COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

**April 14, 2026**
**7:00 PM**
**Planning Board Agenda**

**Approval of March 10, 2026, minutes**

**Regular Meeting**

1. Public hearing and continue review of application for Subdivision Approval, 30-90 Mason Circle, Artist Live Work/Self Storage, submitted by Beacon Lofts Member, LLC.
2. Continue review of applications of Site Plan Approval and Special Use Permit, 1064 Wolcott Avenue, hotel and restaurant, submitted by JMARKMNG, LLC.
3. Continue review of applications for Subdivision Approval and Site Plan Approval, 193-195 Main Street, Residential, 6-unit multi-family dwelling, submitted by Kosova Lane Properties, LLC.
4. Continue review of application for Amended Site Plan Approval, 3 Beekman Street, Commercial, submitted by Dia Center for the Arts, Inc.
5. Continue review of application for Site Plan Approval, 1154 North Avenue, Commercial, submitted by Hudson Vox LLC.
6. Continue review of Amended Concept Plan approval 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings LLC.
7. Review of application for Amended Site Plan Approval, 393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Street, Commercial Mix-Use, submitted by 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC.

**Miscellaneous Business**

1. Consider request for one (1) year extension of Amended Special Permit, Site Plan and Certificate of Appropriateness Approvals, hotel and restaurant, 1113 Wolcott Avenue, submitted by Prophecy Theater LLC.

**Architectural Review**

1. Certificate of Appropriateness: 48 Beacon Street - Facade
2. Certificate of Appropriateness: 9 Alice Street - New Single-Family House
3. Certificate of Appropriateness: 142-146 Main Street - Facade

4. Certificate of Appropriateness: 178 Main Street - Sign
5. Certificate of Appropriateness: 5 Larch Street - Facade

**City of Beacon Planning Board Agenda**
**04/14/2026**

**Title:**

Public hearing and continue 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 4.14.26 Response Letter_2026-0331.pdf

Beacon Lofts Subdivsion PB 4.14.26 Lot 1 Description.pdf

Beacon Lofts Subdivision PB 4.14.26 Lot 3 Description.pdf

Beacon Lofts Subdivision PB 4.14.26 Final North East Subdivision-Plat.pdf

Lanc & Tully 2026 Beacon Lofts 04-07-26 review.pdf

30-90 Mason Circle Subdivision Resolution (4919-0661-0847.2).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*

March 31, 2026

Hon. John Gunn, Chairman and Members of the Planning Board
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 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 revised copies of the following documents in support of the Project:

- 4 copies of the revised Final Subdivision Plat Sheet 1 of 1, dated 3/26/26;

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 March 5, 2026:**

General Comments:

**1.** It was concluded that a variance is not required for the setback, but that a note should be added to the plat confirming the unique provisions that apply to an internal subdivision (see response to KARC, below). The subdivided lot descriptions are also provided for review.

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

1. Subdivision Note #6 has been added to the revised plat referencing §223-25C(3) and indicating that the dimensional standards apply to the overall site area in accordance with the previously approved Site Plan.

We renew the request initially made at the March 14th Planning Board meeting, that prior to opening the public hearing on April 14th, the Board consider a motion determining that the

required full SEQR review of the HIP Lofts project took place during the review of the proposed project site plan, and concluded with the adoption of a Negative Declaration on December 17, 2017. We further request that, if the Planning Board is in a position to close the public hearing on April 14, 2026, the Board consider adopting a Resolution granting both preliminary and final subdivision approval to this application, subject to any conditions it deems appropriate based on comments of City consultants and any discussion during the public hearing.

We look forward to discussions with the Board on April 14th. 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.
Daniel G. Koehler, P.E. (HLD file)

# Lot 1

All that certain piece parcel of tract of land Situated in the City of Beacon, County of Dutchess, State of New York and being more particularly 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; Running thence North 46°55'48" East a distance of 583.74 feet along Front Street to a point;

Thence leaving said road South 42°59'42" East a distance of 223.22 feet and South 48°09'10" West a distance of 35.93 feet, generally one-foot from the building face;

Thence along the top of a brick retaining wall South 42°56'25" West a distance of 103.71 to a point;

Thence along the bottom of a brick foundation South 46°48'11" East a distance of 40.22 to a point;

Thence partially along the face of a building South 43°04'08" East a distance of 88.33 to a point;

Thence South 46°41'48" West a distance of 12.00 feet to a point;

Thence South 41°18'12" East a distance of 22.00 feet to a point to a point on the spillway;

Thence along the top of said spillway South 34°56'48" West a distance of 90.00 feet to a point;

Thence across the spillway South 55°03'12" East a distance of 17.50 feet to the Northwesterly side of the Fishkill Creek;

Thence along the Fishkill Creek the following courses and distances:

1. South 40°57'18" West a distance of 40.35 feet to a point;
2. South 46°45'48" West a distance of 210.07 feet to a point;
3. South 47°21'45" West a distance of 107.78 feet to a point;
4. South 52°51'06" West a distance of 22.45 feet to a point;
5. South 66°56'53" West a distance of 79.31 feet to a point;
6. South 62°42'53" West a distance of 58.60 feet to a point;
7. South 65°08'17" West a distance of 17.38 feet to a point;

Thence leaving the Fishkill Creek and running:

1. North 60°23'12" West a distance of 11.33 feet to a point;
2. Thence North 47°15'12" West a distance of 18.25 feet to a point;
3. Thence North 42°51'12" West a distance of 336.60 feet to a point;
4. Thence North 46°56'48" East a distance of 121.52 feet to a point;
5. Thence North 43°24'12" West a distance of 60.00 feet to the Point of Beginning.

Together with an access and building maintenance easement over Lot 3, being more particularly described as follows:

Commencing 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; Running thence North 46°55'48" East a distance of 583.74 feet along Front Street to the Point of Beginning;

Thence from said point of beginning and continuing along said road North 46°55'48" East a distance of 50.00 feet;

Thence through Lot 3 South 43°00'01" East a distance of 274.30 feet and South 48°09'10" West a distance of 86.02 feet;

Thence along the top of a brick retaining wall North 42°56'25" East a distance of 50.00 to a point;

Thence generally one-foot from the building face North 48°09'10" East a distance of 35.93 feet and North 42°59'42" West a distance of 223.22 feet to the Point of Beginning.

Excepting Lot 2 on Filed Map No. 12695 in the Dutchess County Clerks office and being more particularly 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, North 08°29'43" East 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;

1. North 88°36'40" West for a distance of 19.74 feet to a point;
2. North 44°30'21" West for a distance of 44.07 feet to a point
3. Thence North 07°47'29" East for a distance of 43.77 feet to a non-tangential curve;
4. Thence turning to the left, having a radius of 140.58 feet and a length of 42.78, and whose long chord bears North 08°33'23" West for a distance of 42.61 feet to a non-tangential curve;
5. Thence turning to the right, having a radius of 4.00 feet and a length of 4.48, and whose long chord bears North 14°48'53" East for a distance of 4.25 feet;
6. Thence North 46°54'19" East for a distance of 199.31 feet to a point;
7. Thence South 42°44'12" East for a distance of 20.17 feet to a point;
8. Thence South 46°51'33" West for a distance of 16.18 feet to a point;
9. Thence South 43°09'03" East for a distance of 42.80 feet to a point;
10. Thence North 46°51'31" East for a distance of 22.14 feet to a point;
11. Thence South 42°55'50" East for a distance of 60.36 feet to a point;

12. Thence South 47°00'39" West for a distance of 251.57 feet to the place or point of Beginning.

# Lot 3

All that certain piece parcel of tract of land Situated in the City of Beacon, County of Dutchess, State of New York and being more particularly described as follows:

Commencing 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; Running thence North 46°55'48" East a distance of 583.74 feet along Front Street to the Point of Beginning;

Thence from said point of beginning and continuing along said road North 46°55'48" East a distance of 141.09 feet;

Thence along Lands now or formerly of Fishkill Avenue Beacon, LLC and the City of Beacon South 40°55'02" East for a distance of 378.09 feet to a point and South 22°48'12" East for a distance of 70.00 feet to a point;

Thence along the Fishkill Creek South 40°57'18" West for a distance of 277.91 feet to a point;

Thence across a spillway North 55°03'12" West a distance of 17.50 feet a point to a point on the spillway;

Thence along the top of said spillway North 34°56'48" East a distance of 90.00 feet to a point;

Thence North 41°18'12" West a distance of 22.00 feet to a point;

Thence North 46°41'48" East a distance of 12.00 feet to a point;

Thence North 43°04'08" West a distance of 88.33 to a point, partially along the face of a building;

Thence along the bottom of a brick foundation North 46°48'11" East a distance of 40.22 to a point;

Thence along the top of a brick retaining wall North 42°56'25" East a distance of 103.71 to a point;

Thence generally one-foot from the building face South 48°09'10" East a distance of 35.93 feet and North 42°59'42" West a distance of 223.22 feet to the Point of Beginning.

Subject to an access and building maintenance easement over Lot 3, being more particularly described as follows:

Commencing 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; Running thence North 46°55'48" East a distance of 583.74 feet along Front Street to the Point of Beginning;

Thence from said point of beginning and continuing along said road North 46°55'48" East a distance of 50.00 feet;

Thence through Lot 3 South 43°00'01" East a distance of 274.30 feet and South 48°09'10" West a distance of 86.02 feet;

Thence along the top of a brick retaining wall North 42°56'25" East a distance of 50.00 to a point;

Thence generally one-foot from the building face North 48°09'10" East a distance of 35.93 feet and North 42°59'42" West a distance of 223.22 feet to the Point of Beginning.

## 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 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 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.*

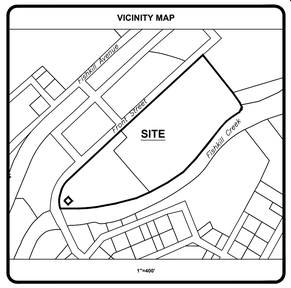
*3. All lots on the Subdivision are also obligated to maintain their respective properties in compliance with the applicable provisions of the City of Beacon Site Plan regulations which provide that the continued validity of any Certificate of Occupancy shall be subject to continued conformance with 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.*

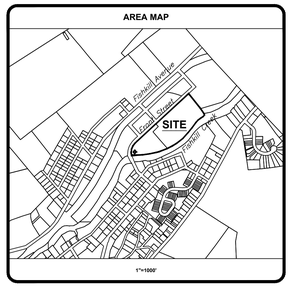
*5. Lots 2 and 3 shall continue to have non–exclusive access to the existing water, sewer, and drainage easements shown on the Plat which presently benefit the existing Beacon Lofts and Storage Parcel (6055–04–590165) over the Beacon HIP Lofts parcel to the west (Tax parcel 6055–04–535128).*

*6. In an internal subdivision under section 223–25 C (3), the standards for dimensional regulations shall apply to the overall site area, and not individual lots.*

VICINITY MAP




AREA MAP







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 |

## PLANNING BOARD

*Approved by Resolution of the Planning Board of the City of Beacon, New York, on the ____ day of _____, 20_____, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plat, as approved, shall void this approval.*

*Signed this _____ day of _____, 20_____, by:*

*By: _____ Chairman*

*By: _____ Secretary*

## 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

*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'

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

**2026 BEACON LOFTS SUBDIVISION**

# FINAL 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 | 03/26/26 |
| drawn | TEC |
| scale | 1"=40' |
| checked | TEC |
| project no. | 25–002 |
| project name | BEACON LOFTS |
| sheet | 1 OF 1 |

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

April 7, 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 March 31, 2026, from Hudson Land Design.
- Description of Lot 1
- Description of Lot 3
- Plan titled "Final Subdivision Plat prepared for Beacon Lofts Members LLC", dated March 26, 2026, as prepared by Beacon Professional Land Surveying.

Based upon our review of the above documents and plans we offer the following comments:

Lot 1 Description:

1. 9th line down on page 1 of the description, the bearing should be revised to south-east.
2. 10th line down on page 1 of the description, the bearing should be revised to south-west.
3. 11th line down on page 2 of the description, the bearing should be revised to north-west.

Lot 3 Description:

1. 10th line down on page 1 of the description, the 2nd bearing should be revised to south-west (South 22-48-12 West).
2. 20th line down on page 1 of the description, the bearing should be revised to north-west.
3. 21st line down on page 1 of the description, the bearing should be revised to north-east.

Subdivision Plan:

1. The bearing of the property line in the south-east corner of the overall parcel, along tax parcel 6055-04-662193, should be revised to South 22-48-12 West.

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

**RESOLUTION**

**PLANNING BOARD**
**BEACON, NEW YORK**

**PRELIMINARY & FINAL SUBDIVISION APPROVAL**
**FOR BEACON LOFTS MEMBER, LLC (30-90 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) ("Internal Lot Subdivision"), from Beacon Lofts Member LLC (the "Applicant") for a 2-lot subdivision for financing purposes (the "Project") to create a separate parcel along the northern portion of the property located at 30-90 Mason Circle (Front Street) in the Light Industrial (LI) Zoning District and the Historic District and Landmark Overlay ("HDLO") Zone and designated on the Tax Map of the City of Beacon as Parcel ID# **6055-04-590165** (the "Property"); 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 previously granted an Internal Lot Subdivision of Parcel ID# **6055-04-590165** by Resolution dated October 15, 2020, as noted on Filed Map #12695 filed in the Dutchess County Clerk's office on December 9, 2020, for "Proposed Lot 1" and for Building 16, identified for application purposes as "Proposed Lot 2" and subsequently designated on the Tax Map of the City of Beacon as Parcel ID# **6055-04-579148**; and

**WHEREAS**, the remaining portion of Lot 1 would consist of 281,161 square feet (6.347 acres) and Proposed Lot 3 would consist of 75,158 square feet (1.725 acres); and

**WHEREAS**, the Subdivision Approval application references two proposed easements over the Project's Proposed Lot 3, including a proposed Building Access and Maintenance Easement for the benefit of Buildings #1, 2, 3, 4, 19, and 20 and a proposed Blanket Utility and Maintenance Easement for the benefit of Lot 3 over Lot 1; 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 Member LLC," prepared by Beacon Professional Land Surveying, dated March 26, 2026; 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 Internal Lot 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'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 March 10, 2026 and April 14, 2026 and considered comments by its consulting engineer and planner; and

**WHEREAS,** on April 14, 2026 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 April 14, 2026; 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,** that the Planning Board hereby grants Final Subdivision Plat Approval to the Project, as shown on the application materials enumerated above, subject to the following conditions and modifications 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 April 7, 2026 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 any previous Planning Board Resolution related to the Property, and not explicitly superseded herein, shall remain in full force and effect. Lot 1, Lot 2 and Proposed Lot 3 will continue to be controlled by the Amended Site Plan approved by the Planning Board on December 11, 2018 and any approved amendment thereof. The approval granted herein does not authorize any development within any Lot other than what is shown on the Approved Site Plan.

2. Pursuant to Zoning Code §223-25.C(3), the Zoning Code's Schedule of Dimensional Regulations shall apply to the overall site area covered by the Approved Site Plan, whether or not the same is or will continue to be under one ownership.

3. 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.

4. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees shall be paid by the Applicant within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefor has not been granted by the City, this resolution shall be rendered null and void.

5. 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.

6. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.

7. The approval granted by this resolution does not supersede the authority of any other entity.

8. 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.

9. 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.

10. 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: April 14, 2026
Beacon, New York

_____ _____, 2026
John Gunn, Chairman Dated
City of Beacon Planning Board

Motion by _____, seconded by _____:

| | | | |
|---|---|---|---|
| Kevin Byrne | Voting | James Vermeulen | Voting |
| David Jensen | Voting | Len Warner | Voting |
| Karen Quiana | Voting | J. Randall Williams | Voting |
| John Gunn, Chairman | Voting | | |

Approved:

**City of Beacon Planning Board Agenda**
**04/14/2026**

**Title:**

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

**ATTACHMENTS**

1064 Wolcott PB 4.14.26 Supplemental Submission Cvr Ltr.pdf

1064 Wolcott PB 4.14.26 Exhibit A - Response Memo by Aryeh Siegel 3-31-26.pdf

1064 Wolcott PB 4.14.26 Exhibit B - Response Memo by HLD 3-31-26.pdf

1064 Wolcott PB 4.14.26 Exhibit C - Correspondence Colliers Engineering 3-27-26.pdf

1064 Wolcott PB 4.14.26 Exhibit D - Lighting Cut Sheet Package by Hemlock Lighting 3-26-26.pdf

1064 Wolcott PB 4.14.26 Plans prepared by AJS and HLD.pdf

1064 Wolcott PB 4.14.26 SWPPP 2026-0331 full size.pdf

Lanc & Tully 1064 Wolcott 04-10-26 review.pdf

1064 Wolcott - Site Plan, SUP, Cert of Appropriateness Resolution (4917-2009-5131.3).pdf

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Taylor M. Palmer, Esq.
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March 31, 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 and redevelop the Premises for use as a hotel to be known as The Inn on Spy Hill (the "Project").

As requested by this Board at the March 10, 2026 close of the Public Hearing on the Application, this supplemental submission includes a comprehensive lighting plan, along with revised plans, renderings and supporting documents for the Board's consideration in rendering a decision on the Application.

**SITE PLAN REFINEMENTS AND RESPONSE TO BOARD AND CONSULTANT COMMENTS:**

The enclosed plan set, prepared by Aryeh Siegel, Architect, dated January 31, 2025 and last revised March 31, 2026, and by Hudson Land Design Professional Engineering, P.C. ("HLD"), dated January 28, 2025 and last revised March 31, 2026 (collectively, the "Plans") has been revised to address comments provided by this Board at the continued Public Hearing on March 10, 2026 and contained in the City Planning Consultant's and Engineering Consultant's comment memoranda. Point-by-point responses to the City Planning Consultant's and Engineering 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:

- Additional notes and photographs have been incorporated into the Plans to identify the existing features of the historic northern building and define the features that will be maintained and be modified as part of the Project.

- Colors and materials have been specified for the proposed siding and trim, architectural shingles, foundation, and columns.

- Updated and additional elevations and renderings have been provided.

- A detail has been added to the Plans for the proposed horizontal and vertical trellis in the vicinity of the condenser units at the rear of the Addition.

- A new comprehensive lighting plan with fixture specifications, a luminaire schedule, and photometrics has been incorporated.

- The connection at the rear of the existing southern building and the proposed addition has been modified to accommodate a reconfiguration and functional enhancement of the proposed third floor restaurant space.

- Additional and updated stormwater management and engineering details and soil testing notes have been included in the Plans.

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

**OFF-STREET PARKING, LICENSE AGREEMENT AND CROSSWALK UPDATES:**

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

[1] 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 conforms to Sections 223-24.7(D)(1)(a) and (d) of the Code.

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.[2] As acknowledged in correspondence from Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C. ("Colliers"), dated March 27, 2026 and enclosed herewith as **Exhibit C**, and as discussed during the March 10, 2026 Public Hearing, 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. As requested by the Board, Colliers has evaluated the existing and future parking utilization at the Municipal Plaza, and Colliers confirmed that the parking needs for the Project can be met along with the proposed demand from other approved and/or proposed projects that may also utilize parking in this area.[3] *See* **Exhibit C**.

Further, Colliers considered a comment from Dutchess County regarding a potential crosswalk near the intersection of Wolcott Avenue and Beekman Street, and determined that a crossing at this location would not be safe or desirable based upon the site distance limitation created by the curvature of Wolcott Avenue in this area. *See* **Exhibit C**.

**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 March 31, 2026, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated March 4, 2026 and City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated March 10, 2026;

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[2] Note: Counsel for the Applicant and counsel for Riverview Funeral Home have completed a Parking License Agreement, which Agreement is pending signature by both parties and will be provided to the City once it has been fully executed and recorded.

[3] Note: The Applicant will provide a shuttle vehicle to transport valet personnel between the site and the municipal parking lot(s), as necessary. Both the Applicant and the Riverview Funeral Home have agreed to communicate any peak parking demand conflicts in advance to avoid parking impacts at either property.

**Exhibit B:** Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated March 31, 2026, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated March 4, 2026 and City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated March 10, 2026;

**Exhibit C:** Correspondence from Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C., dated March 27, 2026, addressing comments from the Planning Board related to the supplemental parking strategy for periods of simultaneous peak demand for the Project and Riverview Funeral Home and comments from Dutchess County related to the potential for a crosswalk at Wolcott Avenue and Beekman Street; and

**Exhibit D:** Lighting Package, prepared by Hemlock Lighting, dated March 26, 2026.

In addition, attached please find four (4) full-size sets of the Plans, prepared by Aryeh Siegel and HLD, along with two (2) copies of an updated Stormwater Pollution Prevention Plan for 1064 Wolcott Avenue, prepared by HLD, revised March 31, 2026.

We look forward to appearing at this Board's regular meeting on April 14, 2026, at which time we respectfully request that the Board consider rendering a decision on the Application.[4] 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

[4] Note: As this Board is aware, the Public Hearing on the Application was opened at the Board's December 9, 2025 meeting Agenda, was continued until the Board's January 13, 2026, February 10, 2026 and March 10, 2026 meeting Agendas, and was closed during the Board's March 10, 2026 meeting Agenda. 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, and authorized the City attorney to prepare a draft approval resolution for the Project during its March 10, 2026 meeting Agenda, for the Board's consideration during its April meeting Agenda.

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.
Hudson Land Design Professional Engineering, P.C.
Aryeh Siegel, Architect
Jessica Zalin, Esq.

**ARYEH SIEGEL**
ARCHITECT

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

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

March 31, 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 March 10, 2026; and Lanc & Tully's Engineering Memorandum dated March 4, 2026.

**KARC Comment Responses:**

1. **Special Permit in HDLO** – 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:

   a. **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.

      *Response: Comment acknowledged.*

   b. **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.

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

*Response: Although not every detail on the Historic North Building is shown on the elevation drawings, notes have been added stating that the existing North Building will retain its existing original features, including the covered porch, the dentil molding on the tower, porch columns and brackets, trim, window casings, and the original entrance doors. The existing bay window will be removed to accommodate the 2nd floor and roof addition. The addition is intended to better incorporate the modern 1st floor brick addition into the overall composition of the North Building.*

c. **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.

*Response: Comment acknowledged. The south façade of the North building is substantially altered to accommodate the proposed 2nd floor and roof additions. The new south elevation refers to the historic building but is detailed like the adjacent new construction to differentiate new work from existing historic construction.*

d. **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.

*Response: Comment acknowledged. Additional colors are incorporated into the trim, porch columns, and brackets to further highlight the color variation characteristic of the historic building. Additionally, the new work is distinguished from the existing building by the window detailing, trim, porch columns, roof eave, and siding.*

e. **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.

*Response: Comment acknowledged. The porch brackets are shown on the elevations and will be preserved.*

f. **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.

*Response: Comment acknowledged. Photographs of the existing north building have been added to the Elevation sheet.*

g. **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.

*Response: Comment acknowledged. The Applicant will review physical samples with the Board at the April meeting.*

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.

*Response: A construction protection plan for historic resources located within 90 feet of construction will 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).

*Response: Comment acknowledged. Please refer to Colliers letter dated March 27, 2026.*

**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.

*Response: Comment acknowledged. Please refer to Colliers letter dated March 27, 2026. Colliers opinion is that the crosswalk in the suggested location is not safe or desirable.*

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.

   *Response: Comment acknowledged. The rear elevation has been provided, along with a photorealistic rendering showing the rear elevation.*

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.**

   *Response: Lighting plans and fixture specifications have been provided in this submission. Note that there are several sheets in the lighting set, and the lighting plan numbering will be incorporated into the drawing set for the following submission.*

**Lanc & Tully Comment Responses:**

**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.

*Response: The actual rear yard setback distance is shown on the Bulk Regulations Table, and notes that this is the distance approved by the ZBA.*

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.

*Response: Comment acknowledged. Please refer to Colliers letter dated March 27, 2026.*

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 been reviewed.

   *Response: Lighting plans and fixture specifications have been provided in this submission. Note that there are several sheets in the lighting set, and the lighting plan numbering will be incorporated into the drawing set for the following submission.*

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

   *Response: A stormwater maintenance and easement agreement will be prepared by Hudson Land Design.*

**Site Plan Sheet 1**

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.

   *Response: The plan has been revised to improve legibility.*

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

   *Response: Comment acknowledged. Note 1 will be revised to reflect the parking agreement with Riverview Funeral Home when the agreement is finalized.*

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*

March 31, 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 March 4, 2026 comment memorandum and KARC's March 10, 2026 comment memorandum. Below is a point-by-point response to the comments received.

**Lanc & Tully March 4, 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. Comment acknowledged. Please refer to Colliers letter dated March 27, 2026.
3. Aryeh Siegel has responded to this comment under separate cover.
4. A stormwater maintenance and easement agreement will be provided as a condition of approval.

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.

Grading & Utility Plan (Sheet 10 of 17):

1. Hydrant flow testing in Harbor View Court is being coordinated with the water department. We expect to perform the test sometime this week.

SWPPP Comments:

1. An updated draft Owner/Operator Statement has been added to Appendix J of the SWPPP. This certification will be signed when the eNOI is submitted to the NYSDEC.
2. The SWPPP preparer certification in Appendix I has been updated. The stormwater permit does not define or require statements from the qualified inspector. Part VII.J.1.c referenced in the comment is related to municipally owned projects and is not applicable to this project.
3. Updated Contractor Certification Statements have been added to Appendix H of the SWPPP. Two hard copies of the revised SWPPP are provided with this submission.
4. Comment acknowledged. Stormwater Planter Soil Testing Notes have been added to sheet 10 of 17 of the revised plan set.
5. A non-woven polypropylene geotextile with a flowrate greater than 125 gpm/sf and Apparent Opening Size US #70 sieve has been added to the drainage layer of the stormwater planters.

**KARC March 10, 2026 Comment Memorandum**

1. Aryeh Siegel has responded to this comment under separate cover.
2. Aryeh Siegel has responded to this comment under separate cover.
3. Comment acknowledged. Please refer to Colliers letter dated March 27, 2026.
4. Comment acknowledged. Please refer to Colliers letter dated March 27, 2026.
5. Aryeh Siegel has responded to this comment under separate cover.
6. Aryeh Siegel has responded to this comment under separate cover.

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

- Updated Site Plan Set (4 copies)
- Revised SWPPP (2 copies)

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

Sincerely,

Michael A. Bodendorf, P.E.
Principal

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

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

Colliers
Engineering
& Design

March 27, 2026

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

Inn at Spy Hill – 1064 Wolcott Avenue
Sight Distance and Parking Evaluation
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 24010794A

Dear Chairperson Gunn and Members of the Planning Board,,

This letter has been prepared to provide additional information relating to the proposed parking plan for the 1064 Wolcott Project as well as the feasibility of a crosswalk crossing Route 9D in the vicinity of the Wolcott Avenue (NYS Route 9D)/Beekman Street (south end) intersection. Specifically, these items address comments received from the Planning Board, City Planner & Engineer as well as Dutchess County in their review of the Project.

## Parking

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 February 21, 2026 identified an alternate plan wherein the Applicant proposes 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 continuous 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 and Firehouse parking lots.

Comments during the March 10, 2026 Planning Board meeting questioned the ability of the public parking lots to accommodate the additional parking from the site. In order to evaluate this an analysis of the existing and future parking utilization of the Municipal Plaza parking lot is provided below.

Colliers Engineering & Design

Our office had previously conducted parking observations of the Municipal Plaza parking lot on Thursday May 8, 2025, between the hours of 6 PM – 10 PM and on Saturday May 10, 2025, between the hours of 3 PM – 10 PM. Exhibit No. 1 below provides an hourly summary of the overall existing parking observation data within the Municipal Plaza parking lot. Based on these observations, there is significant availability of parking in the Municipal Plaza parking lot alone during the times when the Project is anticipated to potentially need to utilize this parking area for valet parking of the excess 14 vehicles. Note that while the observations were conducted on a Thursday evening, Friday evening parking utilization in the Municipal Plaza parking lot is assumed to be similar.

**Exhibit No. 1 – Municipal Plaza Existing Parking Observations Summary**

| Time of Day | Total Spaces | Weekday | | Saturday | |
|---|---|---|---|---|---|
| | | Occupied Spaces | Remaining Available Spaces | Occupied Spaces | Remaining Available Spaces |
| **3 PM** | 141 | --- | --- | 30 | 111 |
| **4 PM** | 141 | --- | --- | 28 | 113 |
| **5 PM** | 141 | --- | --- | 28 | 113 |
| **6 PM** | 141 | 32 | 109 | 29 | 112 |
| **7 PM** | 141 | 29 | 112 | 26 | 115 |
| **8 PM** | 141 | 30 | 111 | 26 | 115 |
| **9 PM** | 141 | 29 | 112 | 28 | 113 |
| **10 PM** | 141 | 27 | 114 | 28 | 113 |

In order to assess future parking availability, it was necessary to identify approved or proposed projects that have been identified to also utilize public parking in this area. In addition to the 1064 Wolcott Project, the Prophecy Theater (1113 Wolcott) and The Howl (Hudson Vox – 1154 Wolcott) are also anticipated to utilizing public parking in this area. At peak utilization the Prophecy Theater project, which provides 33 parking spaces on site, is projected to have an excess parking demand of approximately 47 spaces. The Howl project, which does not have any onsite parking, is projected to have a parking demand of approximately 38 parking spaces. Together with the 14 spaces from the 1064 Wolcott Project, the anticipated total unmet parking demand from all three Projects is 99 spaces, which can be wholly accommodated by the available parking in the Municipal Plaza parking lot. This does not account for available parking in other locations, including the Beacon Firehouse parking lot, on-street parking along Beekman Street as well as parking along Main Street.

It should also be noted that the use of this alternative parking plan utilizing the Municipal Plaza or Firehouse parking lots to accommodate the 1064 Wolcott s 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. This is 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 expected 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.

Colliers
Engineering & Design

## Wolcott Avenue/Beekman Street Crosswalk

The City Planners March 10, 2026 memorandum discussed a prior comment from Dutchess County relative to providing a crosswalk in the vicinity of the Wolcott Avenue (NYS Route 9D)/ Beekman Street (south end) intersection. It is noted in the comment that there are existing sidewalk curb ramps in this area to the north of the intersection. Based on a review of this area it is confirmed that there are sidewalk curb ramps on each side of Wolcott Avenue and it appears that based on a review of NYSDOT record plan information these were installed by NYSDOT as part of sidewalk improvements along the roadway constructed in or around 1987. However, the NYSDOT record plans do not indicate the striping of a crosswalk at this location nor the installation of any pedestrian crossing signage. Subsequent signing, striping and sidewalk installation work conducted by NYSDOT in this area, in or around 2000, also did not provide a striped crosswalk or crosswalk signage at this location.

Based on our review of this location, it is our opinion that NYSDOT likely determined that a crossing at this location was unsafe due to sight distance limitations created by the horizontal and vertical curvature of Wolcott Avenue north and south of the curb ramp location. In order to accommodate a crosswalk at this location, based on the crosswalk crossing distance of 40 ft. and the 30 MPH posted speed limit, a minimum sight distance of approximately 635 ft. is recommended. As shown on Sheet No. SD-02 attached, the available sight distance at the location of the sidewalk curb ramp on the west side of Wolcott Avenue is significantly less than the recommended 635 ft. in both directions. Based on this it is our opinion that a crossing at this location is not safe or desirable.

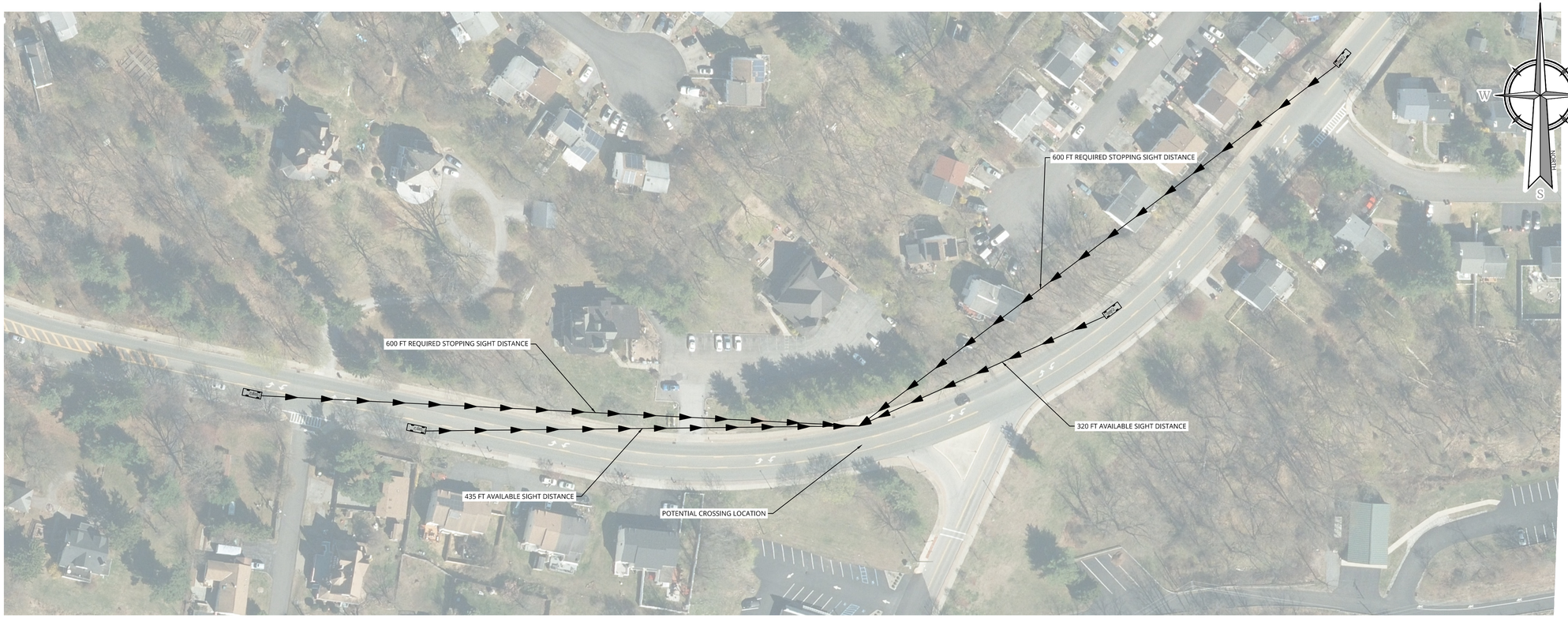
Sincerely,

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



Richard D'Andrea, PE, PTOE
Department Manager

R:\Projects\2024\24010794A\Correspondence\OUT\260327RGD_PB Letter_Offsite Parking & Crosswalk.docx




| ROADWAY DESIGN SPEED | 30 MPH | EXISTING AVAILABLE SIGHT DISTANCE (FT.) | RECOMMENDED SIGHT DISTANCE (FT.) |
|---|---|---|---|
| | NORTHBOUND | 270 | 635 |
| | SOUTHBOUND | 435 | 635 |

NOTES:

1) RECOMMEND CROSSWALK SIGHT DISTANCES ARE BASED ON THE CROSSWALK 40 FT. CROSSING DISTANCE AND A ROADWAY POSTED SPEED LIMIT OF 30 MPH ALONG WOLCOTT AVENUE (NYS ROUTE 93D)

60 0 60 120

SCALE : 1" = 60'

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

Colliers

Engineering & Design

www.colliersengineering.com

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| REV | DATE | DESCRIPTION |
|---|---|---|
| . | . | . |
| . | . | . |
| . | . | . |
| . | . | . |
| . | . | . |

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

THE INN ON SPY HILL

SIGHT DISTANCE PLANS

1064 WOLCOTT AVENUE

CITY OF BEACON
DUTCHESS COUNTY,
NEW YORK

Colliers Engineering & Design

WESTCHESTER
400 Columbus Avenue,
Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

| | |
|---|---|
| SCALE: AS SHOWN | DRAWN BY: R.V.V. |
| DESIGNED BY: R.V.V. | REVIEWED BY: R.G.D. |
| DATE ISSUED: 3/18/26 | PROJECT NUMBER: 24010794A |

SHEET NAME:

SIGHT DISTANCE PLAN
EXISTING CURB RAMPS

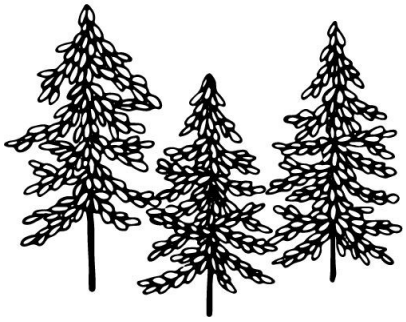
DRAWING NUMBER:

SD-02

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

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

HEMLOCK LIGHTING



# THE INN AT SPY HILL

1064 WOLCOTT ST

BEACON, NY 12508

ISSUED FOR PLANNING BOARD REVIEW

3/26/2026

HEMLOCK LIGHTING, INC.
WWW.HEMLOCKLIGHTING.COM
INFO@HEMLOCKLIGHTING.COM
914-886-8273

TYPE: LF-1

REV 07.09.19

# THE WILCOX POST MOUNT COLLECTION

BARN LIGHT OUTDOOR LIGHTING COLLECTION

Max Weight: 10.0 lbs

PROJECT NAME 1064 WOLCOTT - THE INN ON SPY HILL

PROJECT TYPE

**SPS-0272**

| BLE - | A | - | B | - | C | - | D | - | E | - | F | - | G | - |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | PMSD | | DBW16 | | 100 | | 100 | | NA | | NA | | NA | |

| | H | - | I | - | J | - | K | - | L |
|---|---|---|---|---|---|---|---|---|---|
| | PMDBF12 | | 100 | | | | | | DL |

Order Example: BLE - PMSD - DBW16 - 455 - 975 - WC - NA - 975 - PMDBS12 - 975 - LED38 - 3000K - FL

## A - POST MOUNT MODEL

| | |
|---|---|
| **PMS** | Single Post |
| **PMSD** | Single Decorative Post |
| **PMD** | Double Post |
| **PMDD** | Double Decorative Post |
| **PMTD** | Triple Decorative Post |

## B - SHADE SIZE

*WILCOX:*

| | |
|---|---|
| **DBW14** | 14" Shade |
| **DBW16** | 16" Shade[1] |

## C - SHADE FINISH

*POWDER COAT FINISHES[2]:*

| | |
|---|---|
| **100** | Black |
| **105** | Textured Black |
| **200** | White |
| **300** | Dark Green |
| **307** | Emerald Green |
| **311** | Jadite |
| **370** | Mint |
| **380** | Chartreuse |
| **390** | Teal |
| **400** | Barn Red |
| **420** | Orange |
| **470** | Watermelon |
| **480** | Blush Pink |
| **490** | Magenta |
| **500** | Buttery Yellow |
| **570** | Sunflower |
| **600** | Bronze |
| **601** | Chocolate |
| **605** | Rust |
| **615** | Oil-Rubbed Bronze |
| **700** | Royal Blue |
| **705** | Navy |
| **710** | Cobalt Blue |
| **715** | Delphite Blue |
| **800** | Industrial Grey |
| **805** | Charcoal Granite |
| **810** | Graphite |
| **975** | Galvanized |

*PORCELAIN FINISHES[3]:*

| | |
|---|---|
| **150** | Black |
| **250** | White |
| **350** | Vintage Green |

## C - SHADE FINISH (CONTINUED)

*PORCELAIN FINISHES[2]:*

| | |
|---|---|
| **355** | Jadite |
| **455** | Cherry Red |
| **550** | Yellow |
| **650** | Bronze |
| **750** | Cobalt Blue |
| **765** | Delphite Blue |
| **850** | Graphite |
| **950** | Metallic Chrome |

*NATURAL FINISHES[4]:*

| | |
|---|---|
| **995** | Raw Copper |
| **996** | Weathered Copper |
| **997** | Raw Brass |
| **998** | Weathered Brass |
| **999** | Oil-Rubbed Copper |

## D - POST MOUNT FINISH

| | |
|---|---|
| **100** | Black |
| **200** | White[5] |
| **975** | Galvanized |

## E - OPTIONAL POST MOUNT ACCESSORY

| | |
|---|---|
| **NA** | None |
| **WC** | Wire Cage |
| **TGG** | Heavy Duty Guard[6] |
| **CGG** | Cast Guard[6] |
| **WGG** | Wire Guard[6] |

## F - GLASS OPTION

| | |
|---|---|
| **NA** | Not Applicable |
| **CLR** | Clear Glass[5,6] |
| **FST** | Frosted Glass[5,6] |
| **RIB** | Ribbed Glass[5,6] |
| **CCR** | Clear Crackle Glass[5,6] |
| **SMK** | Smoke Crackle Glass[5,6] |
| **HCR** | Honey Crackle Glass[5,6] |

## G - OPTIONAL POST MOUNT ACCESSORY FINISH

*Please Note: See **Section C** for all optional post mount accessory finish options.*
*(I) If a porcelain finish is selected, accessory will be powder coat painted-to-match.*
*(II) Accessories not available in Natural Finishes*
*(III) If no accessory is selected in Section E, select NA.*

| | |
|---|---|
| **NA** | Not Applicable |

## H - DIRECT BURIAL POLE

| | |
|---|---|
| **NA** | None |
| **PMDBSP8** | 8' Smooth Pole |
| **PMDBFP8** | 8' Fluted Pole |
| **PMDBS10** | 10' Smooth Pole |
| **PMDBF10** | 10' Fluted Pole |
| **PMDBS12** | 12' Smooth Pole |
| **PMDBF12** | 12' Fluted Pole |

## I - BURIAL POLE FINISH

| | |
|---|---|
| **NA** | Not Applicable |
| **100** | Black |
| **200** | White[5] |
| **975** | Galvanized |

## J - LIGHT SOURCE

| | |
|---|---|
| ~~**E26**~~ | ~~200 Watt Max[6]~~ |
| ~~**GU24**~~ | ~~24 Bi-Pin, 23W Max[6,7]~~ |
| **LED11** | 11W LED, 850 Lumen[8] |
| **LED16** | 16W LED, 1250 Lumen[8] |
| **LED16.8** | 16W LED, 1600 Lumen[6] |
| **LED27** | 27W LED, 2000 Lumen[8] |
| **LED38** | 38W LED, 3000 Lumen[8] |
| **LED43** | 43W LED, 4000 Lumen[8] |

## K - COLOR TEMPERATURE[9]

| | |
|---|---|
| **NA** | Not Applicable |
| **2700** | 2700K, Warm White |
| **3000** | 3000K, Neutral White |
| **3500** | 3500K, Bright White |
| **4000** | 4000K, Cool White |

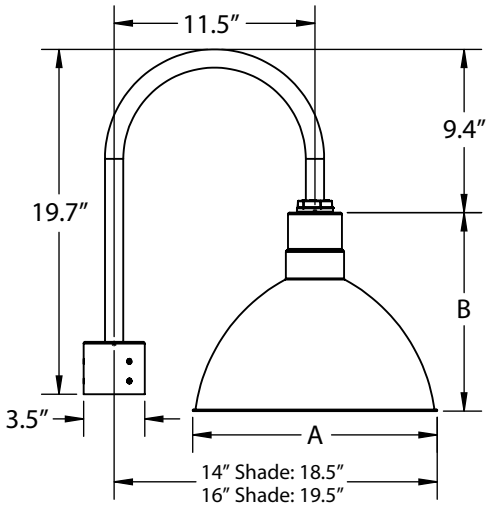
## L - LED LENS[9]

| | |
|---|---|
| **NA** | Not Applicable |
| **DL** | Domed Lens |
| **FL** | Flat Lens |

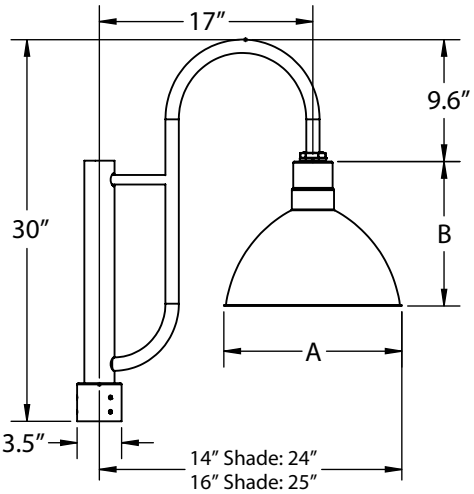
**IMPORTANT:** *(1) Not available in 997-Raw Brass or 998-Weathered Brass Finishes (2) All Powder Coat finished shades, with the exception of Galvanized, feature a white interior (3) All Porcelain Enamel finished shades feature a white interior and a black outer rim (4) Natural Finishes have a longer estimated lead time, please check the website for exact manufacturing time. There are no returns accepted on Natural Finishes. (5) Option not applicable if a Natural Finish is selected in Section C (6) Guard and Glass accessory reduces incandescent wattage to 100W Max, GU24 Bi-Pin to 18W Max and LED Max to 1600 Lumens (7) Fixtures configured with a GU24 socket are non-returnable (8) Select Light Source options not available with Guard and Glass Accessory (9) Option only applicable if LED11, LED16, LED16.8, LED27, LED38 or LED43 Light Source selected in Section J, select NA if E26 or GU24 Light Source selected*

## DIMENSIONAL DRAWINGS

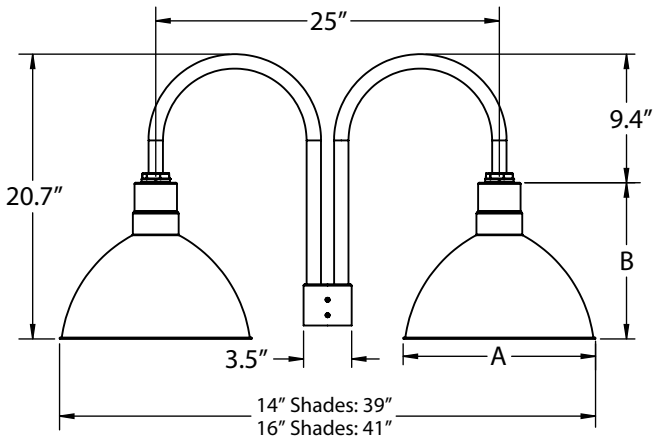
### SINGLE POST (PMS)



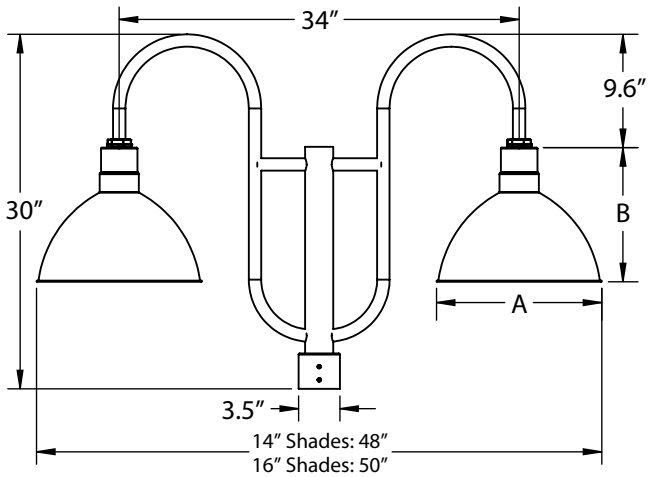

### SINGLE DECORATIVE POST (PMSD)

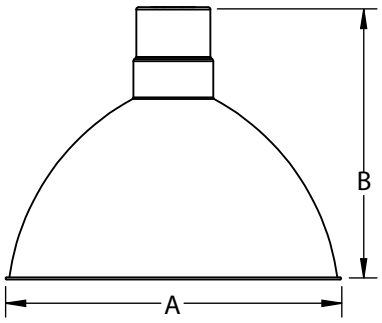



### DOUBLE POST (PMD)



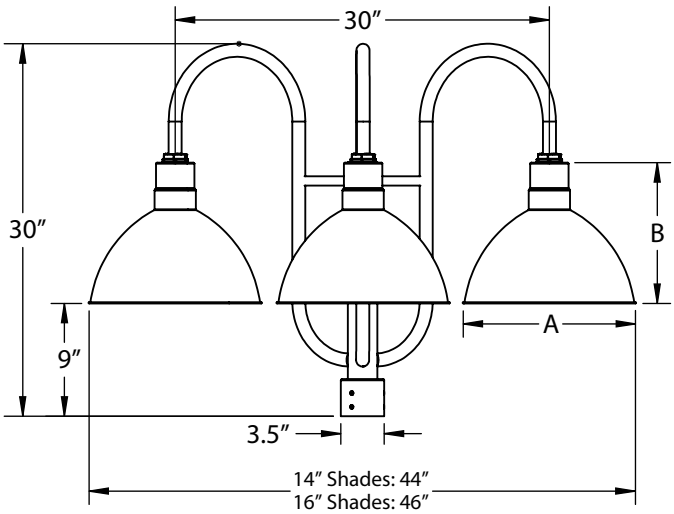

### DOUBLE DECORATIVE POST (PMDD)



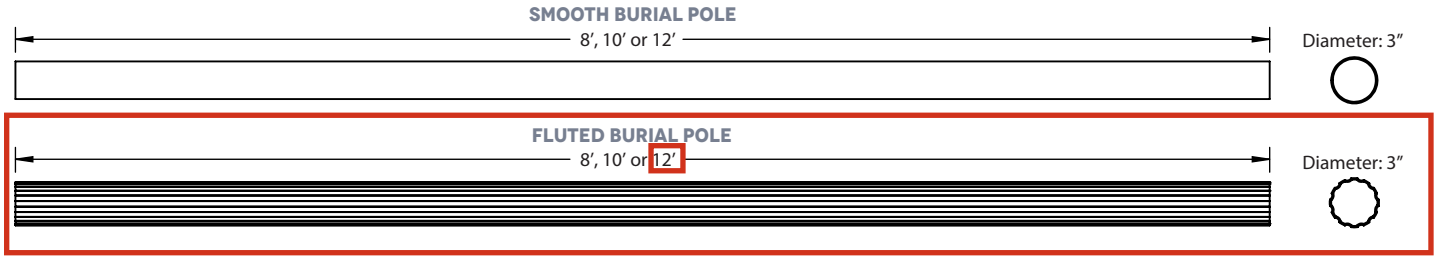

| SHADE CODE | DIAMETER (A) | HEIGHT (B) |
|---|---|---|
| DBW14 | 14″ | 11.25″ |
| DBW16 | 16″ | 12.75″ |

### TRIPLE DECORATIVE POST (PMTD)



## DIRECT BURIAL POLE

The optional Direct Burial Pole allows our Post Mounts to spread their unique style across an entire residential or commercial property. Two pole styles — smooth and fluted — are available.




## LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

| OPTION | WATTAGE | LUMENS *Avg. value, actual value dependent on bulb used | CRI | VOLTAGE | DIMMING |
|---|---|---|---|---|---|
| **LEDS** | | | | | |
| LED11 | 11W | 850 | >90 | 120 VAC | TRIAC |
| LED16 | 16W | 1250 | >90 | 120 VAC | TRIAC |
| LED16.8 | 16W | 1600 | >90 | 120 VAC | TRIAC |
| LED27 | 27W | 2000 | >90 | 120-277 VAC | 0-10V |
| LED38 | 38W | 3000 | >90 | 120-277 VAC | 0-10V |
| LED43 | 43W | 4000 | >90 | 120-277 VAC | 0-10V |
| **INCANDESCENT (MED E26)** | | | | | |
| E26 | 200W Max | *3000 | *100 | 120 VAC | Bulb Dependant |
| **COMPACT FLOURESCENT (GU24 CFL)** | | | | | |
| GU24 | 23W Max | *1600 | *75 | 120 VAC | Bulb Dependant |

## SPECIFICATIONS

### CONSTRUCTION

DIRECT BURIAL POLE
Optional Smooth Pole (12 Gauge Galvanized Steel) or Fluted Pole (Schedule 40 Aluminum)

### CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS

LIMITED WARRANTY
For Additional Information on our Limited Warranty, Please See Our Terms & Conditions

### SHADE & FINISH

WESCO SHADE
Hand-Spun from High Purity 0.050" Thick 3003-O Temper Aluminum

WILCOX PORCELAIN SHADE
Hand-Spun from 20 Gauge Sheet Metal

POWDER COAT FINISHES
Polyester Powder Coat Finishes are Electro-Statically Applied and Thermocured

PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven

## SPECIFICATIONS (CONTINUED)

### LED SPECIFICATIONS

LUMEN MAINTENANCE
L90(6K) > 36,300 Hours, LED16.8 Source is L90(11K) > 61,000 Hours.

COLOR TEMPERATURES
Standard Color Temperatures Available Include 2700K, 3000K, 3500K and 4000K. Custom Temperatures Available upon Request.

CRI
Minimum 90 CRI. Consult Factory for Other CRI Options

EFFICACY
Up to 100 LPW Based on Wattage/Lumens in the Table

DRIVER & DIMMING OPTION
850 and 1250 Lumen, Relient on Triac Dimming 12W / 120V Mounted in Canopy, Dimming down to 5%.
2000, 3000 & 4000 Lumen Reliant on 0-10v Dimmer, Dimming down to 10%.
Requires Compatible Dimming Switch

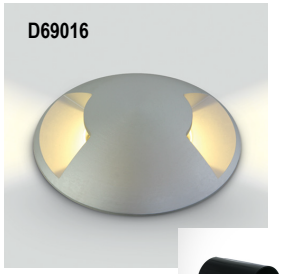
TYPE: LF-2

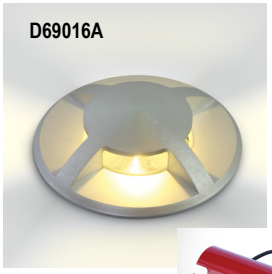
| | |
|---|---|
| date | |
| customer | |
| project | |
| quantity | |

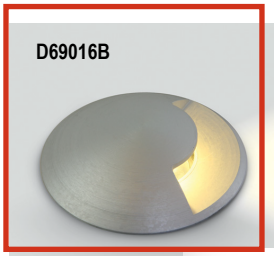
LED PATHLIGHTING IP67

# MIKE

Path Lighting



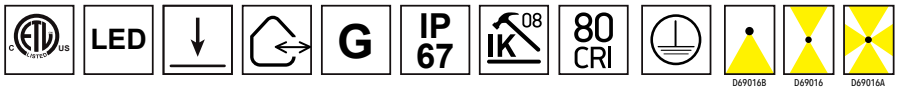







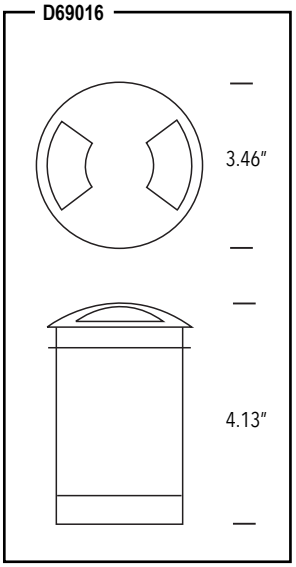


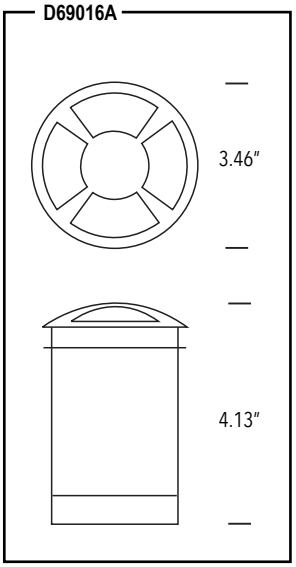



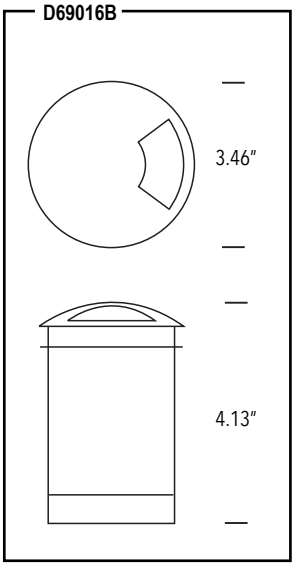

| Family | Item / Wattage / Lumens | | | CCT | | Beam | | Finish | | Driver | | IP Rating | | Input voltage | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **MIKE** | | | | | | | | | | | | | | | |
| | **D69016** | 3W | >120lm | **30** | 3000K | **G** | General | **AL** | aluminum | **A** | 0-10V | **67** | IP67 | **UNI** | *24V universal |
| | **D69016A** | 3W | >150lm | | | | | | | | | | | | |
| | **D69016B** | 3W | >100lm | | | | | | | | | | | | |

*maximum of 15 fixtures per driver

| example... | Family | Item / Wattage / Lumens | | | CCT | Beam | Finish | Driver | IP Rating | Input voltage |
|---|---|---|---|---|---|---|---|---|---|---|
| | **MIKE** | **D69016B** | **3W** | **>100lm** | **30** | **G** | **AL** | **A** | **67** | **UNI** |



# POCKET™

RECESSED

**TYPE:** TYPE: LF-3

**PROJECT NAME:**



SPECIFICATION SHEET

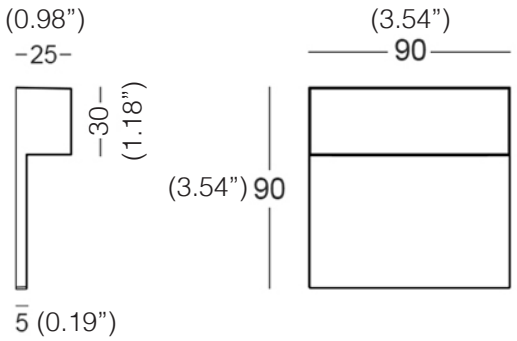
# POCKET™ SMALL

RECESSED

**TYPE:**

**PROJECT NAME:**






## FIXTURE SPECIFICATIONS

**ASSEMBLY / USAGE**
Wall recessed installation

**PROTECTION**
IP 65 - IK 07

**BODY**
Die-cast aluminum

**SCREEN**
Pointed glass

**SEALS**
Molded silicone gasket UV Resist

**SCREWS**
Stainless steel A2

**PAINT / FINISHING**
Anti-corrosive UV stabilised polyester powder

## ELECTRICAL SPECIFICATIONS

**POWER SUPPLY**
24Vdc

**ABSORBED POWER**
2W

**SOURCE**
LED

**CCT LED**
2700K / 3000K / 4000K

**SOURCE FLUX**
280 lm

**FIXTURE SOURCE**
160 lm

**APPARENT EFFICIENCY**
57 %

**OPERATING TA**
50 °

**CRI**
80

**STEP MACADAM**
3

**LIFE TIME TM-21**
L80B10 50000h

**BEAM OPENING** Diffuse

## COLORS

| 00 | 01 | 10 | 24 | 25 | 30 | 35 | 40 | 55 |
|---|---|---|---|---|---|---|---|---|
| PURE WHITE | BLACK | WHITE | BRONZE | RUST | ANTHRACITE | SLATE GREY | GREY | GREEN COOL MINT |

## ACCESSORIES



recessed box 502
L 70 x W 50 x H 70
(2.75" x 1.96" x 2.75")

## ORDERING INFO

| Model (Order Code) | - Finish Options | - Accessories | - LED | - Dimming Options |
|---|---|---|---|---|
| ◯ L909200R | ◯ 00: Pure White | ◯ 502: Recessed Box 502 | ◯ 27: 2700K | ◯ 120V LTE |
| | ◯ 10: White | | ◯ 30: 3000K | ◯ 120V-277V 0-10V (Universal Voltage) |
| | ◯ 24: Bronze | | ◯ 40: 4000K | |
| | ◯ 25: Rust | | | |
| | ◯ 01: Black | | | |
| | ◯ 30: Anthracite | | | |
| | ◯ 35: Slate Grey | | | |
| | ◯ 40: Grey | | | |
| | ◯ 55: Green Cool Mint | | | |

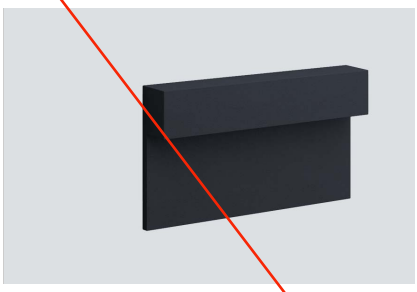
SPECIFICATION SHEET

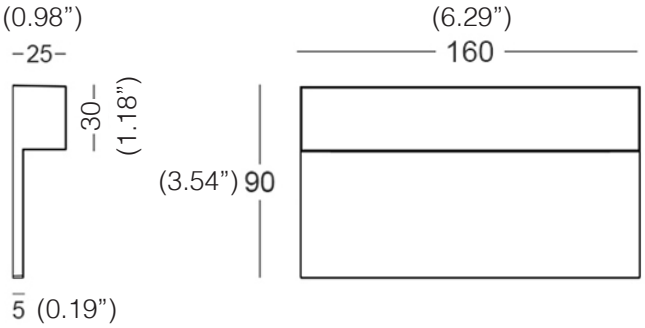
# POCKET™ MEDIUM

RECESSED

**TYPE:**

**PROJECT NAME:**






## FIXTURE SPECIFICATIONS

**ASSEMBLY / USAGE**
Wall recessed installation

**PROTECTION**
IP 65 - IK 07

**BODY**
Die-cast aluminum

**SCREEN**
Pointed glass

**SEALS**
Molded silicone gasket UV Resist

**SCREWS**
Stainless steel A2

**PAINT / FINISHING**
Anti-corrosive UV stabilised polyester powder

## ELECTRICAL SPECIFICATIONS

**POWER SUPPLY**
24Vdc

**ABSORBED POWER**
4W

**CCT LED**
2700K / 3000k / 4000k

**SOURCE FLUX**
560 lm

**FIXTURE SOURCE**
310 lm

**APPARENT EFFICIENCY**
55 %

**OPERATING TA**
50 °

**CRI**
80

**STEP MACADAM**
3

**LIFE TIME TM-21**
L80B10 50000h

**BEAM OPENING** Diffuse

## COLORS



| 00 | 01 | 10 | 24 | 25 | 30 | 35 | 40 | 55 |
|---|---|---|---|---|---|---|---|---|
| PURE WHITE | BLACK | WHITE | BRONZE | RUST | ANTHRACITE | SLATE GREY | GREY | GREEN COOL MINT |

## ACCESSORIES



recessed box 503
L 108 x W 53 x H 74
(4.25" x 2.08" x 2.91")

## ORDERING INFO

| Model (Order Code) | - | Finish Options | - | Accessories | - | LED | - | Dimming Options |
|---|---|---|---|---|---|---|---|---|
| ◯ L909201R | | ◯ 00: Pure White<br>◯ 10: White<br>◯ 24: Bronze<br>◯ 25: Rust<br>◯ 01: Black<br>◯ 30: Anthracite<br>◯ 35: Slate Grey<br>◯ 40: Grey<br>◯ 55: Green Cool Mint | | ◯ 503: Recessed Box 503 | | ◯ 27: 2700K<br>◯ 30: 3000K<br>◯ 40: 4000K | | ◯ 120V LTE<br>◯ 120V-277V 0-10V (Universal Voltage) |

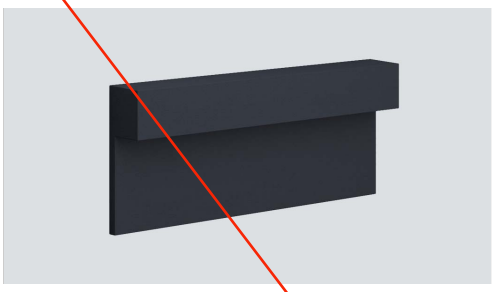
SPECIFICATION SHEET

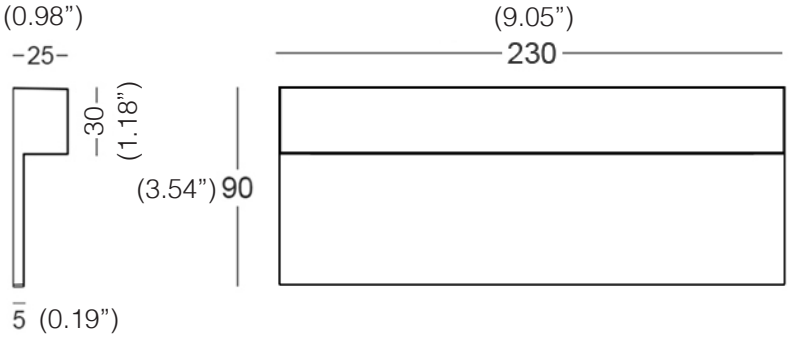
# POCKET™ LARGE

RECESSED

**TYPE:**

**PROJECT NAME:**






## FIXTURE SPECIFICATIONS

**ASSEMBLY / USAGE**
Wall recessed installation

**PROTECTION**
IP 65 - IK 07

**BODY**
Die-cast aluminum

**SCREEN**
Pointed glass

**SEALS**
Molded silicone gasket UV Resist

**SCREWS**
Stainless steel A2

**PAINT / FINISHING**
Anti-corrosive UV stabilised polyester powder

## ELECTRICAL SPECIFICATIONS

**POWER SUPPLY**
24Vdc

**ABSORBED POWER**
6W

**CCT LED**
2700K / 3000K / 4000K

**SOURCE FLUX**
840 lm

**FIXTURE SOURCE**
460 lm

**APPARENT EFFICIENCY**
55 %

**OPERATING TA**
50 °

**CRI**
80

**STEP MACADAM**
3

**LIFE TIME TM-21**
L80B10 50000h

**BEAM OPENING** Diffuse

## COLORS



| 00 | 01 | 10 | 24 | 25 | 30 | 35 | 40 | 55 |
|---|---|---|---|---|---|---|---|---|
| PURE WHITE | BLACK | WHITE | BRONZE | RUST | ANTHRACITE | SLATE GREY | GREY | GREEN COOL MINT |

## ACCESSORIES



recessed box 504
L 133 x W 53 x H 74
(5.23" x 2.08" x 2.91")

## ORDERING INFO

| Model (Order Code) | - | Finish Options | - | Accessories | - | LED | - | Dimming Options |
|---|---|---|---|---|---|---|---|---|
| ◯ L909202R | | ◯ 00: Pure White<br>◯ 10: White<br>◯ 24: Bronze<br>◯ 25: Rust<br>◯ 01: Black<br>◯ 30: Anthracite<br>◯ 35: Slate Grey<br>◯ 40: Grey<br>◯ 55: Green Cool Mint | | ◯ 504: Recessed Box 504 | | ◯ 27: 2700K<br>◯ 30: 3000K<br>◯ 40: 4000K | | ◯ 120V LTE<br>◯ 120V-277V 0-10V (Universal Voltage) |

SPECIFICATION SHEET

# LM-BOL8X3-40W-MBK-CA-40"-DIM-30K

TYPE: LF-4A

EVERGREEN LIGHTING

MADE IN USA

## Darksky Bollard

BOLLARD



*Meets all BAA and BABA Made in USA Requirements*

**Darksky Rectangular Cutoff Bollard Design with Directional LED components for Downlight only. Mulitple sizes available to your projects specific needs. Designed for effective lighting of landscapes, pathways, and open spaces. Continuing with Evergreens promise to make all products out of the highest quality American Made Materials for All Industries.**

### Physical Data

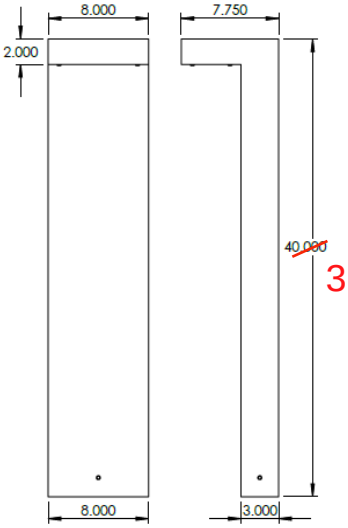
Width - 8"

Height - 40"

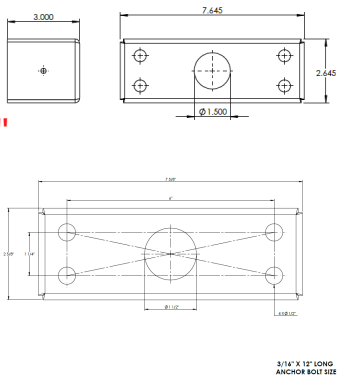
Weight - 24 lbs

IP65 Suitable For Wet Locations

Impact Resistant (Vandal Resistant)




### Inside Anchor Base Mounting Detail




Zoom Template to 600%

**Extruded Aluminum**
Extruded Aluminum Tube 6061from USA Mills. Diecut, Capped and welded for maximum strength and durability. 1/8" thick aluminum wall construction with inside mounting baseplate laser cut for 4 galvanized steel anchor bolts 3/8" x 12" long.

**Pre Paint**
8 step degreasing with phosphoric acid deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

**Sealed for Wet Locations**
Provided with special interior welded watertight seams along with specific "fit for purpose" long life high temperature memory retentive silicon gaskets.

**Thermal Management**
6061 Extruded Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Evergreen used in conjunction with the driver controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

**Driver**
Options Available are Standard 120/277 volt, 0-10V Dimming for 120/277 volt, or Phase Dimming for 120 volt only

**Finishing**
All Evergreen Products go through an extensive inspection for pre-finishing prep to make sure all metal is clean and free of any defects.

**Paint**
UV Stabilized 4.9Mil thick powdercoat paint and backed at 400 degree F. This process ensures that Evergreen products can withstand harsh environments.
Rated for use in High Impact environments.

**Hardware.**
Provided Hardware is Galvanized Steel 3/8 X 12" Long Anchor Bolts complete with Washers and Nuts.

**Regressed Screw Holes**
Tapped holes are threaded with a special aluminum Tap Tool designed to prevent the regressed Flat Head screws from stripping out or being tightened flush with the bollard body.

**High Impact Acrylic Lens.**
Manufactured with Ulta High Impact, Naturally UV Stabilized Virgin Acrylic.

**Optics & LED**
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI - 90

**Lumen - Maintenance Life**
L80 / B10 at 50,000 hours (This means that at least 90% of the LEd still achieve 80% of their original flux)

## Standard Options

**Lamp**
40w LED

**Finish Powdercoat Color**
- AB - Architectural Bronze
- TBR - Textured Bronze
- ORB - Oil Rubbed Bronze
- MBK - Matte Black
- TBK - Textured Black
- GBK - Semi Gloss Black
- TR - Textured Rust
- MW - Matte White
- GW - Gloss White
- TW - Textured White
- MG - Metallic Grey
- MN - Metallic Nickel
- SB - Satin Brass
- CH - Chrome
- TVP - Textured Verde Patina
- GV - Gold Vein
- CV - Copper Vein
- SV - Silver Vein

**Acrylic Lens**
- WF - White Frosted
- CA - Clear
- CFA - Clear Frosted

**LED Color**
- 27K - 2700K
- 30K - 3000K
- 35K - 3500K
- 41K - 4100K
- 50K - 5000K

**Options (Adder)**
- EM - Emergency Battery Backup
- MS - Motion Sensor
- GFCI - GFI Receptacle & Cover
- DIM - 0-10V Dimming
- PDIM - Phase 2 Wire Dimming (120 volt only)
- 590 - 590nm LED chips (Turtle)
- CSM - Custom Modifications
- CBPLT - Custom Baseplate

MFG. TO CONFIRM WATTAGE @ 200LM

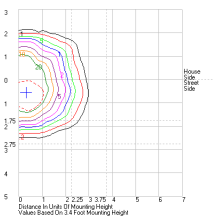
200LUMENS
36" HEIGHT

**Ordering Example: LM-BOL8X3-40W-MBK-CA-40"-DIM-30K**

| Model | Lamp | Finish | Lens | LED Color | Options |
|---|---|---|---|---|---|
| | | | | | |

### PERFORMANCE

Delivered Lumens - 4004
Type II Distribution
Bug Rating B1-U0-G0



Zoom ISO to 600%

PROJECT: DATE: QUANTITY:

TYPE: NOTE:

Evergreen Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Head Office:
1379 Ridgeway Street
Pomoma, CA 91768
Tel: 909-865-5599
Fax: 909-865-5539
www.evergreenlighting.com

# LM-BOL8X3-40W-MBK-CA-40"-DIM-30K

TYPE: LF-4B

EVERGREEN LIGHTING

MADE IN USA

## Darksky Bollard

BOLLARD



*Meets all BAA and BABA Made in USA Requirements*

**Darksky Rectangular Cutoff Bollard Design with Directional LED components for Downlight only. Mulitple sizes available to your projects specific needs. Designed for effective lighting of landscapes, pathways, and open spaces. Continuing with Evergreens promise to make all products out of the highest quality American Made Materials for All Industries.**

### Physical Data

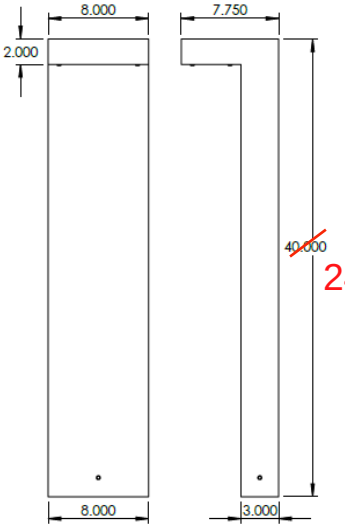
Width - 8"

Height - 40"

Weight - 24 lbs

IP65 Suitable For Wet Locations

Impact Resistant (Vandal Resistant)

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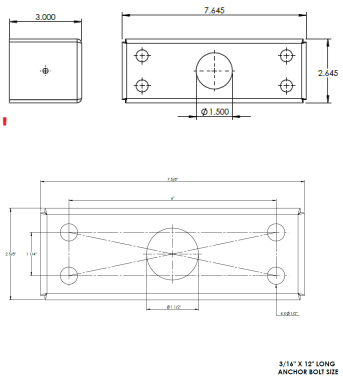


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**Pre Paint**
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**Sealed for Wet Locations**
Provided with special interior welded watertight seams along with specific "fit for purpose" long life high temperature memory retentive silicon gaskets.

**Thermal Management**
6061 Extruded Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Evergreen used in conjunction with the driver controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

**Driver**
Options Available are Standard 120/277 volt, 0-10V Dimming for 120/277 volt, or Phase Dimming for 120 volt only

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Rated for use in High Impact environments.

**Hardware.**
Provided Hardware is Galvanized Steel 3/8 X 12" Long Anchor Bolts complete with Washers and Nuts.

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Tapped holes are threaded with a special aluminum Tap Tool designed to prevent the regressed Flat Head screws from stripping out or being tightened flush with the bollard body.

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Precise optic design provides exceptional light control and precise distribution of light.
LED CRI - 90

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L80 / B10 at 50,000 hours (This means that at least 90% of the LEd still achieve 80% of their original flux)

## Standard Options

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**LED Color**
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- 50K - 5000K

**Options (Adder)**
- EM - Emergency Battery Backup
- MS - Motion Sensor
- GFCI - GFI Receptacle & Cover
- DIM - 0-10V Dimming
- PDIM - Phase 2 Wire Dimming (120 volt only)
- 590 - 590nm LED chips (Turtle)
- CSM - Custom Modifications
- CBPLT - Custom Baseplate

MFG. TO CONFIRM WATTAGE @ 120LM

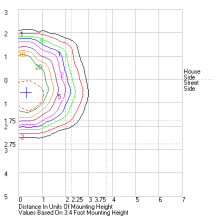
120LUMENS
24" HEIGHT

**Ordering Example: LM-BOL8X3-40W-MBK-CA-40"-DIM-30K**

| Model | Lamp | Finish | Lens | LED Color | Options |
|---|---|---|---|---|---|
| | | | | | |

### PERFORMANCE

Delivered Lumens - 4004
Type II Distribution
Bug Rating B1-U0-G0



Zoom ISO to 600%

PROJECT: DATE: QUANTITY:

TYPE: NOTE:

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Fax: 909-865-5539
www.evergreenlighting.com

Intertek

# CDLED2WD-10W-40D927-K



Cylinders are a complete design solution. They are available in various sizes, mounting options, colors and beam angles, and suitable for indoor/outdoor use.

Color: Matte black

Weight: 2.4 lbs

| | |
|---|---|
| **Project:** | **Type:** TYPE: LF-5 |
| **Prepared By:** | **Date:** |

### Driver Info

| | |
|---|---|
| Type | Constant Current |
| 120V | 0.10A |
| 208V | 0.06A |
| 240V | 0.05A |
| 277V | 0.05A |
| Input Watts | 11.7W |

### LED Info

| | |
|---|---|
| Watts | 10W |
| Color Temp | 2700K (Residential Warm) |
| Color Accuracy | 92 CRI |
| R9 | 57 |
| L70 Lifespan | 50,000 Hours |
| Lumens | 699 lm |
| Efficacy | 59.7 lm/W |

## Technical Specifications

### Compliance

**UL Listed:**
Suitable for wet locations

**IESNA LM-79 & LM-80 Testing:**
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

### Electrical

**Driver:**
Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.10A, 208V: 0.06A, 240V: 0.05A, 277V: 0.05A

**Dimming Driver:**
0 - 10V (at 120-277V), TRIAC and ELV (at 120V only)

**THD:**
10.8% at 120V, 25.9% at 277V

**Power Factor:**
99.1% at 120V, 88% at 277V

### Optical

**Optics:**
40°

### Performance

**Lifespan:**
50,000-Hour LED lifespan based on IESlm-80 results and TM-21 calculations

### LED Characteristics

**LEDs:**
Long-life, high-efficacy, surface-mount LEDs

**Color Stability:**
LED color temperature is warrantied to Shift no more than 200K in color temperature over a 5-year period

### Construction

**Cold Weather Starting:**
The minimum starting temperature is -4°F (-20°C)

**Maximum Ambient Temperature:**
Suitable for use in up to 104°F (40°C)

**Lens:**
TIR-Polycarbonate (Total Internal Reflection)

**Reflector:**
Vacuum-metalized polycarbonate

**Housing:**
Extruded aluminum

**Gaskets:**
High-temperature silicone

**Green Technology:**
Mercury and UV free. RoHS-compliant components.

**Finish:**
Formulated for high durability and long-lasting color

### Installation

**Mounting:**
Wall direct light only

### Other

**5-Year, No-Compromise Warranty:**
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.


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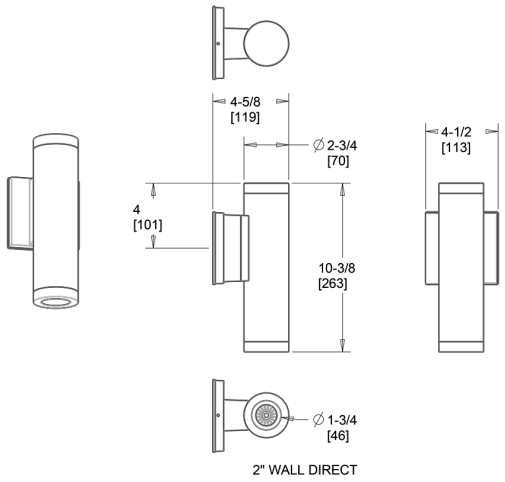
## Dimensions




## Features

- Sleek, contemporary, architectural-grade design
- Universal dimming driver (TRIAC, ELV and 0-10V)
- 50,000-Hour LED lifespan

## Ordering Matrix

| Family | Size | Mounting | | Wattage | | Optic | CRI/Color Temp | | Finish |
|---|---|---|---|---|---|---|---|---|---|
| CDLED | 2 | WD | – | 10W | – | 40D | 927 | – | K |
| | **4 =** 4" | **W =** Wall Direct/Indirect (Downlight/Uplight) | | **20W =** 20W | | **40D =** 40° | **950 =** 90 CRI, 5000K | | **W =** Matte White |
| | **6 =** 6" | **PS =** Pendant Stem | | **10W =** 10W | | **20D =** 20° | **940 =** 90 CRI, 4000K | | **K =** Matte Black |
| | **2 =** 2" | **PC =** Pendant Cord 48" Standard | | **26W =** 26W | | **30D =** 30° | **935 =** 90 CRI, 3500K | | **S =** Matte Silver |
| | | **S =** Surface (Ceiling Mount) | | **40W =** 40W | | **50D =** 50° | **930 =** 90 CRI, 3000K | | **Z =** Bronze |
| | | **WU =** Wall Indirect (Uplight) Only | | | | **80D =** 80° | **927 =** 90 CRI, 2700K | | |
| | | **WD =** Wall Direct (Downlight) Only | | | | **WW =** Wall Wash | | | |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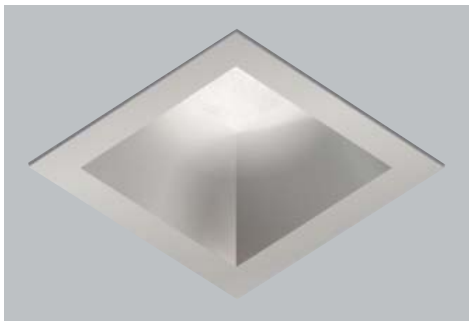
# BeveLED Mini® Complete - B3SC
# 3" Square Deep Regress Downlight

TYPE: LF-6A

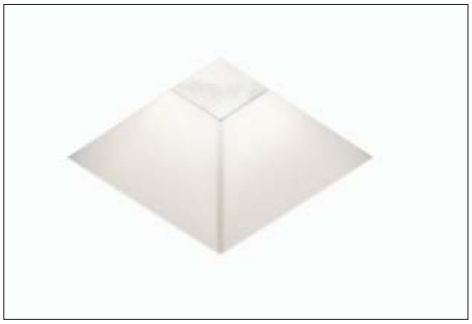
USAI® Lighting

**Universal and Field Convertible - Trim | Trimless | Millwork**

**Trimmed - B3SCF**



**Trimless - B3SCL**



**Millwork - B3SCM**



usailighting.com/beveledmini

**Introducing new and improved BeveLED Mini, the smallest member of our iconic BeveLED family.** BeveLED Mini has been infused with upgraded performance for superior light in every application. Now available with the following features, by popular demand:

## FEATURES

- Upgraded performance and more LED color options than ever before!
- Collar extenders offered standard to accept up to 2" thick ceilings
- Field Flexibility - it's now easy to change trim in the field between trimmed, trimless and millwork
- Dry/damp/wet location rated for bathrooms and showers, including trimless and millwork
- More dimming options and all color technologies with Custom Color Select Tunable White ranges available
- High color rendering index with superior color quality for all LED color options
- Full family platform with iconic beveled look
- Doubler kit for repeatable two head fixture configuration installations
- Clear overspray protector for installation convenience
- Title 24 JA8 Qualified SKUs

## DEEP REGRESS PERFORMANCE DATA*

See page 5-6 for our extensive range of performance values

| | LED COLOR CHOICES | | |
|---|---|---|---|
| | Classic White | Warm Glow Dimming | Color Select |
| | 9W - 24W | 15W - 20W | 15W - 20W |
| **Source Lumens:** | 1200 - 3000 | 1625 - 2150 | 1100 - 1450 |
| **Delivered Lumens:** | 525 - 2250 | 925 - 1550 | 675 - 1150 |

*Nominal values are based on 3000K. Performance varies for each specific beamspread and color temperature.
See IES files for exact values at usailighting.com.

## TRIM FINISH OPTIONS



White | Grey | Black | Bronze | Custom RAL (example) | Custom RAL (example)

*Custom colors and primer finish also available*



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Revised 03/06/2026

# BeveLED Mini® Complete - B3SC
# 3" Square Deep Regress Downlight with Integral Driver

USAI® Lighting

Specify fixture part number. (All boxes must be filled in to correctly order).

**B3SC__**

## BeveLED Trim Style

**F** Trimmed with Flange (use with all materials)

**L** Trimless Spackle-in (use with sheetrock and plaster only) (7)

**M** Millwork Knife-Edge (use with wood and stone) (7)

## Wattage Options

**Classic White Light**

**11M3D** 11W LED
**14M3D** 14W LED
**17M3D** 17W LED
**09X3** 9W LED
**15X3** 15W LED
**20X3** 20W LED
**24X3** 24W LED

**Warm Glow Dimming**

**15WG3** 15W LED
**20WG3** 20W LED

**Color Select Tunable White**

**15CS5** 15W LED
**20CS5** 20W LED (5)

## LED Color Options

**Classic White Light**

**22KH** 2200K, 90+ CRI (1)
**24KH** 2400K, 90+ CRI (1)
**27KS** 2700K, 80+ CRI (1)
**27KH** 2700K, 90+ CRI
**27KU** 2700K, 95+ CRI, R9 = 98 (1)
**30KS** 3000K, 80+ CRI (1)
**30KH** 3000K, 90+ CRI
**30KU** 3000K, 95+ CRI, R9 = 96 (1)
**35KS** 3500K, 80+ CRI (1)
**35KH** 3500K, 90+ CRI (1)
**35KU** 3500K, 95+ CRI, R9 = 96 (1)
**40KS** 4000K, 80+ CRI (1)
**40KH** 4000K, 90+ CRI (1)
**40KU** 4000K, 95+ CRI, R9 = 96 (1)

**Warm Glow Dimming**

**2722KS** 2700K-2200K, 80+ CRI
**2722KH** 2700K-2200K, 90+ CRI
**3022KS** 3000K-2200K, 80+ CRI
**3022KH** 3000K-2200K, 90+ CRI

**Color Select Tunable White**

**6022KH** 6000K-2200K, 90+ CRI
**4027KH** 4000K-2700K, 90+ CRI
**3222KH** 3250K-2200K, 90+ CRI
**HILOKH*** * specify custom range by choosing a high and low desired CCT value; select from chart. All are 90+ CRI

## Beam Options

**T06** 6° beam (2)
**T10** 10° beam (2)
**25** 25° beam (1)
**35** 35° beam (1)
**45** 45° beam (1)
**50** 50° beam (1)
**30** 30° beam
**40** 40° beam
**50** 50° beam

## Lens Options

**BC** Borosilicate Clear Glass (required to achieve 6 and 10 degree beams) (2, 3, 4)

**S** Solite (standard for all but 6 & 10 deg beams)

**SF** Solite Frosted

**PS** Solite Polycarbonate Shatterproof

**BF** Borosilicate Frosted

**AS61** Linear spread

**CTS25** Solite lens with warm filter coating, 1/4 CTO Reduces output by ~15% and shifts CCT down by ~250K

**HX** Hexcell Louver Trim Lens (6, 7)

## Bevel Trim Finish Options

| | |
|---|---|
| **WH** White | |
| **SC** Conduit Silver | |
| **GR** Grey | |
| **BL** Black | |
| **BZ** Bronze | |
| **PR** (7) Primer Finish | |
| **QW** (7) Antimicrobial Paint, White | |
| **AC** (7) Clear Matte Anodized | |
| **AB** (7) Piano Gloss Black | |
| **RAL** Specify RAL # | |

## *Flange/ Millwork Collar Finish

| | |
|---|---|
| **WH** White | |
| **SC** Conduit Silver | |
| **GR** Grey | |
| **BL** Black | |
| **BZ** Bronze | |
| **PR** Primer Finish | |
| **QW** Antimicrobial Paint, White | |
| (choose WH, BL, SC, GR, or BZ paint finish from list above) | |
| **RAL** Specify RAL # | |

*Leave blank for Trimless

## Natatorium Corrosion Protection (optional)

**NT** Natatorium triple-coat Corrosion resistant (available with "F" flanged trims and painted finishes only)

* Leave blank for non Natatorium trims

## Housing Options

**NC1** New Construction All-in-One
**NC1CP** Chicago Plenum
**NC1IC** Insulation Contact Rated / Airtight (11)
**FTA2** Flat Adjustable Housing, New Construction
**FTA2IC** Flat Adjustable Housing, Insulation Contact Rated (17W maximum)
**FTA2CP** Flat Adjustable Housing, Chicago Plenum

## Extended Collar for Thick Ceilings

(leave blank for standard collar, accepts 1" thick ceiling maximum)

**15** Extended collar accepts up to 1.5" thick ceilings maximum

## Voltage Options *Select one*

**UNV** 120V-277V

**120V**

**Color Select Tunable White***

**UNV** 120V-277V

## Dimming Driver Options

***For use with Universal Voltage 120V - 277V***

*No Additional Charge*

**D6E** EldoLED 0-10V, 1% (4)
**D6F** EldoLED 0-10V, 1% (4)
**D4H** Lutron H ECO, 1% Fade (1, 3, 4)
**D4C** Lutron Ecosystem, 1% (1, 2, 4)
**D6A** EldoLED 0-10V, 0.1% (4)
**D6B** EldoLED 0-10V, 0.1% (4)
**D7A** EldoLED DALI2, 0.1% (4)
**D7B** EldoLED DALI2, 0.1% (4)
**D7E** EldoLED DALI2, 1% (4)
**D7F** EldoLED DALI2, 1% (4)
**D28** EldoLED DMX, 0.1% (1, 4)
**D30** Lutron Athena wireless enabled with RF Node, 1% (3, 4, 8)

***For use with 120V only***

*No Additional Charge*

**D22** ERP Trimode (0-10V and Phase 2-wire), 1% (1, 4, 11)
**D19** Hatch Phase 2-wire, 1% (1, 3, 4)
**D33** Moons' phase 2-wire, 1% (3, 4)

***For use with Color Select only***

**D36T** Moons 0-10V, 2-Channel for Color Select Tunable White only, 1% (1, 2, 3)
**D37T** Moons DALI2 DT8, 2-Channel for Color Select Tunable White only, 1% (1, 2, 3)
**D38T** Moons DMX, 2-Channel for Color Select Tunable White only, 1% (1, 2, 3)
**D32T** Lutron Athena wireless node, 2-Channel for Color Select Tunable White only, 1% (1, 2, 3)

## Emergency Battery (Optional)*

**EM7** Emergency Battery (9)
**EM7W** Emergency Battery Wet Location (9)
**EM7C** Title 20 Compliant Emergency Battery (9)
**EM7CW** Title 20 Compliant Emergency Battery Wet Location (9)
**EMSH** Emergency Battery Shunt (3, 4, 10)

## *Optional Mounting Accessories

**CB27** 27" C-Channel Bars
**CB32** 32" C-Channel Bars
**CB52** 52" C-Channel Bars
**B3-FTA2-DBX** Doubler Kit for FTA2 housing, 12"/13"/14" oncenter spacing

* Residential grade nailer bars provided standard

**Color Select Tunable White**
CCT Range Choices

Choose starting color temperature from 6000K (daylight) to 2300K (candlelight)

Choose ending color temperature from 5500K (cool daylight) to 2200K (warm candlelight)

Select **HI=__** + **LO=__** + **KH** = **HILOKH**

| HI | | LO | |
|---|---|---|---|
| **60** | 6000K | **40** | 4000K |
| **55** | 5500K | **35** | 3500K |
| **50** | 5000K | **32** | 3250K |
| **45** | 4500K | **30** | 3000K |
| **40** | 4000K | **29** | 2900K |
| **35** | 3500K | **28** | 2800K |
| **32** | 3250K | **27** | 2700K |
| **30** | 3000K | **26** | 2600K |
| **29** | 2900K | **25** | 2500K |
| **28** | 2800K | **24** | 2400K |
| **27** | 2700K | **23** | 2300K |
| **26** | 2600K | **22** | 2200K |

For example: **4535KH** is 4500K-3500K

contact USAI to complete your specification

*Notes:*
*1 Not available with M3D LED*
*2 Not available with X3 LED*
*3 Not available with Warm Glow (WG3) LED*
*4 Not available with Color Select (CS5) LED*
*5 Not available with NC1IC housing*
*6 Not available with AC or AB bevel finish*
*7 Not available with natatorium finish*
*8 NC1 or FTA2 housing only. Not available with IC or CP housings. Serviceable from below ceiling*
*9 NC1 or FTA2 housing only. Not available with IC or CP housings. Requires above ceiling access for service*
*10 Available with D30 dimming driver and NC1 housing only. Serviceable from below ceiling*
*11 Not available with 24W*



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Revised 03/06/2026

# BeveLED Mini® Complete - B3SC
# 3" Square Deep Regress Downlight with Remote Driver

USAI Lighting

1. Specify fixture part number. (All boxes must be filled in to correctly order).

| B3SC__ | | | | | | | | | | | RM | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **BeveLED Trim Style** | **Wattage Options** | **LED Color Options** | **Beam Options** | **Lens Options** | **Bevel Trim Finish Options** | ***Flange/ Millwork Collar Finish** | **Natatorium Corrosion Protection (optional)** | **Housing Options** | **Extended Collar for Thick Ceilings** | **Remote Dimming Driver** | ***Optional Mounting Accessories** |

