beacon, NY 12508
PH. 845-440-0100

TAX PARCEL ID:
130200-5954-33-549777-0000

CLIENT:

Dia:

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535 W 22 St, New York, NY 10011
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LANDSCAPE DESIGNER:

studio zewde

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218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

CIVIL ENGINEER:

HUDSON LAND DESIGN PROFESSIONAL ENGINEERING
174 Main Street
Beacon, New York 12508
PH. 845-440-6926

STAMP:

DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
01	26-02-24	PLANTING PLAN

DRAWN BY:	CHECKED BY:
AD	SZ
DATE:	PROJECT NUMBER:
February 24, 2026	2110

PLANTING SECTIONS NORTHEAST PARKING LOT

L-301

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
Revised February 24, 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 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 conveys 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 1.8 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 proposed a bioretention area and stormwater planter that will treat the runoff volume prior to discharging to the existing onsite stormwater conveyance system.

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 Dutchess 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 and offsite 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 a bioretention areas and stormwater planter. The following is a description of the subcatchments:

Subcatchment 10 is comprised of approximately ±1.76 acres of onsite and offsite 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 and offsite 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 and a dry pond, prior to discharging to an onsite drainage ditch and to SDP 1.

Subcatchment 12 is comprised of ±0.10 acres of onsite area tributary to SDP 1. Land cover consists of the proposed storage building and stormwater planter. Runoff from the subcatchment travels

via roof leaders to a proposed stormwater planter 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	1.76	Existing Impervious surfaces, 1/8 acre developed residential lots, grassed and wooded areas	79	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	0.10	Proposed storage building	97	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	2.0	8.5	7.9	19.1	16.3
Change	-0.8 -28.6%		-0.6 --7.1%		-2.8 -14.7%	

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 bioretention area and stormwater planter 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.

Runoff from the new impervious portions of the proposed development, consisting of the proposed building roof and parking, will be directed to a bioretention area and 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 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	3,456
12	480	N/A	N/A	Stormwater Planter	515
Total	**3,414**				**3,971**

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.

6.7.3 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. The bioretention area is located in C soils. Therefore, they are equipped with underdrains and provide 40% runoff reduction.

6.7.3.2 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. One filtration stormwater planter are proposed for treating runoff from the proposed building 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)

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	-	1,382	1,382
12	480	140	206	-	206
Total	**3,414**	**839**	**206**	**1,382**	**1,588**

* 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 & Stormwater Planters

The bioretention area and stormwater planter 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 filter bed area 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 a bioretention area and stormwater planter.

APPENDIX A

NOTICE OF INTENT & MS4 ACCEPTANCE FORM

MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information	
1. Owner/Operator Name:	DIA Center for the Arts
2. Contact Person:	Rachel Pivnick
3. Street Address:	535 West 22nd Street, 6th Floor
4. City/State/Zip:	New York, NY 10011
II. Project Site Information	
5. Project/Site Name:	DIA Beacon - Parking Lot Expansion
6. Street Address:	3 Beekman Street
7. City/State/Zip:	Beacon, NY 12508
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information	
8. SWPPP Reviewed by:	
9. Title/Position:	
10. Date Final SWPPP Reviewed and Accepted:	
IV. Regulated MS4 Information	
11. Name of MS4 Operator:	City of Beacon
12. MS4 SPDES Permit Identification Number: NYR20A	040
13. Street Address:	1 Municipal Plaza
14. City/State/Zip:	Beacon, NY 12508
15. Telephone Number:	(845) 294-3700

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name[1]:

Title/Position:

Signature:

Date: 12/30/2025

VI. Additional Information

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

Owner/Operator Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

Project/Site Name: DIA Beacon - Parking Lot Expansion

eNOI Submission ID: _____

eNOI Submitted by: ☐ **Owner/Operator** ☑ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner/Operator First Name MI Owner/Operator Last Name

_____

Signature

12/30/2025

Date

Revised: January 2025

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

Project/Site Name:	DIA Beacon - Parking Lot Expansion
eNOI Submission ID:	
Owner/Operator Name:	DIA Center for the Arts

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the 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.

Michael	A.	Bodendorf
SWPPP Preparer First Name	MI	SWPPP Preparer Last Name

	12/30/2025
Signature	Date

Revised: January 2025

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.

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

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

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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.

Custom Soil Resource Report
Soil Map (DIA Center For The Arts)



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

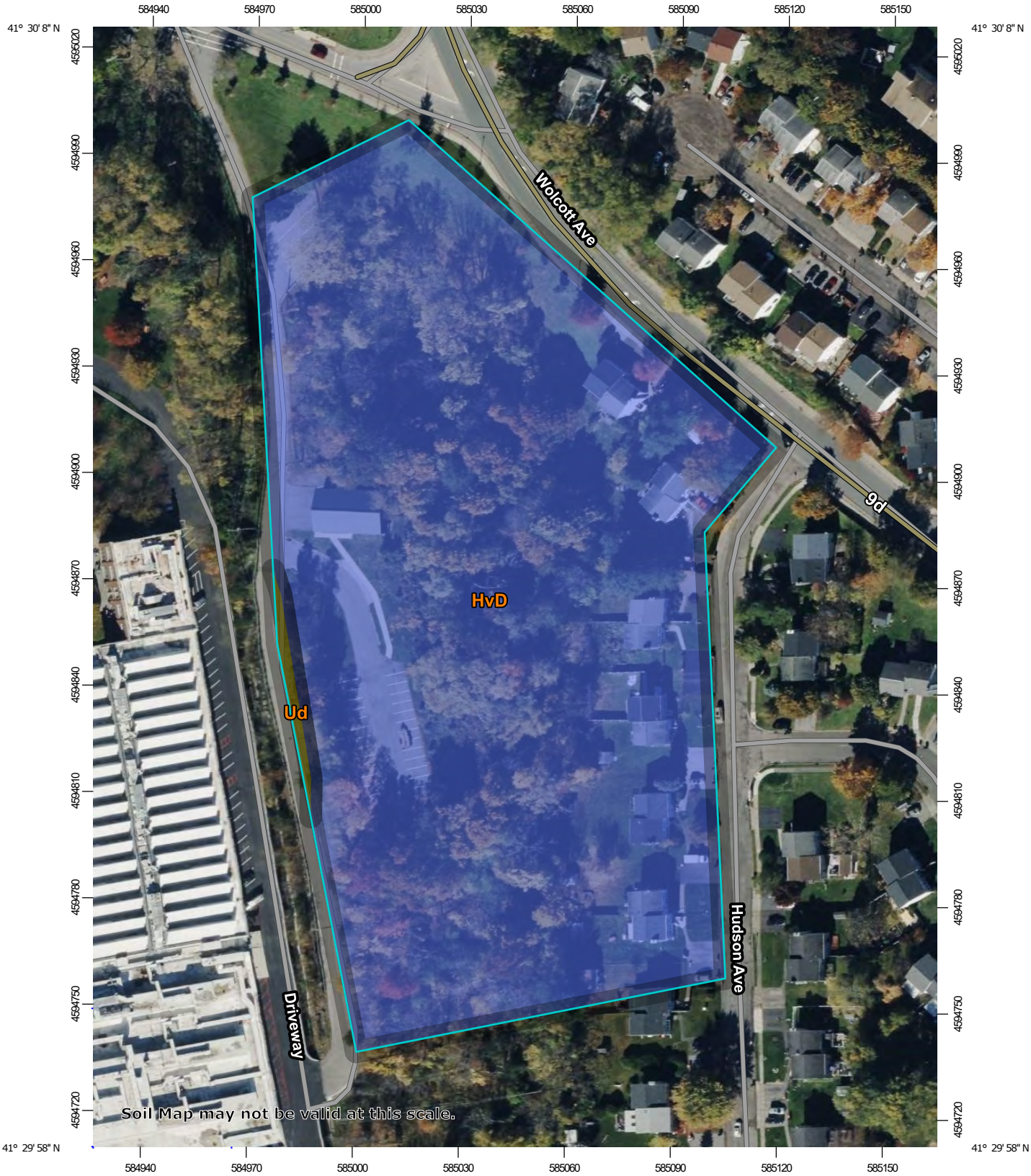
Soil Erosion Factors are soil properties and interpretations used in evaluating the soil for potential erosion. Example soil erosion factors can include K factor for the whole soil or on a rock free basis, T factor, wind erodibility group and wind erodibility index.

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

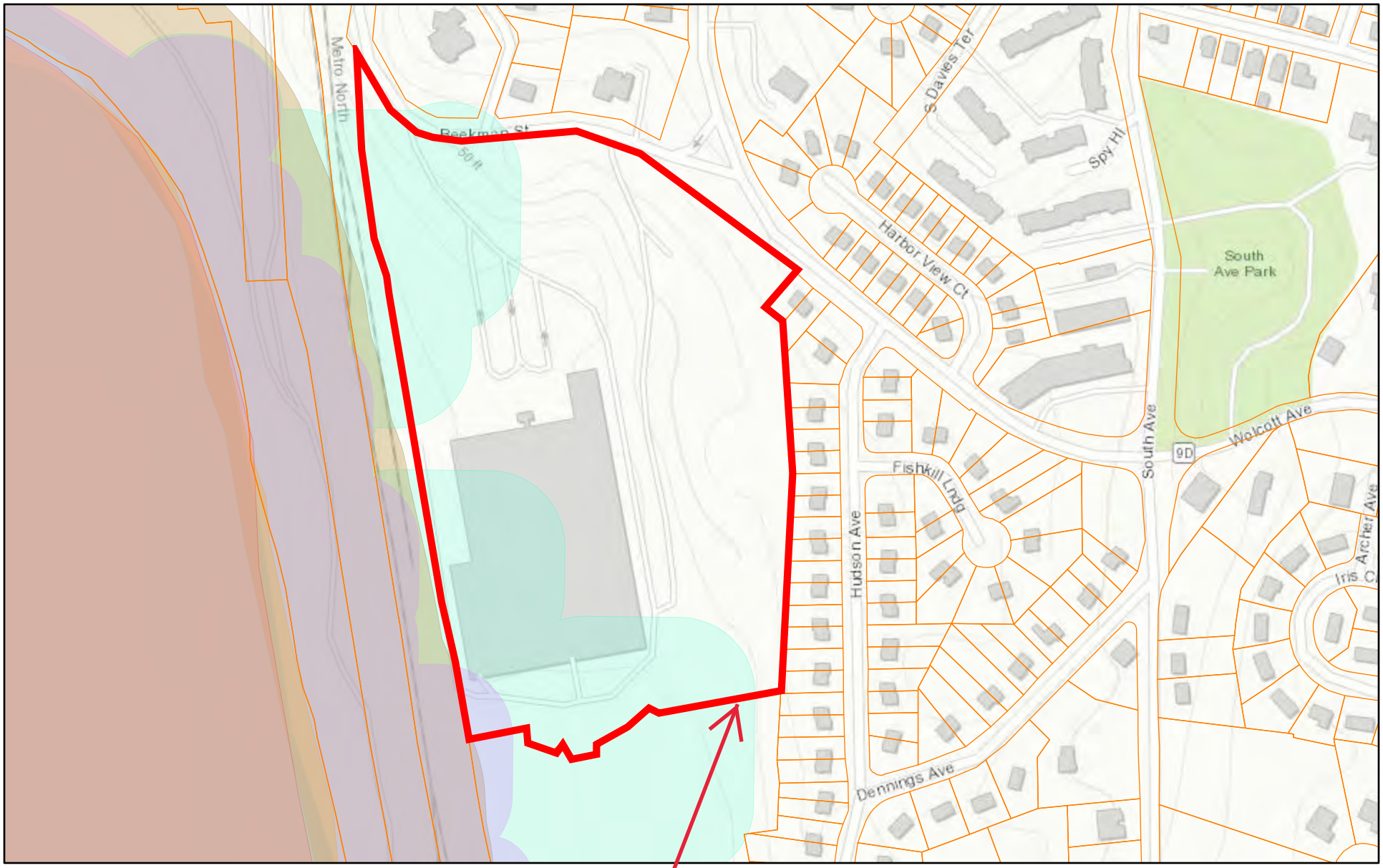
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.54	0.72	0.89	1.09	**1yr**	0.76	1.06	1.24	1.59	2.01	2.08	2.36	**1yr**	1.84	2.27	2.54	3.33	4.08	**1yr**
2yr	0.37	0.58	0.71	0.96	1.19	1.42	**2yr**	1.03	1.39	1.61	2.05	2.58	3.07	3.45	**2yr**	2.71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

NYSDEC HV Natural 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

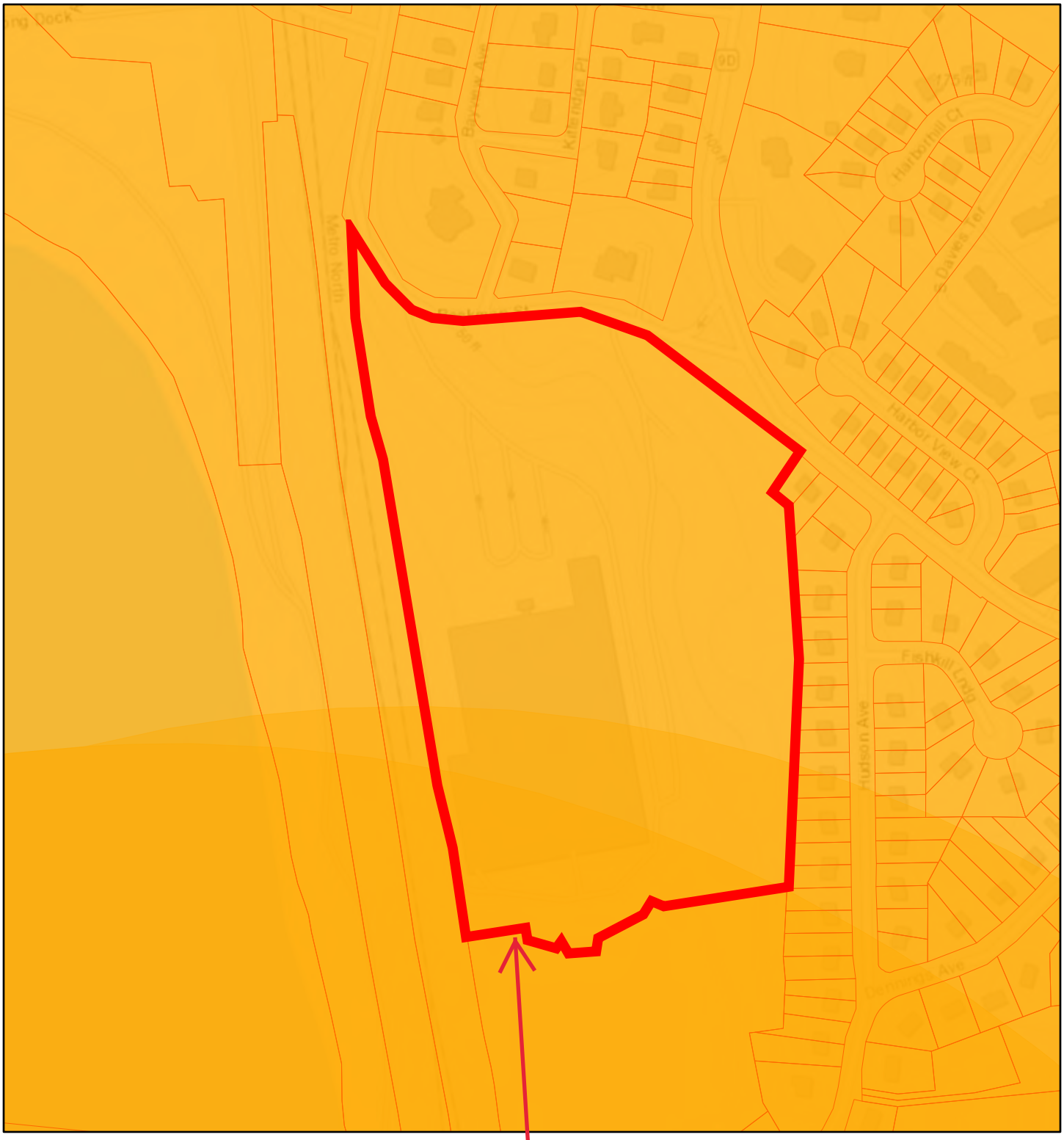
Orange County, NY, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

NYS Department of Environmental Conservation
Not a legal document

Hudson Valley Natural Resource Mapper Legend (Active Layers)

- Hudson River Estuary Program Boundary
- Known Important Areas for Rare Aquatic Animals
- Known Important Areas for Rare Plants
- Known Important Areas for Rare Wetland Animals
- Known Important Areas for Rare Terrestrial Animals
- Important Bat Foraging Areas
- Known Important Areas for Migratory Fish
- Known Important Coldwater Stream Habitats
- Significant Natural Communities
- Significant Biodiversity Areas in the Hudson River Valley
- Audubon Important Bird Areas
- Tax Parcels

NYSDEC Resource Mapper- DIA Beacon: Rare Plants & Animals



December 29, 2025

1:4,514

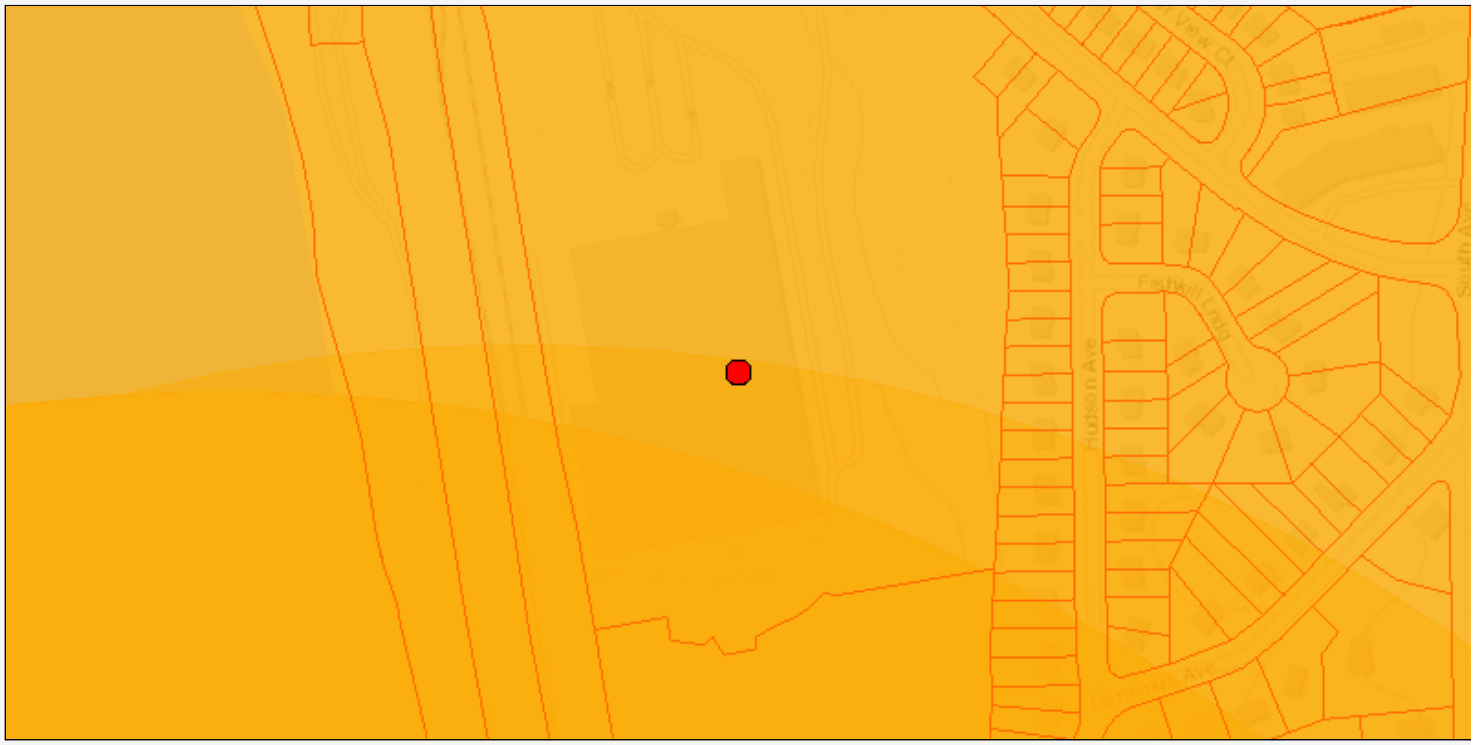
0 0.03 0.06 0.11 mi

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



The coordinates of the point you clicked on are:

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

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 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

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

Environmental Resource Mapper

Visible Layers [Legend]

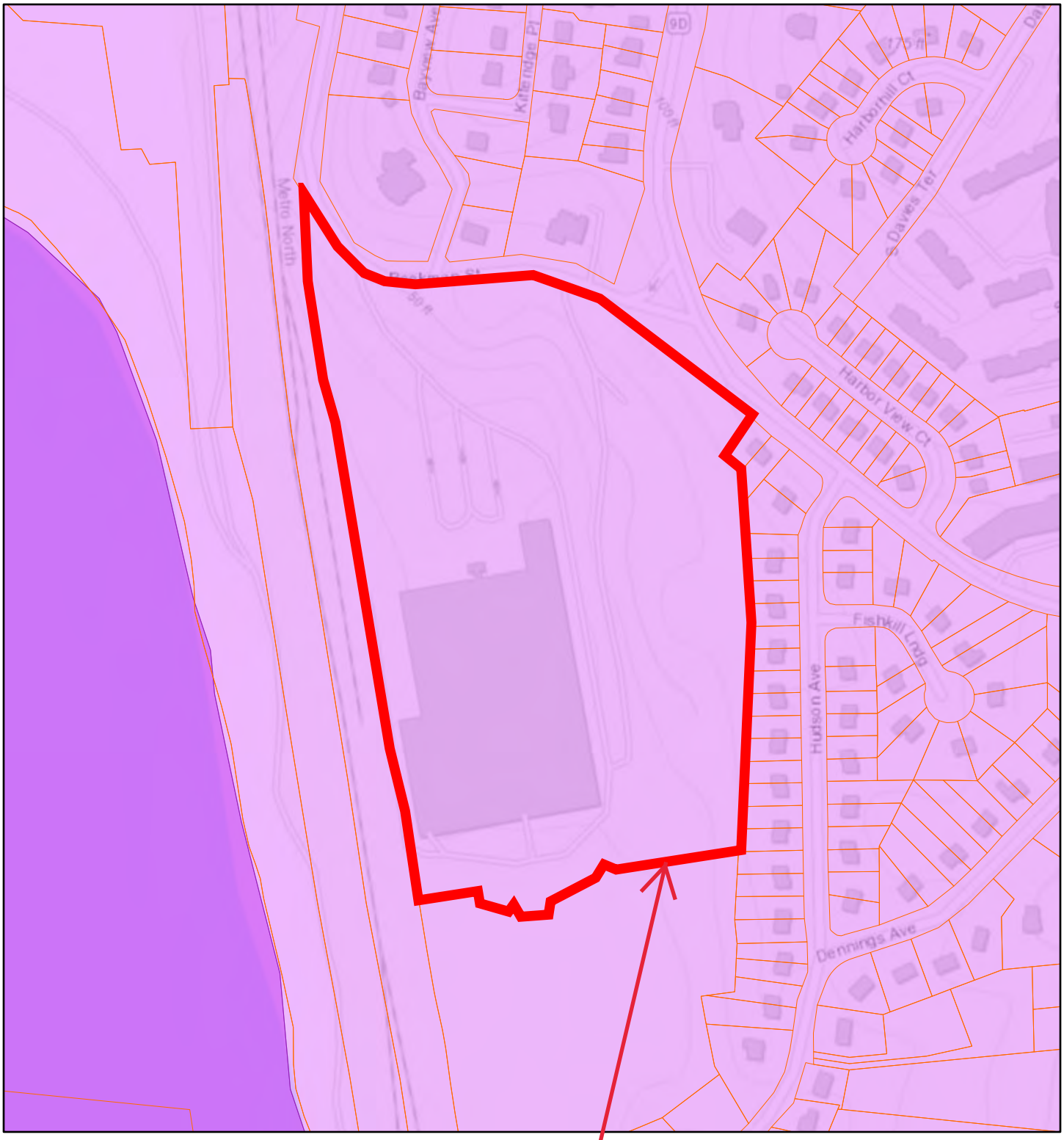
Map Layers

- [x] Rare Plants or Animals

Reference Layers

- [ ] Tax Parcels

NYSDEC Resource Mapper- DIA Beacon: Significant Natural Communities



December 29, 2025

1:4,514

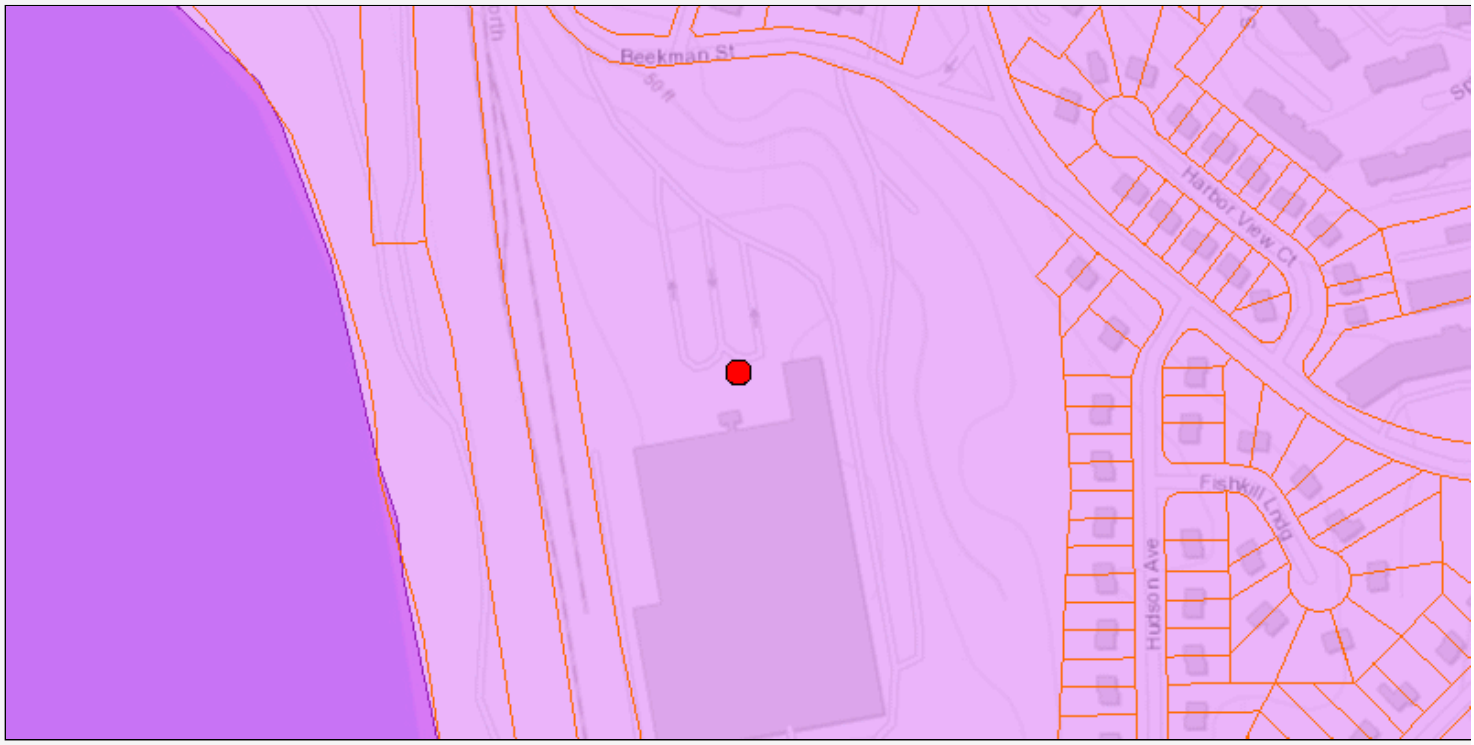
0 0.03 0.06 0.11 mi

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

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

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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

NYSDEC Resource Mapper- DIA Beacon: State Wetlands Map



December 29, 2025

1:4,514

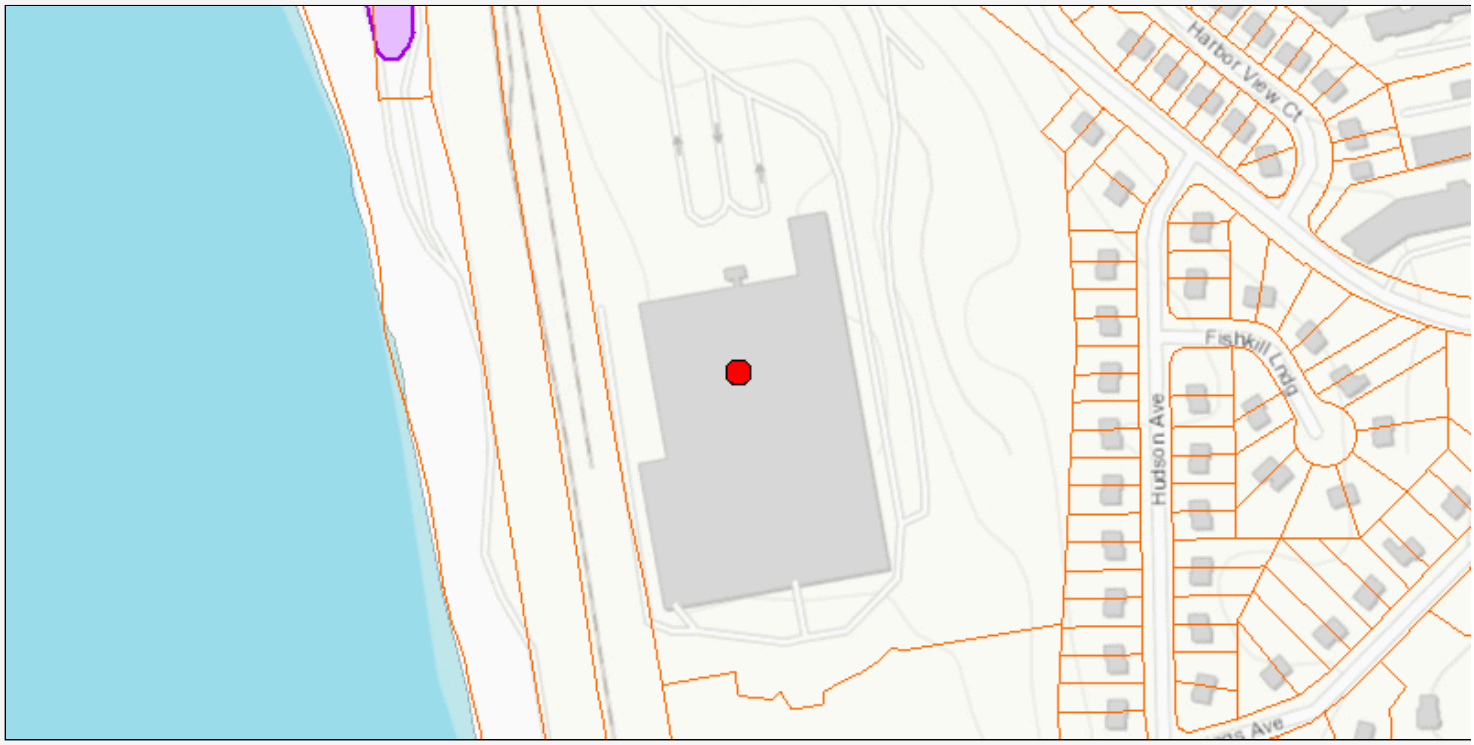
0 0.03 0.06 0.11 mi

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:

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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
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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

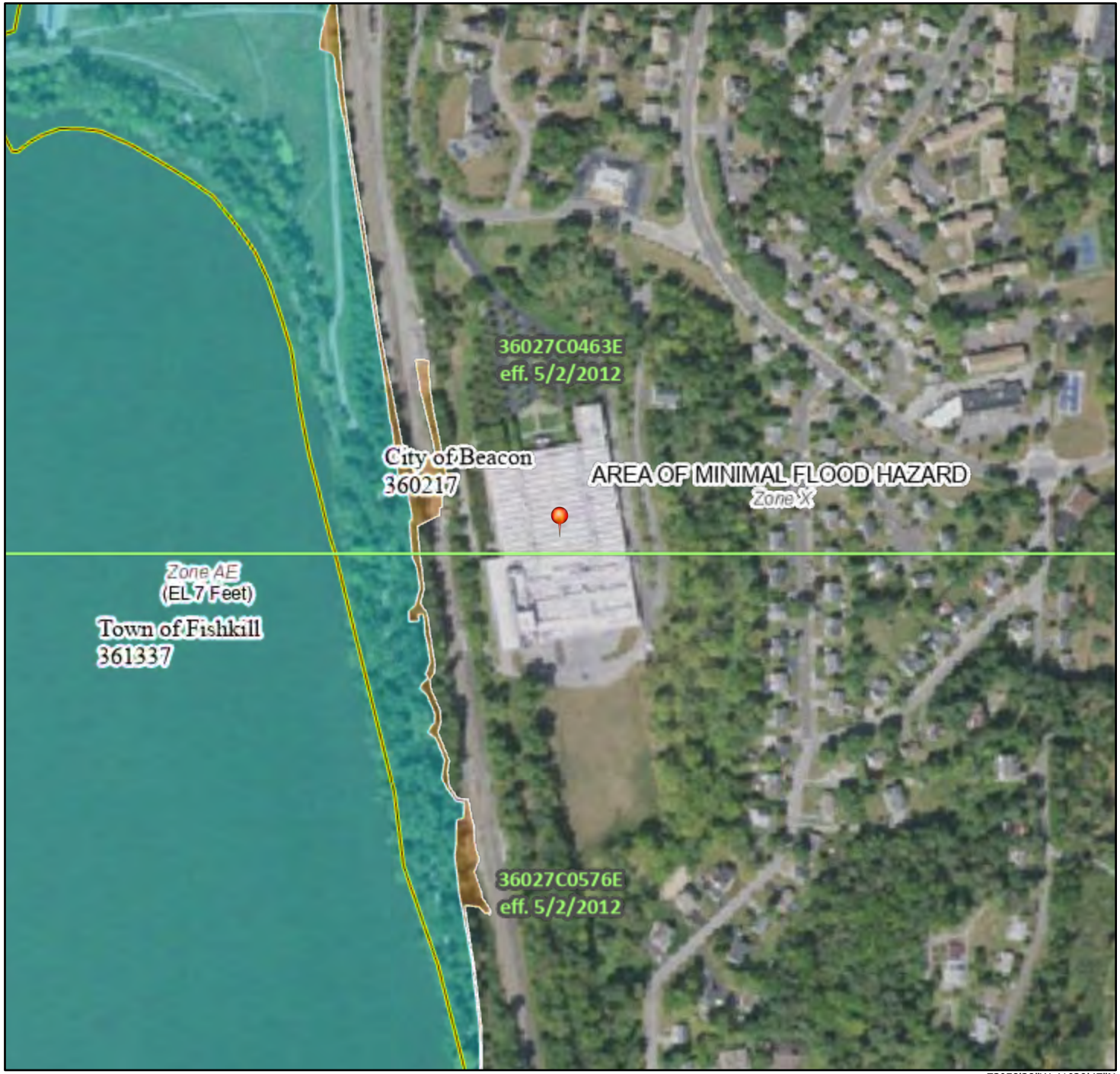
Reference Layers

- Tax Parcels

National Flood Hazard Layer FIRMette

FEMA

73°59'16"W 41°30'14"N



73°58'38"W 41°29'47"N

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

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

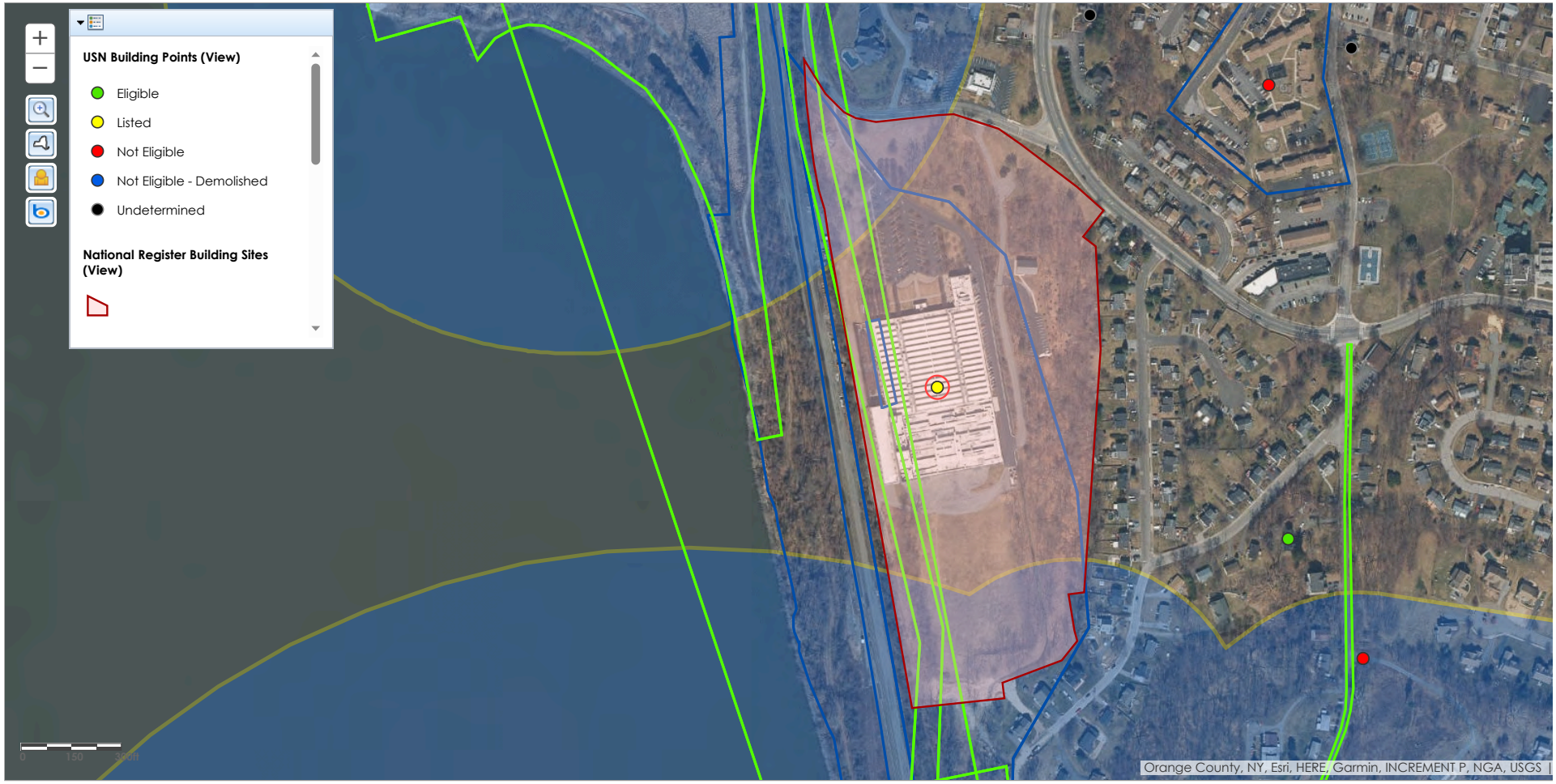
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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.

CRIS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE

Welcome Gues



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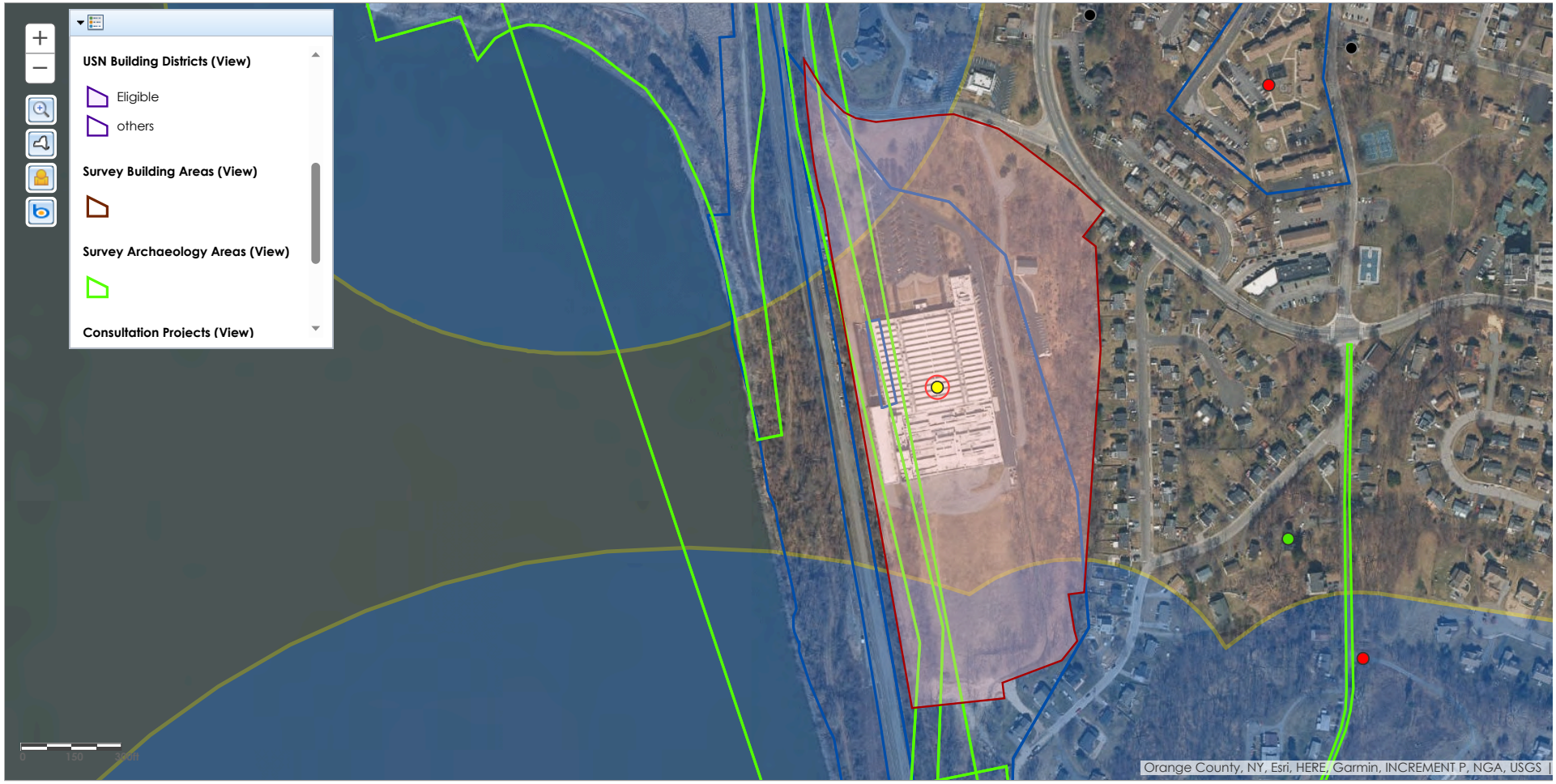
CRIS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE

Welcome Gues



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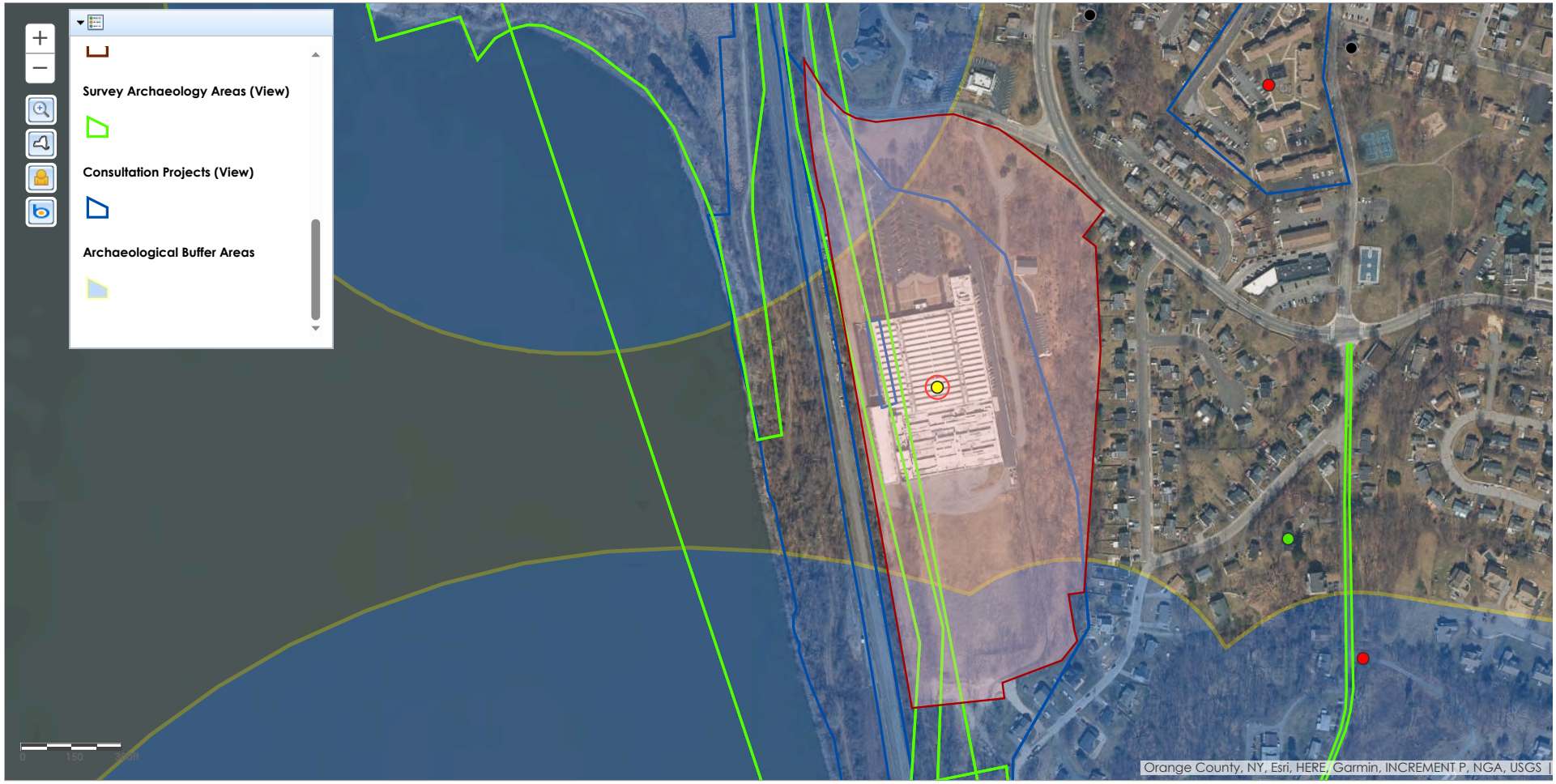
CRIS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE

Welcome Gues



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New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

KATHY MOSER
Acting Commissioner

January 14, 2026

Clayton Bodendorf
Hudson Land Design
174 Main Street
Beacon, NY 12508

Re: DEC
DIA Beacon
3 Beekman St, Beacon, Dutchess County, NY 12508
25PR11850

Dear Clayton Bodendorf:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). 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 State Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

We note that the project area of potential effect is within the National Biscuit Company Carton Making and Printing Plant, which is listed in the State and National Registers of Historic Places. We have reviewed the project description and supplemental documentation that were submitted to our office on January 2, 2025. Based upon that review, it is the OPRHP's opinion that the new paved parking lot, additional spaces in the existing parking lot, and new 60' by 70' storage building, as described, will have No Adverse Impact on historic and archaeological resources.

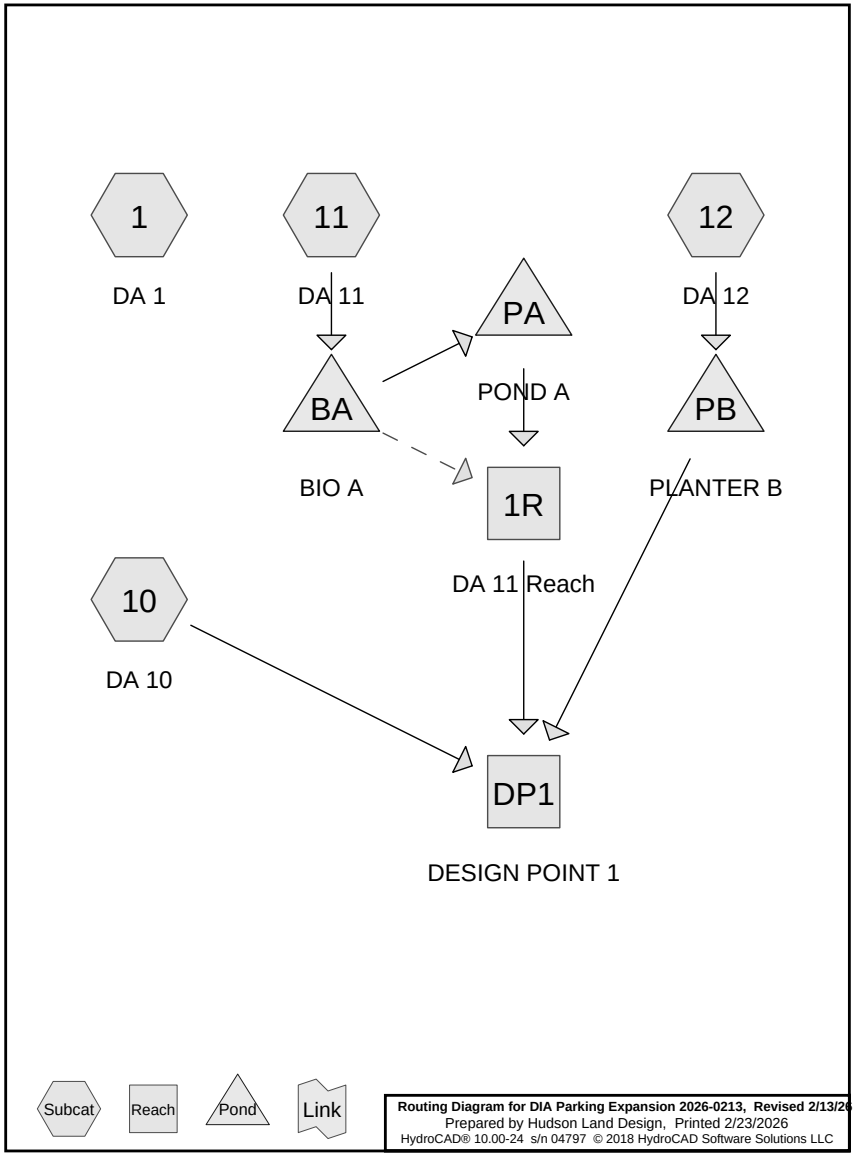
If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Mariana Staines
Historic Site Restoration Coordinator
518-268-2142 | mariana.montesstaines@parks.ny.gov

APPENDIX D

HYDROCAD MODEL



Summary for Subcatchment 1: DA 1

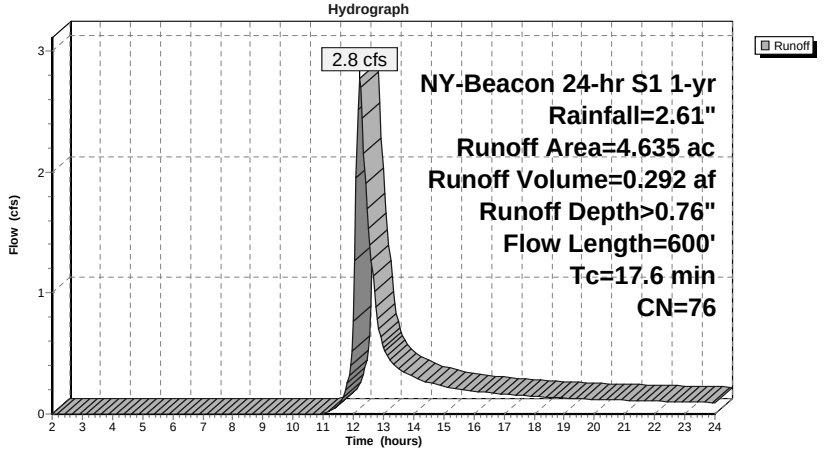
Runoff = 2.8 cfs @ 12.21 hrs, Volume= 0.292 af, Depth> 0.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 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

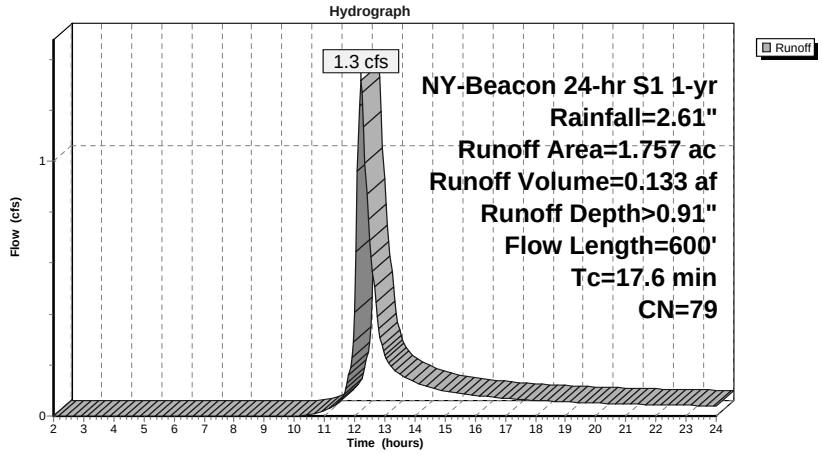
Runoff = 1.3 cfs @ 12.21 hrs, Volume= 0.133 af, Depth> 0.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 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
0.549	70	Woods, Good, HSG C
0.448	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
1.757	79	Weighted Average
1.253		71.31% Pervious Area
0.504		28.69% 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

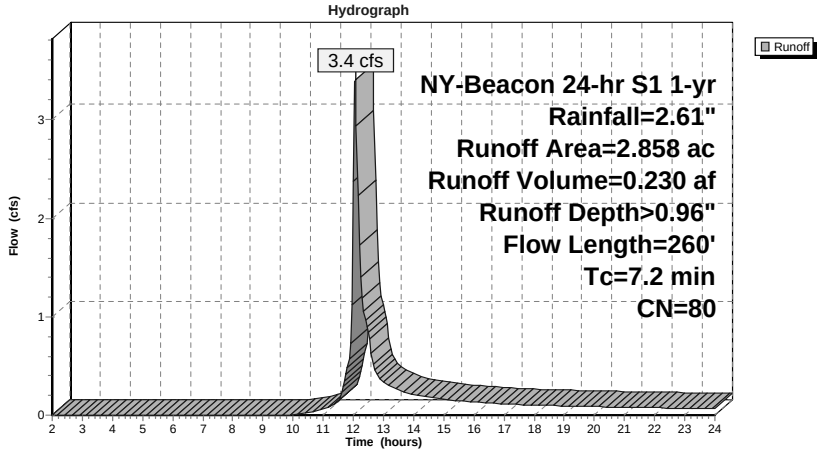
Runoff = 3.4 cfs @ 12.06 hrs, Volume= 0.230 af, Depth> 0.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 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

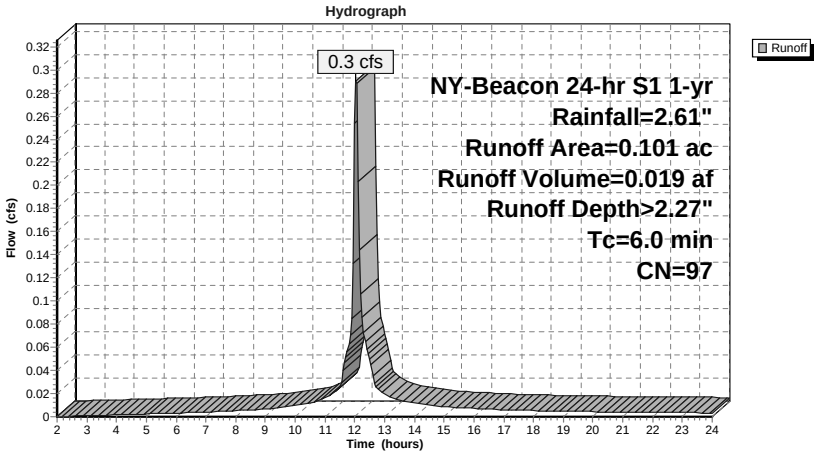
Runoff = 0.3 cfs @ 12.04 hrs, Volume= 0.019 af, Depth> 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 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
0.005	74	>75% Grass cover, Good, HSG C
0.101	97	Weighted Average
0.005		4.95% Pervious Area
0.096		95.05% 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 > 0.66" for 1-yr event
Inflow = 0.6 cfs @ 12.26 hrs, Volume= 0.157 af
Outflow = 0.6 cfs @ 12.26 hrs, Volume= 0.157 af, Atten= 0%, Lag= 0.0 min

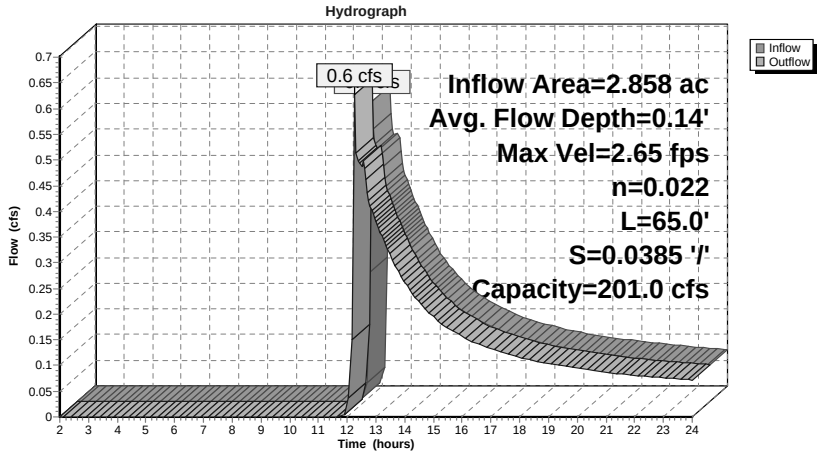
Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.65 fps, Min. Travel Time= 0.4 min
Avg. Velocity = 1.69 fps, Avg. Travel Time= 0.6 min

Peak Storage= 15 cf @ 12.26 hrs
Average Depth at Peak Storage= 0.14'
Bank-Full Depth= 2.00' Flow Area= 13.3 sf, Capacity= 201.0 cfs

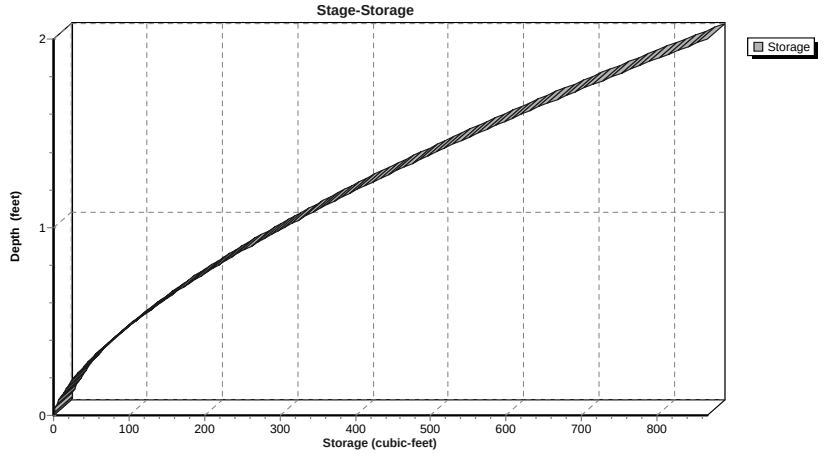
10.00' x 2.00' deep Parabolic Channel, n= 0.022 Earth, clean & straight
Length= 65.0' Slope= 0.0385 '/'
Inlet Invert= 47.00', Outlet Invert= 44.50'



Reach 1R: DA 11 Reach



Reach 1R: DA 11 Reach

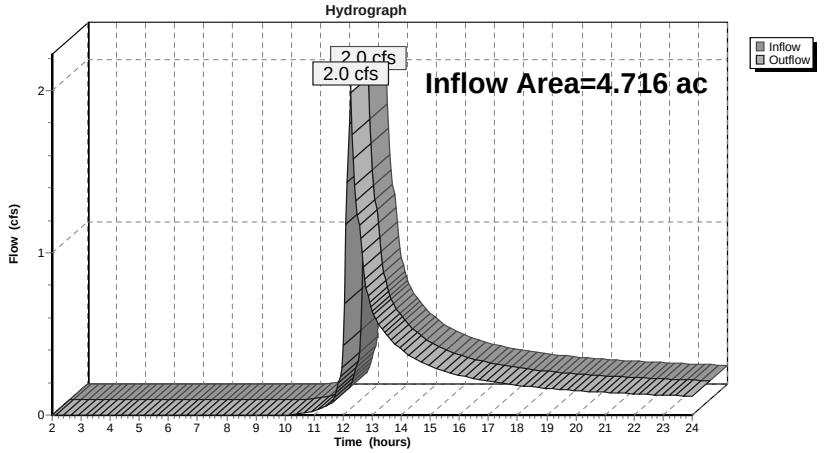


Summary for Reach DP1: DESIGN POINT 1

Inflow Area = 4.716 ac, 31.29% Impervious, Inflow Depth > 0.77" for 1-yr event
Inflow = 2.0 cfs @ 12.25 hrs, Volume= 0.302 af
Outflow = 2.0 cfs @ 12.25 hrs, Volume= 0.302 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 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 > 0.96" for 1-yr event
Inflow = 3.4 cfs @ 12.06 hrs, Volume= 0.230 af
Outflow = 1.5 cfs @ 12.25 hrs, Volume= 0.164 af, Atten= 55%, Lag= 11.7 min
Primary = 1.0 cfs @ 12.25 hrs, Volume= 0.078 af
Secondary = 0.6 cfs @ 12.25 hrs, Volume= 0.086 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 52.10' @ 12.25 hrs Surf.Area= 2,269 sf Storage= 3,095 cf

Plug-Flow detention time= 178.1 min calculated for 0.164 af (71% of inflow)
Center-of-Mass det. time= 65.7 min (936.4 - 870.7)

Volume	Invert	Avail.Storage	Storage Description
#1	47.42'	5,437 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

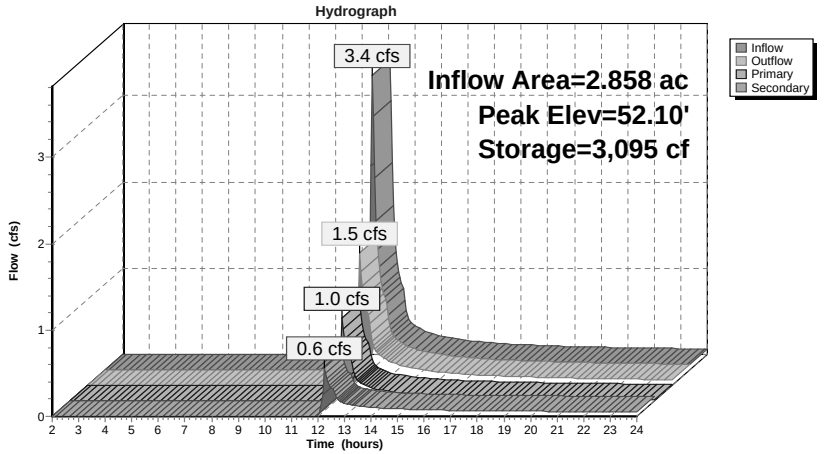
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
47.42	290	0	0
50.99	290	1,035	1,035
51.00	1,448	9	1,044
52.00	2,188	1,818	2,862
53.00	2,962	2,575	5,437

Device	Routing	Invert	Outlet Devices
#1	Primary	52.00'	**12.0' 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
#2	Secondary	48.25'	**1.000 in/hr Exfiltration over Surface area above 48.25'** Excluded Surface area = 290 sf
#3	Secondary	52.00'	**18.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

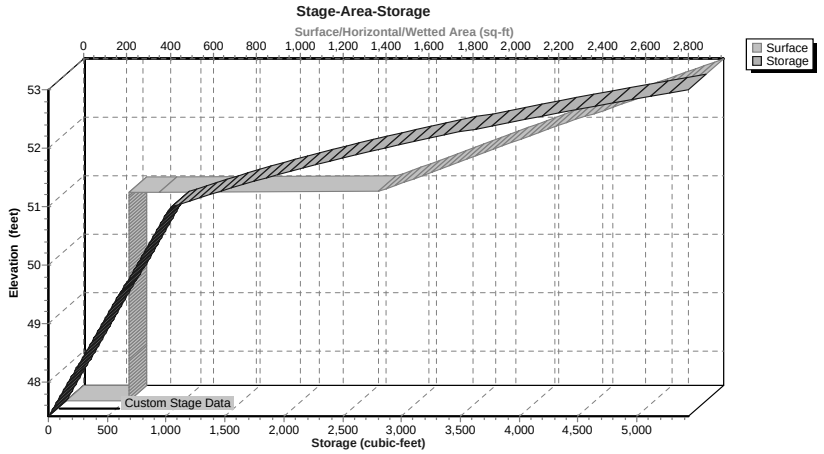
Primary OutFlow Max=0.9 cfs @ 12.25 hrs HW=52.10' TW=50.06' (Dynamic Tailwater)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 0.9 cfs @ 0.76 fps)

Secondary OutFlow Max=0.6 cfs @ 12.25 hrs HW=52.10' TW=47.13' (Dynamic Tailwater)
├**2=Exfiltration** (Exfiltration Controls 0.0 cfs)
└**3=Orifice/Grate** (Weir Controls 0.5 cfs @ 1.05 fps)

Pond BA: BIO A



Pond BA: BIO A



Summary for Pond PA: POND A

Inflow Area = 2.858 ac, 30.64% Impervious, Inflow Depth > 0.33" for 1-yr event
Inflow = 1.0 cfs @ 12.25 hrs, Volume= 0.078 af
Outflow = 0.2 cfs @ 12.85 hrs, Volume= 0.071 af, Atten= 76%, Lag= 35.6 min
Primary = 0.2 cfs @ 12.85 hrs, Volume= 0.071 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 50.23' @ 12.85 hrs Surf.Area= 4,203 sf Storage= 966 cf

Plug-Flow detention time= 101.2 min calculated for 0.071 af (92% of inflow)
Center-of-Mass det. time= 64.2 min (947.8 - 883.6)

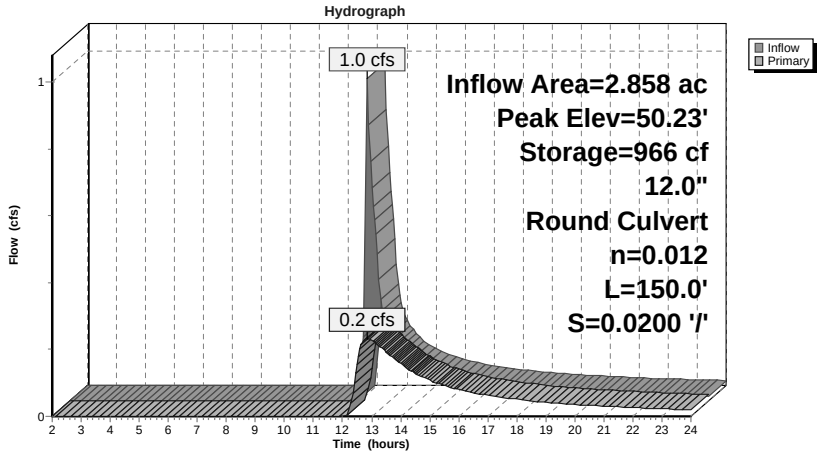
Volume	Invert	Avail.Storage	Storage Description
#1	50.00'	15,665 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
50.00	4,022	0	0
51.00	4,793	4,408	4,408
52.00	5,628	5,211	9,618
53.00	6,466	6,047	15,665

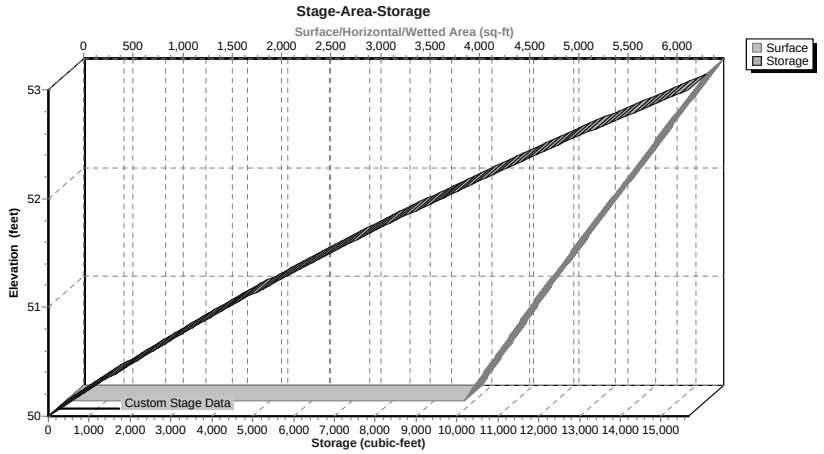
Device	Routing	Invert	Outlet Devices
#1	Primary	50.00'	**12.0" Round Culvert** L= 150.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 50.00' / 47.00' S= 0.0200 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.2 cfs @ 12.85 hrs HW=50.23' TW=47.11' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.2 cfs @ 1.65 fps)

Pond PA: POND A



Pond PA: POND A



Summary for Pond PB: PLANTER B

Inflow Area = 0.101 ac, 95.05% Impervious, Inflow Depth > 2.27" for 1-yr event
Inflow = 0.3 cfs @ 12.04 hrs, Volume= 0.019 af
Outflow = 0.2 cfs @ 12.12 hrs, Volume= 0.012 af, Atten= 33%, Lag= 5.1 min
Primary = 0.2 cfs @ 12.12 hrs, Volume= 0.012 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 58.63' @ 12.10 hrs Surf.Area= 206 sf Storage= 343 cf

Plug-Flow detention time= 218.2 min calculated for 0.012 af (62% of inflow)
Center-of-Mass det. time= 101.5 min (875.9 - 774.4)

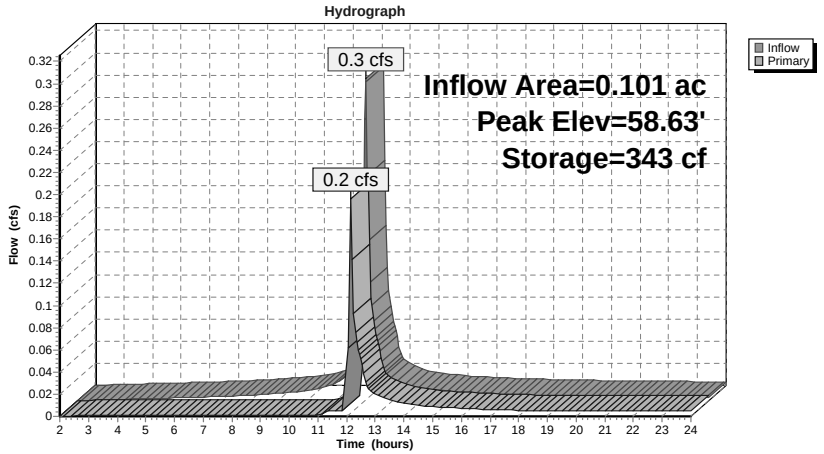
Volume	Invert	Avail.Storage	Storage Description
#1	54.50'	539 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
54.50	41	0	0
57.57	41	126	126
57.58	206	1	127
59.58	206	412	539

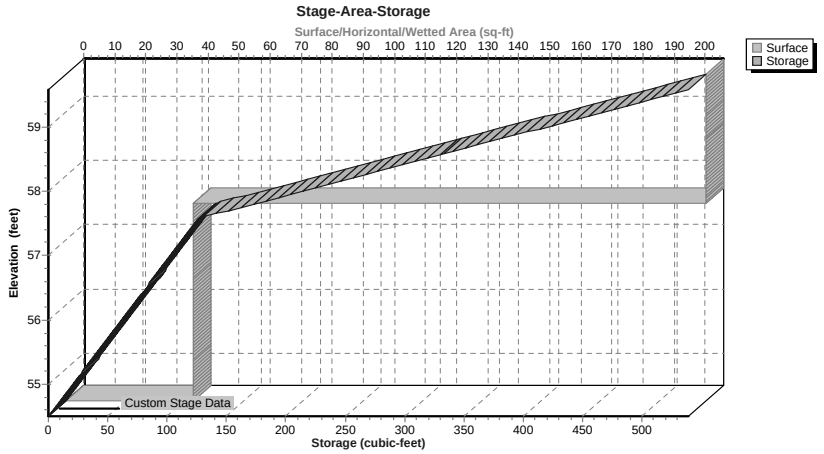
Device	Routing	Invert	Outlet Devices
#1	Primary	54.25'	**6.0" Round Culvert** L= 208.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 54.25' / 52.00' S= 0.0108 '/' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	58.58'	**18.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	54.50'	**1.000 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.2 cfs @ 12.12 hrs HW=58.63' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.2 cfs of 0.9 cfs potential flow)
└─**2=Orifice/Grate** (Weir Controls 0.2 cfs @ 0.73 fps)
└─**3=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PB: PLANTER B



Pond PB: PLANTER B



Summary for Subcatchment 1: DA 1

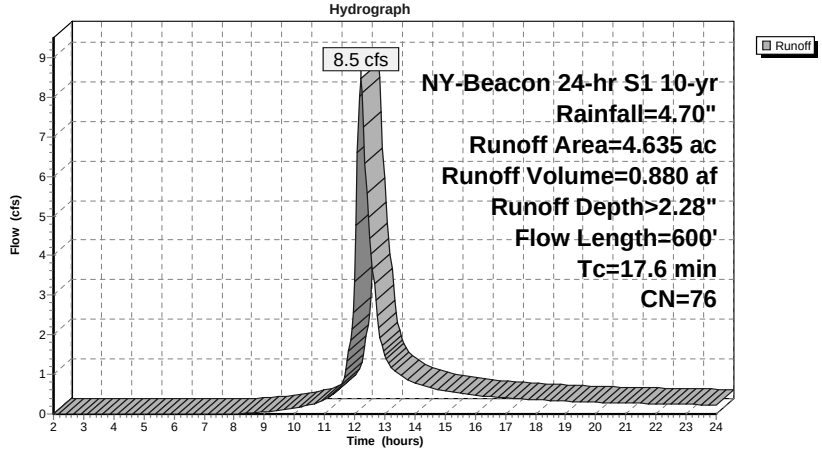
Runoff = 8.5 cfs @ 12.20 hrs, Volume= 0.880 af, Depth> 2.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 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

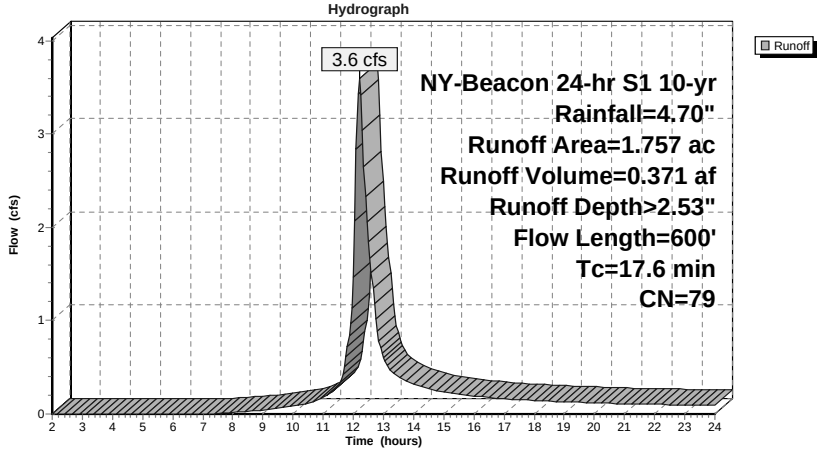
Runoff = 3.6 cfs @ 12.20 hrs, Volume= 0.371 af, Depth> 2.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 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
0.549	70	Woods, Good, HSG C
0.448	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
1.757	79	Weighted Average
1.253		71.31% Pervious Area
0.504		28.69% 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

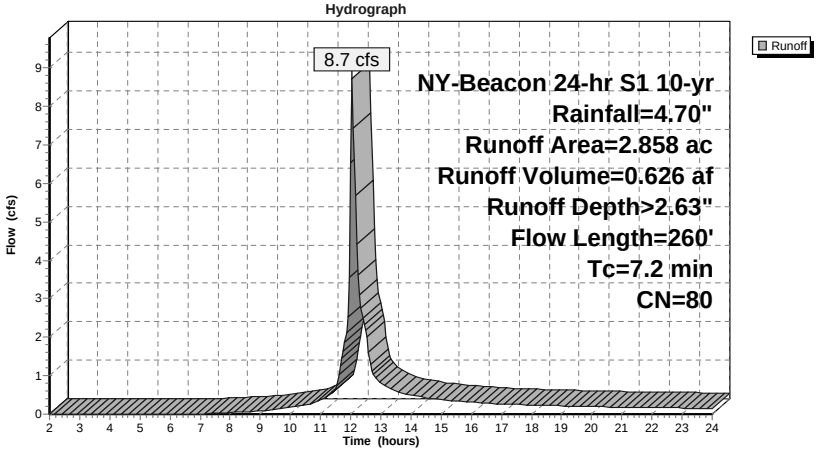
Runoff = 8.7 cfs @ 12.06 hrs, Volume= 0.626 af, Depth> 2.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 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

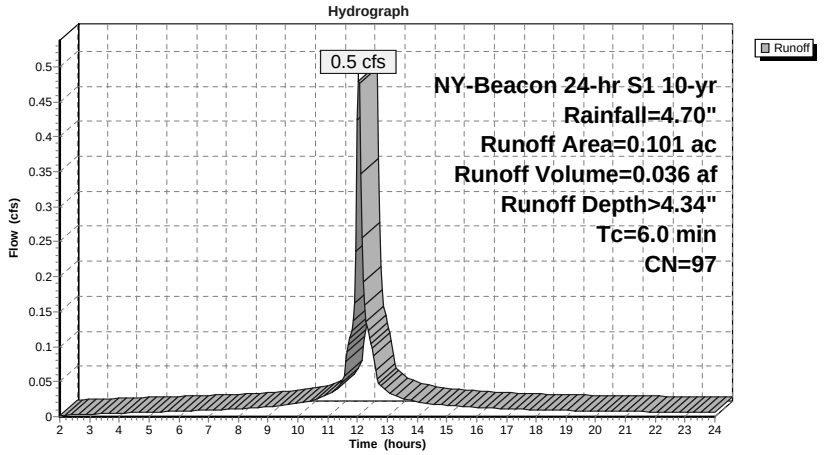
Runoff = 0.5 cfs @ 12.04 hrs, Volume= 0.036 af, Depth> 4.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 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
0.005	74	>75% Grass cover, Good, HSG C
0.101	97	Weighted Average
0.005		4.95% Pervious Area
0.096		95.05% 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 > 2.30" for 10-yr event
Inflow = 4.4 cfs @ 12.11 hrs, Volume= 0.547 af
Outflow = 4.4 cfs @ 12.12 hrs, Volume= 0.547 af, Atten= 0%, Lag= 0.1 min