**F** Trimmed with Flange (use with all materials)

**L** Trimless Spackle-in (use with sheetrock and plaster only) (5)

**M** Millwork Knife-Edge (use with wood and stone) (5)

**Classic White Light**

**11M3D** 11W LED
**14M3D** 14W LED
**17M3D** 17W LED

**09X3** 9W LED
**15X3** 15W LED
**20X3** 20W LED
**24X3** 24W LED

**22KH** 2200K, 90+ CRI (1)
**24KH** 2400K, 90+ CRI (1)
**27KS** 2700K, 80+ CRI
**27KH** 2700K, 90+ CRI
**27KU** 2700K, 95+ CRI, R9 = 98 (1)
**30KS** 3000K, 80+ CRI (1)
**30KH** 3000K, 90+ CRI
**30KU** 3000K, 95+ CRI, R9 = 96 (1)
**35KS** 3500K, 80+ CRI (1)
**35KH** 3500K, 90+ CRI (1)
**35KU** 3500K, 95+ CRI , R9 = 96 (1)
**40KS** 4000K, 80+ CRI (1)
**40KH** 4000K, 90+ CRI (1)
**40KU** 4000K, 95+ CRI , R9 = 96 (1)

**T06** 6° beam (2)
**T10** 10° beam (2)

**25** 25° beam (1)
**35** 35° beam (1)
**45** 45° beam (1)
**50** 50° beam (1)

**Warm Glow Dimming**

**15WG3** 15W LED
**20WG3** 20W LED

**2722KS** 2700K-2200K, 80+ CRI
**2722KH** 2700K-2200K, 90+ CRI
**3022KS** 3000K-2200K, 80+ CRI
**3022KH** 3000K-2200K, 90+ CRI

**30** 30° beam
**40** 40° beam
**50** 50° beam

**Color Select Tunable White***

**15CS5** 15W LED
**20CS5** 20W LED

**6022KH** 6000K-2200K, 90+ CRI
**4027KH** 4000K-2700K, 90+ CRI
**3222KH** 3250K-2200K, 90+ CRI

**HILOKH*** → (see Color Select Tunable White CCT Range Choices)
* specify custom range by choosing a high and low desired CCT value; select from chart. All are 90+ CRI

**BC** Borosilicate Clear Glass (required to achieve 6 and 10 degree beams) (2, 3, 4)

**S** Solite (standard for all but 6 & 10 degree beams)

**SF** Solite Frosted

**PS** Solite Polycarbonate Shatterproof

**BF** Borosilicate Frosted

**AS61** Linear spread

**CTS25** Solite lens with warm filter coating, 1/4 CTO Reduces output by ~15% and shifts CCT down by ~250K

**HX** Hexcell Louver Trim Lens (5, 7)

| **Bevel Trim Finish Options** | ***Flange/ Millwork Collar Finish** |
|---|---|
| **WH** White | **WH** White |
| **SC** Conduit Silver | **SC** Conduit Silver |
| **GR** Grey | **GR** Grey |
| **BL** Black | **BL** Black |
| **BZ** Bronze | **BZ** Bronze |
| **PR** (5) Primer Finish | **PR** Primer Finish |
| **QW** (5) Antimicrobial Paint, White | **QW** Antimicrobial Paint, White |
| **AC** (5) Clear Matte Anodized | (choose WH, BL, SC, GR, or BZ paint finish from list above) |
| **AB** (5) Piano Gloss Black | |
| **RAL** Specify RAL # | **RAL** Specify RAL # |

*Leave blank for Trimless

**NT** Natatorium triple-coat Corrosion resistant (available with "F" flanged trims and painted finishes only)

* Leave blank for non Natatorium trims

**NC1** New Construction All-in-One

**NC1CP** Chicago Plenum

**NC1IC** Insulation Contact Rated / Airtight (6)

**FTA2** Flat Adjustable Housing, New Construction

**FTA2IC** Flat Adjustable Housing, Insulation Contact Rated (17W maximum)

**FTA2CP** Flat Adjustable Housing, Chicago Plenum

(leave blank for standard collar, accepts 1" thick ceiling maximum)

**15** Extended collar accepts up to 1.5" thick ceilings maximum

**20** Extended collar accepts up to 2" thick ceilings maximum (see housing drawings for details)

**RM** Remote Driver Housings requires remote driver, specify in tables from Step 2 for individual drivers, or use USAI enclosure for multiple drivers. You do not need both

**CB27** 27" C-Channel Bars

**CB32** 32" C-Channel Bars

**CB52** 52" C-Channel Bars

**B3-FTA2-DBX** Doubler Kit for FTA2 housing, 12"/13"/14" oncenter spacing

* Residential grade nailer bars provided standard

USAI Power Supply Options Next Page →

*Notes:*
*1 Not available with M3D LED*
*2 Not available with X3 LED*
*3 Not available with Warm Glow (WG3) LED*
*4 Not available with Color Select (CS5) LED*
*5 Not available with natatorium finish*
*6 Not available with 24W*
*7 Not available with AC or AB bevel finish*

**Color Select Tunable White**
CCT Range Choices

Choose starting color temperature from 6000K (daylight) to 2300K (candlelight)

Choose ending color temperature from 5500K (cool daylight) to 2200K (warm candlelight)

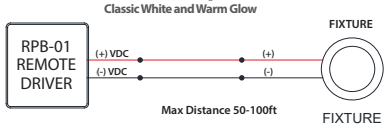
Select **HI=__ + LO=__ + KH = HILOKH**

| HI | | LO | |
|---|---|---|---|
| 60 | 6000K | 40 | 4000K |
| 55 | 5500K | 35 | 3500K |
| 50 | 5000K | 32 | 3250K |
| 45 | 4500K | 30 | 3000K |
| 40 | 4000K | 29 | 2900K |
| 35 | 3500K | 28 | 2800K |
| 32 | 3250K | 27 | 2700K |
| 30 | 3000K | 26 | 2600K |
| 29 | 2900K | 25 | 2500K |
| 28 | 2800K | 24 | 2400K |
| 27 | 2700K | 23 | 2300K |
| 26 | 2600K | 22 | 2200K |

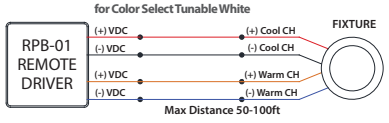
For example: **4535KH** is 4500K-3500K

contact USAI to complete your specification

**Remote driver wiring schematic for Classic White and Warm Glow**




**Remote driver wiring schematic for Color Select Tunable White**



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Revised 03/06/2026

# BeveLED Mini® Complete - B3SC
# 3" Square Deep Regress Downlight

USAI® Lighting

## 2. Select Remote Driver (RPB) OR Select USAI Pre-Wired Enclosure (REB). You do not need both.

### 1 One Remote Driver Per Fixture

**RPB-01**

**Remote Power Supply**

**RPB-01**
BeveLED Mini Remote Power Supply

**Wattage Options**

**Classic White**

| | |
|---|---|
| **09X3** 9W LED | **11M3D** 11W LED |
| **15X3** 15W LED | **14M3D** 14W LED |
| **20X3** 20W LED | **17M3D** 17W LED |
| **24X3** 24W LED | |

**Warm Glow**

| | |
|---|---|
| **15WG3** 15W LED | |
| **20WG3** 20W LED | |

**Color Select Tunable White**

| | |
|---|---|
| **15CS5** 15W LED | |
| **20CS5** 20W LED | |

**Color Temperature Choice**

(Leave blank for Classic White)

(Leave blank for Warm Glow Dimming)

**6022KH** 6000K-2200K, 90+ CRI

**4027KH** 4000K-2700K, 90+ CRI

**3222KH** 3250K-2200K, 90+ CRI

**HILOKH*** * custom range

**Voltage**

**UNV** 120V - 277V

**120V** 120V Only

**Remote Dimming Type and Level**

**D4H** Lutron H ECO, 1% Fade (2, 3, 5)
**D4C** Lutron Ecosystem, 1% (1, 3, 5)
**D6A** EldoLED 0-10V, 0.1% (3)
**D6B** EldoLED 0-10V, 0.1% (3)
**D6E** EldoLED 0-10V, 1% (3)
**D6F** EldoLED 0-10V, 1% (3)
**D7A** EldoLED DALI2, 0.1% (3)
**D7B** EldoLED DALI2, 0.1% (3)
**D7E** EldoLED DALI2, 1% (3)
**D7F** EldoLED DALI2, 1% (3)
**D28** EldoLED DMX, 0.1% (3, 5)
**D30** Lutron Athena wireless enabled with RF Node, 1% (2, 3, 8)

**D19** Hatch Phase 2-wire, 1% (2, 3, 5)
**D22** ERP Trimode (0-10V and Phase 2-wire), 1% (3, 5, 6, 8, 10)

**UNV** 120V - 277V

**D36T** Moons' 0-10V 2-Channel, 1% (1, 2, 4, 6)
**D37T** Moons' DALI2 DT8 2-Channel, 1% (1, 2, 4, 6)
**D38T** Moons' DMX 2-Channel, 1% (1, 2, 4, 6)
**D32T** Lutron Athen wireless node 2-Channel, 1% (1, 2, 4, 6, 8)

**Remote Emergency Option**

**EM7**
EM battery requires remote enclosure by others, minimum size 14.5" L x 6.5" W x 3" H (6, 7)

**EM7C**
T20 Compliant EM battery requires remote enclosure by others, minimum size 17" L x 6.5" W x 3" H (6, 7)

**EMSH**
Emergency Battery Shunt (2, 3, 8, 9)

**Remote Driver Mounting Accessories***

**MP**
Junction Box Mounting Plate, 5-1/8" x 5-1/8"

**ENC**
Single Driver enclosure, 4-1/8" x 9-11/16" x 2-3/8"

* If Remote Driver Mounting Accessories selection is left blank, driver will be provided with accessories for mounting in enclosure by others. See page 10 for remote driver enclosure sizing requirements.

Notes
1 Not available with Classic White
2 Not available with Warm Glow
3 Not available with Color Select
4 Only available with Color Select
5 Not available with M3D LEDs
6 Not available with MP jbox accessory
7 Not available with ENC single driver enclosure; enclosure by others required.
8 Must be specified and shipped with ENC single driver enclosure accessory. Not available with EM batteries.
9 Available with D30 and D32T Lutron Athena dimming driver only
10 Not available with 24W

**REB**

**Remote Enclosure**

**REB**
BeveLED Mini Remote Driver Enclosure

**Enclosure Size**

**2121** Enclosure Size 21" x 21" x 4" (houses 6 drivers maximum)

**3821** Enclosure Size 38" x 21" x 4" (houses 12 drivers maximum)

**Driver Quantity Per Enclosure**

**01** driver
**02** drivers
**03** drivers
**04** drivers
**05** drivers
**06** drivers
**07** drivers
**08** drivers
**09** drivers
**10** drivers
**11** drivers
**12** drivers

**01**

**Fixture per Driver**

**01** 1 Fixture per Remote Driver

**Fixture Wattage**

**Classic White**

| | |
|---|---|
| **09X3** 9W LED | **11M3D** 11W LED |
| **14M3D** 14W LED | **15X3** 15W LED |
| **17M3D** 17W LED | **20X3** 20W LED |
| **24X3** 24W LED | |

**Warm Glow**

| | |
|---|---|
| **15WG3** 15W LED | |
| **20WG3** 20W LED | |

**Voltage**

**UNV** 120V - 277V

**120V** only

**Remote Dimming Type and Dim Level**

**1-D6A** EldoLED 0-10V, 0.1%
**1-D6B** EldoLED 0-10V, 0.1%
**1-D6E** EldoLED 0-10V, 1%
**1-D6F** EldoLED 0-10V, 1%
**1-D7A** EldoLED DALI2, 0.1%
**1-D7B** EldoLED DALI2, 0.1%
**1-D7E** EldoLED DALI2, 1%
**1-D7F** EldoLED DALI2, 1%
**1-D28** EldoLED DMX, 0.1% (2)
**1-D4H** Lutron H ECO, 1% (1, 2)

**1-D19** Hatch phase 2-wire, 1% (1, 2)
**1-D22** ERP Trimode (0-10V and Phase 2-wire), 1% (2, 3)

Notes: 1 Not available with WG3 LEDs
2 Not available with M3D LEDs
3 Not available with 24W




* Note: All connections per enclosure are to be connected to a single branch circuit. Enclosures cannot be recessed; for use in surface mount installations only.

Max distance 50-100 ft, see wire gauge and distance requirements for each driver type in table below

| Remote Power Supply Option | | Wire Gauge Required* | RP only | EM7** | EM7C** | EMSH |
|---|---|---|---|---|---|---|
| UNV-D6A | EldoLED 0-10V, 0.1% linear | 18/16 | 6.25" L x 4" W x 2" H | 14.5" L x 6.5" W x 3" H | 17" L x 6.5" W x 3" H | N/A |
| UNV-D6B | EldoLED 0-10V, 0.1% logarithmic | 18/16 | 6.25" L x 4" W x 2" H | 14.5" L x 6.5" W x 3" H | 17" L x 6.5" W x 3" H | N/A |
| UNV-D6E | EldoLED 0-10V, 1% linear | 18/16 | 6.25" L x 4" W x 2" H | 14.5" L x 6.5" W x 3" H | 17" L x 6.5" W x 3" H | N/A |
| UNV-D6F | EldoLED 0-10V, 1% logarithmic | 18/16 | 6.25" L x 4" W x 2" H | 14.5" L x 6.5" W x 3" H | 17" L x 6.5" W x 3" H | N/A |
| UNV-D7A | EldoLED DALI2, 0.1% linear | 18/16 | 6.25" L x 4" W x 2" H | 14.5" L x 6.5" W x 3" H | 17" L x 6.5" W x 3" H | N/A |
| UNV-D7B | EldoLED DALI2, 0.1% logarithmic | 18/16 | 6.25" L x 4" W x 2" H | 14.5" L x 6.5" W x 3" H | 17" L x 6.5" W x 3" H | N/A |
| UNV-D7E | EldoLED DALI2, 1% linear | 18/16 | 6.25" L x 4" W x 2" H | 14.5" L x 6.5" W x 3" H | 17" L x 6.5" W x 3" H | N/A |
| UNV-D7F | EldoLED DALI2, 1% logarithmic | 18/16 | 6.25" L x 4" W x 2" H | 14.5" L x 6.5" W x 3" H | 17" L x 6.5" W x 3" H | N/A |
| UNV-D28 | EldoLED DMX, 0.1% | 18/16 | 9" L x 4" W x 2" H | 14.5" L x 6.5" W x 3" H | 17" L x 6.5" W x 3" H | N/A |
| UNV-D4C | Lutron EcoSystem, 1% | 14/12 | 6.25" L x 4" W x 2" H | 14.5" L x 6.5" W x 3" H | 17" L x 6.5" W x 3" H | N/A |
| UNV-D4H | Lutron H ECO, 1% Fade | 14/12 | 6.25" L x 4" W x 2" H | 14.5" L x 6.5" W x 3" H | 17" L x 6.5" W x 3" H | N/A |
| UNV-D30 | Lutron Athena Wireless, 1% | 18/16 | N/A - USAI ENC req'd | N/A | N/A | N/A - USAI ENC req'd |
| 120V-D19 | Hatch 2-wire phase, 1% | 14/12 | 5.75" L x 2.625" W x 2" H | 14.5" L x 6.5" W x 3" H | 17" L x 6.5" W x 3" H | N/A |
| 120V-D22 | ERP Trimode 0-10V & phase, 1% | 18/16 | N/A - USAI ENC req'd | N/A | N/A | N/A |
| UNV-D36T | Moons 0-10V 2-Channel, 1% | 18/16 | 6.25" L x 4" W x 2" H | 14.5" L x 6.5" W x 3" H | 17" L x 6.5" W x 3" H | N/A |
| UNV-D37T | Moons DALI2 DT8 2-Channel, 1% | 18/16 | 6.25" L x 4" W x 2" H | 14.5" L x 6.5" W x 3" H | 17" L x 6.5" W x 3" H | N/A |
| UNV-D38T | Moons DMX 2-Channel, 1% | 18/16 | 6.25" L x 4" W x 2" H | 14.5" L x 6.5" W x 3" H | 17" L x 6.5" W x 3" H | N/A |
| UNV-D32T | Lutron Athena Wireless Moons 0-10V 2-Channel, 1% | 18/16 | N/A - USAI ENC req'd | N/A | N/A | N/A - USAI ENC req'd |

* Wire gauge 14/12 = Maximum distance from light fixture to remote power supply is 100' using 12 gauge wire, 50' using 14 gauge wire.
* Wire gauge 18/16 = Maximum distance from light fixture to remote power supply is 100' using 16 gauge wire, 50' using 18 gauge wire.
** Emergency battery remote power supplies cannot be located any more than 50 feet from light fixture, regardless of wire gauge.



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Revised 03/06/2026

# BeveLED Mini® Complete - B3SC
# 3" Square Deep Regress Downlight

USAI® Lighting

## Classic White Narrow Beams*

| Wattage | | 11W LED | 14W LED | 17W LED |
|---|---|---|---|---|
| Light Engine Code | | 11M3D | 14M3D | 17M3D |
| **T06** 6° beam round optic Clear lens | Lumens | 535 | 620 | 713 |
| | lm/W | 50 | 44 | 43 |
| | Intensity (cd) | 21750 | 25231 | 29001 |
| | UGR | 10.5 | 11.1 | 11.5 |
| **T10** 10° beam round optic clear lens | Lumens | 544 | 631 | 725 |
| | lm/W | 51 | 44 | 44 |
| | Intensity (cd) | 11963 | 13877 | 15950 |
| | UGR | 11.5 | 12.0 | 12.5 |
| Emergency Battery Light Output Multiplier | | 0.8 | 0.608 | 0.513 |

## Classic White High Output**

| Wattage | | 9W LED | 15W LED | 20W LED | 24W LED |
|---|---|---|---|---|---|
| Light Engine Code | | 09X3 | 15X3 | 20X3 | 24X3 |
| **25** 25° beam round optic Solite lens | Lumens | 823 | 1341 | 1829 | 2067 |
| | lm/W | 91 | 92 | 93 | 86 |
| | Intensity (cd) | 2577 | 4198 | 5726 | 6471 |
| | UGR | 13.0 | 14.7 | 15.7 | 16.2 |
| **35** 35° beam round optic Solite lens | Lumens | 893 | 1454 | 1984 | 2242 |
| | lm/W | 99 | 100 | 102 | 93 |
| | Intensity (cd) | 2101 | 3423 | 4670 | 5277 |
| | UGR | 18.3 | 20.0 | 21.0 | 21.5 |
| **45** 45° beam round optic Solite lens | Lumens | 770 | 1255 | 1712 | 1935 |
| | lm/W | 86 | 87 | 88 | 81 |
| | Intensity (cd) | 1614 | 2629 | 3586 | 4053 |
| | UGR | 20.5 | 22.2 | 23.3 | 23.7 |
| **50** 50° beam round optic Solite lens | Lumens | 745 | 1214 | 1656 | 1871 |
| | lm/W | 83 | 84 | 85 | 78 |
| | Intensity (cd) | 798 | 1299 | 1773 | 2003 |
| | UGR | 24.7 | 26.3 | 27.4 | 27.8 |
| Emergency Battery Light Output Multiplier | | 0.9 | 0.63 | 0.49 | 0.333 |

### DELIVERED PERFORMANCE

We offer an extremely wide range of wattages, color temperatures, LED color technologies, and beamspreads for this product line, Please refer to tables below and IES files available at usailighting.com for exact performance values for the product configuration you choose to specify. All values are reported at 3000K, with white trim finish. Use multipliers below to calculate output with other color temperatures, CRIs, finishes and lenses.

* Values are based on 3000K, 90+CRI.

** Values are based on 3000K, 80+CRI.

### LENS LIGHT OUTPUT MULTIPLIER

| | |
|---|---|
| **Solite (S):** | 1.00 |
| **Frosted (SF):** | 0.88 |
| **Borosilicate Frosted (BF):** | 0.88 |
| **Linear Spread (AS61):** | 0.80 |
| **Warm Filter (CTS25):** | 0.85 |

### HEXCELL LOUVER LIGHT OUTPUT MULTIPLIER

| 15°- 30° | 35°- 50° | 55°- 65° |
|---|---|---|
| 0.65 | 0.45 | 0.33 |

### TRIM FINISH LIGHT OUTPUT MULTIPLIER

| | | | |
|---|---|---|---|
| **Metalized Grey, Conduit Silver, Clear Matte Anodized Bevels:** | 1.00 | | |
| **Black, Statuary Bronze, Piano Gloss Black Bevels:** | **30°** 0.866 | **40°- 55°** 0.807 | **65°** 0.685 |

### CORRELATED COLOR TEMPERATURE MULTIPLIER

| | Classic White High Output (X3 LED's) | | | | | | | | | | | | | | Classic White Narrow Beams (M3D LEDs) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2200K | 2400K | 2700K | | | 3000K | | | 3500K | | | 4000K | | | 2700K | 3000K |
| Color Rendering Index: | 90+ | 90+ | 80+ | 90+ | 95+ | 80+ | 90+ | 95+ | 80+ | 90+ | 95+ | 80+ | 90+ | 95+ | 90+ | 90+ |
| Multiplier for Lumen | 0.618 | 0.778 | 0.960 | 0.836 | 0.685 | 1.00 | 0.870 | 0.723 | 1.017 | 0.882 | 0.773 | 1.026 | 0.882 | 0.796 | 0.927 | 1.00 |



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Revised 03/06/2026

# BeveLED Mini® Complete - B3SC
# 3″ Square Deep Regress Downlight

USAI® Lighting

## DELIVERED PERFORMANCE

We offer an extremely wide range of wattages, color temperatures, LED color technologies, and beamspreads for this product line, Please refer to tables below and IES files available at usailighting.com for exact performance values for the product configuration you choose to specify. All values are reported at 3000K, with solite glass lens and white trim finish. Use multipliers below to calculate output with other color temperatures, CRIs finishes and lenses.

| | | Warm Glow Dimming | | Color Select Tunable White | |
|---|---|---|---|---|---|
| **Wattage** | | **15W LED** | **20W LED** | **15W LED** | **20W LED** |
| **Light Engine Code** | | 15WG3** | 20WG3** | 15CS5* | 20CS5* |
| **30** 30° beam square optic Solite Lens | **Lumens** | 1150 | 1554 | 679 | 896 |
| | **lm/W** | 77 | 76 | 45 | 44 |
| | **Intensity (cd)** | 2355 | 3182 | 1926 | 2544 |
| | **UGR** | 19.0 | 20.1 | 19.2 | 20.2 |
| **40** 40° beam square optic Solite lens | **Lumens** | 915 | 1237 | 876 | 1157 |
| | **lm/W** | 61 | 61 | 58 | 57 |
| | **Intensity (cd)** | 1353 | 1829 | 2177 | 2876 |
| | **UGR** | 22.5 | 23.6 | 18.3 | 19.3 |
| **50** 50° beam square optic Solite Lens | **Lumens** | 930 | 1257 | 697 | 920 |
| | **lm/W** | 62 | 61 | 46 | 46 |
| | **Intensity (cd)** | 973 | 1315 | 1019 | 1347 |
| | **UGR** | 25.7 | 26.7 | 22.0 | 23.0 |
| **Emergency Battery Light Output Multiplier** | | 0.47 | 0.37 | 0.58 | 0.406 |

* Values are based on 3000K, 90+CRI.
** Values are based on 3000K, 80+CRI.

| **CORRELATED COLOR TEMPERATURE MULTIPLIER** | Warm Glow Dimming | | | | Color Select CS5 | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | **2700K** | | **3000K** | | **2200K** | **2700K** | **3000K** | **3500K** | **4000K** | **5000K** | **6000K** |
| **Color Rendering Index:** | 80+ | 90+ | 80+ | 90+ | 90+ | 90+ | 90+ | 90+ | 90+ | 90+ | 90+ |
| **Multiplier for Lumen** | 1.00 | 0.78 | 1.00 | 0.83 | 0.886 | 0.961 | 1.00 | 1.056 | 1.105 | 1.188 | 1.250 |

### LENS LIGHT OUTPUT MULTIPLIER

| | |
|---|---|
| **Solite (S):** | 1.00 |
| **Frosted (SF):** | 0.88 |
| **Borosilicate Frosted (BF):** | 0.88 |
| **Linear Spread (AS61):** | 0.80 |
| **Warm Filter (CTS25):** | 0.85 |

### TRIM FINISH LIGHT OUTPUT MULTIPLIER

| | | | |
|---|---|---|---|
| **Metalized Grey, Conduit Silver, Clear Matte Anodized Bevels:** | 1.00 | | |
| **Black, Statuary Bronze, Piano Gloss Black Bevels:** | **30°** 0.866 | **40°- 55°** 0.807 | **65°** 0.685 |

### HEXCELL LOUVER LIGHT OUTPUT MULTIPLIER

| **15°- 30°** | **35°- 50°** | **55°- 65°** |
|---|---|---|
| 0.65 | 0.45 | 0.33 |



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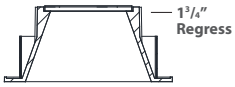
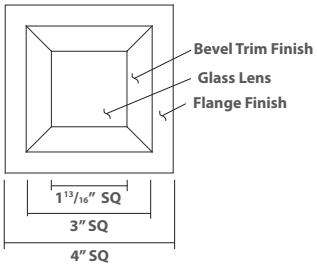
# BeveLED Mini® Complete - B3SC
# 3″ Square Deep Regress Downlight

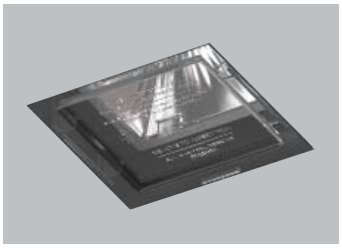
USAI® Lighting

## Trim Details

### Trimmed - B3SCF

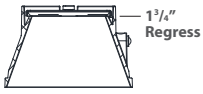


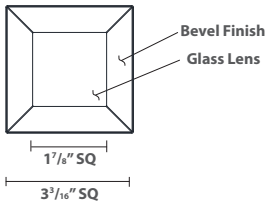



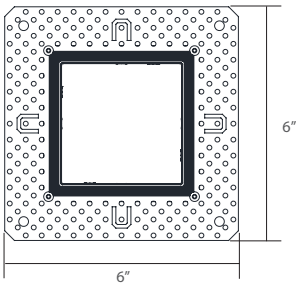
Clear acrylic overspray protector provided standard with every housing to keep out dust and contaminants during construction. Allows for use as work light.

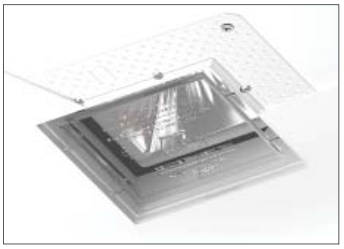
### Trimless Spackle-in - B3SCL



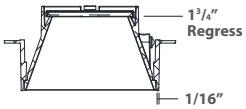

### Spackle Frame

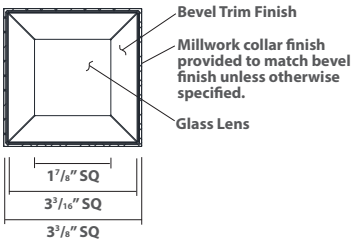


Clear acrylic overspray protector provided standard with every housing to keep out dust and contaminants during construction. Allows for use as work light.

### Millwork - B3SCM






Clear acrylic overspray protector provided standard with every housing to keep out dust and contaminants during construction. Allows for use as work light.



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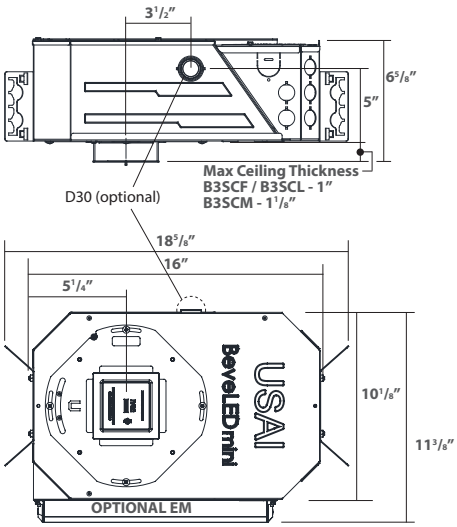
Revised 03/06/2026

# BeveLED Mini® Complete - B3SC
# 3″ Square Deep Regress Downlight

USAI® Lighting

## Housing Details

**New Construction Housing - NC1**
**Insulation-Contact Rated - NC1IC**
**(up to 20W maximum)**
**Chicago Plenum Rated - NC1CP**



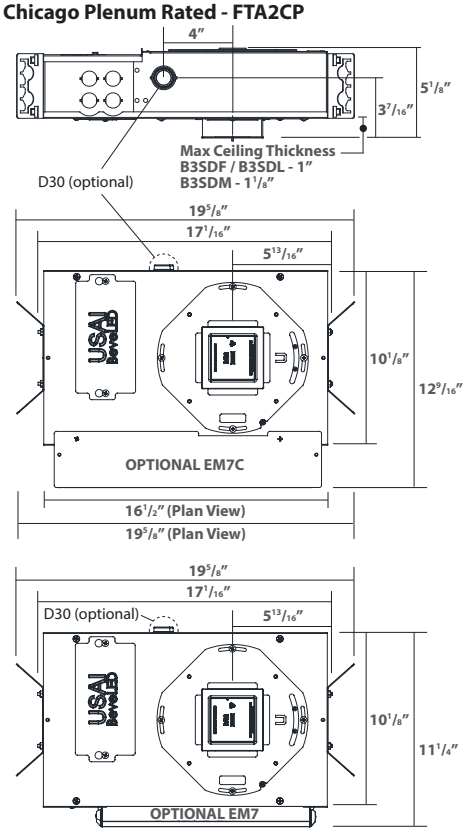

* EM battery requires above ceiling access for service.
Not available with NC1IC or NC1CP

NOTE: Aperture plate collar extender accessories available with each housing increase maximum accepted ceiling thickness.

-15-
accepts 1.5″ max ceiling thickness
adds 0.5″ to overall housing height

-20-
accepts 2″ max ceiling thickness
adds 1″ to overall housing height
only available with -RM- remote driver housings.

**Flat Adjustable Housing - FTA2**
**Flat Adjustable Housing, IC-Rated - FTA2IC**
**(up to 17W maximum)**
**Flat Adjustable Housing,**
**Chicago Plenum Rated - FTA2CP**

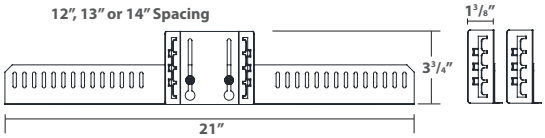


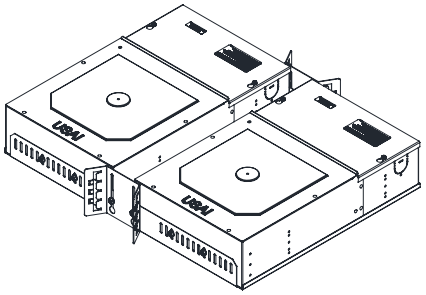

* EM battery requires above ceiling access for service.
Not available with FTA2IC or FTA2CP

### Optional Doubler Kits

Use USAI's Doubler kits for repeatable installations of fixture heads in pairs. Swap out existing housing brackets with these revised brackets with notched spacing and heavy duty mounting bars.
Only available for specific housings.

**B3-FTA2-DBX**
**Use with Mini FTA2, FTA2IC, and FTA2CP**



Example view of two Mini FTA2 housings doubled up



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Revised 03/06/2026

# BeveLED Mini® Complete - B3SC
# 3" Square Deep Regress Downlight

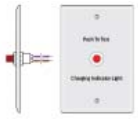
USAI® Lighting

## BEVELED MINI SPECIFICATIONS

### FIELD REPLACEABLE LED LIGHT ENGINE
is serviceable through the aperture with a Phillips screwdriver. All USAI Lighting light engines feature industry-leading color consistency.

### FIELD REPLACEABLE INTEGRAL DRIVER
Unless otherwise specified, a 0-10V, 100%-1% solid state electronic constant current integral dimming driver with a high power factor is provided standard and sources 2mA. All integral dimming drivers are located within the fixture housing and are serviceable from below the ceiling through the aperture. Some on-time delay may be experienced depending on control system used. All dimming drivers comply with IEEE C62.41 surge protection.

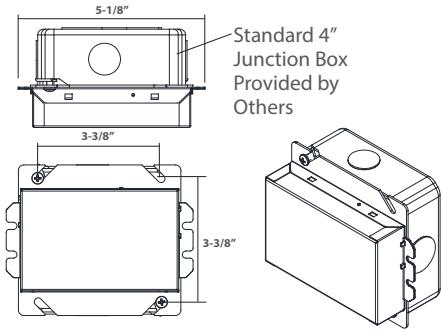
### INTEGRAL EMERGENCY BATTERY
An integral emergency battery pack is available as an option with the NC1 or FTA2 housing and integral driver/power supply only. IOTA emergency battery provides backup power for 90 minutes. Integral emergency battery requires above ceiling access for service, and is provided with a remote test switch, which comes with a 24" lead length for location of the test switch. Remote EM test switch is dry/damp only; select EMW emergency option for a wet location-rated EM test switch. Select EM7C emergency battery options for California Title 20 Compliant EM pack. Select Emergency Battery Shunt (EMSH) option when specifying D30 integral dimming driver option and plan to connect light fixture to a backup inverter circuit for emergency lighting. Fixtures that have no USAI EM option may be connected to an inverter (by others) for emergency lighting.



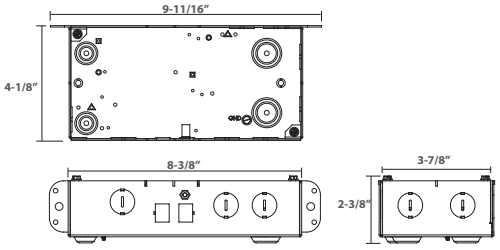
**Remote Emergency Test Switch included with NC1 or FTA2 housing and integral driver only. Above ceiling access required for service.**

### REMOTE LOCATION POWER SUPPLIES AND ENCLOSURES
If a remote dimming driver is required, specify "RM" in the fixture part number and proceed to either the the RP or RE table to complete the dimming driver specification. One remote driver required per fixture. Remote drivers require enclosures by USAI or by others that meet local codes and must be located in an accessible service panel within 100ft of the light fixture; see table for distances, wire gauges, and minimum enclosure size requirements, which vary by driver type. USAI enclosure options include a metal mounting plate (MP) which attaches to the back of each dimming driver and can be installed directly inside a standard 4" square junction box; a single driver enclosure (ENC); or prewired big box enclosures for multiple remote drivers (RE). RE multi driver enclosures are available in 2 sizes: 21"x 21" x 4" (holds up to 6 drivers) or 38" x 21" x 4" (holds up to 12 drivers). Driver enclosures must be surface mounted and are not for recessed applications. All field wiring connections per enclosure must be made to a single branch circuit. All dimming drivers comply with IEEE C62.41 surge protection. Field wiring should be according to NEC code; per article 411.7. EC is responsible for adherence to all local codes.

### MP JUNCTION BOX MOUNTING PLATE

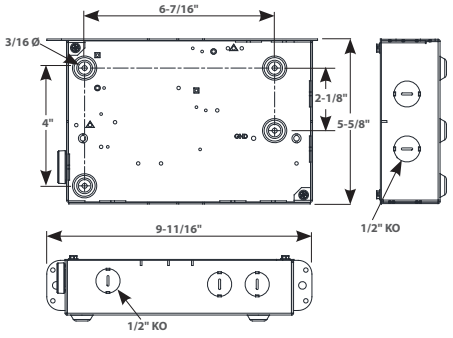



### ENC SINGLE DRIVER ENCLOSURE




**NOTE: Enclosure shown with removed cover and Power Supply for clarity purposes**

### ENC WITH EMSH EMERGENCY BATTERY SHUNT




### HOUSING
All BeveLED Mini fixtures are field-flexible which allows for field changes from trimless or millwork to trimmed with a simple components change with parts from USAI. All-Ways Square® (covered by US Pat. No: US 7,832,889) feature available on FTA2, FTA2IC, FTA2CP, NC1, NC1IC and NC1CP housings allows alignment of square aperture (up to 20° rotation) after housing installation and prior to finish ceiling installation. Housings are fabricated of 20 ga. steel construction with thru wire J-box, 4 in 4 out at min. 90°C, #12 AWG thru branch circuit wiring. NC1IC housing for use with 9W, 12W and 15W light engines only are rated for direct contact with spray foam insulation of R-42 or less.

### MOUNTING
B3SCF overlap flange fixtures are designed for use in sheetrock, acoustical ceiling tile, and many other ceiling materials. B3SCL trimless fixtures are provided with a spackle collar and are designed for use in sheetrock/mud-in ceiling applications. B3SCM millwork fixtures are provided with a millwork collar and are designed for use in wood/millwork and stone construction applications. Butterfly brackets and residential grade adjustable nailer bars extendible from 14" to 24" centers with integral nails are provided standard for attachment to building structure. C-channel bars are optionally available for acoustical ceiling applications.



USAI LIGHTING HEADQUARTERS
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Revised 03/06/2026

# BeveLED Mini® Complete - B3SC
# 3" Square Deep Regress Downlight

USAI® Lighting

## BEVELED MINI SPECIFICATIONS

### COLLAR EXTENSION FOR THICK CEILINGS
All USAI BeveLED Mini housings can accept up to 1" thick ceilings standard. Collar extenders are available to specify with each housing allowing a maximum of up to 1.5" thick ceilings or 2" thick ceilings maximum. The 2" collar extender is only available with remote driver housings. Aperture collar extenders increase overall height of each housing and may result in a reduction in light output; see housing drawings for more details.

### DOUBLER MOUNTING KITS
Use USAI's optional Doubler kits for repeatable installations of fixture heads in pairs. Specify and order one doubler kit for every two fixtures that you intend to install in double head configurations. During installation, simply swap out existing housing brackets with the revised brackets with notched spacing provided in the doubler kit and mount with heavy duty mounting bars provided. Only available for specific housings. The kit provided for the FTA2, FTA2IC and FTA2CP housings (B3-FTA2-DBX) allows trims to be placed with 12", 13", or 14" on center spacing. Doubler kits are not available for the NC1, NC1IC or NC1CP housings.

### FIXTURE WEIGHT
FTA2, FTA2IC, FTA2CP housings weigh 10 lbs. NC1, NC1IC, and NC1CP housings weigh 11 lbs. FTA2 housing with EM weighs 13 lbs and NC1 housing with EM weighs 14 lbs.

### WARRANTY
Based on IESNA LM80-2008, BeveLED has a 50,000 hour rated life at 70% lumen maintenance (L70). USAI Lighting Warranty covers replacement parts for 5 years from date of shipment. Ambient temperatures at fixture location should not exceed 40°C during normal operation.

### CEILING CUT OUT
B3SCF Trimmed with Overlap Flange: 3-1/2" x 3-1/2"
B3SCL Trimless Spackle-in: 4-1/16" x 4-1/16"
B3SCM Millwork Knife-edge: 3-3/8" x 3-3/8"

### TRIM FINISH
BeveLED Mini trims are available in a wide range of finishes. USAI's standard powdercoat painted trim finishes are white, conduit silver, gray, black, and bronze. A clear matte anodized bevel and piano gloss black electrocoated bevel are also available with contrast-painted flange finish options. Anti-microbial painted finishes available in white. Natatorium finishes are triple-coated for corrosion resistance; these coatings are offered in painted finishes only and are not available for trimless or millwork. All trim finishes are dry/damp/wet location rated, with the exception of the anodized (-AC-) and electrocoated (-AB-) bevel finishes, which are dry/damp only. Please contact the USAI factory with a RAL number specification for custom color trims, or specify the field-paintable primer finish option.

### GUIDELINES FOR FIELD PAINTING OF TRIMS
We strongly recommend that custom paint color be applied by the factory during manufacturing or the "PR" primer option be chosen for field painting, If these options are not chosen, the following guidelines must be followed. Please note that this will void the 1-year finish warranty.

1. **Paint Selection:**
   a. Choose paint that is suitable for the application and location of the trim.
   b. Trims are tested to not exceed an operating temperature of 90°C, with a typical operating temperature of approximately 50°C. The paint chosen must be suitable for continuous operating temperature of 50°C
   c. Paint must be supplied and furnished by the customer.
2. **Surface Preparation: Prepare the trim surfaces according to the paint manufacturer's instructions.**
3. **Application Instructions:**
   a. Apply paint only to the trim casting.
   b. Do not apply paint to glass, mounting clips, or any other components.

**Important :** Any disassembly or modification to the trim will void the trim warranty and may create unsafe operating conditions.

### LISTINGS
Dry/Damp/Wet location under covered ceilings only. Rated for use in steam rooms and saunas, up to 15W maximum; 18W and/or 20W are not for use in steam rooms or saunas. AC and AB trim finishes are dry/damp only. FTA2IC, FTA2CP, NC1, NC1IC and NC1CP housings are Airtight. EM test switch is dry/damp only. Select EMW option for wet location remote test switch. UL2043 rated for use in air handling plenums. NRTL/CSA-US tested to UL standards. IBEW union made. Declare Label Red-List Approved. CEC/Title 24 2016 JA8 Compliant, see CEC website for exact models included. Certain configurations of this product can be manufactured to comply with requirements for federally funded infrastructure projects. Visit our website for details at www.usailighting.com/buy-american

### NOTES
- Not for use in corrosive environment
- Use of pressure washer voids warranty

### PHOTOMETRICS
Consult factory or website for IES files. Tested in accordance with IESNA LM79.



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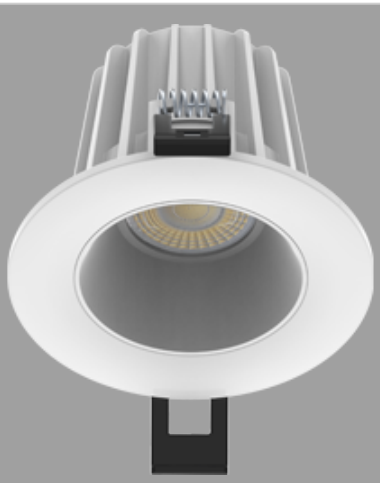
Revised 03/06/2026

# R3-15



Color: White

Weight: 1.0 lbs

TYPE: LF-6B

**Project:**

**Type:**

**Prepared By:**

**Date:**

## Driver Info

| | |
|---|---|
| Type | Constant Current |
| 120V | 0.12A |
| 208V | N/A |
| 240V | N/A |
| 277V | N/A |
| Input Watts | 15W |

## LED Info

| | |
|---|---|
| Watts | 15W |
| Color Temp | N/A |
| Color Accuracy | 2700/3000/3500/4000/5000K CRI |
| L70 Lifespan | N/A |
| Lumens | 1,300 lm |
| Efficacy | 86.7 |

## Technical Specifications

### Performance

**Product Type:**
Recessed Downlights

**Description:**
Remote driver downlights are great for new construction and retrofit applications. Downlights provide small-aperture aesthetic, available in recessed, deep recessed and gimbal models in 2", 3", and 4" sizes.

**Wattage Equivalency:**
125W Incandescent

**Input Wattage:**
15W

**Lumens:**
2700K @ 987lm; 3000K @ 1,070lm; 3500K @ 1,146lm; 4000K @ 1,181lm; 5000K @ 1,176lm

**Efficacy:**
2700K @ 69lm/W; 3000K @ 77lm/W: 3500K @ 85lm/W; 4000K @ 86lm/W; 5000K @ 83lm/W

**L70 Lifespan:**
50,000-Hour LED lifespan based on IES LM-70 results

### Electrical

**Driver:**
Constant Current, Class 2, 60 Hz, 120V 0.12A

**THD:**
≤25%

**Power Factor:**
≥0.9

**Dimmable:**
Yes, dims down to 10% on compatible TRIAC/ELV systems. See Dimmer Compatibility List on rablighting.com.

**Input Voltage:**
120V

**Operating Frequency:**
60 Hz

**Input Current @ 120V (mA):**
125mA

**Operating Temperature:**
-13°F to 104°F (-25°C to 40°C)

**MBCP:**
2,270

**Flicker:**
≤30%

### LED Characteristics

**Beam Angle:**
38°±5°

**Color Temperature:**
Field adjustable via dip switch
2700/3000/3500/4000/5000K

**Color Accuracy (CRI):**
>90 CRI

**R9 Value:**
High color performance with R9 greater than or equal to 50

**Color Consistency:**
4-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

**Color Stability:**
LED color temperature is warrantied to Shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:**
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.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## Technical Specifications (continued)

### Installation

**Mounting:**
Recessed, no housing required

### Construction

**Size:**
2"

**Shape:**
Round

**Finish:**
White

**Enclosure Material:**
Metal

**Trim Style:**
Smooth

**Lens:**
Polycarbonate light diffuser distributes light evenly and smoothly for general lighting applications

**Air Tight:**
Housing certified Air Tight as per ASTM-E283

### Compliance

**Listings:**
ETL Listed

**Environment:**
Suitable for use in dry, damp, and wet environments.

**IC Rated:**
Suitable for direct contact with insulation. Type IC inherently protected, suitable for direct contact to air permeable insulation and cULus listed for damp locations. Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013.

**Energy Star Approved:**
This product is ENERGY STAR® Version 2.2 Certified.

**Certification Model Number:**
DLR0138(R3-15)

**T20 Compliant:**
No, this product does not meet California Title 20 requirements.

**California Title 24 JA8 Compliant:**
Can be used to conform with the requirements of California Title 24 Part 6.

**California Energy Commission (CEC) Status:**
Lawful for Sales in California

**NEC Compliant:**
Suitable for use in closets. Compliant with NEC Sec. 410.16 (A)(1) and 410.16 (C3).

**IESNA LM-79 & LM-80 Testing:**
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**RoHS:**
Mercury and UV free. RoHS-compliant components.

**FCC:**
Complies with Part 15B of the FCC Rules

**Energy Star ID:**
3554328

### Other

**5-Year, No-Compromise Warranty:**
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.


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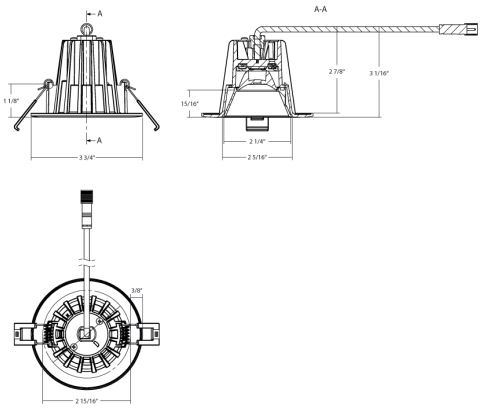
## Dimensions




## Features

- L5 color temperatures in 1 SKU (2700K, 3000K, 3500K, 4000K, 5000K)
- Deep regress remote driver downlight
- No recessed housing or J-box required
- New construction or retrofit applications
- Spring loaded retention clips

## Ordering Matrix

| Family | Size | Shape | Wattage | Beam Angle | CRI/Color Temp | Driver | Finish | Trim |
|---|---|---|---|---|---|---|---|---|
| R | 3 | | 15 | | | | | |
| | **3 =** 3" | **S =** Square<br>**Blank =** Round | **15 =** 15W<br>**9 =** 9W | **Blank =** 38° | **Blank =** 90CRI, 2700/3000/3500/4000/5000K CCT Adjustable | **Blank =** 120V | **Blank =** White | **Blank =** Smooth<br>**B =** Baffle |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TYPE: LF-7A

# Faro Round 35

## TECHNOLOGY

### Flow Sense

A built-in protector against power-related issues, ensuring lasting performance and safety.

### Split & Seal

Uses protective polymers to shield Filix products from water and moisture, boosting durability and resilience.

### Heat Sense

Automatically reduces LED power at high temperatures, ensuring longevity and safety in Filix products.



### ASHRAE/IEC 90.1 Compliant

Defines energy efficiency standards for building design, focusing on insulation, HVAC, and sustainable energy use.

### Qualicoat Seaside Class Powder Coat

Enhanced powder coating for aluminum, specifically formulated for superior durability and optimal performance in marine environments, lasting for over 10 years.

# Faro Round 35

Specification Sheet



UL STD 1598
IP66

## LUMINAIRE FEATURES

### Design and Application

- Facade lighting
- Architectural lighting
- Landscape lighting
- Accent lighting

### Mechanical details

- IK08
- IP66 / IP67
- 3G vibration rating resistance (ANSI C136.32)
- Material: Die-Cast aluminium body
- Double surface protected with anodised base layer and powder coat top layer in Qualicoat Seaside standard
- Surface Installation
- Supplied with 0,5 m oil and water resistant feed cable

### Electrical details

- LED Lifetime TM-21 @ 105°C L90(6K) = 145,000 hours
- Operating temperature -40°C (-40°F) to +50°C (122°F)
- CRI >85
- On site LED module replacement
- Remote power supply
- Low voltage operation

### Controls

- DALI, with compatible LED power supply,
- 0-10V, with compatible LED power supply,
- Mains, with compatible LED power supply

### Sustainability

- Recyclable material
- Repairable
- Dark Sky compliant

### Integrated Systems

- Split & Seal
- Heat Sense
- Flow Sense

### Links & Downloads

- List of available drivers
- Voltage drop calculator
- Fixture installation manual
- CAD files
- IES-LTD data

# Faro Round 35

## ORDERING INFORMATION

| | | |
|---|---|---|
| | **MODEL** | |
| ● | FR03 | |
| | **POWER** | |
| ○ | L | • L - 3W, 300 lm |
| ○ | H | • H - 6W, 600 lm |
| | **COLOR TEMP.** | |
| ○ | AM | • AM - Amber |
| ○ | 27 | • 27 - 2700K |
| ○ | 30 | • 30 - 3000K |
| ○ | T6 | • T6 - Tunable white 2200K-4000K |
| | **OPTICS** | |
| ○ | SP | • SP - Narrow Spot (8X8°) |
| ○ | MS | • MS - Medium Spot (15X15°) |
| ○ | NF | • NF - Narrow Flood (30x30°) |
| ○ | MF | • MF - Medium Flood (40x40°) |
| ○ | W | • W - Wide (60x60°) |
| ○ | SY | • SY - Spot Elliptical (10°x20°) |
| ○ | NY | • NY - Narrow Elliptical (10°x40°) |
| ○ | MY | • MY - Medium Elliptical (10°x60°) |
| | **INPUT OPTIONS** | |
| ○ | CC | • CC - Constant current |
| ○ | 24 | • 24 - 24VDC |
| | **CONTROL** | |
| ○ | P | • P - PWM Operation |

0-10V DIMMING

| | | |
|---|---|---|
| | **FINISH** | |
| ○ | W | • W - RAL9003 Structure (Signal White) |
| ○ | S | • S - RAL7044 Structure (Silky Grey) |
| ○ | A | • A - RAL7016 Structure (Antracite Grey) |
| ○ | B | • B - RAL9005 Structure (Jet Black) |
| ○ | D | • D - RAL 1015 Structure (Desert Sand) |
| ○ | G | • G - RAL 6002 Structure (Leaf Green) |
| | **INTERNAL LIGHT CONTROL** | |
| ○ | 0 | • 0 - No internal light control |
| ○ | 1 | • 1 - Microlouvre |
| ○ | 2 | • 2 - Hex louvre |
| ○ | 3 | • 3 - Discrete sight |
| ○ | 4 | • 4 - Half moon |
| ○ | 5 | • 5 - Honeymoon |
| | **EXTERNAL LIGHT CONTROL** | |
| ○ | 0 | • 0 - No external light control |
| ○ | 1 | • 1 - Snoot |
| | **INSTALLATION TYPE** | |
| ○ | B | • B - Base |
| ○ | E | • E - Spike |
| ○ | F | • F -Tree Strap |
| ○ | G | • G - Pole Base |

# Faro Round 35

## MANDATORY ACCESSORIES

### Power supplies

DRIVERS
LINK

- List of available drivers

## OPTIONAL ACCESSORIES

### Various accessories

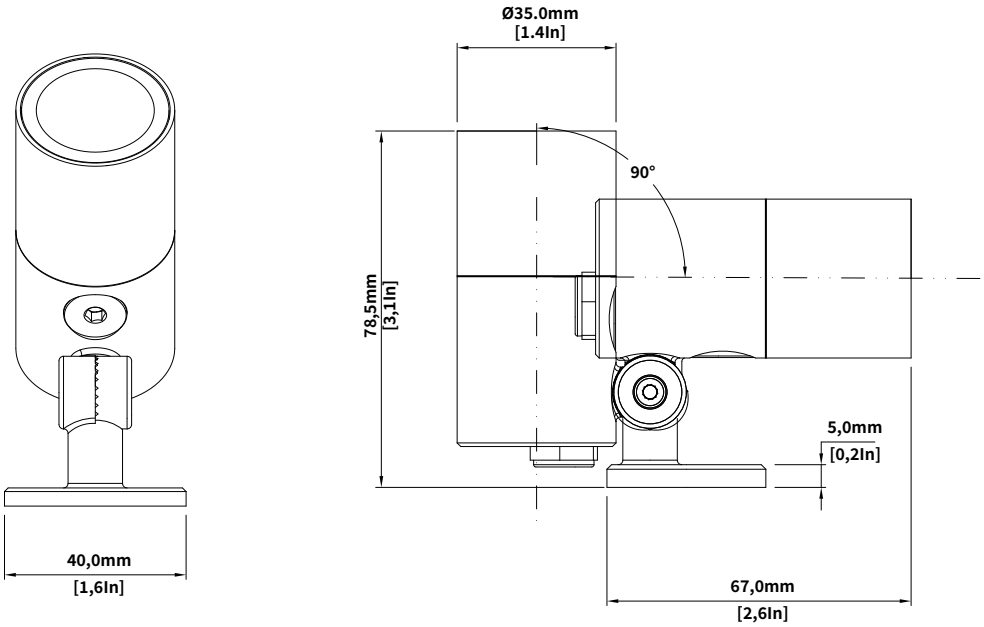
VARIOUS
203953

- 203953 - Safety wire rope

# Faro Round 35

## INSTALLATION DETAILS

### Fixture




**Adjustable tilt**

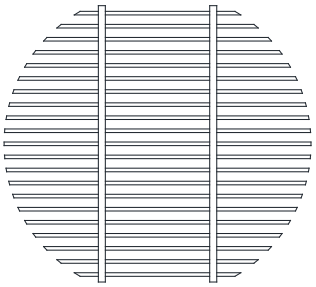
Compliant with ANSI C136.31 standard for vibration conditions on bridges and overpasses. Designed to allow product tilt of 125°. The installation shoudl be performed as per local codes and different applications but the bracket allows adjustment in terms of position on te product and with slots that are designed for 6mm bolt.

# Faro Round 35

## INTERNAL LIGHT CONTROL

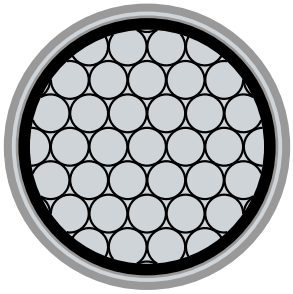
**Microlouvre**

Provides low glare control with 30% lesslumen output than product without louvres.best for use where pedestrians are at least6m (20ft) from the light source.



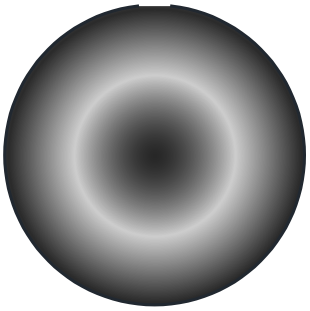
**Hex louvre**

Provides low glare control with 45% less lumen output than product without louvres. Best for use when there is no need for segment beam cut off such as in half moon.



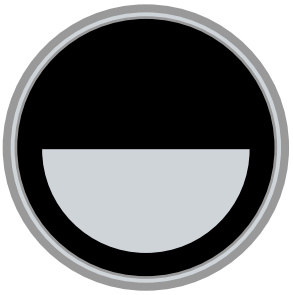
**Discrete sight**

Provides low glare control with 60% less lumenoutput than product without louvres. best foruse in high trafic areas where pedestirans areat least 0,5m (1,64ft) away from the source.



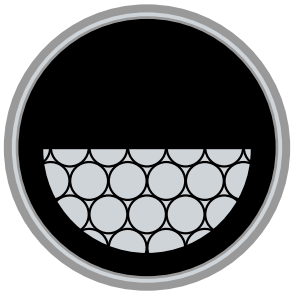
**Halfmoon**

Provides glare control by reducing lumen output and implementing a light beam cut-off, resulting in a 50% reduction in stray light and minimized light dispersion in undesirable directions.



**Honeymoon**

Combines the benefits of Hex Louvre and Halfmoon, offering both reduced glare and controlled light dispersion for comprehensive glare management.

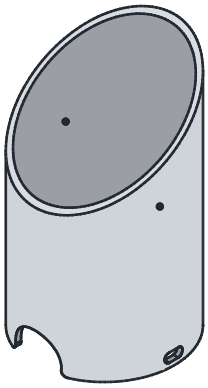


# Faro Round 35

## EXTERNAL LIGHT CONTROL

**Snoot**

External attachment providing enhanced glare control, effectively shielding the light source to reduce direct glare and prevent light spill in unwanted directions.

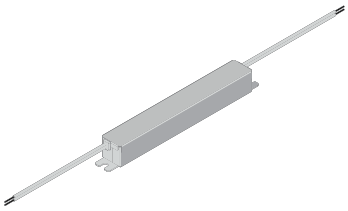


# Faro Round 35

## MANDATORY ACCESSORIES

**Power supply**

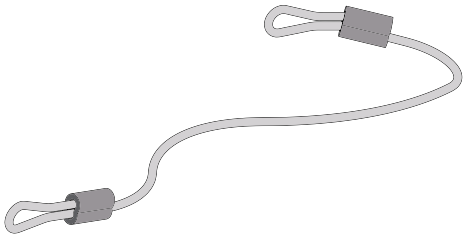
A LED power supply, is an electrical device designed to control the power supplied to an LED or an array of LEDs. It plays a critical role in LED lighting systems as LEDs demand a specific type and level of electrical current or voltage for optimal operation. It's important to note whether a constant current or constant voltage LED power supply is required. The power supply should be installed in a dry and easily accessible area.



## OPTIONAL ACCESSORIES

**Safety wire rope**

300mm long safety bond for added security during high-altitude installations.

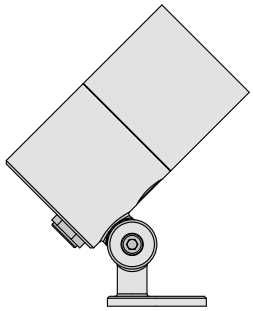


# Faro Round 35

## INSTALLATION OPTIONS

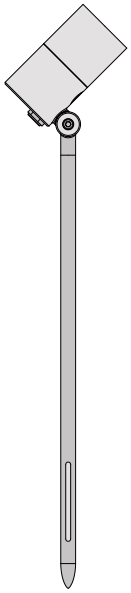
**Base installation**

Securely mounts the projector on a stable base, integrating wiring for a clean and permanent setup, ideal for environments requiring stable installations.



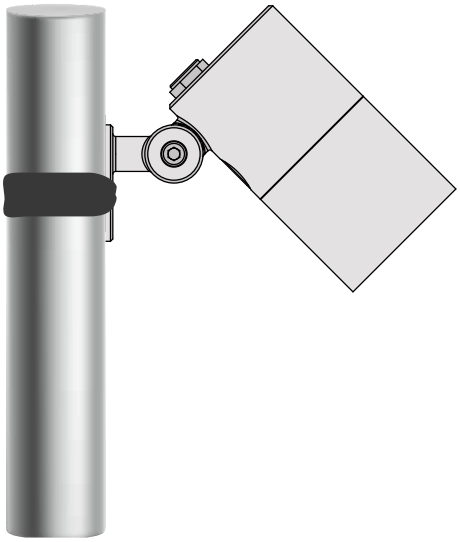
**Spike installation**

Ground spike-based setup allows easy insertion into the soil, perfect for flexible outdoor applications and landscape lighting.



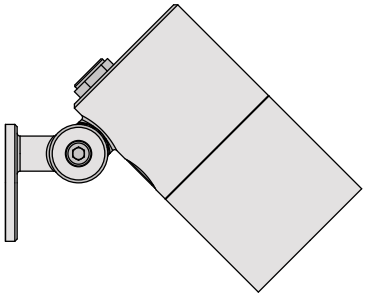
**Tree strap installation**

Adjustable metal strap secures the projector to a tree or branch, providing a versatile, non-invasive installation for natural settings.



**Pole base installation**

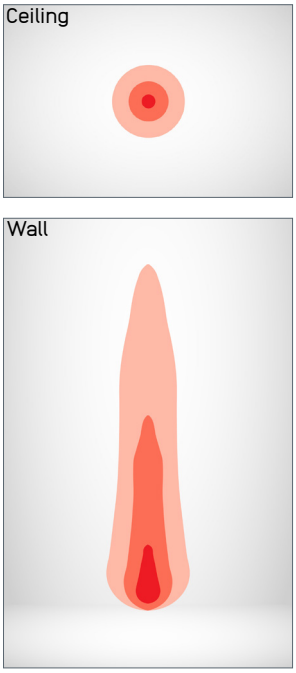
Attaches the projector to a pole with an integrated wiring base, suitable for elevated, stable installations like street lighting.



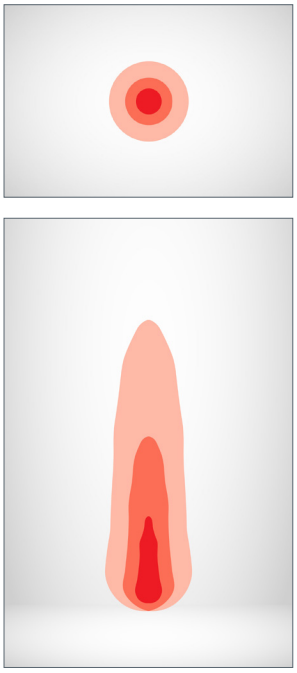
# Faro Round 35

## OPTICS

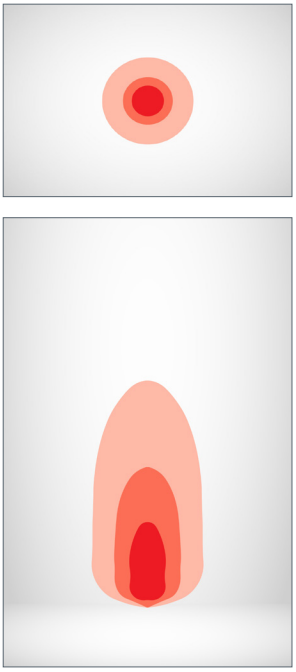
**Narrow Spot**
Angle: 8°x8°
Delivered lumen: 315lm



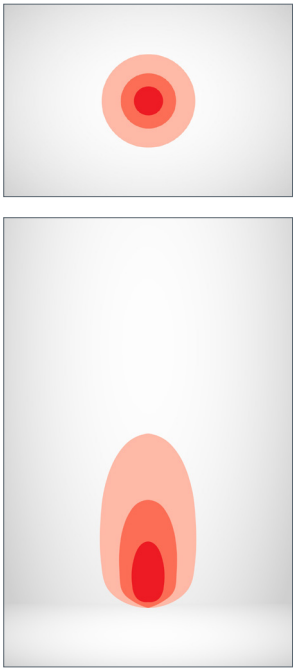

**Medium Spot**
Angle: 15°x15°
Delivered lumen: 300lm



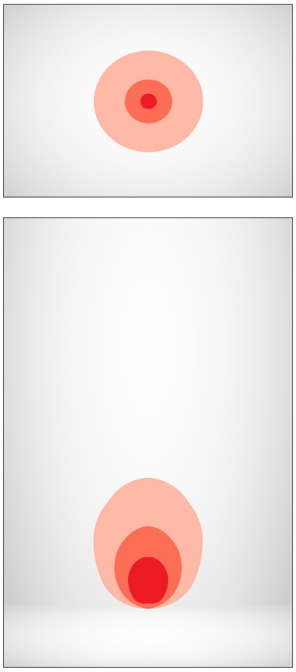
**Narrow Flood**
Angle: 30°x30°
Delivered lumen: 290lm



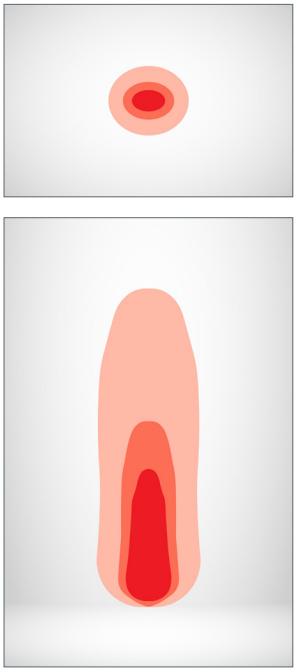
**Medium Flood**
Angle: 40°x40°
Delivered lumen: 260lm



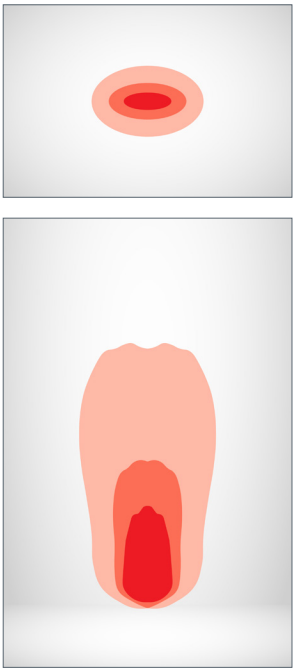
**Wide**
Angle: 60°x60°
Delivered lumen: 240lm



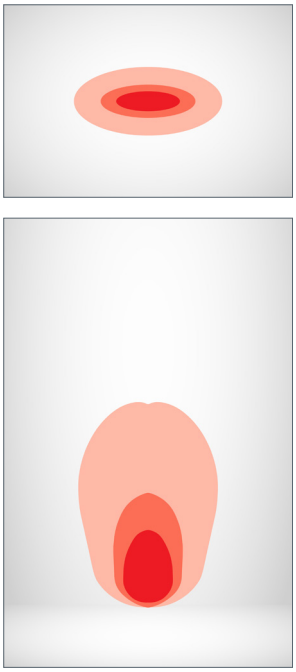
**Spot Elliptical**
Angle: 10°x20°
Delivered lumen: 275lm



**Narrow Elliptical**
Angle: 10°x40°
Delivered lumen: 270lm



**Medium Elliptical**
Angle: 10°x60°
Delivered lumen: 260lm



### Notes

- Light output values based on 3W and 3000K product

# Control

## ON/OFF SYSTEM TOPOLOGY

### Integrated systems:

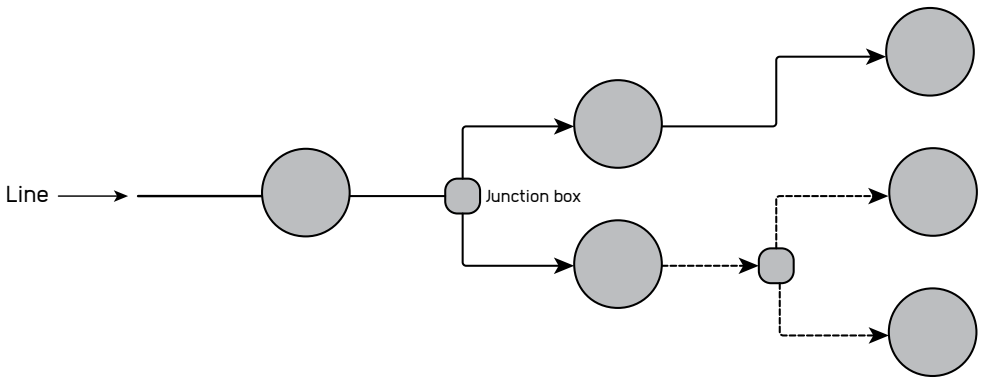
- Flow Sense
- Heat Sense
- Split & Seal

### System components

- Wiring, protective devices and junction boxes leading up to feed cable at the start of the line are the responsibility of others

### System topology

- In the system design, any of the following system topologies can be utilized: line wiring, star wiring, or tree wiring.




### Addressing & dimming notes

- ON/OFF system does not allow device addressing
- Dimming of the product not avaliable in this system

### Segment length and limitations

- The maximum distance between the first and last fitting is limited to maximum voltage drop and fuse rating.
- Used only in single colour applications

### Fault tolerance

- If one product fails the rest of the system continues to work
- Class III wiring implemented in the fixture and voltage fluctuation filter implemented

# Control

## 0-10V SYSTEM TOPOLOGY

### Integrated systems:

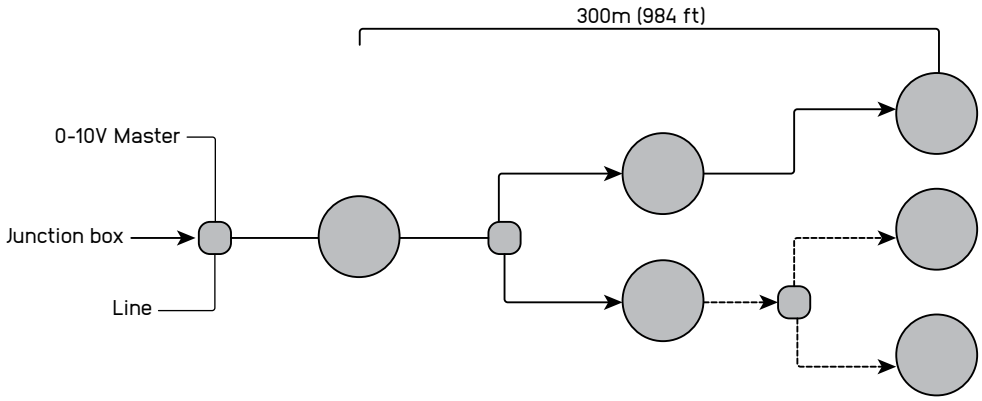
- Flow Sense
- Heat Sense
- Split & Seal

### System components

- The 0-10V system, wiring, protective devices and junction boxes leading up to feed cable at the start of the line are the responsibility of others

### System topology

- In the system design, any of the following system topologies can be utilized: line wiring, star wiring, or tree wiring.




### Addressing & dimming notes

- 0-10V protocol does not allow addressing devices individually
- Logharitmic and linear dimming options avaliable. The product is initially equipped with logarithmic dimming settings and it is suggested for the controlers to be linear in order to get the dimming that is most preffered in most cases due to the dimming curve percieved by human eye
- 0%-100% dimming range
- The product is initally set up as a source instead of as a sink type
- The product could also be set up as a sink type but this should be noted to sales represenative

### Segment length and limitations

- The maximum distance between two fittings is 30 meters, and the maximum distance between the first and last fitting is 300 meters.
- Used in signle colour applications

### Fault tolerance

- If the product is source type and in the case the control line doesn't have power the light fitting will turn at 100%. in the opposite case where the light is sink type, light will not work.
- If one product fails the rest of the system continues to work
- Class III wiring implemented in the fixture and voltage flxtuation filter implemented

# Control

## DALI SYSTEM TOPOLOGY

### Integrated systems:

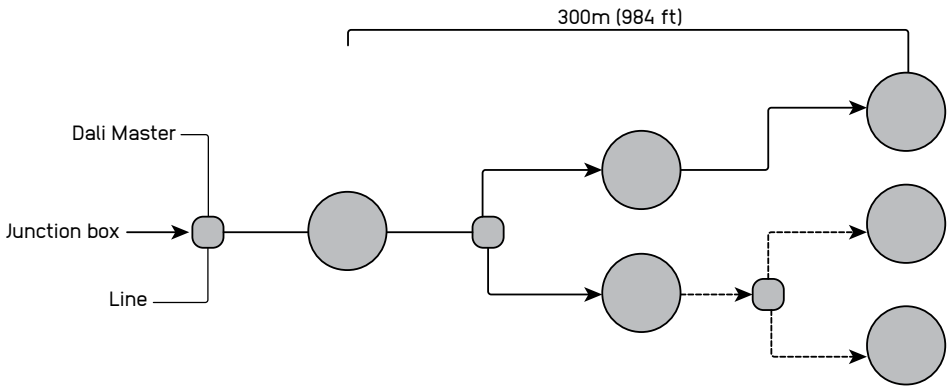
- Flow Sense
- Heat Sense
- Split & Seal

### System components

- The DALI system, wiring, protective devices and junction boxes leading up to feed cable at the start of the line are the responsibility of others

### System topology

- In the system design, any of the following system topologies can be utilized: line wiring, star wiring, or tree wiring.




### Addressing & dimming notes

- DALI protocol allows addressing devices individually
- Addressing methods include a short address for individual devices, group addresses for up to 16 groups, and a broadcast address that targets everything on the line.
- Logharitmic and linear dimming options avaliable. the product is initially equipped with logarithmic dimming settings, while you can easily switch to logarithmic dimming using a configuration device.
- 0%-100% dimming range

### Segment length and limitations

- A DALI master has the capacity to manage a line containing a maximum of 64 devices. Each device can be allocated to 16 unique groups and 16 individual scenes.
- The maximum distance between two fittings is 30 meters [98ft] , and the maximum distance between the first and last fitting is 300m [984ft).
- Used in single colour and tunable white applications

### Fault tolerance

- Due to its relatively slow operating speed and high bus voltage, the DALI system exhibits significant reliability in the presence of electrical interference, making shielding unnecessary
- If one product fails the rest of the system continues to work

TYPE: LF-7B

# Faro Round 35

## TECHNOLOGY

### Flow Sense

A built-in protector against power-related issues, ensuring lasting performance and safety.

### Split & Seal

Uses protective polymers to shield Filix products from water and moisture, boosting durability and resilience.

### Heat Sense

Automatically reduces LED power at high temperatures, ensuring longevity and safety in Filix products.



### ASHRAE/IEC 90.1 Compliant

Defines energy efficiency standards for building design, focusing on insulation, HVAC, and sustainable energy use.

### Qualicoat Seaside Class Powder Coat

Enhanced powder coating for aluminum, specifically formulated for superior durability and optimal performance in marine environments, lasting for over 10 years.

# Faro Round 35

Specification Sheet



UL STD 1598
IP66

## LUMINAIRE FEATURES

### Design and Application

- Facade lighting
- Architectural lighting
- Landscape lighting
- Accent lighting

### Mechanical details

- IK08
- IP66 / IP67
- 3G vibration rating resistance (ANSI C136.32)
- Material: Die-Cast aluminium body
- Double surface protected with anodised base layer and powder coat top layer in Qualicoat Seaside standard
- Surface Installation
- Supplied with 0,5 m oil and water resistant feed cable

### Electrical details

- LED Lifetime TM-21 @ 105°C L90(6K) = 145,000 hours
- Operating temperature -40°C (-40°F) to +50°C (122°F)
- CRI >85
- On site LED module replacement
- Remote power supply
- Low voltage operation

### Controls

- DALI, with compatible LED power supply,
- 0-10V, with compatible LED power supply,
- Mains, with compatible LED power supply

### Sustainability

- Recyclable material
- Repairable
- Dark Sky compliant

### Integrated Systems

- Split & Seal
- Heat Sense
- Flow Sense

### Links & Downloads

- List of available drivers
- Voltage drop calculator
- Fixture installation manual
- CAD files
- IES-LTD data

# Faro Round 35

## ORDERING INFORMATION

| | | |
|---|---|---|
| | **MODEL** | |
| ● | FR03 | |
| | **POWER** | |
| ○ | L | • L - 3W, 300 lm |
| ○ | H | • H - 6W, 600 lm |
| | **COLOR TEMP.** | |
| ○ | AM | • AM - Amber |
| ○ | 27 | • 27 - 2700K |
| ○ | 30 | • 30 - 3000K |
| ○ | T6 | • T6 - Tunable white 2200K-4000K |
| | **OPTICS** | |
| ○ | SP | • SP - Narrow Spot (8X8°) |
| ○ | MS | • MS - Medium Spot (15X15°) |
| ○ | NF | • NF - Narrow Flood (30x30°) |
| ○ | MF | • MF - Medium Flood (40x40°) |
| ○ | W | • W - Wide (60x60°) |
| ○ | SY | • SY - Spot Elliptical (10°x20°) |
| ○ | NY | • NY - Narrow Elliptical (10°x40°) |
| ○ | MY | • MY - Medium Elliptical (10°x60°) |
| | **INPUT OPTIONS** | |
| ○ | CC | • CC - Constant current |
| ○ | 24 | • 24 - 24VDC |
| | **CONTROL** | |
| ○ | P | • P - PWM Operation |

0-10V DIMMING

| | | |
|---|---|---|
| | **FINISH** | |
| ○ | W | • W - RAL9003 Structure (Signal White) |
| ○ | S | • S - RAL7044 Structure (Silky Grey) |
| ○ | A | • A - RAL7016 Structure (Antracite Grey) |
| ○ | B | • B - RAL9005 Structure (Jet Black) |
| ○ | D | • D - RAL 1015 Structure (Desert Sand) |
| ○ | G | • G - RAL 6002 Structure (Leaf Green) |
| | **INTERNAL LIGHT CONTROL** | |
| ○ | 0 | • 0 - No internal light control |
| ○ | 1 | • 1 - Microlouvre |
| ○ | 2 | • 2 - Hex louvre |
| ○ | 3 | • 3 - Discrete sight |
| ○ | 4 | • 4 - Half moon |
| ○ | 5 | • 5 - Honeymoon |
| | **EXTERNAL LIGHT CONTROL** | |
| ○ | 0 | • 0 - No external light control |
| ○ | 1 | • 1 - Snoot |
| | **INSTALLATION TYPE** | |
| ○ | B | • B - Base |
| ○ | E | • E - Spike |
| ○ | F | • F -Tree Strap |
| ○ | G | • G - Pole Base |

# Faro Round 35

## MANDATORY ACCESSORIES

### Power supplies

DRIVERS
LINK

- List of available drivers

## OPTIONAL ACCESSORIES

### Various accessories

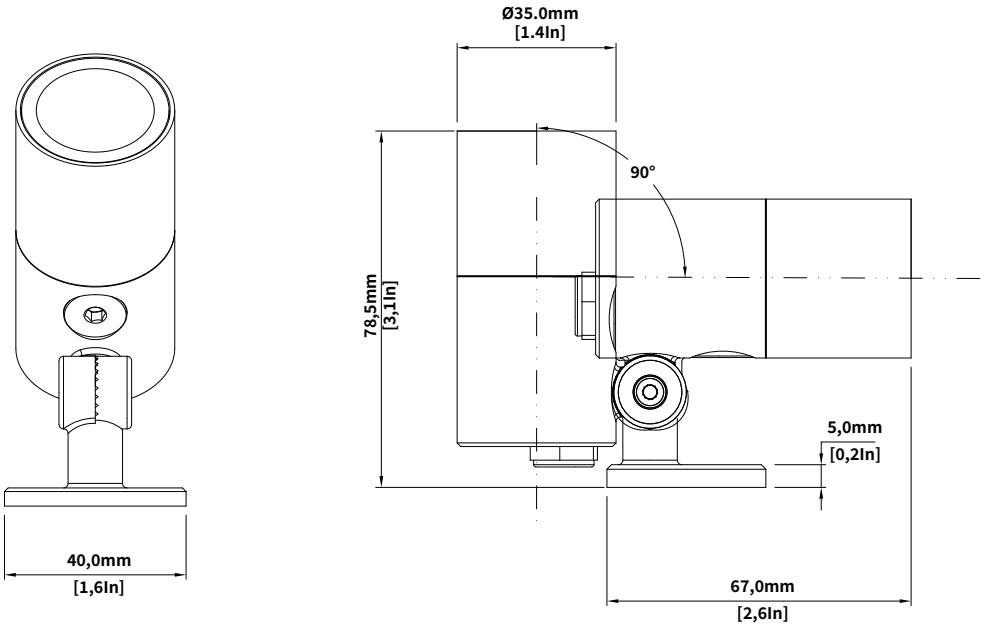
VARIOUS
203953

- 203953 - Safety wire rope

# Faro Round 35

## INSTALLATION DETAILS

### Fixture




**Adjustable tilt**

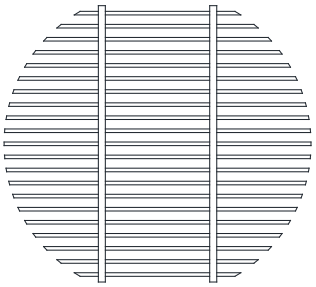
Compliant with ANSI C136.31 standard for vibration conditions on bridges and overpasses. Designed to allow product tilt of 125°. The installation shoudl be performed as per local codes and different applications but the bracket allows adjustment in terms of position on te product and with slots that are designed for 6mm bolt.

# Faro Round 35

## INTERNAL LIGHT CONTROL

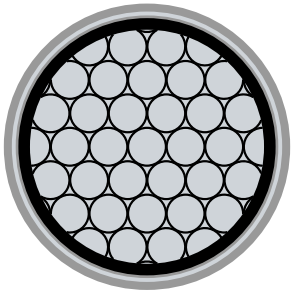
**Microlouvre**

Provides low glare control with 30% lesslumen output than product without louvres.best for use where pedestrians are at least6m (20ft) from the light source.



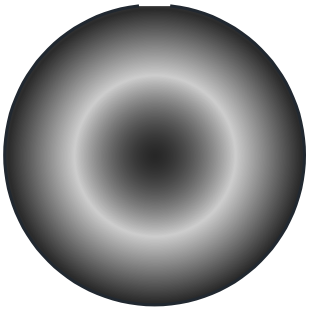
**Hex louvre**

Provides low glare control with 45% less lumen output than product without louvres. Best for use when there is no need for segment beam cut off such as in half moon.



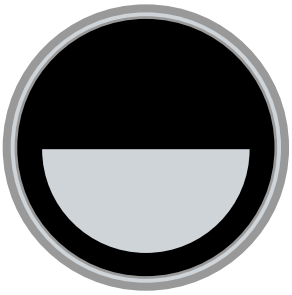
**Discrete sight**

Provides low glare control with 60% less lumenoutput than product without louvres. best foruse in high trafic areas where pedestirans areat least 0,5m (1,64ft) away from the source.



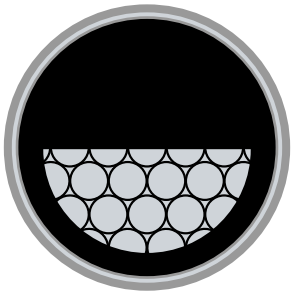
**Halfmoon**

Provides glare control by reducing lumen output and implementing a light beam cut-off, resulting in a 50% reduction in stray light and minimized light dispersion in undesirable directions.



**Honeymoon**

Combines the benefits of Hex Louvre and Halfmoon, offering both reduced glare and controlled light dispersion for comprehensive glare management.

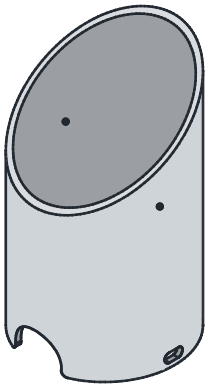


# Faro Round 35

## EXTERNAL LIGHT CONTROL

**Snoot**

External attachment providing enhanced glare control, effectively shielding the light source to reduce direct glare and prevent light spill in unwanted directions.

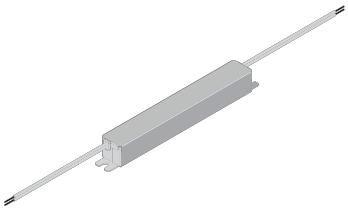


# Faro Round 35

## MANDATORY ACCESSORIES

**Power supply**

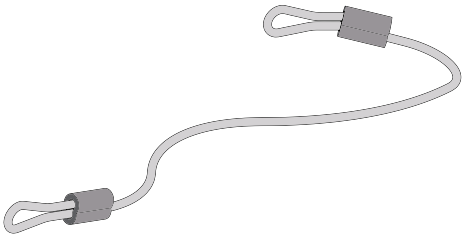
A LED power supply, is an electrical device designed to control the power supplied to an LED or an array of LEDs. It plays a critical role in LED lighting systems as LEDs demand a specific type and level of electrical current or voltage for optimal operation. It's important to note whether a constant current or constant voltage LED power supply is required. The power supply should be installed in a dry and easily accessible area.



## OPTIONAL ACCESSORIES

**Safety wire rope**

300mm long safety bond for added security during high-altitude installations.

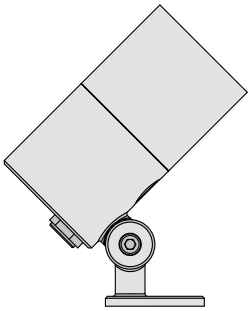


# Faro Round 35

## INSTALLATION OPTIONS

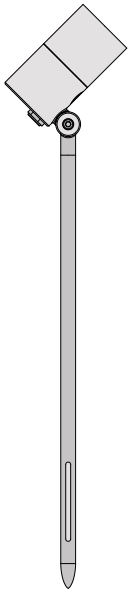
**Base installation**

Securely mounts the projector on a stable base, integrating wiring for a clean and permanent setup, ideal for environments requiring stable installations.



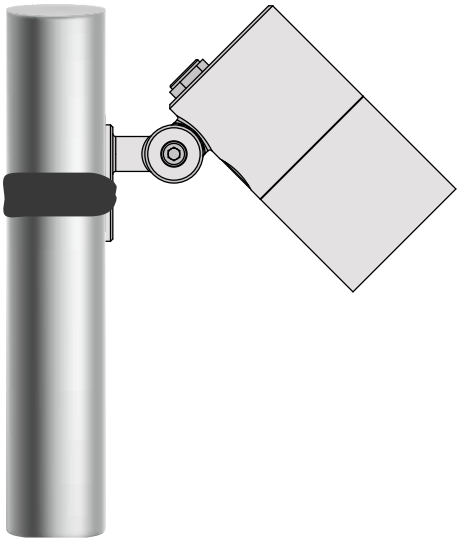
**Spike installation**

Ground spike-based setup allows easy insertion into the soil, perfect for flexible outdoor applications and landscape lighting.



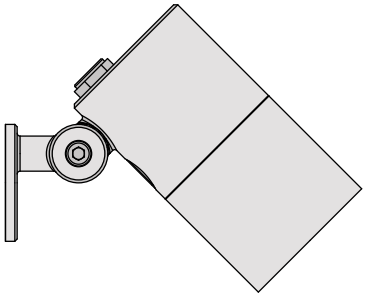
**Tree strap installation**

Adjustable metal strap secures the projector to a tree or branch, providing a versatile, non-invasive installation for natural settings.



**Pole base installation**

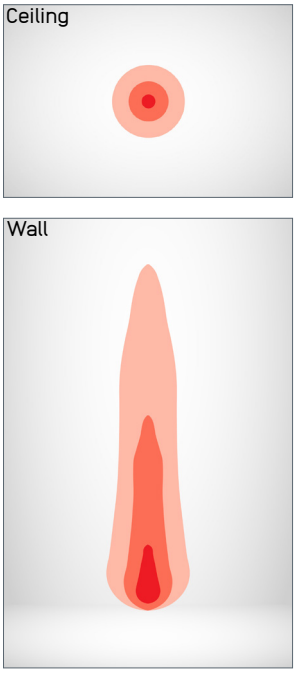
Attaches the projector to a pole with an integrated wiring base, suitable for elevated, stable installations like street lighting.



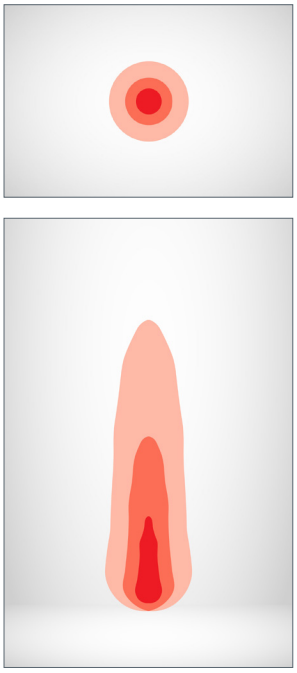
# Faro Round 35

## OPTICS

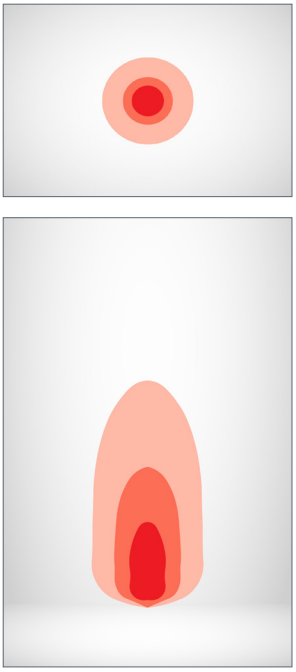
**Narrow Spot**
Angle: 8°x8°
Delivered lumen: 315lm



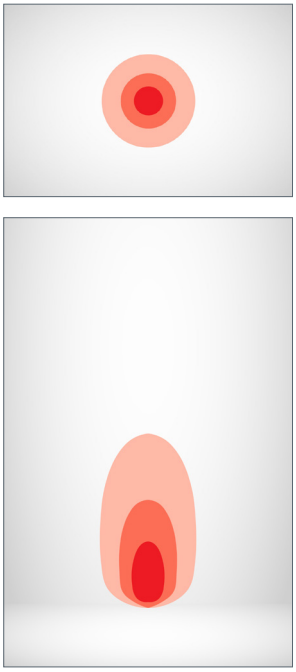

**Medium Spot**
Angle: 15°x15°
Delivered lumen: 300lm



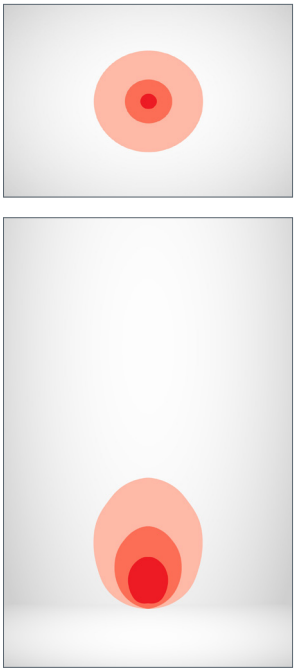
**Narrow Flood**
Angle: 30°x30°
Delivered lumen: 290lm



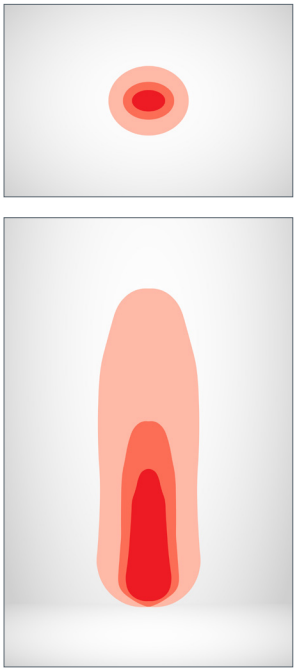
**Medium Flood**
Angle: 40°x40°
Delivered lumen: 260lm



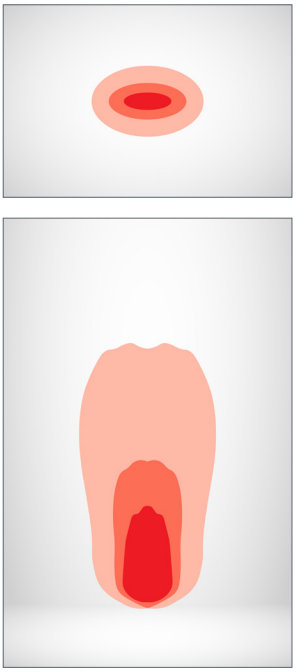
**Wide**
Angle: 60°x60°
Delivered lumen: 240lm



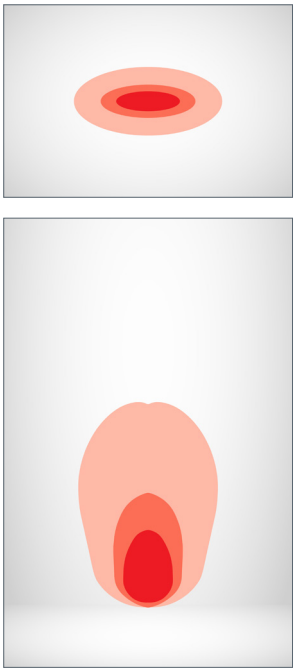
**Spot Elliptical**
Angle: 10°x20°
Delivered lumen: 275lm



**Narrow Elliptical**
Angle: 10°x40°
Delivered lumen: 270lm



**Medium Elliptical**
Angle: 10°x60°
Delivered lumen: 260lm



### Notes

- Light output values based on 3W and 3000K product

# Control

## ON/OFF SYSTEM TOPOLOGY

### Integrated systems:

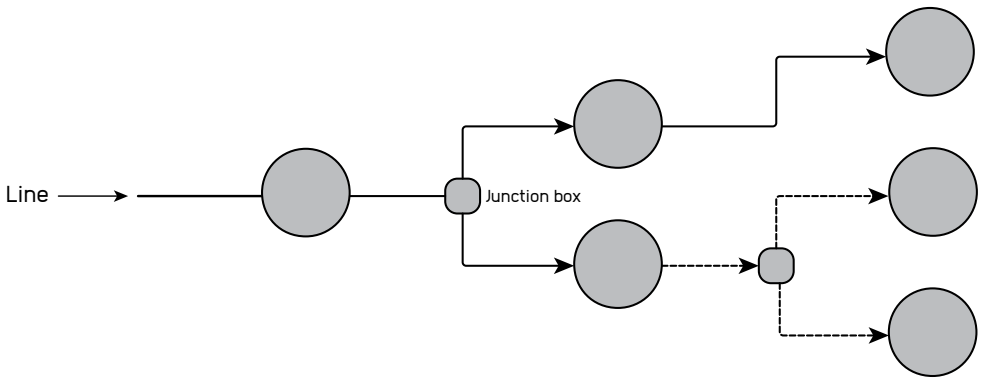
- Flow Sense
- Heat Sense
- Split & Seal

### System components

- Wiring, protective devices and junction boxes leading up to feed cable at the start of the line are the responsibility of others

### System topology

- In the system design, any of the following system topologies can be utilized: line wiring, star wiring, or tree wiring.