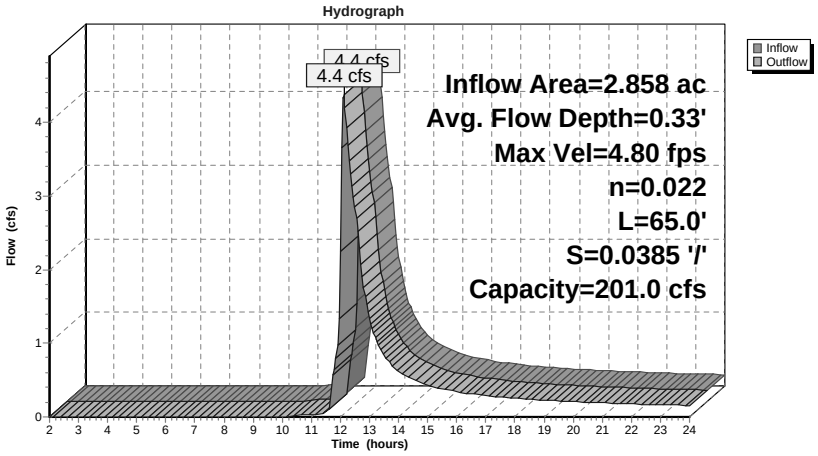
Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.80 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 2.17 fps, Avg. Travel Time= 0.5 min

Peak Storage= 59 cf @ 12.12 hrs
Average Depth at Peak Storage= 0.33'
Bank-Full Depth= 2.00' Flow Area= 13.3 sf, Capacity= 201.0 cfs

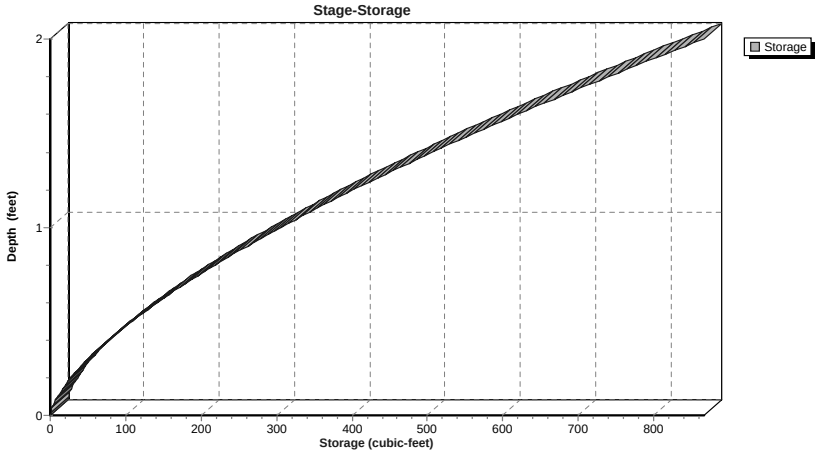
10.00' x 2.00' deep Parabolic Channel, n= 0.022 Earth, clean & straight
Length= 65.0' Slope= 0.0385 '/'
Inlet Invert= 47.00', Outlet Invert= 44.50'



Reach 1R: DA 11 Reach



Reach 1R: DA 11 Reach

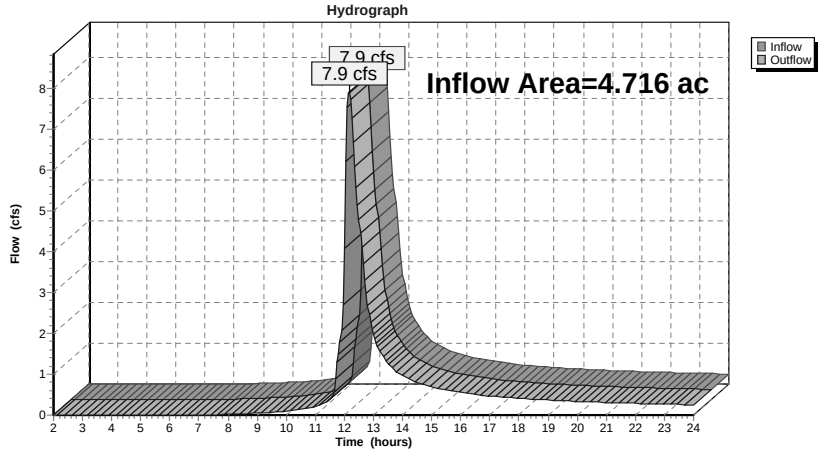


Summary for Reach DP1: DESIGN POINT 1

Inflow Area = 4.716 ac, 31.29% Impervious, Inflow Depth > 2.41" for 10-yr event
Inflow = 7.9 cfs @ 12.16 hrs, Volume= 0.947 af
Outflow = 7.9 cfs @ 12.16 hrs, Volume= 0.947 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 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 > 2.63" for 10-yr event
Inflow = 8.7 cfs @ 12.06 hrs, Volume= 0.626 af
Outflow = 8.3 cfs @ 12.08 hrs, Volume= 0.559 af, Atten= 5%, Lag= 1.2 min
Primary = 5.4 cfs @ 12.08 hrs, Volume= 0.332 af
Secondary = 2.9 cfs @ 12.08 hrs, Volume= 0.228 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 52.32' @ 12.08 hrs Surf.Area= 2,438 sf Storage= 3,609 cf

Plug-Flow detention time= 80.3 min calculated for 0.559 af (89% of inflow)
Center-of-Mass det. time= 26.3 min (865.4 - 839.1)

Volume	Invert	Avail.Storage	Storage Description
#1	47.42'	5,437 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

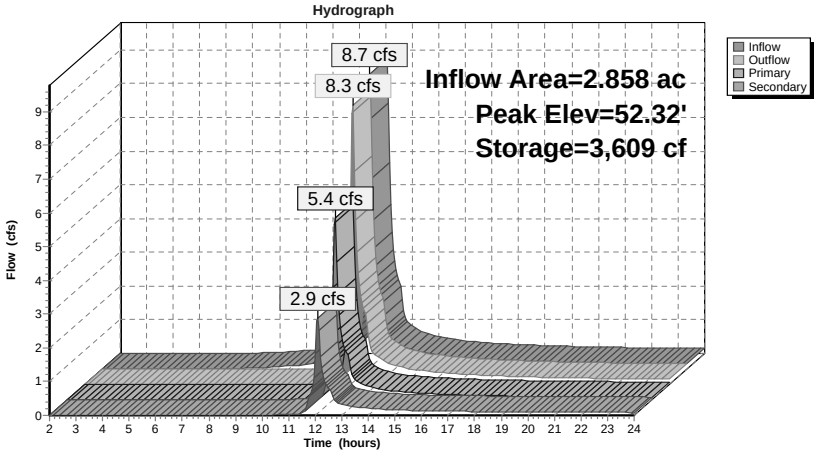
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
47.42	290	0	0
50.99	290	1,035	1,035
51.00	1,448	9	1,044
52.00	2,188	1,818	2,862
53.00	2,962	2,575	5,437

Device	Routing	Invert	Outlet Devices
#1	Primary	52.00'	**12.0' 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
#2	Secondary	48.25'	**1.000 in/hr Exfiltration over Surface area above 48.25'** Excluded Surface area = 290 sf
#3	Secondary	52.00'	**18.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

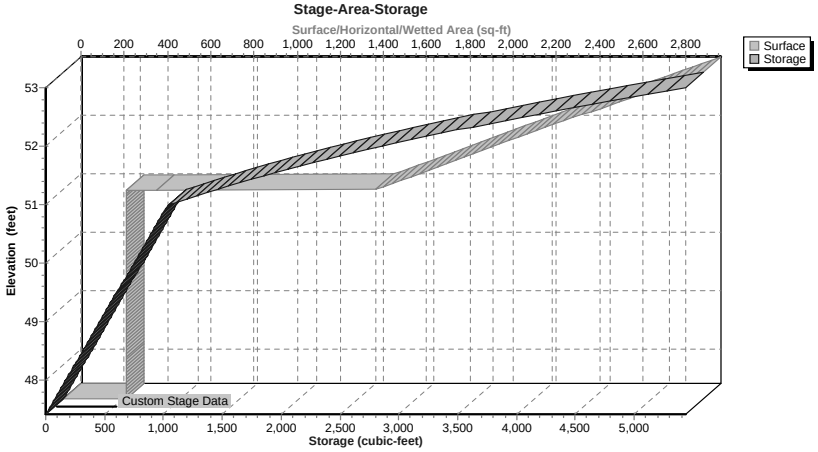
Primary OutFlow Max=5.2 cfs @ 12.08 hrs HW=52.32' TW=50.59' (Dynamic Tailwater)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 5.2 cfs @ 1.38 fps)

Secondary OutFlow Max=2.8 cfs @ 12.08 hrs HW=52.32' TW=47.32' (Dynamic Tailwater)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)
└**3=Orifice/Grate** (Weir Controls 2.7 cfs @ 1.84 fps)

Pond BA: BIO A



Pond BA: BIO A



Summary for Pond PA: POND A

Inflow Area = 2.858 ac, 30.64% Impervious, Inflow Depth > 1.39" for 10-yr event
Inflow = 5.4 cfs @ 12.08 hrs, Volume= 0.332 af
Outflow = 2.3 cfs @ 12.28 hrs, Volume= 0.319 af, Atten= 58%, Lag= 12.3 min
Primary = 2.3 cfs @ 12.28 hrs, Volume= 0.319 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 50.86' @ 12.28 hrs Surf.Area= 4,686 sf Storage= 3,752 cf

Plug-Flow detention time= 50.8 min calculated for 0.319 af (96% of inflow)
Center-of-Mass det. time= 30.7 min (879.1 - 848.4)

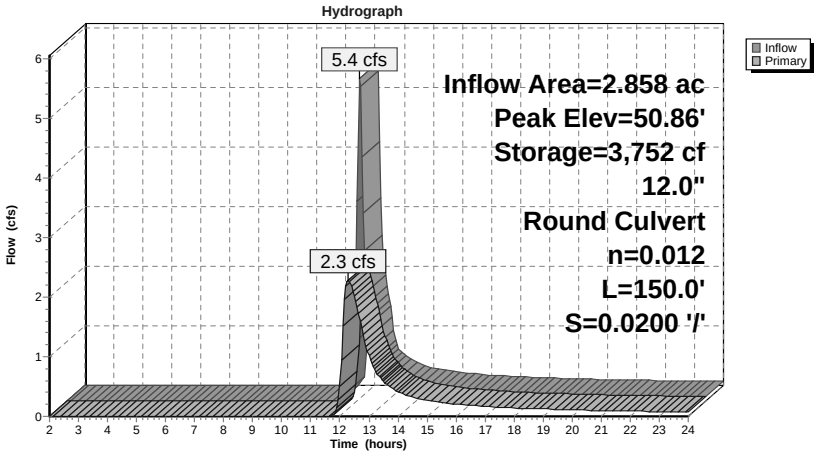
Volume	Invert	Avail.Storage	Storage Description
#1	50.00'	15,665 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
50.00	4,022	0	0
51.00	4,793	4,408	4,408
52.00	5,628	5,211	9,618
53.00	6,466	6,047	15,665

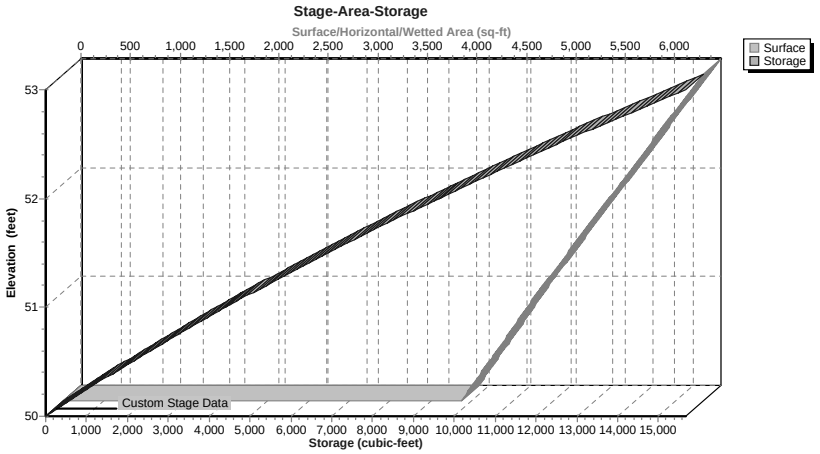
Device	Routing	Invert	Outlet Devices
#1	Primary	50.00'	**12.0" Round Culvert** L= 150.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 50.00' / 47.00' S= 0.0200 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=2.3 cfs @ 12.28 hrs HW=50.86' TW=47.30' (Dynamic Tailwater)
1=Culvert (Inlet Controls 2.3 cfs @ 3.16 fps)

Pond PA: POND A



Pond PA: POND A



Summary for Pond PB: PLANTER B

Inflow Area = 0.101 ac, 95.05% Impervious, Inflow Depth > 4.34" for 10-yr event
Inflow = 0.5 cfs @ 12.04 hrs, Volume= 0.036 af
Outflow = 0.5 cfs @ 12.05 hrs, Volume= 0.029 af, Atten= 0%, Lag= 0.6 min
Primary = 0.5 cfs @ 12.05 hrs, Volume= 0.029 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 58.68' @ 12.05 hrs Surf.Area= 206 sf Storage= 353 cf

Plug-Flow detention time= 154.3 min calculated for 0.029 af (79% of inflow)
Center-of-Mass det. time= 64.3 min (824.0 - 759.7)

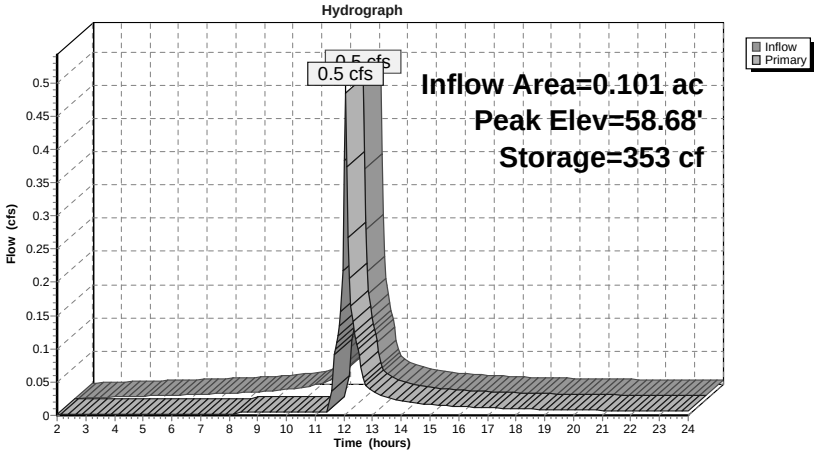
Volume	Invert	Avail.Storage	Storage Description
#1	54.50'	539 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
54.50	41	0	0
57.57	41	126	126
57.58	206	1	127
59.58	206	412	539

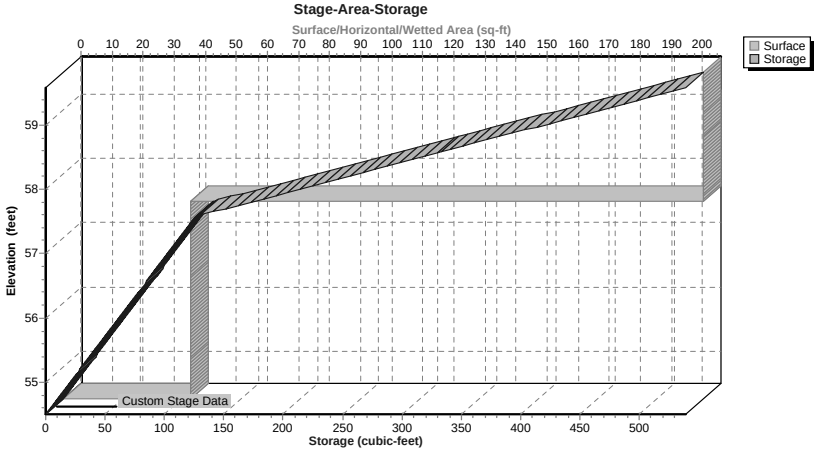
Device	Routing	Invert	Outlet Devices
#1	Primary	54.25'	**6.0" Round Culvert** L= 208.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 54.25' / 52.00' S= 0.0108 '/' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	58.58'	**18.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	54.50'	**1.000 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.5 cfs @ 12.05 hrs HW=58.68' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.5 cfs of 0.9 cfs potential flow)
└─**2=Orifice/Grate** (Weir Controls 0.5 cfs @ 1.03 fps)
└─**3=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PB: PLANTER B



Pond PB: PLANTER B



Summary for Subcatchment 1: DA 1

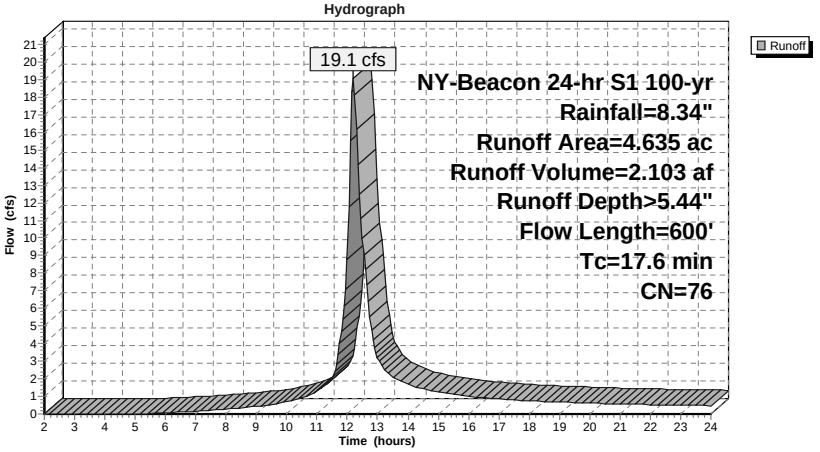
Runoff = 19.1 cfs @ 12.20 hrs, Volume= 2.103 af, Depth> 5.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 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

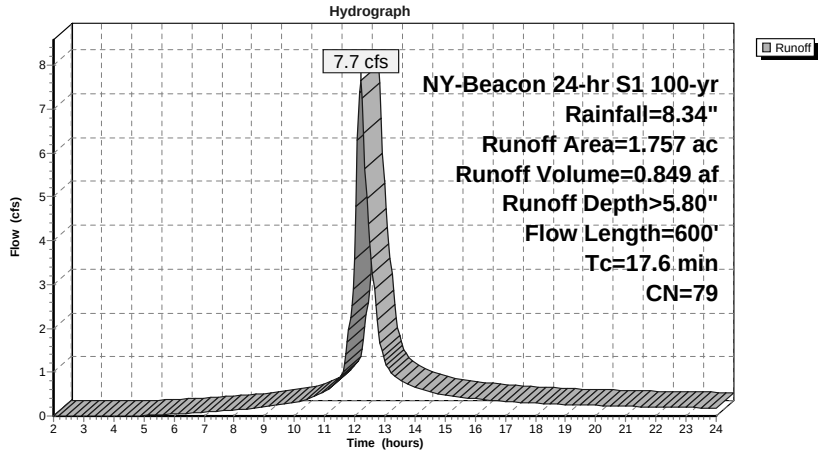
Runoff = 7.7 cfs @ 12.20 hrs, Volume= 0.849 af, Depth> 5.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 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
0.549	70	Woods, Good, HSG C
0.448	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
1.757	79	Weighted Average
1.253		71.31% Pervious Area
0.504		28.69% 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

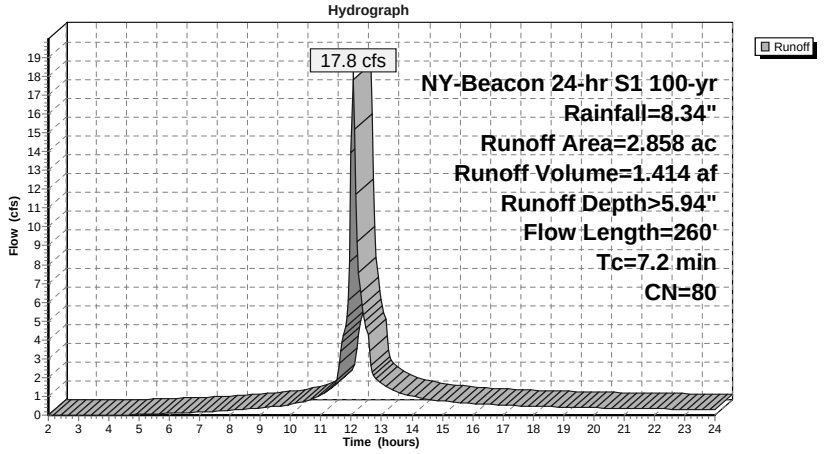
Runoff = 17.8 cfs @ 12.05 hrs, Volume= 1.414 af, Depth> 5.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 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

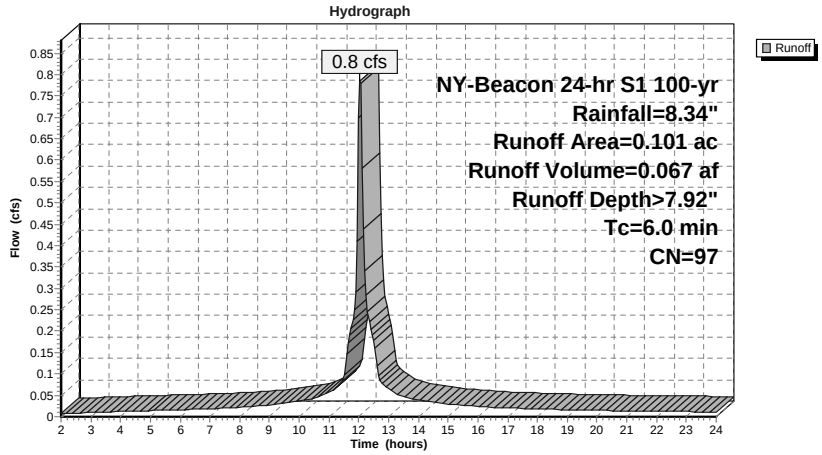
Runoff = 0.8 cfs @ 12.04 hrs, Volume= 0.067 af, Depth> 7.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 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
0.005	74	>75% Grass cover, Good, HSG C
0.101	97	Weighted Average
0.005		4.95% Pervious Area
0.096		95.05% 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 > 5.57" for 100-yr event
Inflow = 9.3 cfs @ 12.09 hrs, Volume= 1.327 af
Outflow = 9.3 cfs @ 12.09 hrs, Volume= 1.327 af, Atten= 0%, Lag= 0.2 min

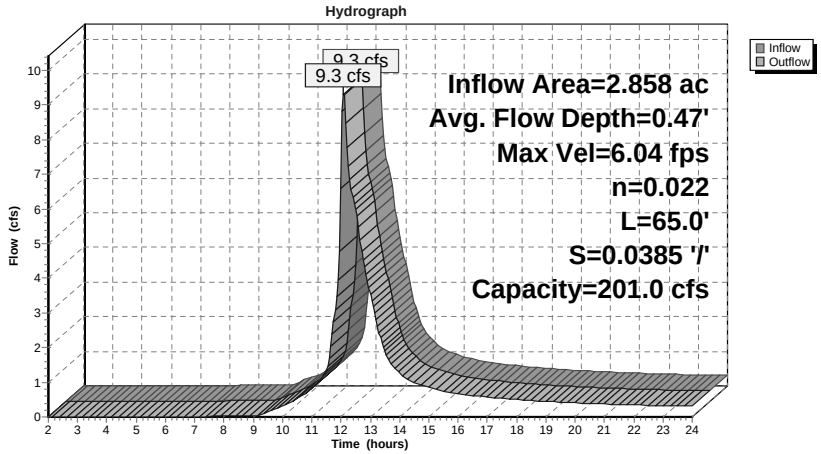
Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.04 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 2.61 fps, Avg. Travel Time= 0.4 min

Peak Storage= 100 cf @ 12.09 hrs
Average Depth at Peak Storage= 0.47'
Bank-Full Depth= 2.00' Flow Area= 13.3 sf, Capacity= 201.0 cfs

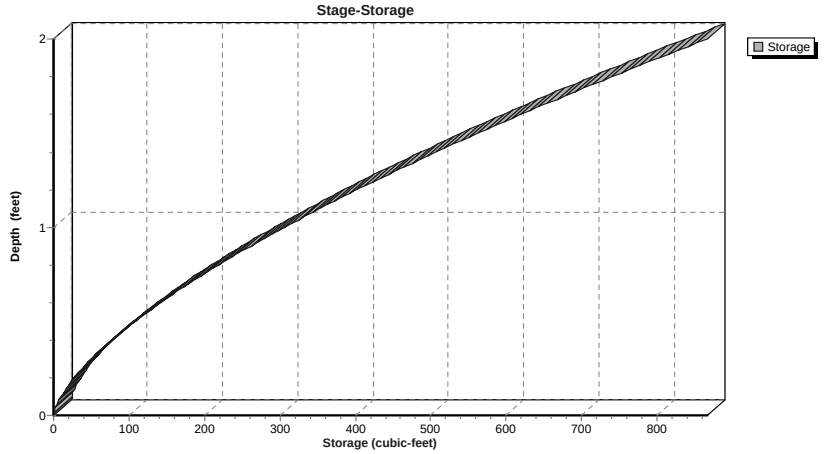
10.00' x 2.00' deep Parabolic Channel, n= 0.022 Earth, clean & straight
Length= 65.0' Slope= 0.0385 '/'
Inlet Invert= 47.00', Outlet Invert= 44.50'



Reach 1R: DA 11 Reach



Reach 1R: DA 11 Reach

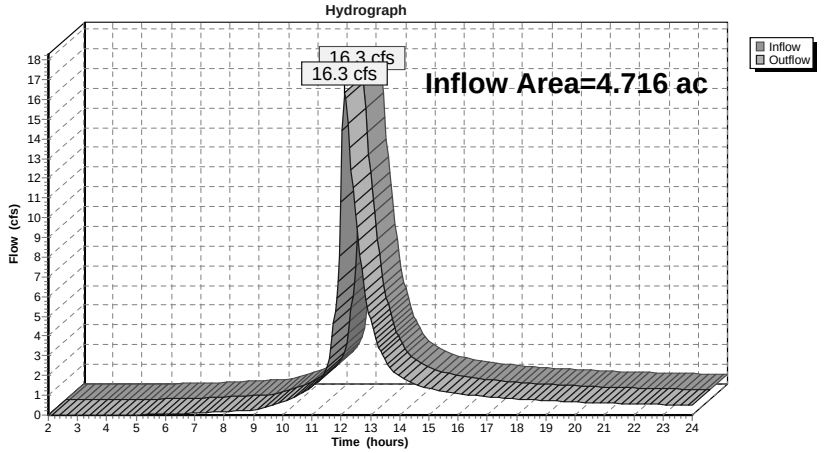


Summary for Reach DP1: DESIGN POINT 1

Inflow Area = 4.716 ac, 31.29% Impervious, Inflow Depth > 5.69" for 100-yr event
Inflow = 16.3 cfs @ 12.13 hrs, Volume= 2.235 af
Outflow = 16.3 cfs @ 12.13 hrs, Volume= 2.235 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 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 > 5.94" for 100-yr event
Inflow = 17.8 cfs @ 12.05 hrs, Volume= 1.414 af
Outflow = 17.5 cfs @ 12.07 hrs, Volume= 1.346 af, Atten= 2%, Lag= 0.9 min
Primary = 11.7 cfs @ 12.07 hrs, Volume= 0.840 af
Secondary = 5.8 cfs @ 12.07 hrs, Volume= 0.507 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 52.52' @ 12.07 hrs Surf.Area= 2,589 sf Storage= 4,098 cf

Plug-Flow detention time= 46.0 min calculated for 1.346 af (95% of inflow)
Center-of-Mass det. time= 18.7 min (831.4 - 812.6)

Volume	Invert	Avail.Storage	Storage Description
#1	47.42'	5,437 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

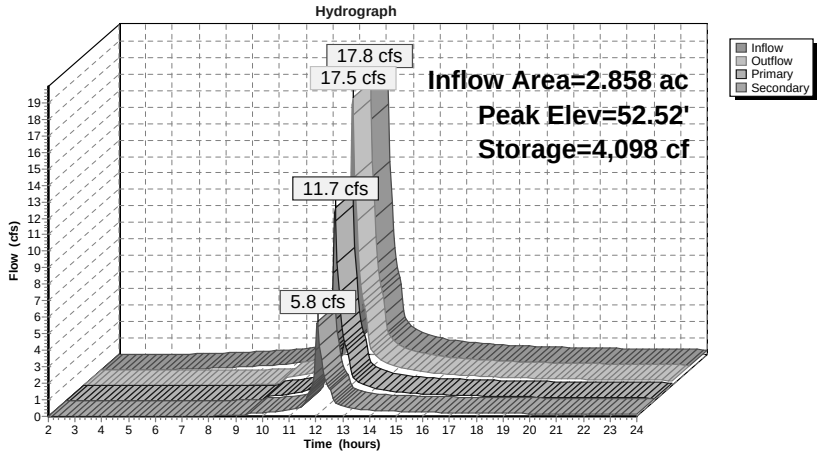
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
47.42	290	0	0
50.99	290	1,035	1,035
51.00	1,448	9	1,044
52.00	2,188	1,818	2,862
53.00	2,962	2,575	5,437

Device	Routing	Invert	Outlet Devices
#1	Primary	52.00'	**12.0' 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
#2	Secondary	48.25'	**1.000 in/hr Exfiltration over Surface area above 48.25'** Excluded Surface area = 290 sf
#3	Secondary	52.00'	**18.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

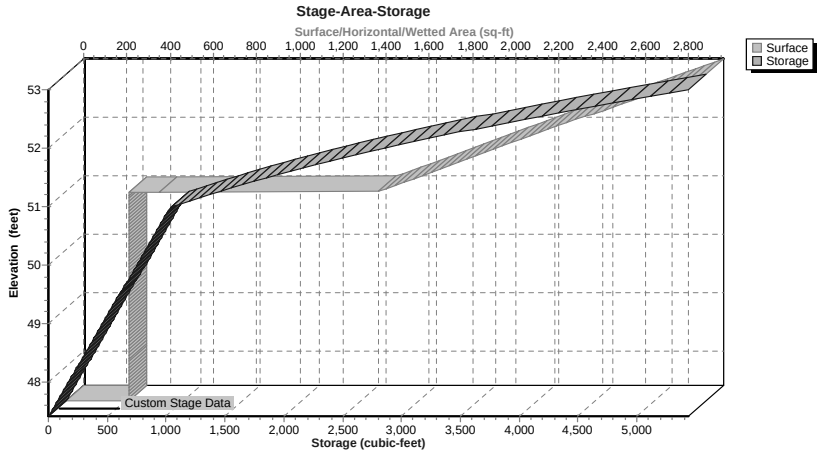
Primary OutFlow Max=11.2 cfs @ 12.07 hrs HW=52.50' TW=51.35' (Dynamic Tailwater)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 11.2 cfs @ 1.85 fps)

Secondary OutFlow Max=5.6 cfs @ 12.07 hrs HW=52.50' TW=47.47' (Dynamic Tailwater)
└**2=Exfiltration** (Exfiltration Controls 0.1 cfs)
└**3=Orifice/Grate** (Weir Controls 5.5 cfs @ 2.32 fps)

Pond BA: BIO A



Pond BA: BIO A



Summary for Pond PA: POND A

Inflow Area = 2.858 ac, 30.64% Impervious, Inflow Depth > 3.53" for 100-yr event
Inflow = 11.7 cfs @ 12.07 hrs, Volume= 0.840 af
Outflow = 4.4 cfs @ 12.31 hrs, Volume= 0.821 af, Atten= 62%, Lag= 14.3 min
Primary = 4.4 cfs @ 12.31 hrs, Volume= 0.821 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 51.88' @ 12.31 hrs Surf.Area= 5,525 sf Storage= 8,927 cf

Plug-Flow detention time= 40.6 min calculated for 0.819 af (98% of inflow)
Center-of-Mass det. time= 27.4 min (852.4 - 825.0)

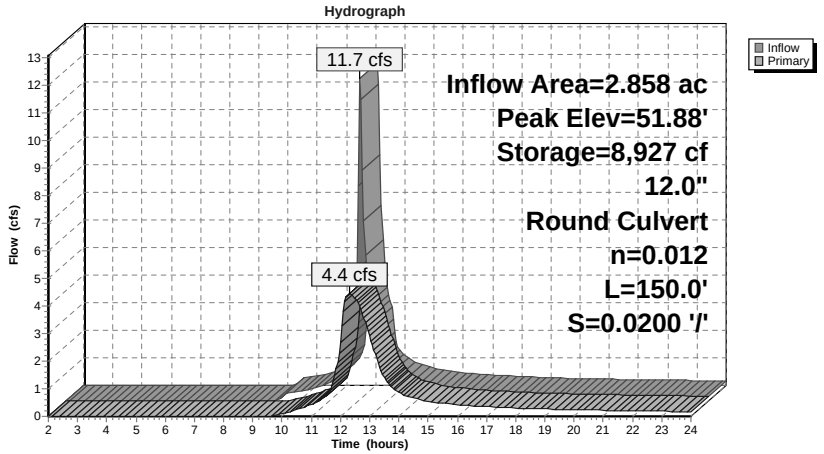
Volume	Invert	Avail.Storage	Storage Description
#1	50.00'	15,665 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
50.00	4,022	0	0
51.00	4,793	4,408	4,408
52.00	5,628	5,211	9,618
53.00	6,466	6,047	15,665

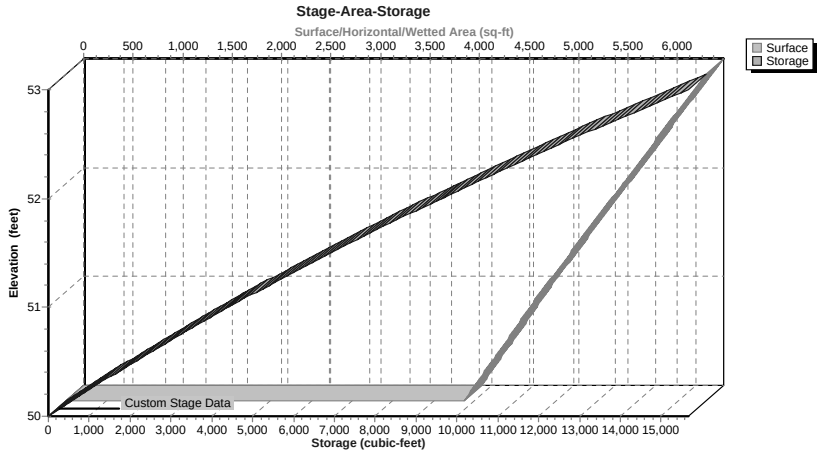
Device	Routing	Invert	Outlet Devices
#1	Primary	50.00'	**12.0" Round Culvert** L= 150.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 50.00' / 47.00' S= 0.0200 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=4.4 cfs @ 12.31 hrs HW=51.87' TW=47.41' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 4.4 cfs @ 5.65 fps)

Pond PA: POND A



Pond PA: POND A



Summary for Pond PB: PLANTER B

Inflow Area = 0.101 ac, 95.05% Impervious, Inflow Depth > 7.92" for 100-yr event
Inflow = 0.8 cfs @ 12.04 hrs, Volume= 0.067 af
Outflow = 0.8 cfs @ 12.05 hrs, Volume= 0.059 af, Atten= 0%, Lag= 0.5 min
Primary = 0.8 cfs @ 12.05 hrs, Volume= 0.059 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 58.72' @ 12.05 hrs Surf.Area= 206 sf Storage= 362 cf

Plug-Flow detention time= 112.4 min calculated for 0.059 af (88% of inflow)
Center-of-Mass det. time= 50.2 min (801.0 - 750.8)

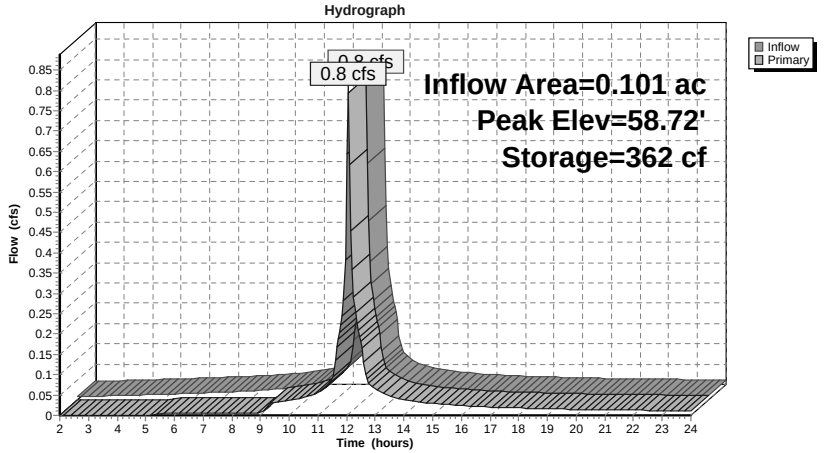
Volume	Invert	Avail.Storage	Storage Description
#1	54.50'	539 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
54.50	41	0	0
57.57	41	126	126
57.58	206	1	127
59.58	206	412	539

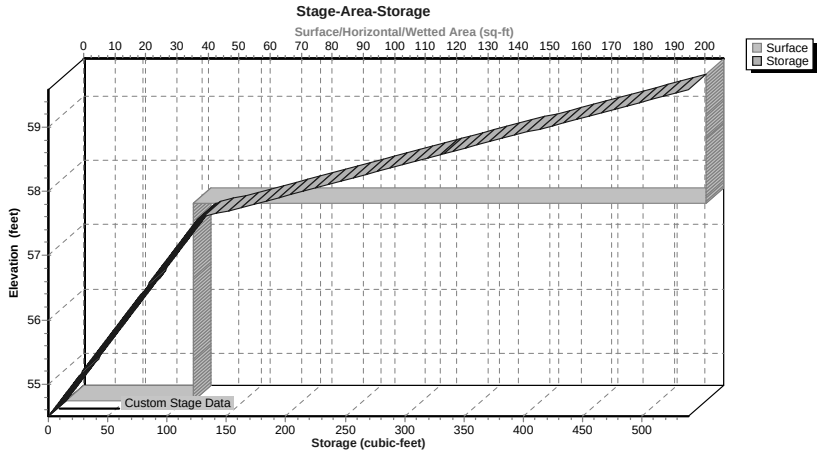
Device	Routing	Invert	Outlet Devices
#1	Primary	54.25'	**6.0" Round Culvert** L= 208.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 54.25' / 52.00' S= 0.0108 '/' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	58.58'	**18.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	54.50'	**1.000 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.8 cfs @ 12.05 hrs HW=58.72' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.8 cfs of 0.9 cfs potential flow)
  └─**2=Orifice/Grate** (Weir Controls 0.8 cfs @ 1.21 fps)
  └─**3=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PB: PLANTER B



Pond PB: PLANTER B



APPENDIX E

STORMWATER MANAGEMENT PRACTICE DESIGN

Project:	DIA Center for the Arts - Parking Lot Expansion			
Description:	Stormwater Quality Design			
By/Date:	ESR 2/13/2026	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	Forebay	Bioretention

2) Determine Required Pre-Treatment Volume

Determine Pre-Treatment Volume

Watershed	Required WQv (cf)	Required Pre-Treatment Volume (cf)	Pre-Treatment Practice
11	2,934	734	Forebay

Size Pre-Treatment Practice: Forebay

Forebay Contour	Area (sf)	Volume (cf)	Cumulative Volume (cf)
48	9	0	0
52	396	810	810

Volume of plunge pool up to weir 810 cf > 734 cf (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

$RR_V = 43,560 \times [P \times Rv \times A] / 12$

Project:	DIA Center for the Arts - Parking Lot Expansion			
Description:	Stormwater Quality Design			
By/Date:	ESR	2/13/2026	Reviewed/Date:	MAB

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

Bioretention Area A

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: 0.20
A = Watershed (ac)

100% RR_V: 2934 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 a minimum acceptable RR_V.

Impervious Area with Hydrologic Soil Group A:	0.000 acres	Corresponding S: 0.55
Impervious Area with Hydrologic Soil Group B:	0.000 acres	Corresponding S: 0.40
Impervious Area with Hydrologic Soil Group C:	0.483 acres	Corresponding S: 0.30
Impervious Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S: 0.20
Total Area:	0.483 acres	

Calculated S: 0.3
Minimum RRV (acre-feet) = [(P)(Rv*)(Aic)(S)]/12 — Ai: 0.4826
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%)
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 =	2,934 cf	cf	
D_F = Filter Bed Depth =	2.5	ft	
K = Coefficient Permeability (1 ft/day per § 6.4.4.2 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 § 6.4.4.2 of NYSSDM) =	2	days	
A_{FR} = Required Surface Area of Filter Bed =	1,223	sf	
A_F = Surface Area of Filter Bed Provided =	1,440	sf	acceptable
Provided WQv =	**3,456**	cf	

Project:	DIA Center for the Arts - Parking Lot Expansion			
Description:	Stormwater Quality Design			
By/Date:	ESR 2/13/2026	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 temporarily hold the water quality 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) = 720 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) = 1,440 cf

- Volume Within Drainage Layer:

$V_{DL} = A_{DL} \times D_{DL} \times N$

N = Porosity (0.40 standard porosity for stone reservoirs)= 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) = 66 cf

- Total storage within practice only,including pre-treatment (cf) = 3,036 cf > 2,934 cf (Required Volume)

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 = 48 lf
Length of underdrain provided = 66 lf

Verify Ponding Depth Over Filter Bed

- No more than 12" of ponding is required per section 6.4.4.2 of NYSSDM.

Top of filter bed elevation = 51 ft
Outlet control structure lowest elevation = 52 ft
Ponding depth.= 12 in acceptable

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Bioretention Area A

5) Tabulate Provided Runoff Reduction Volume (RR_V)

Bioretention Area

Total Treatment Volume:	**3,456 cf**	
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:	1,382 cf	
WQ_V REDUCED (RRV):	**1,382 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:	**2,074 cf**	

6) Channel Protection Volume (CPv) Design

Determine Stream Channel Protection Volume (CPv)

1-Year Storm Runoff Volume	10,019 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)	0.12	cfs

Determine Required Orifice Size To Release CPv over 24-hours

CPv orifice elevation	52	feet
CPv orifice diameter	N/A	inches
1-Year Storm Release Rate	0.60 cfs	From HydroCAD Model
Is CPv 100% controlled?	N/A	CPv not required for flows < 2 cfs

7) See HydroCAD model for Overbank Flood Control (Qp) and Extreme Flood Control (Qf) computations

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Description:	Stormwater Quality Design			
By/Date:	ESR	2/13/2026	Reviewed/Date:	MAB

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845-440-6926

Stormwater Planter A

1) Determine Water Quality Volume

DIA Center for the Arts - Parking Lot Expansion

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)
10	1.40	0.096	64	0.62	0.152	480

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: 0.62

100% RR_V: 480 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 a minimum acceptable RR_V.

Impervious Area with Hydrologic Soil Group A:	0.000 acres	Corresponding S: 0.55
Impervious Area with Hydrologic Soil Group B:	0.000 acres	Corresponding S: 0.40
Impervious Area with Hydrologic Soil Group C:	0.096 acres	Corresponding S: 0.30
Impervious Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S: 0.20
Total Area:	0.096 acres	

Calculated S: 0.3

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

Ai: 0.0964
Rv*: 0.95
Calculated Minimum RR_V: 140 cf

Project:	DIA Center for the Arts - Parking Lot Expansion			
Description:	Stormwater Quality Design			
By/Date:	ESR	2/13/2026	Reviewed/Date:	MAB

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Stormwater Planter A

Where:
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Aic = Total area of new impervious cover

3) Stormwater Management Practice Design

Design Stormwater Planter Filter Bed

$A_{FR} = WQ_V \times D_F / [K \times (H_F + D_F) \times (T_F)]$

Where:

WQ_V = Remaining Water Quality Volume (cf) =	360 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) =	144	sf		
A_F = Surface Area of Filter Bed Provided (sf) =	177	sf		acceptable

4) Tabulate Provided Runoff Reduction Volume (RR_V)

Bioretention Area

Storage provided within practice:	**443 cf**		
Runoff Reduction Credit without underdrains	100% reduction		
Runoff Reduction Credit with underdrains	40% reduction		
Underdrains provided:	Yes	RR_V Reduction Factor:	40%
RR_V Provided by implementing bioretention:	177 cf		
WQ_V REDUCED (RRV):	**177 cf**		
Calculated 100% RR_V:	480 cf		
Minimum RR_V:	0 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:	**266 cf**		

Project:	DIA Center for the Arts - Parking Lot Expansion			
Description:	Stormwater Quality Design			
By/Date:	ESR	2/13/2026	Reviewed/Date:	MAB

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Beacon, NY 12508
845-440-6926

Stormwater Planter A

5) Channel Protection Volume (CPv) Design

Determine Stream Channel Protection Volume (CPv)

1-Year Storm Runoff Volume	828 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	58.58	feet
CPv orifice diameter	N/A	inches
1-Year Storm Release Rate	0.30 cfs	From HydroCAD Model - Entire 1-Year Storm is Infiltrated
Is CPv 100% controlled?	N/A	CPv not required for flows < 2 cfs

6) 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 under penalty of law that I understand and agree to comply with the requirements 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 requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) 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 am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

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 under penalty of law that I understand and agree to comply with the requirements 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 requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) 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 am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

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

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

Project/Site Name:	DIA Beacon - Parking Lot Expansion
eNOI Submission ID:	
Owner/Operator Name:	DIA Center for the Arts

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the 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.

Michael	A.	Bodendorf
SWPPP Preparer First Name	MI	SWPPP Preparer Last Name

	12/30/2025
Signature	Date

Revised: January 2025

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

Owner/Operator Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

Project/Site Name: DIA Beacon - Parking Lot Expansion

eNOI Submission ID: _____

eNOI Submitted by: ☐ **Owner/Operator** ☑ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner/Operator First Name MI Owner/Operator Last Name

_____

Signature

12/30/2025

Date

Revised: January 2025

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 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

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

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

eNOT MS4 Acceptance

for construction activities seeking termination from the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(The completed form must be attached to the eNOT, which must be submitted to NYSDEC electronically in accordance with CGP Part V.A.5.)

I. Project Owner/Operator Information

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

II. Project Site Information

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. CGP SPDES Permit ID:

III. Traditional Land Use Control MS4 Operator Information

a. Name of MS4 Operator:

b. MS4 SPDES Permit ID Number: NYR20A

c. Street Address:

d. City/State/Zip:

e. Telephone Number:

IV. Certification Statement

I have determined that it is acceptable for the owner or operator of the construction project identified above to submit the electronic Notice of Termination in accordance with CGP Part V. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the 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.

a. Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.:

b. Title/Position:

c. Signature:

d. Date:

eNOT Owner or Operator Certification

for construction activities seeking termination from the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(The completed form must be attached to the eNOT, which must be submitted to NYSDEC electronically in accordance with CGP Part V.A.5.)

I. Project Owner/Operator Information

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

II. Project Site Information

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. CGP SPDES Permit ID:

III. Certification Statement

I certify that I have met the requirements of CGP Part V.A.1., 2., 3., and 4. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the 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.

a. Printed name of the Owner or Operator:

b. Title/Position:

c. Signature:

d. Date:

eNOT Qualified Inspector Certification – Final Stabilization

for construction activities seeking termination from the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(The completed form must be attached to the eNOT, which must be submitted to NYSDEC electronically in accordance with CGP Part V.A.5.)

I. Project Owner/Operator Information

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

II. Project Site Information

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. CGP SPDES Permit ID:

III. Certification Statement

I hereby certify that all the requirements in CGP Part V.A.1.a.i., ii., and iii. or CGP Part V.A.1.b.i., ii., and iii. have been achieved. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the 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.

a. Printed name of the Qualified Inspector:

b. Title/Position:

c. Signature:

d. Date:

eNOT Qualified Inspector Certification – SMPs

for construction activities seeking termination from the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(The completed form must be attached to the eNOT, which must be submitted to NYSDEC electronically in accordance with CGP Part V.A.5.)

I. Project Owner/Operator Information

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

II. Project Site Information

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. CGP SPDES Permit ID:

III. Certification Statement

I hereby certify that all the requirements in CGP Part V.A.1.a.iv. or CGP Part V.A.1.b.iv. have been achieved. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the 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.

a. Printed name of the Qualified Inspector:

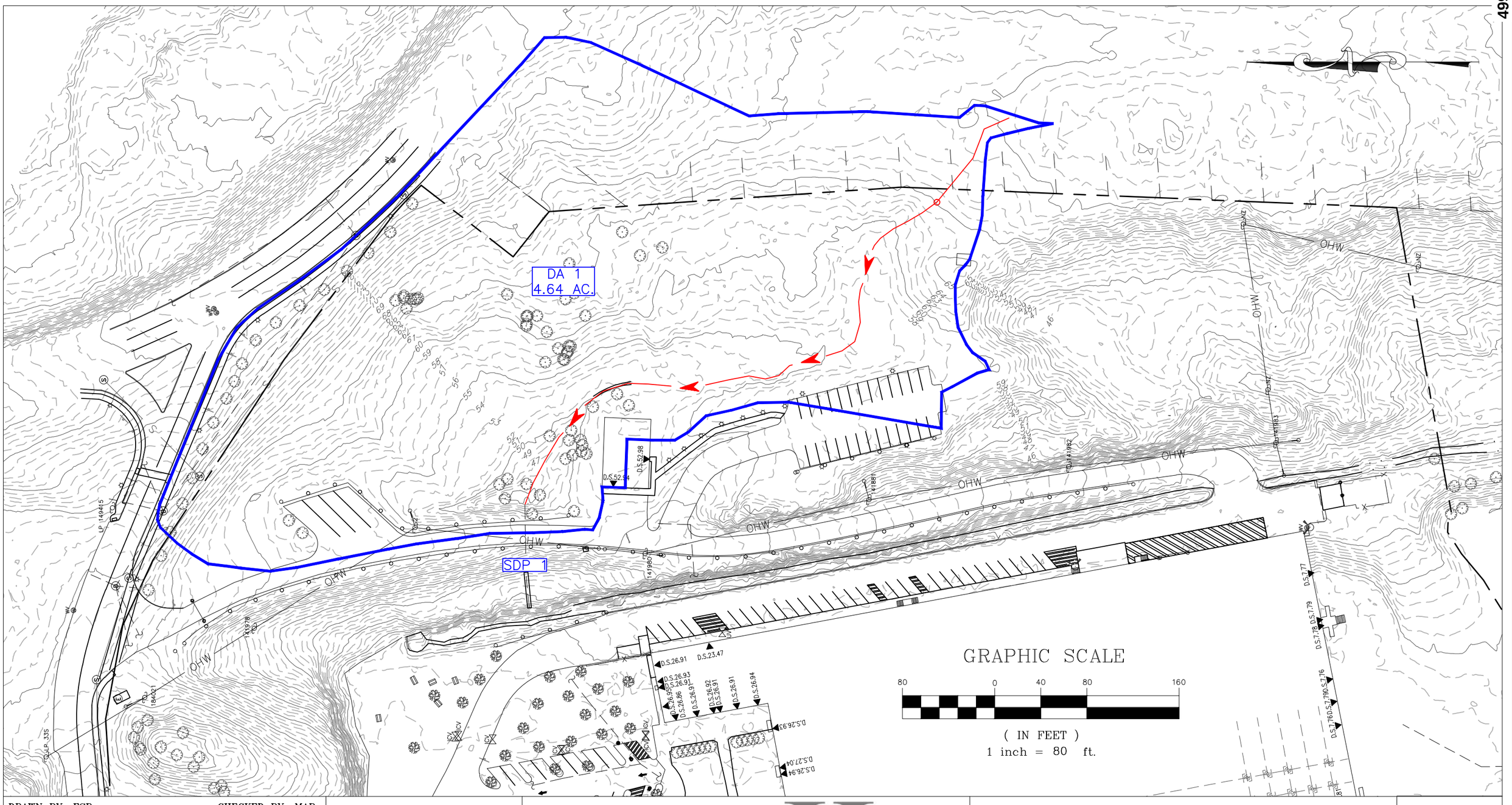
b. Title/Position:

c. Signature:

d. Date:

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

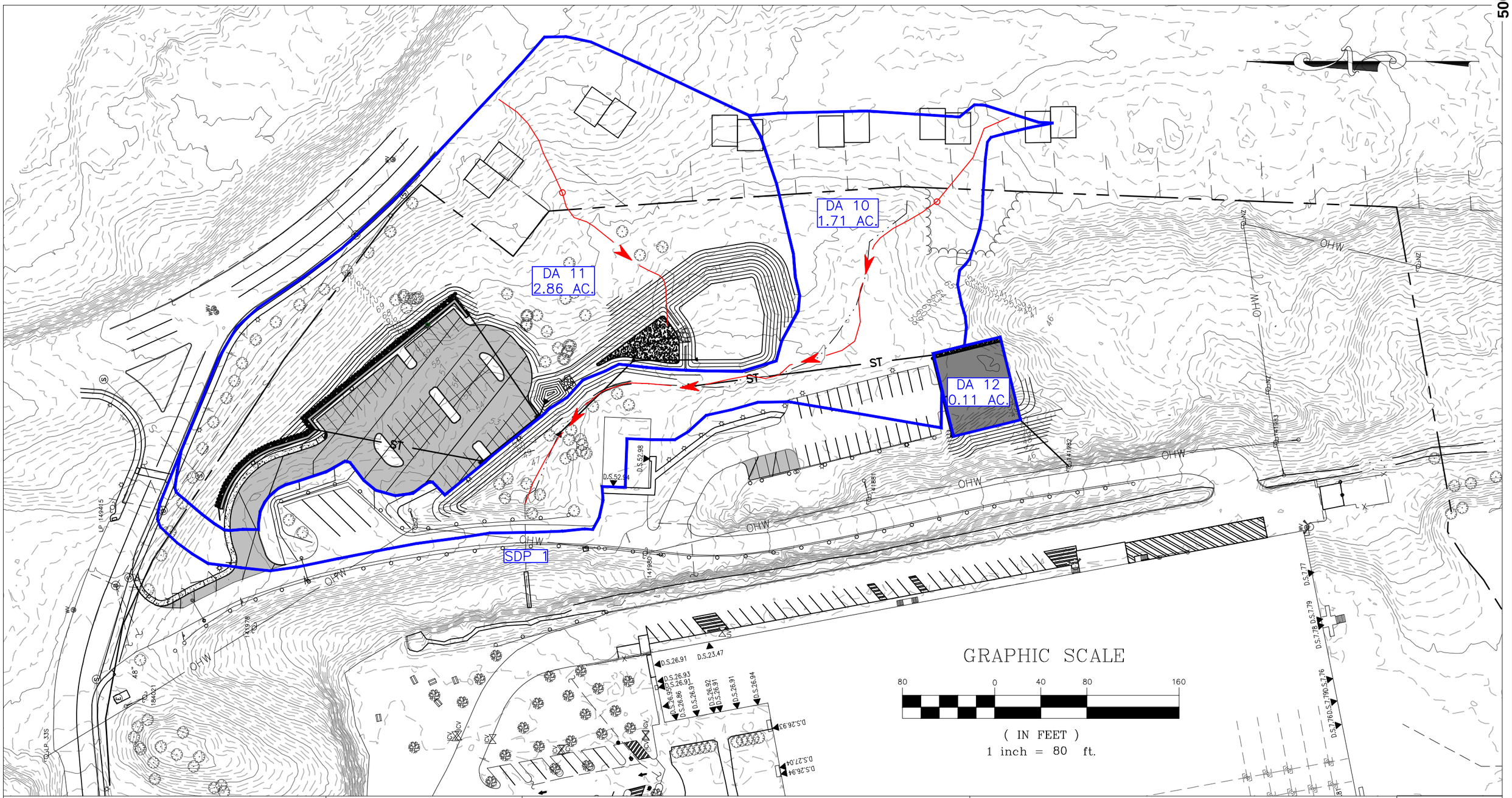
PRE-DEVELOPMENT CONDITIONS MAP

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
1	2/24/26	PER PLANNING BOARD COMMENTS	ESR

SEAL

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

POST-DEVELOPMENT CONDITIONS MAP

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

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

March 4, 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 February 24, 2026, from Hudson land Design.
- 8 ½"x 14" document titled "Dia Beacon North East Parking Lot – Plant Palette, dated February 24, 2026, as prepared by Studio Zewde
- Lighting cut sheets regarding McGraw-Edison – GALN Galleon II Luminaire from Cooper Lighting Solutions.
- Report titled "Stormwater Pollution Prevention Plan for DIA Beacon Parking Lot Expansion", with the latest revision date of February 24, 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 February 24, 2026, with Sheets 1 through 10 prepared by Hudson Land Design, and Sheet 10 through 12 prepared by Studio Zewde.

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. In March of 2019, the applicant received approval for the construction of the employee parking lot and storage building that currently exist in the area of the proposed improvements.

Based upon our review of the submitted documents and plans, we offer the following comments:

Detailed Site Plans (Sheet 4 of 12):

1. The proposed sidewalk connection out to Beekman Street on the east side of the drive runs through an existing light pole. Will this light pole be relocated or the sidewalk adjusted/re-routed due to this conflict?

Grading & Utility Plan (Sheet 5 of 12):

1. Some of the proposed tree plantings on the plan show at a very small scale and should be neared for clarity.

Planting Plan (Sheet 11 of 12):

1. The planting plan shows 2 to 3 trees being planted partially in the pre-treatment plunge pool area for the bioretention facility. It is recommended that the trees be located so as not to impede the construction or maintenance of this facility.

2. Trees are being planted adjacent to the two light poles on the south side of the proposed parking lot. Will the proposed lighting be impacted by these trees over time? Shifting the proposed trees further to the south may help reduce or eliminate any future impacts.

SWPPP Comments:

1. Proposed 3'x4' catch basin 1 has a 15" outlet pipe with an outlet invert at elevation of 50.2'. This pipe enters into the proposed plunge pool pretreatment practice at elevation 49.0'. Since the weir overflow of the proposed plunge pool is 52', the pipe would be permanently submerged for all the analyzed storm events, and stormwater would backflow into the underground drainage system. The applicant's engineer shall revise the layout such that the pipe from proposed 3'x4' catch basin 1 to the proposed plunge pool is not submerged so that it free drains and does not create back-up issues in the drainage structure in the parking lot, especially during periods of freezing weather.

2. The discharge pipes from the proposed stormwater treatment practices appear to daylight directly in the path of the swales that routes the stormwater towards the proposed Study Point. Pipes daylighting within the proposed swales would result in unnecessary ponding within the swale, as well as possible erosion of channel due to blockage. Applicant's engineer shall update the proposed pipes discharge location such that they do not daylight directly within the swale.

3. Applicant's engineer shall ensure and demonstrate that flow velocities within the swale are non-erosive for all analyzed storm events as defined by Appendix G, of the 2024 NYSDEC Stormwater Design Manual.

4. Both the SWPPP report and the post-development conditions map show that the watershed that discharges into the proposed stormwater planter is watershed 12. The design sheet for the stormwater planter, however, is labeled watershed 10. Additionally, the post-development conditions table on page 7 of the SWPPP report shows that watershed 12 consists of 0.10 acres, but the total area shown in the design sheet is noted to be 0.15 acres. The applicant's engineer shall revise for consistency.

5. Applicant's engineer shall ensure that the design sheet includes the entirety of the WQv within watershed 12 in the design of the bed area of the proposed stormwater planter, as it currently only accounts for a portion of the total WQv.

6. A Stormwater Maintenance and Easement Agreement shall be prepared for the project and submitted for review.

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: March 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 February 24, 2026
- Plant Palette by Studio Zewde, dated February 24, 2026
- McGraw-Edison GALN Galleon II Lighting Spec Sheets, undated
- SWPPP by Hudson Land Design, last revised February 24, 2026
- Site Plan (12 sheets) prepared by Hudson Land Design, last revised February 24, 2026

Project Description:

The proposed project entails construction of 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:

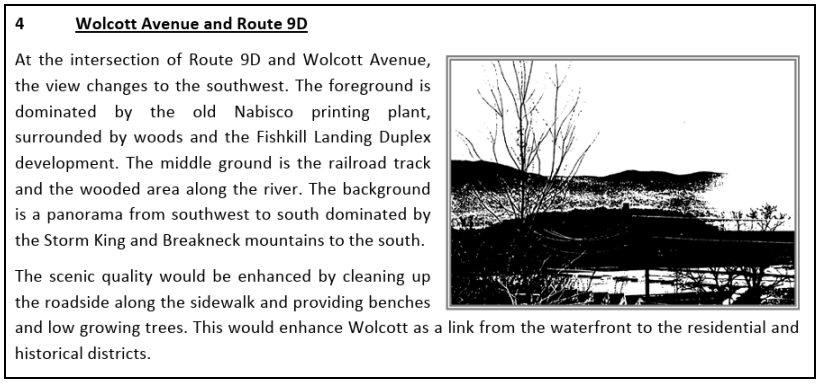
1. **Evaluation of Alternative Parking Locations.** The applicant has provided additional explanation regarding alternative locations for the proposed parking lot, noting that relatively flat areas south of the existing Dia building were dismissed due to recently constructed gardens, and that expansion near the existing employee lot is constrained by a stormwater easement and adjacent steep slopes. Based on this information, the Planning Board should determine whether alternative locations have been reasonably evaluated and whether the proposed siting represents the most practicable location within the lot, consistent with §223-16(B). If additional clarification is needed to support such a finding, the Board may request supplemental analysis or consider a site visit.

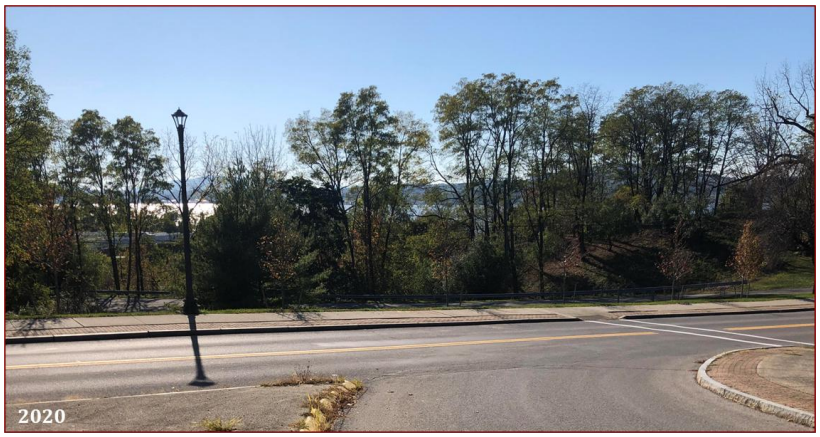
2. **Screening and Landscaping of Parking Areas.** The revised planting plan reflects a more layered buffer along Wolcott Avenue and introduces additional shade trees within the parking lot

islands. Plant quantities and species are identified. To ensure effective screening consistent with §223-14 and §223-26, the plan should clarify proposed spacing where noted as "see plan," including confirmation of the spacing for the seven (7) American hornbeam proposed along the adjacent residential property line. The Planning Board should confirm that the planting arrangement will achieve adequate year-round buffering.

3. **LWRP Consistency.** The applicant has provided additional narrative explaining that the project is located within Viewshed #4 and asserting that selective tree removal and replanting will enhance visual access to the Hudson River and Storm King Mountain.

   To assist the Planning Board in evaluating consistency with LWRP Policy 25, representative photographs from the identified viewshed location are included below. (Note: The southern section of present-day Beekman Street was historically identified as Wolcott Avenue in the LWRP document, which corresponds to the vantage location shown in the attached photographs.) These images are provided to assist the Board in assessing existing conditions within Viewshed #4 and determining whether the proposed tree removal and parking installation will preserve, enhance, or adversely affect the protected viewshed. The Planning Board should confirm that the record contains sufficient visual documentation to support its LWRP consistency determination.





KARC
PLANNING CONSULTANTS, INC.

The above reflects our planning comments at this time. Please feel free to contact me with any questions or if additional information would be helpful as the Planning Board continues its review.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

City of Beacon Planning Board Agenda
03/10/2026

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, 3.10.26 Supplemental Submission Cvr Ltr.pdf

291 Main PB 2.10, 3.10.26 Plans by AJS and HLD 1-27-26.pdf

Lanc & Tully 291 Main Street 02-05-26 review_0001.pdf

KARC Review PB_291 Main Street_2026.02.04.pdf

Lanc & Tully 291 Main Street 02-05-26 review_0001.pdf

KARC Review PB_291 Main Street_2026.02.04.pdf

291 Main Street- Site Plan and Certificate of Appropriateness Approval Resolution (4932-3800-0253.4).pdf

CUDDY +FEDER LLP

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

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

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

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[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.

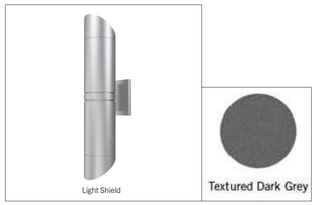
Luminaire Schedule

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 #CO4UDWC 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
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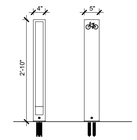
12	12/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
13	01/27/26	NO CHANGE	AJS

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



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

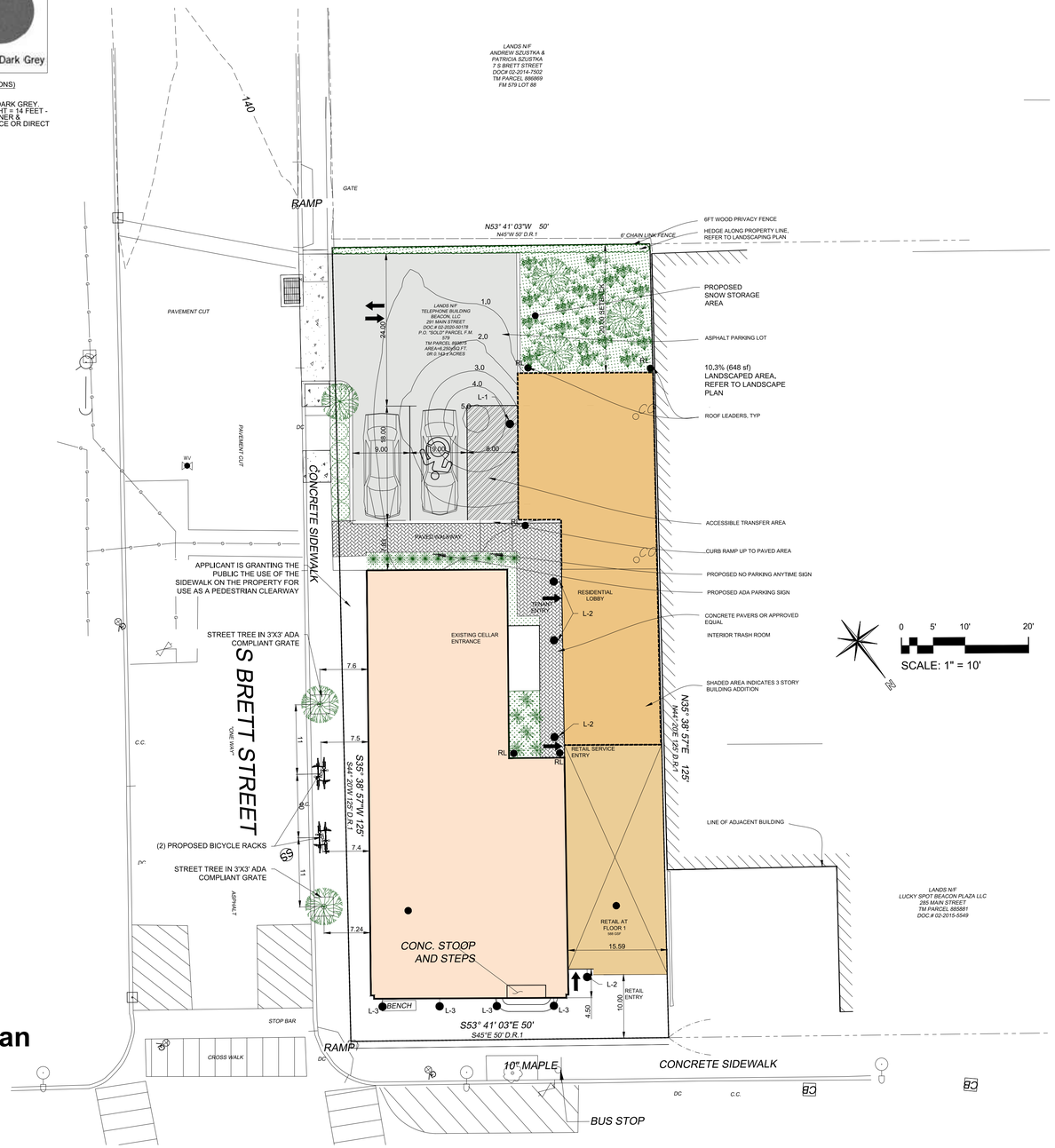
Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-36-893875
Lot Area:	6,250 +/- sf
Building Footprint:	1,875 sf (existing) + 1,598 sf (addition)
Historical Overlay District:	Yes
Existing Use:	Commercial
Proposed Use:	Mixed use: Commercial / Residential

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.



Site Plan

Scale: 1" = 10'

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

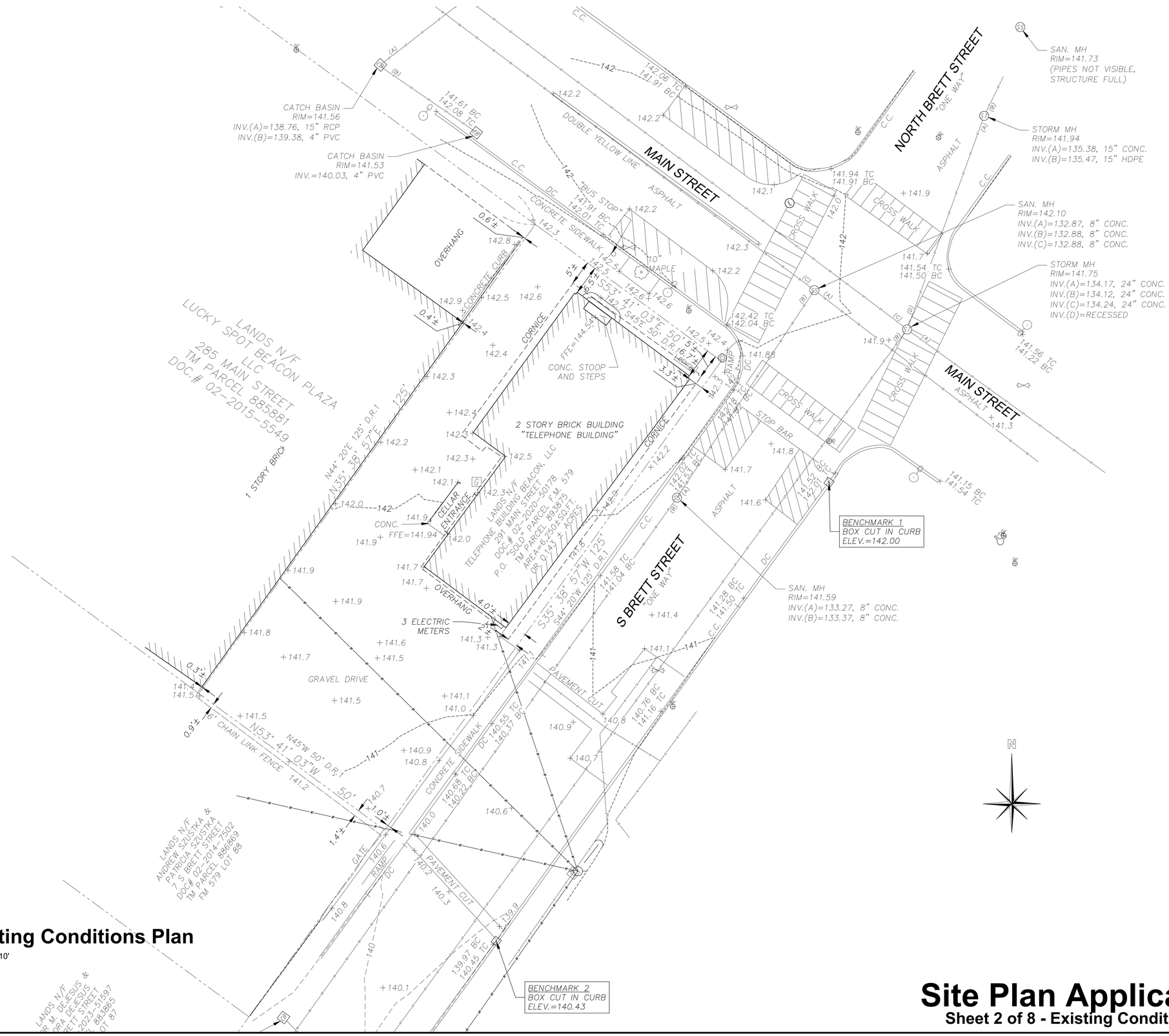
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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



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_____ SECRETARY

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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:
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21 Corporate Drive
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12	12/30/25	NO CHANGE	AJS
13	01/27/26	REVISE PER PLANNING BOARD COMMENTS	AJS

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_____ SECRETARY

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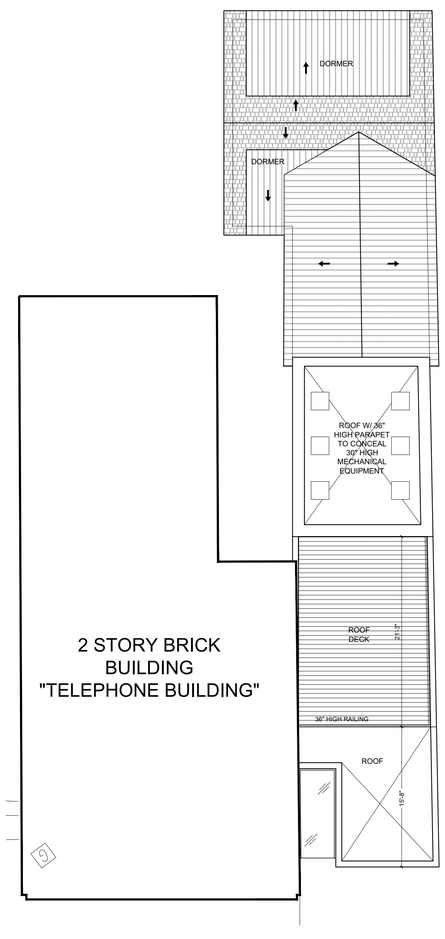
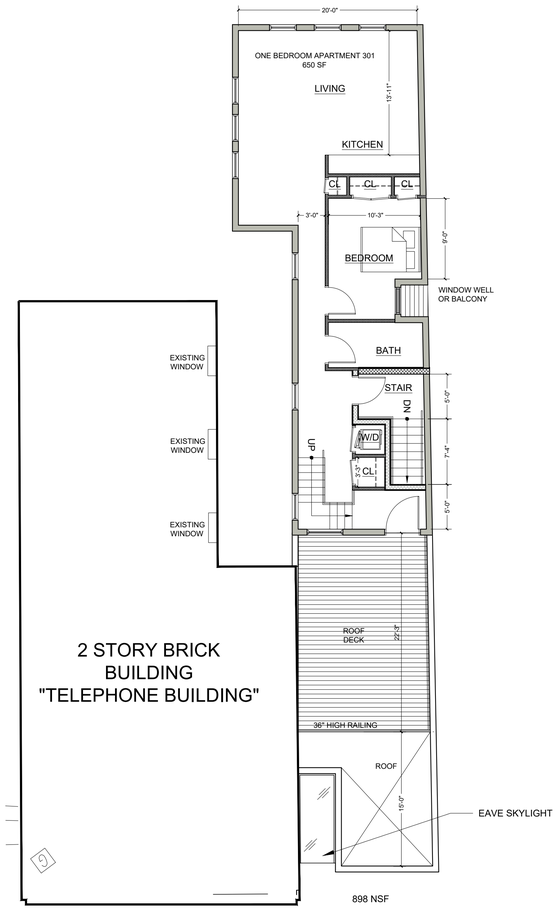
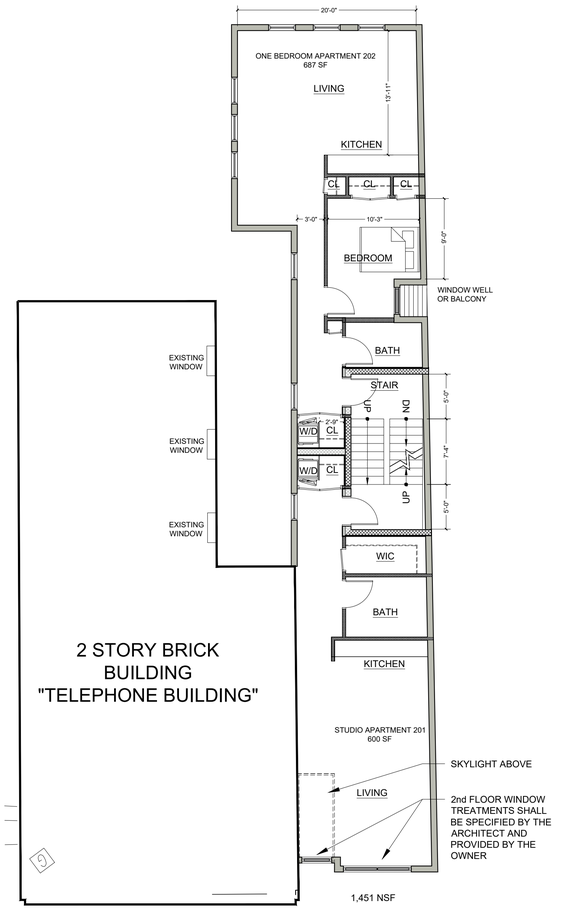


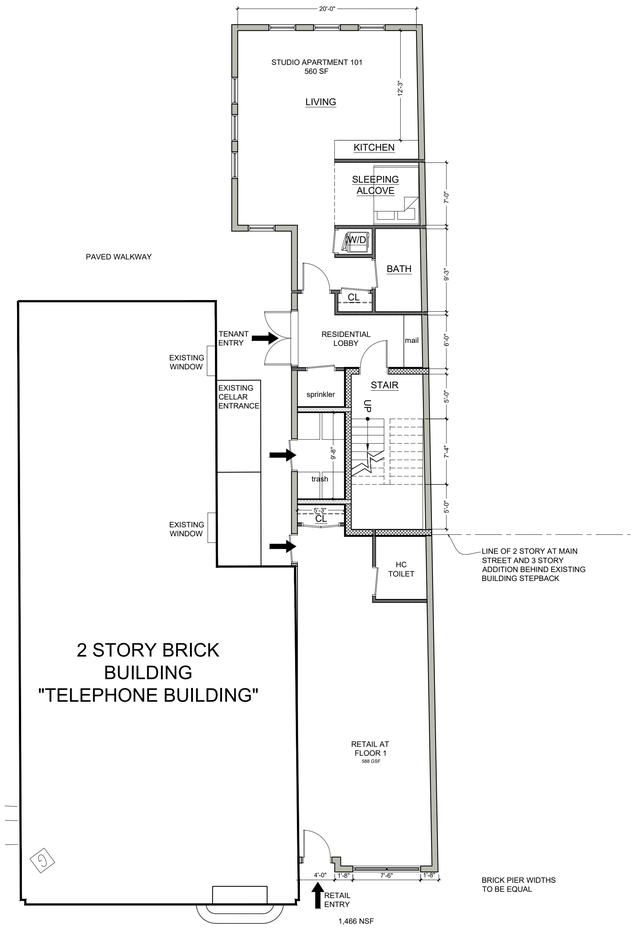
4 Roof Plan
1/8" = 1'-0"



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	
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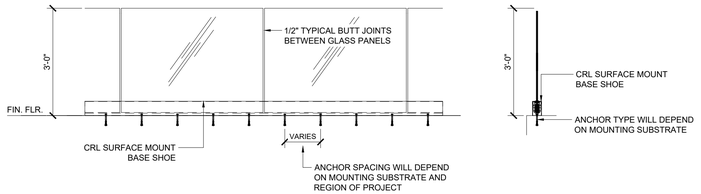

FRAMELESS LAMINATED GLASS RAILING

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.