### Addressing & dimming notes

- ON/OFF system does not allow device addressing
- Dimming of the product not avaliable in this system

### Segment length and limitations

- The maximum distance between the first and last fitting is limited to maximum voltage drop and fuse rating.
- Used only in single colour applications

### Fault tolerance

- If one product fails the rest of the system continues to work
- Class III wiring implemented in the fixture and voltage fluctuation filter implemented

# Control

## 0-10V SYSTEM TOPOLOGY

### Integrated systems:

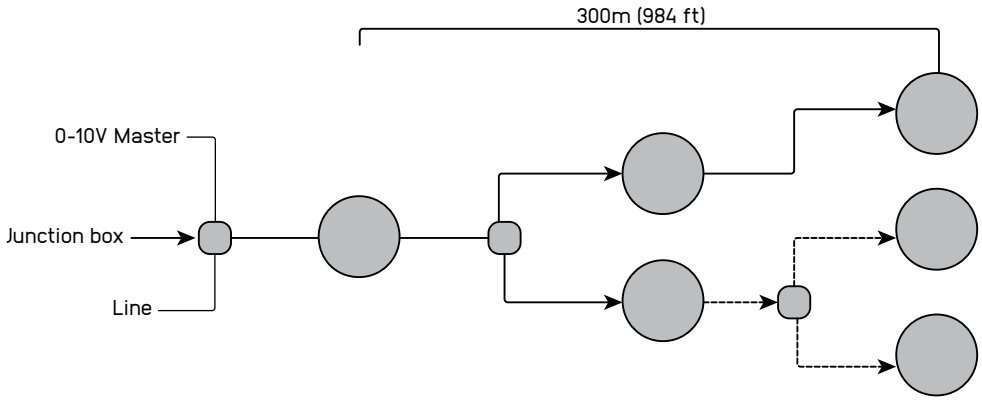
- Flow Sense
- Heat Sense
- Split & Seal

### System components

- The 0-10V system, wiring, protective devices and junction boxes leading up to feed cable at the start of the line are the responsibility of others

### System topology

- In the system design, any of the following system topologies can be utilized: line wiring, star wiring, or tree wiring.




### Addressing & dimming notes

- 0-10V protocol does not allow addressing devices individually
- Logharitmic and linear dimming options avaliable. The product is initially equipped with logarithmic dimming settings and it is suggested for the controlers to be linear in order to get the dimming that is most preffered in most cases due to the dimming curve percieved by human eye
- 0%-100% dimming range
- The product is initally set up as a source instead of as a sink type
- The product could also be set up as a sink type but this should be noted to sales represenative

### Segment length and limitations

- The maximum distance between two fittings is 30 meters, and the maximum distance between the first and last fitting is 300 meters.
- Used in signle colour applications

### Fault tolerance

- If the product is source type and in the case the control line doesn't have power the light fitting will turn at 100%. in the opposite case where the light is sink type, light will not work.
- If one product fails the rest of the system continues to work
- Class III wiring implemented in the fixture and voltage flxtuation filter implemented

# Control

## DALI SYSTEM TOPOLOGY

### Integrated systems:

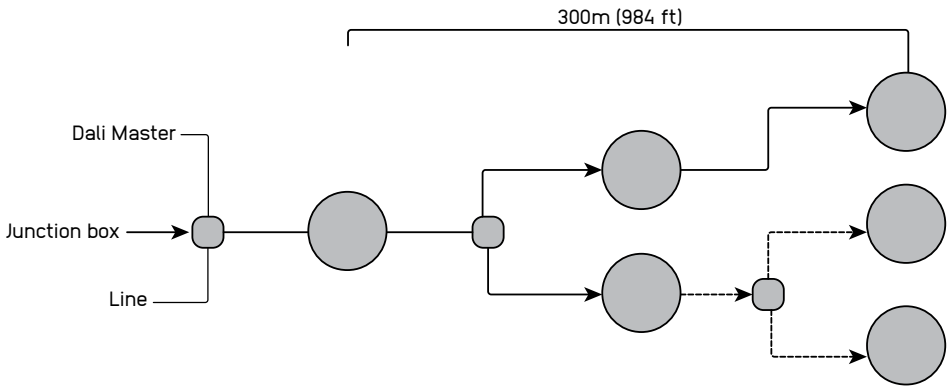
- Flow Sense
- Heat Sense
- Split & Seal

### System components

- The DALI system, wiring, protective devices and junction boxes leading up to feed cable at the start of the line are the responsibility of others

### System topology

- In the system design, any of the following system topologies can be utilized: line wiring, star wiring, or tree wiring.




### Addressing & dimming notes

- DALI protocol allows addressing devices individually
- Addressing methods include a short address for individual devices, group addresses for up to 16 groups, and a broadcast address that targets everything on the line.
- Logharitmic and linear dimming options avaliable. the product is initially equipped with logarithmic dimming settings, while you can easily switch to logarithmic dimming using a configuration device.
- 0%-100% dimming range

### Segment length and limitations

- A DALI master has the capacity to manage a line containing a maximum of 64 devices. Each device can be allocated to 16 unique groups and 16 individual scenes.
- The maximum distance between two fittings is 30 meters [98ft] , and the maximum distance between the first and last fitting is 300m [984ft).
- Used in single colour and tunable white applications

### Fault tolerance

- Due to its relatively slow operating speed and high bus voltage, the DALI system exhibits significant reliability in the presence of electrical interference, making shielding unnecessary
- If one product fails the rest of the system continues to work

TYPE: LF-7C

# Faro Round 35

## TECHNOLOGY

### Flow Sense

A built-in protector against power-related issues, ensuring lasting performance and safety.

### Split & Seal

Uses protective polymers to shield Filix products from water and moisture, boosting durability and resilience.

### Heat Sense

Automatically reduces LED power at high temperatures, ensuring longevity and safety in Filix products.



### ASHRAE/IEC 90.1 Compliant

Defines energy efficiency standards for building design, focusing on insulation, HVAC, and sustainable energy use.

### Qualicoat Seaside Class Powder Coat

Enhanced powder coating for aluminum, specifically formulated for superior durability and optimal performance in marine environments, lasting for over 10 years.

# Faro Round 35

Specification Sheet



UL STD 1598
IP66

## LUMINAIRE FEATURES

### Design and Application

- Facade lighting
- Architectural lighting
- Landscape lighting
- Accent lighting

### Mechanical details

- IK08
- IP66 / IP67
- 3G vibration rating resistance (ANSI C136.32)
- Material: Die-Cast aluminium body
- Double surface protected with anodised base layer and powder coat top layer in Qualicoat Seaside standard
- Surface Installation
- Supplied with 0,5 m oil and water resistant feed cable

### Electrical details

- LED Lifetime TM-21 @ 105°C L90(6K) = 145,000 hours
- Operating temperature -40°C (-40°F) to +50°C (122°F)
- CRI >85
- On site LED module replacement
- Remote power supply
- Low voltage operation

### Controls

- DALI, with compatible LED power supply,
- 0-10V, with compatible LED power supply,
- Mains, with compatible LED power supply

### Sustainability

- Recyclable material
- Repairable
- Dark Sky compliant

### Integrated Systems

- Split & Seal
- Heat Sense
- Flow Sense

### Links & Downloads

- List of available drivers
- Voltage drop calculator
- Fixture installation manual
- CAD files
- IES-LTD data

# Faro Round 35

## ORDERING INFORMATION

| | | |
|---|---|---|
| | **MODEL** | |
| ● | FR03 | |
| | **POWER** | |
| ○ | L | • L - 3W, 300 lm |
| ○ | H | • H - 6W, 600 lm |
| | **COLOR TEMP.** | |
| ○ | AM | • AM - Amber |
| ○ | 27 | • 27 - 2700K |
| ○ | 30 | • 30 - 3000K |
| ○ | T6 | • T6 - Tunable white 2200K-4000K |
| | **OPTICS** | |
| ○ | SP | • SP - Narrow Spot (8X8°) |
| ○ | MS | • MS - Medium Spot (15X15°) |
| ○ | NF | • NF - Narrow Flood (30x30°) |
| ○ | MF | • MF - Medium Flood (40x40°) |
| ○ | W | • W - Wide (60x60°) |
| ○ | SY | • SY - Spot Elliptical (10°x20°) |
| ○ | NY | • NY - Narrow Elliptical (10°x40°) |
| ○ | MY | • MY - Medium Elliptical (10°x60°) |
| | **INPUT OPTIONS** | |
| ○ | CC | • CC - Constant current |
| ○ | 24 | • 24 - 24VDC |
| | **CONTROL** | |
| ○ | P | • P - PWM Operation |

0-10V DIMMING

| | | |
|---|---|---|
| | **FINISH** | |
| ○ | W | • W - RAL9003 Structure (Signal White) |
| ○ | S | • S - RAL7044 Structure (Silky Grey) |
| ○ | A | • A - RAL7016 Structure (Antracite Grey) |
| ○ | B | • B - RAL9005 Structure (Jet Black) |
| ○ | D | • D - RAL 1015 Structure (Desert Sand) |
| ○ | G | • G - RAL 6002 Structure (Leaf Green) |
| | **INTERNAL LIGHT CONTROL** | |
| ○ | 0 | • 0 - No internal light control |
| ○ | 1 | • 1 - Microlouvre |
| ○ | 2 | • 2 - Hex louvre |
| ○ | 3 | • 3 - Discrete sight |
| ○ | 4 | • 4 - Half moon |
| ○ | 5 | • 5 - Honeymoon |
| | **EXTERNAL LIGHT CONTROL** | |
| ○ | 0 | • 0 - No external light control |
| ○ | 1 | • 1 - Snoot |
| | **INSTALLATION TYPE** | |
| ○ | B | • B - Base |
| ○ | E | • E - Spike |
| ○ | F | • F -Tree Strap |
| ○ | G | • G - Pole Base |

# Faro Round 35

## MANDATORY ACCESSORIES

### Power supplies

DRIVERS
LINK

- List of available drivers

## OPTIONAL ACCESSORIES

### Various accessories

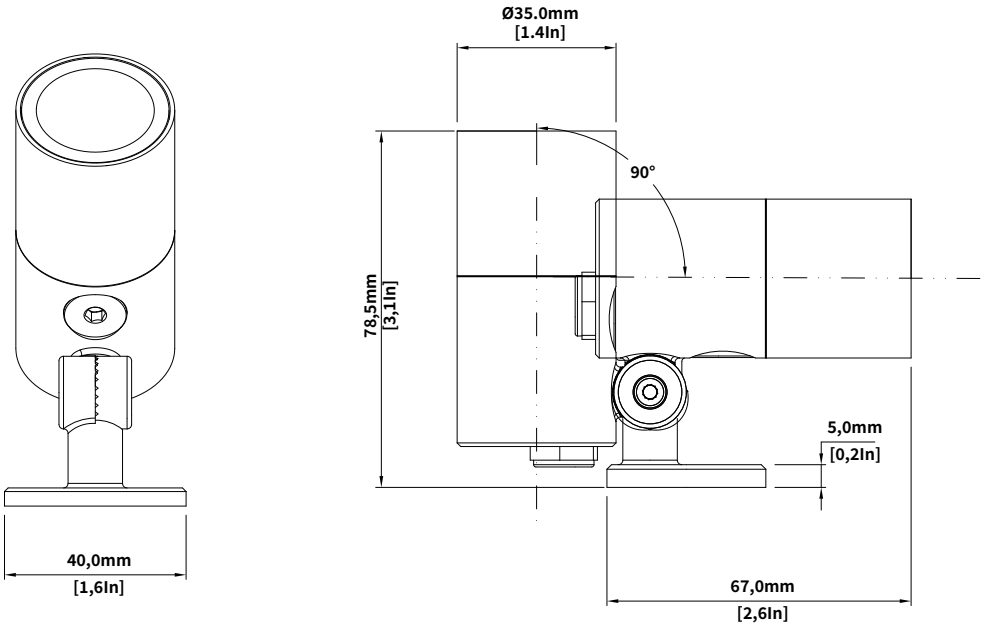
VARIOUS
203953

- 203953 - Safety wire rope

# Faro Round 35

## INSTALLATION DETAILS

### Fixture




**Adjustable tilt**

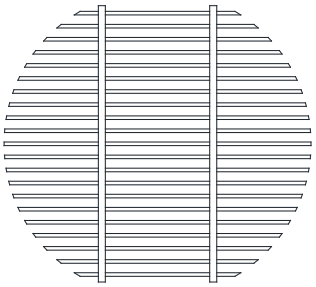
Compliant with ANSI C136.31 standard for vibration conditions on bridges and overpasses. Designed to allow product tilt of 125°. The installation shoudl be performed as per local codes and different applications but the bracket allows adjustment in terms of position on te product and with slots that are designed for 6mm bolt.

# Faro Round 35

## INTERNAL LIGHT CONTROL

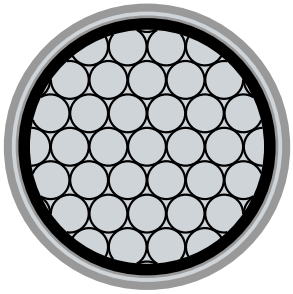
**Microlouvre**

Provides low glare control with 30% lesslumen output than product without louvres.best for use where pedestrians are at least6m (20ft) from the light source.



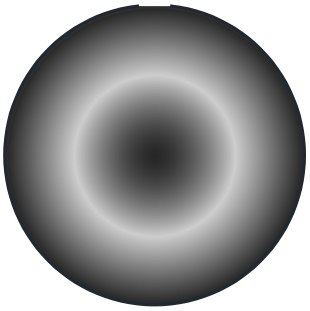
**Hex louvre**

Provides low glare control with 45% less lumen output than product without louvres. Best for use when there is no need for segment beam cut off such as in half moon.



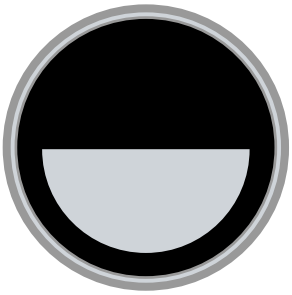
**Discrete sight**

Provides low glare control with 60% less lumenoutput than product without louvres. best foruse in high trafic areas where pedestirans areat least 0,5m (1,64ft) away from the source.



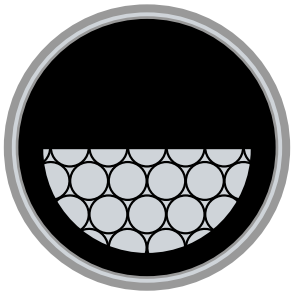
**Halfmoon**

Provides glare control by reducing lumen output and implementing a light beam cut-off, resulting in a 50% reduction in stray light and minimized light dispersion in undesirable directions.



**Honeymoon**

Combines the benefits of Hex Louvre and Halfmoon, offering both reduced glare and controlled light dispersion for comprehensive glare management.

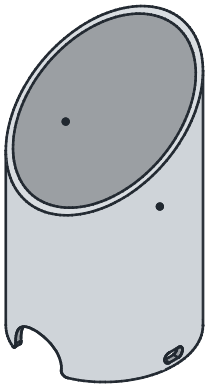


# Faro Round 35

## EXTERNAL LIGHT CONTROL

**Snoot**

External attachment providing enhanced glare control, effectively shielding the light source to reduce direct glare and prevent light spill in unwanted directions.

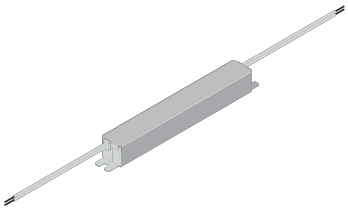


# Faro Round 35

## MANDATORY ACCESSORIES

**Power supply**

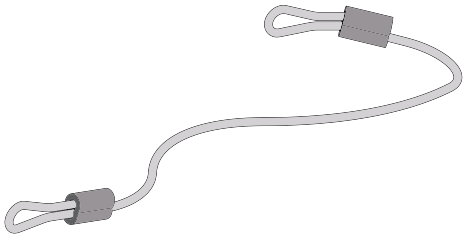
A LED power supply, is an electrical device designed to control the power supplied to an LED or an array of LEDs. It plays a critical role in LED lighting systems as LEDs demand a specific type and level of electrical current or voltage for optimal operation. It's important to note whether a constant current or constant voltage LED power supply is required. The power supply should be installed in a dry and easily accessible area.



## OPTIONAL ACCESSORIES

**Safety wire rope**

300mm long safety bond for added security during high-altitude installations.

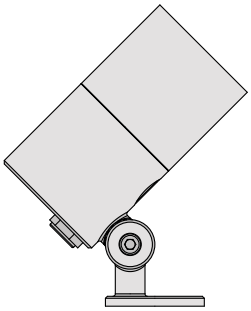


# Faro Round 35

## INSTALLATION OPTIONS

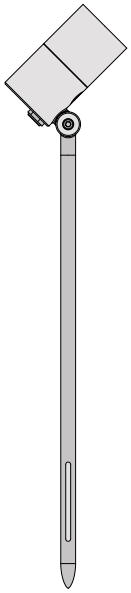
**Base installation**

Securely mounts the projector on a stable base, integrating wiring for a clean and permanent setup, ideal for environments requiring stable installations.



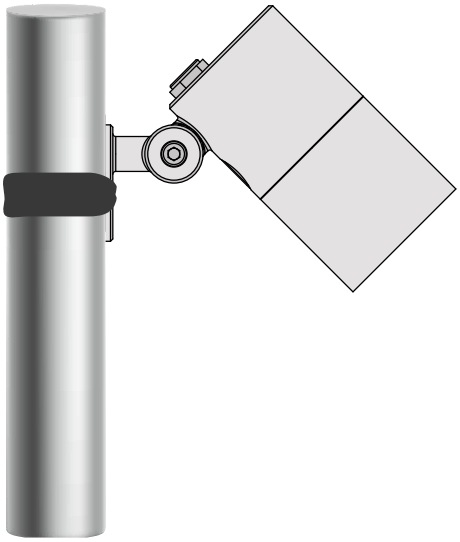
**Spike installation**

Ground spike-based setup allows easy insertion into the soil, perfect for flexible outdoor applications and landscape lighting.



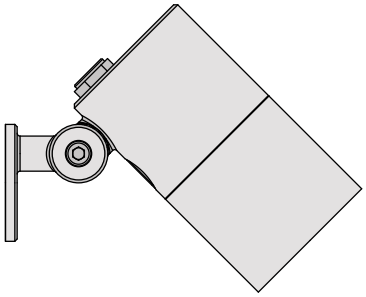
**Tree strap installation**

Adjustable metal strap secures the projector to a tree or branch, providing a versatile, non-invasive installation for natural settings.



**Pole base installation**

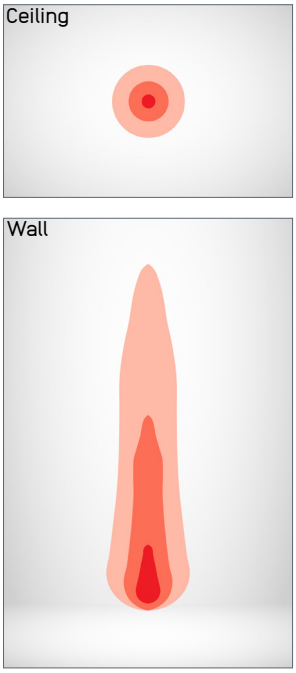
Attaches the projector to a pole with an integrated wiring base, suitable for elevated, stable installations like street lighting.



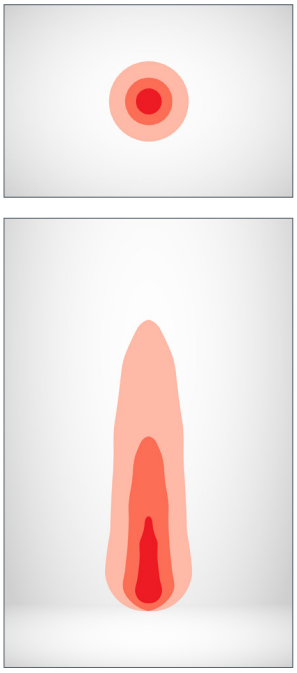
# Faro Round 35

## OPTICS

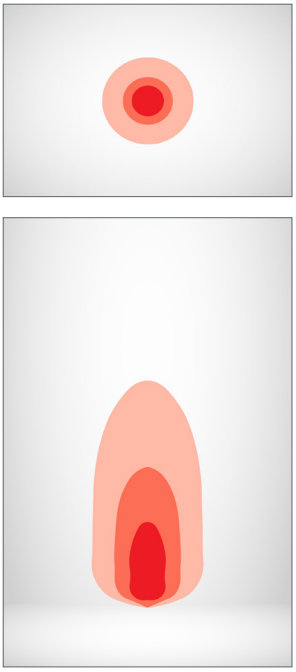
**Narrow Spot**
Angle: 8°x8°
Delivered lumen: 315lm



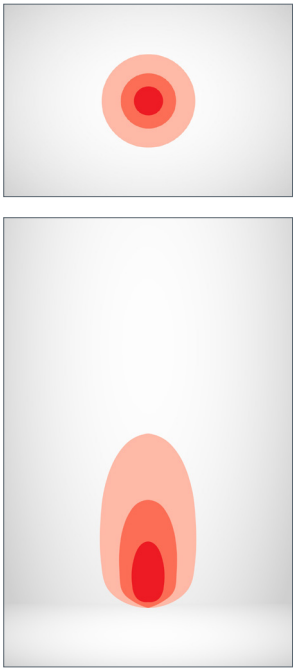

**Medium Spot**
Angle: 15°x15°
Delivered lumen: 300lm



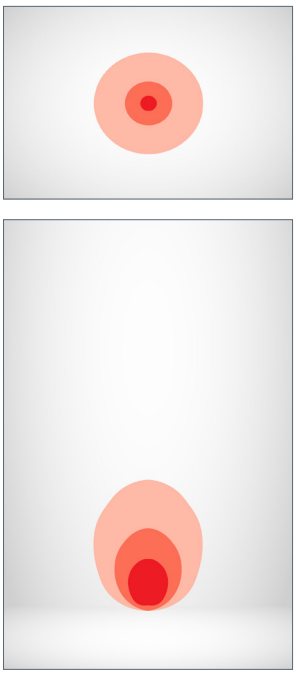
**Narrow Flood**
Angle: 30°x30°
Delivered lumen: 290lm



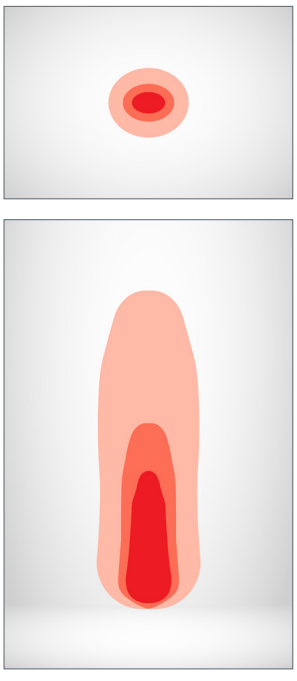
**Medium Flood**
Angle: 40°x40°
Delivered lumen: 260lm



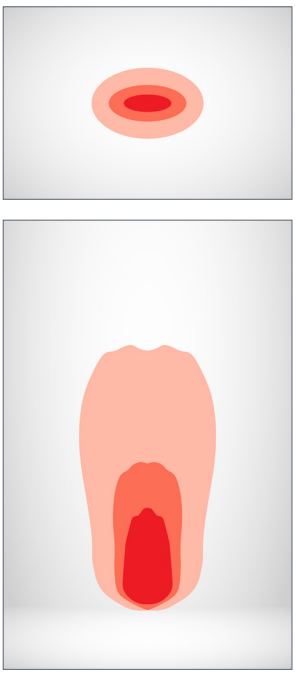
**Wide**
Angle: 60°x60°
Delivered lumen: 240lm



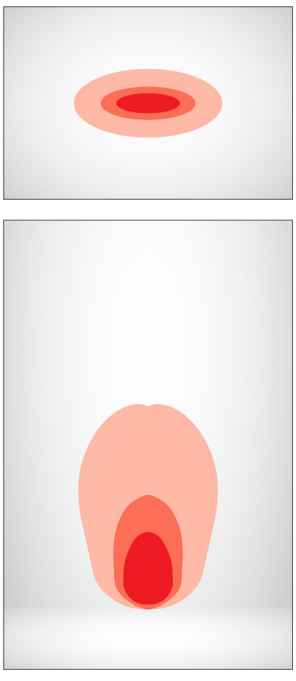
**Spot Elliptical**
Angle: 10°x20°
Delivered lumen: 275lm



**Narrow Elliptical**
Angle: 10°x40°
Delivered lumen: 270lm



**Medium Elliptical**
Angle: 10°x60°
Delivered lumen: 260lm



### Notes

- Light output values based on 3W and 3000K product

# Control

## ON/OFF SYSTEM TOPOLOGY

### Integrated systems:

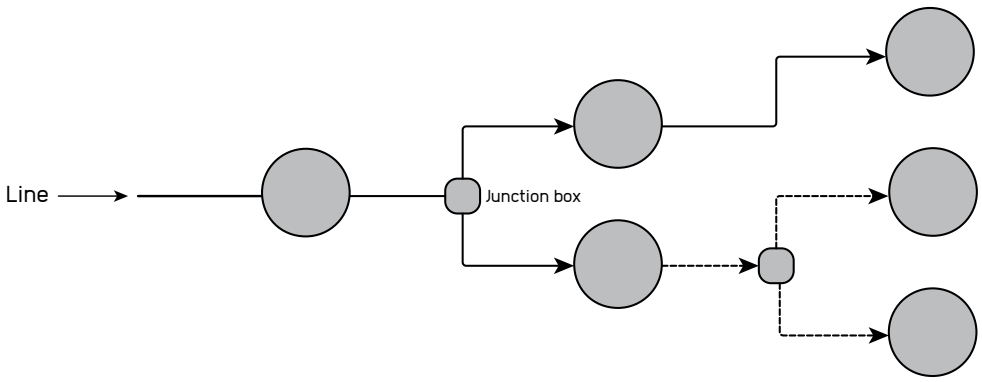
- Flow Sense
- Heat Sense
- Split & Seal

### System components

- Wiring, protective devices and junction boxes leading up to feed cable at the start of the line are the responsibility of others

### System topology

- In the system design, any of the following system topologies can be utilized: line wiring, star wiring, or tree wiring.




### Addressing & dimming notes

- ON/OFF system does not allow device addressing
- Dimming of the product not avaliable in this system

### Segment length and limitations

- The maximum distance between the first and last fitting is limited to maximum voltage drop and fuse rating.
- Used only in single colour applications

### Fault tolerance

- If one product fails the rest of the system continues to work
- Class III wiring implemented in the fixture and voltage fluctuation filter implemented

# Control

## 0-10V SYSTEM TOPOLOGY

### Integrated systems:

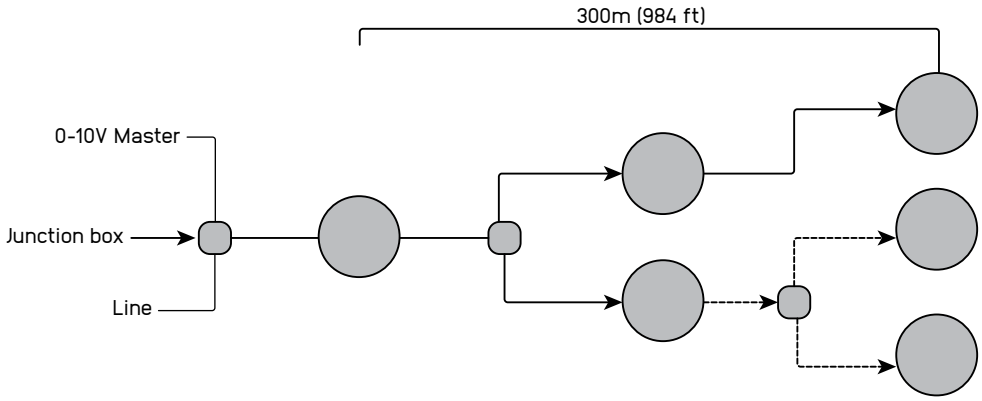
- Flow Sense
- Heat Sense
- Split & Seal

### System components

- The 0-10V system, wiring, protective devices and junction boxes leading up to feed cable at the start of the line are the responsibility of others

### System topology

- In the system design, any of the following system topologies can be utilized: line wiring, star wiring, or tree wiring.




### Addressing & dimming notes

- 0-10V protocol does not allow addressing devices individually
- Logharitmic and linear dimming options avaliable. The product is initially equipped with logarithmic dimming settings and it is suggested for the controlers to be linear in order to get the dimming that is most preffered in most cases due to the dimming curve percieved by human eye
- 0%-100% dimming range
- The product is initally set up as a source instead of as a sink type
- The product could also be set up as a sink type but this should be noted to sales represenative

### Segment length and limitations

- The maximum distance between two fittings is 30 meters, and the maximum distance between the first and last fitting is 300 meters.
- Used in signle colour applications

### Fault tolerance

- If the product is source type and in the case the control line doesn't have power the light fitting will turn at 100%. in the opposite case where the light is sink type, light will not work.
- If one product fails the rest of the system continues to work
- Class III wiring implemented in the fixture and voltage flxtuation filter implemented

# Control

## DALI SYSTEM TOPOLOGY

### Integrated systems:

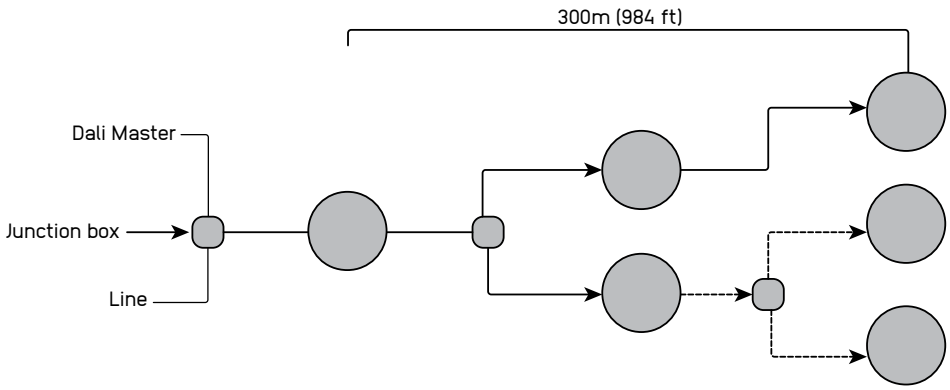
- Flow Sense
- Heat Sense
- Split & Seal

### System components

- The DALI system, wiring, protective devices and junction boxes leading up to feed cable at the start of the line are the responsibility of others

### System topology

- In the system design, any of the following system topologies can be utilized: line wiring, star wiring, or tree wiring.




### Addressing & dimming notes

- DALI protocol allows addressing devices individually
- Addressing methods include a short address for individual devices, group addresses for up to 16 groups, and a broadcast address that targets everything on the line.
- Logharitmic and linear dimming options avaliable. the product is initially equipped with logarithmic dimming settings, while you can easily switch to logarithmic dimming using a configuration device.
- 0%-100% dimming range

### Segment length and limitations

- A DALI master has the capacity to manage a line containing a maximum of 64 devices. Each device can be allocated to 16 unique groups and 16 individual scenes.
- The maximum distance between two fittings is 30 meters [98ft] , and the maximum distance between the first and last fitting is 300m [984ft).
- Used in single colour and tunable white applications

### Fault tolerance

- Due to its relatively slow operating speed and high bus voltage, the DALI system exhibits significant reliability in the presence of electrical interference, making shielding unnecessary
- If one product fails the rest of the system continues to work

TYPE: LF-7D

# Faro Round 35

## TECHNOLOGY

### Flow Sense

A built-in protector against power-related issues, ensuring lasting performance and safety.

### Split & Seal

Uses protective polymers to shield Filix products from water and moisture, boosting durability and resilience.

### Heat Sense

Automatically reduces LED power at high temperatures, ensuring longevity and safety in Filix products.



### ASHRAE/IEC 90.1 Compliant

Defines energy efficiency standards for building design, focusing on insulation, HVAC, and sustainable energy use.

### Qualicoat Seaside Class Powder Coat

Enhanced powder coating for aluminum, specifically formulated for superior durability and optimal performance in marine environments, lasting for over 10 years.

# Faro Round 35

Specification Sheet



UL STD 1598
IP66

## LUMINAIRE FEATURES

### Design and Application

- Facade lighting
- Architectural lighting
- Landscape lighting
- Accent lighting

### Mechanical details

- IK08
- IP66 / IP67
- 3G vibration rating resistance (ANSI C136.32)
- Material: Die-Cast aluminium body
- Double surface protected with anodised base layer and powder coat top layer in Qualicoat Seaside standard
- Surface Installation
- Supplied with 0,5 m oil and water resistant feed cable

### Electrical details

- LED Lifetime TM-21 @ 105°C L90(6K) = 145,000 hours
- Operating temperature -40°C (-40°F) to +50°C (122°F)
- CRI >85
- On site LED module replacement
- Remote power supply
- Low voltage operation

### Controls

- DALI, with compatible LED power supply,
- 0-10V, with compatible LED power supply,
- Mains, with compatible LED power supply

### Sustainability

- Recyclable material
- Repairable
- Dark Sky compliant

### Integrated Systems

- Split & Seal
- Heat Sense
- Flow Sense

### Links & Downloads

- List of available drivers
- Voltage drop calculator
- Fixture installation manual
- CAD files
- IES-LTD data

# Faro Round 35

## ORDERING INFORMATION

| | | |
|---|---|---|
| | **MODEL** | |
| ● | FR03 | |
| | **POWER** | |
| ○ | L | • L - 3W, 300 lm |
| ○ | H | • H - 6W, 600 lm |
| | **COLOR TEMP.** | |
| ○ | AM | • AM - Amber |
| ○ | 27 | • 27 - 2700K |
| ○ | 30 | • 30 - 3000K |
| ○ | T6 | • T6 - Tunable white 2200K-4000K |
| | **OPTICS** | |
| ○ | SP | • SP - Narrow Spot (8X8°) |
| ○ | MS | • MS - Medium Spot (15X15°) |
| ○ | NF | • NF - Narrow Flood (30x30°) |
| ○ | MF | • MF - Medium Flood (40x40°) |
| ○ | W | • W - Wide (60x60°) |
| ○ | SY | • SY - Spot Elliptical (10°x20°) |
| ○ | NY | • NY - Narrow Elliptical (10°x40°) |
| ○ | MY | • MY - Medium Elliptical (10°x60°) |
| | **INPUT OPTIONS** | |
| ○ | CC | • CC - Constant current |
| ○ | 24 | • 24 - 24VDC |
| | **CONTROL** | |
| ○ | P | • P - PWM Operation |

0-10V DIMMING

| | | |
|---|---|---|
| | **FINISH** | |
| ○ | W | • W - RAL9003 Structure (Signal White) |
| ○ | S | • S - RAL7044 Structure (Silky Grey) |
| ○ | A | • A - RAL7016 Structure (Antracite Grey) |
| ○ | B | • B - RAL9005 Structure (Jet Black) |
| ○ | D | • D - RAL 1015 Structure (Desert Sand) |
| ○ | G | • G - RAL 6002 Structure (Leaf Green) |
| | **INTERNAL LIGHT CONTROL** | |
| ○ | 0 | • 0 - No internal light control |
| ○ | 1 | • 1 - Microlouvre |
| ○ | 2 | • 2 - Hex louvre |
| ○ | 3 | • 3 - Discrete sight |
| ○ | 4 | • 4 - Half moon |
| ○ | 5 | • 5 - Honeymoon |
| | **EXTERNAL LIGHT CONTROL** | |
| ○ | 0 | • 0 - No external light control |
| ○ | 1 | • 1 - Snoot |
| | **INSTALLATION TYPE** | |
| ○ | B | • B - Base |
| ○ | E | • E - Spike |
| ○ | F | • F -Tree Strap |
| ○ | G | • G - Pole Base |

# Faro Round 35

## MANDATORY ACCESSORIES

### Power supplies

DRIVERS
LINK

- List of available drivers

## OPTIONAL ACCESSORIES

### Various accessories

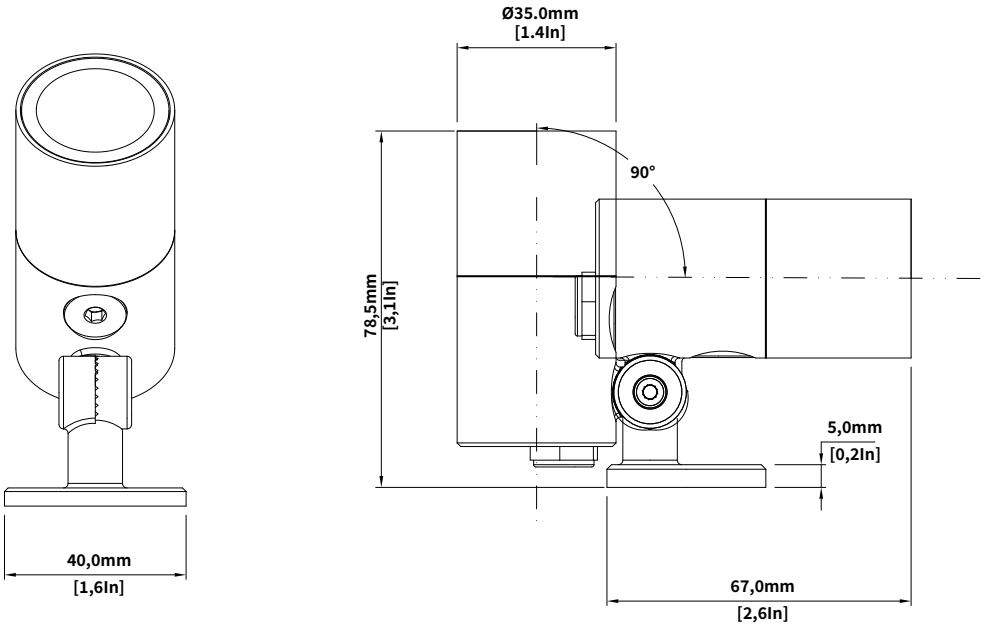
VARIOUS
203953

- 203953 - Safety wire rope

# Faro Round 35

## INSTALLATION DETAILS

### Fixture




**Adjustable tilt**

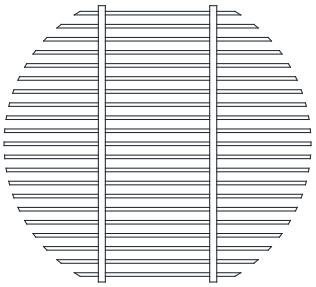
Compliant with ANSI C136.31 standard for vibration conditions on bridges and overpasses. Designed to allow product tilt of 125°. The installation shoudl be performed as per local codes and different applications but the bracket allows adjustment in terms of position on te product and with slots that are designed for 6mm bolt.

# Faro Round 35

## INTERNAL LIGHT CONTROL

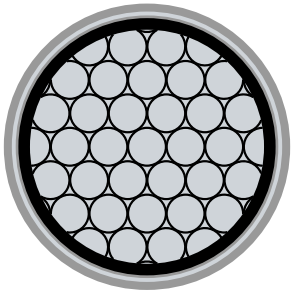
**Microlouvre**

Provides low glare control with 30% lesslumen output than product without louvres.best for use where pedestrians are at least6m (20ft) from the light source.



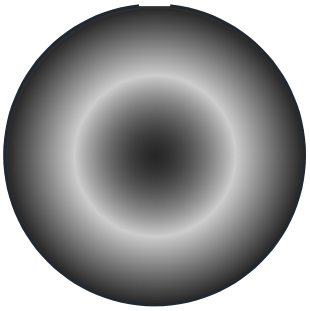
**Hex louvre**

Provides low glare control with 45% less lumen output than product without louvres. Best for use when there is no need for segment beam cut off such as in half moon.



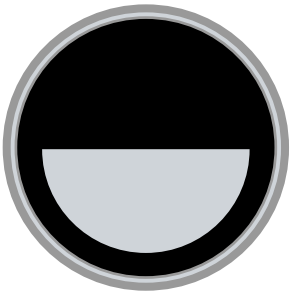
**Discrete sight**

Provides low glare control with 60% less lumenoutput than product without louvres. best foruse in high trafic areas where pedestirans areat least 0,5m (1,64ft) away from the source.



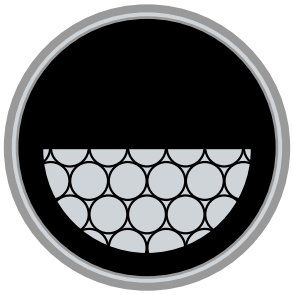
**Halfmoon**

Provides glare control by reducing lumen output and implementing a light beam cut-off, resulting in a 50% reduction in stray light and minimized light dispersion in undesirable directions.



**Honeymoon**

Combines the benefits of Hex Louvre and Halfmoon, offering both reduced glare and controlled light dispersion for comprehensive glare management.

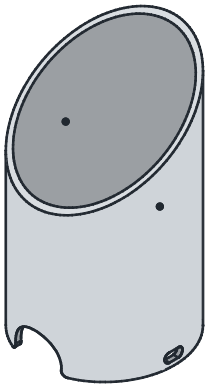


# Faro Round 35

## EXTERNAL LIGHT CONTROL

**Snoot**

External attachment providing enhanced glare control, effectively shielding the light source to reduce direct glare and prevent light spill in unwanted directions.

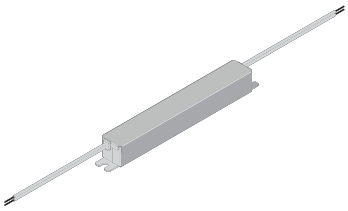


# Faro Round 35

## MANDATORY ACCESSORIES

**Power supply**

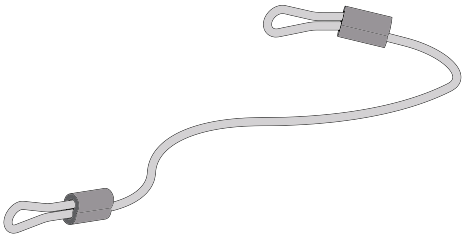
A LED power supply, is an electrical device designed to control the power supplied to an LED or an array of LEDs. It plays a critical role in LED lighting systems as LEDs demand a specific type and level of electrical current or voltage for optimal operation. It's important to note whether a constant current or constant voltage LED power supply is required. The power supply should be installed in a dry and easily accessible area.



## OPTIONAL ACCESSORIES

**Safety wire rope**

300mm long safety bond for added security during high-altitude installations.

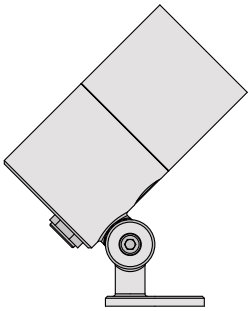


# Faro Round 35

## INSTALLATION OPTIONS

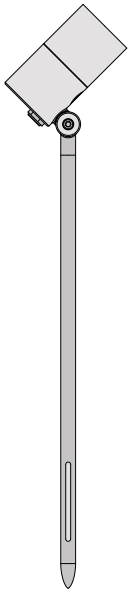
**Base installation**

Securely mounts the projector on a stable base, integrating wiring for a clean and permanent setup, ideal for environments requiring stable installations.



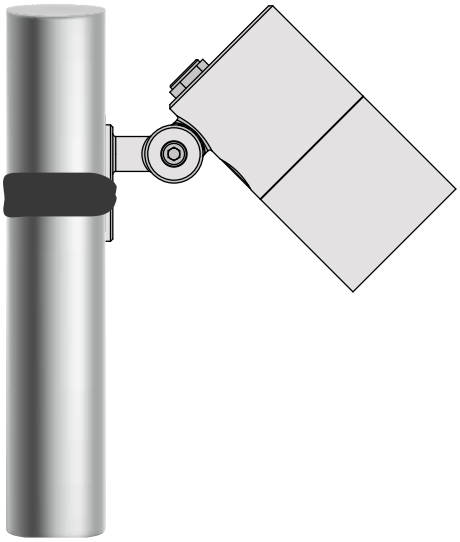
**Spike installation**

Ground spike-based setup allows easy insertion into the soil, perfect for flexible outdoor applications and landscape lighting.



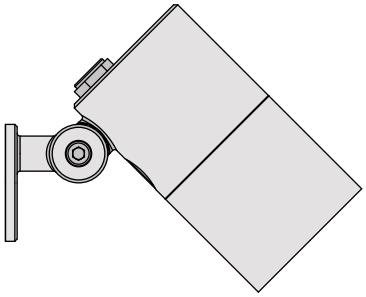
**Tree strap installation**

Adjustable metal strap secures the projector to a tree or branch, providing a versatile, non-invasive installation for natural settings.



**Pole base installation**

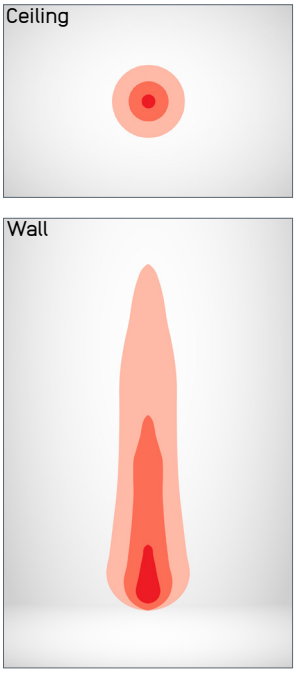
Attaches the projector to a pole with an integrated wiring base, suitable for elevated, stable installations like street lighting.



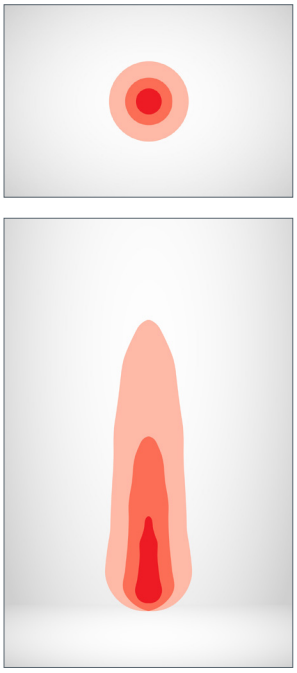
# Faro Round 35

## OPTICS

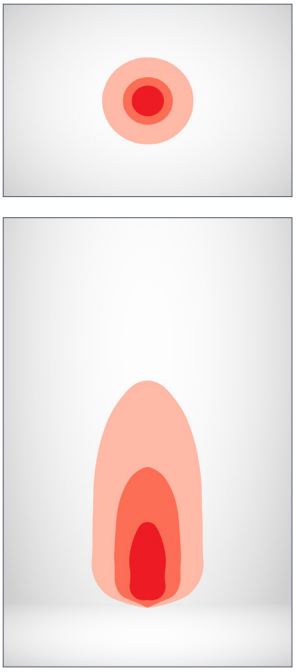
**Narrow Spot**
Angle: 8°x8°
Delivered lumen: 315lm



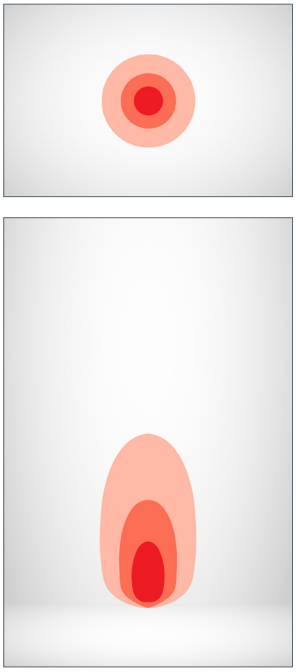

**Medium Spot**
Angle: 15°x15°
Delivered lumen: 300lm



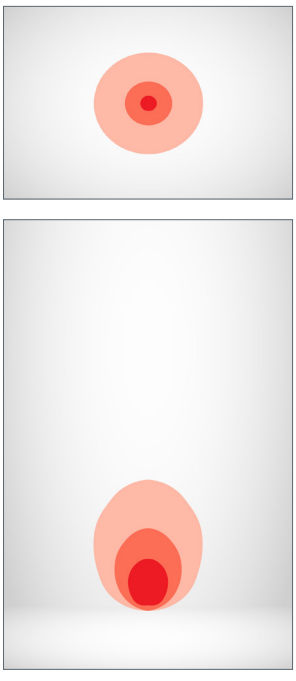
**Narrow Flood**
Angle: 30°x30°
Delivered lumen: 290lm



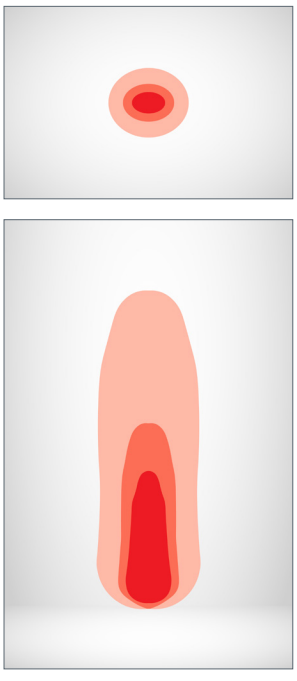
**Medium Flood**
Angle: 40°x40°
Delivered lumen: 260lm



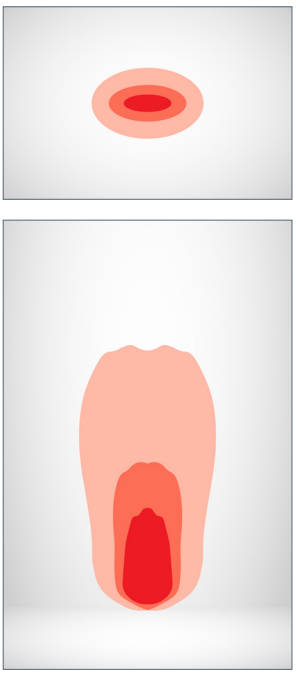
**Wide**
Angle: 60°x60°
Delivered lumen: 240lm



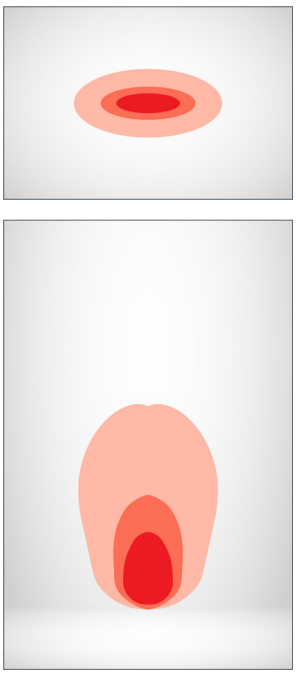
**Spot Elliptical**
Angle: 10°x20°
Delivered lumen: 275lm



**Narrow Elliptical**
Angle: 10°x40°
Delivered lumen: 270lm



**Medium Elliptical**
Angle: 10°x60°
Delivered lumen: 260lm



### Notes

- Light output values based on 3W and 3000K product

# Control

## ON/OFF SYSTEM TOPOLOGY

### Integrated systems:

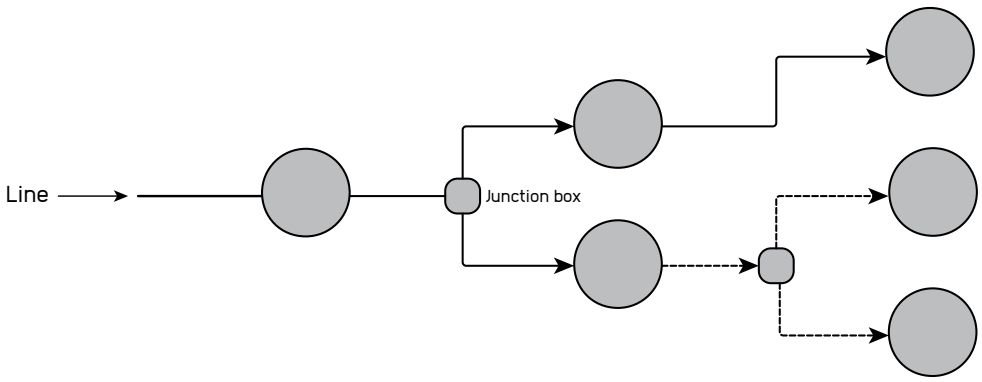
- Flow Sense
- Heat Sense
- Split & Seal

### System components

- Wiring, protective devices and junction boxes leading up to feed cable at the start of the line are the responsibility of others

### System topology

- In the system design, any of the following system topologies can be utilized: line wiring, star wiring, or tree wiring.




### Addressing & dimming notes

- ON/OFF system does not allow device addressing
- Dimming of the product not avaliable in this system

### Segment length and limitations

- The maximum distance between the first and last fitting is limited to maximum voltage drop and fuse rating.
- Used only in single colour applications

### Fault tolerance

- If one product fails the rest of the system continues to work
- Class III wiring implemented in the fixture and voltage fluctuation filter implemented

# Control

## 0-10V SYSTEM TOPOLOGY

### Integrated systems:

- Flow Sense
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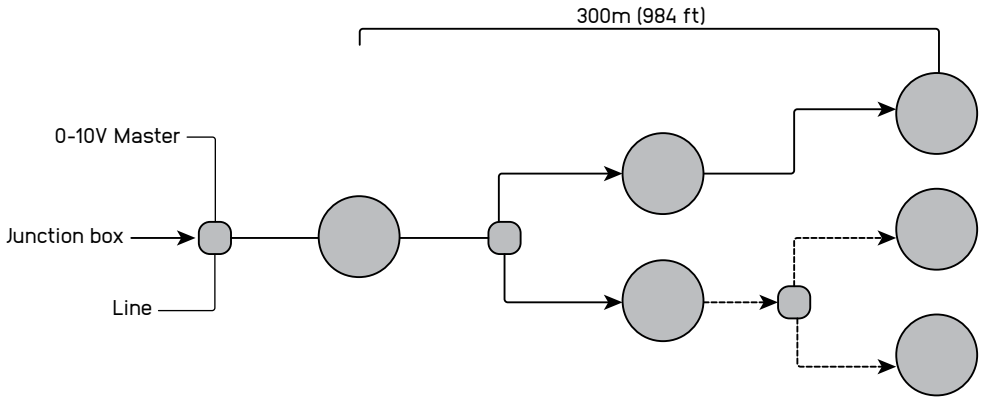


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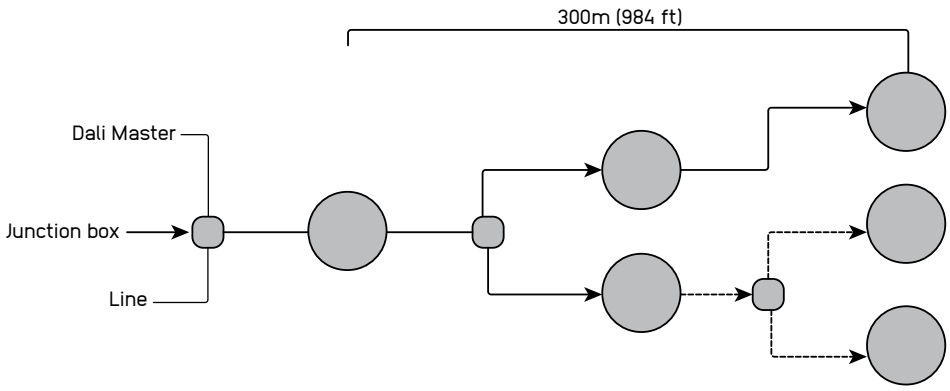


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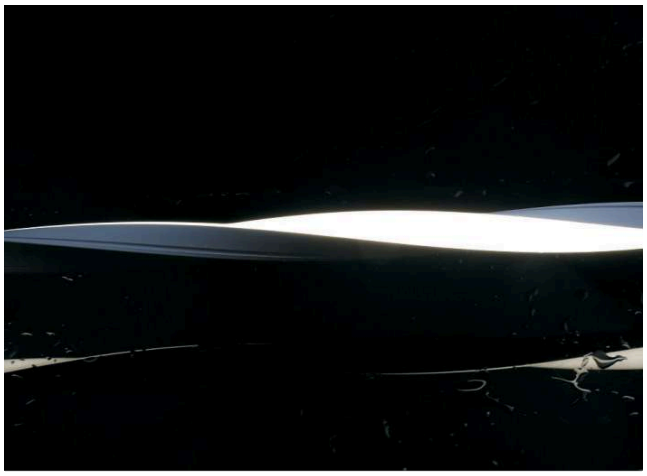
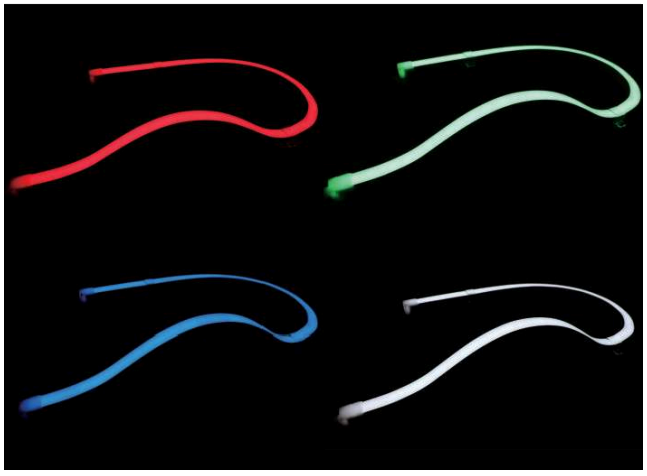
### Fault tolerance

- Due to its relatively slow operating speed and high bus voltage, the DALI system exhibits significant reliability in the presence of electrical interference, making shielding unnecessary
- If one product fails the rest of the system continues to work

Dual-Bend
NLE-NS-130

# LED Neon Strip







## Features

1. Dual-bend performance to fix many plane, curved and complex irregular structures at will.
2. Static white, dynamic CCT, Dim-to-Warm, RGB and SPI RGB modes can be realized in small size jacket.
3. Ultra long run length is available up to 50M[164ft.].
4. On-site free-cutting and assembly for fast and flexible customization operation, with end cap sealed by gluing process.
5. Customized length with overall appearance in the same size by die-casting process.

6 Dimmable available with PWM signal.

7. Compared with traditional fragile glass and harden/yellowing easily PVC sheathing material, silicon extrusion technology is an advanced process, with high-efficiency production capacity and environmentally-friendly characteristics. Additionally, with high grade appearance, soft bend flexibility, strong impact resistant and high weather resistance.
8. Up to 50,000h LED lifespan and 5 years warranty.
9. IP67 for indoor and outdoor usage, CE and UL approval.

## Application

Ideal for decorative and contour lighting for commercial, architectural and landscape space.





# LED Neon Strip

## Specification

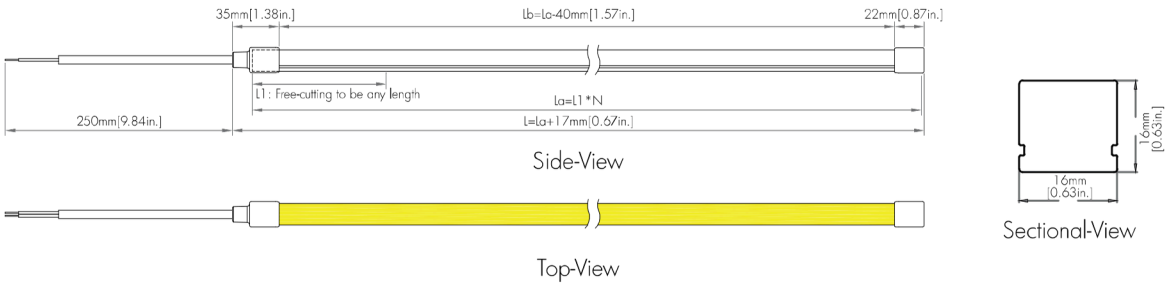
### Dimension / Diagram

Endcap sealed by gluing process

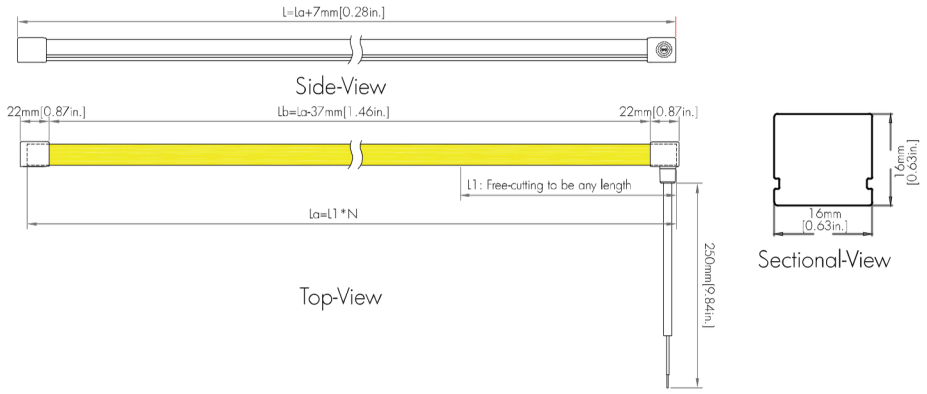
L: Total length La: Length of inner LED strip
Lb: Luminous length L1: Increment
N: Number such as 1, 2, 3.....

## POWER ENTRY BY CONTRACTOR

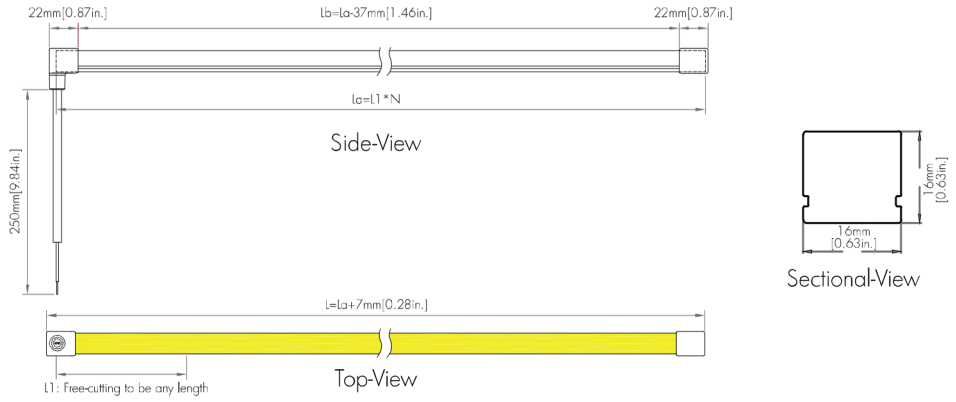
Power entry from the tail




Power entry from the side




Power entry from the bottom

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# Specification

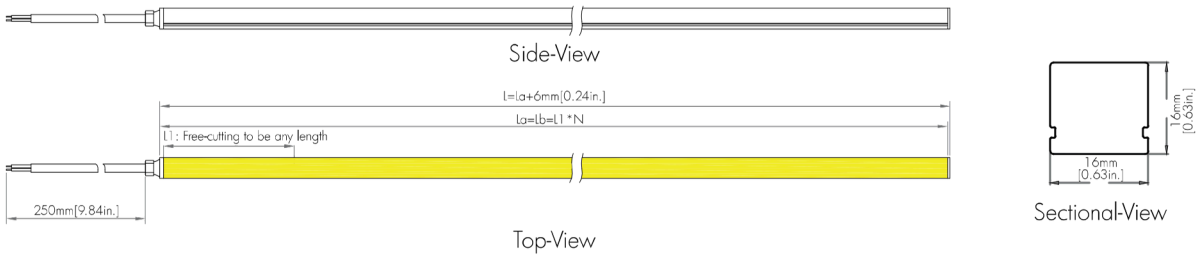
# LED Neon Strip

## Dimension / Diagram

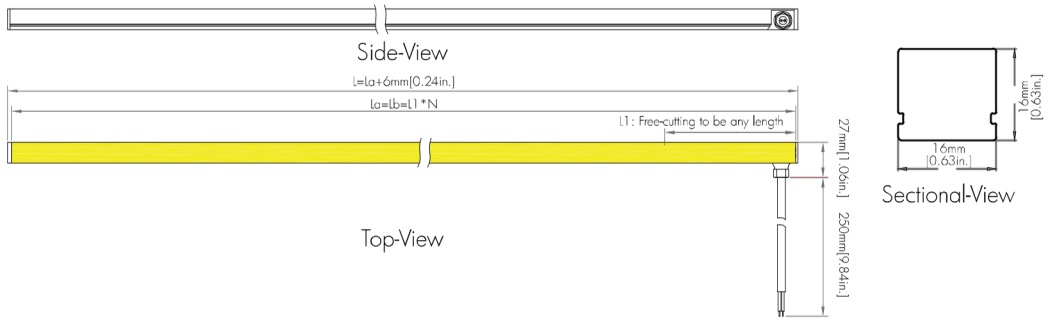
Endcap sealed by die-casting process

L: Total length La: Length of inner LED strip
Lb: Luminous length L1: Increment
N: Number such as 1, 2, 3.....

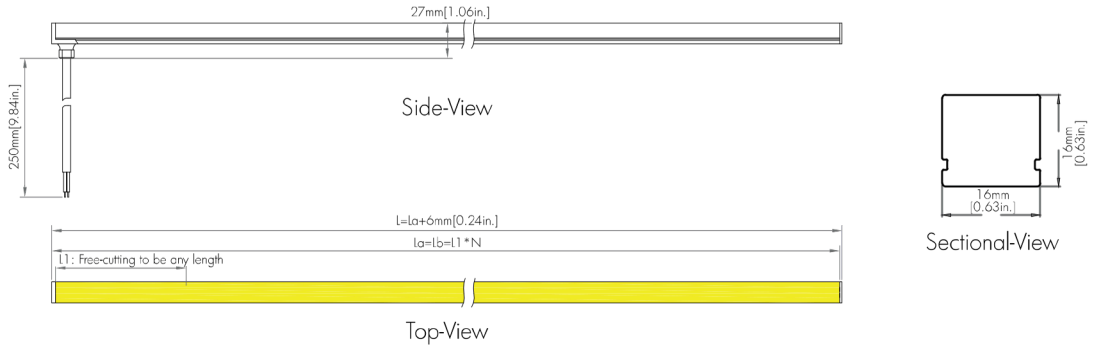
Power entry from the tail




Power entry from the side




Power entry from the bottom

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# LED Neon Strip

## General Parameters

| Part No. | Style | Dimension | Max. Run Length (La) & Max. Shipping Length | Strip Increment (L1) | LED Type | LED QTY | IP&IK Rating | Operating Ambient | Lifespan | Warranty |
|---|---|---|---|---|---|---|---|---|---|---|
| NS-130DX24VAW-14-1616FC | Dual-Bend (White) | W16xH16mm [W0.63xH0.63in.] | 5M [16.4ft.] (Power fed on one side) & 30M [98.4ft.] | Free-cutting to be any length | SMD 2835 | 120LED/M [36LED/ft.] | IP67 [Wet] & IK06 | Ta: -20~45°C [-4~113°F] | 50,000h (White/CCT/ D2W/RGB/RGBW) 30,000h (SPI RGB) (L70@ Tc≤65°C[149°F], Tc is the temp. of LED pin.) | 5 years (White/ CCT/ D2W/ RGB/RGBW) 3 years (SPI RGB) |
| NS-130DX24VAWXX-1616UL | Dual-Bend (White Ultra-Long) | | (10/15/25)M [(32.8/49.2/82)ft.] (Power fed on one side) & 30M [98.4ft.] | 50mm [1.97in.] | SMD 2835 | 120LED/M [36LED/ft.] | | | | |
| NS-130DX48VAWXX-1616UL | | | (20/30/50)M [(65.6/98.4/164)ft.] (Power fed on one side) & 50M [164ft.] | 100mm [3.94in.] | SMD 2835 | 120LED/M [36LED/ft.] | | | | |
| NS-130DX24VEC-14-1616ZZ | Dual-Bend (CCT) | | 5M [16.4ft.] (Power fed on one side) & 30M [98.4ft.] | 50mm [1.97in.] | SMD 2216 | 240LED/M [73LED/ft.] | | | | |
| NS-130DX24VAZ-10-1616ZZ | Dual-Bend (D2W) | | | 50mm [1.97in.] | SMD 2216 | 240LED/M [73LED/ft.] | | | | |
| NS-130DX24VAM-14-1616ZZ | Dual-Bend (RGB) | | | 50mm [1.97in.] | SMD 2835 | 120LED/M [36LED/ft.] | | | | |
| NS-130DX24VGN-14-1616ZZ | Dual-Bend (RGBW) | | | 62.5mm [2.46in.] | SMD 5050 | 96LED/M [29LED/ft.] | | | | |
| NS-130DX24SAM-14-1616ZZ | Dual-Bend (SPI RGB) | | 5M [16.4ft.] (Power fed on one side) & 10M [32.8ft.] | 50mm [1.97in.] | SMD 2835 | 120LED/M [36LED/ft.] | | | | |

## Photoelectric Parameters

| Part No. | Style | Power ±10% | Operating Voltage | Finished Product CCT/ Wavelength | CRI80, 4000K | | CRI90, 4000K | | Beam Angle |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Luminous Flux±10% | Light Efficiency | Luminous Flux±10% | Light Efficiency | |
| NS-130DX24VAW-14-1616FC | Dual-Bend (White) | 14W/M [4.27W/ft.] | 24VDC | 2700K±120K 3000K±150K 3500K±300K 4000K±300K 5000K±400K 6000K±500K | 840lm/M [260lm/ft.] | \ | 710lm/M [220lm/ft.] | \ | 120° |
| NS-130DX24VAWXX-1616UL | Dual-Bend (White Ultra-Long) | (14/9.6/4.8)W/M [(4.27/2.93/1.46)W/ft.] | 24VDC | | (840/576/288)lm/M [(260/176/88)lm/ft.] | \ | (710/480/240)lm/M [(220/146/73)lm/ft.] | \ | |
| NS-130DX48VAWXX-1616UL | | (14/9.6/4.8)W/M [(4.27/2.93/1.46)W/ft.] | 48VDC | | (840/576/288)lm/M [(260/176/88)lm/ft.] | \ | (710/480/240)lm/M [(220/146/73)lm/ft.] | \ | |
| NS-130DX24VEC-14-1616ZZ | Dual-Bend (CCT) | 14W/M [4.27W/ft.] | 24VDC | 2700-6000K CCT-Tunable | \ | \ | 670lm/M [204lm/ft.](mix) 330lm/M [100lm/ft.](ww) 340lm/M [104lm/ft.](cw) | \ | |
| NS-130DX24VAZ-10-1616ZZ | Dual-Bend (D2W) | 10W/M [3.05W/ft.] | 24VDC | 1800-3000K Dim-to-Warm | \ | \ | 390lm/M [120lm/ft.] (3000K) | \ | |
| NS-130DX24VAM-14-1616ZZ | Dual-Bend (RGB) | 14W/M [4.27W/ft.] | 24VDC | R:615-625nm G:510-525nm B:460-470nm | 290lm/M [90lm/ft.] | 21lm/W | \ | \ | |
| NS-130DX24VGN-14-1616ZZ | Dual-Bend (RGBW) | 14W/M [4.27W/ft.] | 24VDC | R:620-630nm G:515-525nm B:460-470nm W:2700-6500K | \ | \ | 285lm/M [87lm/ft.] | 20lm/W | |
| NS-130DX24SAM-14-1616ZZ | Dual-Bend (SPI RGB) | 14W/M [4.27W/ft.] | 24VDC | R:615-625nm G:510-525nm B:460-470nm | 260lm/M [79lm/ft.] | 18lm/W | \ | \ | |

## Note:

(1) Luminous flux for CCT 2700K is 10% lower, for CCT 3000K/3500K is 5% lower, for CCT 5000K/6000K is the same, compared with 4000K.
(2) The power of the strip need to be reduced to 9W/M[2.74W/ft.]@White&CCT for operating ambient temperature in -20~55°C[-4~131°F].
(3) The standard packing length is fixed by default per reel without installation accessories, customized packing need to be evaluated.
(4) Installation accessories pack should be ordered separately according to specific case.
(5) 48VDC input is suitable for dry&damp location but not wet location according to the norm UL2108.

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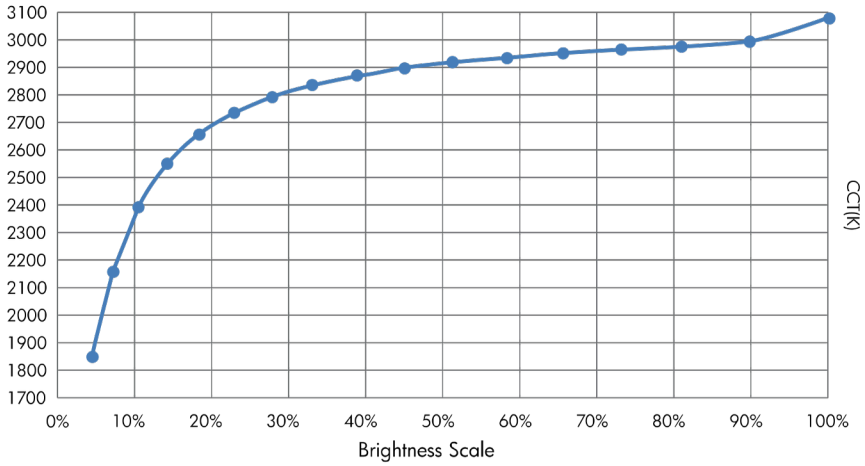
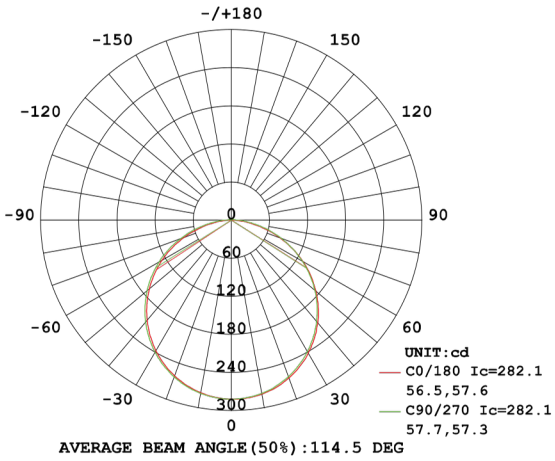
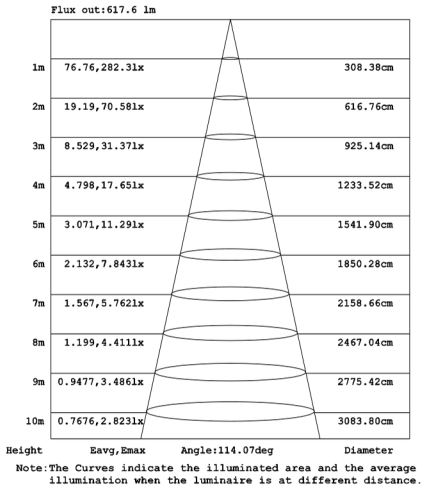
# LED Neon Strip

## Dimming Curve Demonstration (D2W)

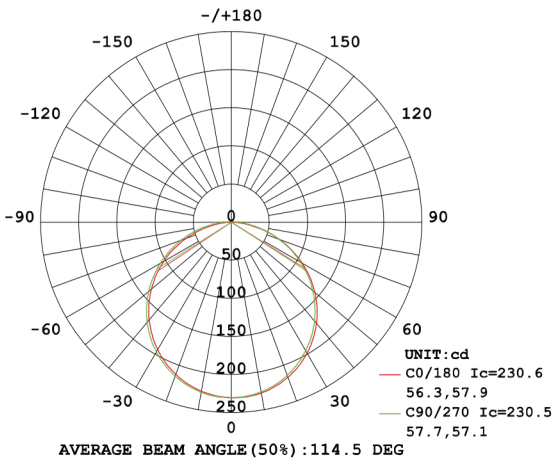


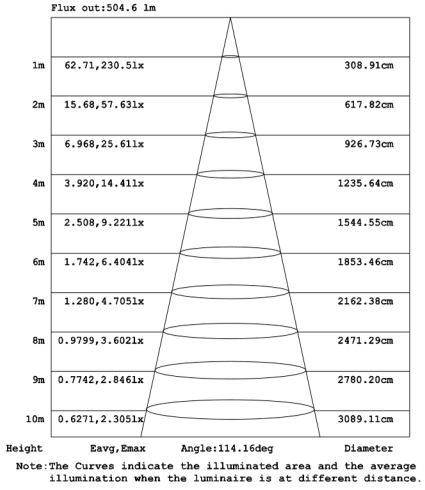

## Light Distribution Diagram




White, 4000K, CRI80




CCT, 2700-6500K, CRI80

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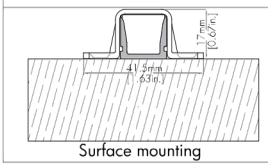
# LED Neon Strip

## Installation

Fixed by clip and screw





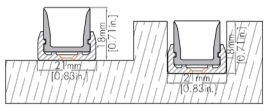
Surface mounting

Note: Transparent color is standard. PC material is not recommended for long-term exposure to outdoor sunlight.

Fixed by bracket and screw



Space & Groove are shown as below



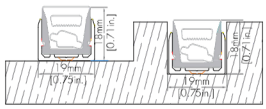
Surface & Recessed mounting

Note: White color is standard, black color is optional. PC material is not recommended for long-term exposure to outdoor sunlight.

Fixed by aluminum profile and screw



Space & Groove are shown as below

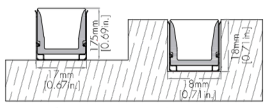


Surface & Recessed mounting

Fixed by bendable bracket and screw



Space & Groove are shown as below



Surface & Recessed mounting

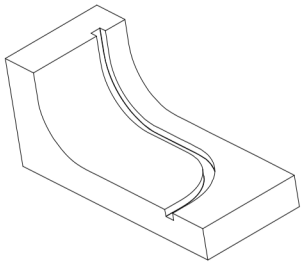
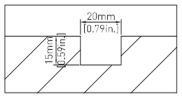
Note: Silver color is standard; white color is optional and shipped in 1M[3.94ft.] per piece.

Note: It's also support surface & recessed mounting by gluing process.

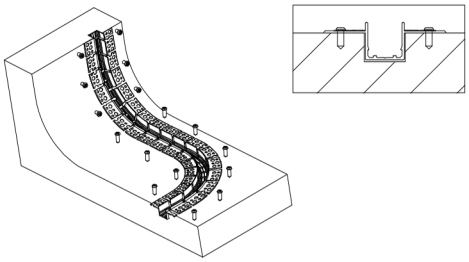
# LED Neon Strip

## Installation

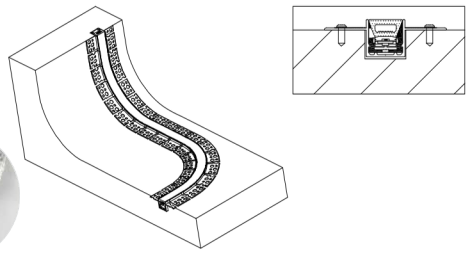
Fixed by dual-bend plaster-in aluminum profile and screw
(The bending method of the profile during use, should be determined based on the bending method of the neon strip.)

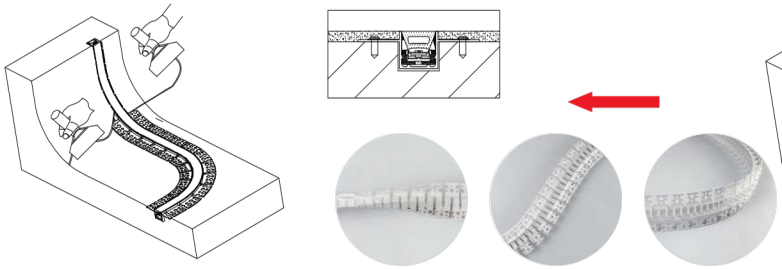

Make a groove with the size of W20*H15mm[W0.79*H0.59in.] on the mounting surface.



Fix the dual-bend plaster-in aluminum profile to the groove by screw.



Press the neon strip into the dual-bend plaster-in aluminum profile.



In addition to the neon strip, the areas on both sides of the illuminated surface should be plastered and dried before completion.

Attention: Aluminum profile can not be used in swimming pool.

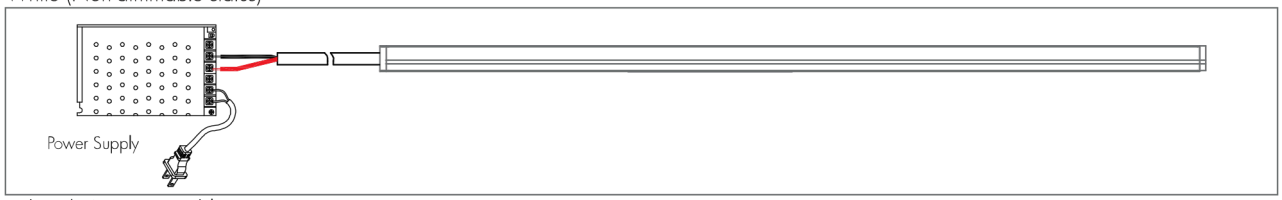
# LED Neon Strip

## Accessories

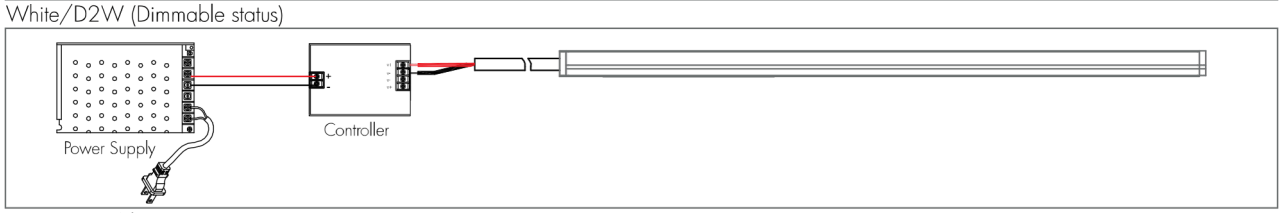
| Power Cable Entry (Endcap sealed by gluing process) | Front Cap (Endcap sealed by gluing process) | End Cap (Endcap sealed by gluing process) | Mounting Method | Glue (Endcap sealed by gluing process) |
|---|---|---|---|---|
| Rear feed  | Rear feed  |  | Bracket  |  |
| Side feed  | Side feed  | | Clip  | |
| Bottom feed  | Bottom feed  | | Aluminum Channel  | |
| | | | Bendable Bracket  | |

## Connection

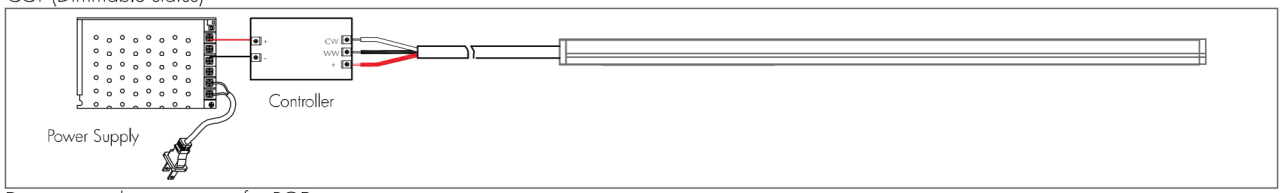
White (Non-dimmable status)



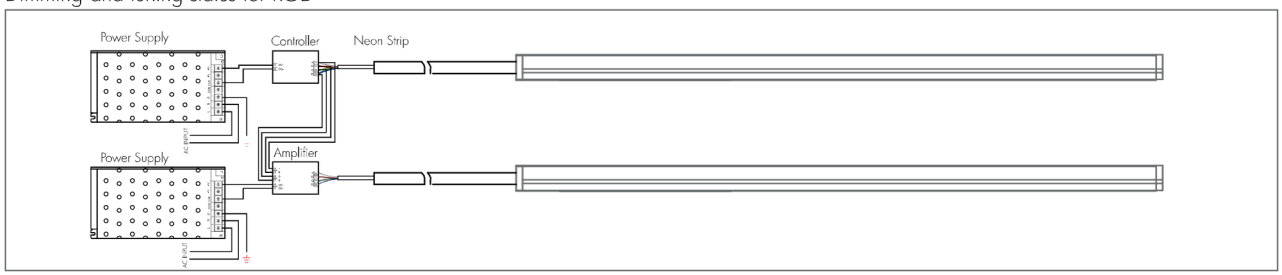

White/D2W (Dimmable status)




CCT (Dimmable status)




Dimming and tuning status for RGB

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# WPLEDM/LCBS/MVS



Color: Bronze

Weight: 0.0 lbs

| | |
|---|---|
| **Project:** | **Type:** |
| **Prepared By:** | **Date:** |

### Driver Info

| | |
|---|---|
| Type | Constant |
| 120V | 0.26A/0.19A/0.13A |
| 208V | 0.16A/0.12A/0.08A |
| 240V | 0.14A/0.10A/0.07A |
| 277V | 0.12A/0.09A/0.06A |
| Input Watts | 14.8-31.2W |

### LED Info

| | |
|---|---|
| Watts | 32/24/16W |
| Color Temp | 3000/4000/5000K |
| Color Accuracy | 82-84 CRI |
| L70 Lifespan | 100,000 Hours |
| Lumens | 2,020-4,151 lm |
| Efficacy | 123.8-148.5 lm/W |

## Technical Specifications

### Field Adjustability

**Field Adjustable:**
Field Adjustable Light Output:
32W/24W/16W (factory default: 24W)
Color temperature selectable by 3000K, 4000K and 5000K (factory default: 4000K)

### Compliance

**UL Listed:**
Suitable for wet locations

**California Title 24 JA8 Compliant:**
No

**California Energy Commission (CEC) Status:**
Lawful for Sales in California

**RoHS:**
Mercury and UV free. RoHS-compliant components.

**FCC:**
Complies with Part 15 of the FCC Rules

**Environment:**
Suitable for use indoors and outdoors in dry, damp, or wet environments.

**IP Rating:**
IP66

**California Title 20 Compliant:**
No

**DLC Listed:**
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: S-FP7DFD

### Electrical

**Driver:**
32W: Constant Current, Class 2, 120-277V, 50/60 Hz,120V: 0.26A, 208V: 0.16A, 240V: 0.14A, 277V: 0.12A
24W: Constant Current, Class 2, 120-277V, 50/60 Hz,120V: 0.19A, 208V: 0.12A, 240V: 0.10A, 277V: 0.09A
16W: Constant Current, Class 2, 120-277V, 50/60 Hz,120V: 0.13A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

**Dimming Driver:**
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**THD:**
6.58% at 120V, 11.18% at 277V

**Power Factor:**
99.5% at 120V, 92.3% at 277V

**Photocell:**
Integrated photocell included with on/off switch

**Surge Protection:**
L-L 2 kV; L-G 4 kV

**Aux Power Supply:**
Yes

**Dim to Off:**
Yes

**Dimmable:**
Yes via the Lightcloud Blue mobile app and devices. This product will not operate properly when connected to a standard (incandescent) dimmer or dimming control.

**Input Voltage:**
12V

**Operating Frequency:**
50/60Hz

**Input Current @ 120V (mA):**
30mA

**Operating Temperature:**
-4°F to 140°F (-20°C to 60°C)


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## Technical Specifications (continued)

### Performance

**Lifespan:**
100,000-Hour LED lifespan based on IESlm-80 results and TM-21 calculations

**Product Type:**
Low Voltage Controller+Sensor

**L70 Lifespan:**
50,000-Hour LED lifespan based on IES LM-70 results

### Optical

**BUG Rating:**
32W: B1 U0 G1
24W: B1 U0 G1
16W: B1 U0 G1

### LED Characteristics

**LEDs:**
Long-life, high-efficacy, surface-mount LEDs

**Color Consistency:**
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

**Color Uniformity:**
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Construction

**Full Cutoff:**
Allows for conformance to the IDA's fully shielding requirement, emitting no light above 90 degrees.

**Housing:**
Die-cast aluminum

**Lens:**
Acrylic lens

**Reflector:**
High reflection polycarbonate

**Cold Weather Starting:**
The minimum starting temperature is -40°F (-40°C)

**Maximum Ambient Temperature:**
Suitable for use in up to 104°F (40°C)

**Green Technology:**
Mercury and UV free. RoHS-compliant components.

**Shape:**
Round

**Finish:**
Black

**Enclosure Material:**
Plastic

### Installation

**Mounting:**
Integrated j-box and an optional wall plate included.

### Lightcloud

**Lightcloud Blue:**
Lightcloud Blue is a Bluetooth Mesh wireless lighting control system that allows you to control RAB's various compatible devices. With RAB's patented Rapid Provisioning technology, devices can be quickly and easily commissioned for residential and large commercial applications using the Lightcloud Blue mobile app. Each device in a system can communicate with any other device, eliminating the need for a Gateway or Hub and maximizing the control system's reach.

DLC system - N1XMLOEATBA (Interior); NHCZ2BIA17L (Exterior)

Learn more at www.rablighting.com/feature/new-lightcloud-blue.

**Gateway Required:**
No

**Communication Protocol:**
Bluetooth Mesh

**Range:**
Indoor: Up to 60 feet between standard building materials. Building materials such as brick, concrete, and steel construction may require additional Lightcloud Blue devices to extend around an obstruction; Up to 200 feet clear line of sight.

Outdoor: Up to 60 feet clear line of sight; Up to 18 feet around corners

**Spacing Criteria:**
Lightcloud Blue devices should be placed within the specified range to communicate within the Bluetooth Mesh network.

**Factory Reset:**
Method 1: Delete from App
Open the app and access the device settings for the paired device. Be sure that the device is online and select 'Delete'. The device will flash on/off 5 times and return to full brightness.
Method 2: Manual
Power the device off and on 5x consecutively. Do not allow less than 4s to elapse from switching off to on. Do not allow more than 2s to elapse from switching on to off. The device will flash 3x, then reset to 100% brightness at default CCT.
Method 3: Rapid Reset Tool
The Rapid Reset process must be done by a professional electrician qualified by RAB. Reach out to your RAB sales manager to request a Rapid Reset Tool. The tool simply needs to be placed directly on the small Lightcloud Blue logo on the device for 2s or until the lamp/luminaire flashes 3x, then resets to 100% brightness at the default CCT.

### Sensor Settings

**Sensor Connection Type:**
Pogo pin

**Max Mounting Height:**
50 ft

**Detection Range:**
50 ft diameter mounted at 50 ft

**Sensor Technology:**
Microwave (MVS)

**Default Setting:**
Uncommissioned State:
Motion Sensitivity: High
Brightness when triggered : 100%
Hold time: 20 minutes
Standby to dim: 20%
Standby time: 1 minute
When vacant: Off
Daylight: Disabled

Commissioned State:
Once pair, the sensor will default to disabled. Once enabled the following settings apply:
Motion Sensitivity: High
Brightness when triggered: Last on status
Hold time: 20 minutes
Standby to dim: 20%
Standby time: 1 minute
When vacant: Off
Daylight: Disabled

**Adjustable Sensor Settings?:**
Yes, using the Lightcloud Blue mobile app


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## Technical Specifications (continued)

**Sensing Type:**
Occupancy or Vacancy (option to disable or set as an independent sensor)

**Occupied Actions:**
On or On at a Dim Level

**Vacant Actions:**
Off or On at a Dim Level

**Occupancy Timeout:**
1 minute to 240 minutes

**Daylight Sensing:**
The sensor will determine to trigger the light(s) on or not based on the daylight threshold level set in the Lightcloud Blue mobile app.