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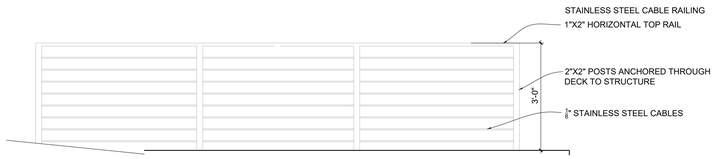
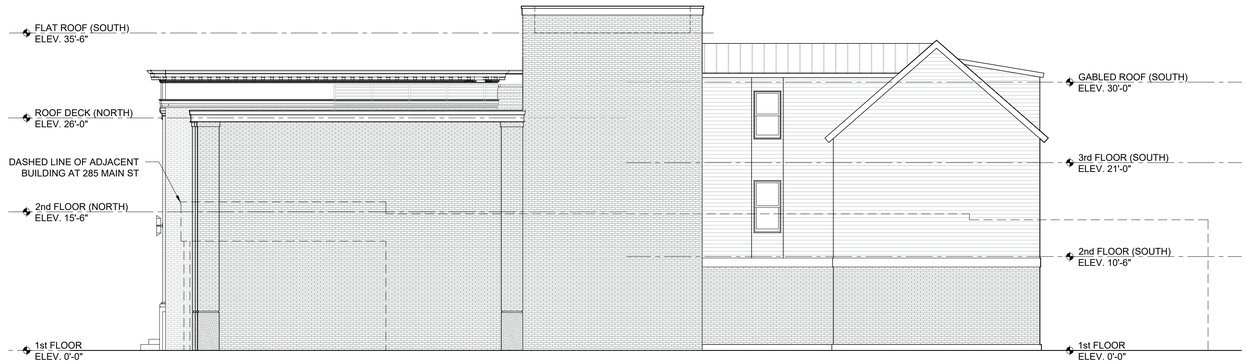
_____ CHAIRMAN

_____ SECRETARY

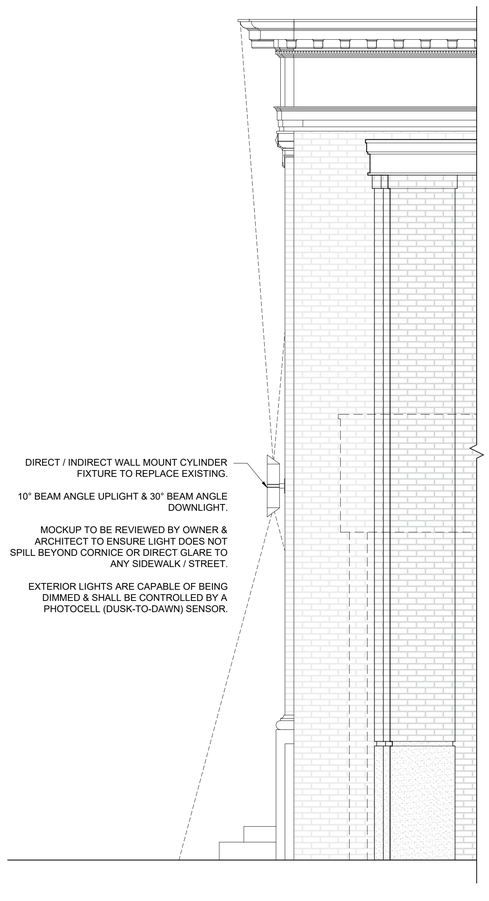
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.



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

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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REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/31/24	REVISE PER PLANNING BOARD COMMENTS	AJS
2	01/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	02/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
4	03/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	04/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
6	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
7	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
8	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS
9	09/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
10	10/28/25	NO CHANGE	AJS
11	11/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
12	12/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
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

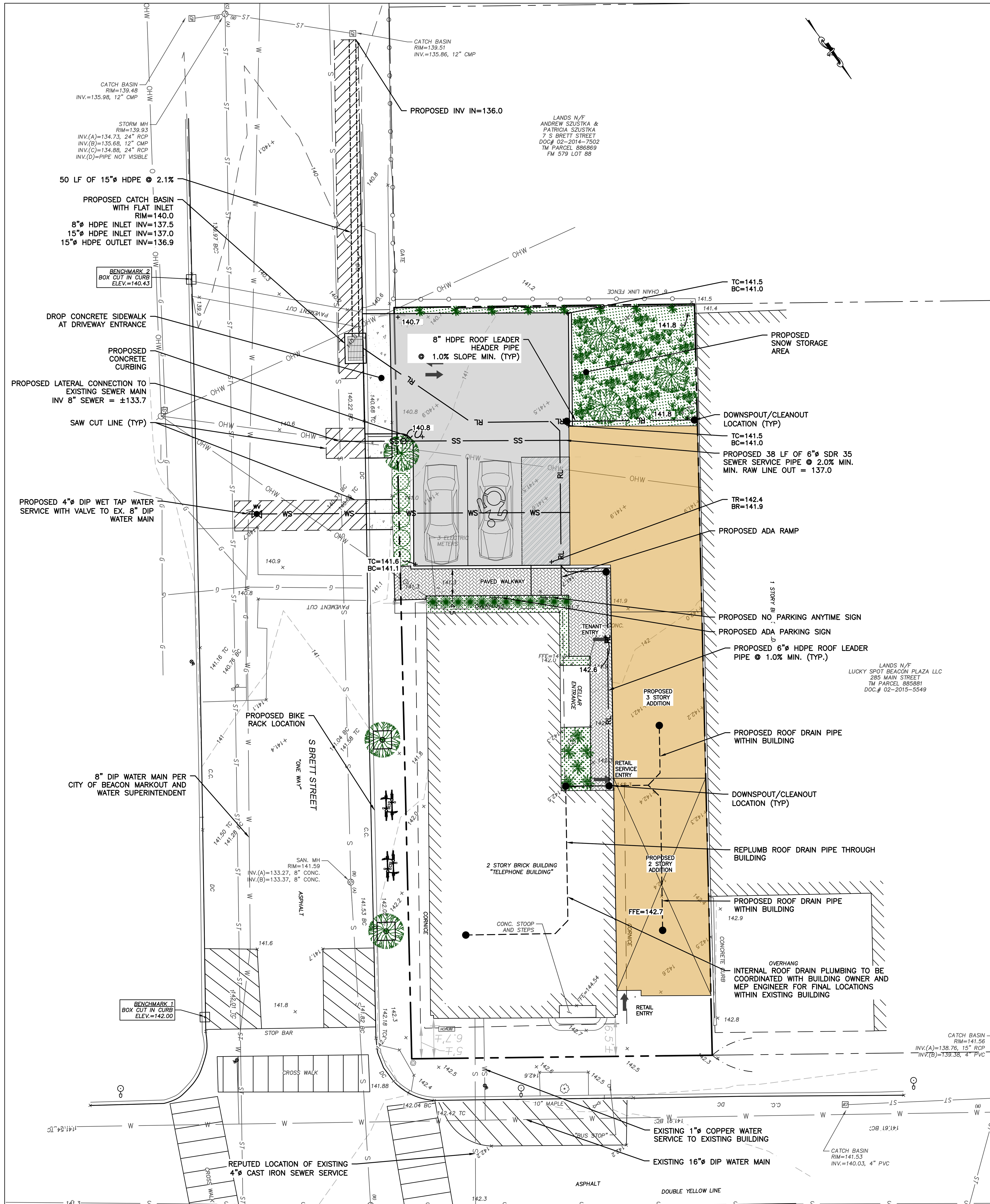
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING OVER HEAD WIRE
EXISTING UTILITY POLE
EXISTING SEWER SERVICE LINE
EXISTING SEWER LINE
EXISTING SEWER MANHOLE
EXISTING SEWER CLEAN OUT
EXISTING WATER LINE
EXISTING WATER SERVICE LINE
EXISTING HYDRANT
EXISTING WATER VALVE
EXISTING STORM WATER LINE
EXISTING CATCH BASIN
EXISTING STORM WATER MANHOLE
EXISTING GAS VALVE

PROPOSED PROPERTY LINE
PROPOSED SET BACK LINE
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED EASEMENT
PROPOSED TREE LINE
PROPOSED SEWER SERVICE LINE
PROPOSED SEWER MANHOLE
PROPOSED SEWER CLEAN OUT
PROPOSED STORM WATER LINE
PROPOSED ROOF LEADER LINE
PROPOSED ROOF LEADER
PROPOSED WATER SERVICE LINE
PROPOSED WELL
PROPOSED HYDRANT
PROPOSED WATER SHUT OFF VALVE
PROPOSED WATER VALVE

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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SIGNED THIS _________________ DAY OF ______________, 20____, BY

____________________________ CHAIRMAN

____________________________ SECRETARY

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DRAWN BY: CMB | CHECKED BY: MAB

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
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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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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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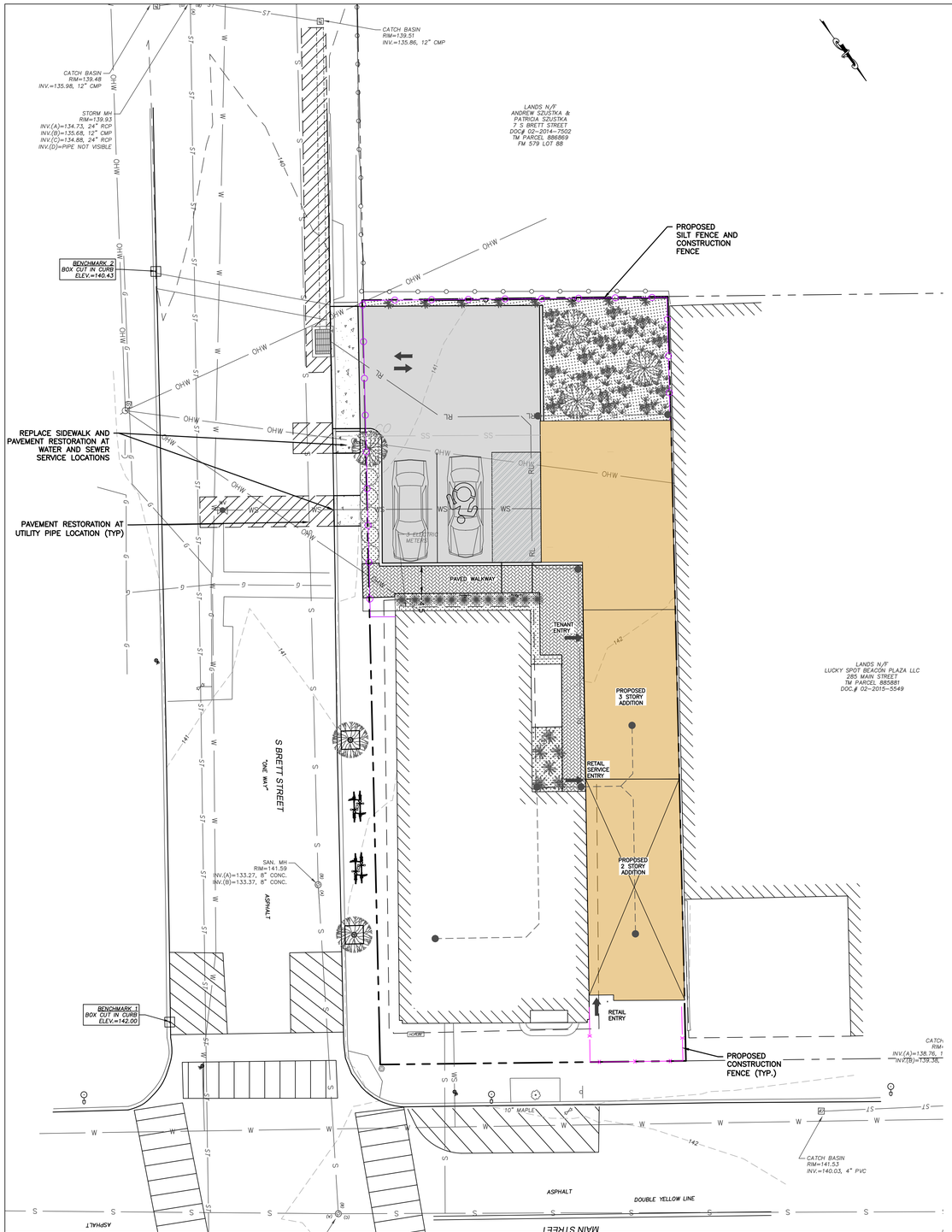

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING STORM WATER MANHOLE
- EXISTING GAS VALVE

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED CONSTRUCTION FENCE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.

2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.

3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.

5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE APPROVED SITE PLAN DETAIL SHEET.

6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.

7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.

8. THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.

9. THE CITY MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE CITY SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.

10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.

11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE ENGINEER SUPERVISING CONSTRUCTION.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

SILT FENCE:

INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

DUST CONTROL:

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

CATCH BASINS:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION AND DEBRIS, AND REMOVED AS NECESSARY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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DRAWN BY: CMB				CHECKED BY: MAB							
REVISIONS:				REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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STATE OF NEW YORK MICHAEL A. BODENSTEIN 084466 LICENSED PROFESSIONAL ENGINEER

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EROSION & SEDIMENT CONTROL PLAN

291 MAIN STREET-TELEPHONE BUILDING

291 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-893875

JOB #:	2024:034
DATE:	10/29/24
SCALE:	1" = 10'
TITLE:	ESC-1
SHEET:	6 OF 8

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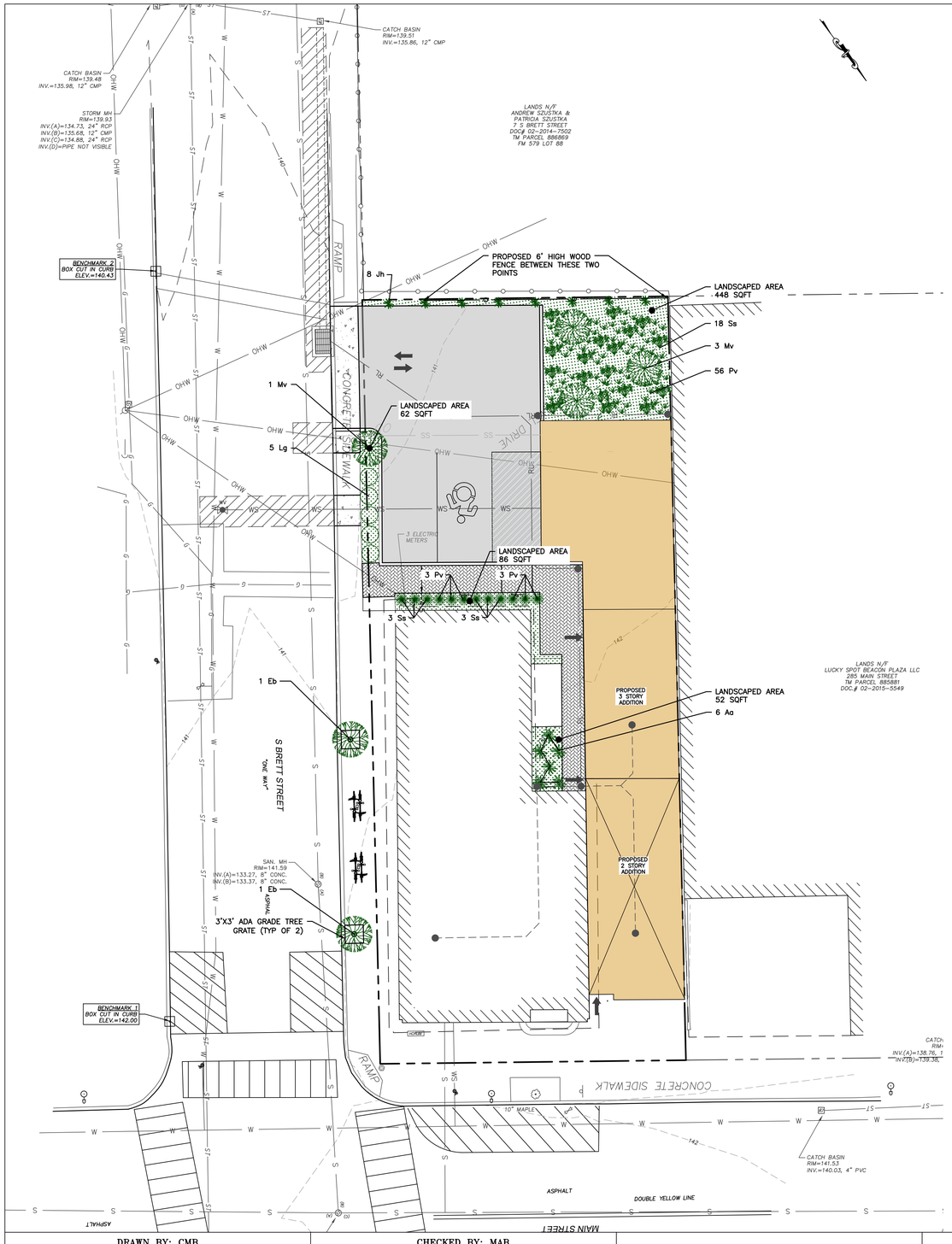

LEGEND:

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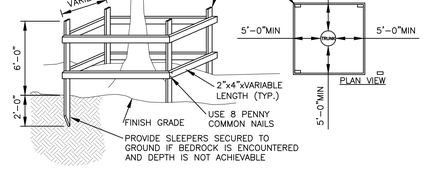
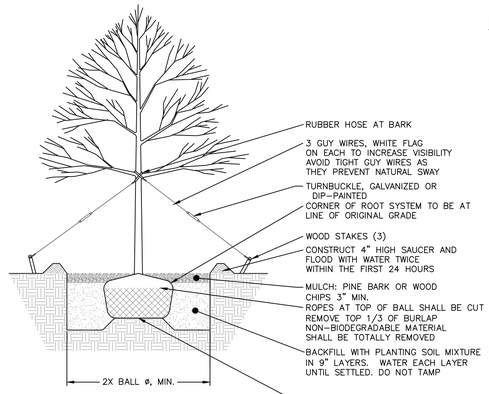
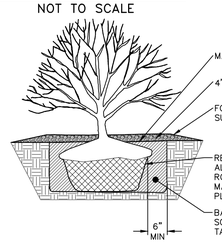


NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE

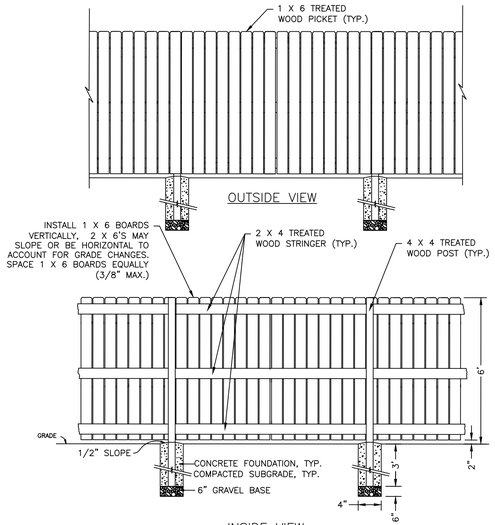


TREE PLANTING DETAIL
NOT TO SCALE



NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

SHRUB PLANTING DETAIL
NOT TO SCALE



WOOD FENCE DETAIL
NOT TO SCALE

PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
Mv	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6 FEET	AS SHOWN
Eb	2	CERCIS CANADENSIS	EASTERN REDBUD	6 FEET	AS SHOWN

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Jh	8	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	1 GALLON	6 FT
Aa	10	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	2 GALLON	3 FT
Pv	62	PANICUM VIRGATUM	SWITCHGRASS	1 GALLON	2 FT
Ss	24	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GALLON	1 FT
Ig	5	ILEX GLABRA	INKBERRY	2 GALLON	3 FT

LANDSCAPE AREA REQUIREMENTS:

SECTION 223-41.18(E)(12) OF THE CITY OF BEACON CODE REQUIRES LANDSCAPING TO BE A MINIMUM OF 10% OF THE TOTAL PARCEL AREA ON PARCELS WITHIN THE CMS DISTRICT. THE PROPOSED LANDSCAPING TOTALS 648 S.F., WHERE THE TOTAL LOT AREA IS 6,250 S.F.; THEREFORE, THE LANDSCAPED AREA IS 10.3% OF THE TOTAL PARCEL AREA.

LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
   A. PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
8. ALL LANDSCAPING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE SITE.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

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

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

SEAL

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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

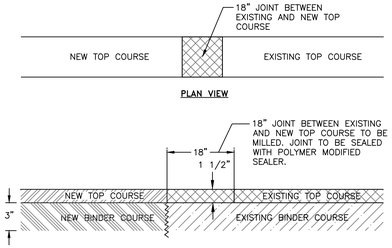
LANDSCAPING PLAN

291 MAIN STREET-TELEPHONE BUILDING

291 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-893875

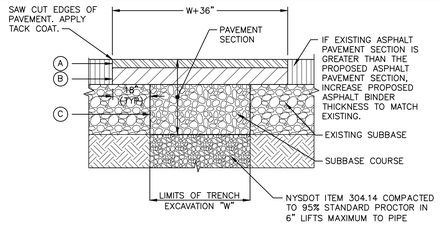
JOB #: 2024:034
DATE: 10/29/24
SCALE: 1" = 10'
TITLE: LS-1
SHEET: 7 OF 8

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.

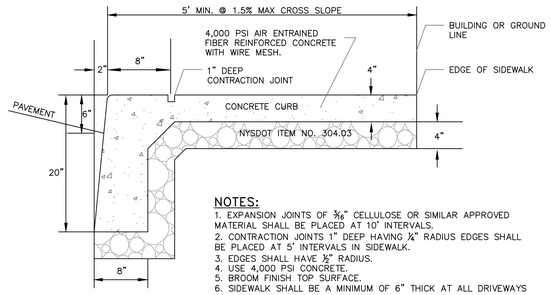
MILLED KEYWAY DETAIL
NOT TO SCALE



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

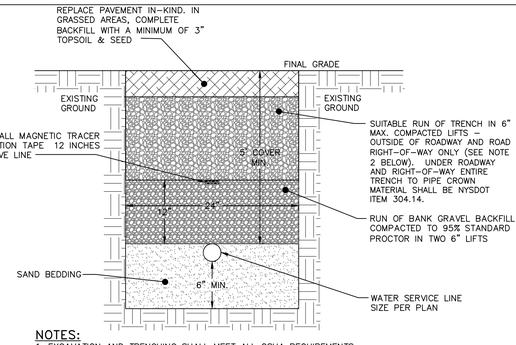
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



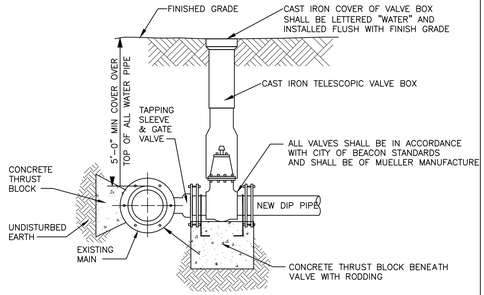
NOTES:
1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK 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



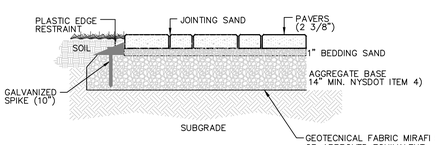
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL 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



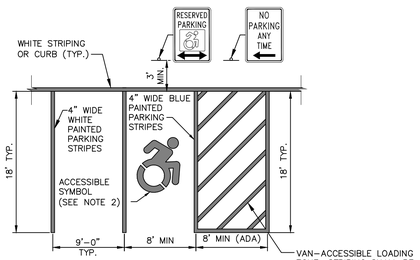
NOTES:
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "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

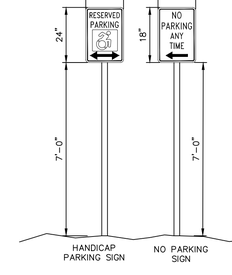
CONCRETE PAVER DETAIL
NOT TO SCALE



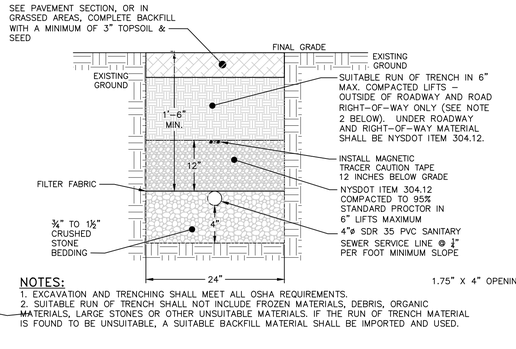
TYPICAL PARKING STRIPING — ACCESSIBLE PARKING STRIPING

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

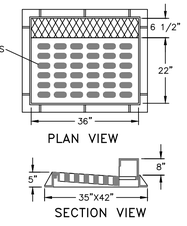


SIGN DETAILS
NOT TO SCALE



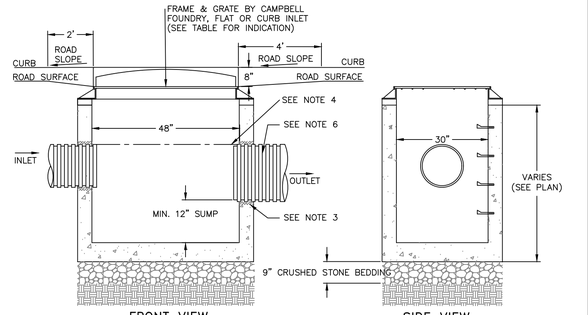
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



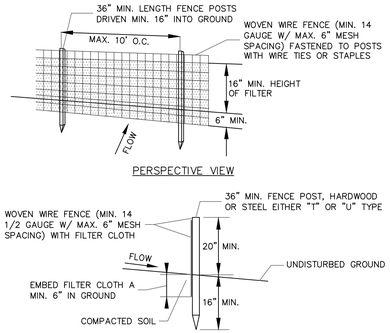
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



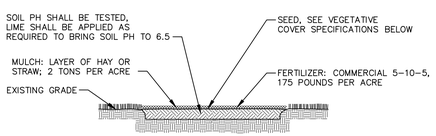
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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



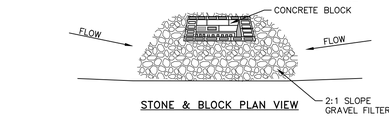
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED 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



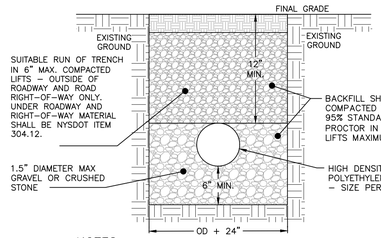
NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:
   - 65% KENTUCKY BLUE GRASS BLEND — 114 POUNDS PER ACRE
   - 20% PERENNIAL RYEGRASS — 35 POUNDS PER ACRE
   - 15% FINE FESCUE — 26 POUNDS 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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SEAL

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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

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

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

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

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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

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Engineering and Surveying, D.P.C.

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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

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 January 27, 2026; 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 March 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 March 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.

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 therefore 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: March 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
03/10/2026

Title:

Review of application for Subdivision Approval, 30-90 Mason Circle, Artist Live Work/Self Storage, submitted by Beacon Lofts Member, LLC.

ATTACHMENTS

Beacon Lofts Subdivision PB 3.10.26 Cover Letter_2026-0224.pdf

Beacon Lofts Subdivsion PB 3.10.26 Application (EXECUTED) redacted2.pdf

Beacon Lofts Subdivision PB 3.10.26 Filed Map No. 12695 (Subdivision plat)(4672704.1).pdf

Beacon Lofts Subdivision PB 3.10.26 -Plat-Signed.pdf

Beacon Lofts Subdivision PB 3.10.26 Recorded Deed 1.pdf

Beacon Lofts Subdivsion PB 3.10.26 HIP Lofts amended site plan as approved 12-11-18(5379573.1).pdf

Beacon Lofts Sudvision PB 3.10.26 39 Front SP & COA resolution.pdf

Beacon Lots Subdivision PB 3.10.26 Stamped Resolution Preliminary and Final Subdivision Approval.pdf

Lanc & Tully 2026 Beacon Lofts Subdiv 03-05-26.pdf

KARC Review PB_Beacon HIP Lofts_2026.03.05.pdf

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

February 24, 2026

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

Re: 2026 Beacon Lofts Proposed Subdivision
Beacon Lofts Member, LLC - Applicant
30-90 Mason Circle (LI and HDLO Overlay districts)
Tax Parcel: 6055-04-590165, ±8.072 ac.
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 an Application and supporting materials for an internal subdivision, pursuant to City Zoning Code section 223-25 C (3), to create one additional lot at the northern portion of the above Property. All lots on the Property presently are, and will continue to be, subject to the existing Site Plan approval covering the entire Property, which was issued on December 11, 2018. No changes are proposed in the approved Site Plan.

Background and past approvals:

The City of Beacon Planning Board granted Amended Site Plan and Certificate of Appropriateness Approval by Resolution dated December 11, 2018. A copy of the Planning Board's Site Plan approval resolution of December 11, 2018 is submitted with this application for reference, together with Site Plan sheet 1 of the approved plan set.

Thereafter, in 2020, the owners sought a two-lot subdivision to create a separate parcel for Building 16, to allow separate financing for the reconstruction of Building 16. The Planning Board granted Final Subdivision Plat Approval for the two-lot subdivision by Resolution dated October 15, 2020. A Nonexclusive Vehicular and Pedestrian Access Easement was provided over the parent lot (Lot 1)for the benefit of the newly created lot (Lot 2/building 16). The 2020 subdivision

map was filed in the Dutchess County Clerk's office as Filed Map #12695 on December 9th, 2020. Copies of the October 15, 2020 Subdivision Approval Resolution and approved Subdivision Plat are provided with this submission for reference.

Proposed Subdivision

The proposed subdivision proposes to create a separate parcel along the northern portion of the property, labeled as "Proposed Lot 3" on the attached proposed subdivision map. The purpose of creating the new Lot is for financing purposes, similar to the initial 2-lot subdivision. The are two proposed easements over Lot 3 as part of the proposed subdivision – a proposed Building Access & Maintenance Easement over Lot 3 (for the benefit of Buildings #1,2,3,4,19 & 20) and a proposed Blanket Utility & Maintenance Easement benefitting Lot 3 over Lot 1. All existing and proposed easements are listed in a table on the Subdivision Plat along with brief description of the easement types, and which parcels they benefit. The proposed Plat specifically notes that the entire property is subject to the existing approved Site Plan.

SEQRA

SEQRA for the development of the entire Hip Lofts parcel was completed by the adoption of a Negative Declaration dated December 17, 2017, as a precondition to the Site Plan Approval issued on December 11, 2018. In its approval of the initial subdivision to create the separate lot for Building 16, the Planning Board determined that such SEQR review covered the development of the entire site, and the subdivision did not create any additional impacts. (See page 2 of the attached December 11, 2018 Planning Board Resolution.) We respectfully submit that the same determination would be appropriate for the present subdivision application, and that no further SEQRA review is required.

Four (4) copies of the following items submitted for review:

- Executed Subdivision Application with Review fee and Escrow fee checks;
- Preliminary Subdivision Plat Sheet 1 of 1;
- December 11, 2018 Amended Site Plan and Certificate of Appropriateness Approval Resolution;
- December 11, 2018 Amended Site Plan Sheet 1;
- October 15, 2020 Preliminary & Final Subdivision Approval For Beacon Lofts & Storage, LLC (11-89 Mason Circle), and
- Filed Map #12695.

Digital copies of the above are provided with this submission.

We look forward to discussing this project at your March 10, 2026 Planning Board meeting and discussion regarding setting a public hearing. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Beacon Lofts Member, LLC
Jennifer Van Tuyl, Esq.
HLD file

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Beacon Lofts Member LLC (Jack Wertz)

Address: 16 Squadron Boulevard Suite 106
New City, NY 10956

Signature: Jack Wertz

Date: 2/19/26

Phone: [redacted]

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Hudson Land Design - Michael A. Bodendorf, P.E.

Address: 174 Main Street
Beacon, NY 12508

Phone: (845) 440-6926

Fax: None

Email address: MBodendorf@HudsonLandDesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:
2026 Beacon Lofts Subdivision

Street which property abuts: Front Street (South side of street)

Current Tax Map Designation: Section 6055 Block 04 Lot(s) 590165

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

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

Total area of property is +/- 8.072 acres

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Beacon Lofts Member LLC (Jack Wertz)

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.
Jack Wertz (50%) and Gabe Alexander (50%)

List all properties in the City of Beacon that you hold a 5% interest in:
3-39 Front Street (Tax ID:130200-6055-04-590165), Front Street parcel (Tax ID: 130200-6055-04-516113)

Applicant Address: 16 Squadron Boulevard Suite 106, New City, NY 10956

Project Address: 3-39 Front Street, Beacon, NY 12508

Project Tax Grid # 130200-6055-04-590165

Type of Application Subdivision

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

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

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

Jack Wertz

Signature of Owner

MEMBER

Title if owner is corporation

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

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 2026 Beacon Lofts Subdivision

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

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

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 2026 Beacon Lofts Subdivision

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

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

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

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

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

All items marked "NO" are not applicable to this particular application/project.

Applicant/Sponsor Name: Beacon Lofts Member LLC (Jack Wertz)

Signature: _____

Date: 2/19/26

FOR OFFICE USE ONLY
Application #

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

INDIVIDUAL DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: Beacon Lofts Member LLC (Jack Wertz)

Address of Applicant: 16 Squadron Boulevard Suite 106, New City, NY 10956

Telephone Contact Information: [redacted]

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Beacon Lofts Member LLC	16 Squadron Boulevard Suite 106, New City, NY 10956	[redacted]	8/19/2021-Granting of Property	8/25/2021-Dutchess County Clerk's Office

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

☐ YES ☒ NO

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

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

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

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

☐ YES ☒ NO

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

(Print) Jack Wertz

(Signature) Jack Wertz

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity	Address of Entity
Beacon Lofts Member LLC	16 Squadron Boulevard Suite 106 New City, NY 10956
Place where such business entity was created New Castle County, State of Delaware*	Official Registrar's or Clerk's office where the documents and papers creating entity were filed Delaware Secretary of State 401 Federal Street, Suite 4 Dover, Delaware 19901
Date such business entity or partnership was created March 1, 2021	Telephone Contact Information [redacted]

*entity is authorized to do business in NYS. Refer to annexed NYS Department of State letter

IF AFFIANT IS A CORPORATION:

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

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Jack Wertz	[redacted]	[redacted]	50% Co-Owner
Gabe Alexander		[redacted]	50% Co-Owner

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Beacon Lofts Member LLC	16 Squadron Boulevard Suite 106, New City, NY 10956	[redacted]	8/19/2021-Granting of Property	8/25/2021-Dutchess County Clerk's Office

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

☐ YES ☒ NO

Name	Employer	Position

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

☐ ☒

YES **NO**

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

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

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

☐ **YES** ☒ **NO**

Current Name	Other Names

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

Name	Address
Beacon Lofts Member LLC	16 Squadron Boulevard Suite 106 New City, NY 10956

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

_____

_____

_____

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted**:**

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

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	**Residence or business address**	**Telephone number**

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ YES ☐ NO

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	Address

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

☐ YES ☒ NO

I, Jack Wertz being first duly sworn, according to law, deposes and says that I am (Title) _____, an active and qualified member of the Beacon Lofts Member LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Jack Wertz

(Signature) _____

SURVEY NOTES

1. Copyright TEC Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

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

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

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

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

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

EASEMENT NOTES

SUBJECT to and/or TOGETHER with covenants, conditions, easements, leases, agreements, etc. in the following documents: Liber 536 page 341, Liber 542 page 167, Liber 548 page 276, Liber 552 page 67, Liber 553 page 276, Liber 926 page 435, Liber 545 page 265, Liber 546 pages 176 and 179, Liber 554 page 6, Liber 682 page 128, Liber 1216 page 95, Liber 1234 page 508, Liber 57 page 261, Liber 536 page 6, Liber 830 page 434 and Liber 1025 page 78, Liber 522 page 235, Liber 546 page 373, Liber 1217 page 620.

TOGETHER with all of the party of the first part's right, title and interest in and to the pump house serving the Groveville Mills buildings and the immediate area of land on which the pump house stands.

TOGETHER with an access easement to said pump house parcel as stated in Liber 1988 page 628.

TOGETHER with an easement of right of way set forth in Liber 830 page 434 and subject to the condition therein contained.

TOGETHER with all the party of the first part's right, title and interest in and to the lands under the Fishkill Creek, contiguous to or adjacent to the lands thereby conveyed, and the dam across said creek at said property and all the party of the first part's right, title and interest in and to the water rights in and to the water of said creek adjoining and contiguous to and in continuation of the most westerly and most easterly lines of the lands above conveyed.

TOGETHER with a perpetual right of way of all reasonable purposes over Front Street, immediately adjoining the premises herein conveyed and over the roadway known as Mill Avenue, which roadway connects Front Street with the Main Concrete Highway as stated in Liber 542 page 167.

TOGETHER with to an easement for ingress and egress for Parcel 3 in Liber 1988 page 628 as shown hereon.

SUBDIVISION NOTES

1. This subdivision is approved under the provisions of the Beacon Zoning Law section 223-25 C (3), and is based upon a development plan (Site Plan) prepared by Aryeh Siegel, AIA, Hudson Land Design, Civil Engineer; LG Design, Landscape Architect; and TEC Land Surveying, Surveyor, entitled "HIP LOFTS & STORAGE (39 Front Street) Amendment to Special Use Permit Application" Sheets 1--10, with last revision date November 27, 2018, which received Site Plan Approval issued by the City of Beacon Planning Board, by Resolution dated December 11, 2018, and any amendment to such Site Plan Drawings or Site Plan Resolution as may be duly adopted by the Planning Board in the future ("the approved Site Plan").
2. All Development on each of the two lots in this subdivision continues to be subject to all requirements shown on the approved Site Plan. The approval of this Subdivision does not authorize any development within either Lot other than as shown on the approved Site Plan.
3. Both lots on the Subdivision are also obligated to maintain their respective properties in compliance with the applicable provisions of the City of Beacon Site Plan regulations which provide that the continued validity of any Certificate of Occupancy shall be subject to continued conformance with the approved Site Plan or any amendments thereto, and with any conditions thereof (section 223-25 A).
4. Non-exclusive access for vehicular and pedestrian circulation and parking is provided for the benefit of proposed Lot 2 in the areas designated for such purposes on the Subdivision Plat and the approved Site Plan.
5. An non-exclusive unefined easement for access to utilities is provided for the benefit of Lot 2 over the entire area of Lot 1 to provide Lot 2 with access to gas, electric, and other utilities that run underground or overground throughout Lot 1, where such utilities currently stand or as they may be relocated on Lot 1.
6. Lot 2 shall continue to have non-exclusive access to the existing water, sewer, and drainage easements shown on the Plat which presently benefit the existing Beacon Lofts and Storage Parcel (6055--04--590165) over the Beacon HIP Lofts parcel to the west (Tax parcel 6055--04--535128).

ZONING

Subject Parcels are located in the Light Industrial (LI) District as well as the Historic District and Landmark Overlay Zone as per City of Beacon Zoning Map dated September 24, 2018.

FLOOD ZONE

Subject Parcel to be subdivided is located Zone "X" Unshaded and Zone AE. as per Flood Insurance Rate Map:
No. 36027C0464E Effective Date: March 2, 2012.

DEED REFERENCE

Liber 1988 Page 628
Front Street Associates, L.L.C.
To
Fishkill Creek Development Co., LLC
December 19, 1998

Liber 1234 Page 805
The Groveville Corporation
To
Keystone Dyeing and Finishing, Inc.
November 20, 1967

Liber 830 Page 434
Ammann Manufacturing and Construction Company
To
The Groveville Corporation
December 3, 1934

Liber 522 Page 235
Glenham Company Inc.
To
Ammann Manufacturing and Construction Company
March 18, 1932

Liber 542 Page 167
Ammann Manufacturing and Construction Company
To
The Groveville Corporation
December 3, 1934

Liber 546 Page 373
Ammann Manufacturing and Construction Company Inc.
To
Henry Goertz and Linda Goertz
March 22,1935

Liber 1217 Page 620
Sarah Lewittes
To
The Groveville Corporation
January 23, 1967

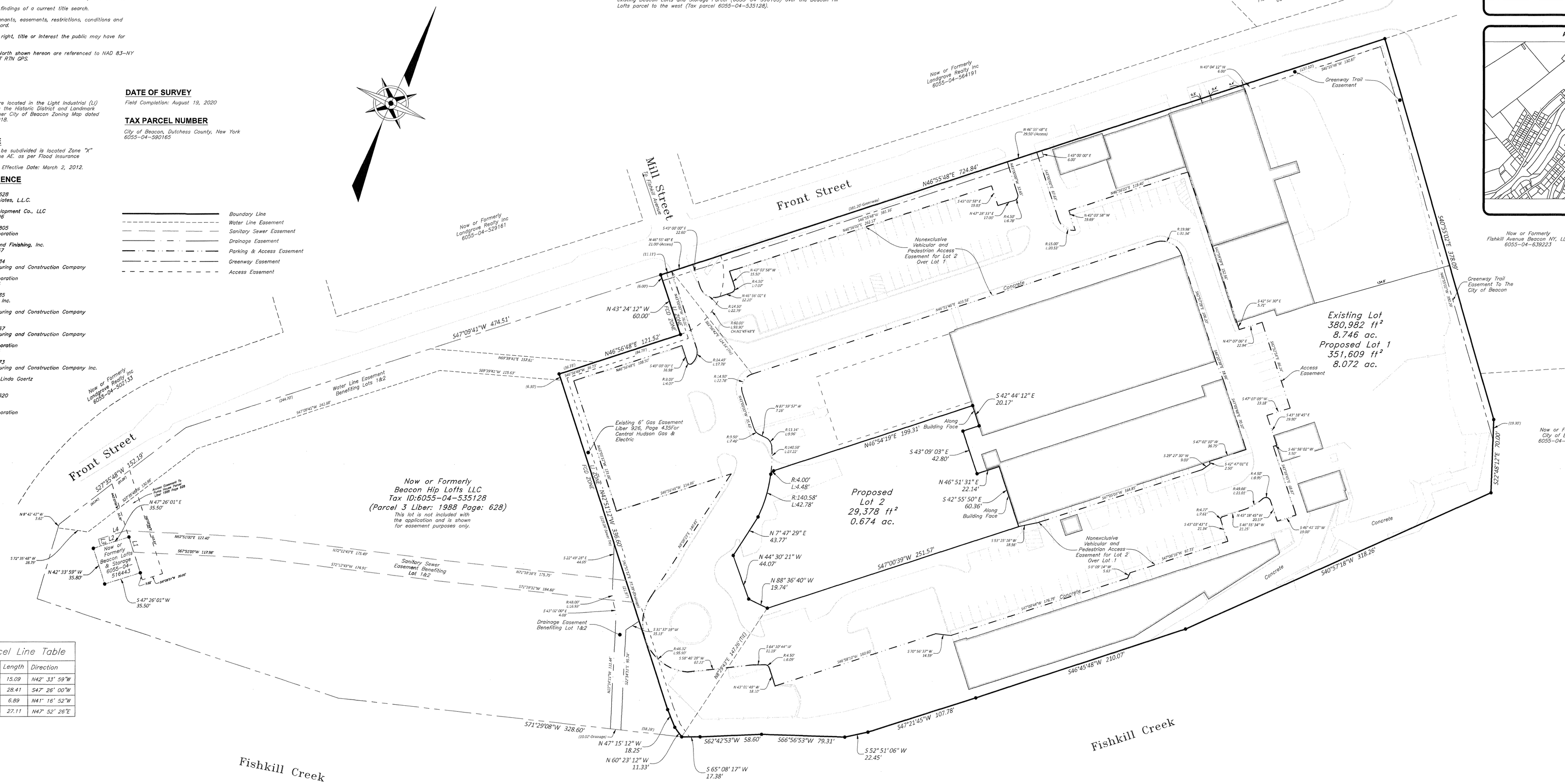
DATE OF SURVEY

Field Completion: August 19, 2020

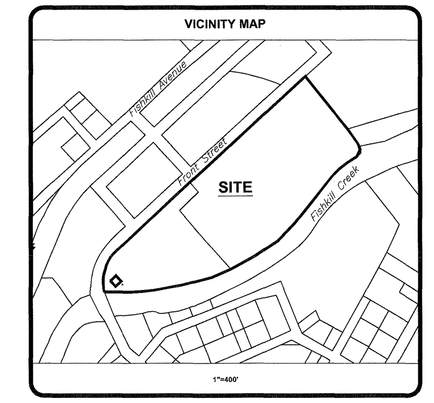
TAX PARCEL NUMBER

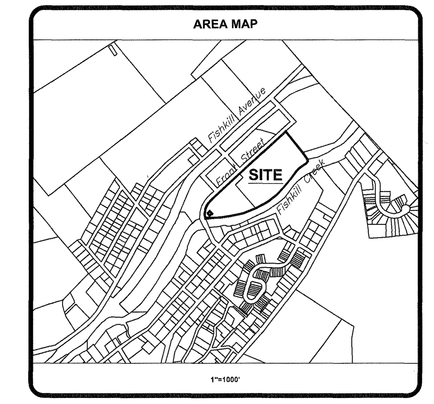
City of Beacon, Dutchess County, New York
6055--04--590165

Boundary Line
Water Line Easement
Sanitary Sewer Easement
Drainage Easement
Parking & Access Easement
Greenway Easement
Access Easement



Parcel Line Table		
Line #	Length	Direction
L1	15.09	N42° 33' 59"W
L2	28.41	S47° 26' 00"W
L3	6.89	N41° 16' 52"W
L4	27.11	N47° 52' 26"E





HEALTH DEPARTMENT NOTE

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.

11/3/2020 DATE — AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

TEC LAND SURVEYING
831 Route 52, Suite 2C, Fishkill, NY 12524
845.445.6590

rev.	date	description
3	11/05/20	Planning Board Comments
2	10/20/20	Planning Board Comments
1	9/8/20	General Revisions

GRAPHIC SCALE
80 40 20 0 40 120
1" = 40'

PLANNING BOARD

Approved by resolution of the Planning Board of the City of Beacon, New York, on the 10th day of year 2020. Subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of the plat as approved shall void the approval. Signed this 11th day of year 2020

By _____ Chairman

OWNER'S CONSENT

The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated hereon.

_____ 11/12/20
Date

_____
Date

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

BEACON LOFTS

SUBDIVISION PLAT PREPARED FOR BEACON LOFTS & STORAGE LLC

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

tax id	MULTIPLE
address	11--89 MASON CIR
date	8/19/20
drawn	BJ
scale	1"=40'
checked	TEC
project no.	12--084
project name	BEACON LOFTS
sheet	1 OF 1

FM #12695
FILED: 12/9/2020

DUTCHESS COUNTY CLERK FILED
2020 DEC -9 AM 9:19

552

SURVEY NOTES

1. Copyright Beacon Professional Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

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

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

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

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

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

11. The access and maintenance easement shown on Liber 1589 Page 926 contains significant errors and is depicted and described hereon as shown on the map contained in said deed.

ZONING

Subject Parcels are located in the Light Industrial (LI) District as well as the Historic District and Landmark Overlay Zone as per City of Beacon Zoning Map dated September 24, 2018.

FLOOD ZONE

Subject Parcel to be subdivided is located Zone "X" Unshaded and Zone AE, as per Flood Insurance Rate Map No. 36027C0464E Effective Date: March 2, 2012.

DEED REFERENCE

Liber 1988 Page 628
Front Street Associates, L.L.C.
To
Fishkill Creek Development Co., LLC
December 19, 1996

Instr.#2013–269
Fishkill Creek Development Co., LLC
to
Beacon Lofts and Storage, LLC
Dated: December 20, 2012
Recorded: January 17, 2013

MAP REFERENCE

Map entitled "Subdivision Plat Prepared for Beacon Lofts Storage, LLC" prepared by Thomas Cerchiara, PLS and filed in the Dutchess County Clerks office on December 9, 2020 as Map No. 12695.

Map entitled "ALTA/NSPS Land Title Survey Prepared for 3–39 Front Street" prepared by Joseph G. Malinowski, PLS dated May 13, 2021.

DATE OF SURVEY

Field Completion: August 19, 2020
Brought to Date: January 2, 2026

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
6055–04–590165

OWNER INFORMATION

Property Owner: Beacon Lofts Member LLC
Owner Address: 16 Squadron Boulevard, Suite 106, New City, NY 10956

TITLE EASEMENTS

Based on title number MAC9156 as issued by Old Republic National Title Insurance Company, with an effective date of February 02, 2021

Items 1 – 4 not survey related
Item 5
(a) easement and right of way in Liber 536 Page 341; does not affect subject parcel.
(b) drainage, rights and reservations in Liber 542 Page 167; affects subject parcel. ROW to main road. Not protractible.
(c) utility easement in Liber 548 Page 276; affects subject parcel. Blanket in nature. Not protractible.
(d) utility easement in Liber 552 Page 67; affects subject parcel. Blanket in nature. Not protractible.
(e) utility easement in Liber 553 Page 276; affects subject parcel. Blanket in nature. Not protractible.
(f) utility easement in Liber 926 Page 435; affects subject parcel. Shown hereon.
(g) utility easement in Liber 545 Page 265; affects subject parcel. Blanket in nature. Not protractible.
(h) utility easement in Liber 546 Pages 176 and 179; affects subject parcel. Blanket in nature. Not protractible.
(i) utility easement in Liber 554 Page 6; affects subject parcel. Blanket in nature. Not protractible.
(j) utility easement in Liber 682 Page 129; may affect subject parcel. Blanket in nature. Not protractible.
(k) utility easement in Liber 1216 Page 95; affects subject parcel. Blanket in nature. Not protractible.
(l) easement, rights, and reservations in Liber 1234 Page 805; affects subject parcel. Blanket in nature. Not protractible.
(m) agreement in Liber 1,340 Page 852; may affect subject parcel. Blanket in nature. Not protractible.
(n) reservation in Liber 57 Page 261; document not included in title report.
(o) easement granted in Liber 536 Page 6; document not included in title report.
(p) agreement in Liber 830 Page 434; affects subject parcel. ROW over Front Street. Not protractible.

(q) agreement in Liber 1025 Page 78; document not included in title report.
(r) 60 foot general access easement recorded in doc #02–2013–272; affects subject parcel. Shown hereon.
(s) declaration recorded in doc #02–2014–2941 and doc #02–2014–3169; affects subject parcel. Blanket in nature. Not protractible.
(t) sanitary sewer easement recorded in doc #02–2020–4765; affects subject parcel. Shown hereon.
(u) drainage easement agreement in doc #02–2020–4766; affects subject parcel. Shown hereon.
(v) water line easement agreement in doc #02–2020–4767; affects subject parcel. Shown hereon.
(w) declaration of easements, agreements, covenants and restrictions recorded in doc #02–2020–5038; affects subject parcel. Blanket in nature. Not protractible.
(x) temporary construction and access easement agreement easement recorded in doc #02–2020–5039;
(y) easement and maintenance agreement for pump station with right of inspection recorded in doc #02–2016–2667. Affects subject parcel. Shown hereon.
Items 6 – 7 not survey related
Item 8 terms, covenants, conditions, provisions, and agreements of the lease made by beacon tex realty associates, as landlord, to united American Hydropower Group, UAH Group, as tenant and recorded on 11/9/1982 in Liber 1589 Page 888; (a) as amended between said parties by amendment dated 11/2/1982 and recorded in Liber 1594 Page 595; (b) as assigned by united American Hydropower Group, UAH Group as tenant to UAH–Groveville hydro associates by assignment dated 01/20/1983 and recorded in Liber 1594 Page 945; (c) as assignment by Beacon Tex Realty Associates to Front Street associates by assignment and assumption of lease agreement dated 06/24/1984 and recorded in Liber 1651 Page 803; (d) as further assigned UAH–Groveville hydro associates to Dutchess county industrial development agency by assignment of lease dated 12/13/1988 and recorded in Liber 1821 Page 445; (e) as further amended between front street associates, UAH–Groveville hydro associates and Dutchess county industrial development agency pursuant to amendment no. 2 dated as of 01/25/1992 and recorded on 10/31/2000 as doc #02–2000–9829
(f) as further assigned to beacon lofts and storage by assignment of lease dated 12/17/2012 and recorded in doc #02–2013–271; Affects subject parcel. Blanket in nature. Not protractible.
Item 9 – 11 not survey related
Item 12 – access to the land is limited by the terms, conditions and provisions of easement recorded in Liber 542 cp 167. Affects subject parcel. Blanket in nature. Not protractible.
Item 13–20 not survey related
Item 21 – rights of others to the use and maintenance of the pump house and sewage system running from said pump house located on premises herein. Affects subject parcel. Blanket in nature. Not protractible.
Item 22 – rights of the adjacent property owner to have its sewage discharged through the pump house located on premises for which such adjacent property owner pays and maintenance charge. affects subject parcel. Blanket in nature. Not protractible.
Item 23 not survey related
Item 24 – underground encroachments and easements, if any, including pipes and drains and such rights as may exist for entry upon said premises to maintain and repair the same as acquired by any public utilities company to maintain its poles and operate its wires, lines etc., in, to and over the premises herein and in, to and over the street adjacent thereto. May affect subject Blanket in nature. Not protractible.
Item 25 – easements or claim of easements not shown by the public record. May affect subject Blanket in nature. Not protractible.
Item 26 – not survey related

Document	Easement	Beacon Hip Lofts LLC	Beacon Lofts and Storage	Beacon Lofts and Storage	Beacon Lofts and Storage
		Liber 1988 Page 628	Lot 1 - FM 12695	Lot 2 - FM 12695	Lot 3 - Proposed
		6055-04-535128	6055-04-590165	6055-04-590165	TBD
#02–2013–272	Access Easement for Existing Parcel 3 over Lot 1	Benefit	Burden	N/A	N/A
#02–2020–4765	Sanitary Sewer Easement over Parcel 3	Burden	Benefit	Benefit	Benefit
#02–2020–4766	Drainage Easement over Parcel 3	Burden	Benefit	Benefit	Benefit
#02–2020–4767	Water Line Easement over Parcel 3	Burden	Benefit	Benefit	Benefit
#02–2016–2667	Pump Station Easement over Parcel 3	Burden	Benefit	Benefit	Benefit
#02–2020–5038	Access, Parking, & Utility Easement over Lot 1	N/A	Burden	Benefit	N/A
Liber 1589 Page 888	Hydro Plant Lease (Lot 3) & Access Easement (Lots 1 & 3)	N/A	Burden	N/A	Burden
Liber 926 Page 435	Central Hudson Gas Easement over Lot 1	N/A	Burden	N/A	N/A
Site Plan (Dec. 11, 2018)	Greenway Trail Easement over Lot 1, along Front Street, and the northeasterly line of Lot 3	N/A	Burden/Benefit	Benefit	Burden/Benefit
Site Plan (Dec. 11, 2018)	Path to access Greenway Trail over Lot 3 per site plan	N/A	Benefit	Benefit	Burden
	Proposed Building Access & Maintenance over Lot 3 (for Bbuildings #1,2,3,4,19,20)	N/A	Benefit	N/A	Burden
	Proposed blanket Utility & Maintenance Easement over Lot 1	N/A	Burden	N/A	Benefit

SUBDIVISION NOTES

1. This subdivision is approved under the provisions of the Beacon Zoning Law section 223–25 C (3), and is based upon a development plan (Site Plan) prepared by Aryeh Siegel, AIA, Hudson Land Design, Civil Engineer; LO Design, Landscape Architects; and TEC Land Surveying, Surveyor, entitled "HiP LOFTS & STORAGE (39 Front Street) Amendment to Special Use Permit Application" Sheets 1–10, with last revision date November 27, 2018, which received Site Plan Approval issued by the City of Beacon Planning Board, by Resolution dated December 25, 2018, and any amendment to such Site Plan Drawings or Site Plan Resolution as may be duly adopted by the Planning Board in the future ("the approved Site Plan").

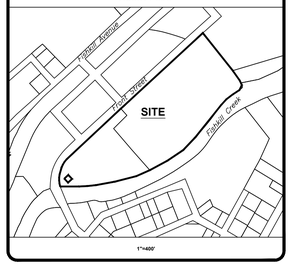
2. All future development on each of the lots in this subdivision continue to be subject to all requirements shown on the approved Site Plan, including, without limitation, access for pedestrian and vehicular access, circulation, and parking. The approval of this Subdivision does not authorize any development within either Lot other than as shown on the approved Site Plan.

3. All lots on the Subdivision are also obligated to maintain their respective properties in compliance with the applicable provisions of the City of Beacon Site Plan regulations which provide that the continued validity of any Certificate of Occupancy shall be subject to continued conformance with the approved Site Plan or any amendments thereto, and with any conditions thereof (section 223–25 A).

4. A non–exclusive undefined easement for access to utilities is provided for the benefit of Lots 2 and 3 over the entire area of Lot 1 to provide Lots 2 and 3 with access to gas, electric, and other utilities that run underground or overground throughout Lot 1, where such utilities currently stand or as they may be relocated on Lot 1.

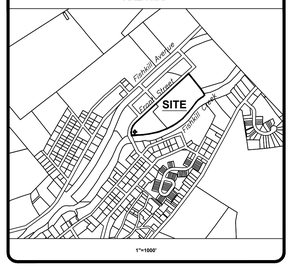
5. Lots 2 and 3 shall continue to have non–exclusive access to the existing water, sewer, and drainage easements shown on the Plat which presently benefit the existing Beacon Lofts and Storage Parcel (6055–04–590165) over the Beacon HiP Lofts parcel to the west (Tax parcel 6055–04–535128).

VICINITY MAP



1"=1400'

AREA MAP



1"=1000'

CITY OF BEACON, § 223-17, SCHEDULE OF REGULATIONS FOR NON-RESIDENTIAL DISTRICTS

PARAMETER	REQUIREMENT (LI)	Lot 1		Lot 3	
		EXISTING	PROPOSED	EXISTING	PROPOSED
MIN. WIDTH:	60 ft	804 ft	616 ft	----	133 ft
DEPTH::	100 ft	462 ft	415 ft	----	443 ft
BUILDING HEIGHT:	35 ft Max	4 Stories	4 Stories	----	N/A
FRONT:	20 ft	0 ft	0 ft	----	328.2 ft
SIDE:	20 ft	0 ft	0 ft	----	0 ft
REAR:	25 ft	9 ft	2 ft	----	49.9 ft

Property Line
Proposed Building Access & Maintenance Easement
Greenway Access Per Site Plan
Existing Water Line Easement
Existing Sanitary Sewer Easement
Existing Drainage Easement
Approximate Greenway Easement
Existing Access Easement
Hydro Access Easement (See Survey Note 11)

BEACON
PROFESSIONAL LAND SURVEYING
10 Tillot Street
Beacon, NY 12508
845-208-5663
TomC@BeaconPLS.com

rev.	date	description

GRAPHIC SCALE
80 40 20 0 40 120
1" = 40'

PLANNING BOARD

Approved by resolution of the Planning Board of the City of Beacon, New York, on the _____ day, of year _____. Subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of the plat as approved shall void the approval. Signed this _____ day, of year _____.

By: _____ Chairman

OWNER'S CONSENT

The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated hereon.

_____ _____ _____ Date

_____ _____ _____ Date

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

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

2026 BEACON LOFTS SUBDIVISION

PRELIMINARY SUBDIVISION PLAT PREPARED FOR BEACON LOFTS MEMBER, LLC

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

tax id	MULTIPLE
address	11–89 MASON CIR
date	02/16/26
drawn	TEC
scale	1"=40'
checked	TEC
project no.	25–002
project name	BEACON LOFTS
sheet	1 OF 1



Dutchess County Clerk Recording Page

Record & Return To:

MEISTER ABSTRACT CORP
11 NORTH AIRMONT ROAD

SUFFERN, NY 10901

Date Recorded: 8/25/2021
Time Recorded: 2:24 PM

Document #: 02 2021 53165

Received From: MEISTER ABSTRACT CORP

Grantor: BEACON LOFTS AND STORAGE LLC
Grantee: BEACON LOFTS MEMBER LLC

Recorded In: Deed
Instrument Type: CORR

Tax District: City of Beacon

Examined and Charged As Follows :

Recording Charge:	$330.00
Transfer Tax Amount:	$0.00
Includes Mansion Tax:	$0.00
Transfer Tax Number:	621

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

Number of Pages: 7

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

County Clerk By: Sim
Receipt #: 29228
Batch Record: 177

Bradford Kendall
County Clerk



02202153165

THIS INDENTURE is made on August 19, 2021

CORRECTION DEED

BETWEEN

BEACON LOFTS AND STORAGE LLC,
520 West Nyack Road,
West Nyack, NY 10994

party of the first part, and

BEACON LOFTS MEMBER LLC,
16 Squadron Blvd, Suite 106
New City, NY 10956

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ($10.00) Ten dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

PARCEL I:
ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Beacon, County of Dutchess, and State of New York, shown and designated as Proposed Lot 1 on a certain map entitled, "Subdivision Plat Prepared for Beacon Lofts & Storage LLC, City of Beacon, County of Dutchess, State of New York" prepared by Thomas Cerchiara, PLS and filed in the Dutchess County Clerk's Office on December 9, 2020 as Map No. 12695, which said lot is more particularly bounded and described as follows:

BEGINNING at a rebar in the southeasterly line of a private road known as Front Street where the same is intersected by the division line of Parcel 1 and Parcel 3 in Liber 1988 page 628, also being the intersection of Tax ID 6055-04-535128 and Tax ID 6055-04-590165;

THENCE N 46 degrees 55 minutes 48 seconds E for a distance of 724.84 feet to a point;
THENCE S 40 degrees 55 minutes 02 seconds E for a distance of 378.09 feet to a point;
THENCE S 22 degrees 48 minutes 12 seconds E for a distance of 70.00 feet to a point;
THENCE S 40 degrees 57 minutes 18 seconds W for a distance of 318.26 feet to a point;
THENCE S 46 degrees 45 minutes 48 seconds W for a distance of 210.07 feet to a point;
THENCE S 47 degrees 21 minutes 45 seconds W for a distance of 107.78 feet to a point;
THENCE S 52 degrees 51 minutes 06 seconds W for a distance of 22.45 feet to a point;
THENCE S 66 degrees 56 minutes 53 seconds W for a distance of 79.31 feet to a point;
THENCE S 62 degrees 42 minutes 53 seconds W for a distance of 58.60 feet to a point;
THENCE S 65 degrees 08 minutes 17 seconds W for a distance of 17.38 feet to a point;
THENCE N 60 degrees 23 minutes 12 seconds W for a distance of 11.33 feet to a point;
THENCE N 47 degrees 15 minutes 12 seconds W for a distance of 18.25 feet to a point;
THENCE N 42 degrees 51 minutes 12 seconds W for a distance of 336.60 feet to a point;
THENCE N 46 degrees 56 minutes 48 seconds E for a distance of 121.52 feet to a point;
THENCE N 43 degrees 24 minutes 12 seconds W for a distance of 60.00 feet to the Point of BEGINNING.

EXCEPTING THEREFROM Tax Lot 579148 described as follows:

Commencing at a point on the northerly line of the Fishkill Creek where the same is intersected by the division line of Parcel 1 and Parcel 3 in Liber 1988 page 628, also being the intersection of Tax ID 6055-04-535128 and Tax ID 6055-04-590165;

THENCE from said point of commencement, N 08 degrees 29 minutes 43 seconds E a distance of 147.26 feet to the Point of Beginning;

THENCE through lands now or formerly of Beacon Lofts & Storage, LLC (Tax ID 6055-04-590165) the following courses and distances;

N 88 degrees 36 minutes 40 seconds W for a distance of 19.74 feet to a point;
N 44 degrees 30 minutes 21 seconds W for a distance of 44.07 feet to a point
THENCE N 07 degrees 47 minutes 29 seconds E for a distance of 43.77 feet to a non-tangential curve;
THENCE turning to the left, having a radius of 140.58 feet and a length of 42.78, and whose long chord bears N 08 degrees 33 minutes 23 seconds W for a distance of 42.61 feet to a non-tangential curve;
THENCE turning to the right, having a radius of 4.00 feet and a length of 4.48, and whose long chord bears N 14 degrees 48 minutes 53 seconds E for a distance of 4.25 feet;
THENCE N 46 degrees 54 minutes 19 seconds E for a distance of 199.31 feet to a point;
THENCE S 42 degrees 44 minutes 12 seconds E for a distance of 20.17 feet to a point;
THENCE S 46 degrees 51 minutes 33 seconds W for a distance of 16.18 feet to a point;
THENCE S 43 degrees 09 minutes 03 seconds E for a distance of 42.80 feet to a point;
THENCE N 46 degrees 51 minutes 31 seconds E for a distance of 22.14 feet to a point;
THENCE S 42 degrees 55 minutes 50 seconds E for a distance of 60.36 feet to a point;
THENCE S 47 degrees 00 minutes 39 seconds W for a distance of 251.57 feet to a point; To the place or point of BEGINNING.

SUBJECT TO the Rights of Owners of Lot 2 over Lot 1, including but not limited to Access, as shown in the Declaration of Easements, Agreements, Covenants and Restrictions recorded in Document # 02 2020 5038.

TOGETHER with the Water Line Easement as recorded in Doc #02-2020-4767

TOGETHER with the Sanitary Sewer Easement as recorded in Doc #02-2020-4765

TOGETHER with the Drainage Easement as recorded in Doc #02-2020-4766

TOGETHER with an easement of right of way set forth in Liber 830 page 434 and subject to the condition therein contained.

TOGETHER with a perpetual right of way of all reasonable purposes over Front Street, immediately adjoining the premises herein conveyed and over the roadway known as Mill Avenue, which roadway connects Front Street with the Main Concrete Highway as stated in Liber 542 page 167.

SUBJECT to and/or TOGETHER with covenants, conditions, easements, leases, agreements, etc. in the following documents: Liber 536 page 341, Liber 542 page 167, Liber 548 page 276, Liber 552 page 67, Liber 553 page 276, Liber 926 page 435, Liber 545 page 265, Liber 546 pages 176 and 179, Liber 554 page 6, Liber 682 page 129, Liber 1216 page 95, Liber 1234 page 508, Liber 57 page 261, Liber 536 page 6, Liber 830 page 434 and Liber 1025 page 78, Liber 522 page 235, Liber 546 page 373, Liber 1217 page 620.

TOGETHER with first part's right, title and interest in and to the pump house serving the Groveville Mills buildings and the immediate area of land on which the pump house stands; subject to the joint use of the said pump house with Ammann Manufacturing and Trust Company, its successors and or assigns, subject further to the agreement of Ammann Manufacturing and Construction Company and the Groveville Corporation for themselves and their successors and assigns to join equally in the expense of maintain the said pump house and that part of the sewerage system running from the pump house to the Liberty Street Sewer.

TOGETHER with an access easement to said pump house parcel as stated in Liber 1988 page 628

TOGETHER with an easement of right of what set forth in Liber 830 page 434 and subject to the condition therein contained.

TOGETHER with all the party of the first part's right, title and interest in and to the lands under the Fishkill Creek, contiguous to or adjacent to the lands thereby conveyed, and the dam across said creek at said property and all the party of the first part's right, title and interest in and to the water rights in and

to the water of said creek adjoining and contiguous to and in continuation of the most westerly and most easterly lines of the lands above conveyed.
It is understood and agreed that nothing herein contained shall interfere with the rights of the riparian owners of Fishkill Creek and to such flowage and other water rights appertaining thereto and to the reasonable use of the waters of said Fishkill Creek, particularly to any buildings, manufacturing plant or plants which are now on or which may hereafter be erected on the adjoining lands; and it is understood that this agreement as to the water and water rights runs with the adjoining lands.

TOGETHER with all of the party of the first part's right, title and interest in and to an easement in and to certain lands by Virtue of a conveyance made by Judson R. David and Mary D. Davis, his wife, to the Ammann Manufacturing and Construction Company and others, which conveyance bears date December 30, 1933 and was recorded in the Dutchess County Clerk's Office on January 30, 1934 in Liber 536 page 341.

TOGETHER with a perpetual right of way of all reasonable purposes over Front Street, immediately adjoining the premises herein conveyed and over the roadway known as Mill Avenue, which roadway connects Front Street with the Main Concrete Highway as stated in Liber 542 page 167.

SUBJECT to an easement for ingress and egress for Parcel 3 in Liber 1988 page 628.

The street address of the Property is: 3-39 Front Street, Beacon, NY 12508

BEING AND INTENDED TO BE the same premises as conveyed to the party of the first by deed dated December 20, 2012 and recorded January 17, 2013 in the Dutchess County Clerk's Office in Doc ID #02 2013 269

WHEREAS this Correction Deed is being recorded to correct the Legal Descriptions as shown in Deed made by Beacon Lofts and Storage LLC to Beacon Lofts Member LLC dated May 19, 2021 delivered May 21, 2021 and recorded on May 25, 2021 in Document No. 02 2021 51954 to include the "SUBJECT TO" paragraph.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

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

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

IN PRESENCE OF:

_____

Beacon Lofts and Storage LLC

By: Jack Wercberger, as Managing Member and Authorized Signatory

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York,
County of ss:

On the before me, the undersigned, personally appeared, **Jack Wercberger** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
(Notary Public)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE OF NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of New Jersey ss: Bergen

On 8/18/21 before me, the undersigned, personally appeared Jack Wercberger personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the County of Bergen in State of NJ.
(insert the City or other political subdivision) (and insert the State or Country)

_____
(Notary Public)

Yehuda Abboudi
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50017921
My Commission Expires 06/17/2025

BARGAIN AND SALE DEED
WITH COVENANTS AS TO GRANTOR'S ACTS

Beacon Lofts and Storage LLC
TO
Beacon Lofts Member LLC

County of: **DUTCHESS**
Section: **6055**
Block: **04**
Lot: **590165**

RECORD AND RETURN TO

Meister Abstract Corp
11 North Airmont Road
Suffern NY 10901

SCHEDULE A (Description)

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Beacon, County of Dutchess, and State of New York, shown and designated as Proposed Lot 2 on a certain map entitled, "Subdivision Plat Prepared for Beacon Lofts & Storage LLC, City of Beacon, County of Dutchess, State of New York" prepared by Thomas Cerchiara, PLS and filed in the Dutchess County Clerk's Office on December 9, 2020 as Map No. 12695, which said lot is more particularly bounded and described as follows:

Commencing at a point on the northerly line of the Fishkill Creek where the same is intersected by the division line of Parcel 1 and Parcel 3 in Liber 1988 page 628, also being the intersection of Tax ID 6055-04-535128 and Tax ID 6055-04-590165;

THENCE from said point of commencement, N 08 degrees 29 minutes 43 seconds E a distance of 147.26 feet to the Point of Beginning;

THENCE through lands now or formerly of Beacon Lofts & Storage, LLC (Tax ID 6055-04-590165) the following courses and distances;

N 88 degrees 36 minutes 40 seconds W for a distance of 19.74 feet to a point;
N 44 degrees 30 minutes 21 seconds W for a distance of 44.07 feet to a point
THENCE N 07 degrees 47 minutes 29 seconds E for a distance of 43.77 feet to a non-tangential curve;
THENCE turning to the left, having a radius of 140.58 feet and a length of 42.78, and whose long chord bears N 08 degrees 33 minutes 23 seconds W for a distance of 42.61 feet to a non-tangential curve;
THENCE turning to the right, having a radius of 4.00 feet and a length of 4.48, and whose long chord bears N 14 degrees 48 minutes 53 seconds E for a distance of 4.25 feet;
THENCE N 46 degrees 54 minutes 19 seconds E for a distance of 199.31 feet to a point;
THENCE S 42 degrees 44 minutes 12 seconds E for a distance of 20.17 feet to a point;
THENCE S 46 degrees 51 minutes 33 seconds W for a distance of 16.18 feet to a point;
THENCE S 43 degrees 09 minutes 03 seconds E for a distance of 42.80 feet to a point;
THENCE N 46 degrees 51 minutes 31 seconds E for a distance of 22.14 feet to a point;
THENCE S 42 degrees 55 minutes 50 seconds E for a distance of 60.36 feet to a point;
THENCE S 47 degrees 00 minutes 39 seconds W for a distance of 251.57 feet to a point; To the place or point of BEGINNING.

For conveyance only:
TOGETHER with Non-exclusive Vehicular and Pedestrian Access Easement recorded in Document # 02 2020 5038.

TOGETHER with an easement of right of way set forth in Liber 830 page 434 and subject to the condition therein contained.

TOGETHER with a perpetual right of way of all reasonable purposes over Front Street, immediately adjoining the premises herein conveyed and over the roadway known as Mill Avenue, which roadway connects Front Street with the Main Concrete Highway as stated in Liber 542 page 167.

TOGETHER with a non-exclusive of right of way set forth in Liber 830 page 434 and subject to the condition therein contained.

FOR INFORMATION ONLY:
Premises being known as and by Mason Circle, Beacon, New York;
District: ; Section: 6055; Block: 04; Lot: 579148

SIGNAGE:
E. SIGNS IN NONRESIDENCE DISTRICTS. IN NONRESIDENCE DISTRICTS, THE FOLLOWING SIGNS ARE HEREBY AUTHORIZED:

(1) NOT MORE THAN ONE SIGN AFFIXED TO THE OUTER WALL OF THE STRUCTURE WITHIN WHICH THE PERMITTED USE IS SITUATED; WHICH OUTER WALL FACES THE PRINCIPAL STREET GIVING ACCESS TO SUCH STRUCTURE, PROVIDED THAT:

(a) THE AGGREGATE AREA OF EACH SUCH SIGN SHALL NOT EXCEED ONE SQUARE FOOT FOR EACH LINEAR FOOT OF BUILDING FACING THE STREET.

(b) NO SUCH SIGN SHALL EXCEED TWO FEET IN HEIGHT, EXCEPT THAT A VERTICAL PROJECTING WALL SIGN SHALL NOT EXCEED EIGHT FEET IN HEIGHT. A VERTICAL PROJECTING WALL SIGN IS DEFINED AS ANY SIGN WHICH IS ATTACHED TO THE BUILDING WALL OR STRUCTURE WHICH IS PERPENDICULAR TO THE FACE OF SUCH WALL OR STRUCTURE.

(c) NO SIGN SHALL PROJECT ABOVE THE EAVES OF THE BUILDING ON WHICH IT IS AFFIXED OR, IF NO EAVES EXIST THEREON, THE ROOF, NOR SHALL ANY SIGN EXTEND MORE THAN SIX INCHES INTO ANY REQUIRED YARD.

(d) NO SIGN SHALL FACE AN ABUTTING RESIDENTIAL ZONING DISTRICT IF LOCATED WITHIN 50 FEET OF SUCH DISTRICT.

(e) VERTICAL PROJECTING WALL SIGNS SHALL NOT HAVE MORE THAN TWO FACES.

(f) THE EXTERIOR EDGE OF A VERTICAL PROJECTING WALL SIGN SHALL NOT EXTEND MORE THAN FIVE FEET FROM THE OUTER WALL OF THE STRUCTURE OR 1/3 THE WIDTH OF THE SIDEWALK, WHICHEVER IS LESS.

(g) NO PART OF A VERTICAL PROJECTING WALL SIGN SHALL EXTEND INTO VEHICULAR TRAFFIC AREAS, AND ANY PART OVER PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEARANCE OF SEVEN FEET, SIX INCHES.

(2) NOT MORE THAN ONE FREESTANDING SIGN FACING EACH STREET ON WHICH THE LOT ABUTS, PROVIDED THAT:

(a) THE BUILDING IS SET BACK NOT LESS THAN 50 FEET FROM THE STREET LINE, IN WHICH CASE THE SIGN SHALL NOT EXCEED 20 SQUARE FEET IN AREA.

(b) THE BUILDING IS SET BACK NOT LESS THAN 100 FEET FROM THE STREET LINE, IN WHICH CASE THE SIGN SHALL NOT EXCEED 35 SQUARE FEET IN AREA.

(c) NO DIMENSION SHALL EXCEED 12 FEET.

(3) ONE IDENTIFICATION SIGN, NOT EXCEEDING 10 SQUARE FEET IN AREA, TO THE OUTER WALL OF THE STRUCTURE FACING UPON A STREET OR PARKING LOT NOT FACED BY A SIGN AS PERMITTED IN SUBSECTION E(1) ABOVE.

(4) IN ADDITION TO OTHER PERMITTED SIGNS, NECESSARY SMALL DIRECTIONAL SIGNS ARE PERMITTED ON ACCESS ROADS AND PARKING AREAS, PROVIDED THAT THE AREA OF EACH SIGN SHALL NOT EXCEED TWO SQUARE FEET.

SIGNAGE:
NOTE: SIGNAGE SHALL BE 2'-0" HIGH MAXIMUM. THE AGGREGATE AREA OF THE SIGNAGE SHALL NOT EXCEED 1 SQUARE FOOT FOR EACH LINEAR FOOT OF BUILDING FACING THE STREET.

THERE IS A TOTAL OF 686 LINEAR FEET OF BUILDING FACING THE STREET. THEREFORE, THE TOTAL ALLOWABLE AREA OF SIGNAGE IS 686 SQUARE FEET.

THERE IS A 2 SIDED SIGN (10'x20' EACH SIDE) PROPOSED ABOVE THE ROOF AT THE STORAGE BUILDING ADDITION. THE TOTAL AREA OF THE 2 SIDED SIGN IS 400 SF.

THERE ARE 2 4'X8' SIGNS MOUNTED ON POSTS AT THE ENTRANCES TO THE SITE, FOR A TOTAL OF 64 SF.

THERE ARE DIRECTIONAL SIGNS THROUGHOUT THE SITE WHICH ARE A MAXIMUM OF 2 SF EACH. THESE SIGNS DO NOT CONTRIBUTE TO THE OVERAL SIGNAGE AREA

THE TOTAL PROPOSED AREA OF SIGNAGE IS 464 SF. THE ALLOWABLE AREA OF SIGNAGE IS 686 SQUARE FEET.

Zoning Regulations Table

	Required Setbacks			Existing Setbacks			Maximum Building Coverage	Proposed Building Coverage	Maximum Density	Proposed Density	Maximum Building Height	Proposed Building Height	Site Area	Allowable FAR	Allowable Floor Area	Total Proposed Floor Area after project completion
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
LI	0	20**	25**	12.5	6.5	11	N/A	N/A	**253** Permitted number of dwelling units equals site area (380,982 sf) divided by: 1,500 sf per dwelling unit,	**172** Total proposed dwelling units after project completion 143 Units construction and/or approved 29 Additional dwelling units under consideration per Amendment application	35'	Existing building heights are not proposed to change Building 4 (Existing) = 43'-2" (57'-8" at lower level) Building 4A (Addition) = 41'-0" Building 9 (Existing) = 16'-0" Building 9A (Approved) = 47'-0" Building 10 (Existing) = 46'-0" Building 11 Main (Existing) = 41'-1" (Building 11 Tower = 67'-0") Building 12 (Existing) = 25'-9" Building 16 (Rebuild) = 66'-0"	380,982 sf	2	761,964 sf	278,280 sf

** Abutting residential districts or where driveway is proposed between building and lot line. Note that all setbacks are existing

LIGHTING NOTES:
1. 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.
2. PHOTOMETRIC DIAGRAMS ARE NOT AVAILABLE FOR THE EXISTING LIGHT FIXTURES MOUNTED ON THE BUILDING. THE LAMPS IN THESE FROSTED GLOBE FIXTURES ARE 100W (EQUIVALENT) LED BULBS

HATCHING LEGEND
- CONCRETE SIDEWALK
- *ASPHALT PAVING*
- CONCRETE PAVING
- *STONE DUST TRAIL*
- GRASS
- HERBACEOUS GRASSES & PERENNIALS

BUILDING HATCH LEGEND
- *EXISTING BUILDING TO REMAIN*
- *NEW CONSTRUCTION*
- *RENOVATE EXISTING BUILDING*

ZONING BOARD VARIANCES

THE APPLICANT RECEIVED A VARIANCE FROM THE ZONING BOARD OF APPEALS ON JUNE 18, 2013 TO ALLOW A ROOF MOUNTED 2 SIDED SIGN WHERE A FRONT FACING SIGN IS PERMITTED. THE VARIANCE STIPULATES THAT THE SIGN WILL BE REMOVED WITHIN THIRTY (30) MONTHS AFTER THE DATE IT IS INSTALLED.