**Daylight Threshold:**
150 lux to 1500 lux

### Other

**Compatible Products:**
H17 Field-Adjustable High Bay

RBAY17 Field-Adjustable High Bay

VAN17 3-Way Adjustable Canopy

PARK34 Field-Adjustable Garage Light

Requires RAAS; RAASB:
SHARK Field-Adjustable Linear Washdown

SEAL Field-Adjustable Washdown

GUS 17
Linear wrap

SR Field-Adjustable Strip
Linear strip

**Compatible Accessories:**
RAAS
Right angle arm support
RAASB
Right angle arm support

**5-Year, No-Compromise Warranty:**
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.


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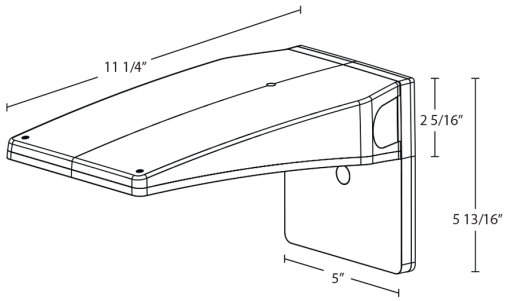
## Dimensions




## Features

- 100,000-Hour LED lifespan
- 0-10V dimming standard
- 5-Year, no-compromise warranty

## Ordering Matrix

| Family | Size/Wattage | Mounting | CCT/Wavelength | Finish | Driver | Options |
|---|---|---|---|---|---|---|
| WPLED | M | | | | | /LCBS/MVS |
| | **S =** Small 13/10/6W<br>**M =** Medium 32/24/16W | **Blank =** Integrated J-Box w/Optional Wall Plate Included | **Blank =** 3000/4000/5000K CCT Adjustable<br>**YA =** Amber Wavelength 592 nm | **Blank =** Bronze<br>**W =** White | **Blank =** 120-277V, 0-10V Dimming | **Blank =** Integrated Photocell<br>**/E =** Battery Backup<br>**/EC =** Cold Battery<br>**/LCBS/MVS =** Lightcloud Blue w/MVS Sensor [1]<br>**/LCBS/MVS/E =** Lightcloud Blue w/MVS Sensor & Battery Backup [1]<br>**/LCBS/MVS/EC =** Lightcloud Blue w/MVS Sensor & Cold Battery [1] |

[1] *Available on medium fixture only*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| REVISIONS: | | | |
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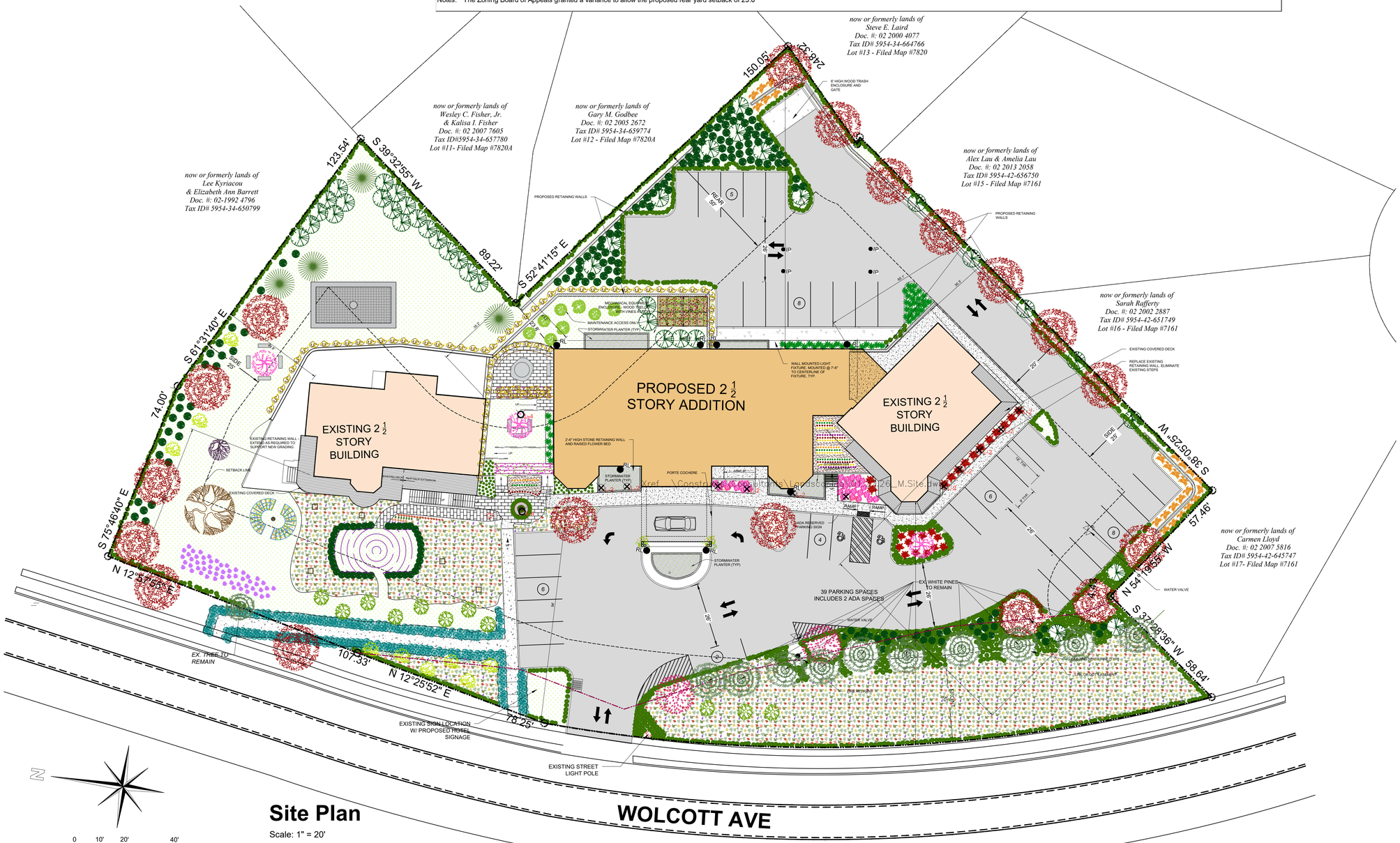
| 10 | 03/31/26 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| | | | |

## 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% |

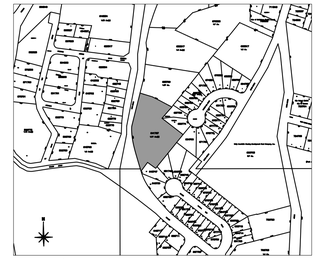
Notes: * The Zoning Board of Appeals granted a variance to allow the proposed rear yard setback of 23.8'




## 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



## Location Map

Scale: 1" = 400'

### 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)<br>1.5 space per guest room (maximum) | 48 Guest Rooms | 24 parking spaces minimum<br>72 parking spaces maximum |
| | | |
| **Commercial (Restaurant)** | | |
| 3 spaces per 1,000 sf GFA (minimum)<br>5 spaces per 1,000 sf GFA (maximum) | 1,220 gsf | 3 parking spaces minimum<br>5 parking spaces maximum |
| | | |
| **Total Required** | | **27 parking spaces minimum**<br>**77 parking spaces maximum** |
| | | |
| **Total Provided** | | **39 parking spaces**<br>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 | Not Used |
| Sheet 6 of 17 | Building Plans |
| Sheet 7 of 17 | Building Elevations |
| Sheet 8 of 17 | Renderings |
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| Sheet LTG-1 | Partial Site Photometric Plan |
| Sheet LTG-2 | Outdoor Site Photometric Plan |
| Sheet LTG-3 | Partial Site Photometric Plan |
| Sheet LTG-4 | Partial Site Photometric Plan |
| Sheet LTG-5 | Partial Site Photometric Plan |
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| Sheet LTG-7 | Partial Site Photometric Plan |
| Sheet LTG-8 | Luminaire Schedule |
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| 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

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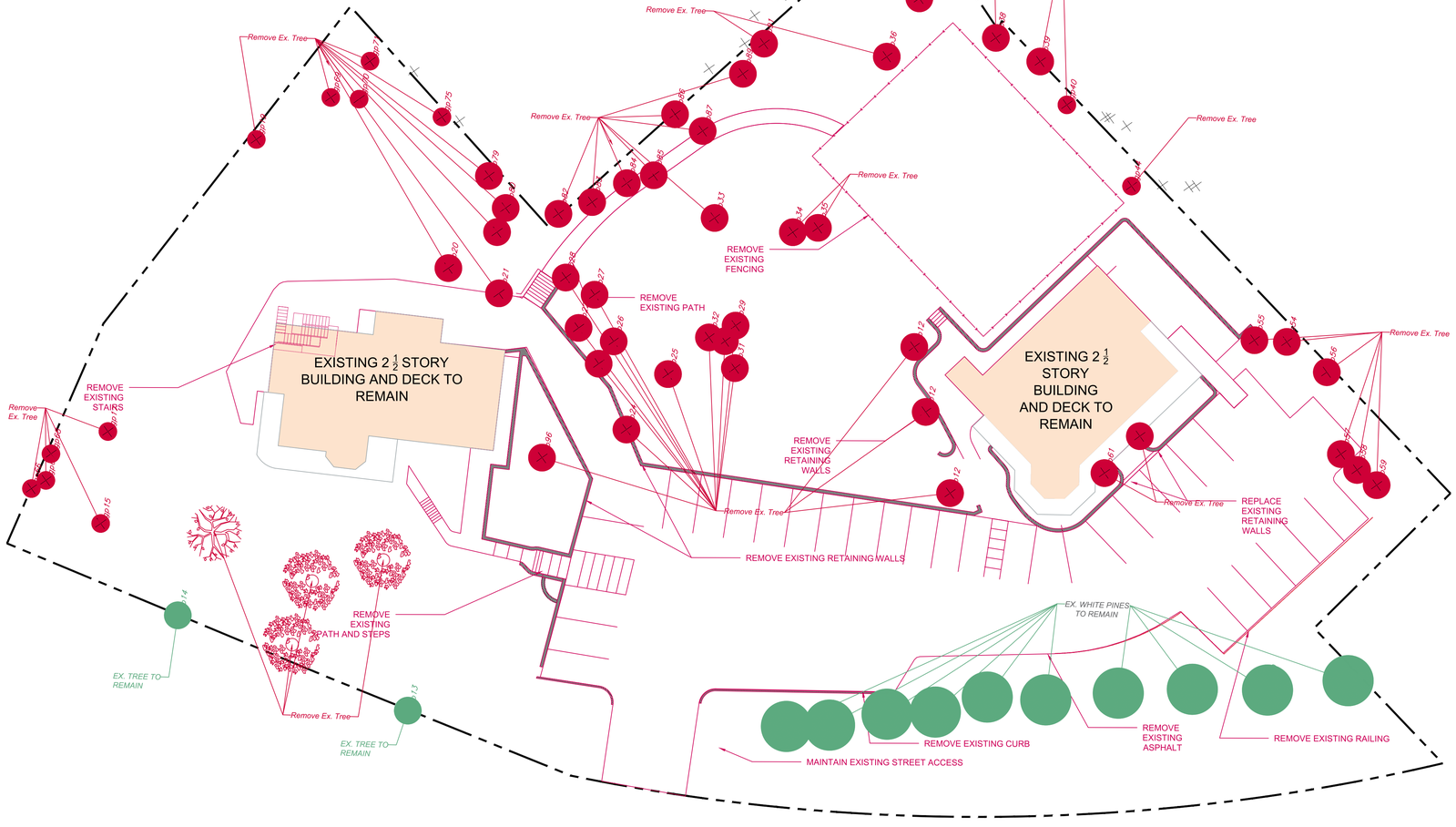



## Existing Conditions & Demolition Plan

Scale: 1" = 20'

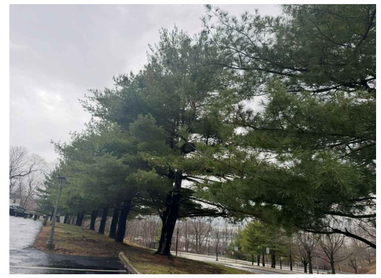
THE SITE PLAN AND EXISTING CONDITIONS PLAN ARE BASED ON INFORMATION FROM THE SURVEY PREPARED BY JONATHAN N. MILLEN, LLS, COMPLETED ON MAY 26, 2023



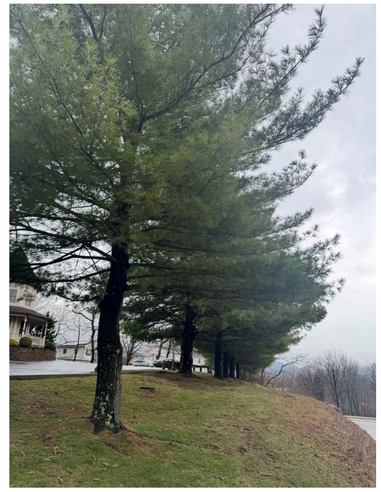
View 1: Existing Trees



View 2: Existing Trees



View 3: Existing Trees



View 4: Existing Trees

# Special Use Permit Application

**Sheet 2 of 17 - Existing Conditions and Demolition Plan**

## The Inn on Spy Hill

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

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

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

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

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

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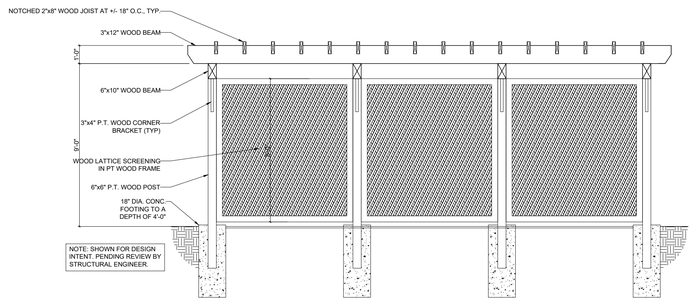



## Trellis Detail

Scale: 1" = 20'




## Landscape Plan

Scale: 1" = 20'

## 1064 Wolcott Beacon Inn at Spy Hill Planting Schedule February 2026

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

## PLANTING & LANDSCAPE NOTES

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

# Special Use Permit Application

**Sheet 3 of 17 - Landscape 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



**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

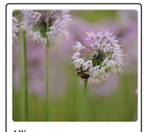


**Schizachyrium scoparium**

Common Name
Little Blue Stem

Type
Grass

Attachment

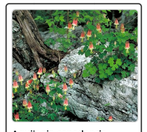


**Allium cernuum**

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 |
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| 10 | 03/31/26 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| | | | |

# Special Use Permit Application

## Sheet 4 of 17 - Illustrated Plant List

## The Inn on Spy Hill

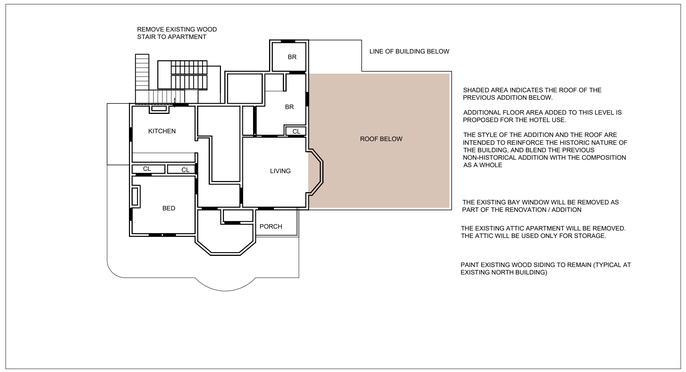
1064 Wolcott Ave
Beacon, New York
Scale: 1" = 20'
January 31, 2025

*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




## Existing 3rd Floor Plan - North Building

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

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|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
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| 10 | 03/31/26 | REVISED PER PLANNING BOARD COMMENTS | AJS |
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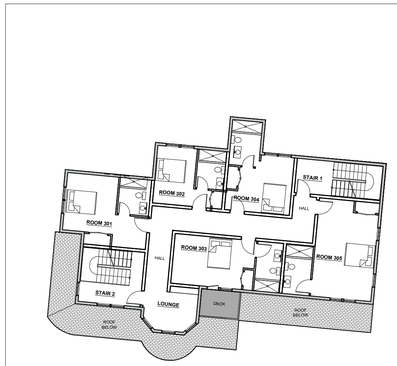
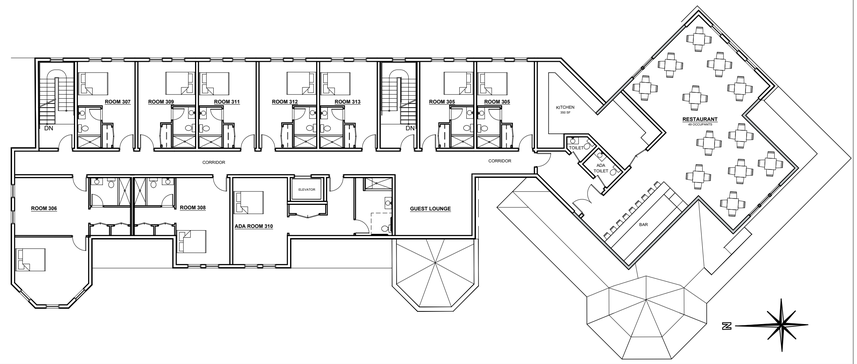
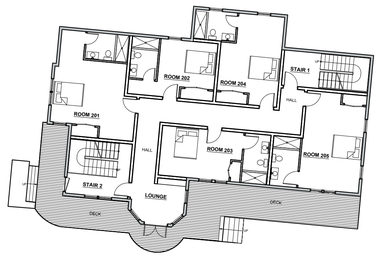
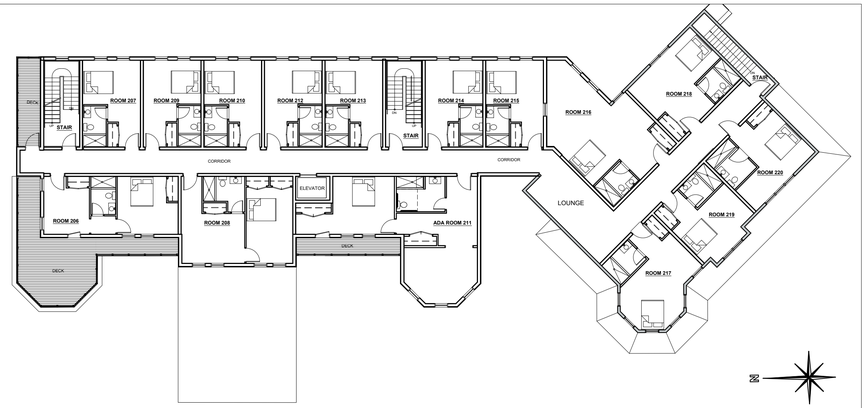



## 3rd Floor Plan

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



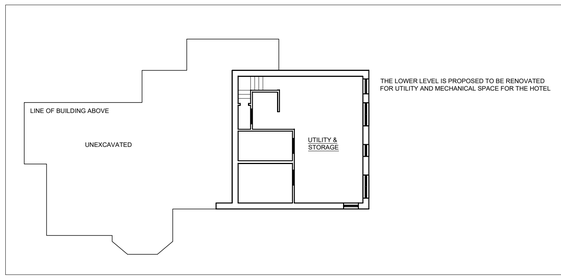

## 2nd Floor Plan

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




## Existing 2nd Floor Plan - North Building

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

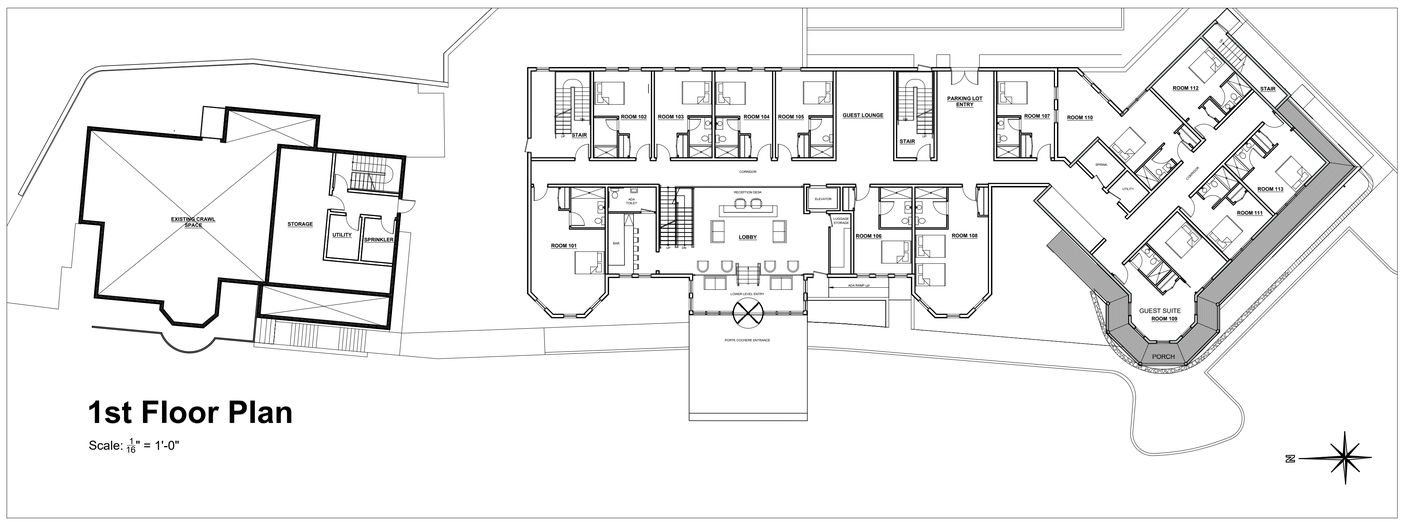



## Existing 1st Floor Plan - North Building

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

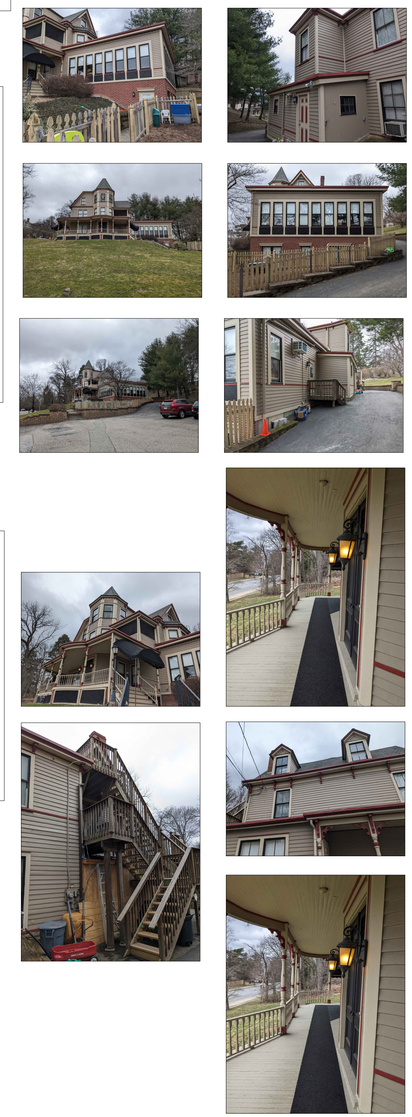
### NORTH BUILDING NOTES:

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
6. THE EXISTING BAY WINDOW ON THE SOUTH ELEVATION OF THE NORTH BUILDING WILL BE REMOVED TO ACCOMMODATE THE PROPOSED ADDITION




## 1st Floor Plan

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



## Existing Conditions Photos North Building

# Special Use Permit Application

**Sheet 6 of 17 - Building Plans**

## The Inn on Spy Hill

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

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

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

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

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

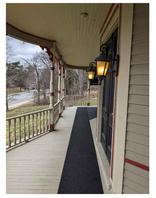












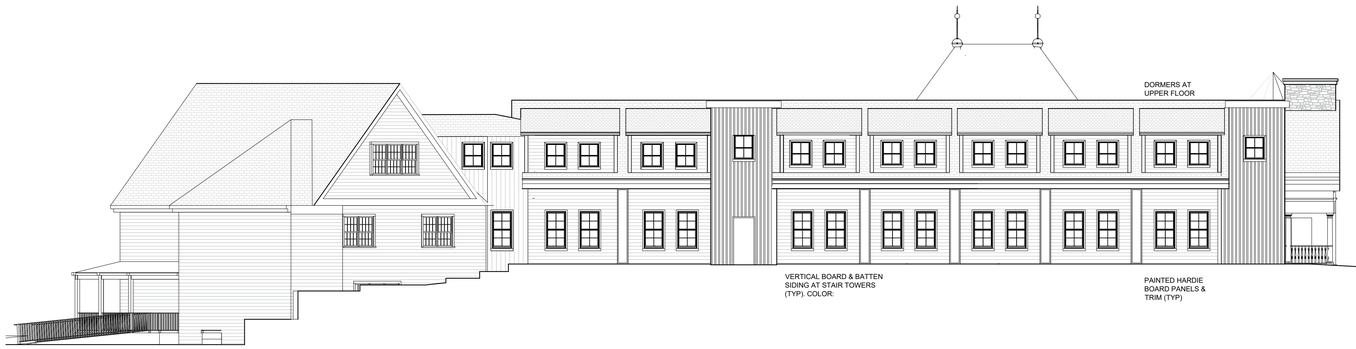








**Existing Conditions Photos**
**North Building**




# Elevation: East

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




| REVISIONS: | | | |
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| NO. | DATE | DESCRIPTION | BY |
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| 9 | 02/24/26 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 10 | 03/31/26 | 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:*
**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: 3/32" = 1'-0"
January 31, 2025

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
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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 |
| 10 | 03/31/26 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| | | | |




**VIEW 4**



**VIEW 1**



## Building Concept Image 1

Note: Building concept images are provided for a general overview of the building design intent, and do not represent proposed details, landscaping, or context



**VIEW 5**



**VIEW 2**




**VIEW 6**




**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

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

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
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| 10 | 03/31/26 | NO CHANGE | AJS |
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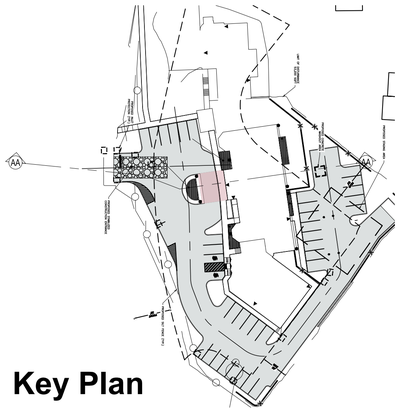
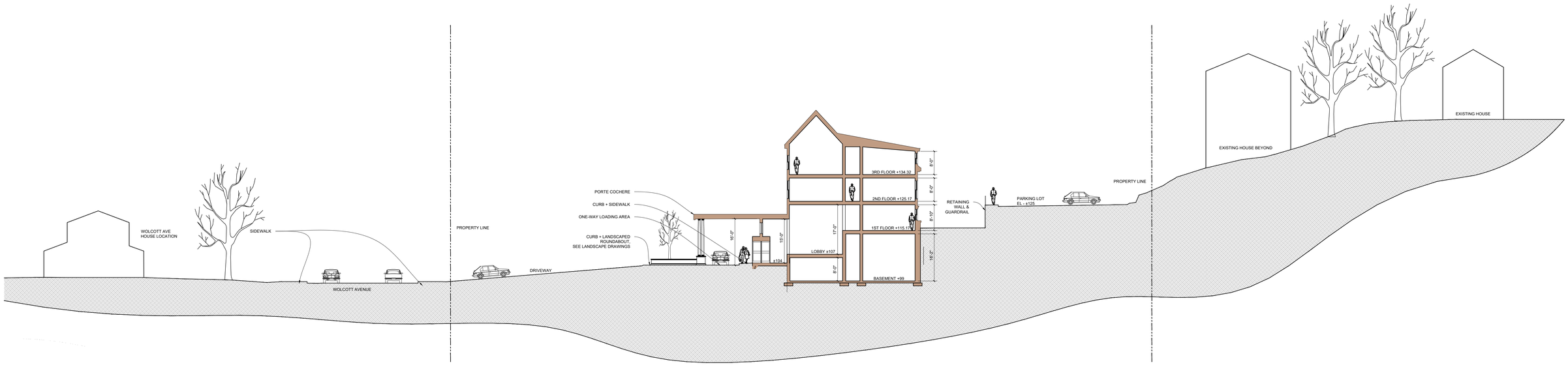



**Key Plan**




SECTION AT PROPOSED ADDITION

## Site Section Diagram AA

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

# Special Use Permit Application

**Sheet 9 of 17 - Site Section Diagram**

## The Inn on Spy Hill

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

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

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

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

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

HEMLOCK LIGHTING
hemlocklighting.com
(914)886-8273

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| REV # | DATE | DESCRIPTION | |
| A | 3/26/2026 | ISSUED FOR PLANNING BOARD REVIEW | |

# THE INN AT SPY HILL
## 1064 WOLCOTT ST
## BEACON, NY 12508

now or formerly lands of
Lee Kyriacou
& Elizabeth Ann Barrett
Doc. #: 02-1992 4796
Tax ID# 5954-34-650799

now or formerly lands of
Wesley C. Fisher, Jr.
& Kalisa I. Fisher
Doc. #: 02 2007 7605
Tax ID#5954-34-657780
Lot #11- Filed Map #7820A

now or formerly lands of
Gary M. Godbee
Doc. #: 02 2005 2672
Tax ID# 5954-34-659774
Lot #12 - Filed Map #7820A

Doc. #: 02 2000 4[illegible]
Tax ID# 5954-34-664766
Lot #13 - Filed Map #7820

now or formerly lands of
Alex Lau & Amelia Lau
Doc. #: 02 2013 2058
Tax ID# 5954-42-656750
Lot #15 - Filed Map #7161

now or formerly lands of
Sarah Rafferty
Doc. #: 02 2002 2887
Tax ID# 5954-42-651749
Lot #16 - Filed Map #7161

EXISTING 2 1/2 STORY BUILDING

EXISTING 2 1/2 STORY BUILDING

39 PARKING SPACES
INCLUDES 2 ADA SPACES

RAMP

RAMP

MH: 9'
INTEGRAL MOTION SENSOR & PHOTOCELL

LOCATED AT ROOF SOFFIT-
AIMED DOWN

AIMED UP TO LIGHT COLUMNS

9'MH

-I-/2'MH
(TYP.)

APPROX. LOC. OF MUNICIPAL LUMINAIRE

MUNICIPAL LUMINAIRE

APPROX. LOC. OF MUNICIPAL LUMINAIRE

STOP

N 12

SCALE: N.T.S.

LTG-1

PARTIAL SITE PHOTOMETRIC LIGHTING PLAN

HEMLOCK LIGHTING
hemlocklighting.com
(914)886-8273

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|---|---|---|---|
| REV # | DATE | DESCRIPTION | |
| A | 3/26/2026 | ISSUED FOR PLANNING BOARD REVIEW | |

# THE INN AT SPY HILL
## 1064 WOLCOTT ST
## BEACON, NY 12508

"SPILL 2"

"SPILL 3"

"SPILL 1"

"REAR PARKING"

"REAR DRIVEWAY"

"RIGHT BLDG. SIDE-REAR WALKWAY"

"CNTR BLDG. REAR WALKWAY"

"RIGHT BLDG. FRONT WALKWAY"

"LEFT BLDG. PORCH"

"FRONT RIGHT DRIVE - PARKING"

"COURTYARD"

"FRONT LEFT WALKWAY"

LOCATED AT ROOF SOFFIT AIMED DOWN

"HANDICAP RAMP"

"FRONT RIGHT WALKWAY"

"PORTE-COCHERE"

"ROUNDABOUT WALKWAY"

AIMED UP TO LIGHT COLUMNS

"SIDWALK PERPENDICULAR TO STREET"

"SIDWALK PARALLEL TO STREET"

"FRONT DRIVE & PARKING"

MH: 9 INTEGRAL MOTION SENSOR & PHOTOCELL

9'MH

I-1/2'MH (TYP.)

EXISTING 2 1/2 STORY BUILDING

EXISTING 2 1/2 STORY BUILDING

PARKING SPACES INCLUDES 2 ADA SPACES

N 12°

APPROX. LOC. OF MUNICIPAL LUMINAIRE

APPROX. LOC. OF MUNICIPAL LUMINAIRE

APPROX. LOC. OF MUNICIPAL LUMINAIRE

MUNICIPAL LUMINAIRE

now or formerly lands of Steve E. Laird Doc. #: 02 2000 4037 Tax ID#: 5954-34-664766 Lot #13 - Filed Map #7820

now or formerly lands of Wesley C. Fisher Jr. & Karina L. Fisher Doc. #: 02 2007 7605 Tax ID#5954-34-657780 Lot #11 - Filed Map #7820A

now or formerly lands of Gary M. Godlee Doc. #: 02 2005 2672 Tax ID#5954-34-659774 Lot #12 - Filed Map #7820

now or formerly lands of Alex Lau & Amelia Lau Doc. #: 02 2013 6558 Tax ID#: 5954-42-656750 Lot #15 - Filed Map #7161

now or formerly lands of Sarah Rafferty Doc. #: 02 2002 2887 Tax ID#: 5954-42-651749 Lot #16 - Filed Map #7161

now or formerly lands of Carmen Lluch Doc. #: 02 2007 5816 Tax ID#: 5954-42-645747 Lot #17- Filed Map #7161

now or formerly lands of Lee Kwincon & Elizabeth Ann Burnett Doc. #: 02-1992 4796 Tax ID#: 5954-34-650799

SCALE: 1/16"=1'-0"

# LTG-2

OUTDOOR SITE PHOTOMETRIC LIGHTING PLAN

HEMLOCK LIGHTING
hemlocklighting.com
(914)886-8273

| ISSUE DATE: | | DRAWN BY: JP | REVIEWED BY: |
|---|---|---|---|
| REV.# | DATE | DESCRIPTION | |
| A | 3/26/2026 | ISSUED FOR PLANNING BOARD REVIEW | |

EXISTING 2 1/2 STORY BUILDING

"COURTYARD"

"LEFT BLDG. PORCH"

"ROUNDABOUT WALKWAY"

"FRONT LEFT WALKW

LOCATED AT R
A

AIMED UP TO LIGHT CO

THE INN AT SPY HILL
1064 WOLCOTT ST
BEACON, NY 12508

LTG-3

PARTIAL SITE PHOTOMETRIC LIGHTING PLAN

SCALE: N.T.S.

"LEFT BLDG. PORCH"

"ROUNDABOUT WALKWAY"

"SIDWALK PERPENDICULAR TO STREET"

"SIDWALK PARALLEL TO STREET"

X. LOC. OF MUNICIPAL
AIRE

SCALE: N.T.S.

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(914)886-8273

| ISSUE DATE: | | | |
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| A | 3/26/2026 | ISSUED FOR PLANNING BOARD REVIEW | |

THE INN AT SPY HILL
1064 WOLCOTT ST
BEACON, NY 12508

LTG-4

PARTIAL SITE PHOTOMETRIC LIGHTING PLAN

LOCATED AT ROOF SOFFIT
AIMED DOWN

AIMED UP TO LIGHT COLUMNS

"PORTE-COCHERE"

"FRONT DRIVE & PARKING"

39 PARKING SPACES
INCLUDES 2 ADA SPACES

9'MH

16'MH

(TYP.)

RAMP

RAMP

STOP

HEMLOCK LIGHTING
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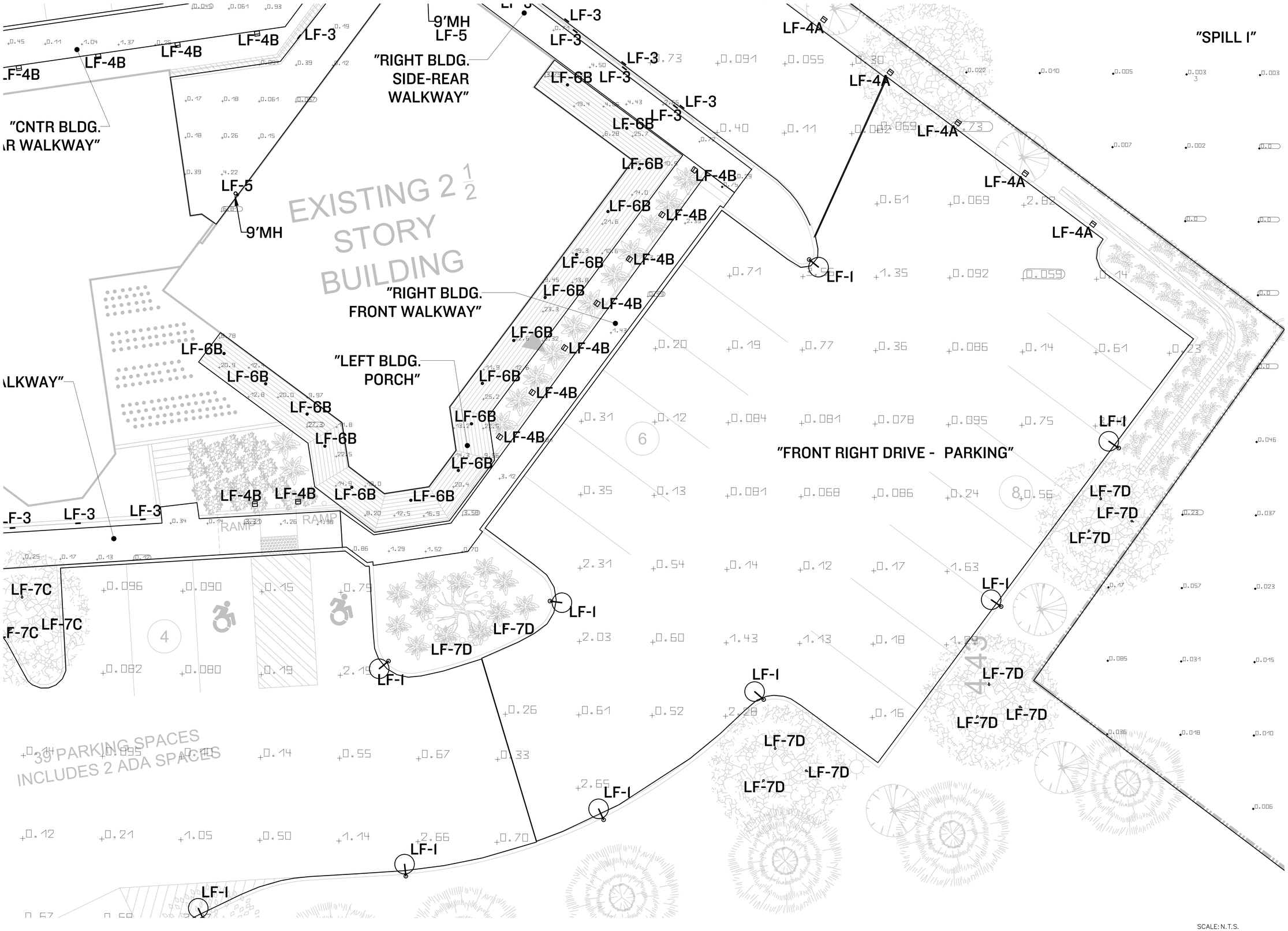
THE INN AT SPY HILL
1064 WOLCOTT ST
BEACON, NY 12508

LTG-5

PARTIAL SITE PHOTOMETRIC LIGHTING PLAN

SCALE: N.T.S.

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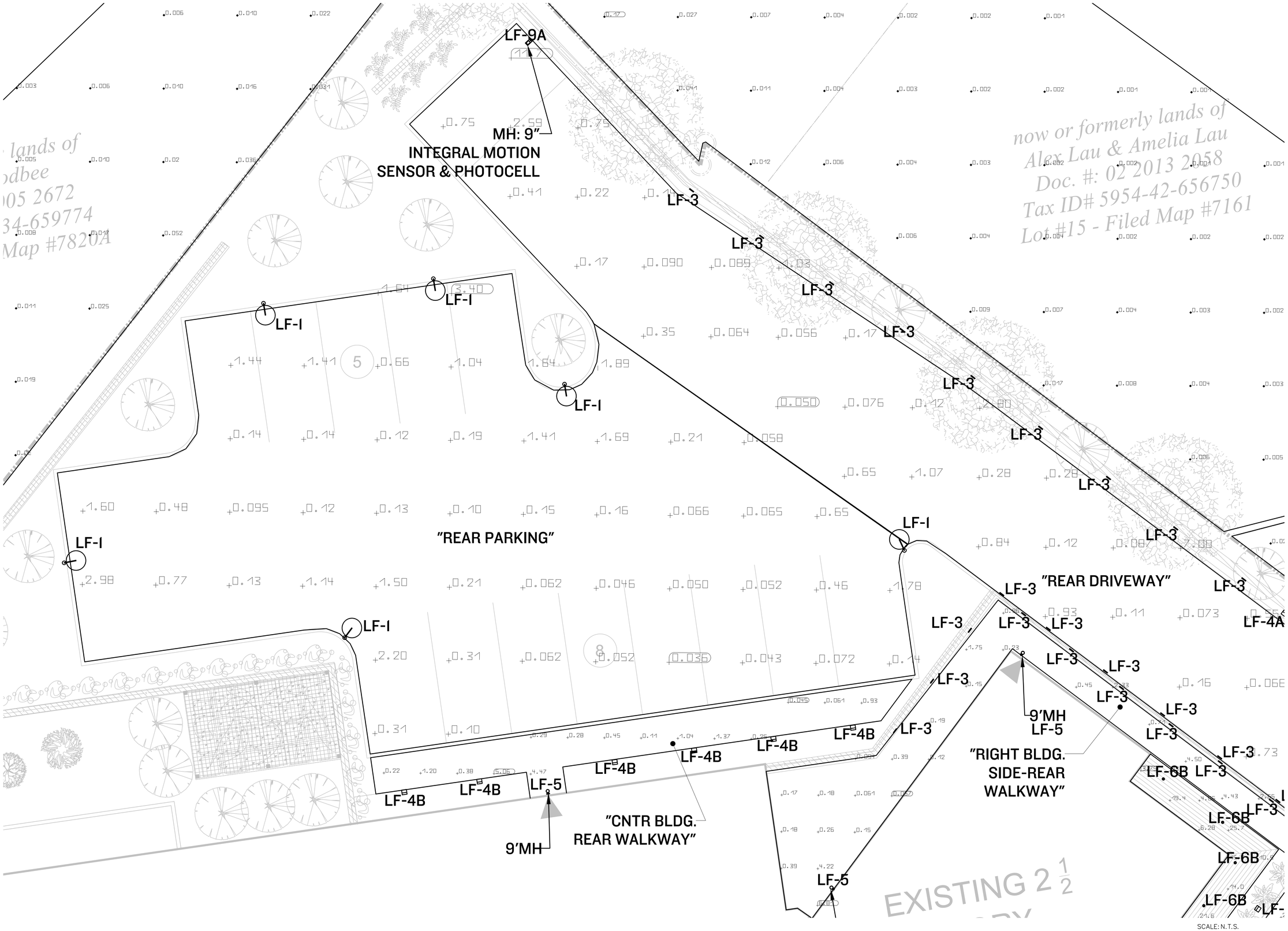
**THE INN AT SPY HILL**
**1064 WOLCOTT ST**
**BEACON, NY 12508**

LTG-6

PARTIAL SITE PHOTOMETRIC LIGHTING PLAN

SCALE: N.T.S.

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**THE INN AT SPY HILL**
**1064 WOLCOTT ST**
**BEACON, NY 12508**

LTG-7

PARTIAL SITE
PHOTOMETRIC
LIGHTING PLAN

SCALE: N.T.S.