THE APPLICANT RECEIVED A VARIANCE FROM THE ZONING BOARD OF APPEALS ON JUNE 18, 2013 TO ALLOW A BUILDING HEIGHT OF 41'-0" AT THE STORAGE BUILDING ADDITION.

THE APPLICANT RECEIVED A VARIANCE FROM THE ZONING BOARD OF APPEALS ON JUNE 18, 2013 TO ALLOW A BUILDING HEIGHT OF 47'-0" AT THE PROPOSED 4 STORY "RUINS" BUILDING #9A.

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FOR THE CURRENT APPLICATION, NOTE THAT BUILDING 9A IS REMOVED FROM THE SCOPE OF WORK AND ITS 24 LIVE WORK UNITS ARE INCORPORATED INTO THE PROPOSED BUILDING 16. THE ABOVE VARIANCE TO ALLOW A BUILDING HEIGHT OF 47'-0" AT THE PREVIOUSLY PROPOSED 4 STORY BUILDING 9A IS VOLUNTARILY RESCINDED BY THE APPLICANT, SINCE IT NO LONGER APPLIES TO THE PROJECT

ON FEBRUARY 21, 2018, THE ZONING BOARD GRANTED A VARIANCE FOR RELIEF TO ALLOW THE PROPOSED BUILDING 16 TO BE 66' HIGH **(RESOLUTION 2018-7)**, THE CITY COUNCIL, IN ITS CAPACITY TO REVIEW AND APPROVE, FOR SPECIAL USE PERMIT RESOLUTIONS, A PROPOSED PROJECT'S COMPLIANCE WITH THE HISTORICAL DISTRICT OVERLAY REQUIREMENTS, DID NOT SEE A REASON TO CHANGE THE HEIGHT OF 66' AS APPROVED BY THE ZONING BOARD, AND AS SUPPORTED BY CONSENSUS OF THE PLANNING BOARD.

SPECIAL USE PERMIT - BEACON CITY COUNCIL

ON OCTOBER 15, 2018, THE CITY COUNCIL APPROVED A RESOLUTION FOR A SPECIAL USE PERMIT FOR A TOTAL OF 172 ARTIST LIVE WORK UNITS.

Zoning Summary – Developed Parcel – 6055-04-590165

Zoning District:	Light Industrial
Tax Map No.:	6055-04-590165 (Owned by Beacon Lofts & Storage, LLC) 6055-04-535128 (Adjacent Lot Owned by Beacon HIP Lofts, LLC)
Lot Area:	8.74 Acres
Building Footprint:	123,441 square feet (footprint of new and existing buildings)
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Industrial, Artist Live Work Spaces, Self-Storage
Proposed Use:	Artist Live Work Spaces, Gym, Self-Storage

Parking & Loading

Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Proposed Parking Requirement
Industrial				
1 space per 2 employees or 1 space per 400 gsf, whichever is greater	180,223 sf	451 spaces	0	0 spaces
Storage				
1 space per 1000 gsf			61,000 sf	61 spaces
Artist Live Work Space				
1 space for each dwelling unit, plus 1/4 space for each bedroom, plus 1/2 space for each live work space containing retail area			172 Artist Live Work Units (none with retail space) with 196 bedrooms total: (148) 1 bedroom (24) 2 bedroom	221 Spaces
Artist Studio				
1 space per 500 gsf			0	0 Spaces
Fitness Gym *For tenants only*			2,581 sf	0 Spaces non-simultaneous use
Common Recreation Room *For tenants only*			878 sf	0 Spaces non-simultaneous use
Total Required Parking		***451 Parking Spaces***		***282 Parking Spaces***
Total Proposed Parking				**282 Parking Spaces**

Notes:
1. The Applicant hereby grants access to the Building Inspector to confirm that there are no new or existing storm water tie-ins from the subject building to the City's sewer system. Such inspection shall occur prior to a Certificate of Occupancy being issued.
2. Building #9A, previously proposed and approved new construction of a 4 story, 24-unit building, will not be constructed according to the amended site plan. Instead, a 1-unit addition is being proposed to extend Building 9.
3. Building 16 was determined by the engineer to be structurally unsound, and not capable of being renovated. The Applicant proposes to rebuild Building 16 in its existing location as a 4-story building with a setback 4th floor, with a maximum total of 87 live work lofts.
4. Note that the project will comply with Section 223-41.9 of the Beacon Zoning Code regarding below market rate units. 10% of the 87 new residential units in Building 16 will be comprised of below market rate units for a total of 9 BMR units. The Below Market Rate (BMR) units shall have exterior finishes and general amenities comparable to the market-rate units within the development. BMR units shall be reasonably distributed throughout the project and the timing of the construction of the BMR units shall be in conjunction with the phased construction of the market rate units in the project. The BMR units shall be provided in a mix of unit types in the same proportion as all other units in the development.
5. Note that BMR units shall not be Artist Live Work units.
6. The Applicant shall be responsible for the payment of any and all fees established by the City Council now or in the future or as otherwise required for the ongoing implementation of the provisions of Article IVB, Affordable Workforce Housing, of the Zoning Law as said Article applies to the overall project.

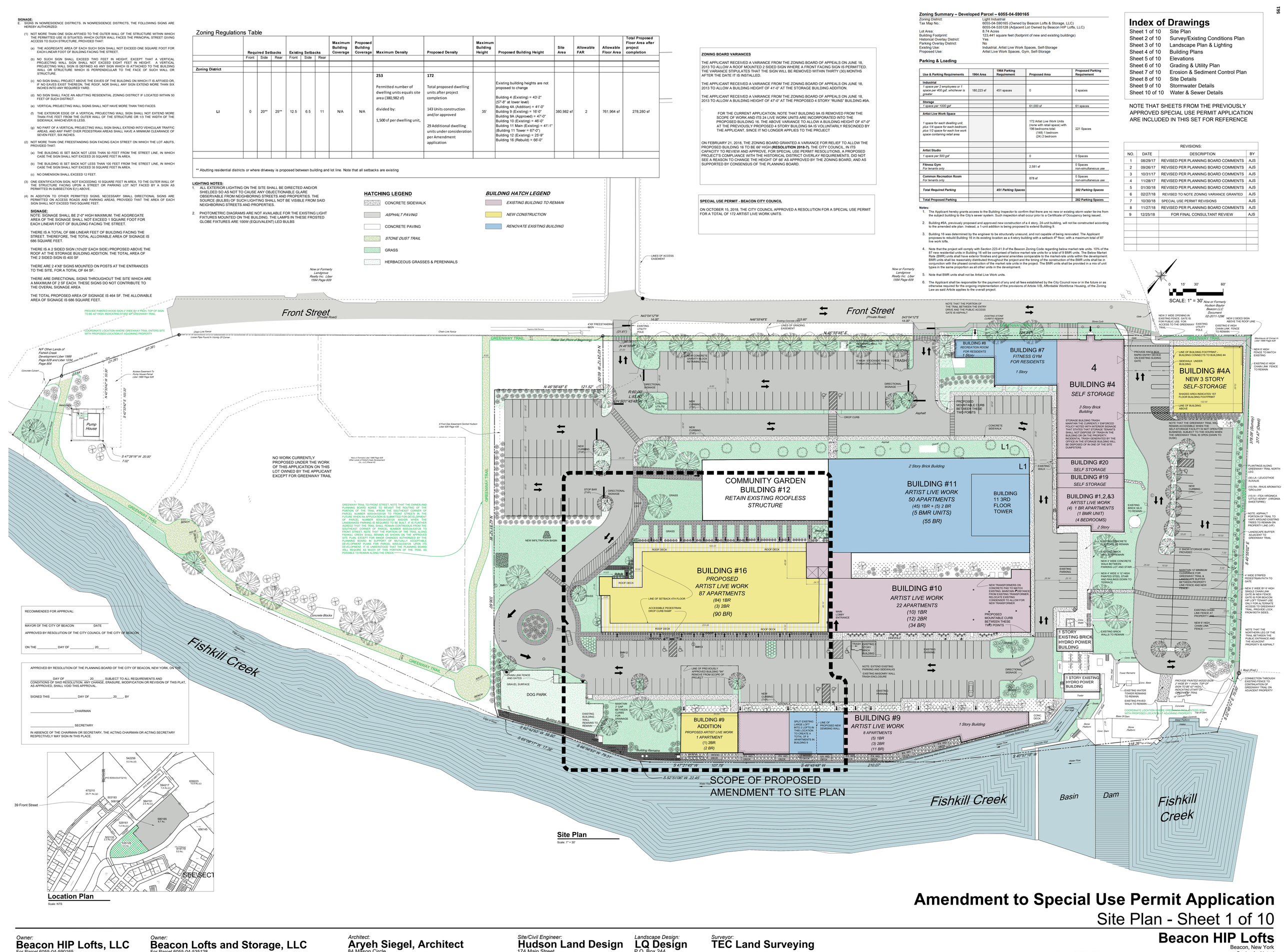
Index of Drawings

Sheet 1 of 10 Site Plan
Sheet 2 of 10 Survey/Existing Conditions Plan
Sheet 3 of 10 Landscape Plan & Lighting
Sheet 4 of 10 Building Plans
Sheet 5 of 10 Elevations
Sheet 6 of 10 Grading & Utility Plan
Sheet 7 of 10 Erosion & Sediment Control Plan
Sheet 8 of 10 Site Details
Sheet 9 of 10 Stormwater Details
Sheet 10 of 10 Water & Sewer Details

NOTE THAT SHEETS FROM THE PREVIOUSLY APPROVED SPECIAL USE PERMIT APPLICATION ARE INCLUDED IN THIS SET FOR REFERENCE

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	08/29/17	REVISED PER PLANNING BOARD COMMENTS	AJS
2	09/26/17	REVISED PER PLANNING BOARD COMMENTS	AJS
3	10/31/17	REVISED PER PLANNING BOARD COMMENTS	AJS
4	11/28/17	REVISED PER PLANNING BOARD COMMENTS	AJS
5	01/30/18	REVISED PER PLANNING BOARD COMMENTS	AJS
6	02/27/18	REVISED TO NOTE ZONING VARIANCE GRANTED	AJS
7	10/30/18	SPECIAL USE PERMIT REVISIONS	AJS
8	11/27/18	REVISED PER PLANNING BOARD COMMENTS	AJS
9	12/25/18	FOR FINAL CONSULTANT REVIEW	AJS


Front Street
(Private Road)
GREENWAY TRAIL
Fishkill Creek
BUILDING #16
PROPOSED
ARTIST LIVE WORK
87 APARTMENTS
(84) 1BR
(3) 2BR
(90 BR)
BUILDING #11
ARTIST LIVE WORK
50 APARTMENTS
(45) 1BR + (5) 2 BR
(5 BMR UNITS)
(55 BR)
BUILDING 11 3RD FLOOR TOWER
BUILDING #10
ARTIST LIVE WORK
22 APARTMENTS
(10) 1BR
(12) 2BR
(34 BR)
BUILDING #9
ADDITION
PROPOSED ARTIST LIVE WORK
1 APARTMENT
(1) 2BR
(2 BR)
BUILDING #9
ARTIST LIVE WORK
8 APARTMENTS
(5) 1BR
(3) 2BR
(11 BR)
COMMUNITY GARDEN
BUILDING #12
RETAIN EXISTING ROOFLESS STRUCTURE
BUILDING #8
RECREATION ROOM FOR RESIDENTS
1 Story
BUILDING #7
FITNESS GYM FOR RESIDENTS
1 Story
BUILDING #4
SELF STORAGE
3 Story Brick Building
BUILDING #4A
NEW 3 STORY
SELF-STORAGE
BUILDING #20
SELF STORAGE
BUILDING #19
SELF STORAGE
BUILDING #1,2,&3
ARTIST LIVE WORK
(4) 1 BR APARTMENTS
(1 BMR UNIT)
(4 BEDROOMS)
2 Story
1 STORY EXISTING BRICK HYDRO POWER BUILDING
1 STORY EXISTING HYDRO POWER BUILDING
DOG PARK
GRAVEL SURFACE
CHAIN LINK FENCE AND GATES
Pump House
Basin
Dam
SCOPE OF PROPOSED AMENDMENT TO SITE PLAN
NO WORK CURRENTLY PROPOSED UNDER THE WORK OF THIS APPLICATION ON THIS LOT OWNED BY THE APPLICANT EXCEPT FOR GREENWAY TRAIL
GREENWAY TRAIL TO FRONT STREET. NOTE THAT THE OWNER AND PLANNING BOARD AGREE TO REVISIT THE ROUTING OF THE PORTION OF THE TRAIL FROM THE SOUTHEAST CORNER OF PARCEL NUMBER 6055-04-535128 TO FRONT STREET IN THE FUTURE WHEN AN APPLICATION IS SUBMITTED FOR DEVELOPMENT OF THE ADJACENT PROPERTY. IN THE INTERIM, IF ENVIRONMENTALLY LANDANGERED PANNING IS RECOMMENDED BE BUILT. IT IS FURTHER AGREED THAT THE TRAIL SHALL REMAIN CONTINUOUS FROM THE SOUTHEAST CORNER OF PARCEL NUMBER 6055-04-535128 TO FRONT STREET. NOTE THAT THE PORTION OF THE TRAIL ALONG FISHKILL CREEK SHALL REMAIN AS SHOWN ON THE APPROVED SITE PLAN, EXCEPT FOR MINOR CHANGES AUTHORIZED BY THE PLANNING BOARD IN SUPPORT OF MUTUALLY ACCEPTABLE ALIGNMENTS WITH THE ADJACENT PROPERTY OWNER AT THE TIME OF DEVELOPMENT. IT IS UNDERSTOOD THAT THE PLANNING BOARD WILL REQUIRE AS MUCH OF THIS PORTION OF THE TRAIL AS POSSIBLE TO REMAIN ALONG THE CREEK
SCALE: 1" = 30'
Now or Formerly Hudson Baylor Beacon LLC Document 02-2011-1296
Now or Formerly Landgrove Realty Inc. Liber 1594 Page 609
Now or Formerly Landgrove Realty Inc. Liber 1594 Page 609
Now or Formerly Liber 1988 Page 628 Other Lands of Fishkill Creek Development Co., LLC (Parcel III)
NOTE THAT THE PORTION OF THE TRAIL BETWEEN THE ENTRY DRIVE AND THE PUBLIC ACCESS GATE IS ASPHALT
PROVIDE PAINTED WOOD SIGN 2' WIDE BY 4' HIGH, TOP OF SIGN TO BE 42" HIGH, INDICATING START OF GREENWAY TRAIL
COORDINATE LOCATION WHERE GREENWAY TRAIL ENTERS SITE WITH PROPOSED LOCATION AT ADJOINING PROPERTY
COORDINATE LOCATION WHERE GREENWAY TRAIL ENTERS SITE WITH PROPOSED LOCATION AT ADJOINING PROPERTY
PROVIDE PAINTED WOOD SIGN 2' WIDE BY 1' HIGH, TOP OF SIGN TO BE 42" HIGH, INDICATING START OF GREENWAY TRAIL
NOTE THAT THE GREENWAY TRAIL WILL REMAIN ACCESSIBLE WHEN THE SELF-STORAGE FACILITY IS NOT OPEN FOR BUSINESS, SUBJECT TO THE HOURS WHEN THE GREENWAY TRAIL IS OPEN (DAWN TO DUSK)
NOTE: ASPHALT PAVING AT TRAIL TO VARY AROUND EXISTING TREES TO REMAIN ON PROPERTY LINE (VIF)
LANDSCAPE BUFFER ADJACENT TO GREENWAY TRAIL
MAINTAIN 12' MINIMUM CLEARANCE FOR GREENWAY TRAIL & LANDSCAPE BUFFER BETWEEN PROPERTY LINE FENCE AND NEW FENCE
4' WIDE STRIPED PEDESTRIAN PATH TO GATE
NEW 3' WIDE BY 6' HIGH SINGLE CHAIN LINK GATE IN NEW FENCE. GATE IS FOR BEACON HIP LOFTS TENANTS ONLY FOR ALTERNATE ACCESS TO GREENWAY TRAIL. PROVIDE LOCK FROM BOTH SIDES.
NOTE THAT THE NORTHERN LEG OF THE TRAIL BETWEEN THE PUBLIC ENTRANCE AND THE ADJACENT PROPERTY IS ASPHALT
CONNECTION THROUGH EXISTING FENCE TO CONTINUATION OF GREENWAY TRAIL ON ADJACENT PROPERTY
PLANTINGS ALONG GREENWAY TRAIL NORTH LEG:
(20) LA - LEUCOTHOE AXILLARIS
(15) RA - RHUS AROMATICA 'GRO-LOW'
(15) IV - ITEA VIRGINICA 'LITTLE HENRY' (VIRGINIA SWEETSPIRE)
NEW 6' HIGH FENCE TO MATCH EXISTING
EXISTING 6' HIGH CHAIN LINK FENCE TO REMAIN
NEW 2 SIDED SIGN ABOVE THE ROOF LINE
NEW 3' WIDE OPENING IN EXISTING FENCE. GATE IS FOR PUBLIC USE FOR ACCESS TO THE GREENWAY TRAIL
EXISTING 6' HIGH CHAIN LINK FENCE TO REMAIN
LINE OF BUILDING FOOTPRINT - BUILDING CONNECTS TO BUILDING #4
SIDEWALK UNDER BUILDING
LINE OF BUILDING ABOVE
SHADED AREA INDICATES 1ST FLOOR BUILDING FOOTPRINT
PROVIDE KNOX BOX RAPID ENTRY DEVICE ON EXISTING SLIDING GATE
NEW 4' WIDE CONCRETE WALK BETWEEN PARKING LOT AND STAIR
NEW 4' WIDE X 12' HIGH PAINTED STEEL STAIR AND RAILINGS DOWN TO TERRACE
EXISTING CONCRETE STEPS TO REMAIN
EXISTING BRICK WALLS TO REMAIN
EXISTING CHAIN LINK FENCE AT PROPERTY LINE
NEW 6' HIGH CHAIN LINK FENCE
EXISTING BRICK SILO TO REMAIN
EXISTING PARKING
EXISTING WATER TOWER REMAINS TO REMAIN
EXISTING PAVED WALK TO REMAIN
EXISTING STONE CURBS TO REMAIN
EXISTING CONCRETE CURBS TO REMAIN
EXISTING BRICK WALLS TO REMAIN
EXISTING STONE RETAINING WALL TO REMAIN
EXISTING MASONRY WALL TRASH ENCLOSURE
EXISTING PARKING
EXISTING GRASS
EXISTING CONCRETE GRAVITY BLOCK RETAINING WALL
6' HIGH STOCKADE FENCE TRASH ENCLOSURE
TRASH
NEW INFILTRATION BASIN
NEW CURBING (TYP.)
DROP CURB
CONCRETE SIDEWALK
PROPOSED MOUNTABLE CURB BETWEEN THESE TWO POINTS
NEW TRANSFORMERS ON CONCRETE PAD TO MATCH EXISTING. MAINTAIN 7' DISTANCE FROM EXISTING TRANSFORMER. RELOCATE EXISTING CONDENSER TO ALLOW FOR NEW TRANSFORMER
MAIN LOBBY ENTRANCE
LINE OF SETBACK 4TH FLOOR
ACCESSIBLE PEDESTRIAN DROP CURB RAMP
ROOF DECK
LINE OF PREVIOUSLY APPROVED BUILDING "9A" REMOVE FROM SCOPE OF PROJECT
NOTE: EXTEND EXISTING PARKING AND SIDEWALKS
EXISTING MASONRY WALL TRASH ENCLOSURE
SPLIT EXISTING LARGE LOFT INTO 2 LOFTS IN THIS LOCATION TO CREATE A TOTAL OF 2 APARTMENTS IN BUILDING 9
LINE OF PROPOSED NEW DEMISING WALL
EXISTING BUILDING WALL REMAINS TO REMAIN
EXISTING BUILDING TO REMAIN
DIRECTIONAL SIGNAGE
STOP BAR (TYP.)
GRASS
SMH 1
SMH 2
SMH 3
Vault
Gate
Chain Link Fence
Loose Pipe Found In Vicinity Of Corner
Rebar Set (Point of Beginning)
Concrete Curbs
Metal Fence
Fishkill Creek Edge
Edge of Water
Water Flow
Concrete Blocks
BENCH
Concrete Wall
Stone Arch
Stone Wall
Tower Remains
Conc. Base
Conc. Wall
Trailer
Stone Platform
Conc. Dam
Base Of Dam
Dam Controls
Water Platform
Intake
Dam Controls
Concrete Wall
Water Flow
Stone Platform
Stone Wall
Stone Arch
Building Remains
Building Remains
Building Remains

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

AMENDED SITE PLAN AND
CERTIFICATE OF APPROPRIATENESS APPROVALS
FOR HIP LOFTS & STORAGE (39 FRONT STREET)

WHEREAS, the Beacon Planning Board received an application for a Special Use Permit and Site Plan Approval amendments from HIP Lofts & Storage, LLC (the "Applicant"), to eliminate the previously approved construction of Building 9A and retain Building 12 in its current community garden use, demolish Buildings 16, 18, 24, and 25, reconstruct a larger new Building 16 with additional live-work units, and extend and modify existing Building 9 to create two additional live-work units in that building ("Proposed Action"), on property located at 39 Front Street (Mason Circle) in the Light Industrial (LI) Zoning District and the Historic District and Landmark Overlay Zone ("HDLO") and designated on the Tax Map of the City of Beacon as Parcel ID# **30-6055-04-590165-00** (the "Property"); and

WHEREAS, at the completion of the project there will be a total of 172 artist live/work units and a total of 196 bedrooms; and

WHEREAS, the City Council is the approval authority for the Amended Special Use Permit to permit the proposed additional 29 artist live/work units on the property pursuant to the City of Beacon Zoning Code §§ 223-18, 223-24.3 and 223-24.7; and

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

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

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

WHEREAS, the Site Plan is shown on the drawings, entitled "Amendment to Special Use Permit Application," Sheets 1-10, prepared by Aryeh Siegal, Architect; Hudson Land Design, Civil Engineer; LQ Design, Landscape Architect; and TEC Land Surveying, Surveyor, last revised November 27, 2018; and

WHEREAS, the Proposed Action is an Unlisted action pursuant to the New York

State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board, as Lead Agency, opened a public hearing to consider comments regarding any environmental impacts of the Proposed Action on November 14, 2017 and continued the hearing to December 12, 2017, at which time the (SEQRA) public hearing was closed; and

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

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

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

WHEREAS, on October 15, 2018, the City Council granted the requested Amended Special Use Permit to permit 29 additional artist live/work units as proposed by the Applicant; and

WHEREAS, on December 11, 2018 the Planning Board opened a duly noticed public hearing on the application for Amended Site Plan approval concerning the Proposed Action, at which time all those interested were given an opportunity to be heard and the public hearing was closed on December 11, 2018; and

WHEREAS, the Planning Board has reviewed the application for Certificate of Appropriateness pursuant to the requirements set forth in Chapter 134 of the City of Beacon Code; and

WHEREAS, the Planning Board is fully familiar with the Proposed Action and has reviewed the Proposed Action relative to all applicable provisions of the City of Beacon Code.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Code § 134-7 that the proposed new construction of Building 16 will be consistent with the historic character of the surrounding area. The proposed addition is not out of context with the historical layout of the Groveville Mills Historic District with respect to massing and height of the proposed addition. The proposed building respects the remaining building's envelope, massing and detailing, and replaces an unsalvageable portion of the complex with a building of similar size and scale. The site improvements will not negatively impact the historic or architectural features, value

or significance of neighboring historical structures and accordingly, the Planning Board hereby grants Certificate of Appropriateness Approval to the Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, that the Planning Board considered the Applicant's request for relief from the recommendation at Section 134-7.B(2)(d) of the City Code that larger buildings in the HDLO should incorporate significant breaks in the façades and rooflines generally at intervals of no more than 35 feet. In doing so, the Planning Board has reviewed the alternative designs offered by the Applicant and looked at the local mill buildings along the creek, including existing buildings on the subject property and at One East Main Street. Based on its review, the Planning Board hereby approves the alternative architectural design for Building 16 which includes verical piers to incorporate significant breaks in the façade consistent with the standard set forth at Section 134-7.B(2)(d) of the City Code.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Amended Site Plan Approval for the property located and known as 39 Front Street, as shown on the application materials enumerated above, subject to the following conditions:

A. Prior to the signing of the Site Plan Drawings by the Planning Board Chairman, the following conditions shall be fulfilled:

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, 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.

3. The comments contained in the City Engineer's letter to the Planning Board dated December 5, 2018, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated December 7, 2018, and all comments in any subsequent letter(s) issued, including recommendations concerning the proposed landscaping along the northern leg of the Greenway Trail, shall be fulfilled to the satisfaction of the City Planner.

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. The following are general conditions which shall be fulfilled:

1. The Applicant has until October 1, 2019 to complete construction of the public access to the northern portion of the Greenway Trail from Front Street as described in the November 27, 2018 letter submitted to the Planning Board from Cuddy & Feder.

2. The Applicant shall have until the issuance the first Certificate of Occupancy for Building 16 to complete construction of stairs and a walking route for the residents of HIP Lofts to use to access the northern portion of the Greenway Trail.

3. Prior to the issuance of a Building Permit for Building 16 and pursuant to Section 223-41.10.A, the Applicant shall submit floor plans which provide a mix of unit types in the same proportion as all other units in the development, subject to approval by the Planning Board. The floor plans should indicate the location of each BMR unit to be provided and no Building Permit shall be issued until the BMR unit locations are approved by the Planning Board.

4. All conditions, set forth in the any previous Planning Board Resolution related to the Property, and not superseded herein, shall remain in full force and effect.

5. 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.

6. 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.

7. 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.

8. 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.

9. The approval granted by this resolution does not supersede the authority of any other entity.

10. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer.

Resolution Adopted: December 11, 2018
Beacon, New York

John Gunn, Chairman
City of Beacon Planning Board

DECEMBER 11th, 2018
Dated

Motion by RMuscat, seconded by G. Barrack:

Gary Barrack	Voting: Aye	Jill Reynolds	Voting: Aye
David Burke	Voting: Aye	Randall Williams	Voting: Aye
Patrick Lambert	Voting: excused	John Gunn, Chairman	Voting: Aye
Rick Muscat	Voting: Aye		

Approved 6-0

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION APPROVAL
FOR BEACON LOFTS & STORAGE, LLC (11-89 MASON CIRCLE)

Parcel ID# 6055-04-590165

WHEREAS, the Beacon Planning Board received an application for Subdivision Approval, under the provisions of Zoning Code §223-25.C(3), from Beacon Lofts & Storage, LLC (the "Applicant"), for a 2-lot subdivision ("Project"), on property located at 11-89 Mason Circle (Front Street) in the Light Industrial (LI) Zoning District and the Historic District and Landmark Overlay Zone ("HDLO") and designated on the Tax Map of the City of Beacon as Parcel ID# **30-6055-04-590165-00** (the "Property"); and

WHEREAS, Proposed Lot 1 would consist of 351,609 square feet (8.072 acres) and Proposed Lot 2 (approved site of Building 16) would consist of 26,378 square feet (0.674 acres); and

WHEREAS, the Planning Board previously granted Amended Site Plan and Certificate of Appropriateness Approval by Resolution dated December 11, 2018 to eliminate the previously approved construction of Building 9A and retain Building 12 in its current community garden use, demolish Buildings 16, 18, 24, and 25, reconstruct a larger new Building 16 with additional live-work units, and extend and modify existing Building 9 to create two additional live-work units in that building; and

WHEREAS, the Planning Board is the approval authority for the Subdivision pursuant to the City of Beacon Code §195-2 and Zoning Code §223-25.C(3); and

WHEREAS, Zoning Code §223-25.C(3) authorizes the Planning Board, after completion of Site Plan review, to subdivide one or more of the lots or buildings within a project that will continue to be controlled by an approved Site Plan; and

WHEREAS, the subdivision will not change the scope of development on the Property which will continue to be controlled by the Amended Site Plan and Certificate of Appropriateness Approval Resolution dated December 11, 2018; and

WHEREAS, the application consists of application forms, correspondence and plans submitted to the Planning Board; and

WHEREAS, the Subdivision is shown on the drawing, entitled "Preliminary Subdivision Plat prepared for Beacon Lofts & Storage LLC," prepared by TEC Land Surveying, Surveyor, dated August 19, 2020, last revised September 8, 2020; and

WHEREAS, the development of the Property as set forth on the approved Site Plan was the subject of an environmental review conducted by the Planning Board as Lead Agency pursuant to the New York State Environmental Quality Review Act ("SEQRA") which concluded with the Planning Board's adoption of a Negative Declaration on December 17, 2017; and

WHEREAS, the requested subdivision is an additional permit/approval sought as part of the Proposed Action previously evaluated by the Planning Board under SEQRA, and does not create new or different adverse environmental impacts, therefore the Planning Board determined on October 14, 2020 that the Board's Negative Declaration dated December 17, 2017 fully addresses the whole action, including the proposed subdivision approval, and no further SEQRA review is required; and

WHEREAS, the Planning Board reviewed the application at its meetings on September 9, 2020 and October 14, 2020 and considered comments by its consulting engineer and planner; and

WHEREAS, on October 14, 2020 the Planning Board opened a duly noticed public hearing on the application for Subdivision approval concerning the Proposed Action, at which time all those interested were given an opportunity to be heard and the public hearing was closed on October 14, 2020; and

WHEREAS, due to public health and safety concerns related to the current COVID-19 pandemic, the public hearing was duly noticed by publication, mailing and signage in accordance with notice requirements of the Zoning Code of the City of Beacon, and held by videoconference in accordance with the Governor's Executive Orders which suspend the "in-person" requirements of the NYS Open Meetings Law and provide alternative means by which to conduct public meetings and hearings remotely; and

WHEREAS, the Planning Board is fully familiar with the Proposed Action and has reviewed the Proposed Action relative to all applicable provisions of the City of Beacon Code.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby grants Preliminary Subdivision Plat Approval for the Project, as shown on the application materials enumerated above.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds that the Final Subdivision Plat will not be substantively changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

BE IT FURTHER RESOLVED, hat the Planning Board hereby grants Final Subdivision Plat Approval to the Project, as shown on the application materials enumerated above, subject to the following conditions and modifications 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 Subdivision Plat 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, 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.

3. The comments contained in the City Engineer's letter to the Planning Board dated October 6, 2020, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. All existing and proposed easements, as applicable, shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements, declarations of restrictive covenants or other appropriate documents corresponding with the easements and notes shown on the Final Subdivision Plat shall be prepared, as applicable, and submitted to the City Attorney for review as to form, and satisfactory assurance delivered to the City Attorney that those documents shall be recorded in the Dutchess County Clerk's Office in appropriate order in relationship to the timing of the filing of the Subdivision Plat, and that a copy of the documents with proof of their recording will be promptly submitted to the Planning Board Secretary for filing with a copy to the City Attorney.

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. The following are general conditions which shall be fulfilled:

1. All conditions, set forth in the any previous Planning Board Resolution related to the Property, and not explicitly superseded herein, shall remain in full force and effect. Proposed Lot 1 and Proposed Lot 2 will continue

to be controlled by the Amended Site Plan approved by the Planning Board on December 11, 2018 and any approved amendment thereof.

2. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.

3. 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 the Applicant and the Applicant's heirs, successors and assigns, and where applicable its contractors and employees.

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.

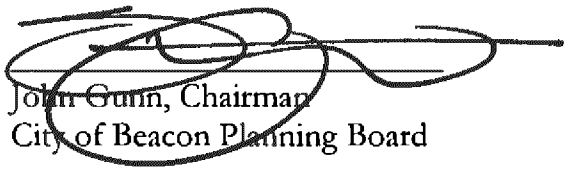
6. The approval granted by this resolution does not supersede the authority of any other entity.

7. 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, as the Board may deem appropriate.

8. Conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

9. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County and showing the assigned Filed Map number shall be submitted by the Applicant to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this Resolution and proof of recording of the easement(s) and other documents described above.

Resolution Adopted: October 14, 2020
Beacon, New York



John Gunn, Chairman
City of Beacon Planning Board

10/15/, 2020
Dated

Motion by Mr. Williams, seconded by Mr. Byrne:

Kevin Byrne	Voting AYE	Leonard Warner	Voting EXCUSED
Karen Quiana	Voting AYE	J. Randall Williams	Voting AYE
Jill Reynolds	Voting EXCUSED	John Gunn, Chairman	Voting AYE

Approved: 4-0

Received in the Office of the
City Clerk
October 16, 2020

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

March 5, 2026

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

RE: 2026 Beacon Lofts Subdivision
Tax Parcel 6055-04-590165
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the proposed internal subdivision for the Beacon Lofts project:

- Correspondence dated February 24, 2026, from Hudson Land Design.
- Application for Subdivision Approval.
- Copy of description for Beacon Lofts and Storage LLC, recorded with the County on August 25, 2021.
- Copy of the Preliminary & Final Subdivision Approval Resolution, dated October 15, 2020.
- Copy of the Amended Site Plan and Certificate of Appropriateness Approvals Resolution, dated December 11, 2018.
- 11x17 copy of filed map #12695 titled "Subdivision Plat prepared for Beacon Lofts & Storage LLC".
- 11x17 copy of Sheet 1 of 10 of the Beacon HIP Lofts amended site plan, last revised December 25, 2018.
- Plan titled "Preliminary Subdivision Plat prepared for Beacon Lofts Members LLC", dated February 16, 2026, as prepared by Beacon Professional Land Surveying.

Based upon our review of the above documents and plans we offer the following comments:

General Comments:

1. The rear yard offset for Lot 1 is being reduced from 9 feet to 2 feet. Although the 9-foot offset exists and is already non-conforming, the proposed subdivision is increasing the non-conformance by 7 feet. This would require a variance from the Zoning Board of Appeals.

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.

Respectfully,

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: March 5, 2026

RE: Beacon HIP Lofts (30-90 Mason Circle) subdivision, Beacon Lofts Member LLC

I have reviewed the following materials regarding the proposed subdivision application for the project located at 30-90 Mason Circle (Beacon HIP Lofts):

- Cover letter by Michael Bodendorf of Hudson Land Design, dated February 24, 2026
- Subdivision Application by Beacon Lofts Member LLC (Jack Wertz), dated February 19, 2026
- Amended Site Plan and Certificate of Appropriateness Approval Resolution, dated 12/11/18
- Preliminary Subdivision Plat (1 Sheet) by Beacon Professional Land Surveying, dated 2/16/26
- Amended Site Plan (1 Sheet), by Aryeh Siegel Architect, as approved 12/11/18
- Preliminary & Final Subdivision Approval for Beacon Lofts & Storage, LLC dated 10/15/2020
- Filed Map #12695
- Correction Deed filed 09/11/2021

Project Description:
The applicant has proposed to subdivide out a 1.725-acre area ("Proposed Lot 3") from an existing 8.072-acre parcel (Tax Parcel: 6055-04-590165), which is part of a previously adopted Site Plan from December 11, 2018. The approved site plan encompasses a larger 8.74-acre mixed-use site, which will now be comprised of three (3) parcels if the current subdivision is approved. Two easements are proposed over the new lot for building access and maintenance. The parcel is located in the LI and HDLO Districts.

Comments & Recommendations:

1. **Compliance with §223-25C(3).** This section permits subsequent subdivision of a lot or building provided the subdivision remains subject to the controls and conditions of the approved Site Plan and dimensional standards apply to the overall site area. The proposed subdivision does not modify the building footprints or site layout approved under the 2018 Site Plan. Accordingly, zoning dimensional standards continue to be evaluated across the overall approved site rather than on the basis of the individual subdivided lots.

   The applicant should add a clarifying note to the zoning table on the Preliminary Subdivision Plat referencing §223-25C(3) and indicating that dimensional standards apply to the overall site area in accordance with the previously approved Site Plan.

KARC
PLANNING CONSULTANTS, INC.

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

City of Beacon Planning Board Agenda
03/10/2026

Title:

Review of applications for Subdivision Approval and Site Plan Approval, Mixed-Use Commercial and Residential, 321 Main Street, submitted by Arpa Gavigan Developments LLC.

ATTACHMENTS

321 Main PB 3.10.26 Subdivision Approval app redacted2.pdf

321 Main PB 3.10.26 Site Plan Approval app redacted2.pdf

321 Main PB 3.10.26 Architectural Review Application redacted2.pdf

321 Main PB 3.10.26 Submittal Compliance Memo (1) redacted2.pdf

321 Main PB 3.10.26 - Site Plan - JPO Engineering.pdf

Lanc & Tully 321 Main Street 03-05-26.pdf

KARC Review PB_321 Main St_2026.03.10.pdf

577

Received:
FEB 25 2026
City of Beacon
Building/Planning/Zoning

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Arpa Gavigan Developments LLC
Address: 6 Cherry Street
Cold Spring, NY 10516
Signature: [signature]
Date: 11/25/2025
Phone: [redacted]

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: JPO Engineering PLLC
Address: 733 Route 9d
Garrison, NY 10524
Phone: 845 803 1935
Fax:
Email address: John@jpoengineering.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

Street which property abuts: Main Street

Current Tax Map Designation: Section 5954 Block 36 Lot(s) 930849

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

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

Total area of property is .11 acres

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Arpa Gavigan Developments LLC

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

List all properties in the City of Beacon that you hold a 5% interest in:
None

Applicant Address: 6 Cherry Street, Cold Spring, NY 10516

Project Address: 321 Main Street, Beacon

Project Tax Grid # 130200-5954-36-930849

Type of Application Subdivision Approval Application

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

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

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

Signature of Owner

Title if owner is corporation

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

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 321 MAIN STREET

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

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

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 321 MAIN STREET BEACON

FINAL SUBDIVISION PLAT	**YES**	**NO**
The final subdivision plat shall be drawn clearly and legibly on transparent tracing cloth with black waterproof ink, at a scale no smaller than one inch equals 100 feet but preferably at a scale of one inch equals 50 feet. The sheet size shall not exceed 36 inches by 48 inches. If the size of proposed subdivision required a drawing larger than this, two or more sheets may be submitted, with match lines clearly indicated, and an index map shall be prepared on the same size sheet.	✓	
The final plat shall contain the following information:		
Proposed subdivision name or identifying title, name, and address of owner of record and of subdivider (if other than owner), certification and seal of the registered engineer or licensed land surveyor who prepared the plat, names of the owners of record of adjoining properties and of properties directly across the street or private road, graphic scale, approximate true North point, and date.	✓	
The location and dimensions of all boundary lines of the proposed subdivision, and all existing and proposed streets, private roads, lot lines, easements and rights-of-way, with sufficient data to readily determine the location, bearing and length of all such lines and to reproduce such lines upon the ground.	✓	
The names of all existing and proposed streets and private roads.	✓	
The locations of all water bodies and watercourses.		✓
The location of all existing buildings, including identification of all buildings to be removed as a condition of plat approval.	✓	
The total acreage included in the entire subdivision, and the identification number and acreage of all lots and land reservations within the proposed subdivision.	✓	
Location of all existing and proposed monuments.	✓	✓
A site location map, at a scale of one inch equals 400 feet, showing the location of the subject property with respect to neighboring properties, streets and private roads.	✓	
Notations explaining any drainage, sight slope, street widening, park area or other reservations or easements, including any self-imposed restrictions or covenants.	✓	
Endorsement of approval by the Dutchess County Health Department.	✓	✓
Plan for the provisional delivery of mail, as approved by the local postmaster.	✓	
Endorsement of the owner as follows: "Approved for filing: Owner [signature] Date 2/25/2026"	✓	

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

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

FINAL CONSTRUCTION PLANS *(continued)*		
Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas.	✓	
Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet _____ of _____.	✓	
A notation of approval, on all sheets as follows "Approved by: Owner _____ Date 02/25/2026 and Planning Board Chairman _____ Date" Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	✓ ✓	

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

Applicant/Sponsor Name: ARPIA GAVIGAN DEVELOPMENTS LLC.

Signature: _____

Date: 02/25/2026

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
Subdivision / Site plan for 321 Main street

Project Location (describe, and attach a location map):
321 Main Street Beacon, NY

Brief Description of Proposed Action:
Owner seeks to subdivide parcel then construct additional building on the newly created parcel.

Name of Applicant or Sponsor:	Telephone: [redacted]
Arpa Gavigan Developements LLC	E-Mail: [redacted]

Address:
6 Cherry Street

City/PO:	State:	Zip Code:
Cold Spring	NY	10516

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☉	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☐	☉

3. a. Total acreage of the site of the proposed action? .119 acres
   b. Total acreage to be physically disturbed? .023 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .119 acres

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

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	●	☐
16. Is the project site located in the 100-year flood plan?	●	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	●
If Yes,		
a. Will storm water discharges flow to adjacent properties?	●	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	●
If Yes, briefly describe: Storm drains will take rainwater and pipe it to the municible storm water line.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	●	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	●	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	●	☐

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

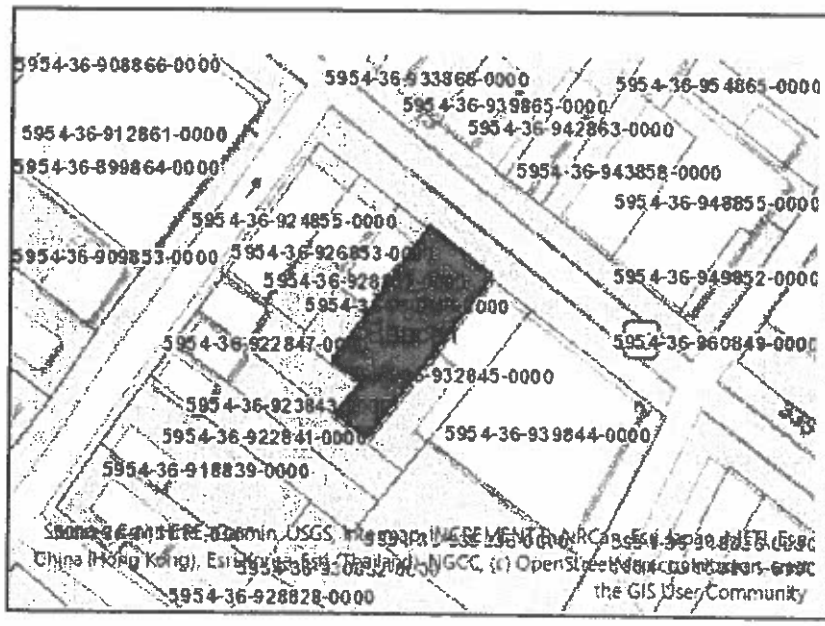
Applicant/sponsor/name: John O'Rourke Date: 12/22/26

Signature: _____ Title: Agent

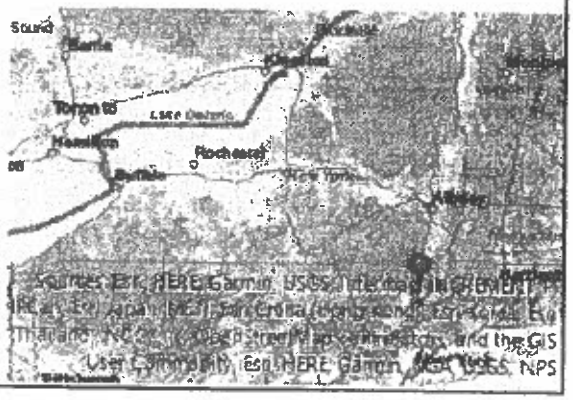
PRINT FORM

EAF Mapper Summary Report

Monday, December 22, 2025 3:06 PM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

FOR OFFICE USE ONLY
Application #

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

INDIVIDUAL DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: Arpa Gavigan Developments LLC

Address of Applicant: 6 Cherry Street, Cold SPring, NY 10516

Telephone Contact Information: [redacted]

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
CONNL GAVIGAN	6 CHERRY ST COLD SPRING	[redacted]	11/2024	Putnam Clerk office
CLAIRE ARPA	6 CHERRY ST COLD SPRING	[redacted]	11/2024	Putnam Clerk office

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

☐ YES ☑ NO

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

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

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

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

☐ YES ☒ NO

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

(Print) Coral Gerspa

(Signature) Coral Gerspa

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity	Address of Entity
Arpa Garden Developments LLC	6 cherry st, cold spring NY
Place where such business entity was created NEW YORK STATE 09/17/2024	Official Registrar's or Clerk's office where the documents and papers creating entity were filed 41 STATE STREET SUITE 112 ALBANY NY 12207
Date such business entity or partnership was created 09/17/2024	Telephone Contact Information [redacted]

IF AFFIANT IS A CORPORATION:

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

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

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

☐ **YES** ☑ **NO**

Name	Employer	Position

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

☐ **YES** ☑ **NO**

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

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

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted:

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

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	**Residence or business address**	**Telephone number**

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ **YES** ☑ **NO**

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	**Address**

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

☐ YES ☑ NO

Current Name	Other Names

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

Name	Address
Conal Geurgn	6 cherry st cold spring NY10516
Claire Arpa	6 cherry st, cold spring NY10516

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

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

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

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☐ YES ☒ NO

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

(Print) CONAL GAUGAN

(Signature) Conal Gaugn

599

Received:
FEB 25 2026
City of Beacon
Building/Planning/Zoning

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Arpa Gavigan Developments LLC
Address: 6 Cherry Street
Cold Spring, NY 10516
Signature:
Date: 11/25/2025
Phone: [redacted]

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: JPO Engineering
Address: 733 Route 9d. Garrison, NY
Phone: 8458031935
Fax:
Email address: john@jpoengineering.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 321 Main Street
Tax Map Designation: Section 5954 Block 36 Lot(s) 930849
Land Area:
Zoning District(s) CB

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Commercial and Residential
Gross Non-Residential Floor Space: Existing 0 Proposed 955
TOTAL: 955
Dwelling Units (by type): Existing 0 Proposed 2
TOTAL: 1624

ITEMS TO ACCOMPANY THIS APPLICATION

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

Received:
FEB 25 2026
City of Beacon
Building/Planning/Zoning
600

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(For Official Use Only)

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APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Arpa Gavigan Development LLC

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

Clair Arpa, Conal Gavigan

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

None

Applicant Address: 6 Cherry Street, Cold Spring, NY 10516

Project Address: 321 Main Street, Beacon

Project Tax Grid # 130200-5954-36-930849

Type of Application Site Plan Approval Application

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

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

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

Conal Gavigan

Signature of Owner

Title if owner is corporation

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

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: _____

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

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

FOR OFFICE USE ONLY
Application #

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

INDIVIDUAL DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: Arpa Gavigan Developments LLC

Address of Applicant: 6 Cherry Street, Cold Spring, NY 10516

Telephone Contact Information: [redacted]

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Coral Gavigan	6 CHERRY ST COLD SPRING	[redacted]	11/2024	Dutchess cty Clerks office
CLAIRE HARPA	6 cherry st COLD SPRING	[redacted]	11/2024	Dutchess county Clerks office

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

☐ YES ☑ NO

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
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ENTITY DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity	Address of Entity
Arpa Group Developments LLC	6 cherry st, cold spring NY
Place where such business entity was created NEW YORK STATE 04/17/2024	Official Registrar's or Clerk's office where the documents and papers creating entity were filed 41 STATE STREET SUITE 112 ALBANY NY 12207
Date such business entity or partnership was created 04/17/2024	Telephone Contact Information [redacted]

IF AFFIANT IS A CORPORATION:

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

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

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

☐ YES ☑ NO

Name	Employer	Position

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

☐ YES ☑ NO

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

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

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

☐ YES ☑ NO

Current Name	Other Names

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

Name	Address
Conul Gevign	6 cherry st cold spring NY10516
Claire Arpa	6 cherry st, cold spring NY10516

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

_____

_____

_____

_____

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted:

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

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	**Residence or business address**	**Telephone number**

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ **YES** ☑ **NO**

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	**Address**

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

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

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

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

☐ **YES** ☒ **NO**

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

(Print) CONAL GAUGAN

(Signature) Conal Gaugan

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest

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

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

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Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project: Subdivision / Site plan for 321 Main street		
Project Location (describe, and attach a location map): 321 Main Street Beacon, NY		
Brief Description of Proposed Action: Owner seeks to subdivide parcel then construct additional building on the newly created parcel.		
Name of Applicant or Sponsor: Arpa Gavigan Developements LLC	Telephone: [redacted] E-Mail: [redacted]	
Address: 6 Cherry Street		
City/PO: Cold Spring	State: NY	Zip Code: 10516

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	●	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☐	●

3. a. Total acreage of the site of the proposed action? .119 acres
   b. Total acreage to be physically disturbed? .023 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .119 acres

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

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

☐ **YES** ☑ **NO**

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

(Print) CONAL GONIGAN

(Signature) Conal Gonigan

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	●	☐
16. Is the project site located in the 100-year flood plan?	●	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	●
If Yes,		
a. Will storm water discharges flow to adjacent properties?	●	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	●
If Yes, briefly describe: Storm drains will take rainwater and pipe it to the municible storm water line.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	●	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	●	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	●	☐

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

Applicant/sponsor/name: John O'Rourke Date: 12/22/26

Signature: Title: Agent

PRINT FORM

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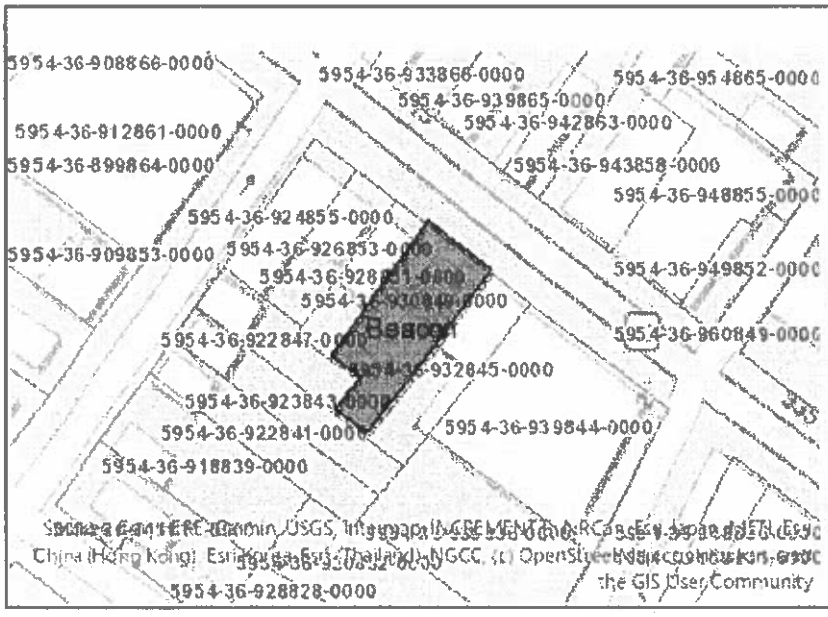
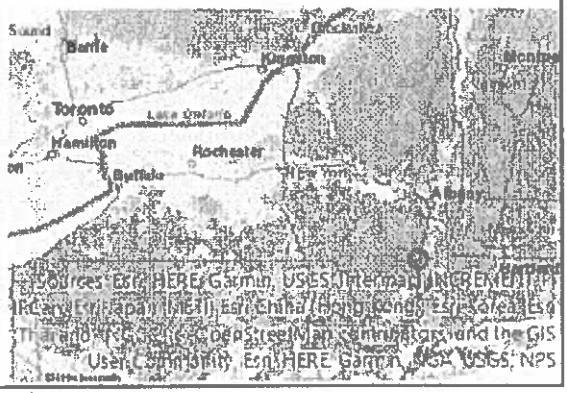
EAF Mapper Summary Report

Monday, December 22, 2025 3:06 PM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Docusign Envelope ID: 6C8A0E19-1065-43B9-BFC0-EAD86506C43D

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 11/24/25

Project Address: 321 Main Street, Beacon, NY

Project Architect/Engineer: Madeleine Sanchez AIA Architect

Owner/Builder: Arpa Gavigan Developments LLC

Contact Phone No.: 845-265-3073 [redacted] Email: madeleine@madeleinesanchezarchitect.com

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____New Single-Family House

Color/Materials:

Siding: Gray Slate Hardie Plank Lap Siding, smooth texture, 8" exposure

Roofing: Not visible (flat roof with parapet/cornice)

Windows: Color: Black Type: Andersen Series 400 wood w/vinyl clad

Trim: Iron Gray, Hardie Trim smooth texture, 3.5" wide

Garage Door: NA

Stone/Brick: NA

DocuSigned by: Claire Arpa 14B4C7CCE8BC4CF...

Signed by: Coral Gavigan 44EA0D36D9FF47D...

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

Madeleine Sanchez AIA Architect
534 East Mountain Road
Cold Spring, NY 10516
madeleine@madeleinesanchezarchitect.com
845-265-3073
[redacted]

November 17, 2025
City of Beacon Planning Board
Attn: Mercedes Perez, Planning Board Secretary
1 Municipal Plaza
Beacon, NY 12508

RE: Proposed New Building at 321 Main Street, Beacon, NY, Arpa Gavigan Developments LLC

Dear Honorable Chair and Members of the City of Beacon Planning Board:

The proposed building site is located within the City of Beacon Central Main Street District. The following shall showing compliance of the proposed new building with the applicable sections of the City of Beacon Zoning Code Article IVD Central Main Street (CMS) District Design Standards: (6 pages)

E. Dimensional Regulations:

1. Front Setback maximum 10 feet:
   The proposed building would have a 10' Front Setback from the property line, to align with the primary facades of the adjoining buildings.

2. Corner Buildings: Not applicable

3. Side setbacks: minimum of zero
   The proposed setbacks of the proposed building would have 3" gap and 6" gap to abutting buildings (to allow for dimensional variation in the existing walls of abutting buildings).

4. Rear setbacks: minimum 20 feet for parcels 100' deep or more
   The proposed building would have a rear setback of 43'.

5. Minimum front occupancy on Main Street: 100% for buildings with side walls
   The proposed building would have 100% front occupancy.

6. Building Height: minimum 2 stories, maximum three stories and 38 feet
   The proposed 3- story building would be 33'-2" high.

J. Design Standards:

1. Because of the design standards in this section, the architectural review provisions of Chapter 86 shall not apply within the CMS District. In addition to the preceding sections of this article, all new buildings or substantial alterations of existing buildings shall comply with the following design requirements. These design standards are intended to promote the following purposes:

a. Preserve and enhance the unique character and general public welfare of the City of Beacon;

With its contextual design, the proposed building shall preserve and enhance the unique character and general public welfare of the City of Beacon, by contributing to its historic heritage and by improving the use of the existing empty property.

b. Promote pedestrian access and activity, as well as a general sense of area security;

The proposed mixed-use commercial and residential building shall encourage pedestrian activity by filling an existing void in the street wall. It would create an inviting entry, with lighting to promote a sense of security that is not present in the vacant space.

c. Restore and maintain the role of streets as civic and social spaces, framed by active uses;

The proposed building will further define the street wall and enhance the street as social space.

d. Support a sense of design context that appropriately relates to historic buildings, general façade and window patterns, and traditional streetscapes in the area to new redevelopment efforts, while still allowing architectural flexibility.

The proposed building directly relates to the historic buildings on Main Street in its general façade and window patterns and shall contribute to the continuity of the traditional streetscape.

2. Key terms: Standards using the verb "shall" are required; should is used when the standard is to be applied unless the Planning Board finds a strong justification for an alternative solution in an unusual and specific circumstance; and "may" means that the "standard" is an optional guideline that is encouraged but not required.

3. Proposed new buildings should be compatible with nearby historic-quality buildings along MainStreet. References to the existing context should include scale, type and texture of materials, roof and cornice form, spacing a proportion of windows and doors, signs, and street-front fixtures. Buildings in or directly adjoining the Historic District and Landmark Overlay sections of the CMS District shall reinforce historic patterns and neighboring buildings with an emphasis in continuity and compatibility, not contrast, but new construction may still be distinguishable in architectural details, most evident in window construction and interiors.

The proposed building's design is compatible with historic buildings along Main Street, as it defined by its context and historic precedents found on Main Street. This particularly unique stretch of Main Street is characterized by relatively small-scale clapboard buildings. The scale of the proposed building is in keeping with the adjacent buildings, and the proposed height falls in between the two. Its design relates to its existing historic clapboard buildings, specifically at the neighboring #321 and #323, across the street at #296 and #300, and up the street at #149. The general façade proportions, first floor entry configuration and window patterns of the proposed building were inspired by the neighboring #315. Similar cornices and storefront configurations, materials and proportions can be found along existing Main Street.

Note: The proposed building is not in or adjacent to the Historic and Landmark Overlay.

4. Buildings should have a top-floor cornice feature and first floor architectural articulation, such as a storefront with a secondary cornice or architecturally emphasized doorway, to accent the central body of the building.

The proposed building would have a top floor, pronounced cornice with decorative brackets and corbels. The proposed building will also have a secondary cornice above the length of the storefront, covered by a shallow standing seam metal roof and brackets, typical of other Main Street facades.

5. Architectural features and windows shall be continued on all sides of the building that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common property walls. Larger buildings shall incorporate significant breaks in the facades and rooflines at intervals of no more than 35 feet.

The side walls would be blank, as they are common property walls. The clapboard siding would continue along the exposed portion of the southeast façade. However, there would not be windows on this wall, as the height of abutting building has the potential of increasing.

6. Building elements that provide architectural interest, such as bay windows, and cornices, but not including balconies and porches, may encroach up to two feet above the sidewalk, if the bottom of the encroaching building elements is at least 12 feet above grade.

The primary upper cornice would protrude 1'-9" from the façade and its bottom would be 31' above grade. The secondary storefront lower cornice would protrude 1'-0" from the façade and its bottom would be 10'-6" above grade.

Note: The height of the bottom of the proposed lower cornice would not meet with the "optional guideline" height of 12'. (As the key term "may" is used in this section, this standard is an "optional guideline".) We would request special permission for the bottom of the lower cornice to be at a height of 10'-6" for the following reasons:

-The height of the proposed lower cornice was located to align with the porch roof of the adjacent bookstore, which is at 10'-10".

-There are precedents for lower cornices on Main Street that are below 12'.

-Given the proposed front setback, the proposed height of the lower cornice should not have a negative effect onto the main passage route of the sidewalk.

-If the lower cornice were raised by 1'-8" to meet the standard, it would read too high and out of balance with the relatively moderate height of the proposed overall facade.

-If the lower cornice were at 12 feet, the top of the cornice would conflict with the bottom sill of the proposed second-floor windows. (We considered the options of decreasing the 2nd floor window heights, but this would impact the glazing to façade ratio; or increasing the floor-to-floor height, resulting in a taller commercial space, and a different façade configuration on a taller building. It was concluded that either option would result in a less favorable design for the façade than the proposed.)

7. Not Applicable.

8. Buildings shall have a front entrance facing the primary street and connected to the sidewalk. Front entrance doors for commercial buildings and retail storefronts shall be active and provide main access during business hours.

   The proposed building shall have two front entry doors facing the primary street and would connect to the sidewalk; one door to the ground floor commercial space (providing main access during business hours) and the other door to the second and third floor apartments.

9. Primary individual window proportions shall be greater in height than in width, but the Planning Board may allow for exceptions for storefront, transom and specialty windows. Mirrored, reflective, or tinted glass, all-glass walls, and exterior roll-down security gates shall not be permitted. Any shutters shall match the size of the window opening and appear functional.

   The proportion of the proposed second-floor double-hung windows would be greater in height than width at 3'-1 5/8" w x 6'-4 7/8" h. The proportion of the third-floor double-hung windows would be greater in height than width at 3'-1 5/8" w x 6'-0 7/8" h. The proportions of the storefront windows would be greater in height that in width, with three windows at 3'-6" w x 5'-6" h. The exception would be the proportion of five stationary transom windows of greater than width than height above the entry doors at 3'-0" w x 1'-6" h and transom windows above the storefront windows at 3'-6 11/16" w x 1'-6" h. No roll down gates or shutters are proposed.

10. Commercial buildings shall have at least 70% glass on the first-floor facades, located between 2 feet and 10 feet above the sidewalk. Main Street of East Main Street buildings should have at least 30% glass on the upper-floor facades.

    The proposed commercial first floor façade, located between 2 feet and 10 feet above the sidewalk would exceed the 70% glass requirement: 126 sf of window/172 sf of façade = 73%

    The upper floor façade would meet the 30% glass requirement: 119sf of window/397 sf of façade=30%

11. Finish building materials should be wood, brick, traditional cement-based stucco, smooth cast stone, smooth-finished fiber-cement siding, or other materials deemed acceptable by the approving body. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic rough-cut stone, synthetic brick, synthetic stucco, exterior insulation and finishing systems (EIFS), direct-applied finish system (DAFS), and chain link, barbed wire, plastic, or vinyl fencing shall not be permitted.

    The finish building materials would be a smooth finish fiber-cement siding, Hardie Plank Lap Siding with smooth texture with an 8" exposure. This was chosen over wood siding, primarily for maintenance purposes. The doors, storefront, brackets, corbels, and panels would be wood. No fencing is proposed.

12. Materials and colors should complement historic building on the block. Fluorescent, neon, metallic, or other intentionally garish colors, as well as stripes, dot, or other incompatible patterns, shall be prohibited.

The proposed neutral color palette consists of three gray tones, with black accents, and would complement other buildings on the block. The siding would be a medium tone Hardie Gray Slate, with trim the darker tone Hardie Iron Gray. The darkest grey elements, such as the door and storefront frames and top crown molding would be the corresponding matching Benjamin Moore colors of BM-2125-20 Deep Space. The medium gray elements, such as the bottom and side panels of the storefront, would be BM-2125-40 Shadow Gray. The lightest grey tone would be for the corbels and brackets, with BM-2125-5- Sweet Innocence. The light fixtures, standing seam metal roof of lower cornice and the window sashes would be black. Several historic buildings on Main Street have black windows, cornices with contrasting colors and darker toned storefront. There are several gray colored elements on Main Street facades, such as at #236 and #211. The proposed colors would blend with the existing blue and tan colors of the neighboring clapboard buildings.

12. Lighting fixtures shall be a maximum of 15 feet in height, except pole lights in rear parking lots shall be a maximum of 20 feet high. All exterior lighting shall comply with the standards in section 223-14B.
    (1) The type, location and shading of such lighting shall prevent 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 of 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 a 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 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 temperature should be in the range of 2,400 to 4,000 Kelvin degrees.
        (d) The color rendering index should be in the range of 80-100.
        (e) Adaptive controls, such as dimmers, timers and motion sensor shut-off lighting, should be used where appropriate.

The two proposed decorative sconces, 11” diameter Gooseneck Barn Lights, would be above the transoms of the entrance doors to the commercial and residential spaces. The fixtures would comply with the standards in section 223-14B as follows:

(1) The type and location of the proposed fixtures should avoid spillover onto the adjacent properties and direct glare onto the sidewalk. The light fixture over the commercial entry is set back 7’ from the neighboring one-story entry structure. The light over the residential entrance is approximately 7’-6” from the closest edge of

the storefront window of the adjacent bookstore. The lights would have a flat lens at the bottom to avoid glare onto the public sidewalk or street.

(2) The light fixture type casts light downward, so they would not emit light above the horizontal plane.

(3) (a) The centerline of the fixtures would comply with the 15' maximum height standard, as they would be mounted 9'-9" above grade and the fixtures would protrude 1'-6 ¾".
(b) The fixture would have a LED11, 850 lumen-bulb, which would result in less than 1 footcandle over the bottom surface of the first-floor entries.
(c) Color temperature would be 3000K, which is in the desired range.
(d) Color rendering index would be 90, which is in the desired range.
(e) Adaptive controls would be used as the lights would be on a motion sensor.

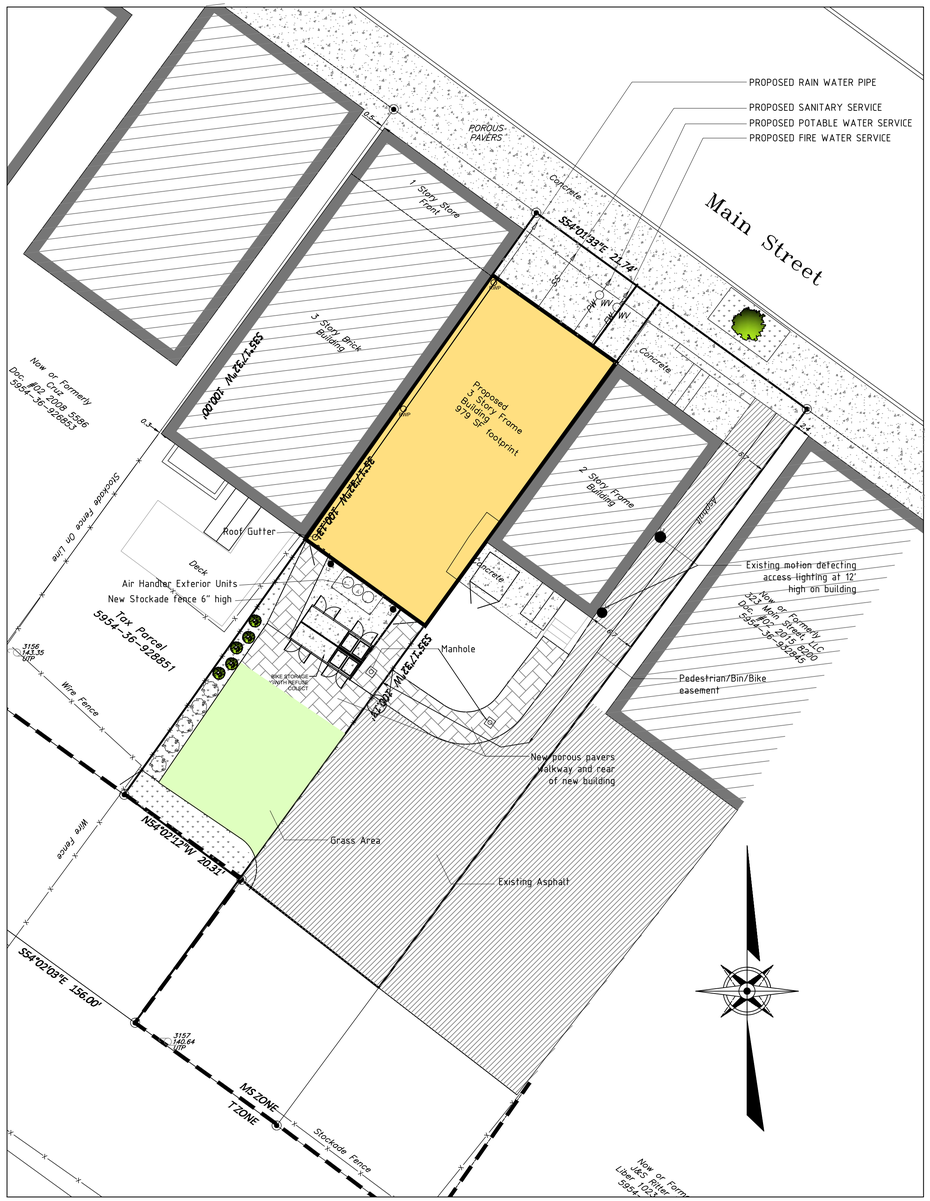
14. Mechanical equipment and refuse containers shall be concealed from public view by approved architectural or landscaping elements and shall be located to the rear of the site. Window or projecting air conditioners shall not be permitted on the front façade of new buildings or additions.

The mechanical equipment (3 heat pumps) and refuse containers shall be located on the ground level at the rear of the building. They would be concealed from public view, screened by an enclosure.

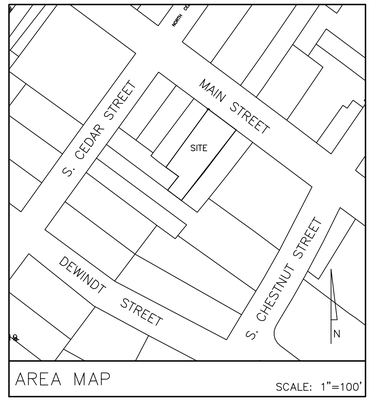
15. Not applicable.

Sincerely yours,

Madeleine Sanchez AIA Architect



PROPOSED CONDITIONS
SCALE: 1"=10'



AREA MAP SCALE: 1"=100'



PARCEL INFORMATION

TAX GRID PARCEL NUMBER(S)	130200-5954-36-PENDING
ZONING DISTRICT	CMS
TOTAL AREA	0.048 AC.
ADDRESS	_____ MAIN STREET
SCHOOL DISTRICT	BEACON CSD
SANITARY DISPOSAL	CENTRAL SEWAGE DISPOSAL
WATER SUPPLY	CENTRAL WATER

BULK INFORMATION

	REQUIRED	PROPOSED
MIN. LOT DEPTH	75'	100.07' (EXIST)
FRONT YARD	0-10'	10'
SIDE YARD	0'	0'
REAR YARD	20'	43.9'
MAX BUILD. HEIGHT	3 ST-38' MAX	3 ST/33'-2" HIGH
MIN. OPEN SPACE	10%	30%

REFERENCE: CITY OF BEACON ZONING -233 ATTACHMENT 1 - 223-17. SCHEDULE OF BULK REGULATIONS

SITE SPECIFIC NOTES:

A. THE PARCEL LIES WITHIN THE CMS (CENTRAL MAIN STREET) ZONING DISTRICT. BUSINESSES AND RESIDENTIAL USES ARE A PERMITTED USE WITHIN THIS DISTRICT.
B. ALTERATION OF THIS DOCUMENT, EXCEPT BY A NEW YORK STATE LICENSED ENGINEER OR LAND SURVEYOR WITH A 7208-N EXEMPTION OF THE NEW YORK STATE EDUCATION LAW, IS ILLEGAL.
C. BOUNDARY SURVEY INFORMATION AS PER SURVEY PREPARED BY BRENDAN JOHNSON DATED APRIL 18, 2024.

CITY OF BEACON

APPROVED BY THE RESOLUTION OF THE BEACON PLANNING BOARD ON THE _____ DAY OF _____. 20 ____ SUBJECT TO ALL CONDITIONS AS STATED THEREIN.

_____ _____
CHAIRMAN, CITY PLANNING BOARD DATE

OWNERS CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP WITH THE OFFICE OF THE DUTCHESS COUNTY CLERK.

_____ _____
OWNER DATE

OWNER

ARPA GAVIGAN DEVELOPMENTS LLC
6 CHERRY STREET
COLD SPRING, NEW YORK 10516

JPO Engineering, PLLC
733 Route 9D, Garrison, NY 10524
(845) 803-1935

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OWNER

SEAL & STAMP

STATE OF NEW YORK
JOHN P. O'ROURKE
102652
LICENSED PROFESSIONAL ENGINEER

PROJECT DESCRIPTION:
ARPA GAVIGNON DEVELOPMENT, LLC

PROJECT ADDRESS:
321 MAIN STREET, BEACON, NY.

REV.	DATE	DESCRIPTION	DRAWN BY

SITE PLAN

JOB #:
DATE: 02/24/2026
SHEET: 1 of 7
DRAWN BY:
REVIEWED BY:

S-01

Scale 625

Existing Site: between 321 and 319 Main Street

Front



Rear



Existing Site: Street Views





JPO Engineering, PLLC
733 Route 9D, Garrison, NY 10524
(845) 803-1935

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OWNER

SEAL & STAMP

STATE OF NEW YORK
JOHN P. O'ROURKE
102652
LICENSED PROFESSIONAL ENGINEER

PROJECT DESCRIPTION:

ARPA GAVIGNON DEVELOPMENT, LLC

PROJECT ADDRESS:

321 MAIN STREET,
BEACON, NY.

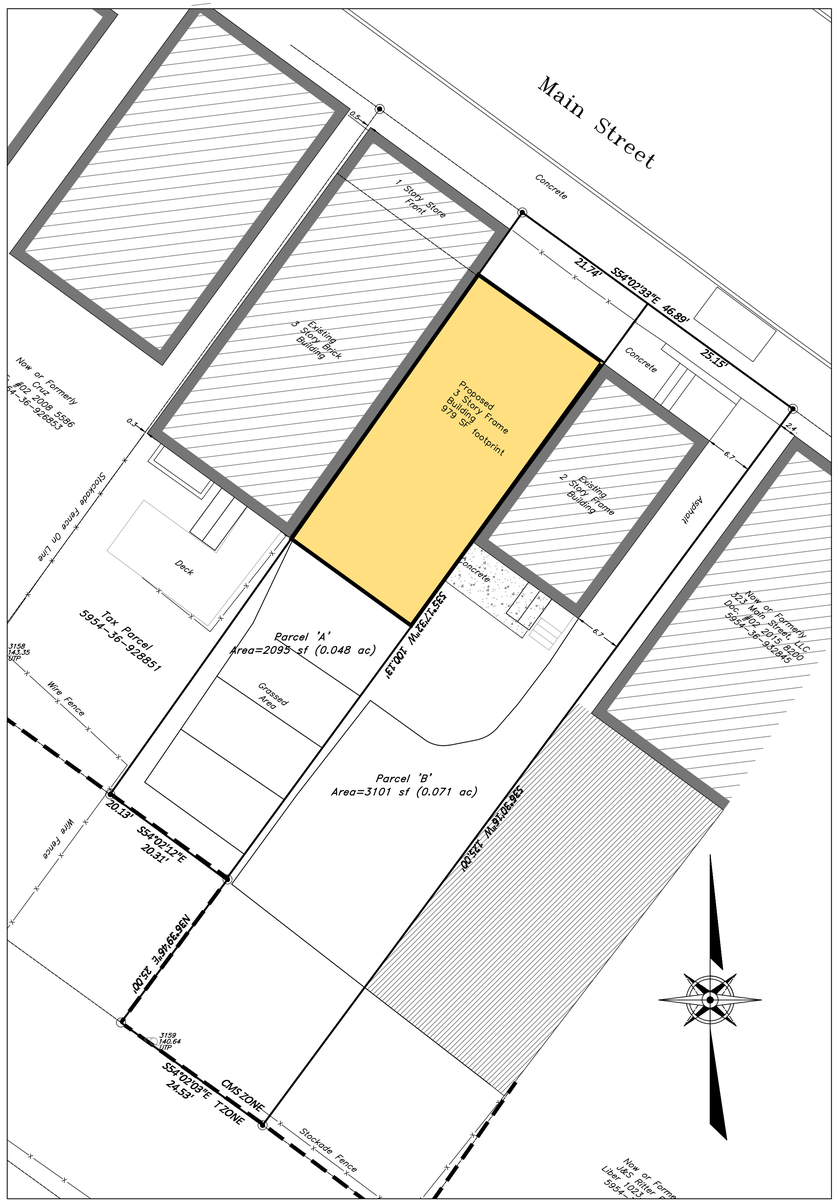
REV.	DATE	DESCRIPTION	DRAWN BY

EXISTING CONDITION

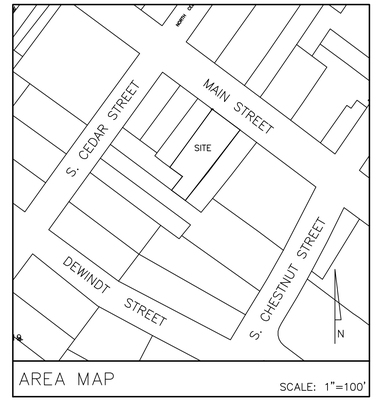
JOB #:
DATE: 02/24/2026
SHEET: 2 of 7
DRAWN BY:
REVIEWED BY:

S-02

Scale



PROPOSED CONDITIONS
SCALE: 1"=10'



AREA MAP SCALE: 1"=100'

PARCEL INFORMATION

TAX GRID PARCEL NUMBER(S)	130200-5954-36-930849
ZONING DISTRICT	CMS
TOTAL AREA	0.119 AC.
ADDRESS	321 MAIN STREET
SCHOOL DISTRICT	BEACON CSD
SANITARY DISPOSAL	CENTRAL SEWAGE DISPOSAL
WATER SUPPLY	CENTRAL WATER

BULK INFORMATION

	REQUIRED	PROPOSED
MIN. LOT DEPTH	75'	100.07'

REFERENCE: CITY OF BEACON ZONING -233 ATTACHMENT 1 - 223-17. SCHEDULE OF BULK REGULATIONS

SITE SPECIFIC NOTES:

A. THE PARCEL LIES WITHIN THE CMS (CENTRAL MAIN STREET) ZONING DISTRICT. BUSINESSES AND RESIDENTIAL USES ARE A PERMITTED USE WITHIN THIS DISTRICT.
B. ALTERATION OF THIS DOCUMENT, EXCEPT BY A NEW YORK STATE LICENSED ENGINEER OR LAND SURVEYOR WITH A 7208-N EXEMPTION OF THE NEW YORK STATE EDUCATION LAW, IS ILLEGAL.
C. BOUNDARY SURVEY INFORMATION AS PER SURVEY PREPARED BY BRENDAN JOHNSON DATED APRIL 18, 2024.

CITY OF BEACON

APPROVED BY THE RESOLUTION OF THE BEACON PLANNING BOARD ON THE ____ DAY OF _____, 20 ____ SUBJECT TO ALL CONDITIONS AS STATED THEREIN.

CHAIRMAN, CITY PLANNING BOARD DATE

OWNERS CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP WITH THE OFFICE OF THE DUTCHESS COUNTY CLERK.

OWNER DATE

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED BY ME AND WAS MADE MADE FROM AN ACTUAL SURVEY PREPARED BY ME IN APRIL . TOPOGRAPHICAL INFORMATION AS PER U.S.G.S. DATUM.

BRENDAN JOHNSON, NYSLLS SEAL

OWNER

ARPA GAVIGAN DEVELOPMENTS LLC

6 CHERRY STREET

COLD SPRING, NEW YORK 10516

JPO Engineering, PLLC
733 Route 9D, Garrison, NY 10524
(845) 803-1935

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OWNER

SEAL & STAMP

STATE OF NEW YORK
JOHN P. O'ROURKE
102652
LICENSED PROFESSIONAL ENGINEER

PROJECT DESCRIPTION:

ARPA GAVIGNON DEVELOPMENT, LLC

PROJECT ADDRESS:

321 MAIN STREET,
BEACON, NY.

REV. DATE	DESCRIPTION	DRAWN BY

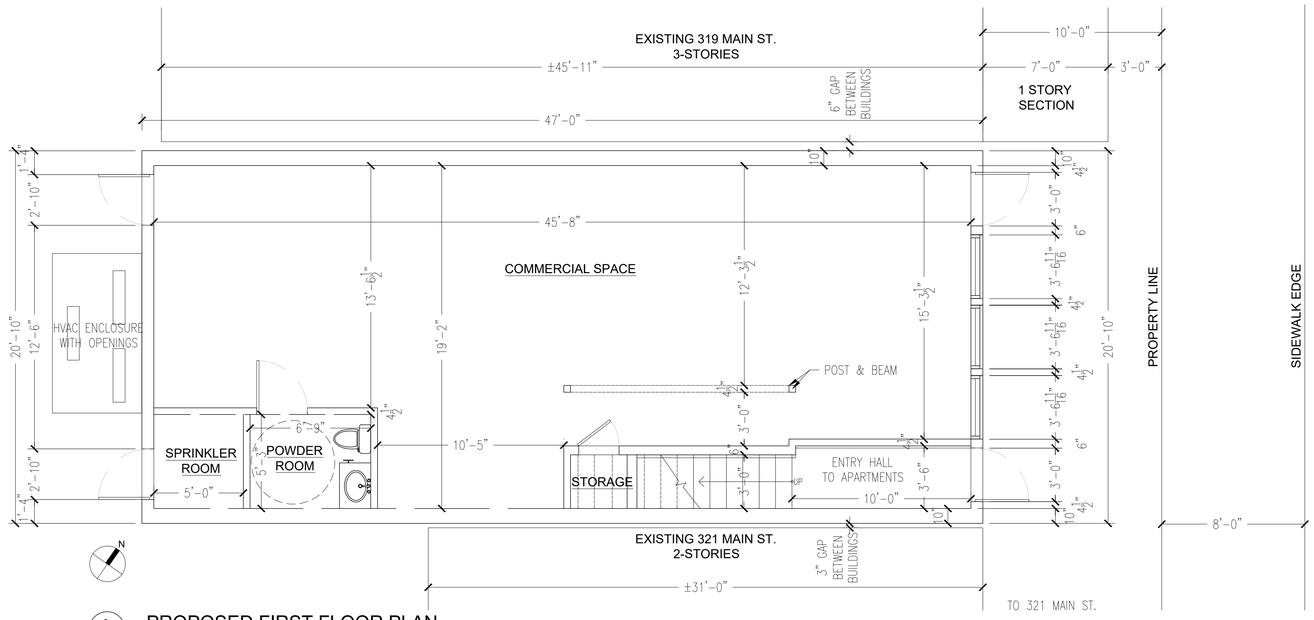
SUBDIVISION PLAT

JOB #:	
DATE:	02/24/2026
SHEET:	3 of 7
DRAWN BY:	
REVIEWED BY:	

S-03

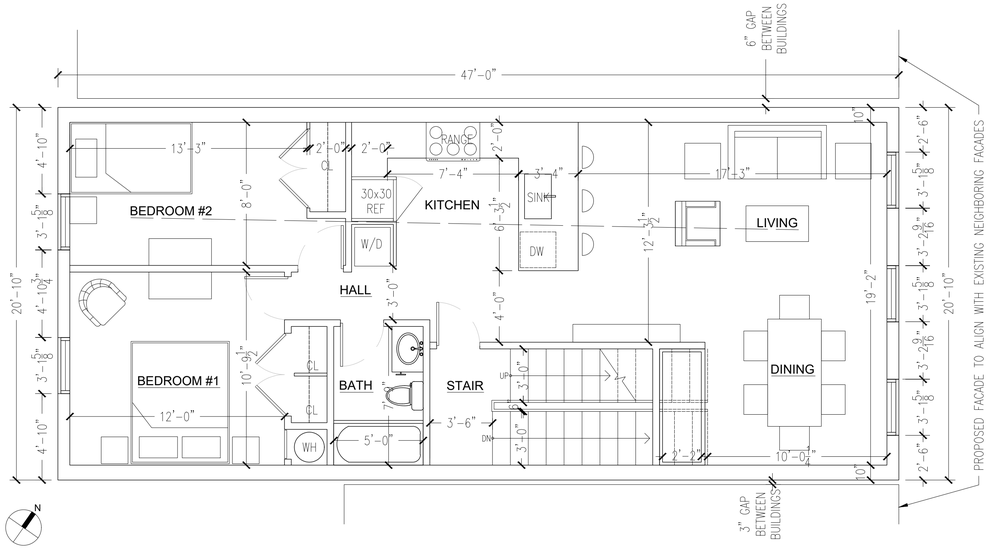
Scale

ARCHITECTURAL ZONING CONFORMANCE CHART ZONING DISTRICT CMS	
REQUIRED SETBACKS	PROPOSED SETBACKS
FRONT – 10'	FRONT – 10'
SIDE – 0'	SIDE – 0'
REAR – 20'	REAR – 43'
ALLOWABLE BUILDING HIEGHT 3 STORY, 38'-0"	PROPOSED BUILDING HEIGHT 3 STORY, 33'-2"



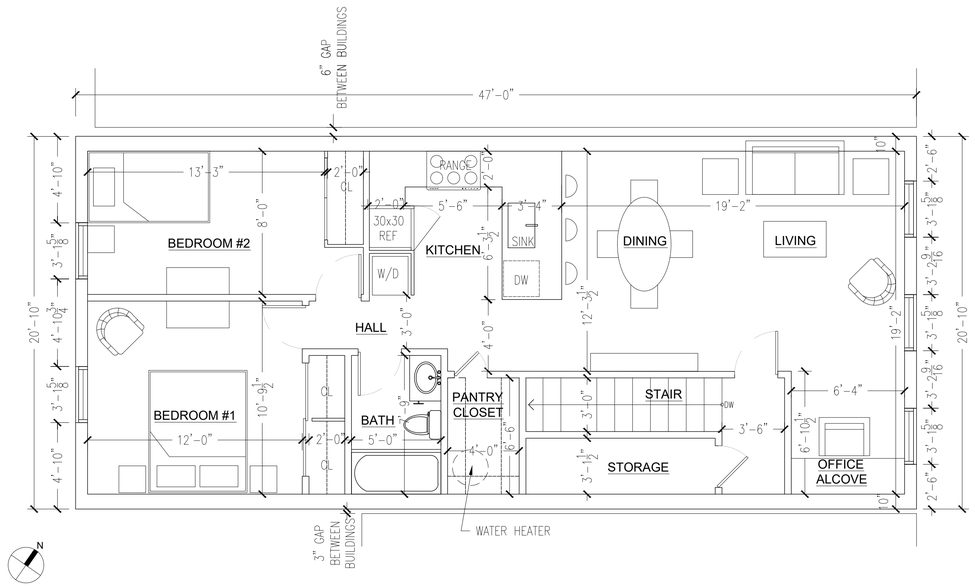
1 PROPOSED FIRST FLOOR PLAN

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



2 PROPOSED SECOND FLOOR APARTMENT PLAN

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



3 PROPOSED 3RD FLOOR APARTMENT PLAN

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

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(845) 803-1935

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OWNER

SEAL & STAMP

STATE OF NEW YORK
JOHN P. O'ROURKE
102652
LICENSED PROFESSIONAL ENGINEER

PROJECT DESCRIPTION:

ARPA GAVIGNON DEVELOPMENT, LLC

PROJECT ADDRESS:

321 MAIN STREET,
BEACON, NY.

REV.	DATE	DESCRIPTION	DRAWN BY

PROPOSED PLANS

JOB #:

DATE: 02/24/2026

SHEET: 4 of 7

DRAWN BY:

REVIEWED BY:

S-04

Scale

EXTERIOR FACADE DESIGN DEVELOPMENT SPECIFICATIONS

Siding: Hardie Plank Lap Siding, Smooth Texture, Gray Slate, 9.25" boards for 8" exposure

Window and Side Trims: Hardie Trim, Smooth Texture, Iron Gray, 3.5" wide

Windows: Andersen Series Double Hung 400, Exterior Black
- Front: 2nd Floor – (3) WDH3062 R.O. 3'-2 1/8"x6'-4 7/8"
- 3rd floor – (3) WDH30510 R.O. 3'-2 1/8"x6'-0 7/8"
- Rear: 2nd floor – (2) WDH21052 R.O. 3'-0 1/8"x5'-0 7/8"
- 3rd floor – (2) WDH210410 R.O. 3'-0 1/8"x5'-4 7/8"

Fenestration Calculations:
- Ground Floor: 126sf/172sf=73% (min. required is 70%)
- Second and Third Floors: 119sf/397sf=30% (min. required is 30%)

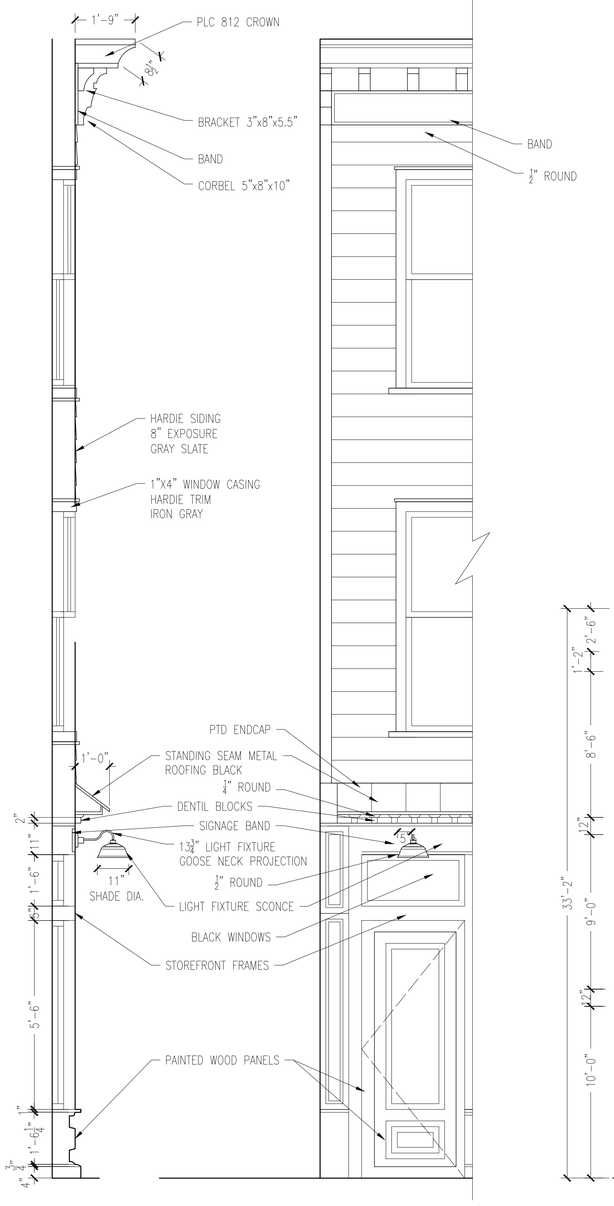
Doors:
- Front Shop and Apartment Entries: Simpson Outswing ¾" Glass with Bottom Panel, 7501 Thermal Sash Paint Grade Poplar, Clear Glass, Ovolo Sticking, Panel Type: 1 7/16" Innerbond, 3'-0"Wx7'-0"H, painted BM-2125-20 Deep Space
- Rear Shop Entry: Andersen Commercial Outswing Door, 2'-9 11/16"Wx6'-10"H Dark Bronze
- Rear Sprinkler Room Entry: Painted Steel Door, BM-2125-40 Shadow Gray

Light Fixtures:
- Front Entries: (2) Barnlight 11" Bomber Gooseneck Light in Matte Black, Product Code BLE-WHB11-106-G26-106-NA-WGG-NA-WGG-NA-FST-NA-E26
- Rear Entries: (2) Barnlight Industrial Static Wall Sconce in Matte Black, Product Code BLE-W-CGGT-106-NA-NA-106-NA-E26

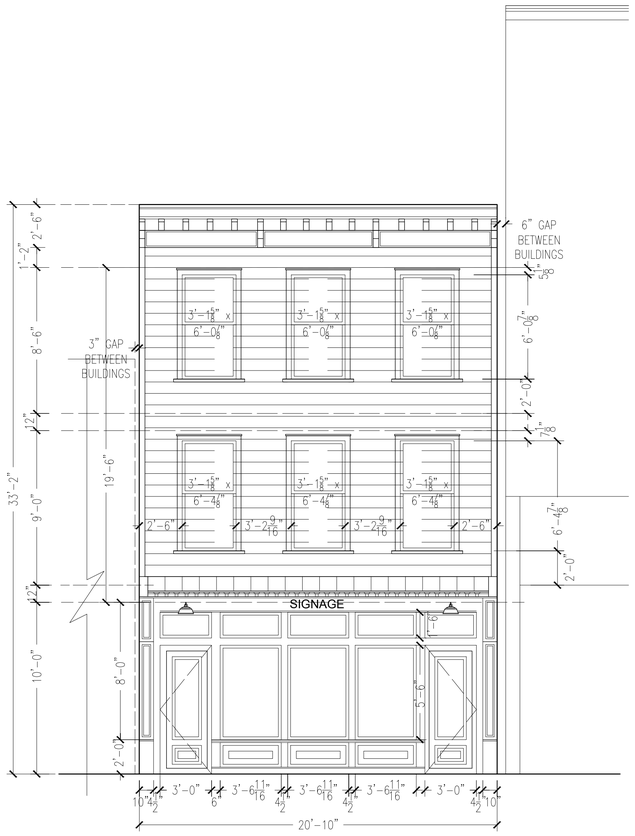
Upper Cornice:
- Top Crown Molding: PLC 812, 1-3/16" x 8-1/2" painted BM-2125-20 Deep Space
- (4) Corbels: More Than Moldings Mission Style Wood Bracket SKU: E1021556XSAL, Model E, 5"Wx10"Dx18"H, Alder painted BM-2125-50 Sweet Innocence
- Brackets: More Than Moldings Mission Wood Bracket SKU: E55699AL, Model B 3"Wx5.5"Dx8"H", painted BM-2125-50 Sweet Innocence
- Backer Board for Brackets: BM-2125-20 Deep Space
- Band: Painted BM-2125-50 Sweet Innocence
- Half Round Band Borders: #8071 7/16" x 7/8" Painted BM-2125-20 Deep Space

Lower Cornice:
- Dentil Moldings: 2"x2" blocks, painted BM-2125-50 Sweet Innocence
- Back Panel of Dentils: BM-2125-20
- ¼ Rounds: 5/8"x5/8" painted BM-2125-50
- Roofing: Aluminum Standing Seam Black

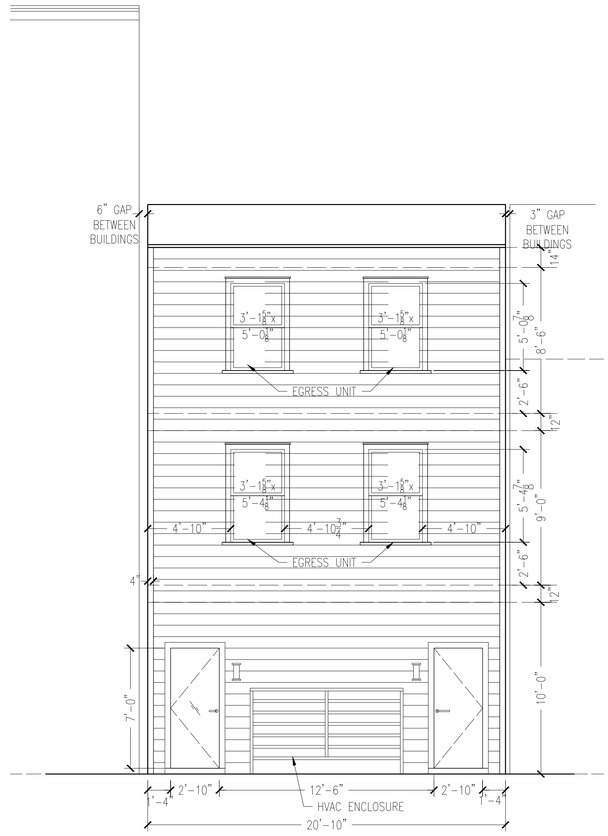
Storefront:
- Window Frames: Painted wood BM-2125-20 Deep Space
- Signage Band: Painted wood BM-2125-40 Shadow Gray
- ½ rounds border on signage band: #8071 7/16"x7/8" BM-2125-20 Deep Space
- Bottom and Side Panels: Painted wood BM-2125-40 Shadow Gray



1 FACADE DETAIL SECTION / ELEVATION
SCALE: 1/2" = 1'-0"



2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

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OWNER

SEAL & STAMP

STATE OF NEW YORK
JOHN P. O'ROURKE
102652
LICENSED PROFESSIONAL ENGINEER

PROJECT DESCRIPTION:

ARPA GAVIGNON DEVELOPMENT, LLC

PROJECT ADDRESS:

321 MAIN STREET,
BEACON, NY.

REV.	DATE	DESCRIPTION	DRAWN BY

PROPOSED ELEVATION

JOB #:	
DATE:	02/24/2026
SHEET:	5 of 7
DRAWN BY:	
REVIEWED BY:	

S-05

Scale



LANDSCAPE AND LIGHTING PLAN
SCALE: 1"=10'



LINEAR GARDEN BIKE AND BIN STORAGE WITH GREEN ROOF

L-3: BOLLARD LIGHT

FLINDT GARDEN BOLLARD
MODEL#: LPL1010998, 7W, 2,700 KELVIN. CRI: 90
COLOR: CORTEN, OR APPROVED EQUAL

FIXTURE IS 13.8" TALL AND EMITS A
DOWNWARD DIRECTED, GLARE-FREE LIGHT



Shadowbox Fence Detail

Scale: Not to Scale



L-2: WALL MOUNTED - BACK OF HOUSE MECHANICAL AREA

GINATI WALL MOUNTED FIXTURE
MODEL#: UCI-3011X, 18W, 2,700 KELVIN. CRI: 90
COLOR: BLACK, OR APPROVED EQUAL
MOUNTING HEIGHT = 7 FEET. DARK SKY COMPLIANT
EITHER SIDE OF BACK DOORS PER ARCH. DRAWINGS

JPO Engineering, PLLC
733 Route 9D, Garrison, NY 10524
(845) 803-1935

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STATE OF NEW YORK
JOHN P. O'ROURKE
102652
LICENSED PROFESSIONAL ENGINEER

PROJECT DESCRIPTION:

ARPA GAVIGNON DEVELOPMENT, LLC

PROJECT ADDRESS:

321 MAIN STREET,
BEACON, NY.

REV.	DATE	DESCRIPTION	DRAWN BY

LANDSCAPE AND LIGHTING PLAN

JOB #:	
DATE:	02/24/2026
SHEET:	6 of 7
DRAWN BY:	
REVIEWED BY:	

S-06

Scale 630

SURVEY NOTES

1. Copyright Johnson Surveying, All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

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

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

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

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

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

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
5954-36-922847 - 6 S. Cedar St
5954-36-928851 - 319 Main St
5954-36-930849 - 321 Main St

DEED REFERENCE

Doc. #02 2022 4589
Avalon PDF LLC
to
The Lindley Todd, LLC
November 14, 2022

Doc. #02 2014 4533
Fredys F. Geurrero
to
Hudson Todd, LLC
August 6, 2014

Doc. #02 2017 518
Piccone Equities Inc.
to
Hudson Todd, LLC
January 20, 2017

DATE OF SURVEY

Field Completion: April 11, 2024

CERTIFICATIONS

Hudson Todd, LLC
The Lindley Todd, LLC

AREA

5954-36-930849
5,196 Square Feet
0.119 Acres

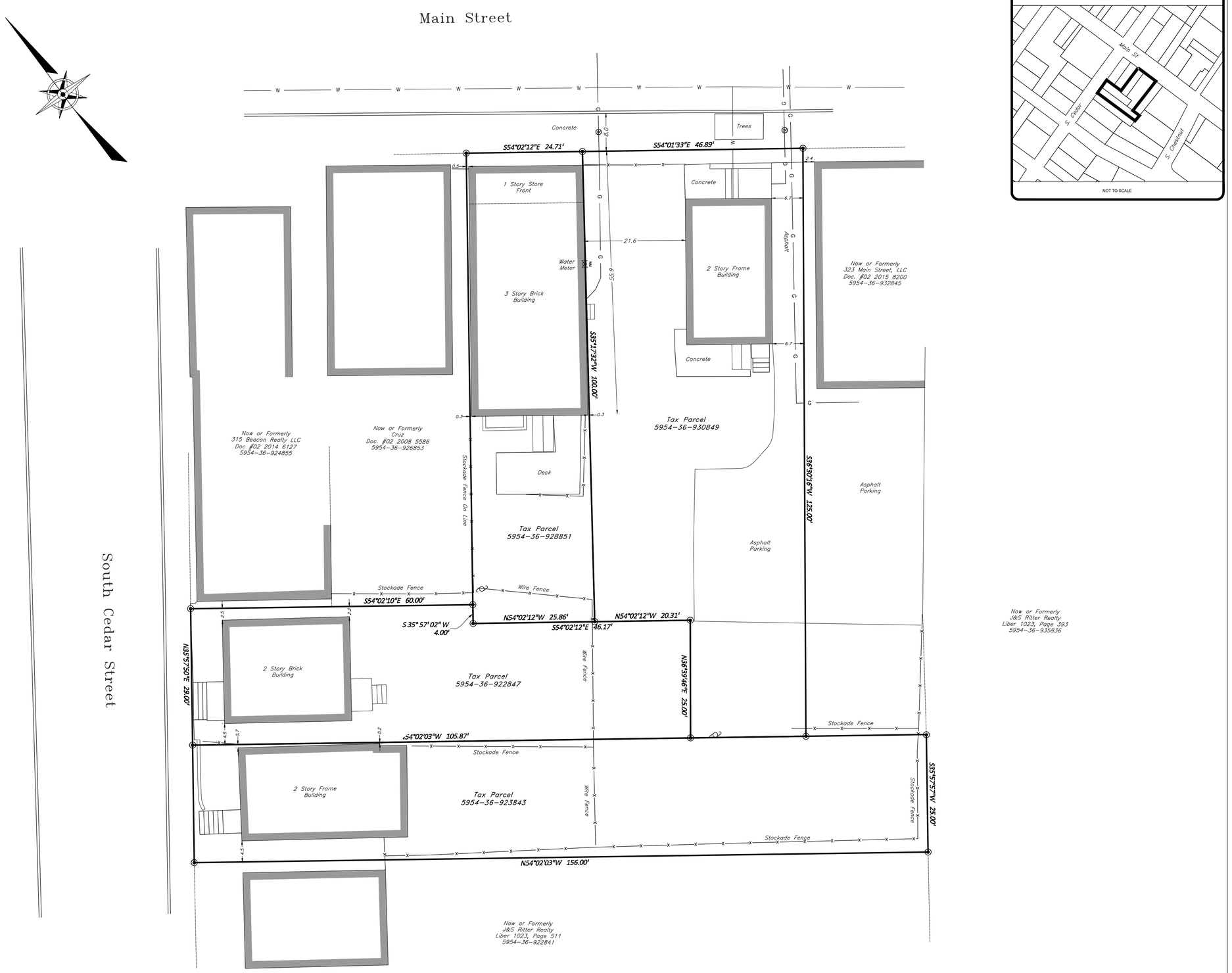
5954-36-928851
2,529 Square Feet
0.058 Acres

5954-36-922847
2,890 Square Feet
0.066 Acres

5954-36-923843
3,900 Square Feet
0.090 Acres

UTILITY NOTE

Underground Utilities Shown Hereon Were Marked and Located in the field by Others and Mapped by This Office.



VICINITY MAP

JPO Engineering, PLLC
733 Route 9D, Garrison, NY 10524
(845) 803-1935

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OWNER

SEAL & STAMP

STATE OF NEW YORK
JOHN P. O'ROURKE
102652
LICENSED PROFESSIONAL ENGINEER

PROJECT DESCRIPTION:

ARPA GAVIGNON DEVELOPMENT, LLC

PROJECT ADDRESS:

321 MAIN STREET, BEACON, NY.

REV.	DATE	DESCRIPTION	DRAWN BY

SURVEY AND EXISTING UTILITIES

JOB #:	
DATE:	02/24/2026
SHEET:	7 of 7
DRAWN BY:	
REVIEWED BY:	

S-07

Scale

JOHNSON SURVEYING
BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com

Copyright 2014

rev.	date	description
1	2/11/26	Utility Locations

STATE OF NEW YORK
BRENDAN S. JOHNSON
050919
LICENSED LAND SURVEYOR

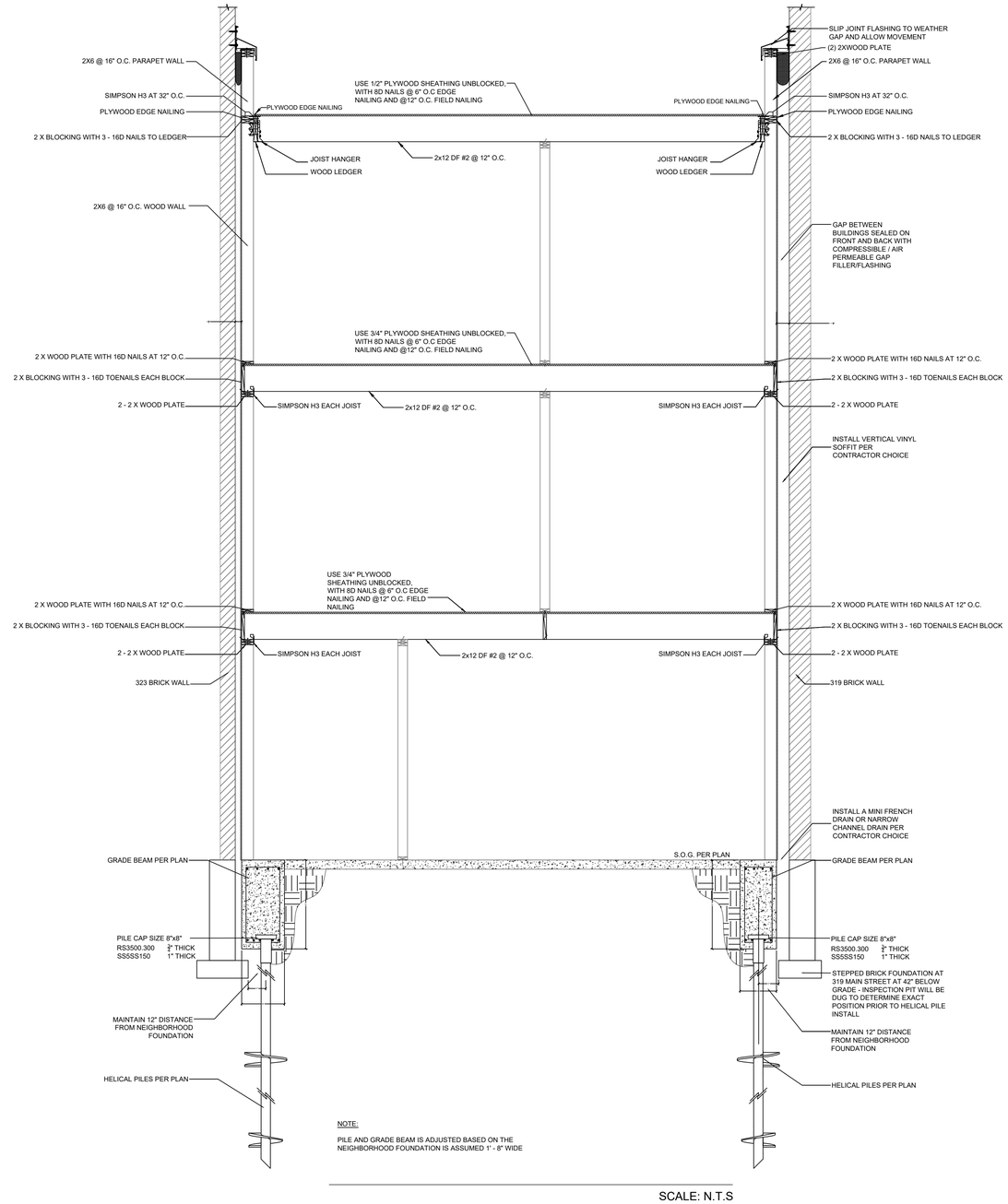
BRENDAN JOHNSON, P.L.S.
P.L.S. No. 50919

MAIN & CEDAR

MAP OF A SURVEY
PREPARED FOR
ARPA GAVIGNON DEVELOPMENTS, LLC

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

tax id	MULTIPLE
address	MAIN AND CEDAR
date	4/18/24
drawn	BJ
scale	1"=10'
checked	BJ
project no.	24-038
project name	MAIN & CEDAR
sheet	1 OF 1



SCALE: N.T.S

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(845) 803-1935

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STATE OF NEW YORK
JOHN P. O'ROURKE
102652
LICENSED PROFESSIONAL ENGINEER

PROJECT DESCRIPTION:

ARPA GAVIGNON DEVELOPMENT, LLC

PROJECT ADDRESS:

321 MAIN STREET,
BEACON, NY.

REV.	DATE	DESCRIPTION	DRAWN BY

STRUCTURAL DETAILS

JOB #:	
DATE:	02/24/2026
SHEET:	7 of 7
DRAWN BY:	
REVIEWED BY:	

S-08

Scale 632

Façade configuration inspiration: 315 Main Street



Precedent for clapboard across the street: 296 and 300 Main Street





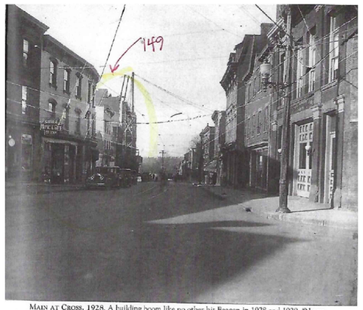
Precedents for clapboard next door: 323, 321and 317 Main Street





Historic Precedent for clapboard: 149 Main Street





MAIN AT CROSS, 1928. A building boom like no other hit Beacon in 1928 and 1929. "Never before," the *Beacon News* reported, "have so many structures been underway." Being built or rebuilt were: the East Main Street bridge, the Mount Beacon Casino, the South Avenue School, the National Biscuit Company plant, and two new banks on Main Street—the Matteawan Savings and the Mechanic Savings (the latter's scaffolding evident mid-block). The two banks would merge in 1935 to become Beacon Savings Bank, which eventually folded into Albany Savings Bank.

JPO Engineering, PLLC
733 Route 9D, Garrison, NY 10524
(845) 803-1935

This document may not be altered by any person in any way not acting under the direction of the "sealing" licensed professional Engineer, or Architect, affixing their stamp to this drawing unless 1) JPO Engineering has been notified and grants approval, and 2) the altering Engineer or Architect affixes to this document their seal and the notation "altered by" followed by their signature and the date of such alteration, and a specific description of the alteration. Copyrighted by JPO Engineering 2023. This document is solely for the use of the Client so noted and that right may not be transferred.

OWNER

SEAL & STAMP

STATE OF NEW YORK · JOHN P. O'ROURKE · 102652 · LICENSED PROFESSIONAL ENGINEER

PROJECT DESCRIPTION:

ARPA GAVIGNON DEVELOPMENT, LLC

PROJECT ADDRESS:

321 MAIN STREET,
BEACON, NY.

REV. DATE	DESCRIPTION	DRAWN BY

EXISTING

JOB #:

DATE: 02/24/2026

SHEET: 7 of 7

DRAWN BY:

REVIEWED BY:

S-09

Scale

Historic Photos with clapboard



FAULKNER'S SALOON, 1877. The Temperance Movement had few conversions here, as the 1879 local paper hinted: "It is almost a useless effort—someone counted 160 saloons from the end of Long Wharf to the mountains." Among them was John Faulkner's, offering a "2 for 1" special at its Main Street location (site of today's Grand Union supermarket). Yet the liquor traffic did ease the local tax burden; in 1893, the town granted 95 licenses and collected $4,140 in tax revenues.

30



MAIN STREET AT ELIZA STREET. The twin villages literally grew together, though their center area long remained undeveloped, owing to its tendency to flood—a fact which also gave rise to the nickname given to generations of its residents: "Swamp Angels." Though the villages were merging, their citizens would remain, in some respects, distinct. For years to come, those who

Upper Cornice details: brackets, corbels, and crown
Lower Cornice dentil detail









Proposed Light Fixtures and Color Palette

BARN LIGHT ELECTRIC COMPANY

LIGHTING | LED LIGHTING

BOMBER LED GOOSENECK LIGHT





JPO Engineering, PLLC
733 Route 9D, Garrison, NY 10524
(845) 803-1935

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OWNER

SEAL & STAMP

STATE OF NEW YORK
JOHN P. O'ROURKE
102652
LICENSED PROFESSIONAL ENGINEER

PROJECT DESCRIPTION:

ARPA GAVIGNON DEVELOPMENT, LLC

PROJECT ADDRESS:

321 MAIN STREET,
BEACON, NY.

REV.	DATE	DESCRIPTION	DRAWN BY

HISTORIC PHOTO AND CORBEL

JOB #:

DATE: 02/24/2026

SHEET: 7 of 7

DRAWN BY:

REVIEWED BY:

S-10

Scale 634

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

March 5, 2026

Mr. John Gunn
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12589

RE: 321 Main Street
Tax No. 5954-36-930849
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed project located at 321 Main Street:

- Application for Subdivision Approval
- Application for Site Plan Approval
- Short Environmental Assessment Form dated December 22, 2026.
- Architectural Review Board Application
- Plan set titled "321 Main Street" consisting of 10 Sheets dated February 24, 2026, as prepared by JPO Engineering, PLLC.

The proposed project entails the subdivision of a 0.048± acre parcel into 2 lots, and the construction of a new building on the newly created lot. The proposed building will have commercial space on the 1st floor and a single apartment on the 2nd and 3rd floors. The project is located in the Central Main Street (CMS) Zoning District and is located on a 0.119± acre parcel.

Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. A project narrative should be provided for the project that fully describes all aspects of the proposed project.

2. The applicant's consultant shall conduct an Inflow & Infiltration (I&I) Study of the existing site and building and provide a certified written report to the City of Beacon of the findings. Possible cross-connections to the City's sanitary sewer collection system include roof-leaders, sump pumps, existing site drains, etc. shall be identified. If any cross-connections are found, the report shall include these findings along with the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found.

3. The Short Environmental Assessment Form shall be revised to accurately reflect the information provided by the NYSDEC. Several of the questions have been answered "No", but according to EAF Mapper Summary Report at the end of the EAF form, the questions should have been marked "Yes". An accurate EAF shall be submitted for the project.

4. The sheets should be properly numbered. At present the sheets are number 1 through 7, but there are actually 10 sheets in the plan set.

5. Construction details shall be provided for each of the utilities, sidewalk replacement, curb replacement, pavement restoration, connections to existing utilities, the stockade fence, plantings, and all other aspects of work on the site.

6. A grading plan shall be prepared for the project.

7. An erosion and sediment control plan shall be prepared for the project.

8. Will there be any impacts to the buildings, or utilities to the buildings, on either side of the proposed building? If so, the plans shall clearly show how this will be mitigated.

9. A drainage analysis report shall be prepared for the project showing pre and post drainage from the site. The report shall also provide information as to how the increase in run-off from the proposed project will be handled. If possible, applicant should look at the possibility of using the rear of the site to handle stormwater runoff.

10. A demolition plan shall be prepared that reflects all items that are to be removed as part of the project (fencing, sidewalk, etc.).

11. A construction cost estimate shall be prepared by the engineer for all work to incur within the City's right-of-way. This would include the removal and installation of sidewalks, curbs, pavement, utility installations, etc.

Sheet S-01 (Sheet 1 of 10):

1. An "Index of Drawings" should be provided on the 1st sheet.

2. The "Parcel Information" shall be updated to reflect the existing tax parcel, the actual acreage of the overall existing parcel, and the current address of the parcel.

3. The Bulk Information Chart shall provide the existing for the current parcel, as well as the proposed for both lots to be created.

4. Labeling and dimensions provided on the plan should not be obscured by hatching. Hatching shall be lightened or text masked so that it is legible.

5. The site plan shall include a chart providing the calculations for all landscaped areas to allow for determination of the total landscaped area being provided.

6. The plan should be revised to reflect the streetlight located in front of the project, as well as the driveway curb cut that currently exists.

7. The plan includes a call-out for "Porous Pavers" in the sidewalk area in front of the project but also notes the sidewalk as concrete. As the sidewalk is concrete throughout this area, and there are no porous pavers in this area, the call-out should be removed.

8. The existing utilities in Main Street shall be provided on the plan, along with the proposed connection of the proposed utilities to service the new building to the existing mains in Main Street.
9. The size and material of each of the proposed utilities to service the project shall be noted on the plan.

10. The plan shall show the location of the existing utilities serving the existing building on the parcel.

11. The plan is noting 2 manholes on the parcel, with one being to the rear of the existing building and the other being to the rear of the proposed building. What do these manholes serve?

12. It is recommended that a single potable water service line and fire service line shown on the plan be run as a single line outside of the building and then split on the interior of the building.

13. The plan shows a rainwater pipe running towards Main Street. Where will this discharge to? Roof leaders should not discharge directly on to sidewalks, in turn causing unsafe icing conditions during winter months.

14. The following notes shall be provided on the plan:

    i. All water & sewer connections shall comply with City Water and Sewer District requirements.
    ii. No cellar, roof, or footing drains shall be discharged into the sanitary sewer system.
    iii. 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.
    iv. The Contractor shall perform a utilities call-out prior to construction to verify all underground utility locations by contacting UFPO @1-800-962-7962.
    v. The Contractor shall contact the City of Beacon Water and Sewer Department 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.
    vi. The Applicant/Contractor shall secure all necessary permits prior to construction.
    vii. A road opening permit shall be required for the installation of the proposed utilities to service the building. Any street closures require pre-approval from the City of Beacon and shall be performed in accordance with City of Beacon requirements.
    viii. The Contractor shall keep the site in a clean and orderly manner.

ix. All erosion control measures shall be installed prior to construction.
x. Bedrock shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department.

Sheet S-03 (Sheet 3 of 10):

1. The distance and bearing for the north-west boundary line, between parcels 930849 and 928851 is not provided on the plan. The plan shall be revised to reflect the bearing and distance along this property line.

2. The plan should reflect any easements or agreements that may exist across the subject parcel with the neighboring parcels.

3. The plan shall be updated to reflect easements that may be necessary between Parcel "A" and Parcel "B" as part of this project, such as for ingress & egress, utilities, etc. The descriptions for such easements shall be provided for review.

Sheet S-06 (Sheet 6 of 10):

1. The hatching presented on the drawing should be reflective of the existing proposed materials. At present a brick pattern hatching is being used to represent grass area and a concrete sidewalk.

2. A planting schedule table shall be provided on the plan identifying all proposed plantings, the number of plantings, and the size of the plantings.

3. The labeling of the landscaping on the plan shall be increased in scale so that they are legible.

4. The labeling of the lights on the plan shall be increased in scale so that they are legible.

5. The drawing should be coordinated with the drawing provided on Sheet S-01, as there are currently inconsistencies between the two drawings.

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.

Respectfully,
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: March 10, 2026

RE: 321 Main Street Site Plan & Subdivision, Arpa Gavigan Developments LLC

I have reviewed the following materials regarding the proposed mixed-use building located at 321 Main Street:

- Application for Site Plan Approval, prepared by Arpa Gavigan Developments LLC, dated November 25, 2025
- Application for Subdivision Approval, prepared by Arpa Gavigan Developments LLC, dated November 25, 2025
- Architectural Review Board Application, prepared by Arpa Gavigan Developments LLC, dated November 24, 2025
- Compliance Memo, prepared by Madeleine Sanchez AIA Architect, dated November 17, 2025
- Site Plan (10 sheets) by JPO Engineering, PLLC, dated February 24, 2026

Project Description:

The applicant is seeking to subdivide 321 Main Street (Parcel #5954-36-930849) from the existing 0.11-acre parcel into two parcels: Parcel A (0.048 ac) and Parcel B (0.071 ac). Parcel B will retain the existing two-story structure. Parcel A is proposed to be developed with a 3-story mixed-use building. The project site is located in the Central Main Street (CMS) zoning district.

Comments & Recommendations:

1. **Bulk Information**. The site plan set should indicate required and proposed bulk information for both Parcel A and Parcel B. Currently, only proposed information, presumably for Parcel A, is shown on Sheet S-01.
2. **Landscaped Area**. The bulk table references “minimum open space,” but the CMS regulations require “landscaped area,” which is defined differently. The bulk table should be revised accordingly, and the plans should include calculations and dimensions demonstrating that the 10% landscaped area requirement is met.
3. **Application Form**. The application form contains incorrect and unclear information, including the zoning district designation and omission of the land area for the existing parcel. Several figures are also unlabeled. For example, it is unclear whether 995 SF represents existing commercial floor area and 1,624 SF represents proposed commercial floor area. The application form should be corrected and supplemented with a clear project narrative.

4. **Site Plan Set**. An index of drawings should be provided on the cover sheet or Sheet S-01 identifying all ten sheets in the plan set. In addition, an existing conditions plan and demolition plan should be provided. The current "existing conditions" sheet consists only of photographs and does not depict existing site features.
5. **Parking**. The plans should calculate the minimum and maximum parking requirements based on the proposed program. The plans should also clearly indicate the square footage of commercial space. In addition, the project narrative should describe the existing and proposed approach to parking, including how parking associated with the existing use is accommodated and how the proposed mixed-use program is expected to utilize available parking resources.
6. **Lighting Plan**.
    a. The lighting plan labels fixtures L1 and L2 in plan view, but details are provided for L1 and L3. Fixture labels should be consistent between the plan view, luminaire schedule, and detail sheets.
    b. A detail for the proposed bollard lighting (L-3) should be provided.
    c. The plans should indicate hours of lighting operation and any adaptive controls (such as dimmers, timers, or motion sensors) through notes on Sheet S-06.
    d. The gooseneck light fixture detail shown on Sheet S-10 under "Proposed Light Fixture" should be relocated to Sheet S-06 and clearly labeled on the lighting plan and in the luminaire schedule.
7. **Landscaping Plan**. Landscaping elements are labeled on Sheet S-06, but no key is provided to identify what each label refers to. A planting schedule should be provided identifying plant labels, species, quantities, spacing, and planting size.
8. **Refuse and Bike Storage**. A detail for the "Linear Garden Bike and Bin Storage with Green Roof" is provided on Sheet S-06 but is not clearly labeled on the plan. Additionally, Sheet S-06 depicts one installation, while Sheet S-01 appears to show two installations. The plan sheets should be made consistent. The refuse storage area associated with the existing building (Parcel B) should also be identified.
9. **Fence Detail**. A detail for the proposed 6-foot stockade fence should be included in the plan set.
10. **HVAC Screening.** A detail should be provided for the HVAC enclosure. It is unclear whether this corresponds to the shadowbox fence detail shown on Sheet S-06.
11. **CMS Compliance**. There are several items in the design standards compliance memo dated November 17, 2025 that should be clarified or reflected on the plan set:
    a. **Side Setbacks.** The elevations and CMS compliance memo indicate proposed side setbacks of approximately 3 inches and 6 inches from the adjoining buildings to accommodate dimensional variation in existing walls. The applicant should confirm with

the Building Inspector that these clearances are sufficient to meet applicable Building Code fire separation and maintenance access requirements.

b. **Cornice Height.** The memo notes that the proposed storefront cornice would be located approximately 10'-6" above grade, rather than the minimum 12-foot height requirement referenced in §223-41.18(J)(6). These are design requirements that "shall" be met rather than optional guidelines. The applicant's explanation may have merit; however, if the requirement cannot be met, the applicant should confirm with the Building Inspector whether relief from the Zoning Board of Appeals would be required.

c. **Side Wall Treatment.** The memo indicates that the side walls will be largely blank due to their potential function as common property walls. The Planning Board should confirm that the treatment of the exposed portion of the side façade is appropriate given its visibility from the public realm.

These are our comments at this time. Additional comments may be provided upon review of revised or supplemental submissions. Should you have any questions or require further information, please do not hesitate to contact me.



Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

City of Beacon Planning Board Agenda
03/10/2026

Title:

Review of applications for Site Plan Approval, Commercial, 1154 North Avenue, submitted by Hudson Vox LLC.

ATTACHMENTS

1154 North PB 3.10.26 Site Plan Application_HUDVOX_Signed redacted2.pdf

1154 North PB 3.10.26 List of Beacon Properties.pdf

1154 North PB 3.10.26 THE HOWL - NARRATIVE STATEMENT.pdf

1154 North PB 3.10.26 Short EAF_The Howl (executed) redacted2.pdf

1154 North PB 3.10.26 Neighbors Consent Email redacted2.pdf

1154 North PB 3.10.26 AJS & HLD sheets 1_260224.pdf

Lanc & Tully 1154 North Ave 03-05-26.pdf

KARC Review PB_1154 North Avenue_2026.03.10.pdf

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Hudson Vox LLC

Address: 96 Anderson St

Beacon, NY 12508

Signature: SIGN HERE

Date: February 24, 2026

Phone: [redacted]

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Aryeh Siegel Architect

Address: 84 Mason Circle

Beacon, NY 12508

Phone: 845-838-2490

Fax:

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 1154 North Avenue

Tax Map Designation: Section 5954 Block 26 Lot(s) 740983

Land Area: 0.10 Acres

Zoning District(s) CMS

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Commercial - Karaoke Studios

Gross Non-Residential Floor Space: Existing 4,950 sf Proposed 0

TOTAL: 4,950

Dwelling Units (by type): Existing 0 Proposed 0

TOTAL: 0

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

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

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

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

$1,750 - Application Fee ($500 + $250/1,000sf)
$3,975 - Escrow ($3,000 + $0,50 per square foot over 3,000 sf)
$50 - I & I Certification Form

Total Fee = $5,775

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: The Lindley LLC

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

Joseph Donovan, Janet St. Goar

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

Please see attached

Applicant Address: 4 Cross St., Beacon, NY 12508

Project Address: 1154 North Avenue, Beacon, NY 12508

Project Tax Grid # 5954-26-740983

Type of Application Site Plan

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

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

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

SIGN HERE

Signature of Owner

Member

Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 1154 North Avenue

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

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

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

Items marked no are not applicable to this project.

Applicant/Sponsor Name: Hudson Vox LLC

Signature: SIGN HERE

Date: February 24, 2026

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://beaconny.gov/

ENTITY DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
The Lindley LLC	617-335-4446
Principal Place of Business of Entity 4 Cross St Beacon NY 12508	Place and Date of incorporation April 1998, NY County
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed NY DOS

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Joseph Donovan	4 Cross St Beacon NY	[redacted]	2018 Fee Simple	Dutchess Cty Clerk
Janet St. Goar	4 Cross St Beacon NY	[redacted]		

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

☐ **YES** . ☒ **NO**

Name	**Employer**	**Position**

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

☐ **YES** ☒ **NO**

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

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

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

☐ **YES** ☒ **NO**

Current Name	Other Names

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

Name	Address
The Lindley LLC	

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

Hudson Vox LLC leases 1154 N Ave from The Lindley LLC

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted**:**

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

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	**Residence or business address**	**Telephone number**

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ **YES** ☐ **NO**

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

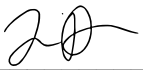
Name	**Address**

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

☐ **YES** ☒ **NO**

I, Joseph Donovan being first duly sworn, according to law, deposes and says that I am (Title) Member, an active and qualified member of the The Lindley LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Joseph Donovan

(Signature) 

Beacon Property List

Location
Hudson Todd LLC
172 Main St
19 Paye St
10 Cross St
23 Beacon St
6 Commerce St
Beacon Todd LLC
18-20 W Main St
The Lindley LLC
1154 North Ave
13 W Church St
139 Main St
7 High St
Main St, The Lindley Todd LLC
134 Main St
142 Main St
144-146 Main St
150 Main St
152 Main St
160 Main St (unimproved)
127 Main St (unimproved)
129 Main St
131-137 Main St
145 Main St
149 Main St
15 W.Church (unimproved)
17 W.Church (unimproved)
19 W.Church (unimproved)
23 W.Church (unimproved)
9 Cross St
8 Cross St
12 Cross St

The Howl
1154 North Ave Beacon, NY

PLANNING BOARD NARRATIVE STATEMENT

The Howl – 1154 North Avenue, Beacon, NY

BRIEF OVERVIEW OF THE PROJECT

The Howl is a lounge and entertainment venue focused on providing private karaoke suites and immersive live-performance experiences to residents of Beacon, visitors to the city, and the broader Mid-Hudson Valley region. While karaoke is occasionally offered as a scheduled event at area bars, there is currently no dedicated private karaoke venue - open to all ages during designated hours, within a 25-mile radius of Beacon, New York.

Founded by two Beacon residents, The Howl was conceived as a value-add to the local community and aligns with Beacon's long-standing tradition of fostering arts, music, and creative gathering spaces. The venue is designed to support a wide range of uses, including family-friendly and under-21 hours earlier in the day, while also addressing the growing need for structured nighttime entertainment as Beacon continues to develop as an overnight destination for visitors.

The Howl will feature best-in-class karaoke and performance technology not currently available in the area, including private themed suites, customizable vocal effects, interactive lighting, and a large touchscreen-driven song library with over 125,000 titles and personalized recommendations. The venue is intended to be a professionally managed, acoustically controlled environment that emphasizes safety, accessibility, and respect for surrounding properties.

VENUE FEATURES

The property at 1154 North Avenue offers a strong structural foundation for this type of use. The existing brick construction, combined with the building's partial underground placement against a hillside, provides an inherent first layer of exterior sound attenuation and thermal stability. The venue will consist of two interior floors connected by a new enclosed interior staircase.

The Howl
1154 North Ave Beacon, NY

The first floor will serve as the primary public gathering space. This area will host public karaoke programming and feature a medium-sized stage, table and couch seating, a centralized karaoke track-selection station, and integrated LED lighting elements designed for artistic and performance enhancement. On select evenings, the space may also host open-mic events and small-scale live music performances.

To the north of the stage area, a full-service bar will be located, designed to serve patrons on both floors. North of the bar will be an ADA-accessible, sound-isolated karaoke room and two restrooms, followed by the enclosed staircase leading to the second floor.

The second floor will consist of six private karaoke suites (five small-to-medium rooms and one larger room), along with an additional restroom. While all rooms are available for private rental, the larger suite is intended primarily for special uses such as corporate team-building events, private celebrations, and youth birthday parties during designated hours.

Patrons will be offered a curated menu of small plates, snacks, non-alcoholic options, and a carefully designed selection of cocktails, beer, wine, and spirits, in accordance with New York State liquor licensing requirements.

During daytime and early evening hours, the sound-isolated rooms may also be used for compatible low-impact activities such as vocal coaching, instrument lessons, and podcast or voice recording.

PROPOSED UPGRADES

To bring the venue into full operational and code compliance, the project includes new electrical wiring and panels; a commercial food-prep/light kitchen with electric-only equipment; dedicated storage and office space; a full bar seating approximately twelve patrons; ADA-compliant entryways and facilities; an additional first-floor restroom; a new interior stairway; six sound-isolated karaoke rooms on the second floor; a new HVAC system with dedicated acoustic ventilation; comprehensive interior and A/V installation; compliant egress paths and emergency exits; and exterior improvements including accessible entry, façade refinishing, signage, decorative lighting, public bicycle parking, and artistic elements.

The Howl
1154 North Ave Beacon, NY

ACOUSTIC TREATMENT FOR NOISE COMPLIANCE

Acoustic control is a primary design consideration for The Howl. The venue will be engineered to ensure sound levels do not exceed 55 dBA during daytime hours and are not plainly audible within neighboring buildings at night, in accordance with the City of Beacon Noise Control Code.

Sound mitigation measures include staggered-stud wall assemblies, solid-core sealed doors, Rockwool insulation, double-layer ⅝-inch drywall with mass-loaded vinyl and damping compound, decoupled ceiling systems, maintained air gaps between occupied spaces and exterior walls, enclosed stairways, acoustically treated HVAC ductwork, sealed penetrations, and speaker placement oriented away from exterior walls.

COMMUNITY IMPACT & COMPLIANCE

The Howl has been designed with a clear emphasis on responsible operation, regulatory compliance, and positive integration within the surrounding community. The venue is intentionally scaled and configured as a fully enclosed, indoor, reservation-based entertainment space. All amplified sound will be contained within the building envelope and managed through acoustic controls to prevent noise impacts beyond the premises.

The project prioritizes pedestrian accessibility, ADA compliance, and life-safety requirements, including fire-rated assemblies, emergency egress, and fire alarm systems, all in full accordance with New York State Building and Fire Codes.

Beyond compliance, The Howl is intended to contribute positively to Beacon’s cultural and economic vitality by supporting local artists, providing family-friendly and creative daytime uses, generating local employment, and adding structured nighttime entertainment without introducing incompatible impacts.

The project team remains committed to ongoing coordination with the City of Beacon and to operating the venue in a manner that respects neighboring properties, enhances the surrounding community, and maintains full compliance with all applicable laws and regulations.

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:

The Howl

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

1154 North Avenue, Beacon, NY 12508

Brief Description of Proposed Action:

The property for the proposed project is the parcel located at 1154 North Avenue in the City of Beacon (identified in the City of Beacon tax map as Parcel # 130200-5954-26-740983). The parcel is developed with a 2-story commercial building. Water and sewer arrangements for the lot are provided via, existing, water and sewer service lines that connect the building to the City of Beacon public water and sewer mains.

The owners of the parcel wish to renovate the existing building on the property in order to convert the existing art gallery into the Howl, a lounge and entertainment venue focused on providing private karaoke suites and immersive live-performance experiences. A new outdoor patio and connecting sidewalk will be constructed for the new business for outdoor space and to provide ADA access to patrons of the new business from the exsiting sidewalk along north Avenue. A new business sign will also be established along the front of the property to promote the new establishment.

Name of Applicant or Sponsor:	Telephone: [redacted]
Eric Weitner and Hsin-Wen (Leah) Cheng	E-Mail: [redacted]

Address: [redacted]

City/PO:	State:	Zip Code:
Beacon	New York	12508

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDOT- Right of Way construction approval. City of Beacon Planning Board- Site Plan approval	☐	☑

3. a. Total acreage of the site of the proposed action? +/- 0.106 acres
   b. Total acreage to be physically disturbed? +/- 0.017 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 0.106 acres

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

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

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

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

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

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

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

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____		
Property already has an in-use water service line that connects to the City of Beacon public water system (water mains).	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		
Property already has an in-use sewage service line that connects to the City of Beacon public sanitary sewer system (sewer mains).	☑	☐

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

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

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

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

☐ Wetland ☑ Urban ☐ Suburban

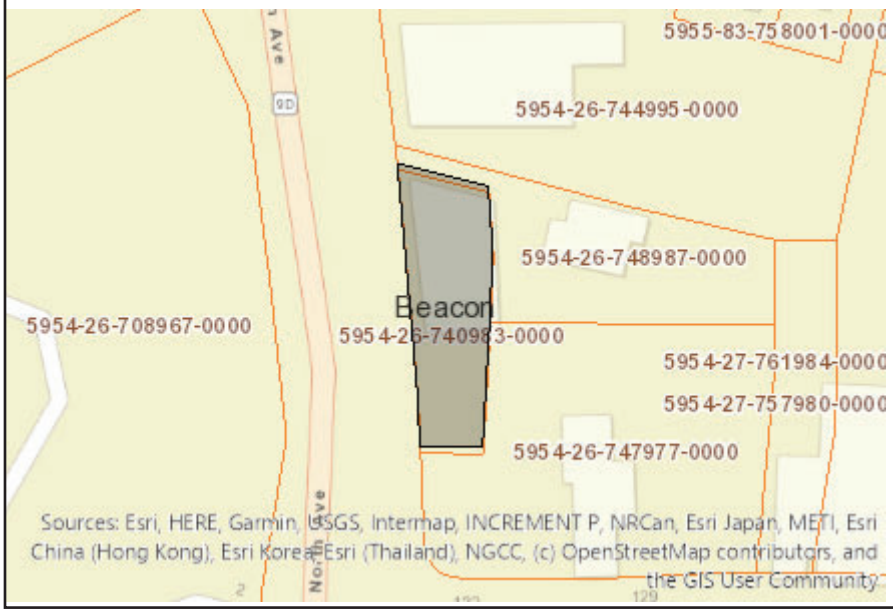
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat, Atlantic Sturg...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes, a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Surface runoff from the project's impervious surfaces (a proposed outdoor patio area and connecting sidewalk) will be directed towards North Avenue, wherein the runoff will enter the City's public stormwater sewer via the catch basins on North Avenue.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: DEC Remediation Site V00293-Status: Completed (C); DEC Remediation Site-Status: No Further Action at this time (N) Copies of the NYSDEC Remediation Site Reports are attached to this EAF for reference.	☐	☑

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

Applicant/sponsor/name: Daniel G. Koehler, P.E. Date: 2/24/2026

Signature: Title: Engineer for Applicant

PRINT FORM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

An official website of New York State.
Here's how you know

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Search Details from Environmental Remediation Databases

Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: Doral Hat Property
Site Code: V00293
Program: Voluntary Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 1 West Main Street
City: Beacon
Zip: 12508
County: Dutchess
Latitude: 41.50621157
Longitude: -73.98240676
Site Type:
Estimated Size: 3.11 Acres
Distance of site to the nearest points of community interest:

- School: 1,815.03 Ft
- Daycare Facility: 457.72 Ft
- Medical Facility: 3,737.66 Ft
- Senior Care Facility: 15,834.33 Ft
- Disadvantaged Community Boundary: 0.00 Ft (Located within a DAC)
- Potential Environmental Justice Area: 0.00 Ft (Located within a PEJ)

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

Site Owner(s) and Operator(s)

Current Owner Name: Information Not Available

Site Document Repository

No Repository Information Available

Site Description

Site Location:
The CHGE Beacon Manufactured Gas Plant (MGP) Dorel Hat property is located in a suburban area in the City of Beacon, Dutchess County, N.Y. The site is approximately 4 acres in size, and is bounded by West Main St. to the north, River St. to the east, an open field owned by the Metropolitan Transportation Authority (MTA)to the south and by Railroad Drive and the Beacon Railroad station to the west.

Site Features:
The main site features include: an approximately 32,000 square foot building surrounded by a grass covered area in the southern portion of the property and an asphalt paved parking lot in the northern half.

Current Zoning/Uses:
The site is currently used for storage and office space and is zoned commercial. The surrounding parcels are commercial and residential. The nearest residential area is comprised of townhouses located approximately 100 feet to the east on River St.

Past Uses of the Site:
The 1 Main Street site is adjacent to a former MGP located on River Street, which operated from 1871 to approximately 1946.

Operable Units (OU)
The site was divided into 2 Operable Units.
An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination

Operable Unit 1 (OU1) consists of the MGP site itself, which has since been redeveloped for residential use. It appears that all contaminated soils were removed prior to redevelopment. No significant amounts of MGP contamination were found to remain at the former MGP site, and it was determined that no further action was required. A release letter for the Beacon MGP was issued under the VCA on January 31, 2002.

Operable Unit 2 (OU2) consists of the property across the street from the MGP, known as the Dorel Hat property. The majority of MGP contaminated soil on OU2 was removed during an IRM conducted in 2007.

On September 12, 2007 the Dorel Hat property was transferred to the MTA. On July 15, 2011 the MTA filed a Deed Restriction by which it is required to comply with the Department approved Site Management Plan.

Site Geology/Hydrogeology:
The site is underlain by unconsolidated sand and silt deposits to a depth of approximately 8 feet. Below these, a 4 foot thick clay layer lies above the slate bedrock. Groundwater on the site flows toward the Hudson River, to the west.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
Other
Coal tar

Site Environmental Assessment

Remediation of accessible contaminated soil at this site has been completed. The primary contaminant is coal tar which contains PAHs and BTEX compounds.

The majority of coal tar contaminated soil was removed during an IRM conducted in 2007. Due to the presence of the Dorel Hat building, a force sewer Main and a gas line on the site, some of the coal tar contaminated soil was not removed and remains in the subsurface under the building and to the east of the building. The coal tar is located at a depth of approximately 5 to 10 feet below the ground surface.

Levels of sub-slab soil vapor beneath the building exceed DOH guidance values for indoor air. A sub-slab depressurization vapor mitigation system was installed to prevent sub-slab vapor from entering the building.

Groundwater on the site exceeds Groundwater Quality Standards for VOCs, SVOC's, Metals and Pesticides. The area is supplied by a public water supply.

An official website of New York State.
Here's how you know

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Search Details from Environmental Remediation Databases

Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: CH - MGP - Beacon Street
Site Code: 314069
Program: State Superfund Program
Classification: N *
EPA ID Number: NYD980531792

Location

DEC Region: 3
Address: River Street
City: Beacon
Zip: 12508
County: Dutchess
Latitude: 41.5062354
Longitude: -73.98241136
Site Type:
Estimated Size: 0 Acres
Distance of site to the nearest points of community interest:

- School: 1,599.63 Ft
- Daycare Facility: 494.79 Ft
- Medical Facility: 3,490.44 Ft
- Senior Care Facility: 16,056.00 Ft
- Disadvantaged Community Boundary: 0.00 Ft (Located within a DAC)
- Potential Environmental Justice Area: 0.00 Ft (Located within a PEJ)

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Site Owner(s) and Operator(s)

Current Owner Name: Jeffrey L. Boetign
Current Owner(s) Address: 424 RIVER STREET
BEACON, NY, 12508

Current Owner Name: CITY OF BEACON
Current Owner(s) Address: 1 MUNICIPAL PLAZA, SUITE 1
BEACON, NY, 12508

Current Owner Name: Robert Harrington
Current Owner(s) Address: 426 RIVER STREET
BEACON, NY, 12508

Current Owner Name: GARY BLUM
Current Owner(s) Address: 418 RIVER STREET
BEACON, NY, 12508

Current Owner Name: Gurmukh Singh
Current Owner(s) Address: 428 RIVER STREET
BEACON, NY, 12508

Current Owner Name: Hassan Toy
Current Owner(s) Address: 422 RIVER STREET
BEACON, NY, 12508

Current Owner Name: Jeffrey Staten
Current Owner(s) Address: 420 RIVER STREET
BEACON, NY, 12508

Current Owner Name: JOSEPH HARNEY
Current Owner(s) Address: 416 RIVER STREET
BEACON, NY, 12508

Current Owner Name: Joseph Stezel
Current Owner(s) Address: 430 RIVER STREET
BEACON, NY, 12508

Gmail [redacted]

1154 N Ave change of use

Nick Page [redacted] Fri, Feb 20, 2026 at 3:49 PM
To: [redacted]

On Jan 26, 2026, at 9:27 PM, Susana Sarangaya <[redacted]> wrote:

Yes that's fine

On Jan 21, 2026, at 2:11 PM, Nick Page <[redacted]> wrote:

Hi Susana,

Would you be willing to sign off on the statement below?

I, Susana Sarangaya, owner of 1156 North Avenue, Beacon, NY 12508, grant my permission for owners/tenants of 1154 North Avenue to make the following changes to the easement property:

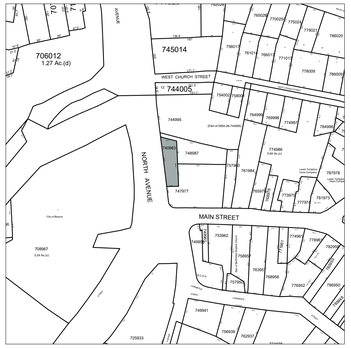
1. Installation of an approximately four foot wide hardscaped footpath along the rear (eastern) exterior wall of the 1154 N Ave building to that building's second floor entry door. A wood privacy screen will be installed on the eastern side of the path and 1154 N Ave second floor entry area and existing hvac pad.

2. A newly installed emergency exit door at the first floor northern exterior wall of 1154 N Ave will exit onto the easement area.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Bulk Zoning Regulations Table

	Required Setbacks			Existing Setbacks (No Change)			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'	0.2'	0.2' 63.5'	0.3'	75'	85' existing	3 stories / 38' & 4th Story w/ Special Permit	Existing - No Change	10% 5% if open to public	2% + Landscaping in the DOT ROW	4,646 SF



Location Map
Scale: 1" = 200'



Site Plan
Scale: 1" = 10'

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-26-740983
Lot Area:	4,636 sf
Building Footprint:	2,259 sf
Historical Overlay District:	No
Existing Use:	Gallery
Proposed Use:	Karaoke Bar / Studio

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Commercial		
0 spaces (minimum) 3 spaces per 1,000 sf GFA (maximum)	4,418 gsf	0 parking spaces minimum 12 parking spaces maximum
Total		0 parking spaces minimum 20 parking spaces maximum
Total Provided		**0 parking spaces** See Notes Below

Notes:

1. There is no space available for off-street parking on the parcel.

Index of Drawings

Sheet 1 of 5	Site Plan
Sheet 2 of 5	Existing Conditions Plan
Sheet 3 of 5	Building Plans, Elevations & Renderings
Sheet 4 of 5	Grading &Landscaping Plan
Sheet 5 of 5	Details

Site Plan Application
Sheet 1 of 5 - Site Plan

Owner:
The Lindley, LLC
4 Cross Street
Beacon, New York 12508

Applicant:
Hudson Vox, LLC

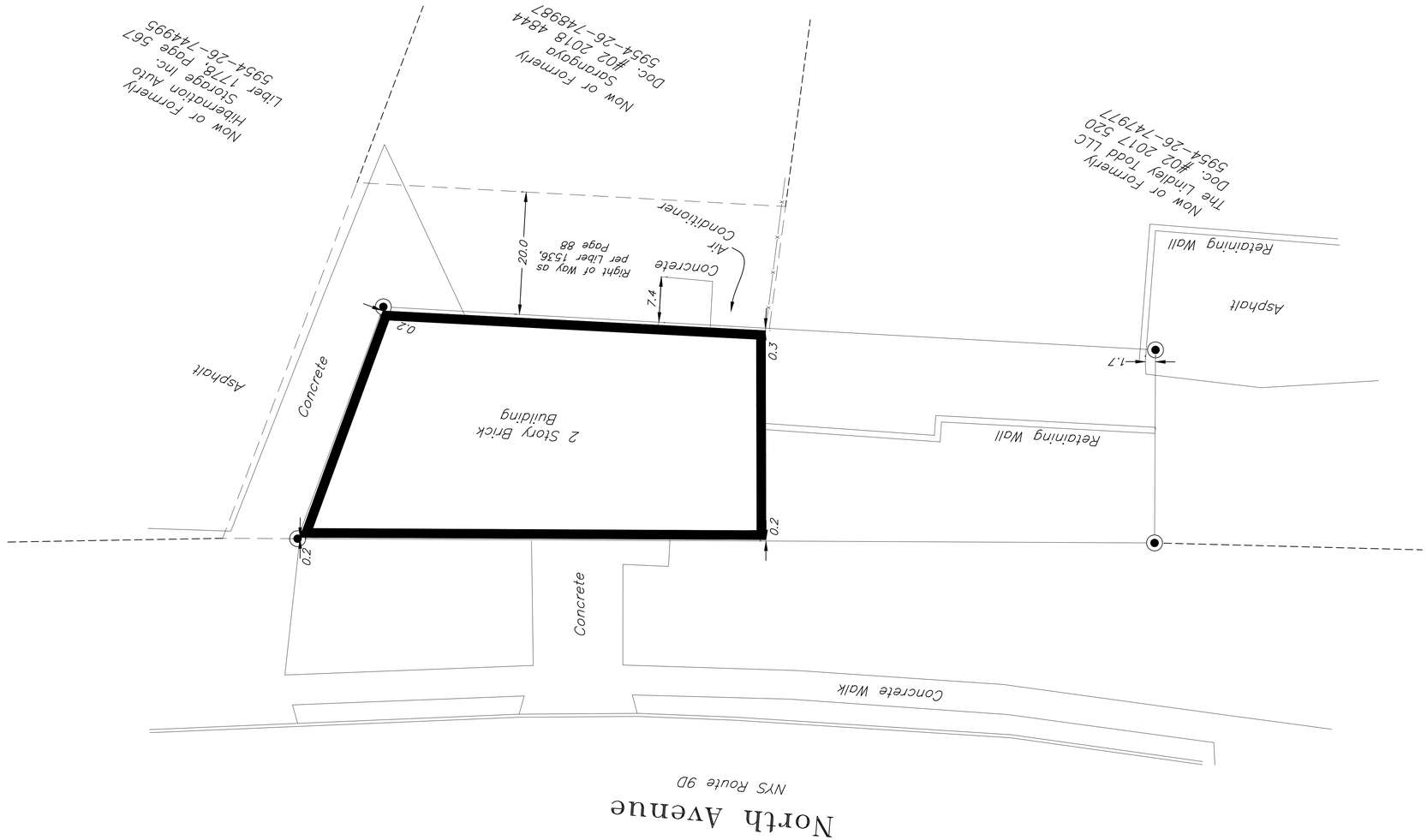
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

Surveyor:
Johnson Surveying
10 Meadow Lane
Pleasant Valley, NY 12569

The Howl - 1154 North Avenue
Beacon, New York
Scale: 1" = 10'
December 21, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY



Existing Conditions Plan

Scale: 1" = 10'

Site Plan Application

Sheet 2 of 5 -Existing Conditions Plan

Owner:
Hudson Vox, LLC

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

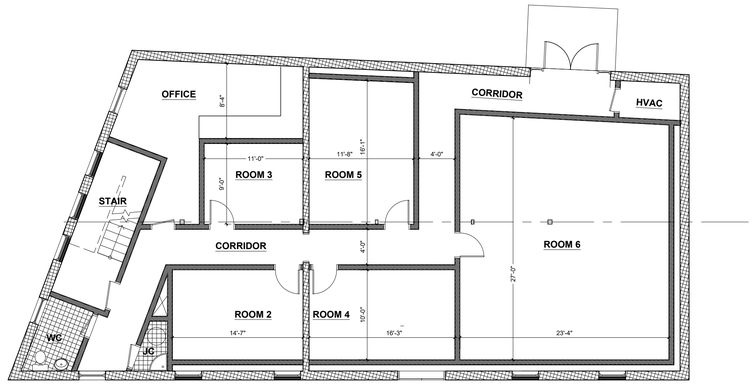
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Johnson Surveying
10 Meadow Lane
Pleasant Valley, NY 12569

The Wolf - 1154 North Avenue

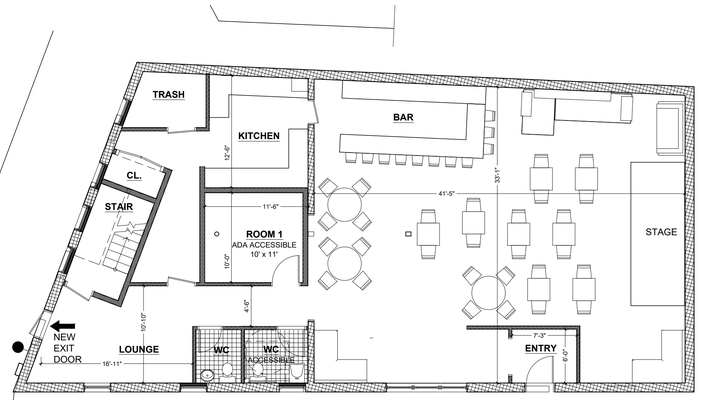
Beacon, New York
Scale: 1" = 10'
December 21, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY



2nd Floor Plan

Scale: $\frac{1}{8}$" = 1'-0"



1st Floor Plan

Scale: $\frac{1}{8}$" = 1'-0"



Sculpture

- EXISTING BRICK
- EXISTING WINDOWS
- NEW VERTICAL WOOD BOARDS OVER EXISTING WHITE STUCCO
- SCULPTURE BASE - WOOD TIMBER
- RETAINING WALL - WOOD TIMBER
- WOOD TIMBER BORDER AT NEW SIDEWALK TO MATCH EXISTING BORDER



View 3



View 2



View 1

Site Plan Application

Sheet 3 of 5 - Floor Plans & Elevations

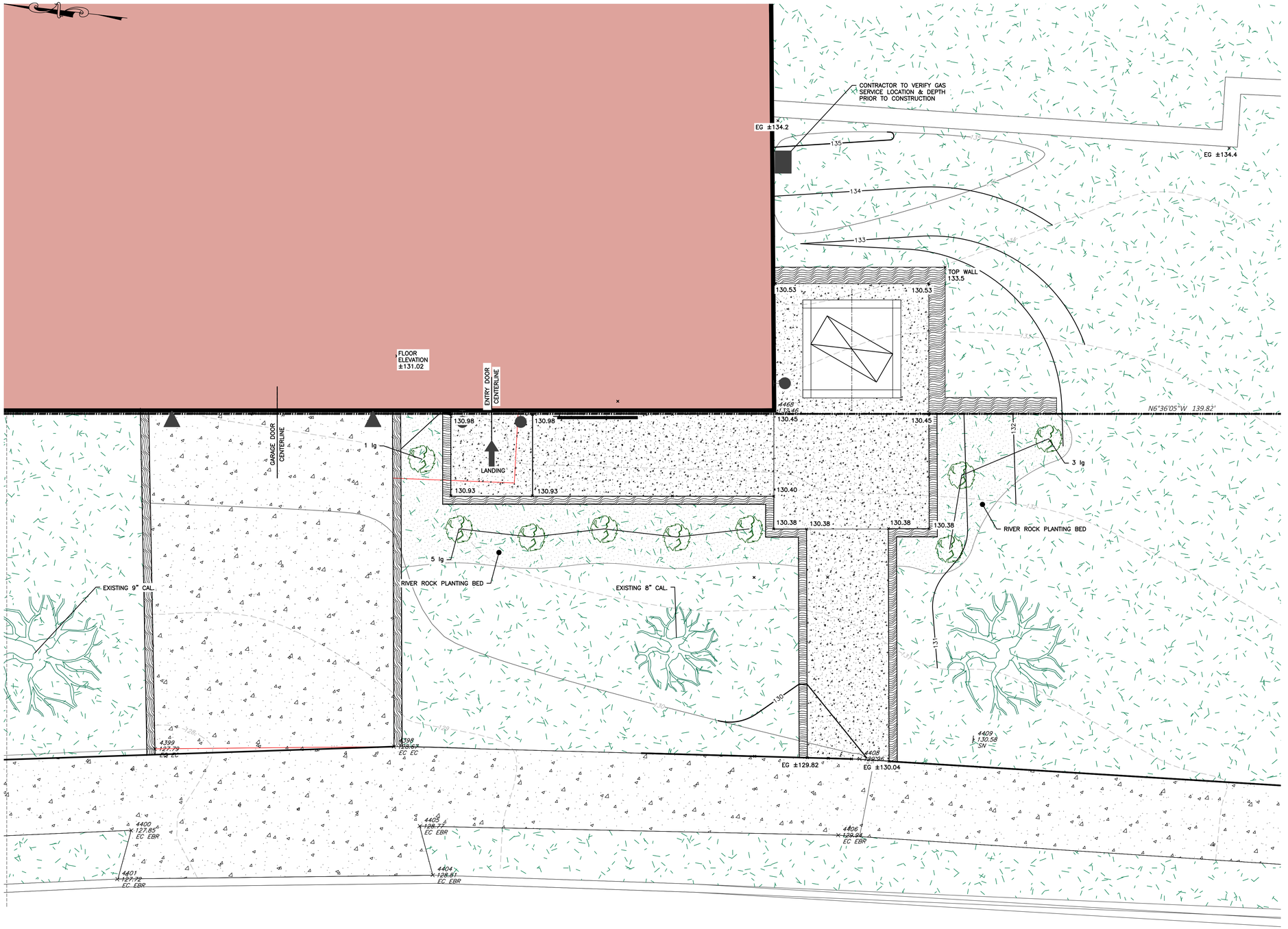
Owner:
Hudson Vox, LLC

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:
Johnson Surveying
10 Meadow Lane
Pleasant Valley, NY 12569

The Howl - 1154 North Avenue
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
February 6, 2026



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- EG 130.1 EXISTING GRADE SPOT ELEVATION
- 129.27 FINISHED GRADE SPOT ELEVATION

MAP REFERENCES:

1. EXISTING FEATURES PER BOUNDARY SURVEY PREPARED BY BRENDAN JOHNSON, PLS. EXISTING TREE LOCATIONS PER FIELD LOCATION. TOPOGRAPHY EXTRAPOLATED FROM BOUNDARY SURVEY SHOTS AND IS NOT BASED ON A CERTIFIED TOPOGRAPHIC SURVEY.

PLANTING SCHEDULE:

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
lg	9	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.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
2. 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.
3. ALL EXISTING & PROPOSED UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, WATER, SEWER, ETC.) SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES. CONFLICTS SHALL BE BROUGHT TO THE DESIGN ENGINEERS ATTENTION

ADA CONSTRUCTION NOTES:

1. ADA ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA STANDARDS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE FROM PARKING SPACE OR PEDESTRIAN ACCESS TO POINTS OF ACCESSIBLE BUILDING INGRESS/OR EGRESS, MUST COMPLY WITH ADA REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   - 1.1. LANDINGS – MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 IN ANY DIRECTION.
   - 1.2. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE – MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. THE SLOPE MUST BE NO GREATER THAN 1:20 IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:48 IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20, ADA RAMP STANDARDS MUST BE MET WITH A MAXIMUM SLOPE OF 1:12, FOR A MAXIMUM RISE OF 30 INCHES. RAMPS MUST HAVE ADA HAND RAILS AND LANDINGS AT BOTH THE TOP AND BOTTOM OF EACH RAMP, WITH CROSS SLOPES NO MORE THAN 1:48 IN ANY DIRECTION.
   - 1.3. DOORWAYS – MUST HAVE A LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:48 AND MUST BE NO LESS THAN 60 INCHES LONG.
2. WHEN THE PROPOSED CONSTRUCTION INCLUDES CONNECTION TO EXISTING ADA COMPONENTS, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OR FIELD CONDITIONS THAT DIFFER FROM WHAT IS SHOWN BEFORE COMMENCING WORK. CONSTRUCTED IMPROVEMENTS MUST COMPLY WITH THE MAXIMUM AND MINIMUM ADA REQUIREMENTS.
3. THE CONTRACTOR MUST VERIFY THE SLOPES OF THE FORMWORK PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

3 0 1.5 3 6 12

(IN FEET)
1 inch = 3 ft.

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STATE OF NEW YORK · STEVEN G. KRIEPLE · 082716 · LICENSED PROFESSIONAL ENGINEER

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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

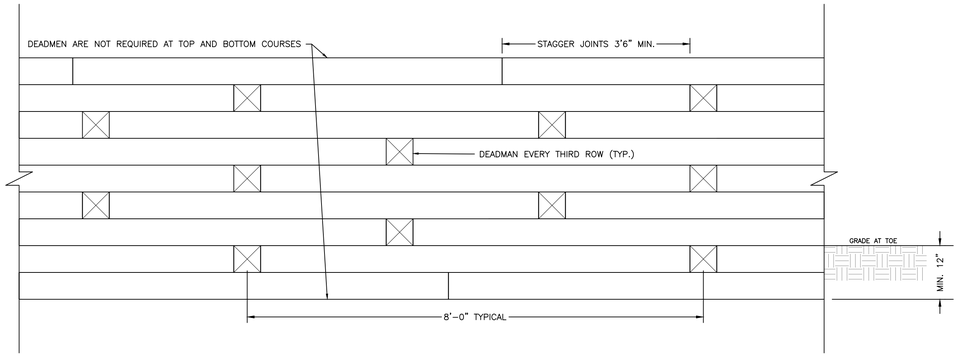
GRADING & LANDSCAPING PLAN

THE HOWL

1154 NORTH AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-26-740983

JOB #:	2025:055
DATE:	1/27/2026
SCALE:	1" = 3'
TITLE:	GR-1
SHEET:	4 OF 5

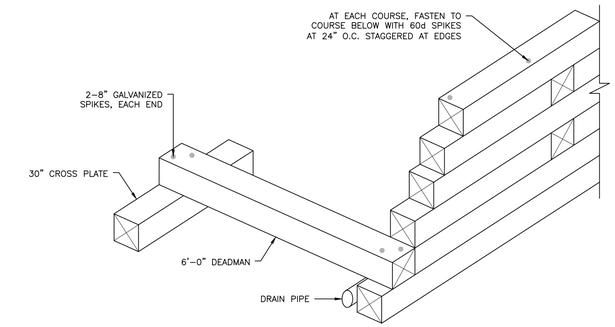
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

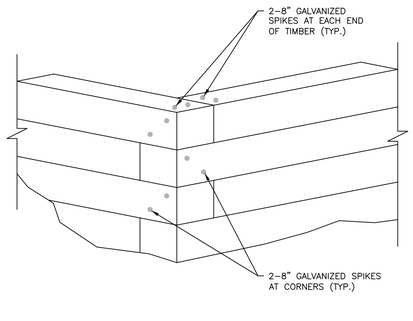


NOTES:

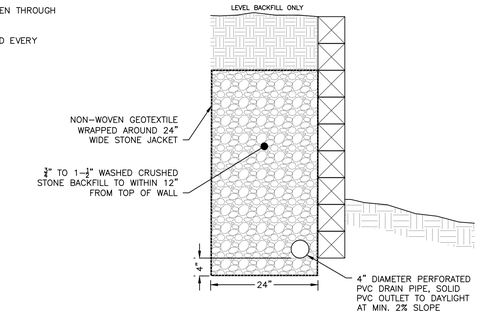
1. WALL COMPOSED OF 6" X 6" PRESSURE TREATED LANDSCAPE TIMBER (UC4A GRADE).
2. FOR FOUNDATION, EXCAVATE A TRENCH 6"–12" DEEP AND FILL WITH 4" OF WASHED CRUSHED STONE WITH NON–WOVEN GEOTEXTILE FOR DRAINAGE.
3. FOR BASE COURSE USE THE LARGEST 6" X 6" TIMBERS, LEVELING THEM METICULOUSLY. SECURE TO GROUND USING 3–FOOT LENGTHS OF #4 REBAR ($\frac{1}{2}$" DIAMETER) DRIVEN THROUGH PRE–DRILLED HOLES, SPACED MAX. 3 FEET APART.
4. FASTEN TIMBER COURSES USING 8–INCH GALVANIZED SPIKES AT 24" O.C. STAGGERED AT EDGES.
5. FOR WALLS 2–FEET IN HEIGHT OR GREATER, INSTALL "DEADMEN" 6–FOOT TIMBER SECTIONS PERPENDICULAR TO THE WALL, BURIED IN THE BACK FILL, TYPICALLY SPACED EVERY 8–FEET AND STAGGERED BETWEEN COURSES.
6. INSTALL PERFORATED DRAIN PIPE BEHIND THE BASE COURSE SURROUNDED BY STONE TO ALLEVIATE HYDROSTATIC PRESSURE.
7. USE WASHED CRUSHED STONE DIRECTLY BEHIND TIMBER WALL, SEPARATING IT FROM THE SOIL WITH NON–WOVEN GEOTEXTILE FABRIC TO PREVENT CLOGGING.
8. STAGGER JOINTS 3'–6" TO ENSURE STRUCTURAL INTEGRITY.
9. ALWAYS TREAT CUT ENDS OF TREATED TIMBER WITH A PRESERVATIVE LIKE COPPER NAPHTHENATE.

TYPICAL TIMBER RETAINING WALL DETAIL
NOT TO SCALE

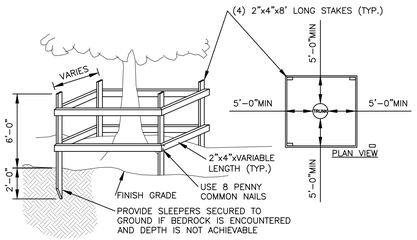




TYPICAL TIMBER RETAINING WALL FASTENERS & DEADMAN DETAIL
NOT TO SCALE



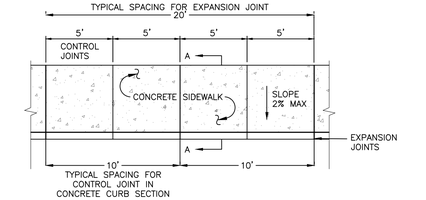
TIMBER RETAINING WALL BACKFILL AND DRAINAGE DETAIL
NOT TO SCALE



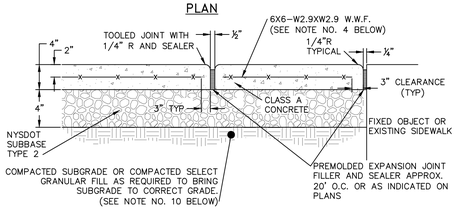
NOTES:

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.

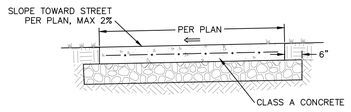
TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



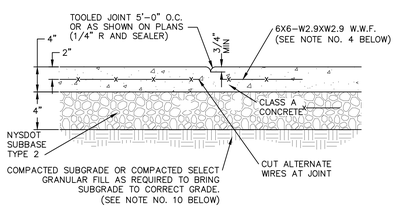
PLAN



EXPANSION JOINT



SECTION A–A

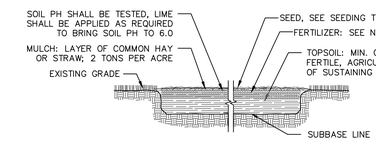


CONTROL JOINT

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, LATEST REVISION.
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



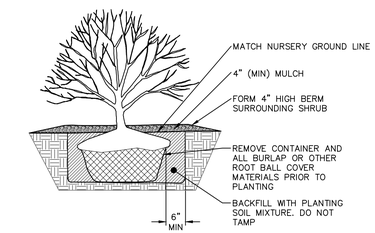
NOTES:

1. COMPACTED SECTIONS REQUIRE CHISELING OR DISKING TO PROVIDE AN ADEQUATE ROOTING ZONE TO A MINIMUM DEPTH OF 12". REMOVE ALL STONES AND OTHER DEBRIS FROM THE SURFACE THAT ARE GREATER THAN 4 INCHES, OR THAT WILL INTERFERE WITH FUTURE MOWING OR MAINTENANCE.
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. FERTILIZER SHALL NOT BE APPLIED BETWEEN DECEMBER 1 AND APRIL 1 ANNUALLY, AND SHALL NOT BE APPLIED WITHIN 20 FEET OF A SURFACE WATER. ALL APPLICATION OF FERTILIZER SHALL BE IN ACCORDANCE WITH NUTRIENT RUNOFF LAW – ECL ARTICLE 17, TITLE 21.
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.

SEEDING TABLE

TYPE	GENERAL PURPOSE:	SHADED AREAS:	SANDY/GRAVELLY AREAS:
SEED MIXES	CREEPING RED FESCUE---20 LBS./ACRE CHEWINGS FESCUE------20 LBS./ACRE PERENNIAL RYEGRASS-----5 LBS./ACRE RED CLOVER----------10 LBS./ACRE	CREEPING RED FESCUE---10 LBS./ACRE PERENNIAL RYEGRASS----10 LBS./ACRE	SWITCHGRASS-------4 LBS./ACRE BIG BLUESTEM------ 4 LBS./ACRE LITTLE BLUESTEM-----2 LBS./ACRE INDIANGRASS---------4 LBS./ACRE COASTAL PANICGRASS---2 LBS./ACRE SIDEOATS GRAMA------2 LBS./ACRE WILDFLOWER MIX------0.5 LBS/ACRE
NOTES: ALL SEEDING RATES ARE FOR PURE LIVE SEED (PLS). LBS. = POUNDS (WEIGHT).			

PERMANENT TOPSOIL, SEED, FERTILIZER, AND MULCH DETAIL (FOR ESTABLISHING LAWNS)
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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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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

GRADING & LANDSCAPING PLAN

THE HOWL

1154 NORTH AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–26–740983

JOB #:	2025:055
DATE:	1/27/2026
SCALE:	AS SHOWN
TITLE:	GR–1
SHEET:	5 OF 5

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

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

March 5, 2026

Mr. John Gunn
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12589

RE: The Howl – 1154 North Ave.
Tax No. 5954-26-740983
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed project, The Howl, to be located at 1154 North Avenue:

- Correspondence dated February 24, 2026, from Aryeh Siegel, Architect.
- Application for Site Plan Approval
- Short Environmental Assessment Form dated February 24, 2026
- Project Narrative Statement.
- Plan set titled "The Howl – 1154 North Avenue", as prepared by Aryeh Siegel, Architect, and Hudson Land Design and consisting of the following drawings:
  - Sheet 1 of 5 – Site Plan, dated December 21, 2025
  - Sheet 2 of 5 – Existing Conditions Plan, dated December 21, 2025
  - Sheet 3 of 5 – Floor Plans & Elevations, dated February 6, 2026
  - Sheet 4 of 5 – Grading & Landscaping Plan, dated January 27, 2026
  - Sheet 5 of 5 – Details Plan, dated January 27, 2026

The proposed project entails the renovation of the existing 2-story building from an art gallery to a lounge and entertainment venue. The project is located in the Central Main Street (CMS) Zoning District and is located on a 0.106± acre parcel.

Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. The project will require permitting from the NYSDOT for proposed work within the States highway boundary along North Avenue (Route 9D).

2. A survey of the parcel should be provided for the project.

3. A copy of the right-of-way agreement and description for the area behind the building shall be provided for review.

4. As no parking is proposed on the site, the applicant should expand upon where patrons will be able to park, and the availability of parking in the area. Applicant should provide a parking study with the required relevant information to allow for the Planning Board to make an informed decision with regards to the parking requirements for the project.

5. The applicant notes in the project narrative that they will also have small-scale live music performances. The applicant should define what is meant by "small-scale". How many people would be at a small-scale event?

6. The applicant's consultant shall conduct an Inflow & Infiltration (I&I) Study of the existing site and building and provide a certified written report to the City of Beacon of the findings. Possible cross-connections to the City's sanitary sewer collection system include roof-leaders, sump pumps, existing site drains, etc. shall be identified. If any cross-connections are found, the report shall include these findings along with the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found.

7. Additional information and details shall be provided for the proposed lighting on the exterior of the building. Exterior lighting shall be in accordance with Section 2231-41.18J(13) and 223-14B of the City's Zoning Code.

8. Additional information and details shall be provided for the proposed signage, especially the 72" LED wall mounted information board proposed on the exterior. The applicant should refer to Section 223-15 of the City's Zoning Code as to signage.

9. Sheets 1 and 4 should be updated to reflect the proposed bike parking noted in the project narrative.

Sheet 1 of 5:

1. A note should be included on the plan referencing a survey where information was acquired from.

2. There are several notes on the plan drawing that are illegible due to their size. All notes shall be of sufficient size to allow for legibility.

3. It is recommended that the grass hatching be lightened so that notes on the drawing are clear, or the notes masked for legibility.

4. The size of the water and sewer service lines that service the existing building shall be noted on the drawing.

Sheet 2 of 5:

1. The labeling on the plan should be turned 180-degrees so that it is oriented with the plan.

2. A note shall be added to the plan as to where the information was acquired from.

Sheet 3 of 5:

1. The elevation views on the sheet should be updated to reflect any signage proposed.

Sheet 4 of 5:

1. The proposed 133 grading contour line should be checked as to its termination near the landscaped area and proposed retaining wall, as the existing elevations in this area where it terminates is only 132.5 roughly.

2. Additional top and bottom of wall elevations shall be provided along the proposed retaining wall to the right of the sculpture.

Sheet 5 of 5:

1. The sidewalk detail should be revised to reflect a cross slope of 1.5% max.

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.

Respectfully,

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: March 10, 2026

RE: 1154 North Avenue (The Howl) Site Plan Application, Hudson Vox LLC

I have reviewed the following materials regarding the proposed change of use and façade modifications at 1154 North Avenue:

- Application for Site Plan Approval, prepared by Hudson Vox LLC, dated February 24, 2026
- Planning Board Narrative Statement, prepared by Hudson Vox LLC
- Short EAF, prepared by Hudson Land Design, dated February 24, 2026
- List of Beacon properties
- Neighbor Consent email, by Susana Sarangaya (1156 North Ave), dated January 26, 2026
- Site Plan (3 sheets) by Aryeh Siegel Architect, dated December 21, 2025
- Grading and Landscaping Plan (2 sheets) by Hudson Land Design, dated January 27, 2026

Project Description:

The applicant is seeking site plan approval for a change of use and façade modifications to an existing two-story commercial building, with the proposed use described as a facility for karaoke suites and immersive live-performance experiences. Minor site work is proposed, largely within the existing easement area and proposed sculpture area along North Avenue. The project site (Parcel #5954-26-740983) is 0.10 acres and is located in the Central Main Street (CMS) zoning district.

Comments & Recommendations:

1. **Classification of Use**. Based on the Schedule of Use Regulations in §223-17, the proposed use could potentially be classified as Indoor Commercial Recreation or another form of social or community-oriented use. Additionally, §223-41.18 of the CMS regulations allows theatres, museums, libraries, concert halls or "other music venues, and other similar kinds of cultural facilities." The proposed use appears consistent with the intent of the Central Main Street district, which encourages active commercial and cultural uses. However, the Building Inspector should confirm the appropriate use classification to determine whether the use is permitted or requires a special permit.

2. **Easement Over 1156 North Avenue.** Proposed modifications within the existing easement include a 4-foot-wide hardscape footpath along the rear (eastern) exterior wall of 1154 North Avenue providing access to the second-floor entry door, installation of a wood privacy fence,

and egress from a new emergency exit door on the northern exterior wall. A draft easement agreement or amendment should be provided for review.

3. **Walkway Material.** The material for the proposed 4-foot-wide walkway should be specified on the site plan.

4. **Privacy Fence.** The location and height of the proposed wood privacy fence should be indicated on the site plan, and a typical detail should be provided.

5. **Parking.** The subject parcel is small and does not currently provide on-site parking for the existing commercial use. Given the limited size of the lot and its location along Route 9D / North Avenue, parking cannot be safely accommodated on-site. Pursuant to §223-26, no minimum parking requirement applies to the proposed project. Given the site's Main Street location, proximity to the train station and municipal parking lots, and the adaptive reuse of an existing building without expansion, this proposal represents the type of development the City's elimination of minimum parking requirements was intended to support. Based on the context of the property and the nature of the proposed use, a parking study does not appear necessary.

6. **LED Information Board**. Additional detail should be provided for the proposed 72-inch LED wall-mounted information board, including dimensions, brightness, and mounting location.

7. **Lighting**. Lighting labeled "L1" on the Site Plan (Sheet 1 of 5) should be clarified as either existing or proposed. If proposed, fixture specifications should be provided.

8. **Noise Mitigation.** The applicant's project description letter states that the venue will be engineered to ensure sound levels do not exceed 55 dBA during daytime hours and are not plainly audible within neighboring buildings at night, in accordance with the City of Beacon Noise Control Code. This information should also be noted directly on the site plan.

Should you have any questions or require further information, please do not hesitate to contact me.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

City of Beacon Planning Board Agenda
03/10/2026

Title:

Consider request for two (2) 90-day extensions of Subdivision Approval, Mixed-Use Commercial and Residential, 45 Beekman Street, High Street, and High Street, submitted by Beekman Arts Center LLC and Bay Ridge Studios LLC.

ATTACHMENTS

45 Beekman PB 3.10.26 Ext Request Subdivision Approval.pdf

45 Beekman PB 3.10.26 attorney ltr for 7 Tompkins 3.9.26.PDF

CUDDY +FEDER LLP

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

Taylor M. Palmer
tpalmer@cuddyfeder.com

February 25, 2026

VIA HAND DELIVERY
AND EMAIL
Hon. John Gunn, Chairman
& Members of the Planning Board
City of Beacon
One Municipal Plaza
Beacon, New York 12508

Re: Beekman Arts Center LLC and Bay Ridge Studios LLC
Request for Extension of Subdivision Approval
Premises: 45 Beekman Street, High Street, & High Street Beacon, New York
Tax Parcel IDs: (5955-19-706012, 5954-26-689990 & 5954-26-781983)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Beekman Arts Center LLC and Bay Ridge Studios LLC (the "Applicants"), the owners of the above-referenced Premises, we respectfully submit this letter to request two (2) 90-day extensions of the September 9, 2025 Planning Board Preliminary & Final Subdivision Plat Approval Resolution (the "Approval Resolution"),[1] which Approval Resolution authorized construction of two (2) mixed-use buildings at the above-captioned Premises.

Pursuant to Condition D.8 of the Approval Resolution, ". . . conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of [the Approval] Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman".[2] The Approval Resolution was adopted on September 9, 2025. This request is timely, as 180 days have not elapsed since the date of the adopted Approval Resolution.

The Approval Resolution and NYS Town Law 276(7)(c) provide that the Planning Board may grant ninety (90) days extensions of the time in which a conditionally approved plat must be submitted for signature.

Since the issuance of the Approval Resolution, the Applicants have been working diligently towards addressing the Resolution's conditions precedent to securing the Chair's endorsement on the subdivision plat and site plans. These efforts include, but are not limited to, revising the plans in

[1] A copy of September 9, 2025 Planning Board Approval Resolution (signed by the Chair on September 15, 2025 and received by the City Clerk on September 16, 2025) is attached to this letter as **Exhibit A**. The Approval Resolution also included Site Plan Approval. That Approval is valid until September 9, 2026.

[2] *See also* NYS Town Law § 276(7)(c).

response to the last comments provided by the City Engineer and processing and submitting formal applications to outside agencies, including an application to the Dutchess County Department of Health on January 30, 2026 and applications to the New York State Department of Transportation ("NYSDOT") for a Use and Occupancy approval on December 22, 2025 and a Highway Work Permit on January 12, 2026. These applications remain pending and under review by the respective agencies. The Applicants' application to purchase excess right-of-way along Beekman Street similarly remains pending before NYSDOT. The Applicants are in regular communication with NYSDOT regarding this request and have been advised that the agency's appraisal is underway, after which we understand that the agency should be in a position to prepare and coordinate conveyance documents.

We would note in support of this request that there are no changes proposed to the parameters of the project, nor have there been any material changes to the facts and circumstances that existed when the Approval Resolution was adopted. Given these circumstances and the Applicants' diligent efforts to date, the Applicants respectfully request two (2) 90-day extensions of the Approval Resolution until September 9, 2026.

We respectfully request that you please place this matter on the next available Planning Board Agenda for consideration of the Applicants' request. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Thank you in advance for your consideration in this matter.

Very truly yours,

Taylor M. Palmer

Enclosures
cc: Jennifer L. Gray, Esq., Planning Board Attorney

EXHIBIT A

Received by office
of the City Clerk
9/16/2025

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION APPROVAL,
SITE PLAN and CERTIFICATE OF APPROPRIATENESS APPROVAL
FOR 45 BEEKMAN STREET & HIGH STREET

Parcel Nos. 5955-19-706012, 5954-26-689990 & 5954-26-781983

WHEREAS, the City of Beacon Planning Board received applications for Site Plan, Subdivision Plat (lot merger) and Certificate of Appropriateness Approvals from Beekman Arts Center LLC and Bay Ridge Studios LLC (collectively, the "Applicant") for the construction of two (2) mixed-use buildings with commercial space (13,671 square feet of retail/office) and tenant amenity space on the first floor and a total of 64 dwelling units on the second through fourth floors of the proposed buildings with a mix of 33 1-bedroom units and 31 2-bedroom units, including the merger of three existing parcels having a total lot area of approximately 2.05 acres[1] (the "Project" or "Proposed Action"), located at 45 Beekman Street (Parcel ID Nos. 6055-80-443076, 6055-80-450087 and 6055-80-4550986) and High Street in the Linkage (L) Zoning District and partially within the Historic District and Landmark Overlay (HDLO) and R1-7.5 Zoning Districts (the "Property"); and

WHEREAS, the mixed-use buildings were originally proposed to be setback approximately 60 feet from Beekman Street due to the unique configuration of the portion of the Property currently owned by the Applicant, but such configuration lacked consistency with design standards of the Linkage District; therefore, in February 2024 the Applicant presented an alternative site plan layout wherein the alternative site plan utilized areas of excess right-of-way (which the Applicant is seeking to acquire from NYS Department of Transportation) to relocate the proposed buildings closer to Beekman Street and further from the residential properties on Tompkins Avenue and High Street; and

WHEREAS, the Planning Board is the approval authority for the Subdivision (lot merger) of the Property pursuant to City of Beacon Code § 195-2; and

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

[1] For purposes of this Application, the "Property" as defined herein also includes an area of excess right-of-way along Beekman Street owned by the NYS Department of Transportation consisting of 0.27 acres (11,661 square feet) and the Applicant is currently pursuing the acquisition of such NYSDOT right-of-way.

WHEREAS, the Planning Board is the approval authority for the Certificate of Appropriateness for the portion of the High Street building located within the HDLO District pursuant to Chapter 134 of the City of Beacon Code; 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 Project is a Type I Action pursuant to the State Environmental Quality Review Act (SEQRA) because the Proposed Action is within or substantially contiguous to an area that was recently determined to be eligible for listing on the State Register of Historic Places (High Street-Tompkins Avenue Historic District) and exceeds 25% of a Type I threshold (6 NYCRR 617.4(b)(9)); and

WHEREAS, the application consists of application forms, correspondence, site plan sheets, architectural renderings, and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Project is shown on the following plans:

1. Lot Consolidation Plan for Beekman Arts Center, LLC, Bay Ridge Studios, LLC and NYSDOT, prepared by Colliers Engineering & Design, dated April 28, 2025, last revised July 25, 2025

2. Site Plan for Beekman Arts Center, LLC & Bay Ridge Studios, LLC, prepared by Colliers Engineering & Design, dated January 30, 2024, last revised August 26, 2025

Sheet 1	Cover Sheet
Sheet 2	Existing Conditions & Site Demolition Plan
Sheet 3	Tree Removal Plan
Sheet 4	Dimension Plan
Sheets 5-7	Grading Plans
Sheets 8-9	Utility Plans
Sheet 10	Soil Erosion & Sediment Control Plan
Sheet 11	Soil Erosion & Sediment Control Details
Sheet 12	Landscape Plan
Sheet 13	Lighting Plan
Sheets 14-19	Construction Details

3. Architectural Plan Set – Site Plan Application, prepared by Aryeh Siegal, Architect, dated November 28, 2023, last revised August 26, 2025:

Sheet A-101	Building Plans – Beekman Street
Sheet A-102	Building Plans – Beekman Street
Sheet A-103	Building Plans – High Street
Sheet A-104	Site Section Diagram – Initial Planting Height

Sheet A-105	Site Section Diagram – Future Planting Height
Sheet A-106	Site Section Diagram
Sheet A-107	Elevations 1
Sheet A-108	Elevations 2; and

WHEREAS, as part of the Project, the Applicant has offered for dedication to the City of Beacon a strip of land along High Street for municipal highway purposes consisting of a total of 1,246 square feet and a strip of land along Tompkins Avenue for municipal highway purposes consisting of 284 square feet, as identified on the Subdivision Plat; and

WHEREAS, the Planning Board reviewed the application at its meetings on December 12, 2023, February 14, 2024, May 14, 2024, June 11, 2024, July 9, 2024 (informal review)[2], August 13, 2024, September 10, 2024, October 8, 2024, November 13, 2024, December 10, 2024, January 14, 2025, February 11, 2025, March 11, 2025, April 8, 2025, May 13, 2025, June 10, 2025, July 8, 2025, August 12, 2025 and September 9, 2025; and

WHEREAS, on January 3, 2024 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 23, 2024 which (1) "strongly suggested" that any excess right-of-way should be transferred to the Applicant to "allow the building to be moved closer to the street and further from the Tompkins/High Street residences, and (2) recommended improvement of the interface of the project with the Beekman Street/Route 9D intersection and provide a direct pedestrian connection and architectural adjustments; and

WHEREAS, on August 1, 2025 the Application was re-referred to the Dutchess County Department of Planning and Development and a response was received dated August 12, 2025 which stated "we are gratified that the applicant and the City have worked to address the right-of-way and that the building now has a more dynamic interface with the street," and further provided a comment on the proposal to highlight the architectural cornice elements through lighting, ultimately recommending that the Planning Board should rely on its own study of the application with due consideration of the County's comments; and

WHEREAS, in February 2024 the Planning Board circulated to all known Involved and Interested Agencies its Notice of Intent to Declare itself Lead Agency for environmental review of the Proposed Action pursuant to SEQRA and no objections were received therefore, the Planning Board is Lead Agency; and

WHEREAS, on September 10, 2024 the Application was referred to the Architectural Review Subcommittee for review of the proposed architecture and the ARB Subcommittee

[2] Less than a quorum of Planning Board members were present for consideration of this application on the Planning Board's July 9, 2024 agenda. Since the Board had less than a quorum of its members present at the meeting in City Hall that evening to consider this application, the Board gave the Applicant the option to proceed with informal feedback from the three Planning Board members present. The Applicant opted to proceed in this fashion.

met on October 7, 2024, November 8, 2024, and December 6, 2024 and reported its recommendations to the Planning Board; and

WHEREAS, the Applicant submitted a "Traffic Impact Study", prepared by Colliers Engineering & Design P.C., dated November 28, 2023, last revised June 24, 2024, and a supplemental "Parking Memorandum," prepared by Colliers Engineering & Design P.C., dated September 23, 2024, which have been reviewed by the City's Traffic consultants and Planning Board; and

WHEREAS, the Parking Memorandum provided a shared parking analysis which concluded that 88 parking spaces are sufficient based on the peak weekend demand, however, in response to comments from the City Traffic Consultant, dated November 12, 2024, the number of proposed parking spaces was increased to 91 parking spaces; and

WHEREAS, the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") in its letter dated April 29, 2025 opined that the Project will not have an adverse impact on historic or cultural resources and recommended submittal of a Construction Protection Plan to OPRHP for review for historic resources within 90 feet of the proposed construction activities; and

WHEREAS, an existing private sewer main is located on the Property and dye testing and other testing performed by Applicant has revealed that 7 Tompkins Avenue is connected to this sewer main, and the Applicant proposes to update its private sewer system as part of the Project that will disconnect 7 Tompkins Avenue from the existing sewer system on the Property and re-connect such property to the City of Beacon sanitary sewer system; and

WHEREAS, on February 11, 2025, the Planning Board opened duly noticed public hearings on the Site Plan Application and for the purpose of hearing comments related to the SEQRA review of the Project, at which time all those interested were given an opportunity to be heard, and such public hearings were continued to the Planning Board's March 11, 2025, April 8, 2025 and May 13, 2025 meetings; and

WHEREAS, on May 13, 2025 the Planning Board closed the public hearing on SEQRA and 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, on May 13, 2025, by resolution, the Planning Board determined that the Project is entirely consistent with the LWRP policies which apply to the Project; and

WHEREAS, on May 13, 2025 the Planning Board referred the Application to the City of Beacon Zoning Board of Appeals for consideration of an area variance from Zoning Code §223-41.21.F(1) which requires a minimum setback of 40 feet for off-street parking and a setback of 8 feet is proposed along the High Street property line; and

WHEREAS, on June 17, 2025 the City of Beacon Zoning Board of Appeals granted the requested variance; and

WHEREAS, on May 13, 2025 the Planning Board opened a public hearing on the Subdivision (lot merger) application which was continued along with the public hearing on the Site Plan Application to the Planning Board's June 10, 2025 and July 8, 2025 meetings at which time all those interested were given an opportunity to be heard and the Planning Board closed the Site Plan and Subdivision public hearings on July 8, 2025; 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 has reviewed the application for Subdivision (lot merger) Approval against the standards set forth in Chapter 195 of the City of Beacon Code; 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, the Planning Board hereby grants Preliminary Subdivision Plat Approval for the Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, the Planning Board finds that the Final Subdivision Plat will not be substantially changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

BE IT FURTHER RESOLVED, that pursuant to Section 223-26 of the Zoning Code a maximum of 106 off-street parking spaces are permitted (1 space per dwelling unit x 64 dwelling units = 64 spaces; plus, 3 spaces per 1,000 GFA x 13,671 square feet of retail/office space = 42 spaces), and the Planning Board hereby determines that, based on its review of the professional Parking Memorandum submitted to the Planning Board by the Applicant and the City Traffic Consultant's review thereof dated November 12, 2024, 91 off-street parking spaces is the appropriate and applicable number of off-street parking spaces for this development based on a shared parking analysis. Therefore, pursuant to Section 223-26.D(2) of the Zoning Code, 91 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 "High Street Building," which is partially located in the HDLO, is consistent with the historic character of the surrounding area and compatible with the design standards for the Historic District Landmark

Overlay 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 design incorporates gabled roofs, dormers and corner towers in response to the design of the nearby homes in the HDLO, the Property is located at a lower elevation than the residences in the HDLO, and existing and proposed landscaping will limit some views of the Project from High Street. Further, the Division of Historic Preservation of the State Office of Parks, Recreation and Historic Preservation issued a letter dated April 29, 2025, stating its opinion that the Project has no adverse impact on historic and archeological resources, provided the Applicant submits a Construction Protection Plan. Accordingly, the Planning Board hereby grants a Certificate of Appropriateness for that portion of the Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, the Planning Board hereby grants Final Subdivision Plat and Site Plan Approval, as shown on the application materials referenced above, subject to the follow 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 Subdivision Plat and 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, including a Use & Occupancy Permit, or similar form of authorization, from NYSDOT regarding the proposed sidewalk connection to NYS Route 9D, proposed sculpture area, grading, drainage and other improvements within the NYSDOT right-of-way.

3. The comments contained in the City Engineer's letter to the Planning Board dated August 26, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated September 7, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. All easements, offers of dedication and other similar interests shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Documents corresponding with such notations on the Final Subdivision Plat in addition to other agreements as listed below shall be prepared and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, with a copy of the recorded documents submitted to the City Clerk for filing.

i. Offer of Dedication, with applicable Deed, for the benefit of the City of Beacon for the areas shown on the Subdivision Plat consisting of a total of 1,246 square feet along High Street and 284 square feet along Tompkins Avenue. In the event the City Council does not accept the offered real property, the Owner shall remain solely responsible for the maintenance of such real property.

6. The Applicant shall submit a Stormwater Maintenance and Easement Agreement for review and acceptance by the City Engineer and City Attorney. The Applicant shall record the approved document in the Dutchess County Clerk's Office simultaneously with the filing of the Subdivision Plat with proof of recording submitted to the City Building Department.

7. The Applicant shall submit to the City the recorded Deed from NYS to the Applicant for the 0.27 acre excess right-of-way along Beekman Street referenced herein and shown on the Subdivision Plat as lands now or formerly owned by the New York State Department of Transportation.

8. Pursuant to the City Code § 195-15, the Applicant shall file a performance guaranty with the City of Beacon to guarantee the satisfactory construction, installation, and completion of all required public improvements, including those within the City right-of-way, in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant.

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 enforcement 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. In addition to any other documents, forms and plans required by the City Engineer and/or Building Inspector, the Applicant shall submit the following with respect to any relocation of the sanitary sewer connection to the City's sanitary sewer system for property located at 7 Tompkins Avenue:

   i. Proposed utility plan to the satisfaction of the City Engineer.
   ii. Performance guaranty, in an amount approved by the City Engineer, to guarantee the satisfactory construction, installation and completion of the relocation of the sanitary sewer connection.
   iii. If work is proposed on property located at 7 Tompkins Avenue by the Applicant, a temporary construction license agreement, easement agreement or other similar document, in a form acceptable to the City

Attorney, signed by the owners of 7 Tompkins Avenue, demonstrating the right of the Applicant to enter 7 Tompkins Avenue for the purposes of performing the work to relocate the sanitary sewer connection.

2. Prior to the issuance of a building permit, 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, which amount shall be equivalent of 6% of the amount of the estimated construction cost.

3. The Applicant shall establish an escrow for stormwater inspections by the City Engineer on behalf of the City of Beacon.

4. The Applicant shall submit proof in a form acceptable to the City Attorney that the parcels merged pursuant to the Subdivision Plat have been brought into common ownership, including the parcel to be conveyed from New York State Department of Transportation.

5. The Applicant shall submit to the City and OPRHP a Construction Protection Plan for historic resources within 90 feet of the proposed construction activities which shall include a pre-work photo survey, vibration monitoring surveys, construction barriers, and a post-work photo survey of historic resources, along with any additional information required by the City or OPRHP. No Building Permit shall be issued until OPRHP has approved the Construction Protection Plan.

6. Pursuant to Section 223-41.9 of the Zoning Code, the Applicant shall provide 10% of the residential units as below-market-rate ("BMR") units pursuant to the requirements set forth at Article IVB of the Zoning Code. Pursuant to Section 223-41.10.A, the Applicant shall submit floor plans to the Building Department which shall provide (i) the location of each BMR unit to be provided, and (ii) a mix of unit types in the same proportion as all other units in the Project unless otherwise approved by the Planning Board. The deed, certificate of occupancy and/or rental agreement, as appropriate, for each BMR dwelling unit shall contain language, satisfactory to the City Attorney in form and substance, which states that the subject dwelling is a below-market-rate unit as defined in § 223-63 of the Zoning Code, and is subject to all restrictions and limitations as set forth therein.

C. Prior to the issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. Subject to NYSDOT approval as part of the NYSDOT Highway Work Permit to be obtained by the Applicant, completion of traffic signal timing modifications for the intersection of North Avenue (NYS Route 9D) at Main Street/Municipal Plaza to maintain coordination of the traffic signal with the traffic signal at North Avenue (NYS Route 9D) at Beekman Street/Church Street.

2. Subject to NYSDOT approval as part of the NYSDOT Highway Work Permit to be obtained by the Applicant, completion of traffic signal phasing and timing modifications for the intersection of North Avenue (NYS Route 9D) at Beekman Street/Church Street to improve overall operation of the intersection, specifically the southbound North Avenue and eastbound Beekman Street approaches.

3. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law for each of the 64 new residential units.

   The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy for each dwelling unit, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.

D. The following are general conditions which shall be fulfilled:

1. Within 6-12 months following completion and full occupancy of the Project, the Applicant shall monitor the NYS Route 9D/Tompkins Avenue intersection to confirm expected levels of service. Prior to monitoring, the Applicant shall submit a Monitoring Protocol for review and approval of the City Traffic Consultants. If a traffic signal is warranted, the Applicant shall contribute its fair share toward the installation of a traffic signal based on the level of traffic volume the Project contributes to the intersection or other reasonable basis consistent with best practices in the industry.

2. Due to the potential presence of the Indiana Bat, removal of any tree greater than 4 inches DBH shall occur only between October 1 and March 31.

3. 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.

4. 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.

5. 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 therefore has not been granted by the City, this Resolution shall be rendered null and void.

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. Pursuant to City of Beacon Code § 195-14.D, conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

9. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this Resolution and proof of recording of the easement documents described above.

10. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this Resolution of approval are subsequently desired 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, as the Board may deem appropriate.

11. This approval is conditioned on compliance with all of the mitigation measures specified in the Applicant's FEAF 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.

12. Failure to adhere to the conditions set forth in this Resolution and/or the approved Subdivision Plat and 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 Subdivision Plat and Site Plan drawings approved herein.

13. As used herein, the term "Applicant" shall include Beekman Arts Center LLC and Bay Ridge Studios LLC, and its successors and assigns, and where applicable, its agents, contractors and employees.

14. 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.

15. The approvals granted by this Resolution do not supersede the authority of any other entity.

Resolution Adopted: September 9, 2025
Beacon, New York

John Gunn, Chairman
City of Beacon Planning Board

SEPTEMBER 15, 2025
Dated

Motion by Ms. Quiana, seconded by Mr. Warner:

Kevin Byrne	Voting AYE	Leonard Warner	Voting AYE
David Jensen	Voting AYE	J. Randall Williams	Voting EXCUSED
Karen Quiana	Voting AYE	John Gunn, Chairman	Voting AYE
James Vermeulen	Voting AYE		

Resolution: Approved 6-0

SILVERBERG ZALANTIS LLC

Law Offices
120 White Plains Road, Suite 305
Tarrytown, New York 10591
Tel. (914) 682-0707
Fax. (914) 682-0708
www.szlawfirm.net

March 9, 2026

Via Email

Hon. John Gunn and Members of the Planning Board
City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: Preliminary and Final Subdivision, Site Plan and Certificate of Appropriateness Approval for 45 Beekman Street and High Street Parcels 5954-26-689990 & 781983 and 5955-19-706012 ("45 Beekman") Applicants Beekman Art Center LLC and Bay Ridge Studios LLC ("Applicants")

Dear Chairman Gunn and Members of the Planning Board:

We represent Michael Garza and Sharon Vendriger, the owners of 7 Tompkins Avenue ("7 Tompkins") and write in response to the Applicants' request for two ninety-day extensions of the conditional subdivision approval, which approval expired on March 8, 2026. This Board should deny the request to retroactively grant an extension and instead reopen the application to address a relevant easement apparently not disclosed during the Board's review and the discovery that Applicants' plans erroneously depict 7 Tompkins' property line.

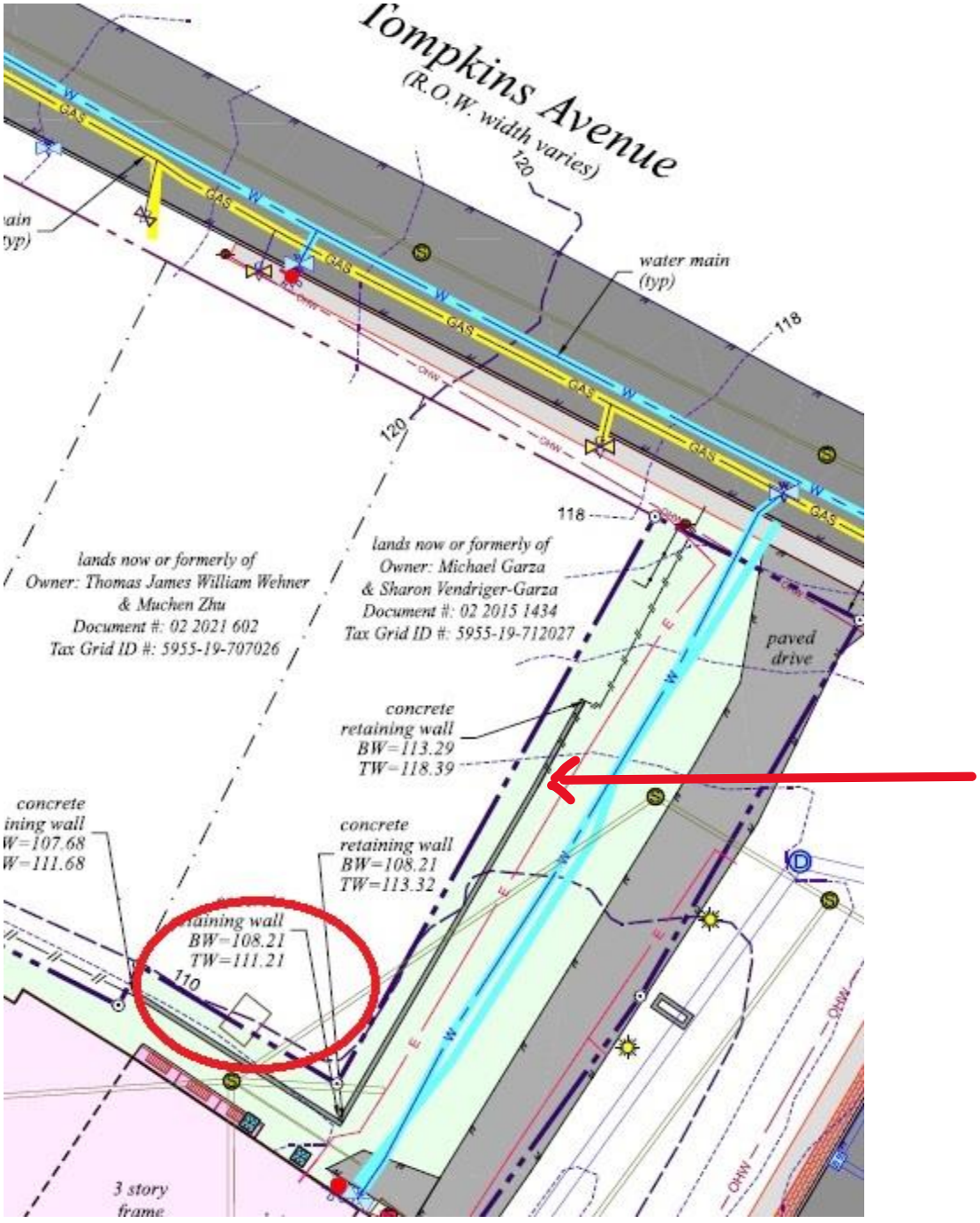
This Board's Resolution issued on September 9, 2025 contained nine conditions required to be fulfilled within 180-days (see Conditions A(1) through A(9) and General Condition D(8)), including Condition 8:

> 8. In addition to any other documents, forms and plans required by the City Engineer and/or Building Inspector, the Applicant shall submit the following with respect to any relocation of the sanitary sewer connection to the City's sanitary sewer system for property located at 7 Tompkins Avenue:
>
> i. Proposed utility plan to the satisfaction of the City Engineer.

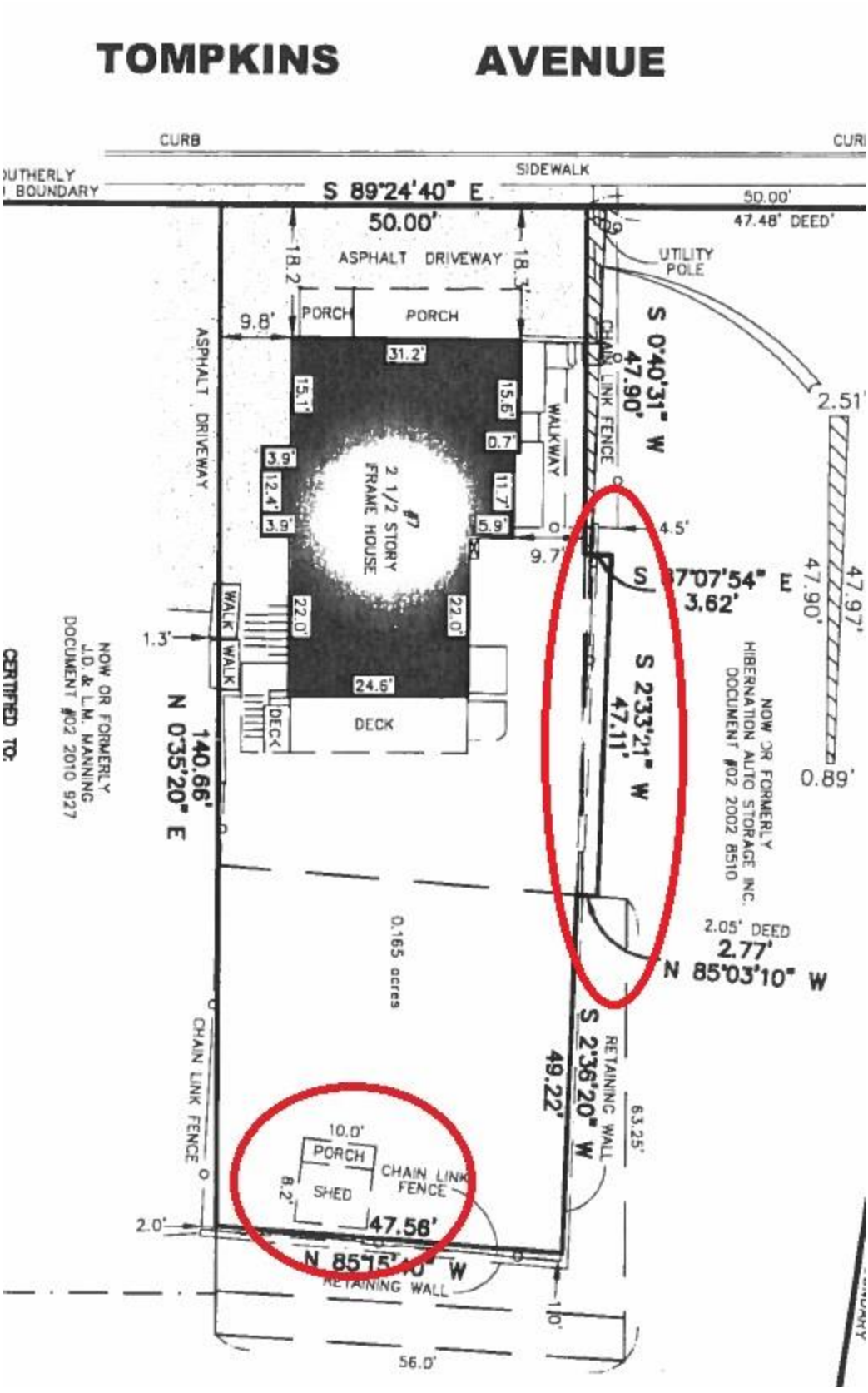
ii. Performance guaranty, in an amount approved by the City Engineer, to guarantee the satisfactory construction, installation and completion of the relocation of the sanitary sewer connection.
iii. A temporary construction license agreement, easement agreement or other similar document, in a form acceptable to the City Attorney, signed by the owners of 7 Tompkins Avenue, demonstrating the right of the Applicant to enter 7 Tompkins Avenue for the purposes of performing the work to relocate the sanitary sewer connection.

On October 23, 2025, the undersigned and 7 Tompkins' engineer had a videoconference with the Applicants' counsel and engineer regarding Condition 8. During this call, 7 Tompkins' representatives advised the Applicants' representatives that (i) 7 Tompkins would not consent to work on its property for the proposed replacement pump system sewer connection (as it is not viable or similar to the existing gravity sewer system connection), (ii) Applicants' site plan failed to depict the required grading and treatment of the concrete retaining wall (containing 7 Tompkins' rear yard) Applicants propose to demolish, and (iii) Applicants' plan improperly depicts 7 Tompkins' property lines based upon 7 Tompkins' Survey and Schedule A (attached as Exhibit "A"), which were provided to Applicants' engineer and counsel.

Specifically regarding the 7 Tompkins property line, Applicants' utility plan depicts: (i) 7 Tompkins' shed partially on Applicants' property; (ii) the easterly boundary line as straight; and (iii) the concrete retaining wall proposed to be demolished as completely on Applicants' property:



However, as evidenced by 7 Tompkins' Survey and the Schedule A legal description: (i) the shed is completely on 7 Tompkins' property, (ii) the easterly boundary line has a jog in it (as opposed being straight as depicted on Applicants' plan); and (iii) the existing concrete retaining wall is wholly within the 7 Tompkins property (where the jog is located) and on or very near the property line (in the other locations):


TOMPKINS AVENUE
CURB
SIDEWALK
S 89°24'40" E
50.00'
50.00'
47.48' DEED
UTILITY POLE
ASPHALT DRIVEWAY
PORCH
PORCH
9.8'
18.2'
18.3'
31.2'
15.1'
15.6'
0.7'
3.9'
12.4'
3.9'
11.7'
5.9'
#7
2 1/2 STORY FRAME HOUSE
WALKWAY
CHAIN LINK FENCE
S 0°40'31" W
47.90'
2.51'
4.5'
9.7'
S 87°07'54" E
3.62'
47.90'
47.97'
0.89'
22.0'
22.0'
WALK
WALK
1.3'
24.6'
DECK
DECK
N 0°35'20" E
140.66'
S 2°33'21" W
47.11'
NOW OR FORMERLY
HIBERNATION AUTO STORAGE INC.
DOCUMENT #02 2002 8510
NOW OR FORMERLY
J.D. & L.M. MANNING
DOCUMENT #02 2010 927
CERTIFIED TO:
0.165 acres
2.05' DEED
2.77'
N 85°03'10" W
CHAIN LINK FENCE
S 2°36'20" W
49.22'
RETAINING WALL
63.25'
10.0'
PORCH
SHED
8.2'
CHAIN LINK FENCE
2.0'
47.56'
N 85°15'10" W
RETAINING WALL
1.0'
56.0'

Applicants have no right to demolish the existing concrete wall or shed on 7 Tompkins' property.

Further, after the October 23, 2025 videoconference, 7 Tompkins engaged a title company to undertake a title search. The title company located a recorded sewer easement dated February 11, 1902 (Liber 390, Page 343; attached as Exhibit "B") granted by the then-owner of what is now Applicants' property and 7 Tomkins to the Village of Fishkill Landing (the City of Beacon's predecessor-municipality) the right to construct and maintain the sewer line running through 7 Tompkins and 45 Beekman and connecting to North Avenue. After the sewer easement's recording, the City of Beacon was incorporated in 1913 by combining the Village of Fishkill Landing, another village and a portion of the Town of Fishkill. Also attached is a sewer easement overlay plan prepared by 7 Tompkins' engineer, Patrick Bell from Cronin Engineering depicting the area of the sewer easement (see Exhibit "C"). Applicants have no right to disconnect 7 Tomkins' sewer line from the public sewer system for which there exists a recorded easement burdening 45 Beekman.

The Planning Board was apparently not privy to the existence of this easement and this alone warrants reopening the application so the Board can review a utility plan that keeps the sewer line for which the City has an easement in place, or proposes an in-kind replacement of the existing gravity system sewer connection (which is the only alternative 7 Tompkins will consider agreeing to). Further, Applicants' proposed plan must be revised to correctly reflect 7 Tompkins' property lines (and the location of the existing concrete retaining wall and shed in relation to the property lines). If any portion of the concrete retaining wall undisputedly on Applicants' property is proposed to be demolished, Applicants' plans must be revised for review by this Board and its consultants to show the proposed grading and treatment of this area to ensure removing the existing retaining wall does not cause erosion or collapse of 7 Tompkins' property.

Thank you for your consideration.

Very truly yours,

SILVERBERG ZALANTIS LLC

Katherine Zalantis

Katherine Zalantis

Enclosure

cc: Via E-Mail
Jennifer Gray, Esq.
Bryan Murphy, Building Inspector
John Russo, City Engineer

EXHIBIT A

CERTIFIED TO:
MICHAEL GARZA and SHARON VENDRIGER GARZA aka SHARON VENDRIGER,
STERLING NATIONAL BANK and CHICAGO TITLE INSURANCE COMPANY,
TITLE #3714-00273.

ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL SURVEY WITH THE EMBOSSED SEAL AND SIGNED IN RED INK ARE TRUE AND VALID COPIES.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

SURVEY PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT

LOCATION SURVEYS DO NOT INCLUDE THE STAKING OF THE PROPERTY CORNERS EXCEPT AS SHOWN.

LEHR
LAND SURVEYORS
116 SALINA STREET- SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
lehrsurveyors@aol.com

I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR
DOUGLAS R. LEHR NYSLS 49223

LOCATION SURVEY ON A PORTION OF THE CITY OF BEACON

KNOWN AS No.7 TOMPKINS AVENUE, CITY OF BEACON, COUNTY OF DUTCHESS, NEW YORK 12508

DATE: 9 DEC 2014	SCALE: 1"=20'	DRAWN BY: WJH
REVISIONS:		DRAWING No. 14-K-70 "B"

SCHEDULE A DESCRIPTION

Policy No.: 3714-00273

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 more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Tompkins Avenue; said point being distant easterly 50 feet from the intersection of the southerly side of Tompkins Avenue with the westerly side of North Avenue;

RUNNING THENCE the following five (5) courses and distances;

a) South 00 degrees 40 minutes 31 seconds West 47.90 feet;

b) South 87 degrees 07 minutes 54 seconds East 3.62 feet;

c) South 02 degrees 33 minutes 21 seconds West 47.11 feet;

d) North 85 degrees 03 minutes 10 seconds West 2.77 feet;

e) South 02 degrees 36 minutes 20 seconds West 49.22 feet to the southeasterly corner of the premises herein described;

RUNNING THENCE North 85 degrees 15 minutes 40 seconds West 47.56 feet to the easterly line of lands now or formerly of J.D. and L.M. Manning as conveyed in Document #02-2010-927;

RUNNING THENCE along the last mentioned lands North 00 degrees 35 minutes 20 seconds East 140.66 feet to the southerly side of Tompkins Avenue;

RUNNING THENCE along the southerly side of Tompkins Avenue South 89 degrees 24 minutes 40 seconds East 50.00 feet to the point or place of BEGINNING.

PLECAL

sarah Doc #: 0220151434 Printed Page 3 of 4

EXHIBIT B

4th. That the parties of the first part will execute or procure any further necessary assurance of the privileges and rights hereby granted.

5th. That the said parties of the first part will forever warrant the title of said premises.

IN WITNESS WHEREOF, The parties of the first part have hereunto set their hands and seals the day and year first above written.

Bernard Mc Donald (L.S.)

STATE OF NEW YORK)
COUNTY OF DUTCHESS) SS.:

On this first day of March, 1902, before me, the subscriber, personally came BERNARD MC DONALD, of the Village of Fishkill Landing, Town of Fishkill, County of Dutchess, and State of New York, known to me and to me known to be the persons named in and who executed the foregoing instrument, and they severally acknowledged to me that they executed the same.

James G. Meyer, Notary Public,
Dutchess County.

Recorded Sept. 10, 1915, 10:54, A. M.

D J Herrick
Clerk.

L390 P343

E.m.u.
m.m.s.

THIS INDENTURE, Made this 11th day of February, 1902, Between JOHN A. MUNGER and MARY E. MUNGER, his wife, of the Village of Fishkill Landing, Town of Fishkill, County of Dutchess and State of New York, parties of the first part, and THE VILLAGE OF FISHKILL LANDING, party of the second part.

WITNESSETH, That the said parties of the first part, in consideration of TWO HUNDRED DOLLARS ($200.), lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the said party of the second part, its successors and assigns forever, ALL that certain property located and situated in the Village of Fishkill Landing, Town of Fishkill, County of Dutchess and State of New York, described as follows:

BEGINNING at a point in the westerly line of North Avenue, said point being distant five (5) feet southerly from the southeasterly corner of Lot of Mrs. B. D. G. Aldridge; and running thence through lands of the parties of the first part parallel to and five (5) feet southerly from the south line of said Aldridge Lot, north eighty eight (88) degrees fifty five (55)

390
P344

minutes west one hundred ten (110) feet to a stake; thence still through lands of the parties of the first part south twenty three degrees thirty five (35) minutes west forty and five tenths (40.5) feet to line of lands of Irving Justus at a point distant five and four tenths (5.4) feet northerly from the southwesterly corner of lands of parties of the first part.

The above described line is the center line of the proposed sewer of the Village of Fishkill Landing. The property and rights hereby granted are the right to construct and forever maintain a sewer of suitable and convenient size as is designated upon the map and plans of the public sewer system of the Village of Fishkill Landing, or as changes may be made therein from time to time by the Board of Sewer Commissioners of the said Village of Fishkill Landing; together with the necessary and convenient manholes and other appliances for its use and operation, and to enter upon the land for a distance of five (5) feet on either side of said center line for the construction of said sewer and the storage of materials for the same, and to enter upon the lands in like manner at any and all times for the purpose of examining, repairing and maintaining the said sewer, together with a convenient right of way over the said strip of land ten (10) feet in width to said sewer and all parts thereof.

TO HAVE AND TO HOLD the above granted rights and privileges unto the said party of the second part, its successors and assigns forever, and the said JOHN A MUNGER and MUNGER, parties of the first part, do covenant with the party of the second part as follows:

1st. That the parties of the first part are seized of the premises in fee simple and have a good right to convey the same.

2nd. That the party of the second part, its successors and assigns, shall quietly enjoy the privileges granted upon said premises.

3rd. That the said premises are free from encumbrances, except a Mortgage to Eva M. Blair.

4th. That the parties of the first part will execute or procure any further necessary assurance to the privileges and rights hereby granted.

5th. That the said parties of the first part will forever warrant the title of said premises.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

John A. Munger (L.S.)

Mary E. Munger (L.S.)

STATE OF NEW YORK)
COUNTY OF DUTCHESS) SS.:

On this 11th day of February, 1902, before me, the subscriber, personally came JOHN A. MUNGER and MARY E. MUNGER, his wife, known to me and to me known to be the persons named in and who executed the foregoing instrument, and they severally acknowledged to me that they executed the same.

James G. Meyer,
Notary Public.

I consent to the above agreement and hereby release the above premises from

said Village of Fishkill Landing; together with the necessary and convenient manholes and other appliances for its use and operation, and to enter upon the land for a distance of five (5) feet on either side of said center line for the construction of said sewer and the storage of materials for the same, and to enter upon the lands in like manner at any and all times for the purpose of examining, repairing and maintaining the said sewer, together with a convenient right of way over the said strip of land ten (10) feet in width to said sewer and all parts thereof.

L390
P344

TO HAVE AND TO HOLD the above granted rights and privileges unto the said party of the second part, its successors and assigns forever, and the said JOHN A MUNGER and MUNGER, parties of the first part, do covenant with the party of the second part as follows:

1st. That the parties of the first part are seized of the premises in fee simple and have a good right to convey the same.

2nd. That the party of the second part, its successors and assigns, shall quietly enjoy the privileges granted upon said premises.

3rd. That the said premises are free from encumbrances, except a Mortgage to Eva M. Blair.

4th. That the parties of the first part will execute or procure any further necessary assurance to the privileges and rights hereby granted.

5th. That the said parties of the first part will forever warrant the title of said premises.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

John A. Munger (L.S.)

Mary E. Munger (L.S.)

STATE OF NEW YORK }
COUNTY OF DUTCHESS } SS.:

On this 11th day of February, 1902, before me, the subscriber, personally came JOHN A. MUNGER and MARY E. MUNGER, his wife, known to me and to me known to be the persons named in and who executed the foregoing instrument, and they severally acknowledged to me that they executed the same.

James G. Meyer,

Notary Public.

I consent to the above agreement and hereby release the above premises from the lien of a mortgage upon the same held by me.

Eva M. Blair.

Recorded Sept. 10, 1915, 10:54, A. M.

D J Hennick

Clerk.

EXHIBIT C

NOTE: This sheet, created by others, was marked up by Cronin Engineering for the purpose of illustrating the existing Sanitary Sewer Easement for 7 Tompkins Avenue.

Area within 155' of westerly property line of North Avenue

Existing Sanitary Sewer Main

Property of Michael Garza & Sharone Vendriger Garza (7 Tompkins Avenue)

North
Basis of Bearings per NYSPCE - NAD83

Tompkins Avenue (R.O.W. width varies)

High Street (R.O.W. width varies)

Beekman Street (R.O.W. width varies)

North Avenue aka N.Y.S. Routes 9D & 52 (R.O.W. width varies)

West Church Street

155'

lands now or formerly of
Owner: Michael Garza
& Sharon Vendriger-Garza
Document #: 02 2015 1434
Tax Grid ID #: 5955-19-781021

DI 3: tg=118.78 inv. out=115.36
DI 2: tg=116.73 inv. out=112.34
CB 19: tg=115.58 inv. in=110.88 nly inv. in=113.01 wly inv. out=109.73sly
CB 31: tg=116.03 inv. out=106.33
CB 33: tg=113.79
CB 32: tg=113.63 inv. out=104.63
DMH 7: rim=112.22 inv. in 104.87 inv. out 103.87
CB 18: tg=115.53 inv. in=108.47 inv. out=108.27
CB 20: tg=114.15 inv. in=104.15 nly inv. in=104.15 ely inv. out=104.15 wly
DI 1: tg=113.91 inv. out=104.91
CB 17: tg=114.63 inv. in=107.53 nly inv. in=104.63 ely inv. in=106.53 sly inv. out=104.63 wly
CB 16: tg=113.75 inv. in=108.85 inv. out= 109.65
CB 21: tg=113.61 inv. in=108.91 inv. out=108.91
CB 22: tg=113.84 inv. out=109.84
CB 1: tg=121.73
CB 2: tg=106.00
CB 3: tg=105.85 inv. out =99.35
CB 4: tg=97.03 inv. in=93.32 inv. out=93.23
24" dia. concrete flared end inlet inv. in=91.09
DMH 4: rim=106.87 inv. in=99.47 ely inv. in=100.87 sly inv. out=99.47 wly
Z.91.73
Z.91.61
CB 5: tg=92.73 inv. in=88.58 inv. out=88.33
CB 6: tg=91.41 inv. in=87.01 nly inv. in= 87.11 ely inv. out=87.01wly
Z.92.41
CB 7: tg=90.92 inv. in=86.32 inv. out=86.32
CB 8: tg=90.57 inv. in= 85.97 inv. out=85.97
CB 9: tg=93.02 inv. in=85.12 ely inv. in=87.77 sly inv. out=85.12 wly
CB 10: tg=93.72 inv. in=88.32 inv. out=88.32
CB 11: tg=103.42 inv. out=100.82
DMH 5: rim=113.25 inv. in=100.05 ely inv. out=100.05 wly
CB 12: tg=115.87 inv. out=113.67
CB 15: tg=117.12 inv. in=100.42 nly inv. in=104.12 ely inv. in=111.92 sly inv. out=100.42 wly
CB 14: tg=117.48 inv. in=106.88 ely inv. in=111.08 sly inv. out=104.98 wly
CB 23: tg=88.69 inv. in= 80.09
CB 36: tg=88.21
CB 35: tg=88.47
DMH 1: rim=90.89 inv. in=unknown nwly inv. in=83.99 nly inv. out=83.99 sly
DI 4: tg=99.83 inv. out=90.63
CB 25: tg=120.84 inv. out 112.54
CB 26: tg=116.16 inv. in 108.06 sly inv. out 108.06 wly
CB 27: tg=120.58 inv. out 114.28
CB 28: tg=117.71 inv. in 110.96 ely inv. in 110.91 sly inv. out 110.96 nly
CB 29: tg=119.49 inv. out 114.59 nly

24.4 L.F. 18" RCP@-9.8%
60.0 L.F. 48" RCP@-1.8%
118.4 L.F. 48" RCP@-3.3%
24.4 L.F. 24" RCP@-2.8%
213.5 L.F. 24" RCP@-2.0%
230.8 L.F. 48" RCP@-6.2%
118.2 L.F. 48" RCP@-0.5%
113.0 L.F. 48" RCP@-0.3%
117.0 L.F. 24" RCP@-2.0%
24.4 L.F. 18" RCP@-4.1%
24.4 L.F. 18" RCP@-4.1%
24.4 L.F. 12" RCP@-4.1%
24.4 L.F. 18" RCP@-4.1%
24.4 L.F. 18" RCP@-4.1%
24.4 L.F. 18

City of Beacon Planning Board Agenda
03/10/2026

Title:

Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 2 ½ story mixed-use building, 152-158 Fishkill Avenue, submitted by 152-158 Fishkill LLC.

ATTACHMENTS

152-158 Fishkill PB 3.10.26 ext request redacted2.pdf

Angela Ingham

152-158 Fishkill Avenue LLC.

[redacted]

2/26/2026

Hon. John Gunn, Chairman

and Members of the Planning Board

City of Beacon

One Municipal Plaza

Beacon, New York 12508

Re: 152-158 Fishkill LLC — Mixed-Use Development Project

Request for Extension — Subdivision & Site Plan Approval

Property: 152-158 Fishkill Avenue, City of Beacon, County of Dutchess, State of New York

Dear Chairman Gunn and Members of the Planning Board:

I am writing on my own behalf as the applicant, 152-158 Fishkill Avenue LLC (the "Applicant"),as the owner of the above-referenced Property, to request two (2) ninety (90)-day extensions of the Planning Board's Preliminary & Final Subdivision Plat and Site Plan Approvals for the above-referenced Project, which Subdivision Approval was last extended through February 28, 2026 and Site Plan Approval was last extended through March 7, 2026. See Exhibit A — City of Beacon Planning Board Minutes for September 9, 2025 Regular Meeting Agenda.

We continue to work diligently towards obtaining a Building Permit, which efforts include, but are not limited to, a pending submission of all project-related documents to the City's Engineer for their review, which will enable the Subdivision Plat to be signed by the Chairman and subsequently filed in the Office of the Dutchess County Clerk.

We, therefore respectfully requests that the Planning Board grant two (2) ninety (90)-day extensions of the Subdivision Approval to begin on February 28, 2026, thus extending the Subdivision Approval through July 28, 2026. The Applicant also respectfully requests that this

Board grant a six (6)-month extension of the Site Plan Approval to begin on March 6, 2025 and continue through August 7, 2026.

Accordingly, I respectfully requests that this matter be calendared for the Planning Board's next available Regular Meeting Agenda for consideration. In the meantime, if the Planning 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 consideration of this matter.

Respectfully,

Angela Ingham, Managing Member

152-158 Fishkill Avenue, LLC.

Enclosures

ec: 152-158 Fishkill LLC

Taylor Palmer, Cuddy & Feder LLP.

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

MINUTES OF THE PLANNING BOARD

The Planning Board met on **Tuesday, September 9, 2025,** at 7:00 PM., in the Municipal Center Courtroom.

A video of this meeting is available in its entirety through the City of Beacon website:
https://beaconny.gov/index.php/government/boards-committees/planning-board/

The video can also be found on YouTube:
https://www.youtube.com/playlist?list=PLhEUshaB9yYr8xfNxmalstjUY6bniLsCE

Present: John Gunn, Karen Quiana, James Vermeulen, Len Warner, Kevin Byrne, David Jensen, Scott Sicina (Engineer), Natalie Quinn (Planner), Jennifer Gray (Attorney), Bryan Murphy (Building Inspector), Mercedes Perez (Secretary)

Absent: J. Randall Williams, John Russo (Engineer), Ken Wersted (Traffic Consultant)

TRAINING WORKSHOP

Began at 7:06 p.m.
Presented by Natalie Quinn, Planner
Subject: Local Law regarding proposed changes to R1-5

The Planner provided an overview of the proposed Local Law, currently before City Council, regarding modifications to R1-5 Zoning District. She explained that the council is considering ways to allow for additional and affordable housing.

Ended at 7:29 p.m.

The Planning Board meeting was called to order at 7:29 p.m.

Approval of the August 12, 2025, minutes
The board members present were unable to vote on the August 12, 2025, minutes, therefore this item will be moved to the October 15th agenda.

PUBLIC HEARING

Public hearing and continue review of application for Subdivision Approval, Residential and Commercial, 105-107 Catherine Street, submitted by Catherine Street Properties, LLC.

- Michael Bodendorf, of Hudson Land Design, engineer for the applicant, discussed the proposed subdivision, as well as the removal of trees and the drafting of an easement. He confirmed that the lot to the south is existing and not a part of this subdivision, but due to the proposed easement landing on it, the lot has to be shown on the plan.
- The board shared their concerns about the proposed garage fronting the street and asked the engineer to speak with the applicant about changing the placement.

Motion to adopt the Negative Declaration:
Motion: Karen Quiana
Second: Kevin Byrne
All in favor - none opposed

Motion to open the public hearing:
Motion: Len Warner
Second: Karen Quiana
All in favor - none opposed

- The Chair opened the floor to the public for comments: Ryan Cheresson of 234 Rombout Avenue; Lesly Deschler of 51 S Chestnut Street.
- The board agreed to keep the public hearing open.

CONTINUED APPLICATIONS

David Jensen, board member, joined the meeting at 8:00 p.m.

Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 300 Main Street, submitted by 300 Main St LLC.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, provided an update on the proposed project.
- Scott Sicina, Engineer, noted that the cost estimate provided is acceptable.
- The board discussed changes made to the location of the trash cans and the proposed trash enclosure.

Motion to adopt the resolution as amended:
Motion: David Jensen
Second: Kevin Byrne
All in favor - none opposed

Jennifer Gray, Attorney, joined the meeting at 8:20 p.m.

Continue review of application for Site Plan Approval, Residential, 4-unit multi-family dwelling, 14 N Cedar Street, submitted by Cervone-Perrucci Realty.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, provided an update on the proposed project. He noted that the fencing and landscaping plan has been modified, paint colors have been discussed, and the snow removal area has been identified.
- The board discussed trees and lighting.
- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, confirmed that the elevations are what's going to be built and noted that the resolution should be amended to show that the plan sheets will be revised.
- Angelo Peruccio, owner, applicant, and engineer, agreed to change the bollard height to 3.5 feet.

Motion to adopt the resolution as amended:
Motion: Len Warner
Second: James Vermeulen
All in favor - none opposed

Continue review of application for Site Plan Approval, Residential, convert existing single-family residence to a two-family residence, 6 Cliff Street, submitted by Fadil and Lendita Mavraj.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, provided an update on the proposed project.
- All engineer's and planner's comments have been addressed.

Motion to approve the resolution as amended:
Motion: Len Warner
Second: David Jensen
All in favor - none opposed

Continue review of applications for Subdivision Approval and Site Plan Approval, Mixed-Use Commercial and Residential, 45 Beekman Street, High Street, and High Street, submitted by Beekman Arts Center LLC and Bay Ridge Studios LLC.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, provided an update on the proposed project. He noted that the Department of Transportation has completed its review and approved the sale, to the applicant, of the surplus property along Beekman Street. He further noted that their submission to the board included two (2) means to resolve the relocation to the sewer connection for 7 Tompkins Avenue.
- Aryeh Siegel, architect for the applicant, confirmed that the 4th floor glass partition wall has been pulled back from the 3rd floor cornice.

Motion to adopt the resolution as amended:
Motion: Karen Quiana
Second: Len Warner
All in favor - none opposed

Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, discussed the proposed project and the neighborhood.
- Beth Selig, of Hudson Cultural Services, recapped her memo to the board and noted how the proposed addition complies with the HDLO (Historic District Landmark Overlay) Zoning District.
- Natalie Quinn, Planner, discussed concerns about the street trees impacting the pedestrian clearway.
- Jennifer Gray, Attorney, noted that there should be a note on the plan to indicate that the applicant is granting an easement to the public for that pedestrian purpose.
- Michael Bodendorff, of Hudson Land Design, engineer for the applicant, confirmed that the applicant is proposing tree grates that can be walked on and are ADA accessible.
- Aryeh Siegel, architect, noted that the tree in front of the building is interfering with the existing building.
- The board questioned how the cornice would be lit and shared their concerns.
- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, noted that the architect, Aryeh Siegel, will be working with a lighting professional, and that they will try to keep trees low, to not obscure the building.
- The board discussed obtaining their own historic consultant.

Motion to adjourn to executive session:
Motion: Karen Quiana
Second: David Jensen
All in favor - none opposed

ENTERED EXECUTIVE SESSION AT 9:20 PM
RETURNED AT 9:34 PM

Motion to come out of executive session:
Motion: Karen Quiana
Second: James Vermeulen
All in favor - none opposed

Motion to authorize the city to obtain a historic consultant:
Motion: Karen Quiana
Second: David Jensen
All in favor - none opposed

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

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, provided an update on the proposed project. He noted that the applicant has hired a landscape designer.

- Aryeh Siegel, architect for the applicant, discussed the changes made based on past comments.
- Natalie Quinn, Planner, noted that the rear yard setback is less than what is required, therefore the applicant must apply for an area variance or find another solution.
- Taylor Palmer, of Cuddy & Feder, attorney for the applicant explained that they are aware of the issue with the rear yard setback and that the applicant plans to approach the neighbor about a lot line adjustment to decrease the variance needed.
- The board shared their concerns about the design of the new building as well as pedestrian access, parking, and screening.

BREAK AT 10:11 PM
MEETING RESUMED AT 10:15 PM

Continue review of applications for Subdivision Approval and Site Plan Approval, Residential, 5-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, discussed changes to the proposed project, as well as the Building Inspector's determination on the new building. He noted that the applicant has now proposed an addition and the balconies have been removed.
- Aryeh Siegel, architect for the applicant, discussed the new design.
- Scott Sicina, Engineer, noted that there are vehicle circulation concerns on site.
- The board shared their concerns regarding the design of the building and access to the site by pedestrians, vehicles, and emergency vehicles.

NEW APPLICATION

Review of request for Amended Site Plan Approval, Mixed-Use Commercial and Residential, 416-420 Main Street, submitted by 416 Main Street Beacon, LLC.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, discussed the proposed amended site plan, which includes eliminating the live/work dwelling unit and maintaining the two (2) parking spaces.
- Jennifer Gray, Attorney, discussed the procedure for this application, recommending following the city code and requiring a public hearing. She also discussed the scope of review, which must include any field changes noted by the Building Inspector.
- The board discussed amending the Negative Declaration as part of the process.
- Michael Bodendorf, of Hudson Land Design, engineer for the applicant, confirmed that the parking lot will be gravel.

Motion to circulate notice to continue as lead agency in SEQRA review:
Motion: Len Warner
Second: David Jensen
All in favor - none opposed

Motion to schedule a public hearing for October 15, 2025:
Motion: Len Warner
Second: David Jensen
All in favor - none opposed

MISCELLENEOUS BUSINESS

1. Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 2 ½ story mixed-use building, 152-158 Fishkill Avenue, submitted by 152-158 Fishkill LLC.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, explained the need for the extension.

Motion to grant two (2) 90-day extensions:
Motion: Len Warner
Second: James Vermeulen
All in favor - none opposed

ARCHITECTURAL REVIEW

Certificate of Appropriateness – 139 Main Street; Sign
The applicant was unable to attend the meeting and requested their application be moved to the October 15th Planning Board agenda.

Certificate of Appropriateness – 426 Main Street; Sign

- Erica Blake, applicant, discussed the proposed sign.

Motion to approve a two (2) foot by two (2) foot plastic sign, in Pantone Lemon Verbena, with black logo, mounted to the brick wall with a metal bracket:
Motion: Len Warner
Second: Kevin Byrne
All in favor - none opposed

Motion to adjourn the meeting:
Motion: Len Warner
Second: James Vermeulen
All in favor - none opposed

Then meeting was adjourned at 11:02 p.m.

City of Beacon Planning Board Agenda
03/10/2026

Title:

Continued discussion of the City Council's 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

CC ref 248 Tioronda 239 response ZR26-025.pdf

Lanc & Tully 248 Tioronda 02-10-26 review.pdf

K&B Memo to PB clarification of zoning requirements (4931-6703-8351.2).pdf

248 Tioronda PB lead agency response NYSDOT 3.10.26.pdf

PB 3.10.26 248 Tioronda Response to Engineering Comments 26.03.06.pdf

PB 3.10.26 248 Tioronda revised FEAF Report 031026.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

Table of Contents

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

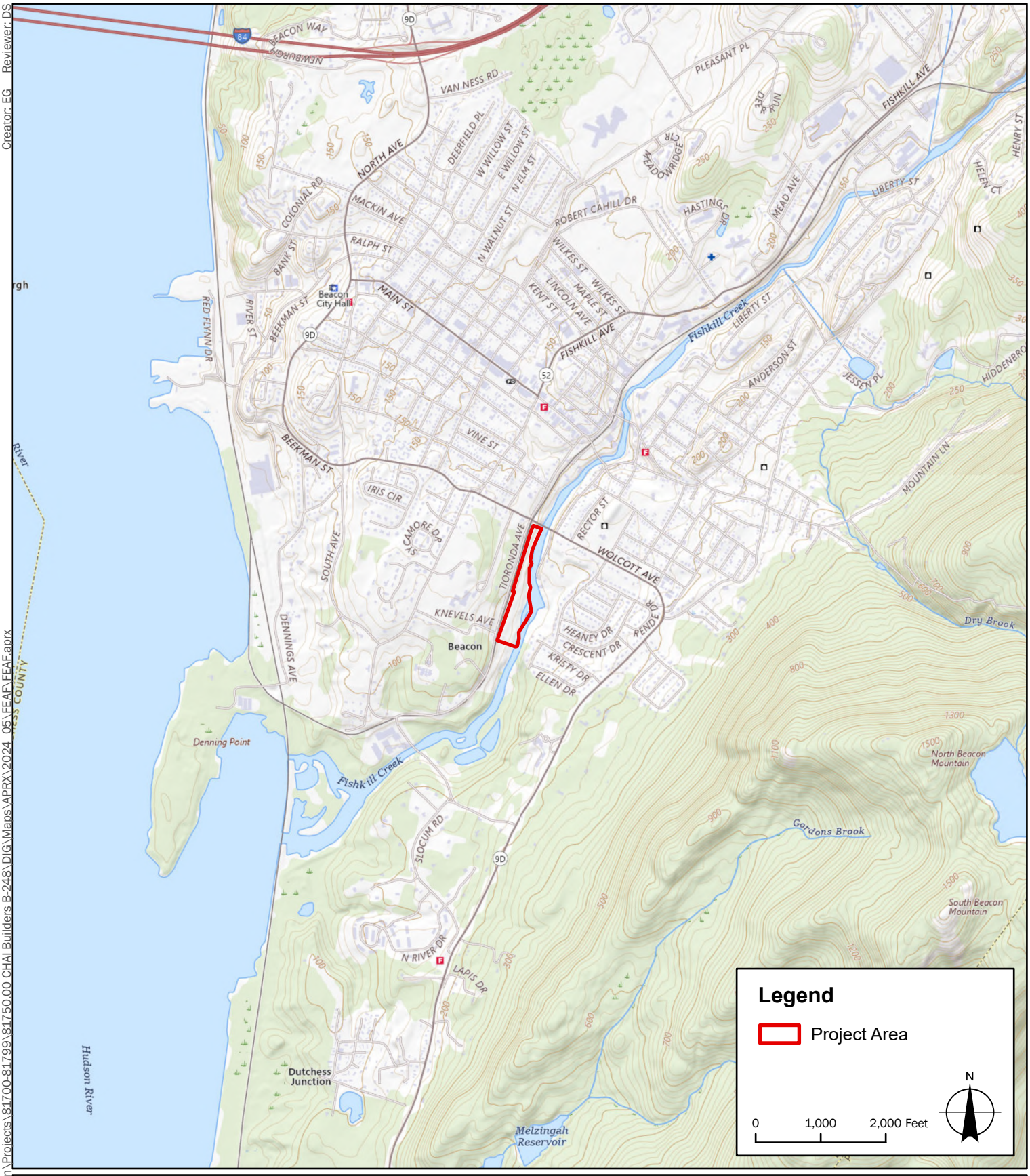
Species Name	Regulatory Status	Preferred Habitat
Atlantic Sturgeon *(Acipenser oxyrinchus)*	Federally and State-listed Endangered	During spawning, the Atlantic sturgeon can be found in the freshwater and brackish/salt water regions of the Hudson River north to Albany, but the species is usually confined 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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248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

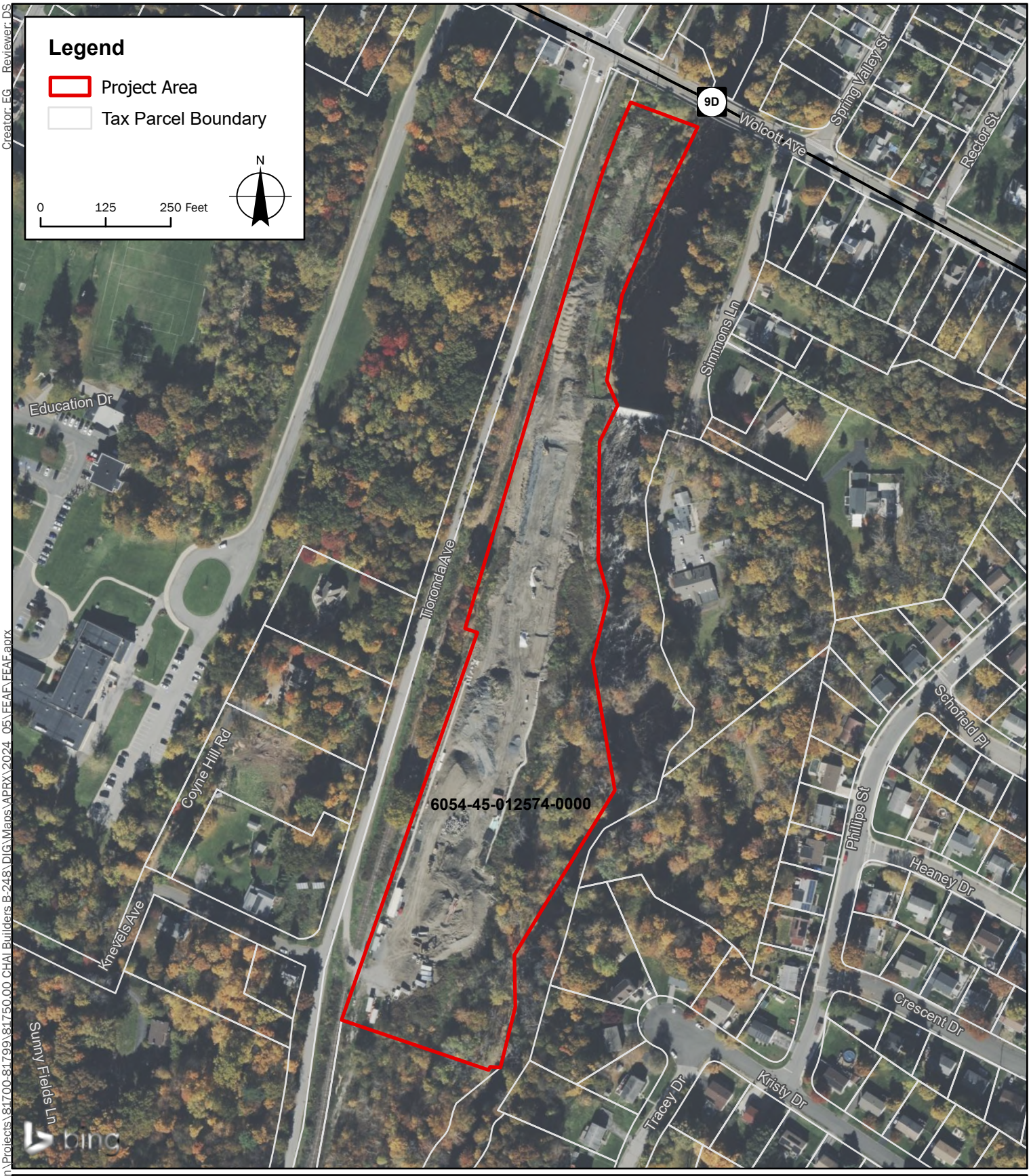
CHAI Builders
B-248

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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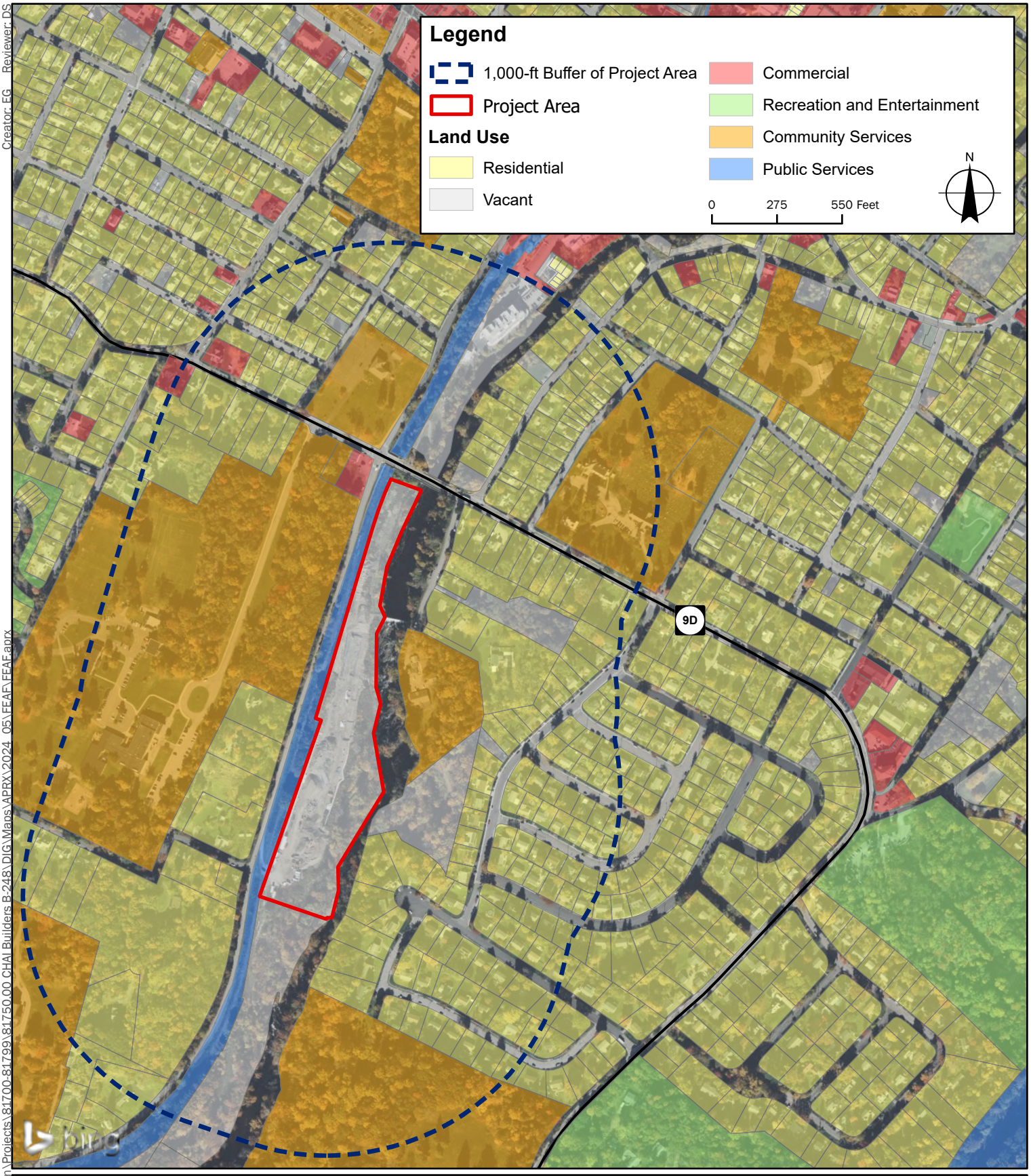
LaBella Project No: CZ81750
Date: 6/3/2024

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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248 Tironda Avenue,
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Dutchess Co., New York

CHAI Builders
B-248

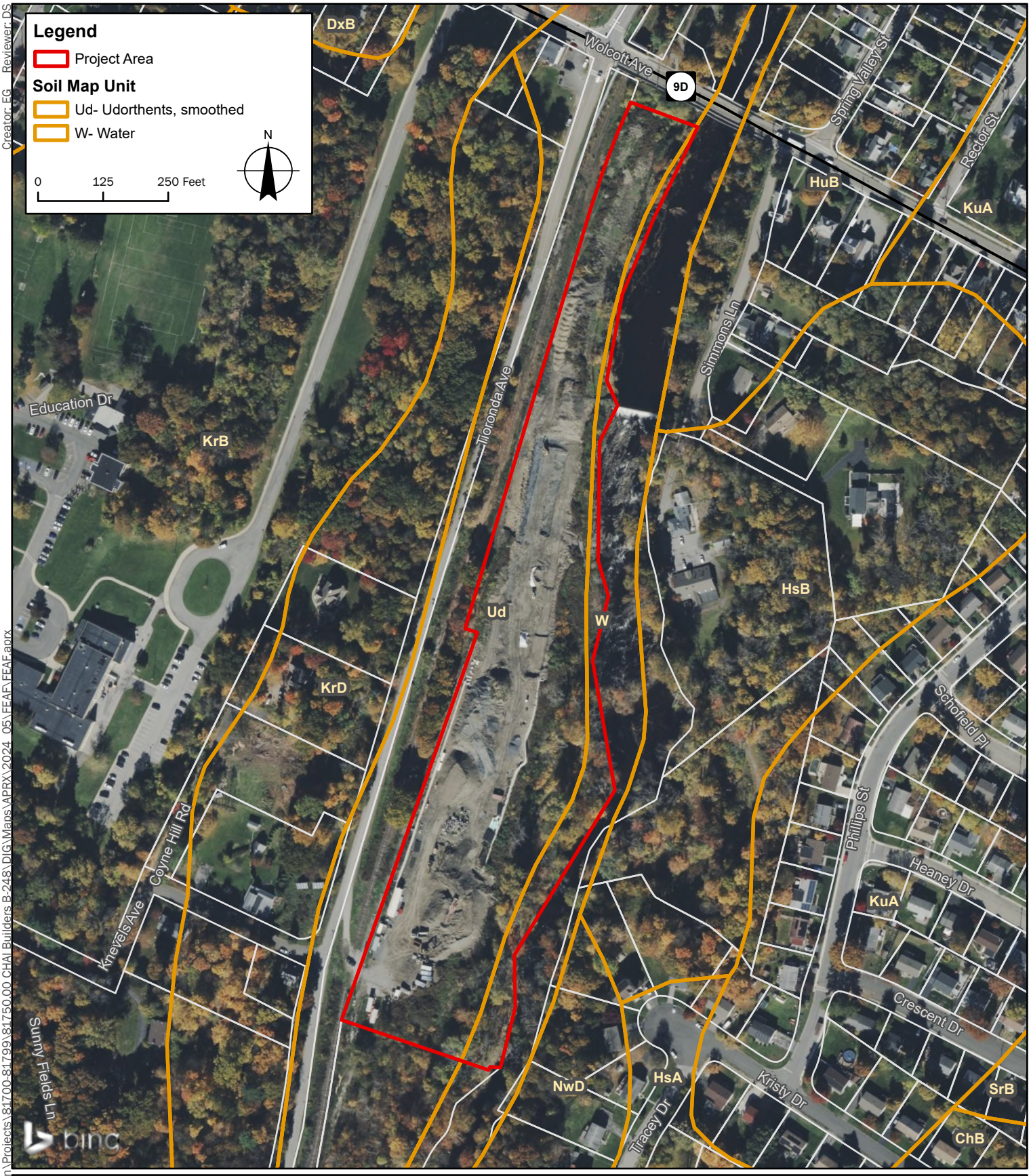
LaBella Project No: CZ81750
Date: 6/3/2024

Land Use Map

FIGURE 3

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. Soil Map Unit: USDA/NRCS 2021
3. Streets: NYS GIS Program Office 2023
4. Basemap: Bing Maps

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248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

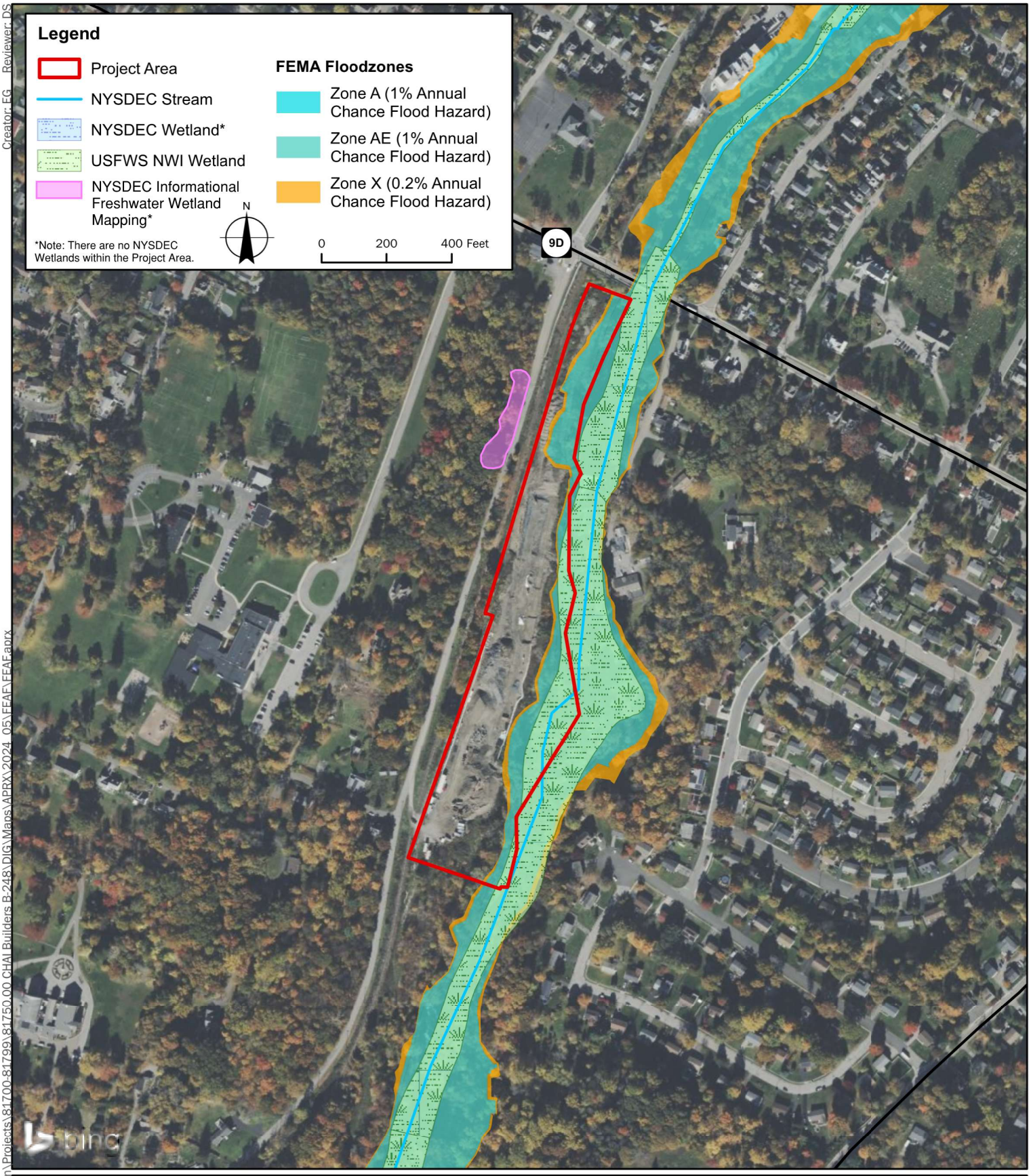
CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

Soil Map

FIGURE 4

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



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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248 Tironda Avenue,
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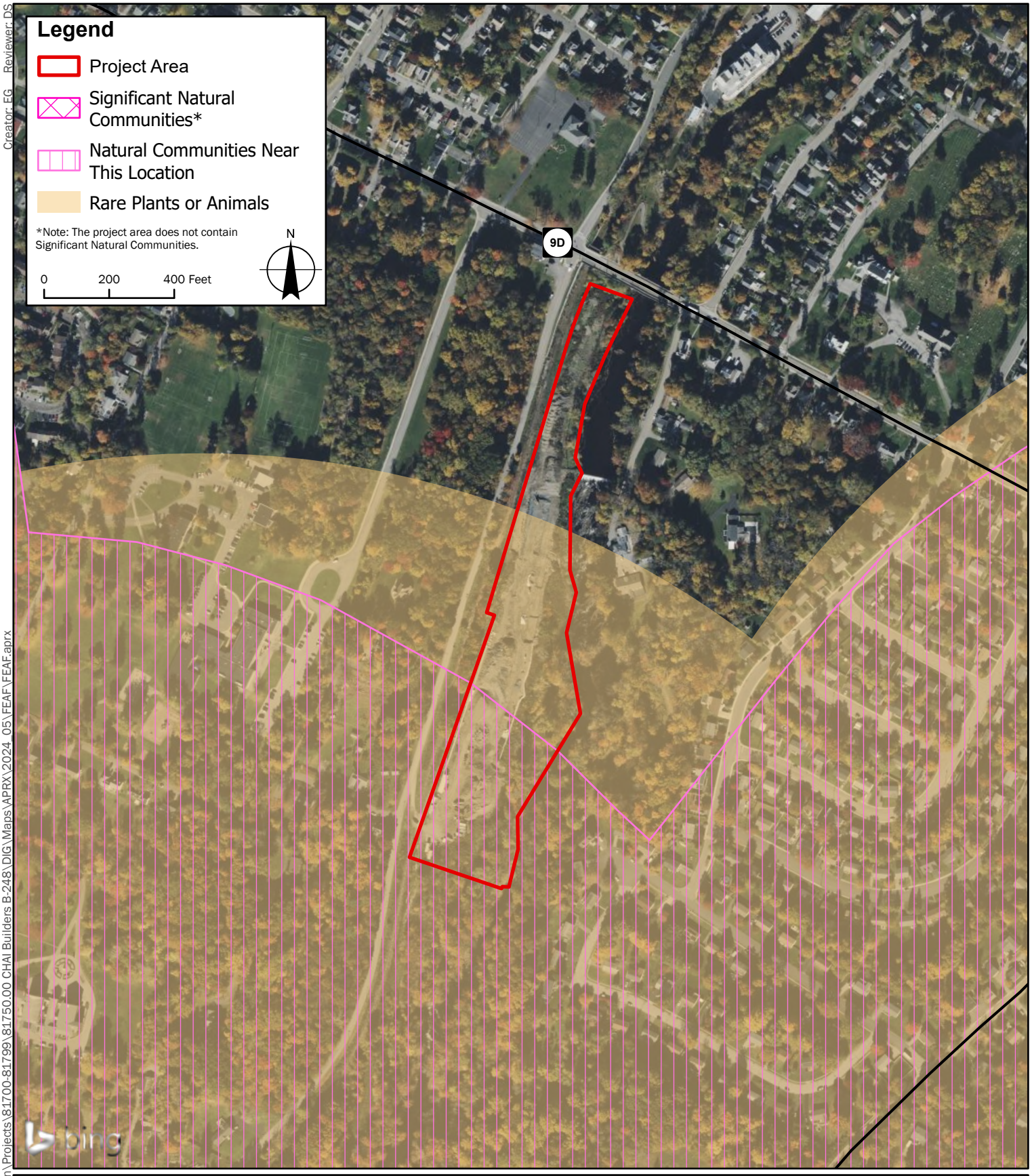
CHAI Builders
B-248

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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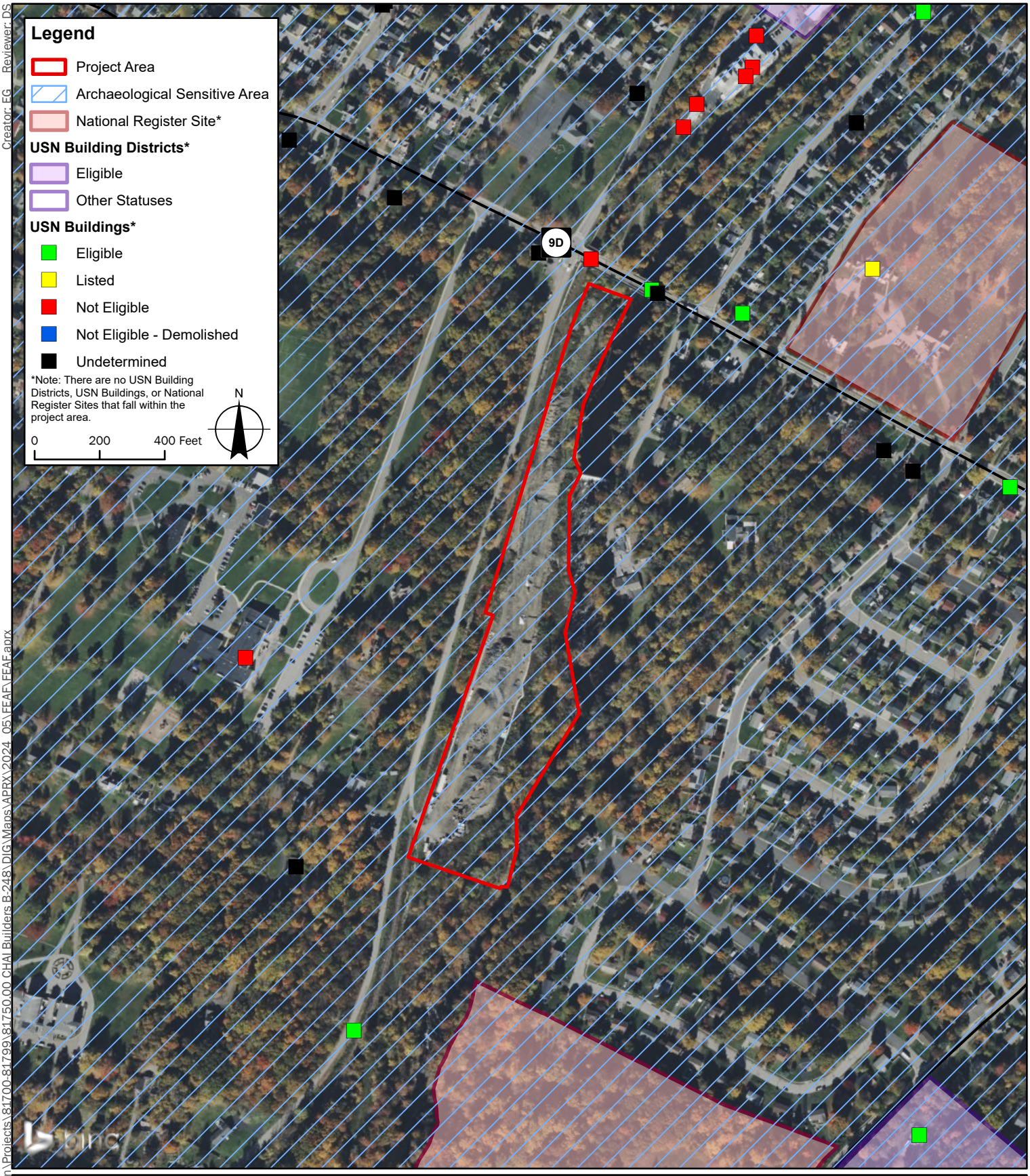
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

NYSDEC Environmental Resource Map

FIGURE 6

760



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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248 Tironda Avenue,
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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.

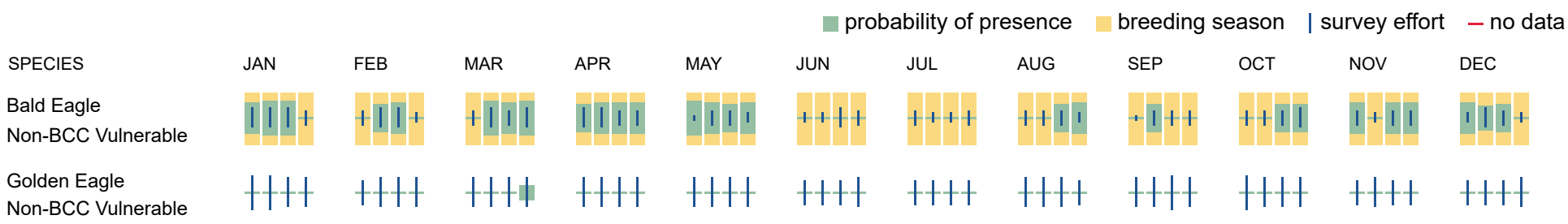
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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.

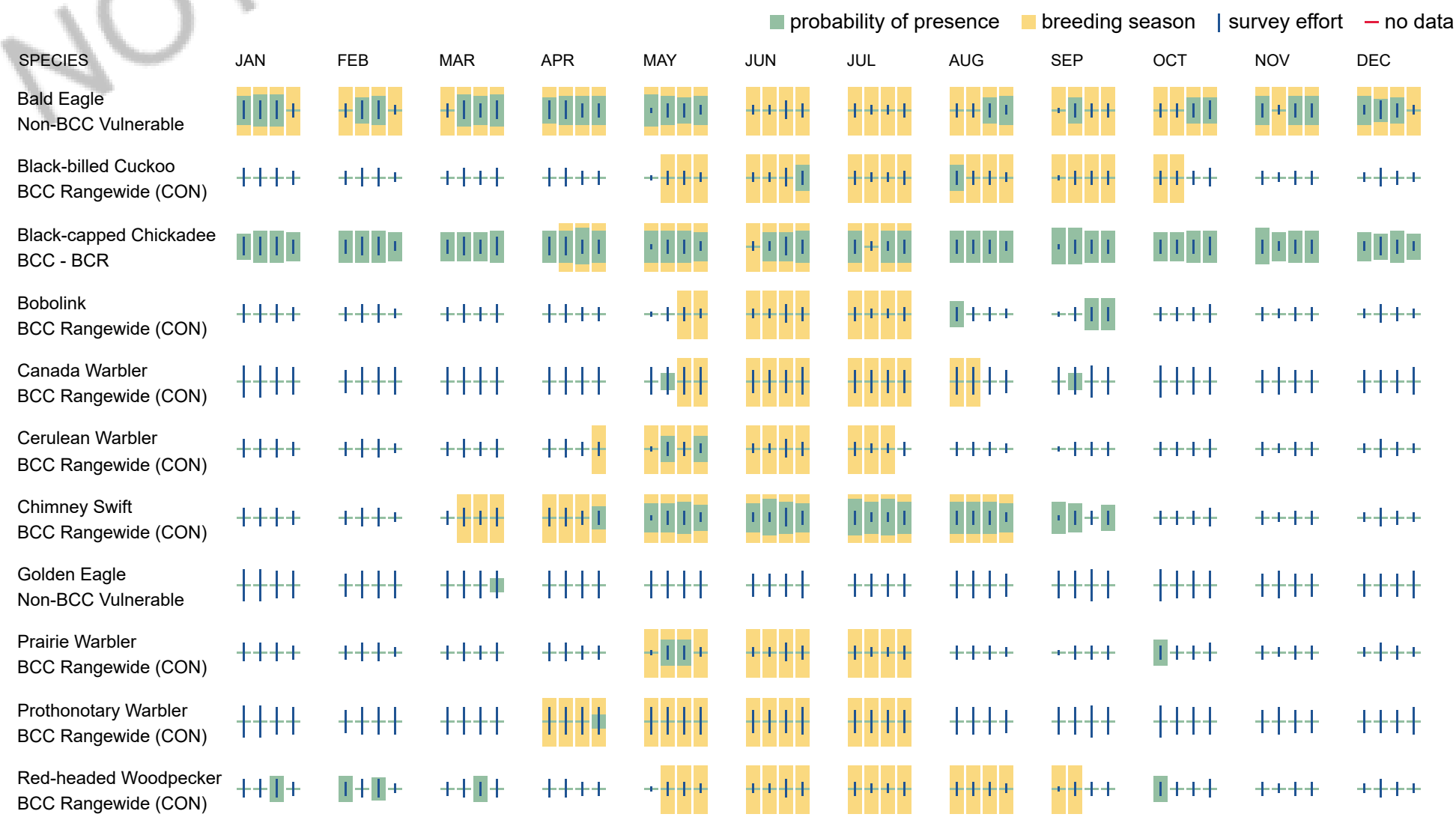
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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.

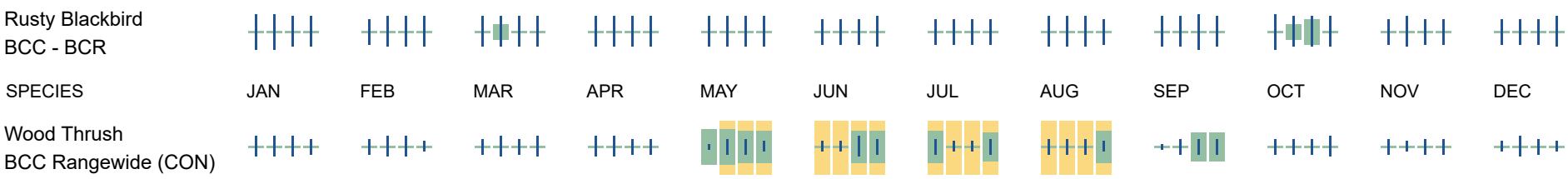
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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."

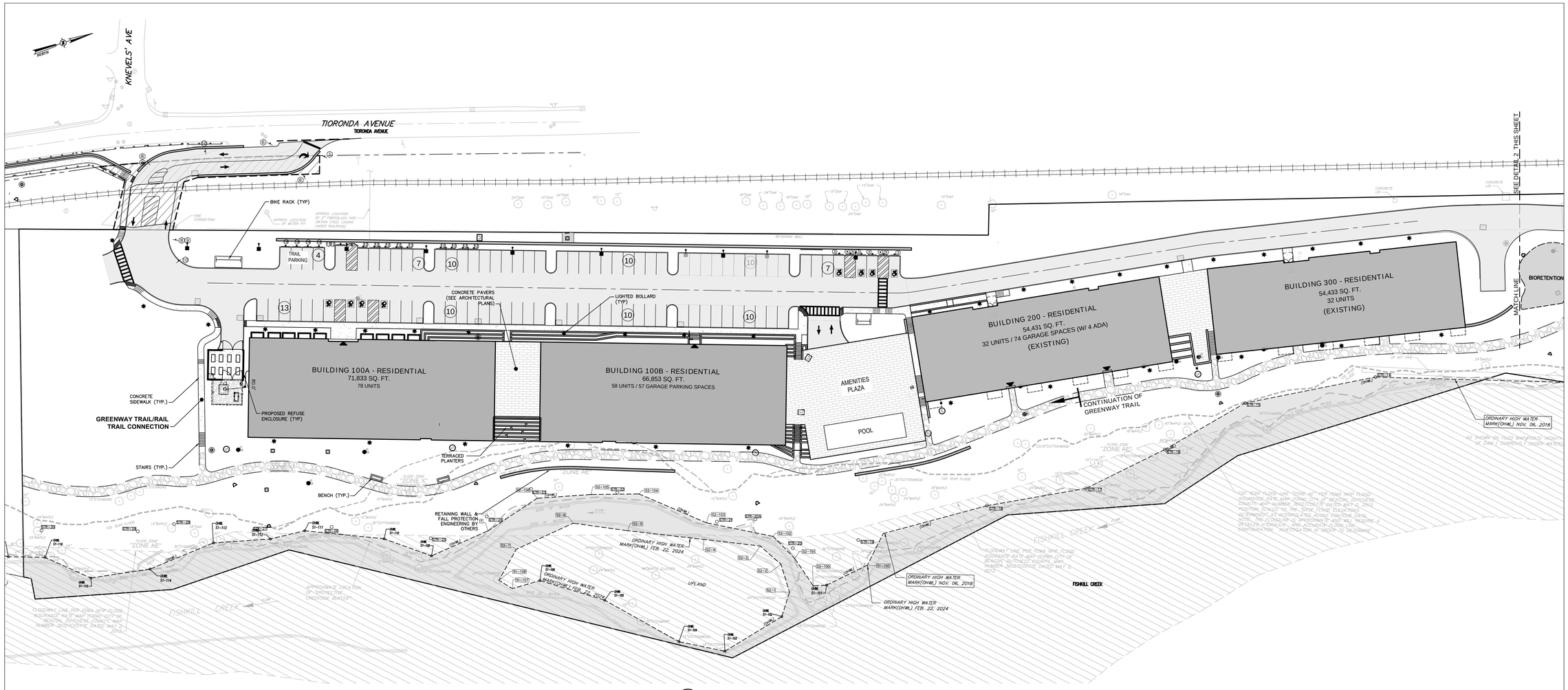
NOW, THEREFORE, BE IT RESOLVED, that the City Council determines that 1) the requirement to construct Building 100 as a commercial building is waived; and 2) the providing of 136 additional residential units of which 27 units will be BMR units is a substantial public benefit; and

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

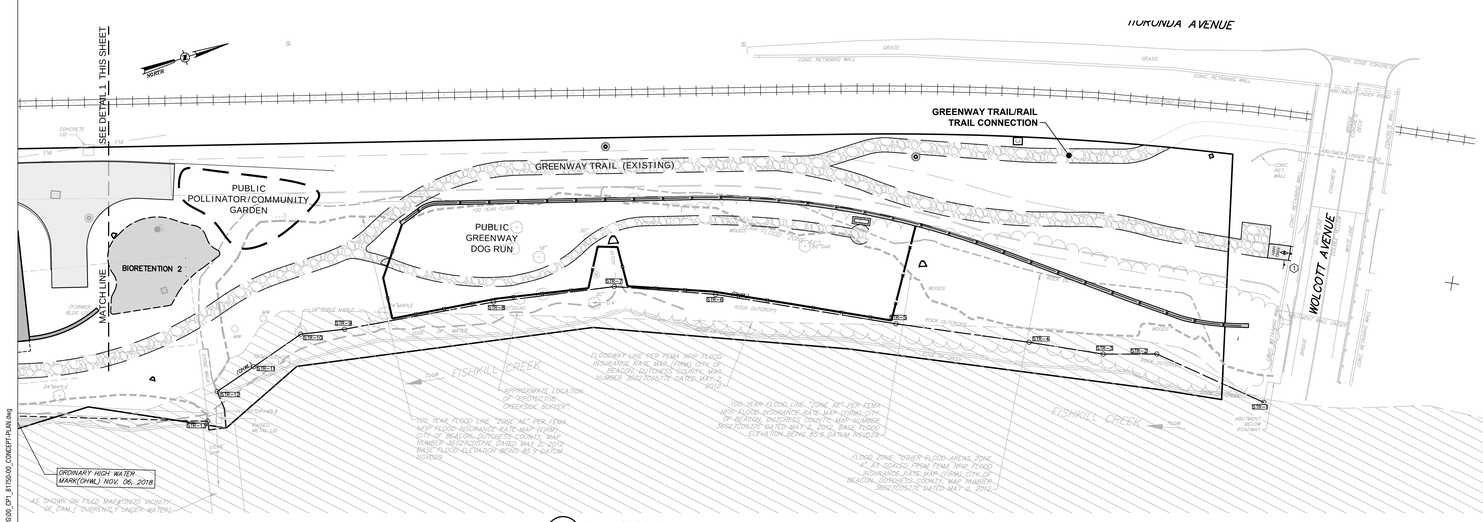
BE IT FURTHER RESOLVED, that the Concept Plan shall detail a connection path between the Greenway Trail and the proposed Beacon-Rail Trail and consider the feasibility of constructing a trail head parking lot

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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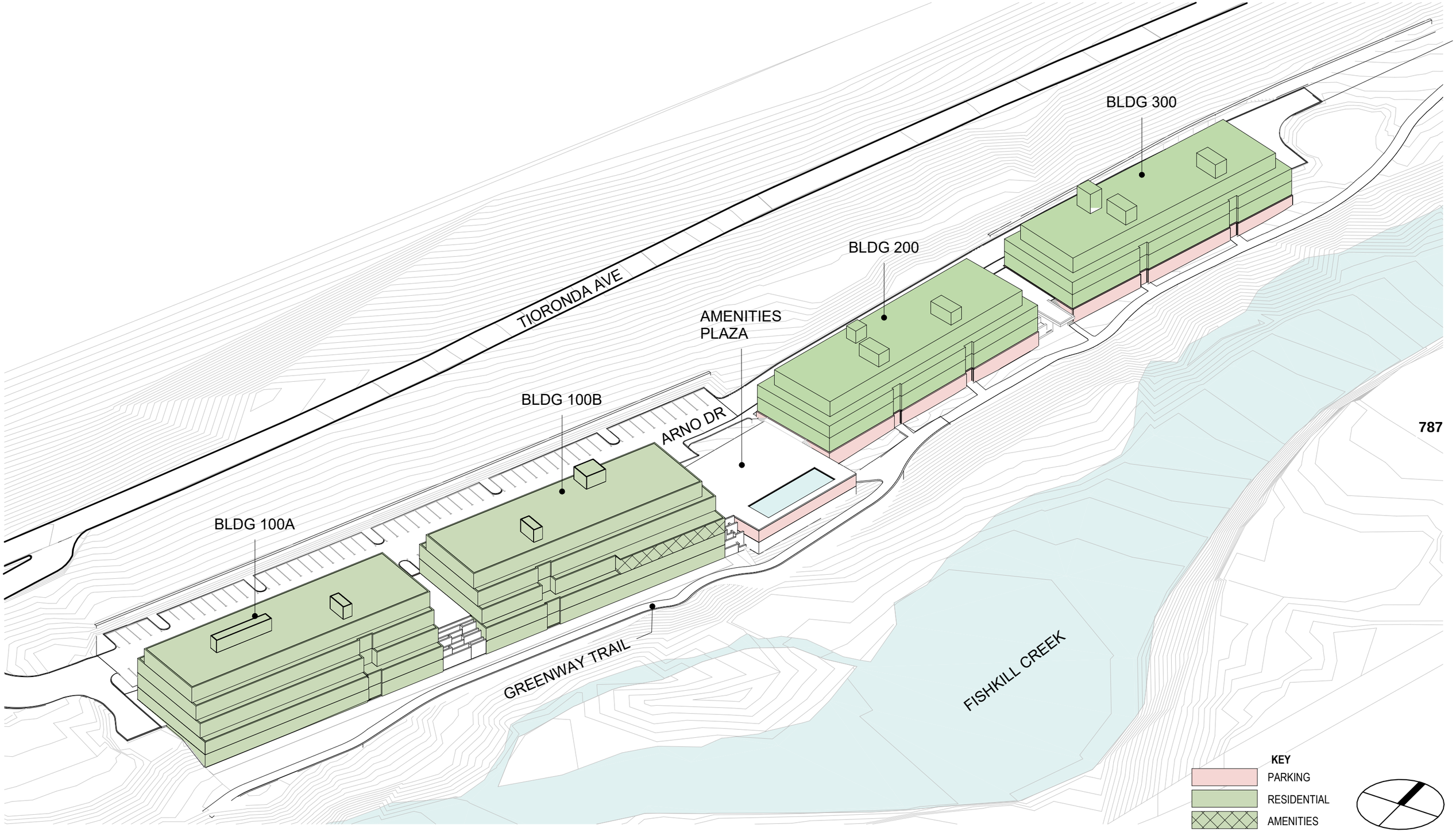
248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

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\labella.vaplan\Chazen Projects\81700-81799\81750.00 CHAI Builders 8-248 DWS\00_CP1_81750-00_CONCEPT PLAN.dwg

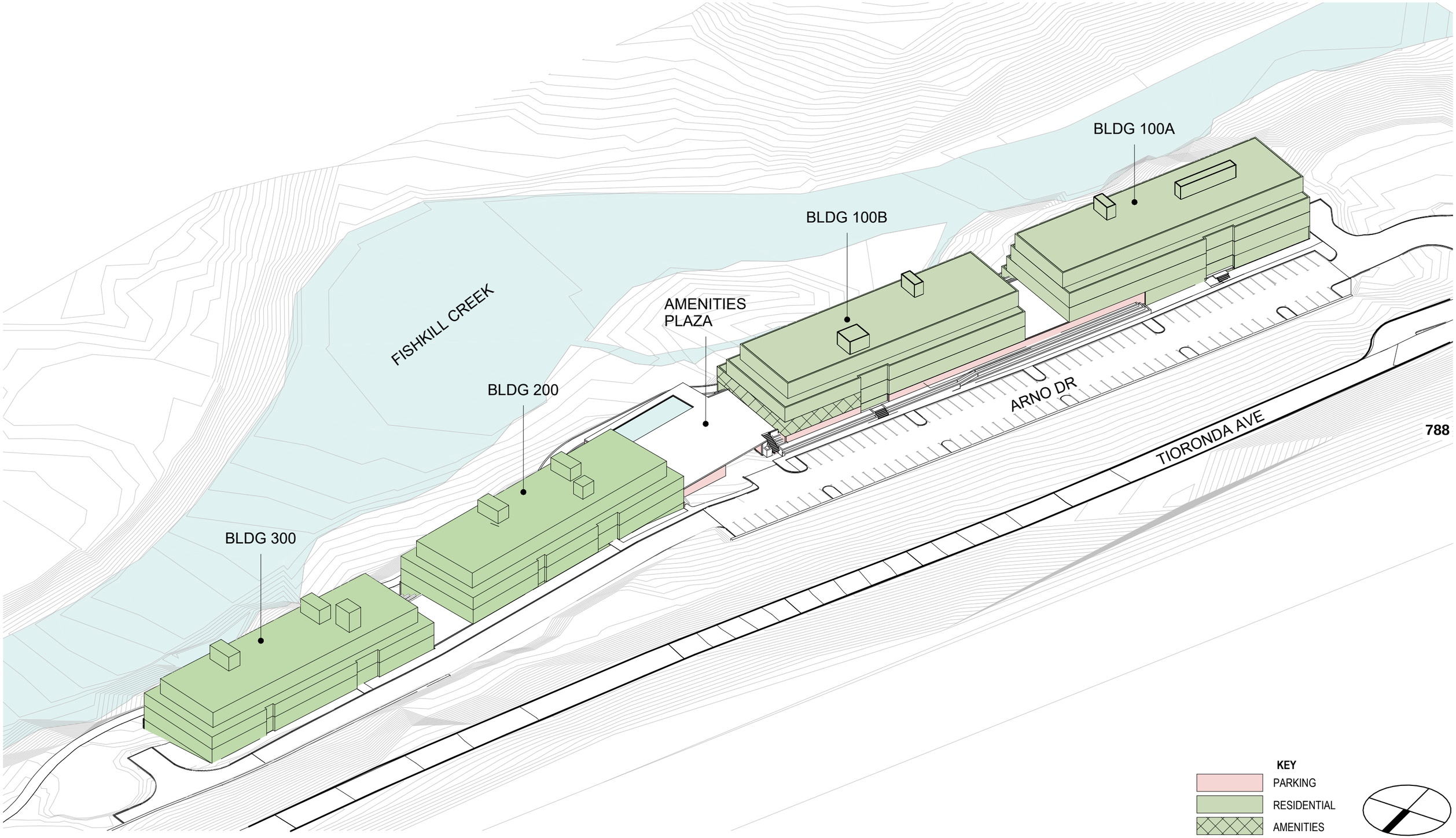


MASSING DIAGRAM - SE

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten



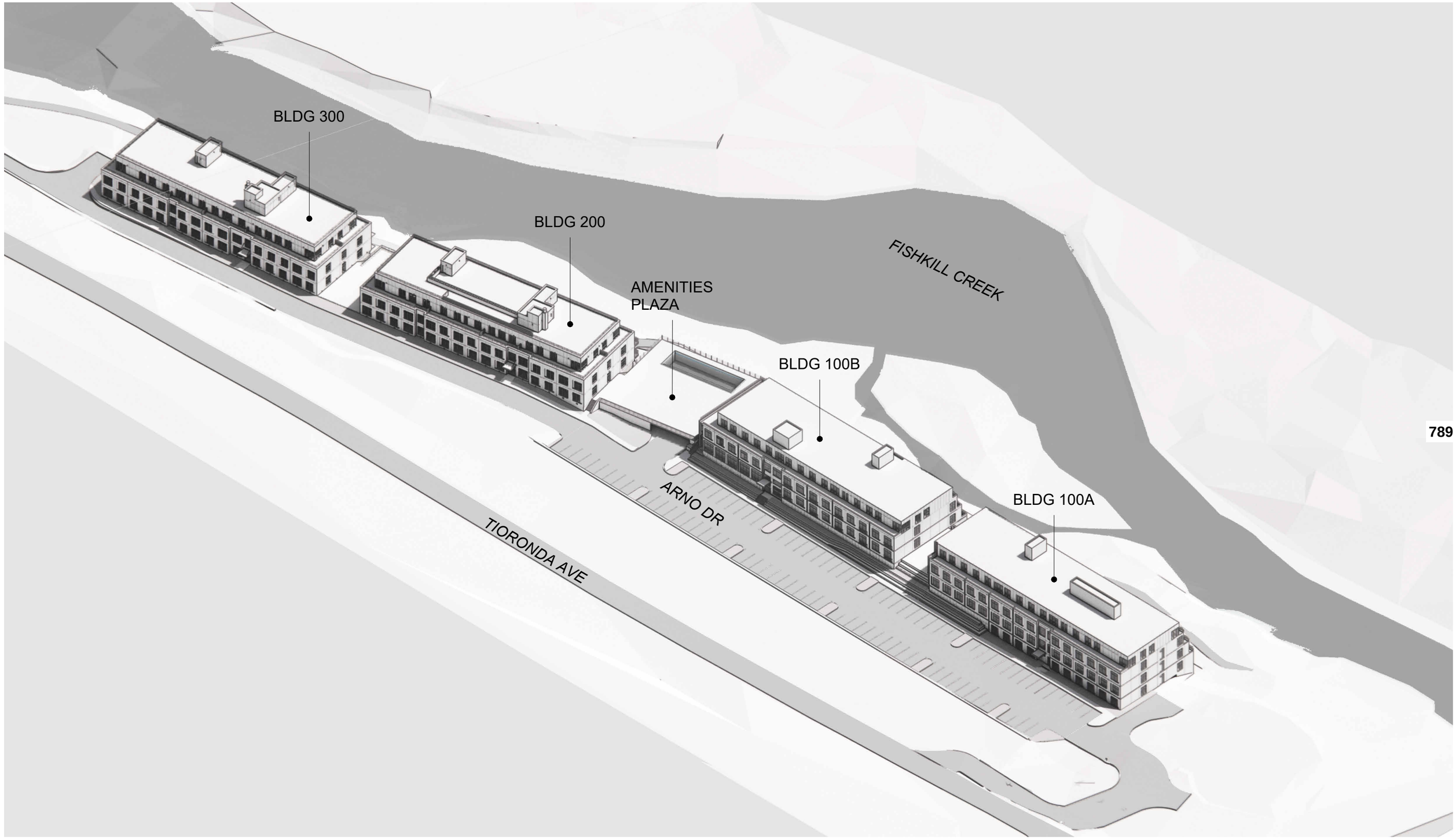
MASSING DIAGRAM - NW

248 TIORONDA AVE

BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

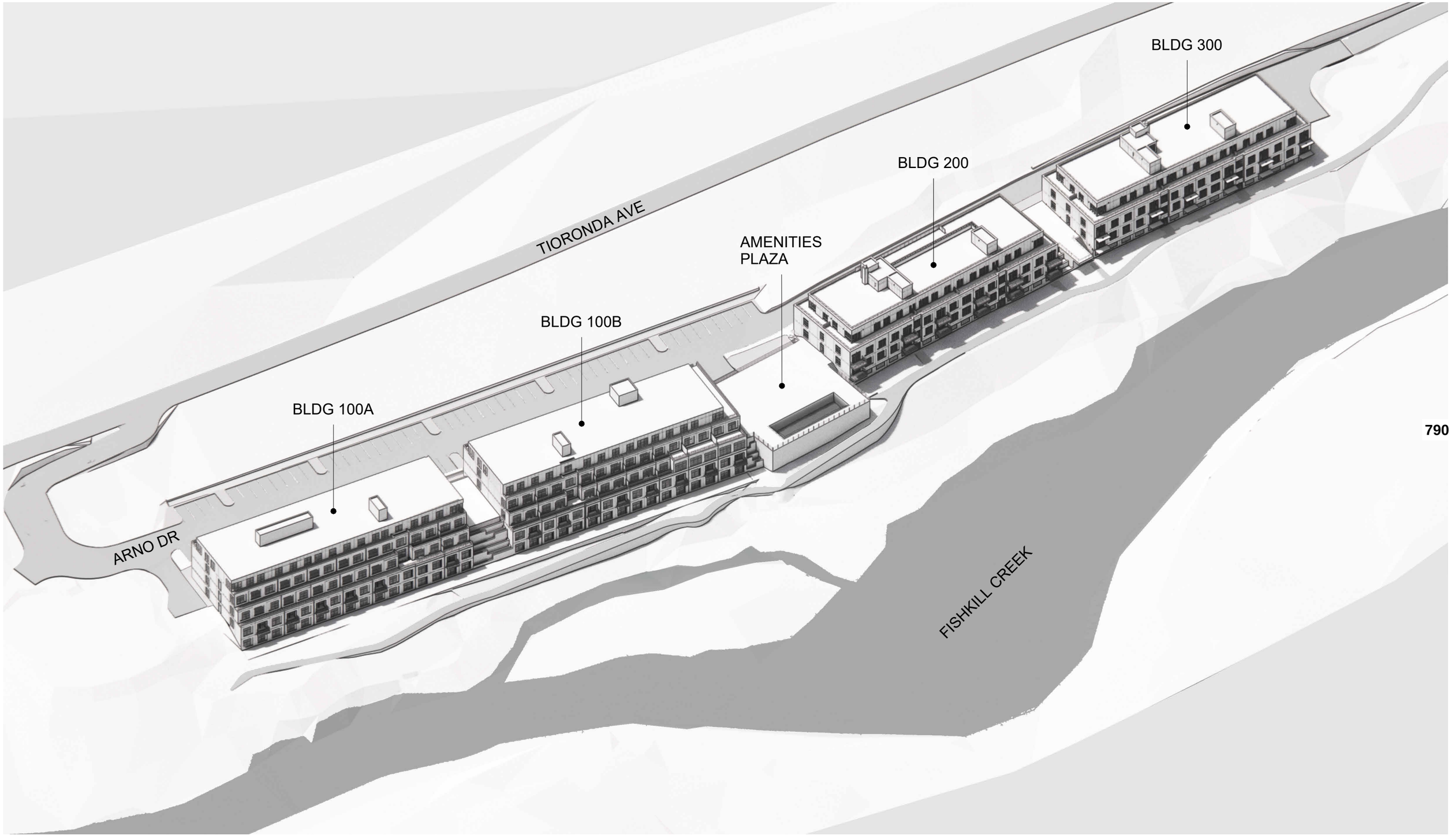


AERIAL VIEW - SW

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten



790

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

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Beacon**

Referring Agency: **Municipal Board**

Tax Parcel Numbers(s):

Project Name: **Amended Concept Plan for 248 Tioronda Avenue**

Applicant: **Beacon 248 Holdings LLC**

Address of Property: **248 Tioronda Avenue, Beacon, NY 12508**

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☑ Other (Describe): **Amended Concept Plan**

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **3/13/2026**

Entered By: **Swanson, Benjamin**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **2/5/2026**	Notes:	☑ Major Project
Date Received: **2/5/2026**		Referral #: **ZR26-025**
Date Requested: **3/13/2026**		
Date Required:	☐ Also mailed hard copy	Reviewer: Emily S. Dozier
Date Transmitted: **2/17/2026**		

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

KEANE & BEANE P.C.
ATTORNEYS AT LAW

■ **Westchester**
445 Hamilton Avenue
Suite 1500
White Plains, NY 10601
Phone 914.946.4777

■ **Long Island**
534 Broadhollow Road
Suite 460
Melville, NY 11747
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: **City of Beacon Planning Board**

FROM: **Nicholas M. Ward-Willis**

RE: **Clarification of Zoning Requirements for 248 Tioronda Concept Plan as Modified by City Council Resolution No. 17 of 2025**

DATE: **March 4, 2026**

During the Planning Board's review of the Concept Plan for 248 Tioronda Avenue during its February 10, 2026 meeting, a question was raised whether the Concept Plan is zoning compliant. In short, the answer is yes. The City Council pursuant to its authority in Section 223-41.14 of the City of Beacon Zoning Code (Bulk Regulations for the FCD District) waived the zoning requirements via its December 15, 2025 resolution. Thus, the project, which admittedly exceeds the number of dwelling units and permissible height, is otherwise deemed to be zoning compliant.

Section 223-41.14(B) contains the following language:

> Less non-residential 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 benefit 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 review.

By this language, the City Council authorized itself to waive zoning requirements including allowing less nonresidential square footage and allowing other facets of the project that it deems to be in the public interest. In essence, the City Council has unfettered discretion with respect to what it wishes to allow to be built when considering waiving the non-residential square footage requirement.

The City Council's December 15, 2025 resolution contains the following language:

> **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.

Accordingly, in connection with consideration of its December 15, 2025 Resolution, the City Council reviewed a Concept Plan that showed the number of dwelling units and the height of the buildings that exceeds zoning. The Council was aware of this

fact when it adopted the resolution and, in fact, required the Applicant to submit a Concept Plan that was substantially similar to the Concept Plan it reviewed in December 2025 when it adopted the resolution waiving the commercial component of the project in lieu of 136 residential units, 27 of which will be BMR. That is the case with the Concept Plan the City Council reviewed at its January 20, 2026 meeting and referred to the Planning Board for its review and comment at its February 10, 2026 and future meetings.

Accordingly, the project is deemed to be zoning compliant. We have reviewed this memorandum with the Building Inspector and City Council prior to conveying it to the Planning Board. Accordingly, the Planning Board should be offering its comments on the Concept Plan with the understanding that the plan is zoning compliant. Thank you for your attention.

cc: City of Beacon City Council
Bryan Murphy, Building Inspector
Jennifer Gray, Esq.
John Russo, P.E.
Natalie Quinn, AICP

SEQR 19-012 801

City of Beacon
Planning Board
One Municipal Plaza, Suite 4
Beacon, NY 12508
Phone: 845-838-5002

DESIGNATION OF LEAD AGENCY RESPONSE FORM

To: City of Beacon Planning Board **Date:** 03/10/2026

From (agency name): New York State DOT

Subject: **Designation of Lead Agency in Accordance with SEQRA**
248 Tioronda Avenue, Beacon, NY 12508, Tax Grid No. 6054-45-012574

The City of Beacon Planning Board intends to continue to serve as the Lead Agency for the environmental review of the proposed action consisting of a proposal to amend a previously approved Concept Plan and Amended Site Plan for two multi-family buildings with a total of 64 units and a separate office building with 25,400 square feet. The Amended Concept Plan would change the use of one of the three buildings (i.e., Building 100) from a two-story office building to two buildings containing a total of 136 residential units, including 27 units which are Below Market Rate (BMR). Building 100A is proposed to contain 71,833 square feet with 78 dwelling units and Building 100B is proposed to contain 66,853 square feet with 58 dwelling units with a subsurface parking garage. Other site modifications include a Greenway Trail/Rail Trail Connection path to the west of Building 100A, modifications to the proposed refuse enclosure, installation of retaining walls along the Greenway Trail, and construction of an amenities plaza with swimming pool between Building 100B and Building 200.

The above identified agency: *(please check one below)*

☑ Has no objection to the Planning Board serving as Lead Agency.

☐ Takes no position with respect to the Planning Board serving as Lead Agency.

☐ Objects to the Planning Board serving as Lead Agency.

DAVID GROUCHER
Printed Name

Signature

CS
Title

Mercedes Perez, Planning Board Secretary: **mperez@beaconny.gov**

Chai Developers LLC
35 Main Street, Suite 311
Poughkeepsie, NY 12601

March 6, 2026

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

RE: Response to Engineering Comments from Lanc & Tully RE 248 Tioronda Ave Concept Plan

Dear Mr. Gunn,

On behalf of Beacon 248 Holdings LLC, I am providing responses to Lanc & Tully's engineering comments referenced in their letter dated February 10, 2026. Each numbered comment is presented below in bold italics, followed by our corresponding response.

1. ***Section 1 of the narrative should discuss other aspects of zoning compliance such as those detailed in the plan's bulk table.***

LaBella has updated the EAF accordingly.

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.***

LaBella has updated the EAF accordingly.

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.***

LaBella has corrected this in the EAF.

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.***

LaBella has updated the EAF narrative to greater describe these sites as recommended.

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.***

As this is a Concept Plan submission, we did not detail items such as rooftop screening, but we do plan on screening all rooftop equipment, including any HVAC equipment. Further detailed plans will be included upon Site Plan submission, and we will make sure to include the screening in the relevant project renderings. LaBella has also added a comment regarding the rooftop screening in the EAF Endnotes.

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.***

LaBella has added this to the EAF Endnotes as suggested.

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?***

La Bella has added this information to the EAF Endnotes as suggested. We do plan on adding more amenities to the property as part of this second phase of development.

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.***

We have no objection to this, and we will resubmit to SHPO, requesting an updated letter.

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.***

As this is a Concept Plan submission and not a Site Plan submission, we have submitted the required renderings as per Section 223-41.13-F(1)(i) of the City of Beacon Zoning Code. We fully anticipate submitting additional renderings as part of the Planning Board's Site Plan review.

10. ***The Fishkill Creek Development (FDC) Zone allows for a maximum building height of 3 stories and 40 feet. Building 1 00A 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.***

To meet the requirement specified in Beacon City Council Resolution #115 of 2025, the proposed height and massing is necessary to accommodate 136 apartments in Buildings 100A and 1000B.

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.***

An updated SWPPP will be prepared and provided for review with the formal Site Plan submission, provided the Concept Plan gains City Council approval. The updated SWPPP will include a comparison of the updated site plan with the previous one, as well as any other revisions to the stormwater facilities.

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 DC DOH 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>***

Provided the Concept Plan gains City Council approval, we plan to seek amended approval from DC DOH for the sewer pump system as it pertains to the updated Site Plan, and we will provide the Planning Board with a copy of all submissions and correspondence with DC DOH.

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.***

Provided the Concept Plan gains City Council approval, we will be following that up with a full Site Plan submission, as per the process outlined in Section 223-41.13-G of the City of Beacon Zoning Code. The submission will include a fully detailed landscaping plan, fully detailed lighting plan, as well as grading, utility, erosion and sediment control plans.

I hope this fully addresses the comments raised in the engineering memo. If you have any further questions or require additional information, please don't hesitate to reach out. Thank you very much for your attention and consideration.

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

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LaBella
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21 Fox Street | Poughkeepsie, New York 12601 | p 845-454-3980

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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	2.30	3.33	+1.03
• Forested	3.50	2.63	-0.87
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.37	2.91	+0.54
• 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 EAF Narrative Section 5.0.

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

See FEAF Narrative for details.

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: Tuck Industries (Classification C). C314117: Beacon Terminal (Classification A). C314118: Churchill Mills (Classification N). 546031: Hudson River PCB Contamination (Classification 02).

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 9.0

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 March 10, 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:BIN 1006340 COOPERATION BRIDGE, Eligible property:Delahay-Ormsbee Residence, 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."

The Applicant will be properly screening all rooftop mechanical equipment, to be further reviewed and approved by the Planning Board during Site Plan review.

To meet the requirement specified in Beacon City Council Resolution #115 of 2025, the proposed height and massing is necessary to accommodate 136 apartments in Buildings 100A and 1000B. The roof elevation of Buildings 100A and 100B matches the same roof elevation as that of Buildings 200 & 300. In addition, all 4 buildings are structurally connected via the parking garage. In a memorandum dated March 4, 2026 the City Council's attorney further clarified that the City Council had reviewed a Concept Plan in substantial conformance with the current plan when it passed its December 16, 2025 resolution and is permitted to waive zoning requirements, where a substantial public benefit which would not otherwise be required of the project, as determined at the sole discretion of the City Council, pursuant to its authority in Section 223-41.14. Other bulk requirements for the FCD district, including minimum parking (222 spaces), lot area (9.18 acres), building coverage (17%), open space (64%), frontage (135-ft), building setbacks from public streets (160-ft), and building setback and buffer width from Fishkill Creek (62-ft average, 37-ft minimum) meet or exceed FCD bulk requirements.

As part of this concept plan, several new amenities are being introduced to enhance the overall experience for residents. The proposed indoor amenities will be located in Building 100B, featuring a fitness center, a recreation room, among other facilities. In addition to these indoor offerings, the plan also includes the creation of an outdoor amenity plaza. This space is envisioned to feature various recreational areas, providing opportunities for relaxation and community activities.

New amenities are also proposed for the public good. These include a dog run, pollinator & community garden, and the extension of the on-site public Greenway Trail to the southern property line.

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. Environmental Contamination

The project site was listed in the NYSDEC's Environmental Remediation Database as Site Code 314044, formerly owned by Tuck Industries and 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 (primarily heptanes and toluene), which resulted in soil contamination. The NYSDEC website indicates that the has been remediated and assigned a classification of C, which means that the NYSDEC has determined that remediation has been satisfactorily completed under a remedial program. The site has been delisted from the NYS Registry of Inactive Hazardous Waste Disposal Sites per NYSDEC correspondence dated October 11, 2002.

Approximately 0.4-mile southwest of the project site is another 10.448 acres environmental remediation site known as Beacon Terminal (Cite Code C314117). This remediation site is located at 555 South Avenue and is located adjacent to the Fishkill Creek, approximately 2,000 feet east of the Hudson River. There is a railroad right of way north of the site and Fishkill Creek is to the south. To the east and west of the site is Madam Brett Park and an undeveloped/wooded area respectively. According to NYSDEC, the site is currently (as of 2021) unoccupied and "consists of eight vacant industrial buildings which were formerly used for various manufacturing and warehousing purposes (i.e. Tioranda Hat Works, Atlas Fiber Company, Chemical Rubber Products Inc., BASF Colors and Chemicals, etc). These buildings occupy approximately fifty percent of the site, and the remainder includes paved parking, paved drives and undeveloped grassland and

woodlands. The surface of the site slopes gently to moderately downward to the southeast, towards Fishkill Creek with the surface elevation ranging approximately 20-40 feet above mean sea level. A pedestrian trail known as Fisherman's Trail is partly located on the site along the western and southern property boundary and provides access to Fishkill Creek. Scenic Hudson (owner of the adjacent parcel) has an access easement to Fisherman's Trail. Although the site is zoned Industrial: Manufacturing and Processing, the site is located in a suburban area comprised primarily of single-family residential, recreational, and vacant properties, and is proposed to be developed as a residential condominium complex. According to NYSDEC, "in October 2000, as part of the Voluntary Cleanup Program (Site #V00443), four toluene USTs located at building B-5Aand B-5B were removed. All ASTs with exception of four chemical holding tanks located in building B-2 were cleaned and removed from the site. Additionally, one 550-gallon UST was removed from the western side of building B-5B." Remediation at the site is mostly complete; soil vapor remains as a contaminant of concern but is being managed under a NYSDEC Site Management Plan. Therefore, no significant adverse impacts to adjoining properties, including the project site, are anticipated to occur.

Approximately 0.35 mile northeast of the project site is another environmental remediation site known as the Church Hill Mills Site (Site Code C314118). This remediation site is +/- 3.36 acres, made up of 4 parcels and is bounded by Tioranda Avenue to the northeast, East Main Street to the north, the Fishkill Creek to the east and south, and Churchill Street to the southwest. According to NYSDEC, "the site is currently vacant and has previously been utilized in part for various industrial uses including hat manufacturing, aluminum anodizing, woodworking and auto parts salvaging. Contaminants which are known or suspected to affect the soil, groundwater, sediment and/or soil gases include petroleum, SVOCs, metals and PCBs. The Brownfield Cleanup Program application was approved in 2007. The remedial investigation work plan was approved in December 2007. After two schedule extensions, the Volunteer has terminated the BCA without implementing the investigation work plan." NYSDEC has assigned this project a classification of N which means that no further action is needed at this time.

Although the NYSDEC EAF Form indicates that NYSDEC Remediation Site Code 546031 is within 2,000 feet of the project site, it appears that it is actually +/- 3,500 feet from the project site. This remediation site pertains to the PCB sediment contamination of the Hudson River in Hudson Falls and Fort Edward (classification of 2). Since the project site is not located within 2,000 feet of this remediation site, adverse impacts from the remediation site are not anticipated.

6. 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

Soil Symbol	Soil Type	Slopes	Drainage	Depth to Water Table (Feet)	Depth to Bedrock (Inches)
W	Water	NA	NA	0	NA

7. Wetlands and Surface Waters

There are federal wetlands on the project site (reference Figure 5). As in the Approved Plan, there are no proposed impacts to wetlands or the Fishkill Creek. While no encroachments are proposed, the redevelopment project with an increase in impervious area proposes a combination of bioretention basins, stormwater planters, green roofs and hydrodynamic separators to improve water quality of project runoff tributary to the Fishkill Creek. The project proposes no deviations from NYSDEC requirements for stormwater management. Therefore, no significant adverse impacts to water resources are anticipated as a result of the project.

8. Floodplain

As in the Approved Plan, there is no building construction proposed within Zone AE.

9. 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.
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.

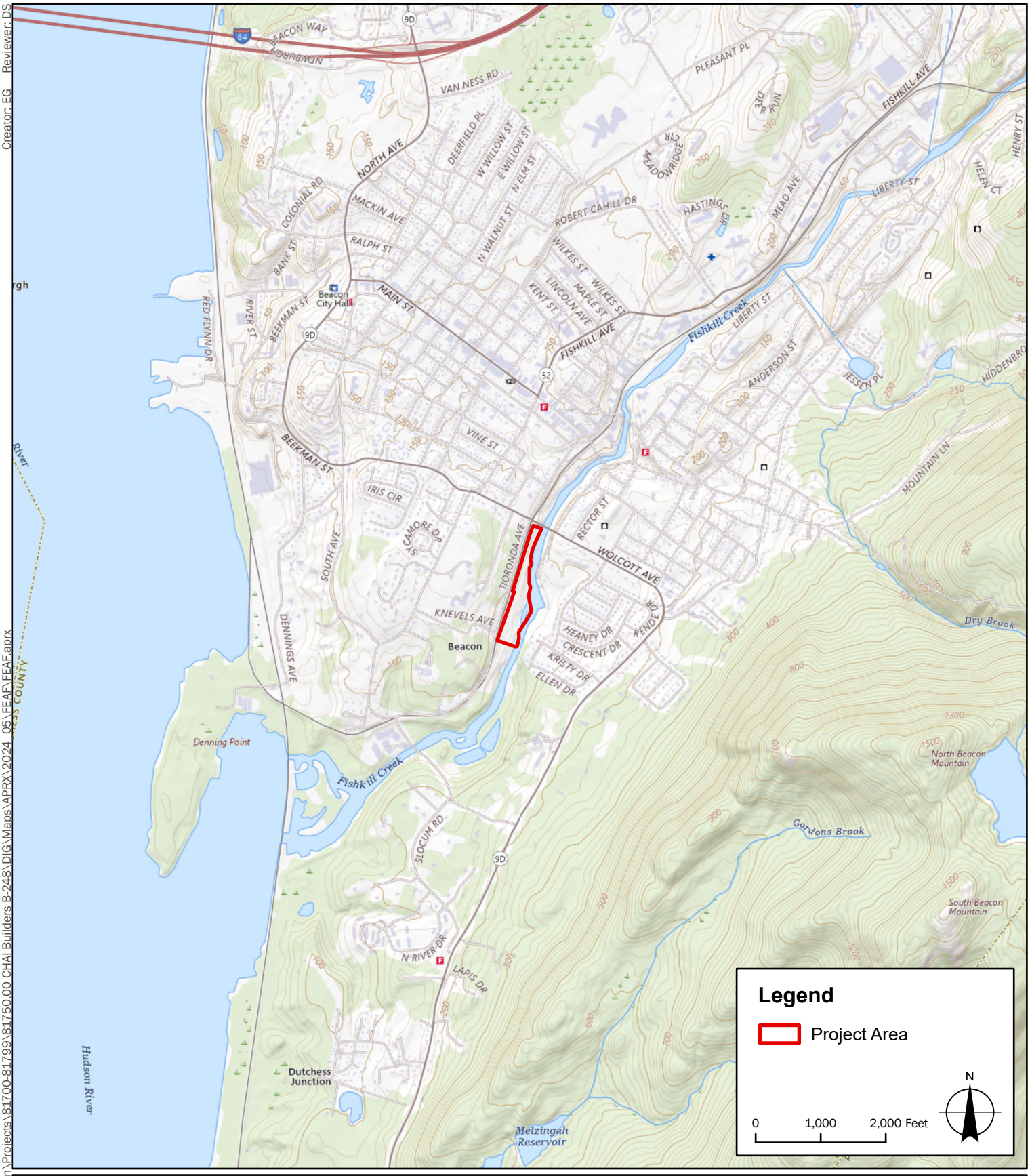
Species Name	Regulatory Status	Preferred Habitat
Monarch Butterfly (Danaus Plexippus)	Federally-Proposed Threatened	According to USFWS and NYSDEC, monarchs are found in open meadows and fields that usually contain a variety of wildflowers including milkweed, coastal beaches with dunes, and man-made butterfly 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.		

10. 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. Coordination with NYSOPRHP SHPO has been initiated to request an updated determination; a determination of no effect is expected since the overall project footprint has remained the same.

FIGURES



Sources:
1. Project Area: LaBella, 2024; Regrid, 2024
2. Streets: NYS GIS Program Office 2023
3. Basemap: USGS Topo Map

LaBella
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248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

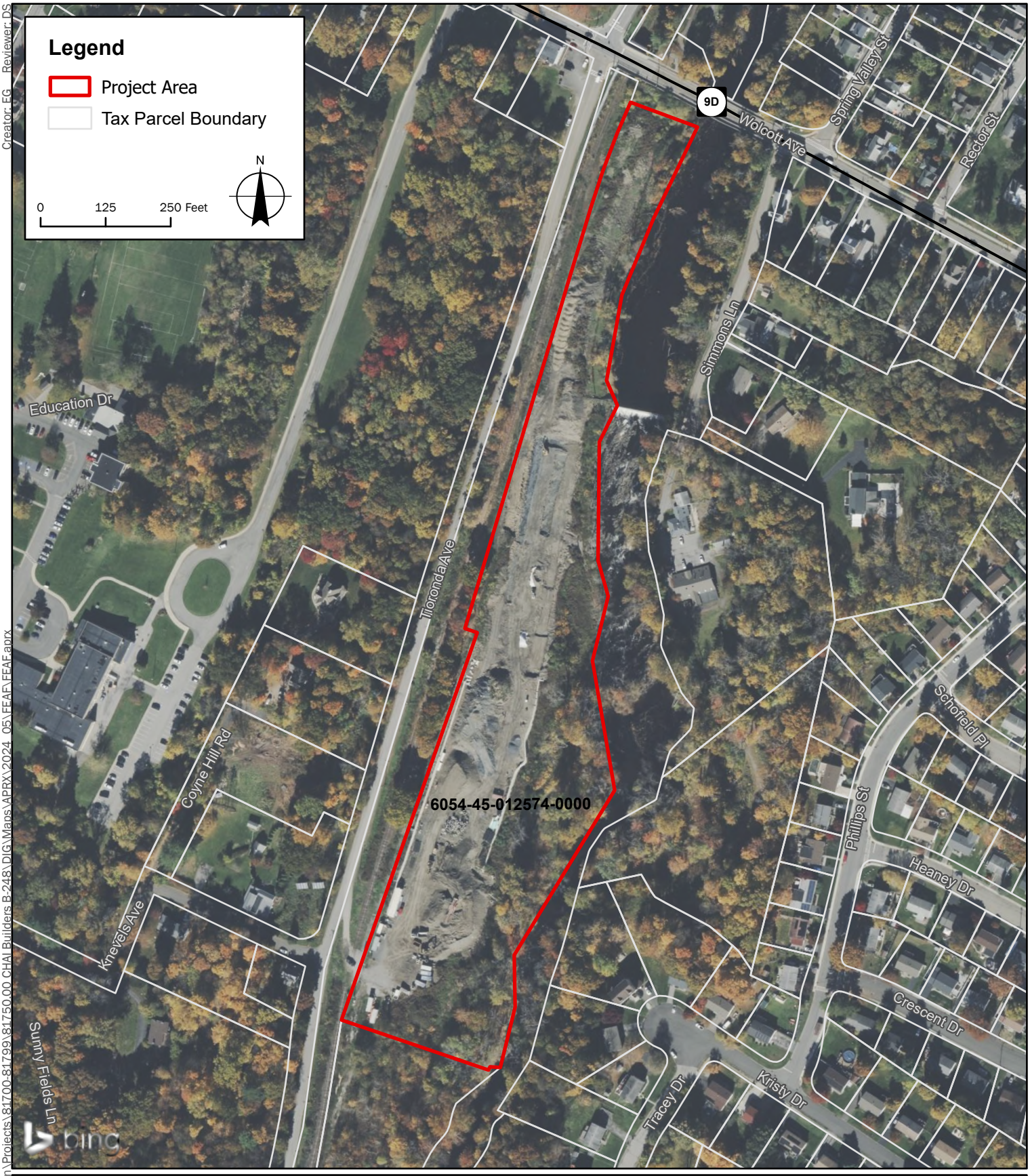
CHAI Builders
B-248

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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248 Tironda Avenue,
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B-248

LaBella Project No: CZ81750
Date: 6/3/2024

Orthophoto Tax Map

FIGURE 2

Creator: EG Reviewer: DS

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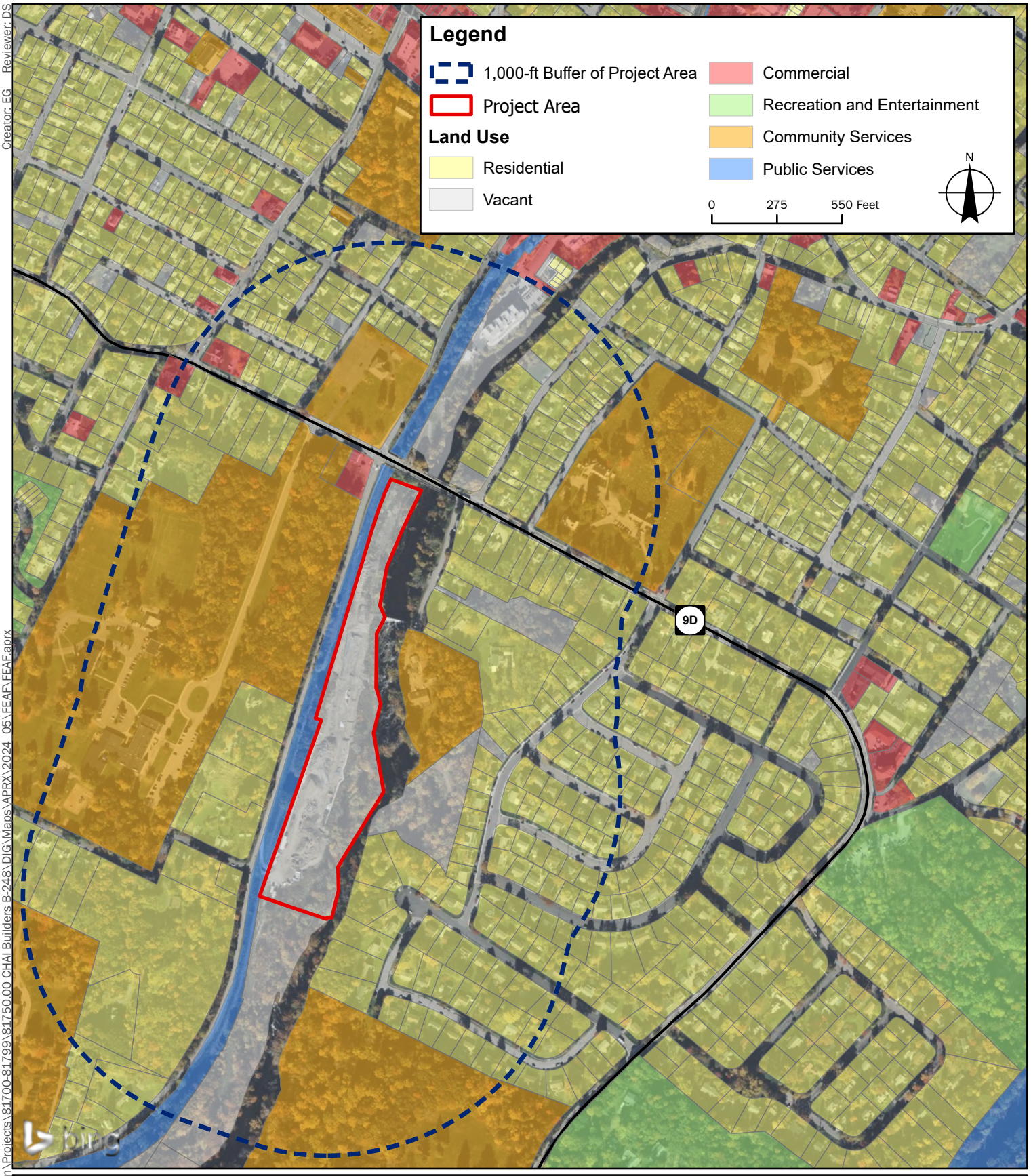

Sources:
1. Project Area: LaBella, 2024
2. Tax Parcels: Regrid, 2024
3. Land Use: Regrid, 2024
4. Streets: NYS GIS Program Office, 2023
5. Basemap: Bing Maps

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248 Tironda Avenue,
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Dutchess Co., New York

CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

Land Use Map

FIGURE 3

Creator: EG Reviewer: DS

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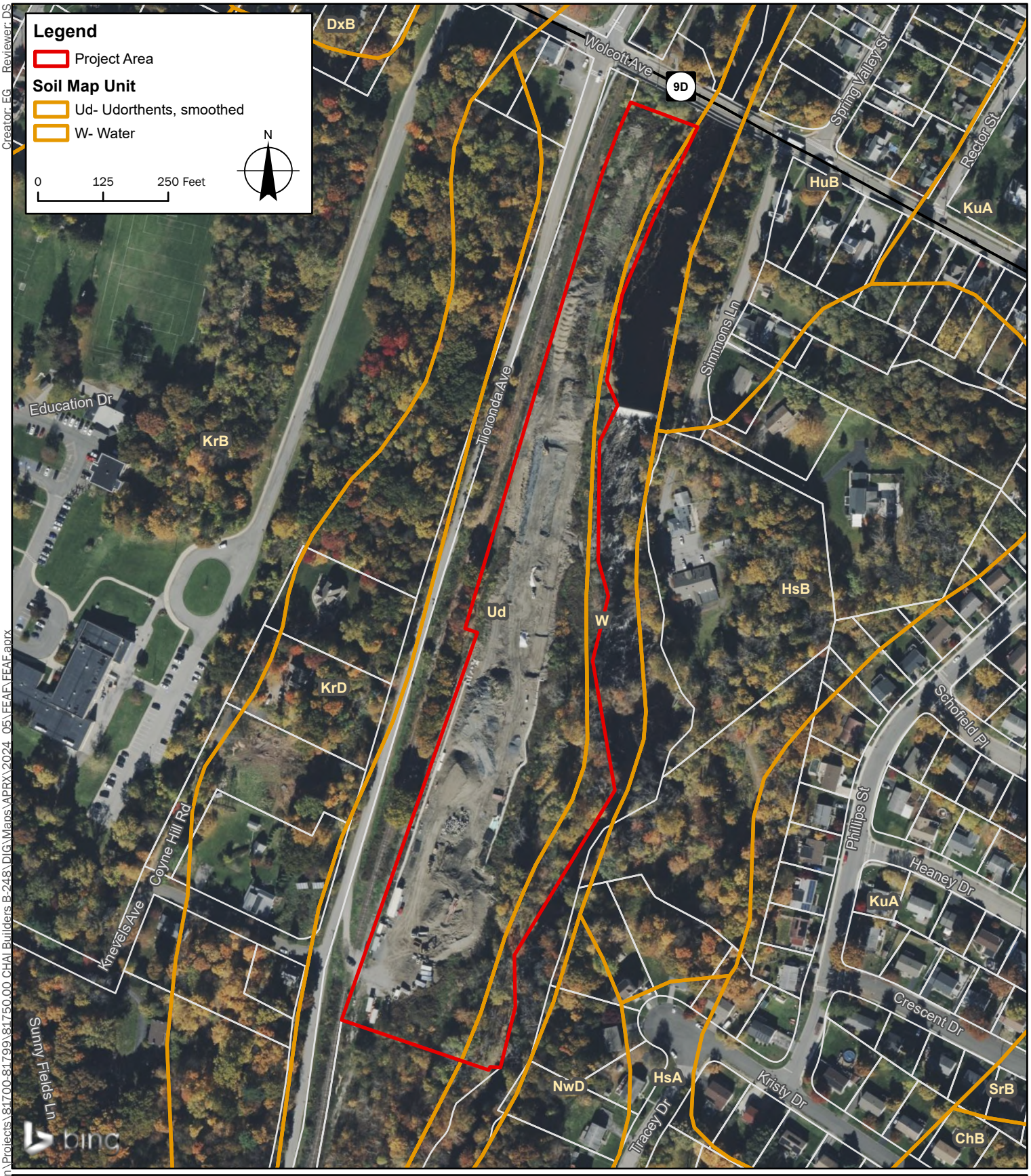

Sources:
1. Project Area: LaBella 2024; Regrid 2024
2. Soil Map Unit: USDA/NRCS 2021
3. Streets: NYS GIS Program Office 2023
4. Basemap: Bing Maps

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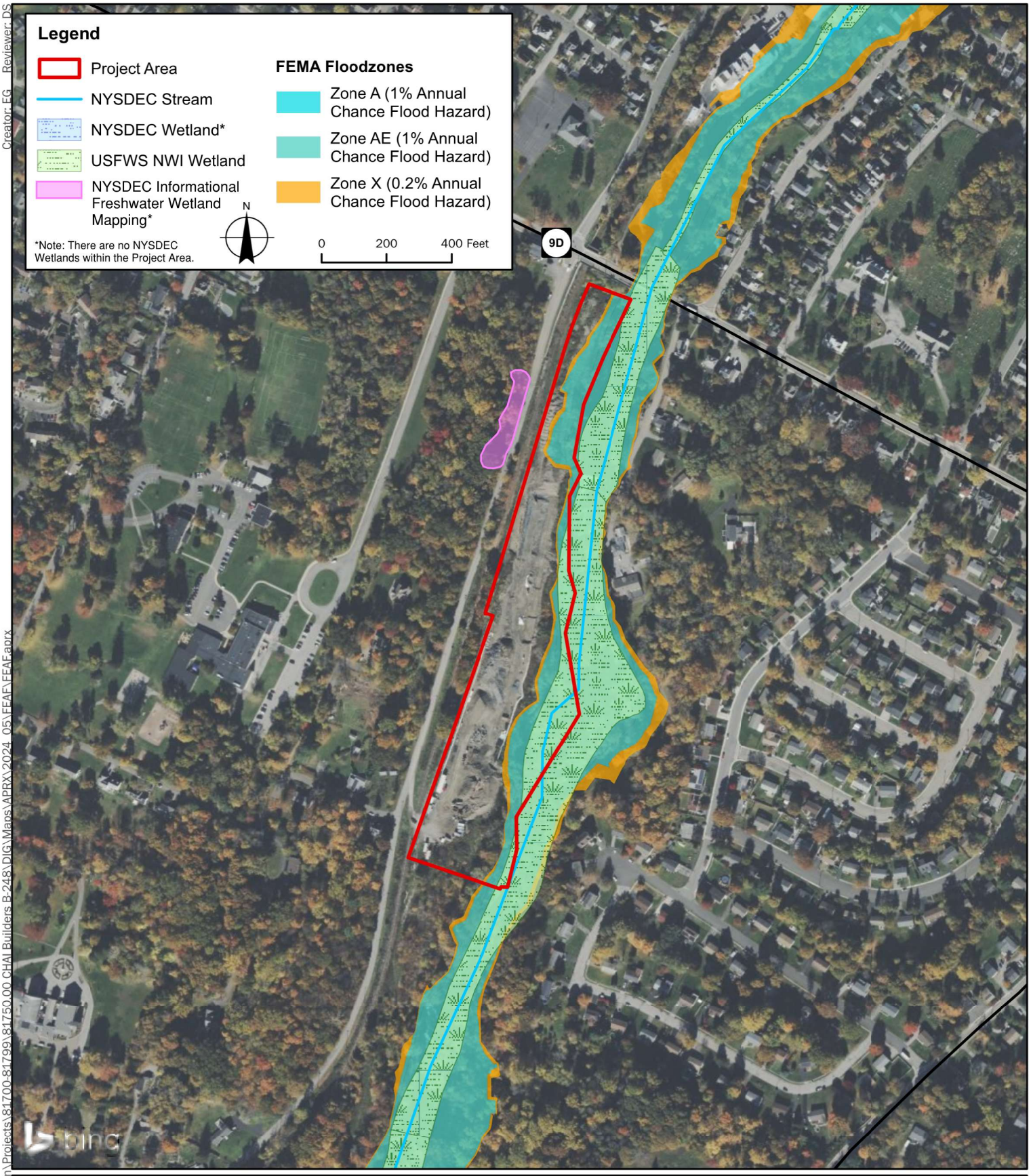
CHAI Builders
B-248

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



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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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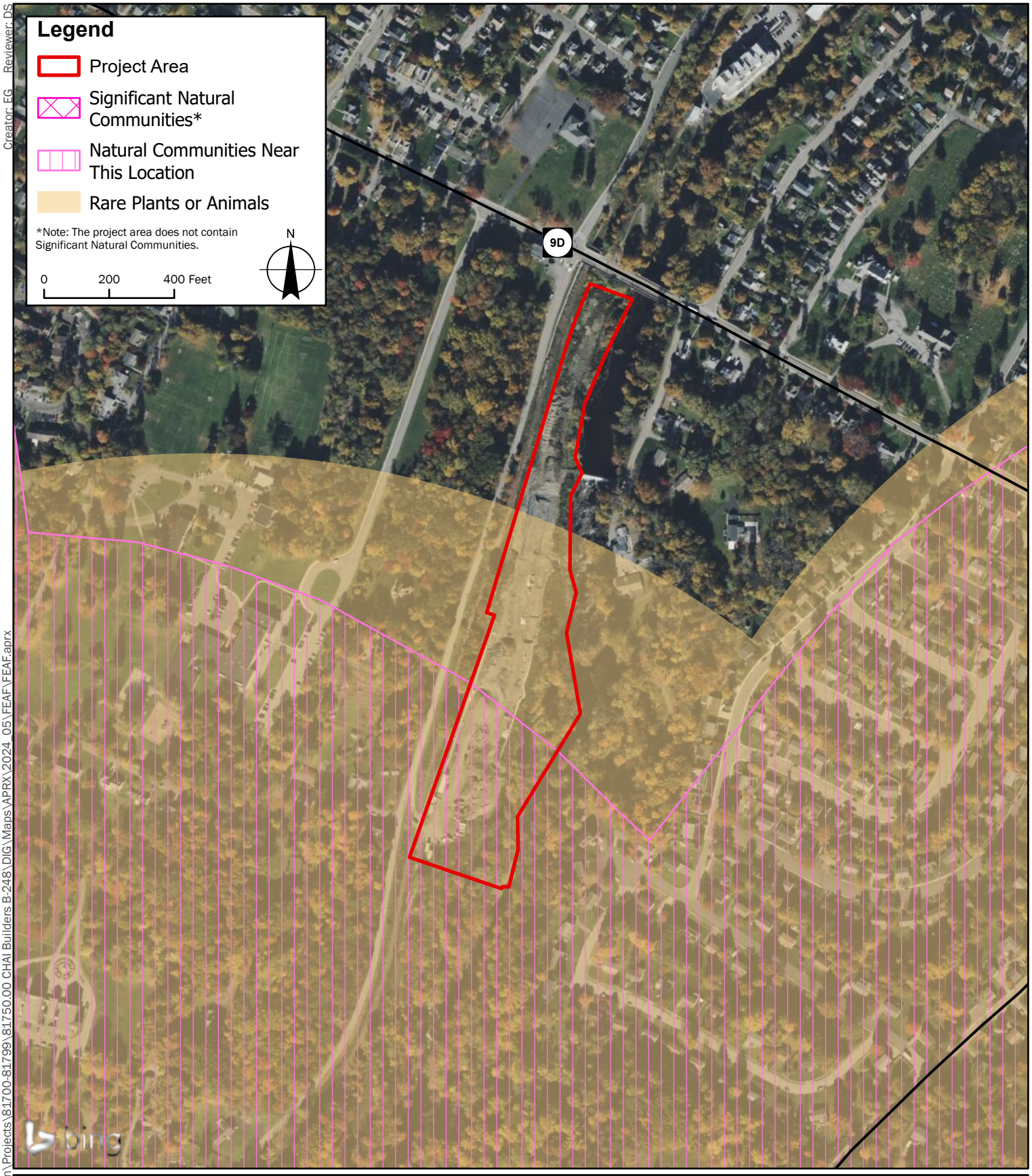
LaBella Project No: CZ81750
Original: 6/3/2024. Revised: 1/28/2026.

Wetland, Stream, and Floodplain Map

FIGURE 5



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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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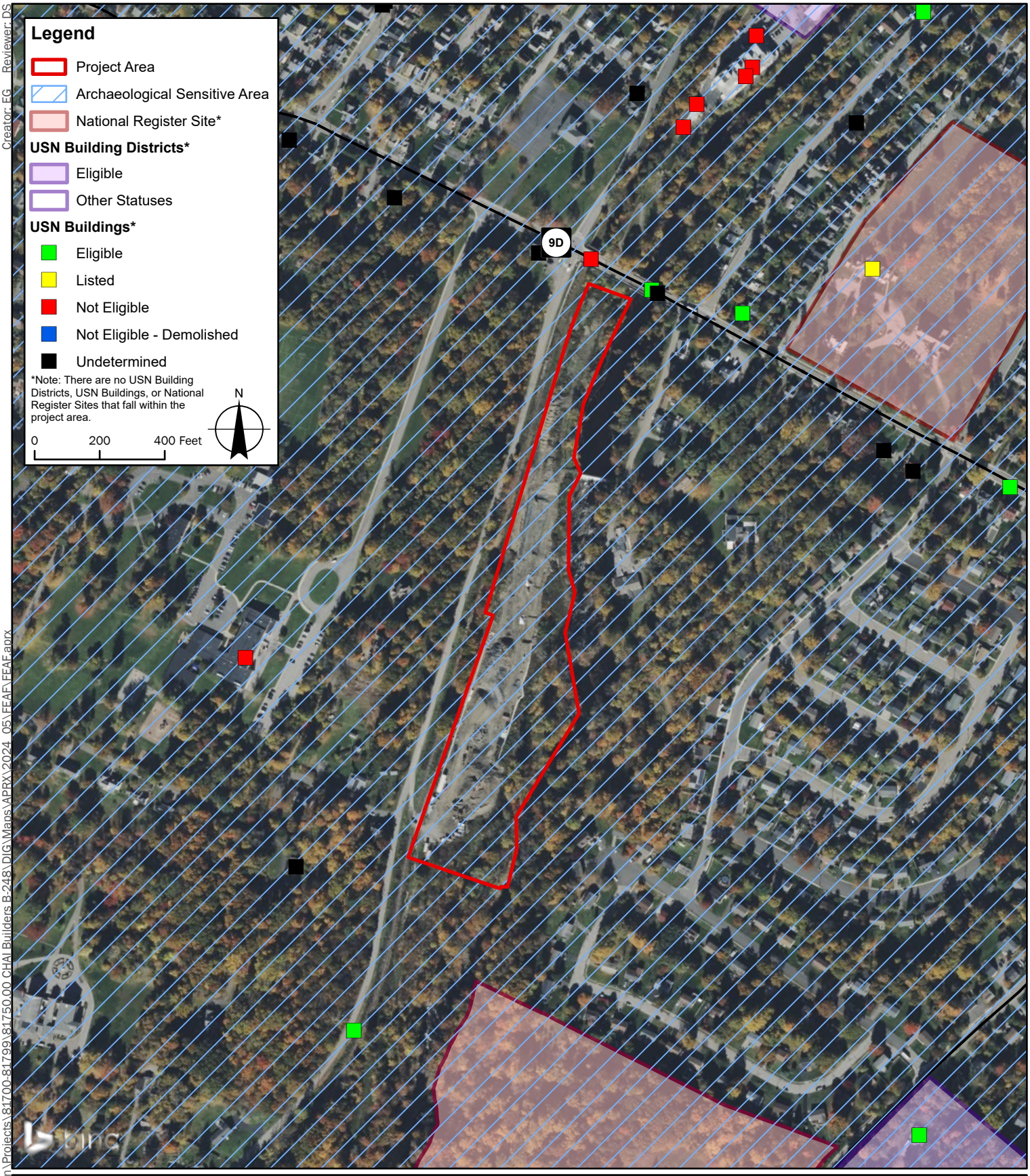
LaBella Project No: CZ81750
Date: 6/3/2024

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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Dutchess Co., New York

CHAI Builders
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

NOT FOR CONSULTATION

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

NOT FOR CONSULTATION

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.

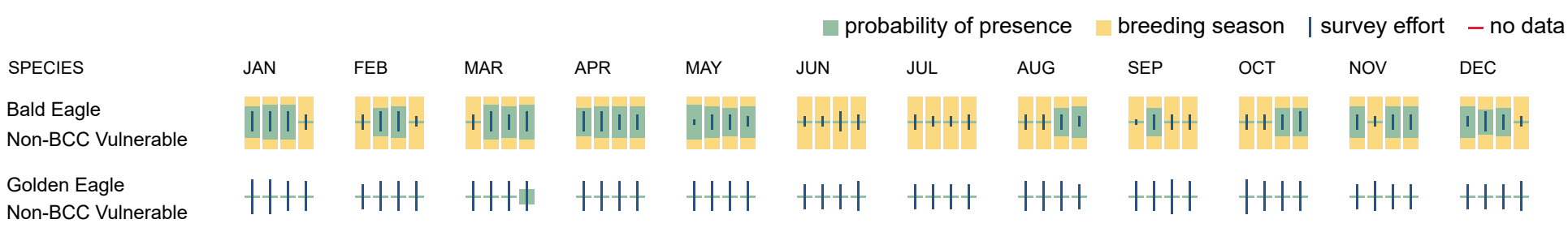
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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.

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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

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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.

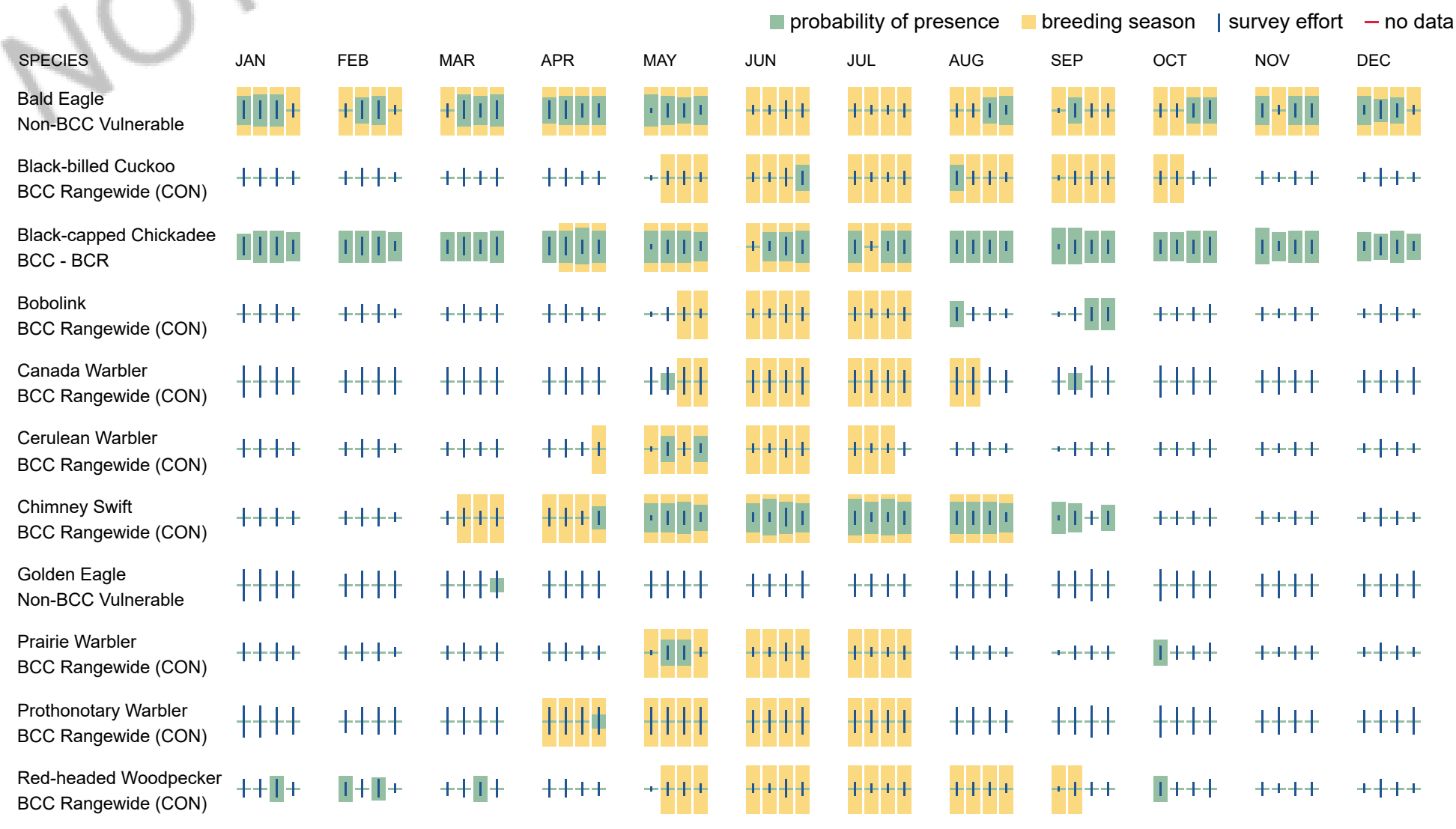
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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.



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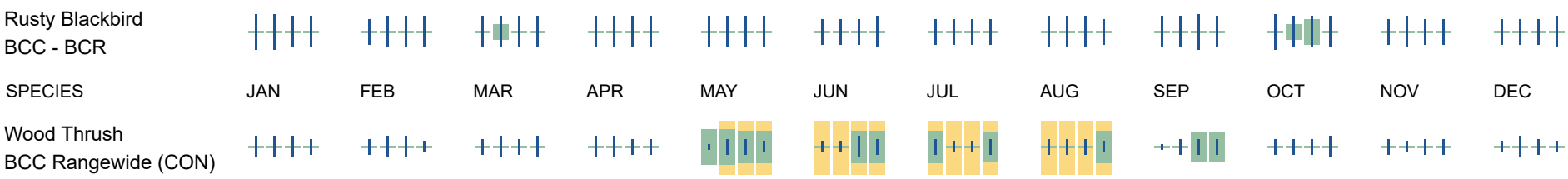

Migratory Bird FAQs

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.

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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

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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.

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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

City of Beacon Planning Board Agenda
03/10/2026

Title:

Certificate of Appropriateness: 65 Monell Place, New Single-Family House

ATTACHMENTS

65 Monell PB 3.10.26 ARB app.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 2.20.26

Project Address: 65 Monell Place.

Project Architect/Engineer: Joe Pomarico

Owner/Builder: Hurdy II corp.

Contact Phone No.: [redacted] Email: [redacted]

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) X New Single-Family House

Color/Materials:

Siding: Black Stucco

Roofing: EPDM

Windows: Color: Black Type: Jeld wen.

Trim: none (stucco)

Garage Door: Clopay Modern Black garage door.

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)

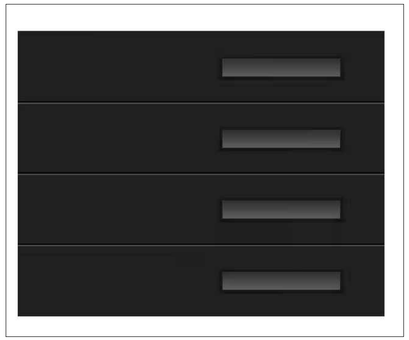
Plan Approved ____ (Date)

Subject to the following:

FEE: $100.00

PROPOSED CONTEMPORARY HOME - 65 MONELL PLACE CITY OF BEACON, NY

GARAGE DOORS



CLOPAY Modern Steel Insulated Matte Lustra Black Garage Door with Slim Windows

EXTERIOR BALCONY PRIVACY PANELS



SLAT SOLUTION European Weathered Teak With Black Accents Exterior Slat Wall Paneling





WINDOWS



JELD-WEN EpicVue Clad-Wood Black Casement Windows

ENTRY DOORS



MMI Full Lite Clear Glass Fiberglass Black Double Entry Doors

EXTERIOR FACADE



STUCCO- Smooth, Black



BALCONY OVERHANG FINISH



1x6 T&G Premium Knotty Pine - Amber Ale

BALCONY RAILING



TREX Signature Glass Rail Kit, Charcoal Black

NEIGHBORING HOMES - MONELL PLACE BEACON, NY



65 MONELL PLACE PARCEL LOCATION























City of Beacon Planning Board Agenda
03/10/2026

Title:

Certificate of Appropriateness: 48 Beacon Street, Facade

ATTACHMENTS

48 Beacon PB 3.10.26 ARB app redacted2.pdf

48 Beacon PB 2.10.26 ARB plans redacted.pdf

BEACON

862

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)

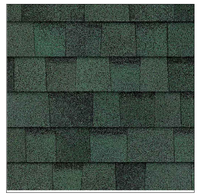
Plan Approved _____
(Date)

Subject to the following:

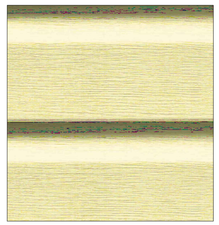
_____

_____

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

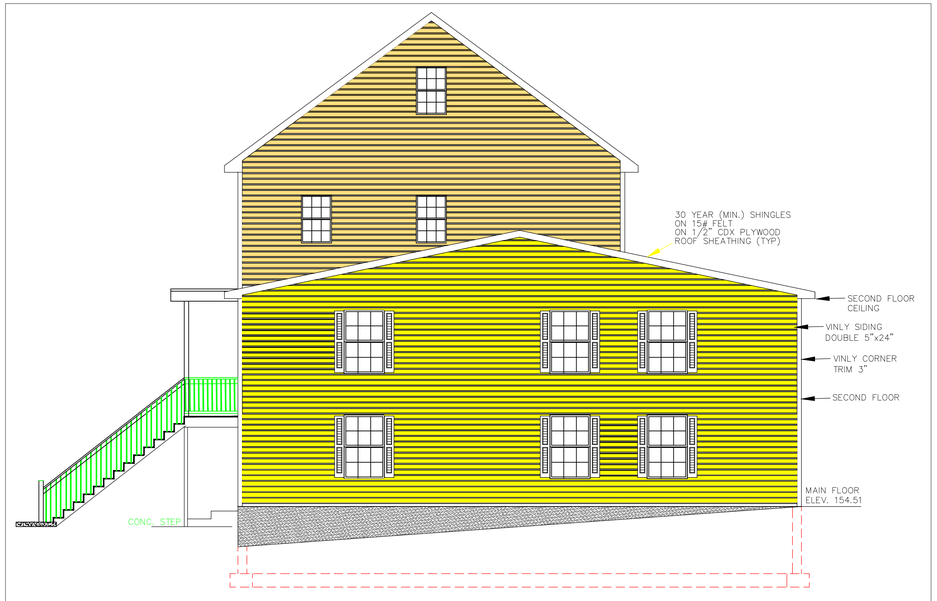


ANDERSON 200 SERIES
DOUBLE-HUNG TILT-WASH
WINDOW, PINE, EXTERIOR
OUTER FRAME IS TREATED WITH
WATER-REPELLENT
PRESERVATIVE AND COVERED
WITH A RIDID VINLY COVER
COLOR WHITE

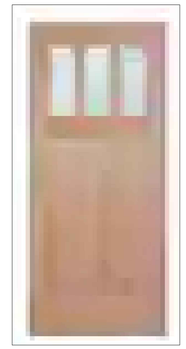


EXISTING FRONT ELEVATION
SCALE: 3/16"=1'-0"

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

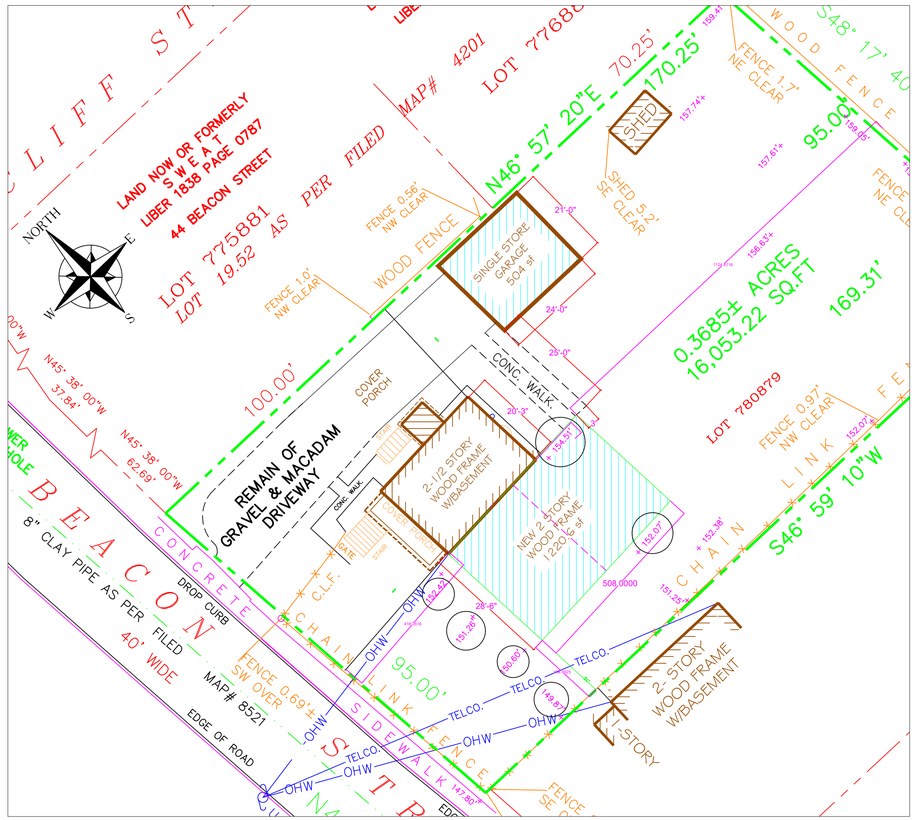


JELD-WEN STEEL DOOR WITH
GLASS, 66"x80", FULL LITE
BLAKELY PRIMED STEEL
PREHUNG DOOR COLOR BROWN



REAR EAST ELEVATION

EXISTING BUILDING



JOB TITLE
ADA ADDITION
BEACON STREET

OWNER
LETICIA TLATELPA
48 BEACON STREET
BEACON, N.Y. 125

PHONE NO.

CADD-MANS Design Service
ARCHITECTURAL & MECHANICAL DESIGN
19 DEAN HILL ROAD
NEW WINDSOR, N.Y. 12553
845-541-7457
DESIGNER

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
03/10/2026

Title:

Certificate of Appropriateness: Monell Place (Tax Grid 5955-04-583125), New Single-Family House

ATTACHMENTS

Monell 583125 PB 3.10.26 ARB app REDACTED.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 02/24/2026

Project Address: Monell Place (Street Number not yet issued) Parcel Number 583125

Project Architect/Engineer: Tidewater Engineering & Design - Lou Schwartz

Owner/Builder: Jennifer Hatfield and Douglas Massey / Self Build by Douglas Massey

Contact Phone No.: [redacted] Email: [redacted]

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ✓ New Single-Family House

Color/Materials:

Received:

Siding: White Stucco and Ipe Wood — FEB 24 2026

Roofing: White EPDM Membrane - Not Visible from ground level — City of Beacon Building/Planning/Zoning

Windows: Color: Light Gray Type: Tilt/Turn and Fixed - Triple Pane Glass

Trim: Anodized Aluminum

Garage Door: Ipe Wood Clad Overhead Door

Stone/Brick: Stone Veneer at Foundation

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



ABBREVIATIONS

ERV	ENERGY RECOVERY VENTILATION
T.O.	TOP OF
T.O.C.	TOP OF CEILING
T.O.F.	TOP OF FLOOR

DRAWING SYMBOLS

100 DOOR NUMBER

1.1 WINDOW NUMBER

ROOM 201 ROOM NAME & NUMBER

ELEVATION MARK

DRAWING INDEX

ARCHITECTURAL

SHEET NUMBER	CONTENTS
A001	COVER SHEET
A101	SITE PLAN
A102	WINDOW SCHEDULE
A202	FIRST FLOOR PLAN
A203	SECOND FLOOR PLAN
A204	THIRD FLOOR PLAN
A401	EAST ELEVATION
A402	WEST ELEVATION
A403	NORTH ELEVATION
A404	SOUTH ELEVATION

BEACON PASSIVE HOUSE

OWNER
JENNIFER HATFIELD
DOUGLAS MASSEY
31 CROSS STREET
APT 3
BEACON NY
631-526-8223
DOUGLESM@GMAIL.COM

STRUCTURAL
TIDEWATER ENGINEERING
& DESIGN P.C.
7 RIDGEWOOD ST.
BAYSHORE, NY 11706
631-839-4824

DESIGNER
PRESS START
PO BOX 49
SOUTHOLD, NY 11971
631-294-4241
JOANCHAMBERS10@GMAIL.COM

CONSULTANT
CERTIFIED PASSIVE HOUSE CONSULTANT

Douglas Massey
Certified Passive House Consultant
31 Cross Street. Apt 3
Beacon. NY 12508

Beacon Passive House
Monell Place
Beacon NY

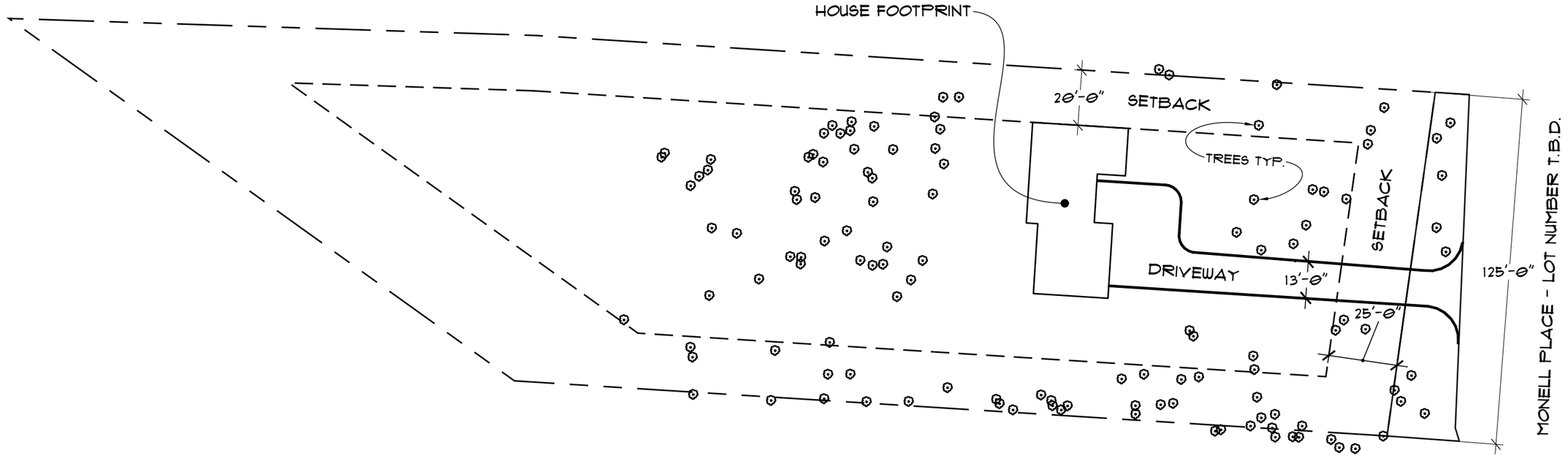
SET ISSUE DATES

DATE	ISSUE
26.02.10	ARCH. REV. BOARD

REVISIONS

NO	DATE	REMARKS
1		
2		
3		
4		
5		

COVER SHEET
SHEET NO.
A 001
DATE 2026.02.08



SITE PLAN

SCALE: 1" = 40'

Douglas Massey
Certified Passive House Consultant
31 Cross Street. Apt 3
Beacon. NY 12508

CERTIFIED PASSIVE HOUSE CONSULTANT

Beacon Passive House
Monell Place
Beacon NY

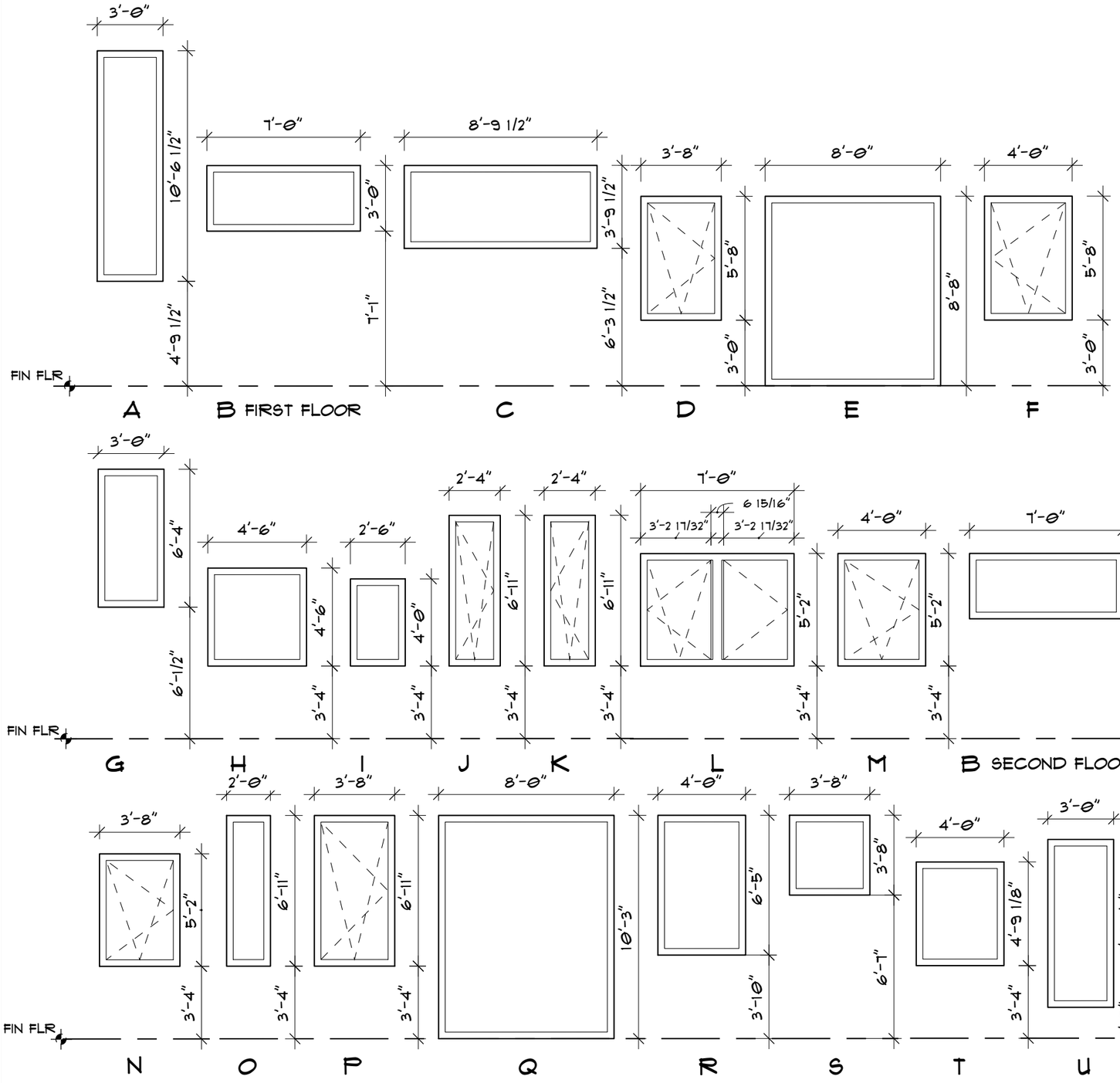
SET ISSUE DATES

DATE	ISSUE
26.0210	ARCH. REV. BOARD

REVISIONS

NO	DATE	REMARKS
1		
2		
3		
4		
5		

SITE PLAN
SHEET NO.
A 101
DATE 2026.02.08



WINDOW LEGEND

SCALE: 3/16" = 1'-0"

WINDOW SCHEDULE

MARK	TYPE	SILL HT	DETAIL SILL	DETAIL HEAD	DETAIL JAMB	REMARKS
FIRST FLOOR						
1.1	A	4'9 1/2"				STAIR HALL EAST
1.2	B	7'-1"				GARAGE SOUTH
1.3	B	7'-1"				GARAGE SOUTH
1.4	C	6'-3 1/2""				GARAGE WEST
1.5	D	3'-0"				BEDROOM SOUTH
1.6	D	3'-0"				BEDROOM NORTH
1.7	E	0'-0"				LIVING ROOM NORTH
1.8	F	3'-0"				KITCHEN NORTH
SECOND FLOOR						
2.1	G	6'-0 1/2"				STAIR HALL EAST
2.2	H	3'-4"				STAIR HALL EAST SQUARE
2.3	I	3'-4"				GUEST BATH
2.4	J	3'-4"				GUEST BEDROOM
2.5	K	3'-4"				GUEST BEDROOM
2.6	L	3'-4"				EXERCISE ROOM EAST
2.7	M	3'-4"				MASTER BATH EAST
2.8	B	5'-6"				MASTER BATH SOUTH
2.9	B	5'-6"				MASTER BEDROOM SOUTH
2.10	N	3'-4"				MASTER BEDROOM WEST
2.11	O	3'-4"				OFFICE 1 SOUTH
2.12	P	3'-4"				OFFICE 1
2.13	P	3'-4"				OFFICE 2
2.14	Q	0'-0"				DINING AREA
2.15	R	3'-10"				KITCHEN
2.16	S	6'-7"				STAIR HALL
THIRD FLOOR						
3.1	T	3'-4"				RECREATION ROOM NORTH
3.2	U	1'-5"				STAIR HALL
3.3	V	3'-4"				RECREATION ROOM SOUTH

CONSULTANT
CERTIFIED PASSIVE HOUSE CONSULTANT

Douglas Massey
Certified Passive House Consultant
31 Cross Street, Apt 3
Beacon, NY 12508

Beacon Passive House
Monell Place
Beacon NY

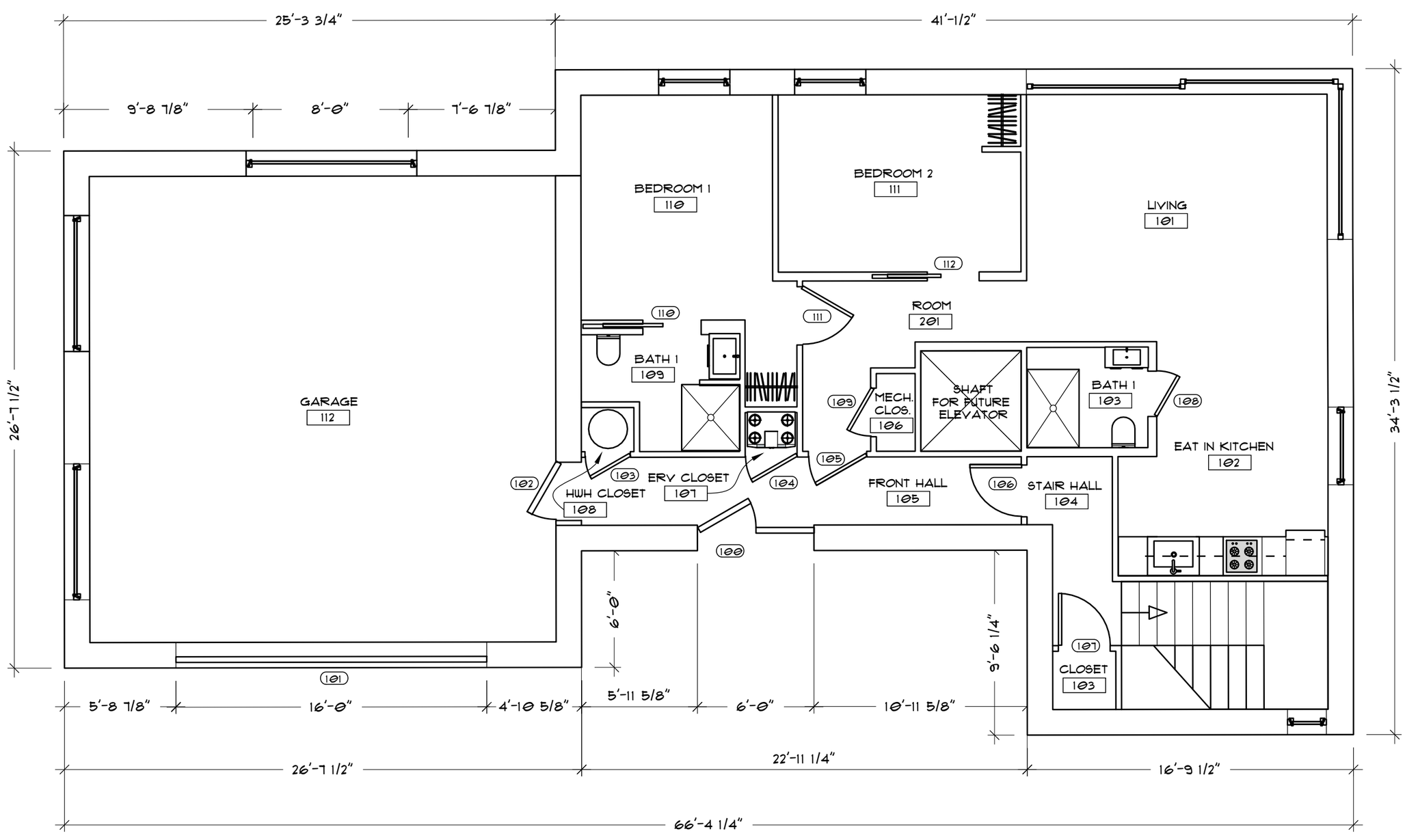
SET ISSUE DATES

DATE	ISSUE
26.0210	ARCH. REV. BOARD

REVISIONS

NO	DATE	REMARKS
1		
2		
3		
4		
5		

WINDOW SCHEDULE
SHEET NO.
A 102
DATE 2026.02.08



FIRST FLOOR PLAN

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

CONSULTANT

CERTIFIED PASSIVE HOUSE CONSULTANT

Douglas Massey
Certified Passive House Consultant
31 Cross Street. Apt 3
Beacon. NY 12508

Beacon Passive House
Monell Place
Beacon NY

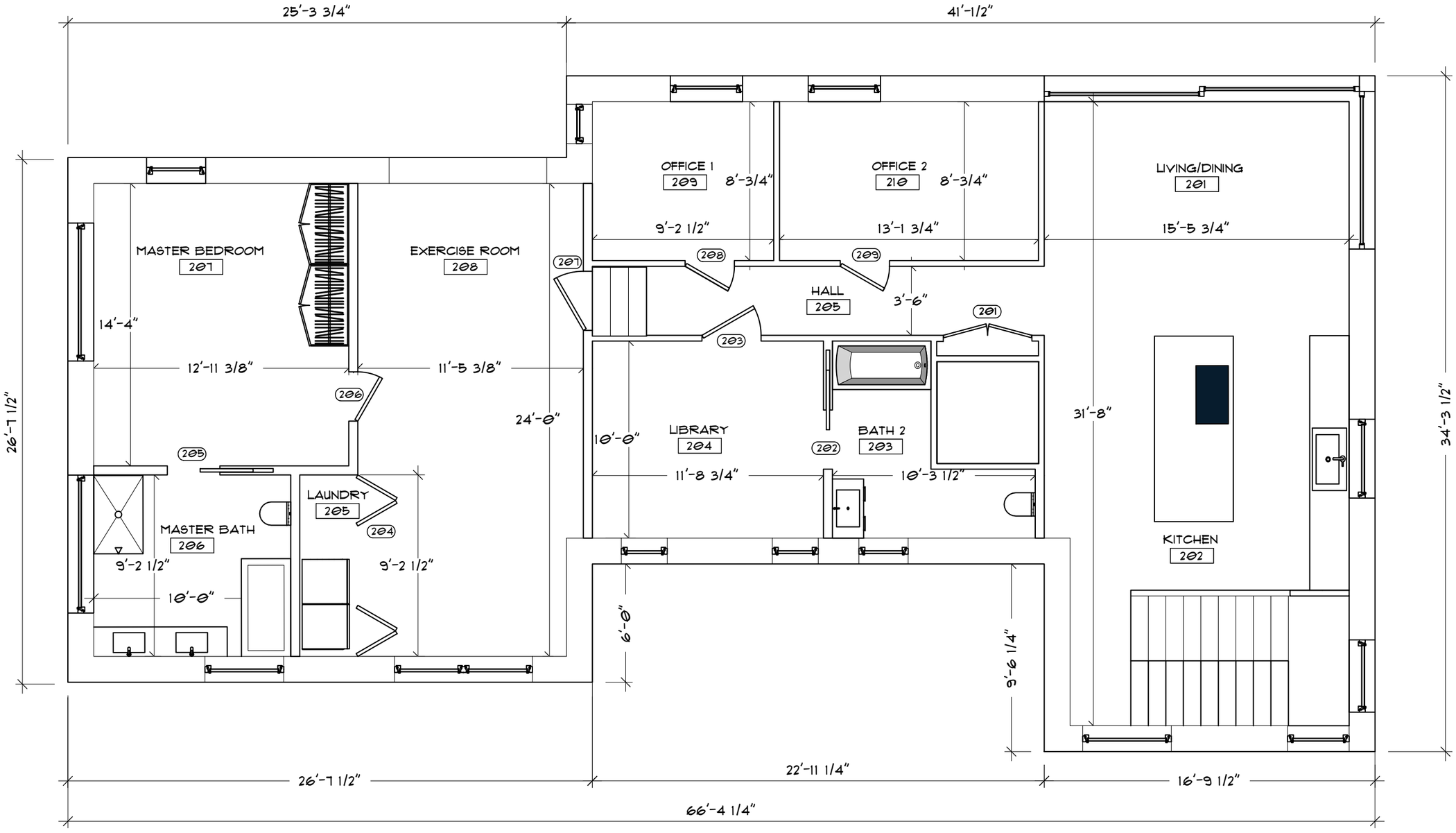
SET ISSUE DATES

DATE	ISSUE
26.02.10	ARCH. REV. BOARD

REVISIONS

NO	DATE	REMARKS
1		
2		
3		
4		
5		

FIRST FLOOR PLAN
SHEET NO.
A 201
DATE 2026.02.08



SECOND FLOOR PLAN

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

CONSULTANT
CERTIFIED PASSIVE HOUSE CONSULTANT

Douglas Massey
Certified Passive House Consultant
31 Cross Street. Apt 3
Beacon. NY 12508

Beacon Passive House
Monell Place
Beacon NY

SET ISSUE DATES

DATE	ISSUE
26.02.10	ARCH. REV. BOARD

NO	DATE	REMARKS
1		
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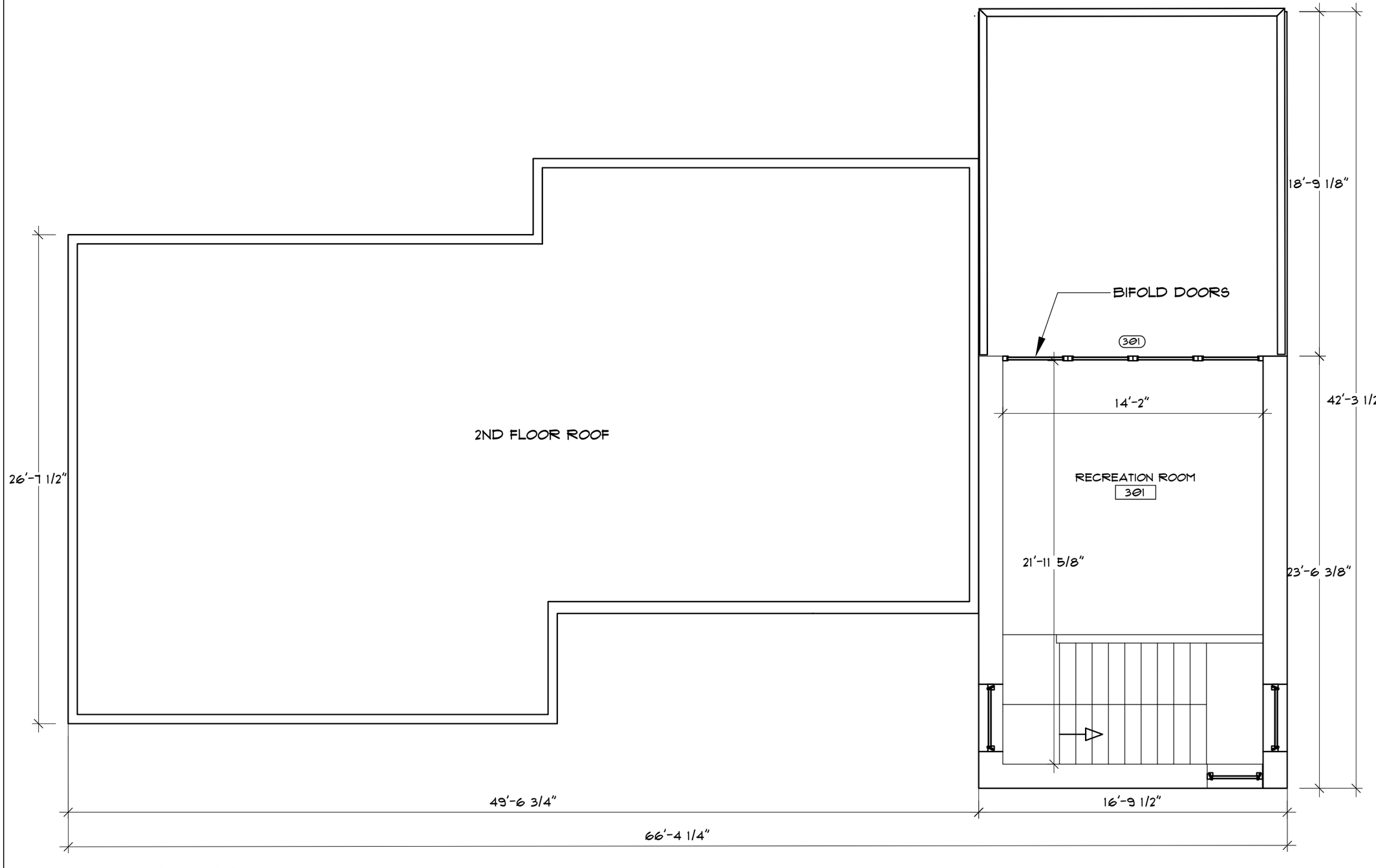
REVISIONS

SECOND FLOOR PLAN
SHEET NO.
A 202
DATE 2026.02.08



THIRD FLOOR PLAN

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

CONSULTANT
CERTIFIED PASSIVE HOUSE CONSULTANT

Douglas Massey
Certified Passive House Consultant
31 Cross Street. Apt 3
Beacon. NY 12508

Beacon Passive House
Monell Place
Beacon NY

SET ISSUE DATES

DATE	ISSUE
26.02.10	ARCH. REV. BOARD

REVISIONS

NO	DATE	REMARKS
1		
2		
3		
4		
5		

THIRD FLOOR PLAN
SHEET NO.
A 203
DATE 2026.02.08



EXTERIOR ELEVATION - EAST

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

Douglas Massey
Certified Passive House Consultant
31 Cross Street. Apt 3
Beacon. NY 12508

Beacon Passive House
Monell Place
Beacon NY

SET ISSUE DATES

DATE	ISSUE
26.02.16	ARCH. REV. BOARD

REVISIONS

NO	DATE	REMARKS
1		
2		
3		
4		
5		

SHEET TITLE

SHEET NO.

A 401

DATE 2026.02.08



EXTERIOR ELEVATION - WEST

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

Douglas Massey
Certified Passive House Consultant
31 Cross Street. Apt 3
Beacon. NY 12508

Beacon Passive House
Monell Place
Beacon NY

SET ISSUE DATES

DATE	ISSUE
26.02.10	ARCH. REV. BOARD

REVISIONS

NO	DATE	REMARKS
1		
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3		
4		
5		

SHEET TITLE

SHEET NO.

A 402

DATE 2026.02.08



EXTERIOR ELEVATION - NORTH

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

Douglas Massey
Certified Passive House Consultant
31 Cross Street. Apt 3
Beacon. NY 12508

Beacon Passive House
Monell Place
Beacon NY

SET ISSUE DATES

DATE	ISSUE
26.02.10	ARCH. REV. BOARD

REVISIONS

NO	DATE	REMARKS
1		
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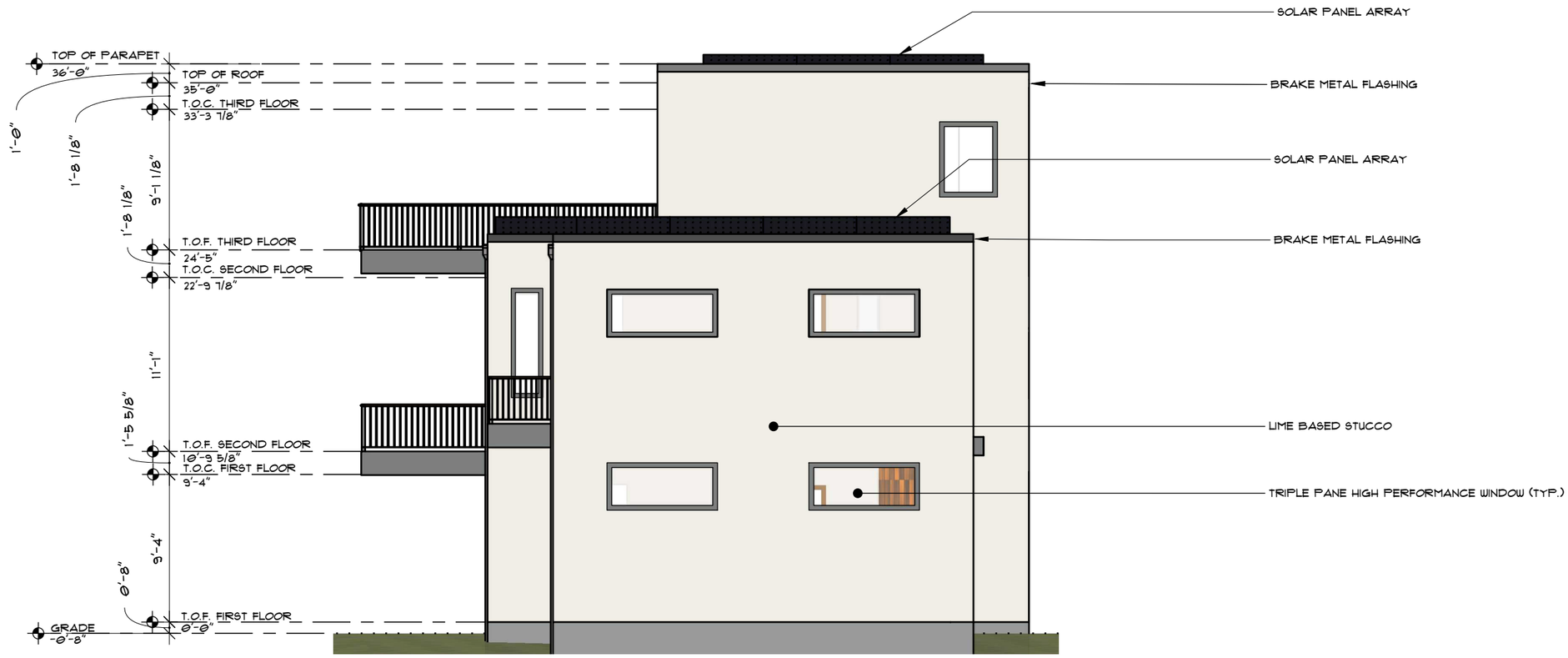
EXTERIOR ELEV.
SHEET NO.
A 403
DATE 2026.02.08



EXTERIOR ELEVATION - SOUTH

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

Douglas Massey
Certified Passive House Consultant
31 Cross Street. Apt 3
Beacon. NY 12508

Beacon Passive House
Monell Place
Beacon NY

SET ISSUE DATES

DATE	ISSUE
26.02.10	ARCH. REV. BOARD

REVISIONS

NO	DATE	REMARKS
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SHEET TITLE

SHEET NO.

A 404

DATE 2026.02.08

City of Beacon Planning Board Agenda
03/10/2026

Title:

Certificate of Appropriateness: 28 W Church Street, New Single-Family House

ATTACHMENTS

28 W Church PB 3.10.16 ARB app.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 02/24/26

Project Address: 28 West Church Street, Beacon, NY 12508

Project Architect/Engineer: Whalen Architecture, PLLC

Owner/Builder: Joseph Valentin

Contact Phone No.: [redacted] Email: [redacted]

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ✓ New Single-Family House

Color/Materials:

Siding: James Hardie Plank Siding: Gray Slate

Roofing: GAF Timberline Shingles: Pewter Gray

Windows: Color: Aluminum Clad: Black Type: Double Hung

Trim: James Hardie Trim: Midnight Black

Garage Door: N/A

Stone/Brick: N/A

Joseph Valentin

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

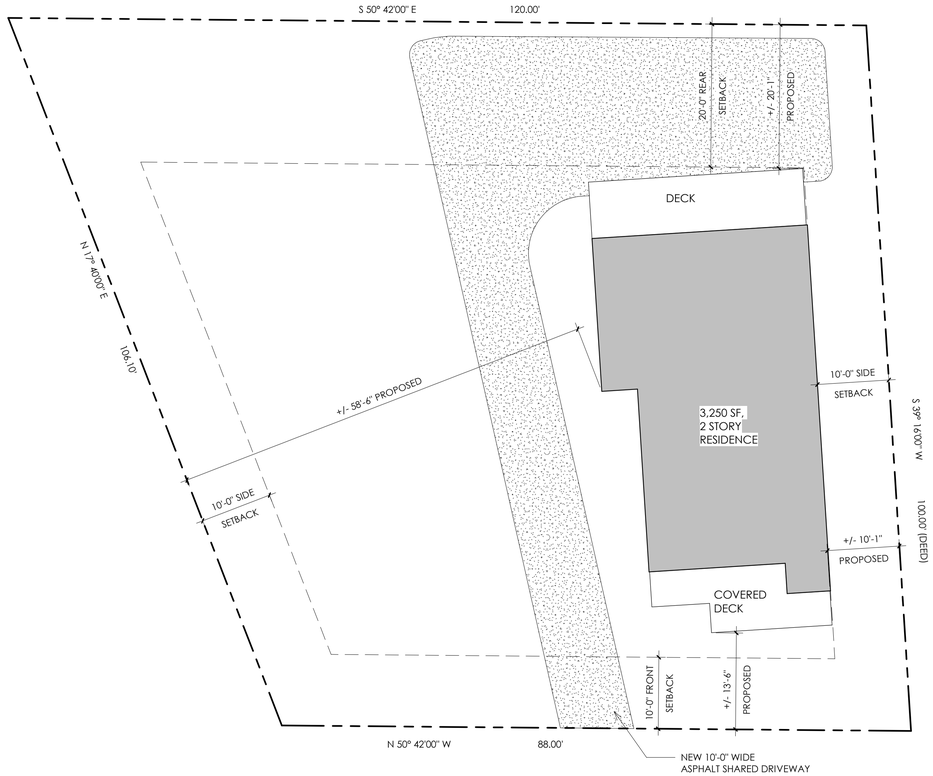
The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____ (Date)

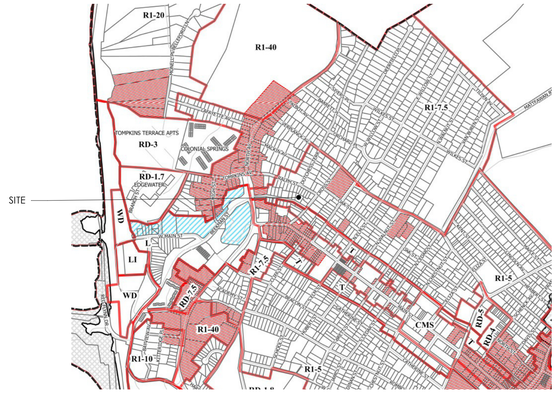
Plan Approved _____ (Date)

Subject to the following:

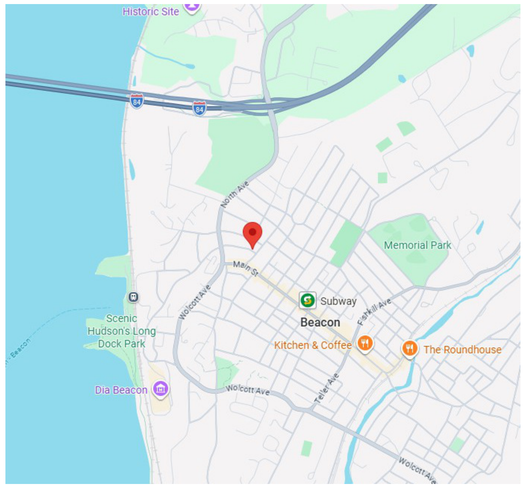
FEE: $100.00



1 3SP1.0 SITE PLAN
1" = 10'-0"



2 3SP1.0 PARTIAL ZONING MAP
NO SCALE



3 3SP1.0 LOCATION MAP
NO SCALE

ZONING INFORMATION

TOWNSHIP: CITY OF BEACON, NY
RIGHT LOT
ZONE: R1-5

	MIN. LOT AREA	WIDTH	DEPTH	FRONT YD.	REAR YD.	SIDE YD.	SIDE YD.	MAX BLDG. COVERAGE	MAX BLDG. HEIGHT
ORDINANCE REQUIREMENT:	5,000 SF	50 FT	100 FT	10 FT	20 FT	10 FT	10 FT	40 %	2.5 / 35
PROPOSED:	10,257 SF	88 FT	100 FT	+/- 13'-6"	+/- 20'-1"	+/- 10'-1"	+/- 58'-6"	14.6 %	2.5 / +/- 34

ISSUED TO ARCHITECTURAL REVIEW BOARD
NOT FOR CONSTRUCTION.
02/24/26

WHALEN ARCHITECTURE pllc
1141 ROUTE 55, SUITE A, LAGRANGEVILLE, NY 12540
(845) 337-4331 WHALENARCHITECTURE.COM

© COPYRIGHT 2017 WHALEN ARCHITECTURE, PLLC

REVISIONS / ISSUE DATES

NO.	DESCRIPTION	BY	DATE

PROJECT NAME:
New Residences for:
28 West Church Street
Beacon, NY 12508

DRAWING TITLE:
SITE PLAN

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

DRAWN BY: SW
SHEET: 3 OF #
DATE: 09/05/25
SCALE: As indicated

DRAWING NO:
3SP1.0

PROJECT PHASE:
SD



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



BACK ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

WHALEN ARCHITECTURE pllc
1141 ROUTE 55, SUITE A, LAGRANGEVILLE, NY 12540
(845) 337-4331 WHALENARCHITECTURE.COM

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REVISIONS / ISSUE DATES

NO.	DESCRIPTION	BY	DATE
	ISSUED TO A.R.B.	SW	02/24/26

PROJECT NAME:
New Residences for:
28 West Church Street
Beacon, NY 12508

DRAWING TITLE:
EXTERIOR ELEVATIONS

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SIGNATURE OF THE ARCHITECT OF RECORD

DRAWN BY:	SHEET:
JD / SW	6 OF #
DATE:	SCALE:
09/05/25	1/4" = 1'-0"

DRAWING NO:
6A2.0

PROJECT PHASE:
SD

City of Beacon Planning Board Agenda
03/10/2026

Title:

Certificate of Appropriateness: 36 Slocum Road, Facade

ATTACHMENTS

36 Slocum PB 3.10.26 ARB app 260224_Signed.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: February 24, 2026

Project Address: 36 Slocum Road, Beacon, NY 12508

Project Architect/Engineer: Aryeh Siegel Architect

Owner/Builder: Robert McAlpine

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

Color/Materials:

Siding: Fiber Cement Board and Batten. Color: White Dove (Benjamin Moore #OC-17), match existing trim.

Roofing: Single ply EPDM (not visible)

Windows: Color: N/A Type: N/A

Trim: Cellular PVC. Color: White Dove (Benjamin Moore #OC-17), match existing trim.

Garage Door: N/A

Stone/Brick: N/A

Robert McAlpine

Signature of Owner

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00



Street View - Existing



Street View - Proposed

Addition is not visible



Street View - Existing



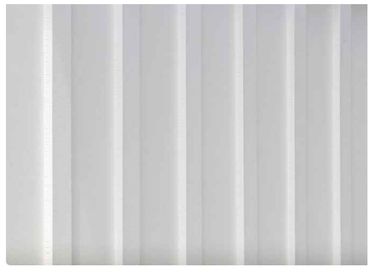
Street View - Proposed

Addition is not visible



Proposed Elevator Addition

NTS



Fiber Cement Board and Batten Siding



Color: White Dove (Benjamin Moore #OC-17)

to match existing trim

Proposed Materials

NTS



Existing (Rear)

NTS



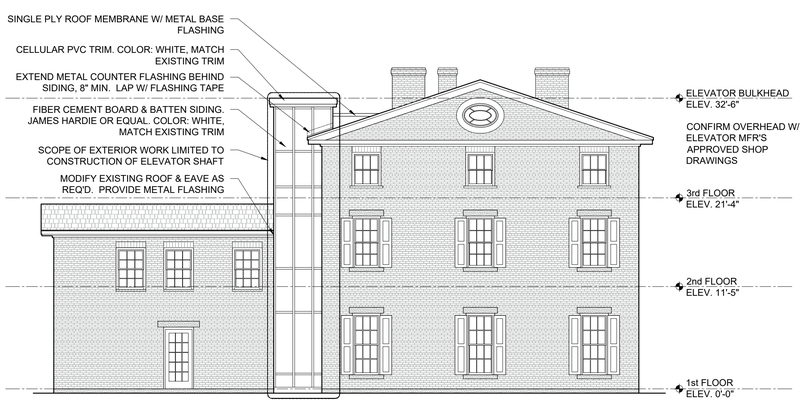
Existing

NTS



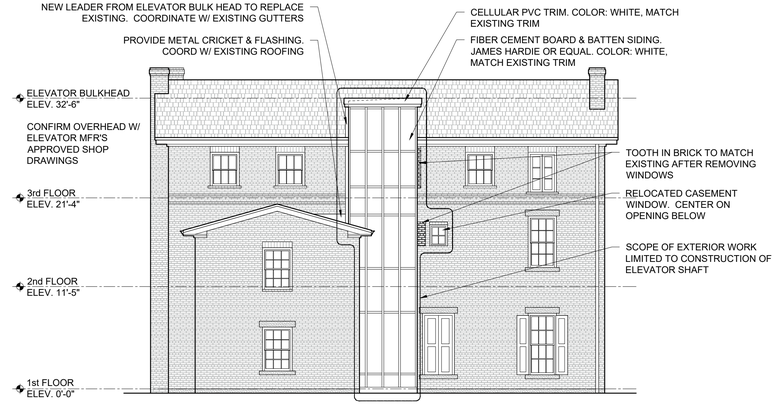
Location Plan

Scale: 1:4,000



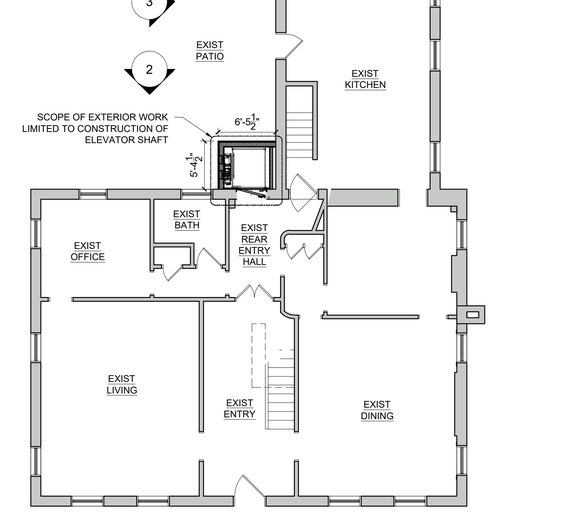
3 **West (Side) Elevation**

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



2 **North (Rear) Elevation**

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



1 **1st Floor Plan**

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

Architectural Review Board Application

Owner:
Robert McAlpine
36 Slocum Road
Beacon, NY 12508

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

McAlpine - Elevator Addition - 36 Slocum Road
Beacon, NY
Scale: As Noted
February 24, 2026

SURVEY NOTES

1. Copyright Beacon Professional Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

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

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

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

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

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

11. The access and maintenance easement shown on Liber 1589 Page 926 contains significant errors and is depicted and described hereon as shown on the map contained in said deed.

ZONING

Subject Parcels are located in the Light Industrial (LI) District as well as the Historic District and Landmark Overlay Zone as per City of Beacon Zoning Map dated September 24, 2018.

FLOOD ZONE

Subject Parcel to be subdivided is located Zone "X" Unshaded and Zone AE, as per Flood Insurance Rate Map No. 36027C0464E Effective Date: March 2, 2012.

DEED REFERENCE

Liber 1988 Page 628
Front Street Associates, L.L.C.
To
Fishkill Creek Development Co., LLC
December 19, 1996

Instr.#2013–269
Fishkill Creek Development Co., LLC
to
Beacon Lofts and Storage, LLC
Dated: December 20, 2012
Recorded: January 17, 2013

MAP REFERENCE

Map entitled "Subdivision Plat Prepared for Beacon Lofts Storage, LLC" prepared by Thomas Cerchiara, PLS and filed in the Dutchess County Clerks office on December 9, 2020 as Map No. 12695.

Map entitled "ALTA/NSPS Land Title Survey Prepared for 3–39 Front Street" prepared by Joseph G. Malinowski, PLS dated May 13, 2021.

DATE OF SURVEY

Field Completion: August 19, 2020
Brought to Date: January 2, 2026

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
6055–04–590165

OWNER INFORMATION

Property Owner: Beacon Lofts Member LLC
Owner Address: 16 Squadron Boulevard, Suite 106, New City, NY 10956

TITLE EASEMENTS

Based on title number MAC9156 as issued by Old Republic National Title Insurance Company, with an effective date of February 02, 2021

Items 1 – 4 not survey related
Item 5
(a) easement and right of way in Liber 536 Page 341; does not affect subject parcel.
(b) drainage, rights and reservations in Liber 542 Page 167; affects subject parcel. ROW to main road. Not protractible.
(c) utility easement in Liber 548 Page 276; affects subject parcel. Blanket in nature. Not protractible.
(d) utility easement in Liber 552 Page 67; affects subject parcel. Blanket in nature. Not protractible.
(e) utility easement in Liber 553 Page 276; affects subject parcel. Blanket in nature. Not protractible.
(f) utility easement in Liber 926 Page 435; affects subject parcel. Shown hereon.
(g) utility easement in Liber 545 Page 265; affects subject parcel. Blanket in nature. Not protractible.
(h) utility easement in Liber 546 Pages 176 and 179; affects subject parcel. Blanket in nature. Not protractible.
(i) utility easement in Liber 554 Page 6; affects subject parcel. Blanket in nature. Not protractible.
(j) utility easement in Liber 682 Page 129; may affect subject parcel. Blanket in nature. Not protractible.
(k) utility easement in Liber 1216 Page 95; affects subject parcel. Blanket in nature. Not protractible.
(l) easement, rights, and reservations in Liber 1234 Page 805; affects subject parcel. Blanket in nature. Not protractible.
(m) agreement in Liber 1,340 Page 852; may affect subject parcel. Blanket in nature. Not protractible.
(n) reservation in Liber 57 Page 261; document not included in title report.
(o) easement granted in Liber 536 Page 6; document not included in title report.
(p) agreement in Liber 830 Page 434; affects subject parcel. ROW over Front Street. Not protractible.

(q) agreement in Liber 1025 Page 78; document not included in title report.
(r) 60 foot general access easement recorded in doc #02–2013–272; affects subject parcel. Shown hereon.
(s) declaration recorded in doc #02–2014–2941 and doc #02–2014–3169; affects subject parcel. Blanket in nature. Not protractible.
(t) sanitary sewer easement recorded in doc #02–2020–4765; affects subject parcel. Shown hereon.
(u) drainage easement agreement in doc #02–2020–4766; affects subject parcel. Shown hereon.
(v) water line easement agreement in doc #02–2020–4767; affects subject parcel. Shown hereon.
(w) declaration of easements, agreements, covenants and restrictions recorded in doc #02–2020–5038; affects subject parcel. Blanket in nature. Not protractible.
(x) temporary construction and access easement agreement easement recorded in doc #02–2020–5039;
(y) easement and maintenance agreement for pump station with right of inspection recorded in doc #02–2016–2667. Affects subject parcel. Shown hereon.
Items 6 – 7 not survey related
Item 8 terms, covenants, conditions, provisions, and agreements of the lease made by beacon tex realty associates, as landlord, to united American Hydropower Group, UAH Group, as tenant and recorded on 11/9/1982 in Liber 1589 Page 888; (a) as amended between said parties by amendment dated 11/2/1982 and recorded in Liber 1594 Page 595; (b) as assigned by united American Hydropower Group, UAH Group as tenant to UAH–Groveville hydro associates by assignment dated 01/20/1983 and recorded in Liber 1594 Page 945; (c) as assignment by Beacon Tex Realty Associates to Front Street associates by assignment and assumption of lease agreement dated 06/24/1984 and recorded in Liber 1651 Page 803; (d) as further assigned UAH–Groveville hydro associates to Dutchess county industrial development agency by assignment of lease dated 12/13/1988 and recorded in Liber 1821 Page 445; (e) as further amended between front street associates, UAH–Groveville hydro associates and Dutchess county industrial development agency pursuant to amendment no. 2 dated as of 01/25/1992 and recorded on 10/31/2000 as doc #02–2000–9829
(f) as further assigned to beacon lofts and storage by assignment of lease dated 12/17/2012 and recorded in doc #02–2013–271; Affects subject parcel. Blanket in nature. Not protractible.
Item 9 – 11 not survey related
Item 12 – access to the land is limited by the terms, conditions and provisions of easement recorded in Liber 542 cp 167. Affects subject parcel. Blanket in nature. Not protractible.
Item 13–20 not survey related
Item 21 – rights of others to the use and maintenance of the pump house and sewage system running from said pump house located on premises herein. Affects subject parcel. Blanket in nature. Not protractible.
Item 22 – rights of the adjacent property owner to have its sewage discharged through the pump house located on premises for which such adjacent property owner pays and maintenance charge. affects subject parcel. Blanket in nature. Not protractible.
Item 23 not survey related
Item 24 – underground encroachments and easements, if any, including pipes and drains and such rights as may exist for entry upon said premises to maintain and repair the same as acquired by any public utilities company to maintain its poles and operate its wires, lines etc., in, to and over the premises herein and in, to and over the street adjacent thereto. May affect subject Blanket in nature. Not protractible.
Item 25 – easements or claim of easements not shown by the public record. May affect subject Blanket in nature. Not protractible.
Item 26 – not survey related

Document	Easement	Beacon Hip Lofts LLC	Beacon Lofts and Storage	Beacon Lofts and Storage	Beacon Lofts and Storage
		Liber 1988 Page 628	Lot 1 - FM 12695	Lot 2 - FM 12695	Lot 3 - Proposed
		6055-04-535128	6055-04-590165	6055-04-590165	TBD
#02–2013–272	Access Easement for Existing Parcel 3 over Lot 1	Benefit	Burden	N/A	N/A
#02–2020–4765	Sanitary Sewer Easement over Parcel 3	Burden	Benefit	Benefit	Benefit
#02–2020–4766	Drainage Easement over Parcel 3	Burden	Benefit	Benefit	Benefit
#02–2020–4767	Water Line Easement over Parcel 3	Burden	Benefit	Benefit	Benefit
#02–2016–2667	Pump Station Easement over Parcel 3	Burden	Benefit	Benefit	Benefit
#02–2020–5038	Access, Parking, & Utility Easement over Lot 1	N/A	Burden	Benefit	N/A
Liber 1589 Page 888	Hydro Plant Lease (Lot 3) & Access Easement (Lots 1 & 3)	N/A	Burden	N/A	Burden
Liber 926 Page 435	Central Hudson Gas Easement over Lot 1	N/A	Burden	N/A	N/A
Site Plan (Dec. 11, 2018)	Greenway Trail Easement over Lot 1, along Front Street, and the northeasterly line of Lot 3	N/A	Burden/Benefit	Benefit	Burden/Benefit
Site Plan (Dec. 11, 2018)	Path to access Greenway Trail over Lot 3 per site plan	N/A	Benefit	Benefit	Burden
	Proposed Building Access & Maintenance over Lot 3 (for Bbuildings #1,2,3,4,19,20)	N/A	Benefit	N/A	Burden
	Proposed blanket Utility & Maintenance Easement over Lot 1	N/A	Burden	N/A	Benefit

SUBDIVISION NOTES

1. This subdivision is approved under the provisions of the Beacon Zoning Law section 223–25 C (3), and is based upon a development plan (Site Plan) prepared by Aryeh Siegel, AIA, Hudson Land Design, Civil Engineer; LO Design, Landscape Architects; and TEC Land Surveying, Surveyor, entitled "HiP LOFTS & STORAGE (39 Front Street) Amendment to Special Use Permit Application" Sheets 1–10, with last revision date November 27, 2018, which received Site Plan Approval issued by the City of Beacon Planning Board, by Resolution dated December 25, 2018, and any amendment to such Site Plan Drawings or Site Plan Resolution as may be duly adopted by the Planning Board in the future ("the approved Site Plan").

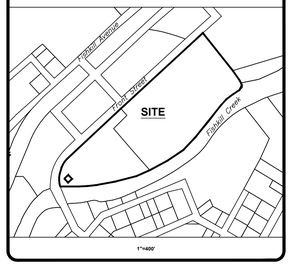
2. All future development on each of the lots in this subdivision continue to be subject to all requirements shown on the approved Site Plan, including, without limitation, access for pedestrian and vehicular access, circulation, and parking. The approval of this Subdivision does not authorize any development within either Lot other than as shown on the approved Site Plan.

3. All lots on the Subdivision are also obligated to maintain their respective properties in compliance with the applicable provisions of the City of Beacon Site Plan regulations which provide that the continued validity of any Certificate of Occupancy shall be subject to continued conformance with the approved Site Plan or any amendments thereto, and with any conditions thereof (section 223–25 A).

4. A non–exclusive undefined easement for access to utilities is provided for the benefit of Lots 2 and 3 over the entire area of Lot 1 to provide Lots 2 and 3 with access to gas, electric, and other utilities that run underground or overground throughout Lot 1, where such utilities currently stand or as they may be relocated on Lot 1.

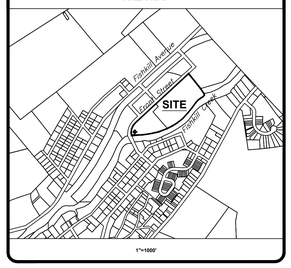
5. Lots 2 and 3 shall continue to have non–exclusive access to the existing water, sewer, and drainage easements shown on the Plat which presently benefit the existing Beacon Lofts and Storage Parcel (6055–04–590165) over the Beacon HiP Lofts parcel to the west (Tax parcel 6055–04–535128).

VICINITY MAP



1"=1400'

AREA MAP



1"=1000'

CITY OF BEACON, § 223-17, SCHEDULE OF REGULATIONS FOR NON-RESIDENTIAL DISTRICTS

PARAMETER	REQUIREMENT (LI)	Lot 1		Lot 3	
		EXISTING	PROPOSED	EXISTING	PROPOSED
MIN. WIDTH:	60 ft	804 ft	616 ft	----	133 ft
DEPTH::	100 ft	462 ft	415 ft	----	443 ft
BUILDING HEIGHT:	35 ft Max	4 Stories	4 Stories	----	N/A
FRONT:	20 ft	0 ft	0 ft	----	328.2 ft
SIDE:	20 ft	0 ft	0 ft	----	0 ft
REAR:	25 ft	9 ft	2 ft	----	49.9 ft

Property Line
Proposed Building Access & Maintenance Easement
Greenway Access Per Site Plan
Existing Water Line Easement
Existing Sanitary Sewer Easement
Existing Drainage Easement
Approximate Greenway Easement
Existing Access Easement
Hydro Access Easement (See Survey Note 11)

BEACON
PROFESSIONAL LAND SURVEYING
10 Tillot Street
Beacon, NY 12508
845-208-5663
TomC@BeaconPLS.com

rev.	date	description

GRAPHIC SCALE
80 40 20 0 40 120
1" = 40'

PLANNING BOARD

Approved by resolution of the Planning Board of the City of Beacon, New York, on the _____ day, of year _____. Subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of the plat as approved shall void the approval. Signed this _____ day, of year _____.

By: _____ Chairman

OWNER'S CONSENT

The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated hereon.

_____ _____ _____ Date

_____ _____ _____ Date

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

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

2026 BEACON LOFTS SUBDIVISION

PRELIMINARY SUBDIVISION PLAT PREPARED FOR BEACON LOFTS MEMBER, LLC

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

tax id	MULTIPLE
address	11–89 MASON CIR
date	02/16/26
drawn	TEC
scale	1"=40'
checked	TEC
project no.	25–002
project name	BEACON LOFTS
sheet	1 OF 1