## LUMINAIRE SCHEDULE

| FIXTURE DESIGNATION | SYMBOL | QTY | MANUFACTURER | MODEL | CCT | WATTAGE | LUMENS | MAINT. FACTOR | FINISH | DESCRIPTION | CONTROL NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|
| LF-1 | | X | BARN LIGHTING | SPS-0272-BLE-PMSD-DBW16-100-100-NA-NA-NA-PMDBF12-100-_2700K-DL | 2700K | 16W | 1250 LM | 0.8 | BLACK | UL WET LOCATION LISTED, EXTERIOR, FULL-CUT OFF, POLE MOUNTED AREA LIGHT. MOUNTED ON 12' DIRECT BURIAL POLE. COORDINATE MOUNTING REQUIREMENTS WITH AHJD & ARCHITECT. | 0-10V OR TRIAC |
| LF-2 | | X | SOLAVANTI LIGHTING | MIKE-D69016B-30-G-AL-A-67-UNI | 3000K | 3W | 100LM | 0.8 | TBD | MIKE: IN-GROUND STEP LIGHT, ALUMINUM, FOR PATH ILLUMINNATION, IK08, IP67, B0,U0,G0, 80CRI | N/A |
| LF-3 | | X | LUMENART | POCKET SMALL RECESSED | 2700K | 2W | 160 LM | 0.8 | BLACK | IP66/IK07, OUTDOOR, RECESSED WALL MOUNTED STEP LIGHT, 80CRI, 120-277V, 0-10V DIMMABLE | 0-10V |
| LF-4A | | X | EVERGREEN LIGHTING | LM-BOL-40W-MBK-WF-27K-DIM-CSM | 2700K | ?W | 200 LM | .03 | MATTE BLACK | OUTDOOR BOLLARD, 120-277V, 0-10V DIMMING, WHITE FROSTED ACRYLIC LENS.<br>MFG SHALL PROVIDE CUSTOM 200LM & 36"HEIGHT. | 0-10V |
| LF-4B | | X | EVERGREEN LIGHTING | LM-BOL-40W-MBK-WF-27K-DIM-CSM | 2700K | ?W | 120 LM | .05 | MATTE BLACK | OUTDOOR BOLLARD, 120-277V, 0-10V DIMMING, WHITE FROSTED ACRYLIC LENS, B1-U0,G0.<br>MFG SHALL PROVIDE CUSTOM 120LM & 24"HEIGHT. | 0-10V |
| LF-5 | | X | RAB LIGHTING | CDLED-2-WD-10W-40D-927,K | 2700K | 11.7W | 699 LM | 0.8 | MATTE BLACK | UL WET LOCATION LISTED, WALL MOUNTED, CYLINDER STYLE LUMINAIRE (2-3/4" DIAMETER X 10-3/8" VERTICAL LENGTH), 90CRI, 120/277V, 0-10V DIMMABLE. B1-U0-G0. | 0-10V |
| LF-6A | | X | USAI LIGHTING | B3SC-24X3-27KS-35-SF-_-_-NC1-UNV-D6F | 2700K | 24W | 2,242 LM | 0.8 | TBD | UL WET LOCATION LISTED, 3" RECESSED NEW CONSTRUCTION DOWNLIGHT, 80CRI, 35DEG BEAM SPREAD, FROSTED SOLITE LENS, 120-277V, 0-10V DIMMING. | 0-10V |
| LF-6B | | X | RAB LIGHTING | R3-15 | 2700K | 15W | 1,300 LM | 0.8 | WHITE | UL WET LOCATION LISTED, 2" RECESSED DOWNLIGHT, >90CRI, 38DEG BEAM SPREAD, 120-277V, 0-10V DIMMING. | 0-10V |
| LF-7A | | X | FILIX LIGHTING | FR03-H-27-SP-24-P-B-0-1-B | 2700K | 6W | 600 LM | 0.8 | JET BLACK | OUTDOOR MINI FLOOD LIGHT, IP66, IK08, REMOTE POWER SUPPLY,0-10V DIMMING, NARROW SPOT (8X8), SNOOT, BASE MOUNTED. | 0-10V |
| LF-7B | | X | FILIX LIGHTING | FR03-H-27-SY-24-P-B-1-1-B | 2700K | 6W | 600 LM | 0.8 | JET BLACK | OUTDOOR MINI FLOOD LIGHT, IP66, IK08, REMOTE POWER SUPPLY,0-10V DIMMING, ELLIPTICAL SPOT (10X20), MICROLOUVRE, SNOOT, BASE MOUNTED. | 0-10V |
| LF-7C | | X | FILIX LIGHTING | FR03-L-27-MF-24-P-B-1-1-E | 2700K | 3W | 300 LM | 0.8 | JET BLACK | OUTDOOR MINI FLOOD LIGHT, IP66, IK08, REMOTE POWER SUPPLY,0-10V DIMMING, MEDIUM FLOOD (40X40), MICROLOUVRE, SNOOT, SPIKE MOUNTED. | 0-10V |
| LF-7D | | X | FILIX LIGHTING | FR03-H-27-W-24-P-B-1-1-E | 2700K | 6W | 600 LM | 0.8 | JET BLACK | OUTDOOR MINI FLOOD LIGHT, IP66, IK08, REMOTE POWER SUPPLY,0-10V DIMMING, WIDE OPTIC (60X60), MICROLOUVRE, SNOOT, SPIKE MOUNTED. | 0-10V |
| LF-8 | | X | NLE | NS-130DX24VAW-14-1616FC | 2700K | 4.27W/FT | 260LM/FT | 0.8 | N/A | FLEXIBLE LED NEON - TO BE CONCEALED BEHIND SIDING & MILLWORK. COORDINATE WITH ARCHITECT. | 0-10V |
| LF-9 | | X | RAB LIGHTING | WPLEDM/LCBS/MVS | 3000K | 14.8W | 2,020 LM | 0.8 | BRONZE | LOCATED @ GARBAGE ENCLOSURE: UL WET LOCATION LISTED WALLPACK FIXTURE, FULL-CUTOFF, 80+CRI, INTEGRAL MOTION DETECTOR & PHOTOCELL. CONTRACTOR SHALL SET FIXTURE TO 50% OUTPUT (1010LM), LOW MOTION SENSITIVITY, HOLD TIME: 5 MIN | INTEGRAL MOTION DETECTOR & PHOTOCELL |

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THE INN AT SPY HILL
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BEACON, NY 12508

LTG-8

LUMINAIRE SCHEDULE

| # | Name | Parameter | Min | Max | Average | Mean/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| 1 | FRONT DRIVE & PARKING | Horizontal illuminance | 0.057 fc | 17.1 fc | 1.12 fc | 19.51 | 297.6 |
| 2 | PORTE-COCHERE | Horizontal illuminance | 12.8 fc | 44.6 fc | 35.1 fc | 2.74 | 3.48 |
| 3 | FRONT RIGHT DRIVE-PARKING | Horizontal illuminance | 0.059 fc | 7.73 fc | 0.85 fc | 14.33 | 130.2 |
| 4 | REAR DRIVEWAY | Horizontal illuminance | 0.050 fc | 11.7 fc | 0.87 fc | 17.52 | 235.6 |
| 5 | REAR PARKING | Horizontal illuminance | 0.036 fc | 3.40 fc | 0.68 fc | 18.64 | 93.50 |
| 6 | ROUNDABOUT WALKWAY | Horizontal illuminance | 0.31 fc | 5.58 fc | 2.24 fc | 7.30 | 18.15 |
| 7 | FRONT LEFT WALKWAY | Horizontal illuminance | 0.20 fc | 4.65 fc | 1.37 fc | 6.75 | 22.94 |
| 8 | FRONT RIGHT WALKWAY | Horizontal illuminance | 0.12 fc | 3.31 fc | 0.87 fc | 7.21 | 27.39 |
| 9 | HANDICAP RAMP | Horizontal illuminance | 0.39 fc | 1.77 fc | 0.90 fc | 2.31 | 4.55 |
| 10 | RIGHT BUILDING FRONT WALK | Horizontal illuminance | 0.49 fc | 3.58 fc | 1.68 fc | 3.41 | 7.27 |
| 11 | RIGHT BLDG SIDE-REAR WALKWAY | Horizontal illuminance | 0.057 fc | 6.81 fc | 1.25 fc | 21.77 | 118.9 |
| 12 | CNTR BLDG REAR WALKWAY | Horizontal illuminance | 0.045 fc | 5.06 fc | 1.08 fc | 23.67 | 111.1 |
| 13 | LEFT BLDG PORCH | Horizontal illuminance | 1.68 fc | 27.0 fc | 12.1 fc | 7.19 | 16.05 |
| 14 | COURTYARD | Horizontal illuminance | 0.00 fc | 25.8 fc | 1.03 fc | – | – |
| 15 | SPILL 1 | Horizontal illuminance | 0.000 fc | 0.23 fc | 0.011 fc | – | – |
| 16 | SPILL 2 | Horizontal illuminance | 0.001 fc | 0.17 fc | 0.010 fc | – | – |
| 17 | SPILL 3 | Horizontal illuminance | 0.000 fc | 0.010 fc | 0.002 fc | – | – |
| 18 | SIDEWALK PARELLEL TO ST | Horizontal illuminance | 0.022 fc | 10.2 fc | 0.66 fc | 30.26 | 469.4 |
| 19 | SIDEWALK PERPENDICULAR TO STREET | Horizontal illuminance | 0.046 fc | 3.31 fc | 1.66 fc | 35.87 | 71.46 |
| 20 | RIGHT BUILDING PORCH | Horizontal illuminance | 3.75 fc | 27.3 fc | 15.1 fc | 4.02 | 7.28 |

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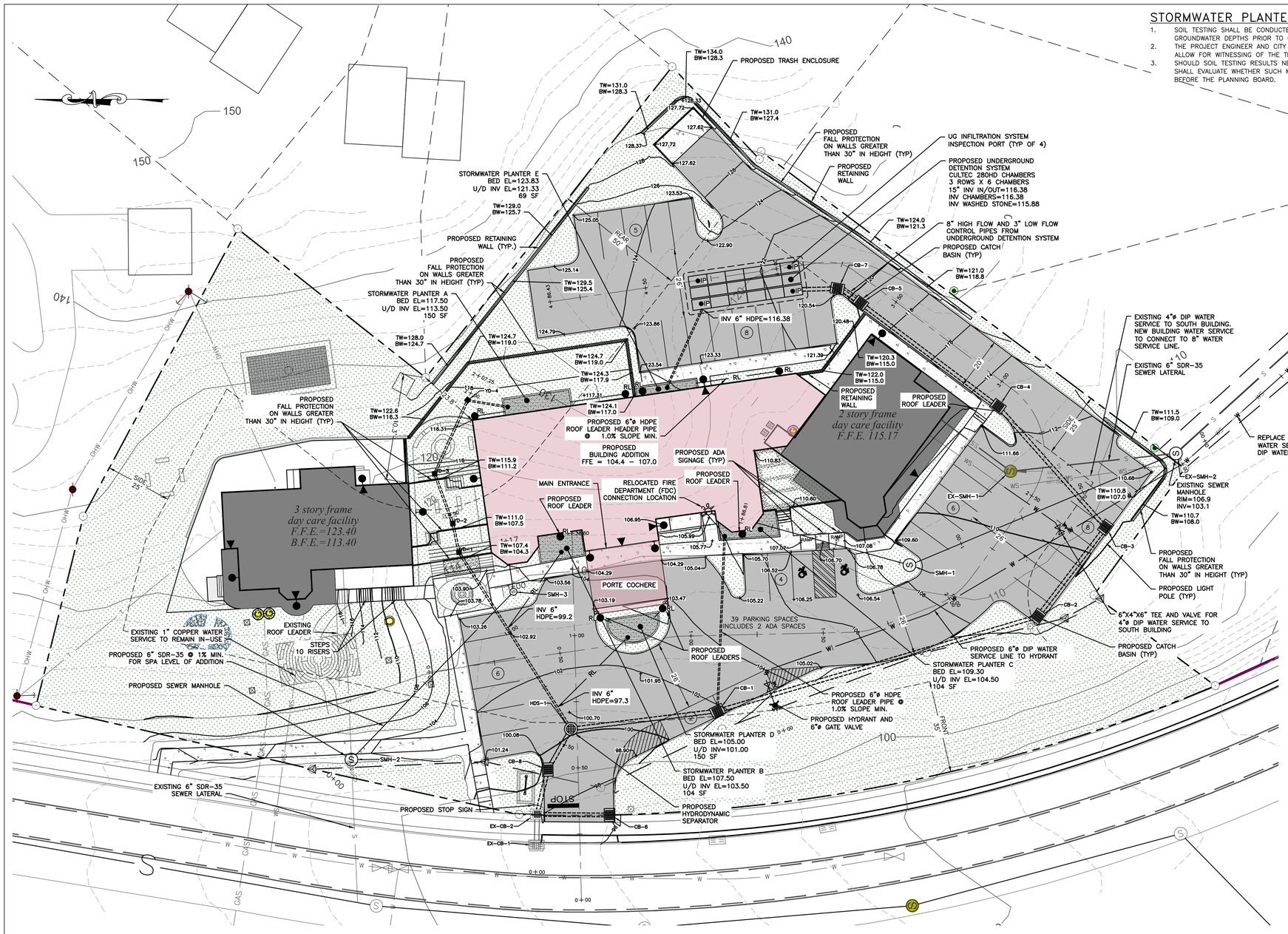
LTG-9

PHOTOMETRIC SUMMARY SCHEDULE




## STORMWATER PLANTER SOIL TESTING NOTES:

1. SOIL TESTING SHALL BE CONDUCTED IN THE STORMWATER PLANTER LOCATIONS TO VERIFY BEDROCK AND/OR GROUNDWATER DEPTHS PRIOR TO CONSTRUCTION OF THE PLANTERS.
2. THE PROJECT ENGINEER AND CITY ENGINEER SHALL BE NOTIFIED IN ADVANCE OF THE SOIL TESTING TO ALLOW FOR WITNESSING OF THE TESTING WHEN PERFORMED.
3. SHOULD SOIL TESTING RESULTS NECESSITATE MODIFICATIONS TO THE SITE LAYOUT, THE BUILDING INSPECTOR SHALL EVALUATE WHETHER SUCH MODIFICATIONS ARE SUFFICIENTLY SUBSTANTIAL TO WARRANT REAPPEARANCE BEFORE THE PLANNING BOARD.

## LEGEND:

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

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

| STORM SEWER STRUCTURE TABLE | |
|---|---|
| STRUCTURE | STRUCTURE DETAILS |
| CB-1 | RIM = 104.46<br>SUMP = 100.50<br>CB2-CB1 INV IN = 101.60<br>PBC-CB1 INV IN = 102.25<br>CB1-HDS1 INV OUT = 101.50 |
| CB-2 | RIM = 108.53<br>SUMP = 103.67<br>CB3-CB2 INV IN = 104.77<br>CB2-CB1 INV OUT = 104.67 |
| CB-3 | RIM = 110.29<br>SUMP = 104.20<br>CB4-CB3 INV IN = 105.30<br>CB3-CB2 INV OUT = 105.20 |
| CB-4 | RIM = 112.90<br>SUMP = 104.50<br>CB5-CB4 INV IN = 109.00<br>CB4-CB3 INV OUT = 106.00 |
| CB-5 | RIM = 120.52<br>SUMP = 115.07<br>CB7-CB5 HIGH FLOW INV IN = 118.31<br>CB7-CB5 LOW FLOW INV IN = 116.29<br>CB5-CB4 INV OUT = 116.07 |
| CB-6 | RIM = 96.71<br>SUMP = 92.85<br>CB6-EXCB2 INV OUT = 93.85 |
| CB-7 | RIM = 120.51<br>SUMP = 115.38<br>UG-CB7 INV OUT = 116.38<br>CB7-CB5 HIGH FLOW INV OUT = 118.38<br>CB7-CB5 LOW FLOW INV OUT = 116.38 |
| CB-8 | RIM = 99.35<br>SUMP = 95.20<br>HDS1-CB8 INV IN = 96.30<br>CB8-EXCB2 INV OUT = 96.20 |
| EX-CB-1 | RIM = 96.89<br>SUMP = 91.56<br>EXCB2-EXCB1 INV IN = 92.56 |
| EX-CB-2 | RIM = 97.43<br>SUMP = 92.06<br>CB6-EXCB2 INV IN = 93.58<br>CB8-EXCB2 INV IN = 93.64<br>EXCB2-EXCB1 INV OUT = 93.08 |
| HDS-1 | RIM = 100.20<br>SUMP = 93.00<br>CB1-HDS1 INV IN = 96.71<br>YD1-HDS1 INV IN = 96.71<br>HDS1-CB8 INV OUT = 96.61 |
| YD-1 | RIM = 107.42<br>SUMP = 99.85<br>YD2-YD1 INV IN = 103.10<br>YD1-HDS1 INV OUT = 100.85 |
| YD-2 | RIM = 111.02<br>SUMP = 102.99<br>YD3-YD2 INV IN = 106.09<br>YD2-YD1 INV OUT = 103.99 |
| YD-3 | RIM = 115.91<br>SUMP = 106.69<br>YD4-YD3 INV IN = 111.67<br>YD3-YD2 INV OUT = 107.69 |
| YD-4 | RIM = 117.49<br>SUMP = 112.24<br>YD4-YD3 INV OUT = 113.24 |

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

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

| STORM SEWER PIPE TABLE | | | | | |
|---|---|---|---|---|---|
| PIPE NAME | LENGTH | SIZE AND MATERIAL | SLOPE | UPSTREAM INV | DOWNSTREAM INV |
| CB1-HDS1 | 56 LF | 15" ø CORR HDPE | 8.59% | 101.50 | 96.71 |
| CB2-CB1 | 126 LF | 15" ø CORR HDPE | 2.43% | 104.67 | 101.60 |
| CB3-CB2 | 42 LF | 15" ø CORR HDPE | 1.02% | 105.20 | 104.77 |
| CB4-CB3 | 61 LF | 15" ø CORR HDPE | 1.14% | 106.00 | 105.30 |
| CB5-CB4 | 65 LF | 15" ø CORR HDPE | 10.87% | 116.07 | 109.00 |
| CB6-EXCB2 | 27 LF | 15" ø CORR HDPE | 1.00% | 93.85 | 93.58 |
| CB7-CB5 HIGH FLOW | 7 LF | 8" ø CORR HDPE | 1.03% | 118.38 | 118.31 |
| CB7-CB5 LOW FLOW | 8 LF | 3.0 inch PVC Pipe | 1.08% | 116.38 | 116.29 |
| CB8-EXCB2 | 17 LF | 15" ø CORR HDPE | 14.71% | 96.20 | 93.64 |
| EXCB2-EXCB1 | 12 LF | 18" ø RCP | 4.41% | 93.08 | 92.56 |
| HDS1-CB8 | 18 LF | 15" ø CORR HDPE | 1.75% | 96.61 | 96.30 |
| PBA-YD4 | 15 LF | 6" ø CORR HDPE | 2.00% | 113.60 | 113.30 |
| PBC-CB1 | 66 LF | 6" ø CORR HDPE | 1.14% | 103.00 | 102.25 |
| PBE-UG | 32 LF | 6" ø CORR HDPE | 15.25% | 121.33 | 116.38 |
| UG-CB7 | 13 LF | 15" ø CORR HDPE | 0.00% | 116.38 | 116.38 |
| YD1-HDS1 | 79 LF | 8" ø CORR HDPE | 5.23% | 100.85 | 96.71 |
| YD2-YD1 | 11 LF | 8" ø CORR HDPE | 8.00% | 103.99 | 103.10 |
| YD3-YD2 | 20 LF | 8" ø CORR HDPE | 8.00% | 107.69 | 106.09 |
| YD4-YD3 | 31 LF | 8" ø CORR HDPE | 5.17% | 113.24 | 111.67 |

## EXISTING UNDERGROUND UTILITY NOTES:

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

## MAP REFERENCES:

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

## WATER METER NOTES:

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

## POST CONSTRUCTION NOTES:

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

## BUILDING SPRINKLER NOTES:

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

## WATER AND SEWER SERVICE NOTES:

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

## GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS & STORM SEWER LINES, SANITARY MANHOLES & SEWER LINES, WATERLINES AND OTHER UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF SEWER MAINS (AND SERVICE LATERALS).

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | 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 | 9 | 3/31/26 | 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. BOSENKO 084466 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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

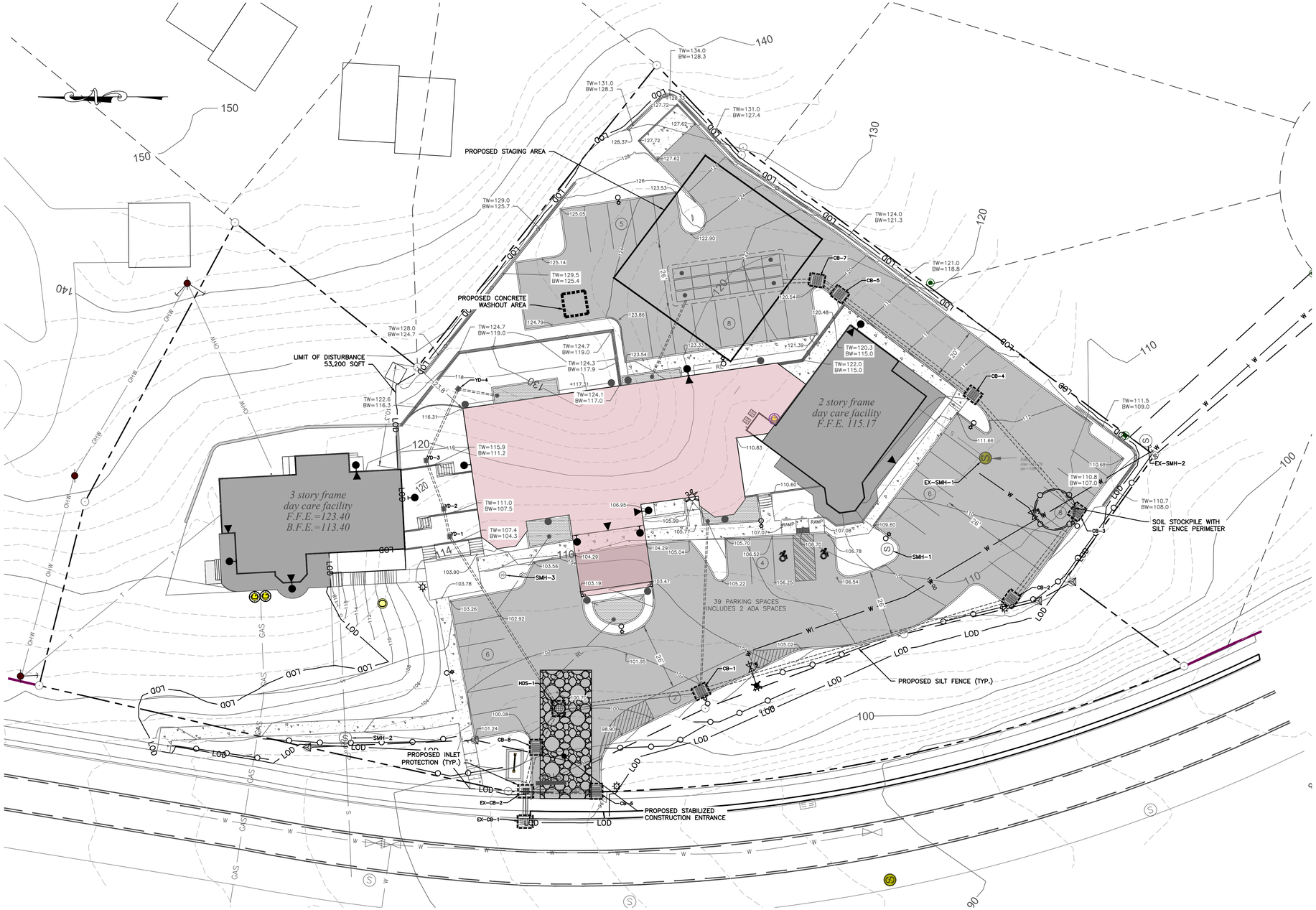
GRADING & UTILITY PLAN

# 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 |
| 1 | 3/25/25 | PER PLANNING BOARD COMMENTS | CMB | 7 | 1/27/26 | PER PLANNING BOARD COMMENTS | CMB |
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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.

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BOSENKO 086469 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN
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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

EROSION & SEDIMENT CONTROL PLAN

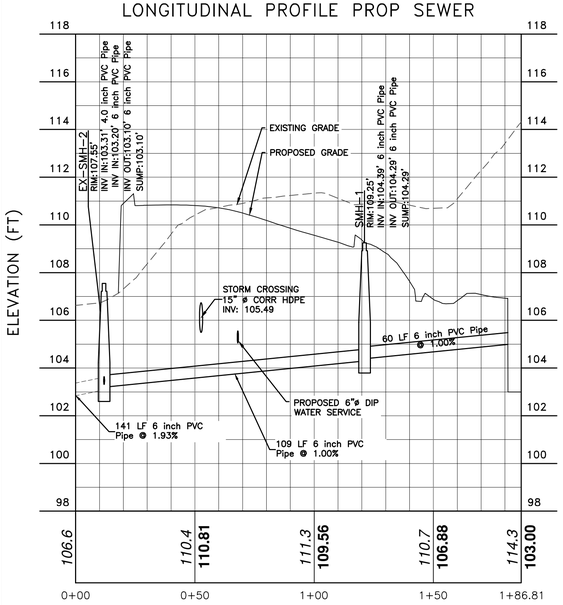
# THE INN ON SPY HILL

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

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

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

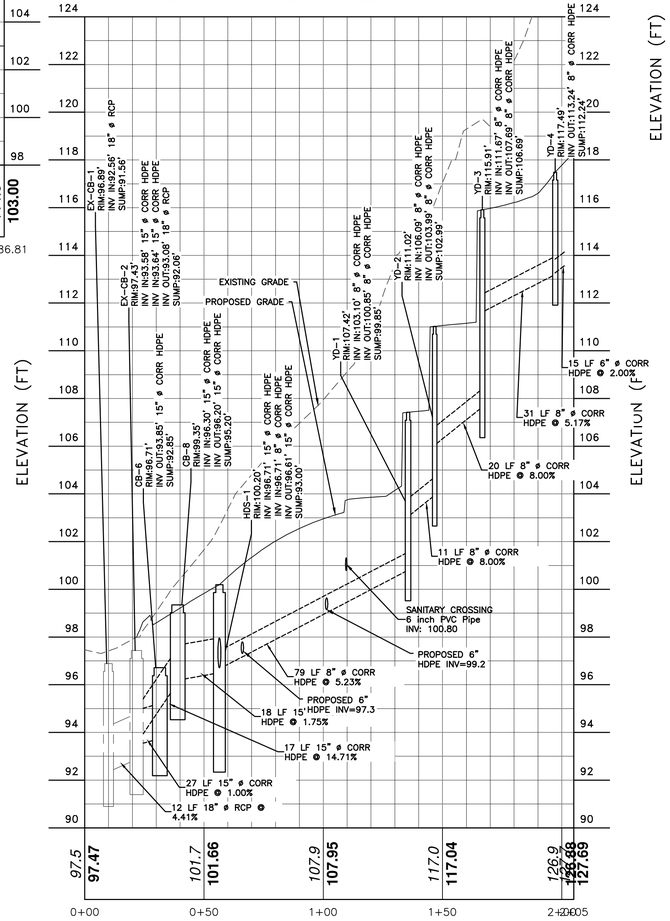
## LONGITUDINAL PROFILE PROP SEWER




## SOUTH SEWER PROFILE

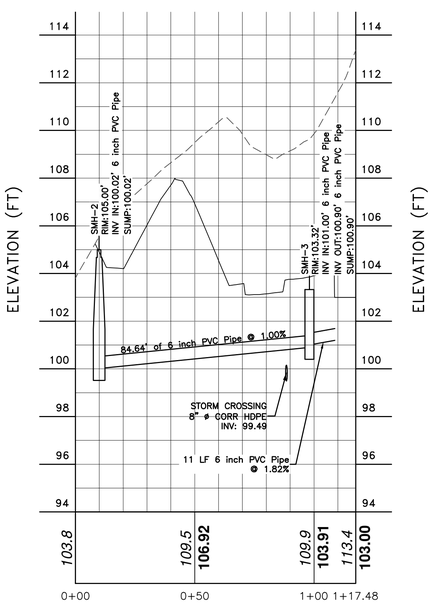
SCALE:1" = 30' H / 1" = 3' V

## LONGITUDINAL PROFILE STORM-YD




## NORTH SEWER PROFILE

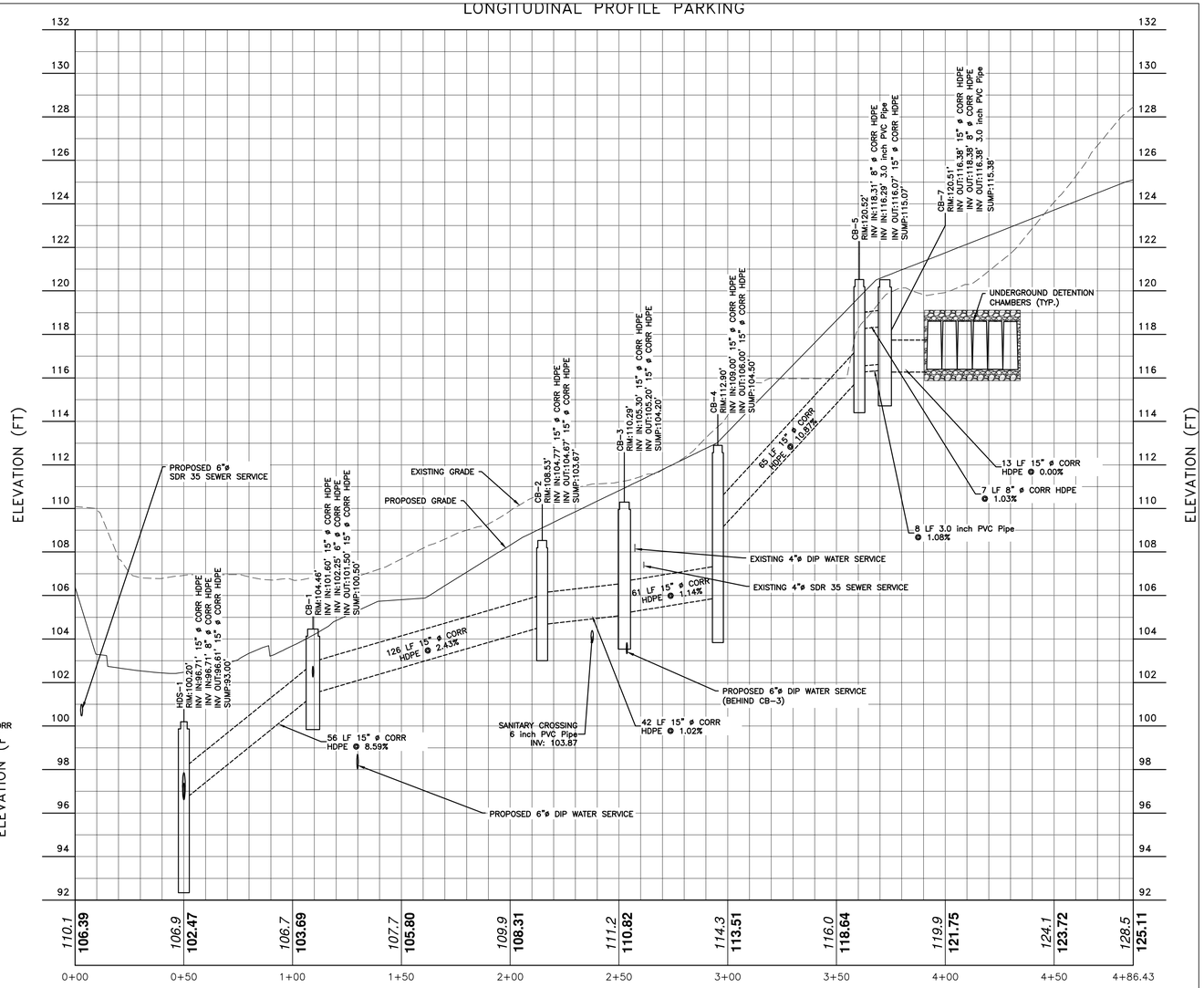
SCALE:1" = 30' H / 1" = 3' V




## YARD DRAIN PROFILE

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

## LONGITUDINAL PROFILE PARKING




## DRIVEWAY PROFILE WITH STORM

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

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

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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.

Dig Safely. New York. Call 811 before you dig

SEAL

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

PROFILE SHEET

# THE INN ON SPY HILL

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

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

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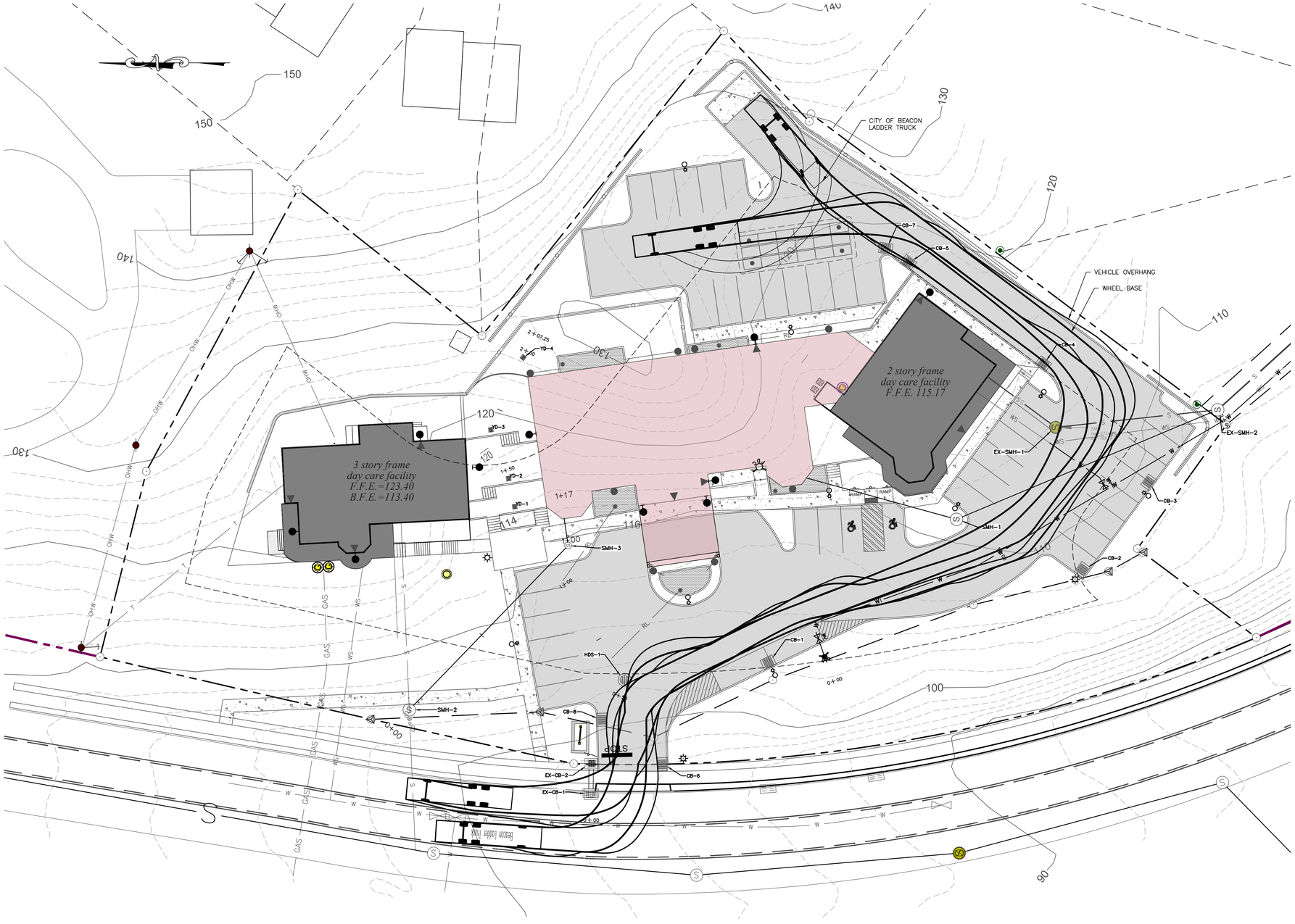


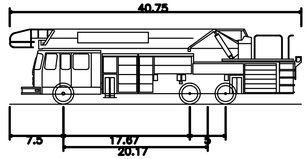


| Beacon Ladder Truck | |
|---|---|
| Overall Length | 40.750ft |
| Overall Width | 8.330ft |
| Overall Body Height | 10.505ft |
| Min Body Ground Clearance | 0.935ft |
| Track Width | 8.417ft |
| Lock-to-lock time | 4.00s |
| Curb to Curb Turning Radius | 34.830ft |

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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DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

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REVISIONS:

| NO. | DATE | DESCRIPTION | BY |
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| 8 | 2/24/26 | PER PLANNING BOARD COMMENTS | CMB |
| 9 | 3/31/26 | PER PLANNING BOARD COMMENTS | CMB |

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK
MICHAEL A. BOENNER
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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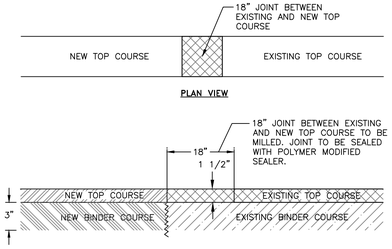
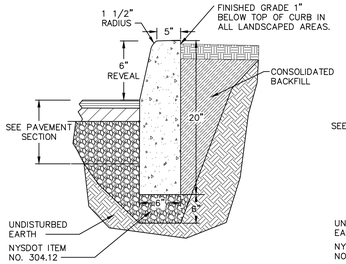



NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT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

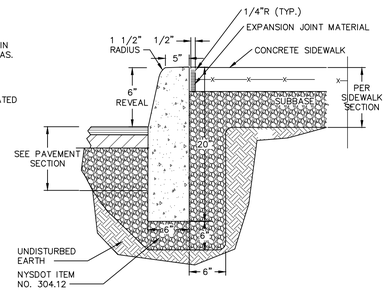
## MILLED KEYWAY DETAIL
NOT TO SCALE



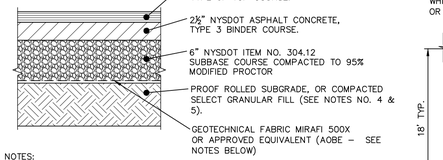

## ABUTTING GRASS OR LANDSCAPE

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

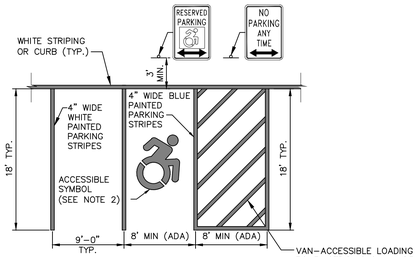



## ABUTTING SIDEWALK




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.

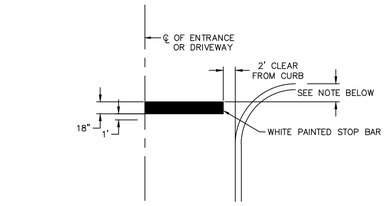
## PAVEMENT SECTION DETAIL
NOT TO SCALE




TYPICAL PARKING STRIPING — ACCESSIBLE PARKING STRIPING

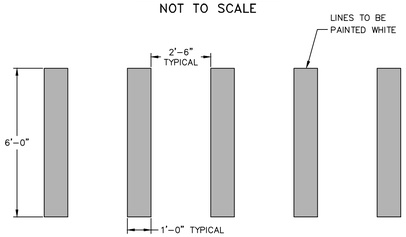
NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

## PARKING AND STRIPING DETAIL
NOT TO SCALE

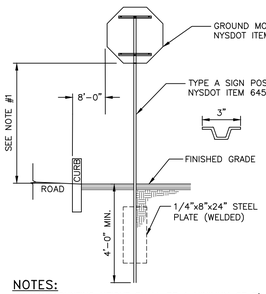



NOTE:
1. THE STOP BAR SHALL BE LOCATED NO CLOSER THAN 5' TO THE WHITE LINE OF THE INTERSECTING ROAD, OR SHALL BE LOCATED 4 FEET BEHIND THE EDGE OF THE CROSSWALK OR SIDEWALK WHERE APPLICABLE.

## STOP BAR DETAIL
NOT TO SCALE



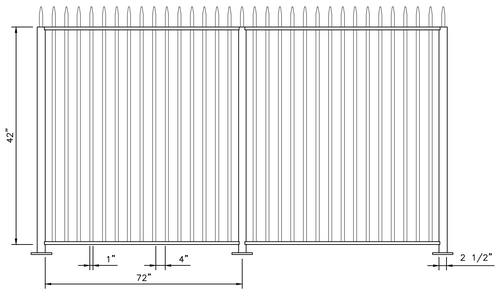

## PAINTED CROSSWALK DETAIL
NOT TO SCALE




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

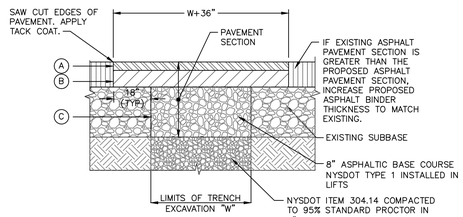
NOTES:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V–UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. SIGN BRACING PER NYSDOT STANDARD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

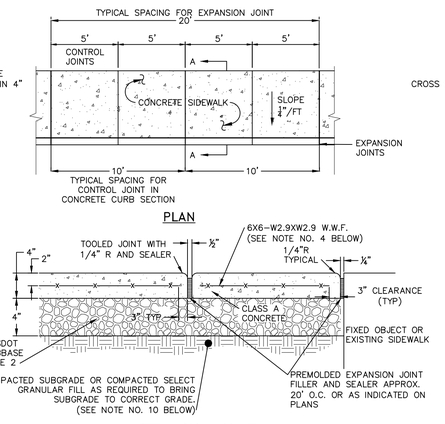



LEGEND

### 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.

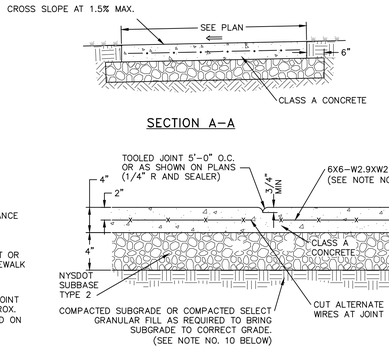
## PAVEMENT RESTORATION DETAIL
NOT TO SCALE




### 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 — CONTROL JOINT

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

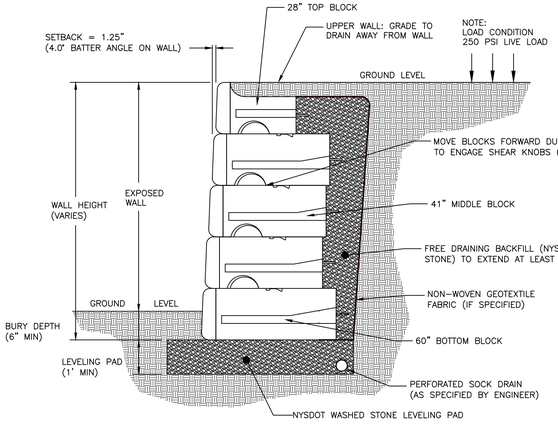
_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

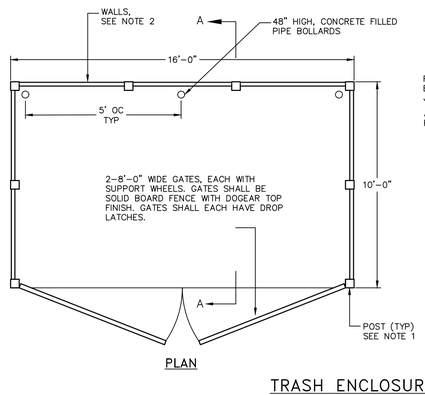
_____ SECRETARY

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

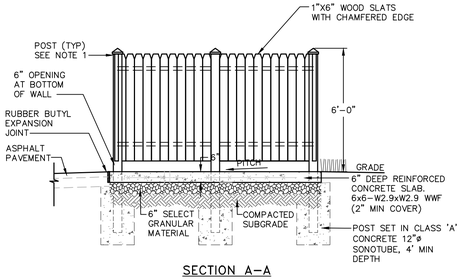



NOTES:
1. RETAINING WALL MANUFACTURED BY REDI–ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY. REFER TO THE FINAL DESIGN DOCUMENTS RELATED TO THE RETAINING WALL AS PREPARED BY TALCOTT ENGINEERING DESIGN PLLC.
3. WALLS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL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

## TYPICAL REDI–ROCK GRAVITY WALL
NOT TO SCALE




PLAN




SECTION A–A

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

## TRASH ENCLOSURE DETAILS
NOT TO SCALE

| 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 | 9 | 3/31/26 | 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

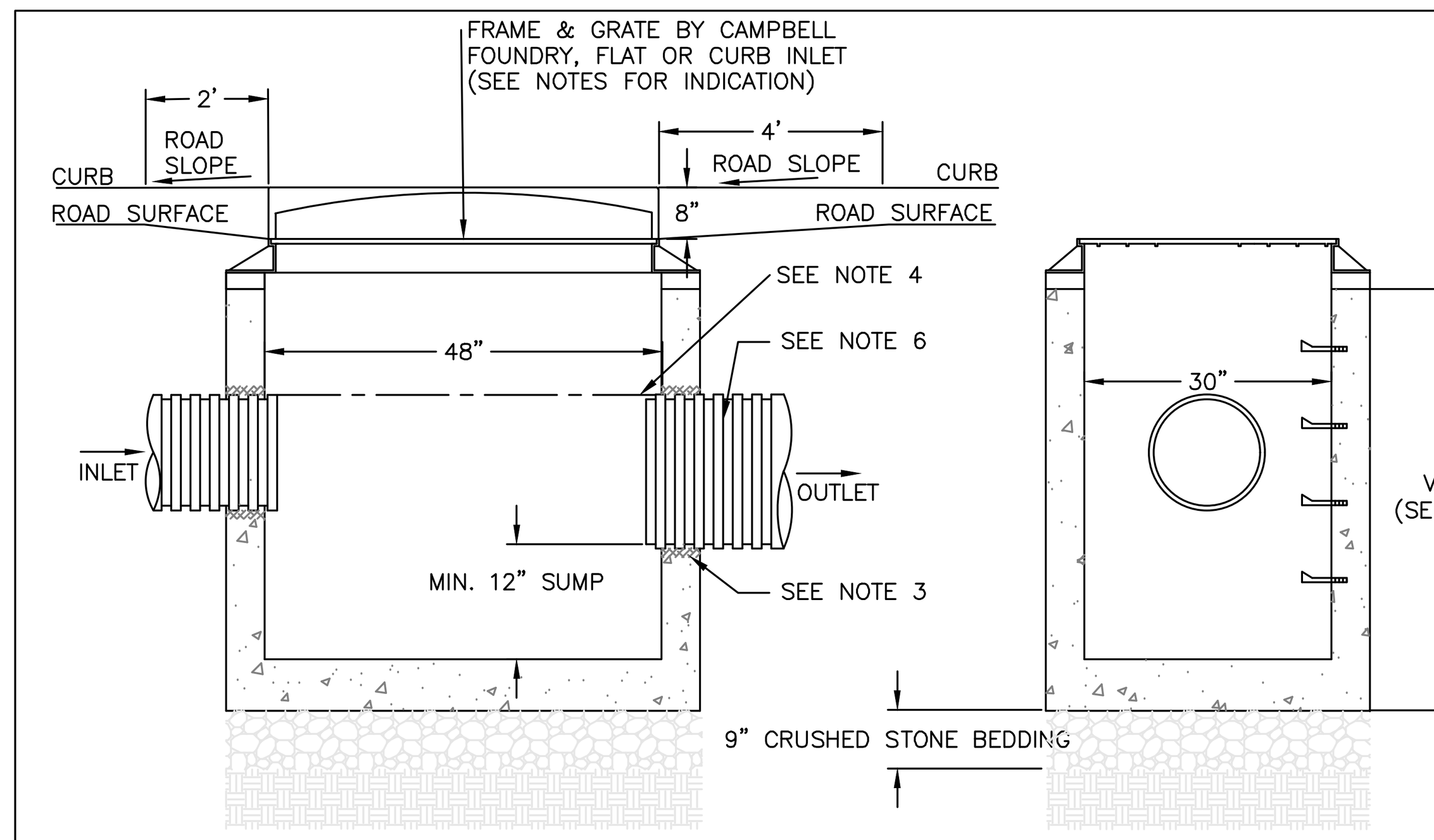
CONSTRUCTION DETAILS

# THE INN ON SPY HILL

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

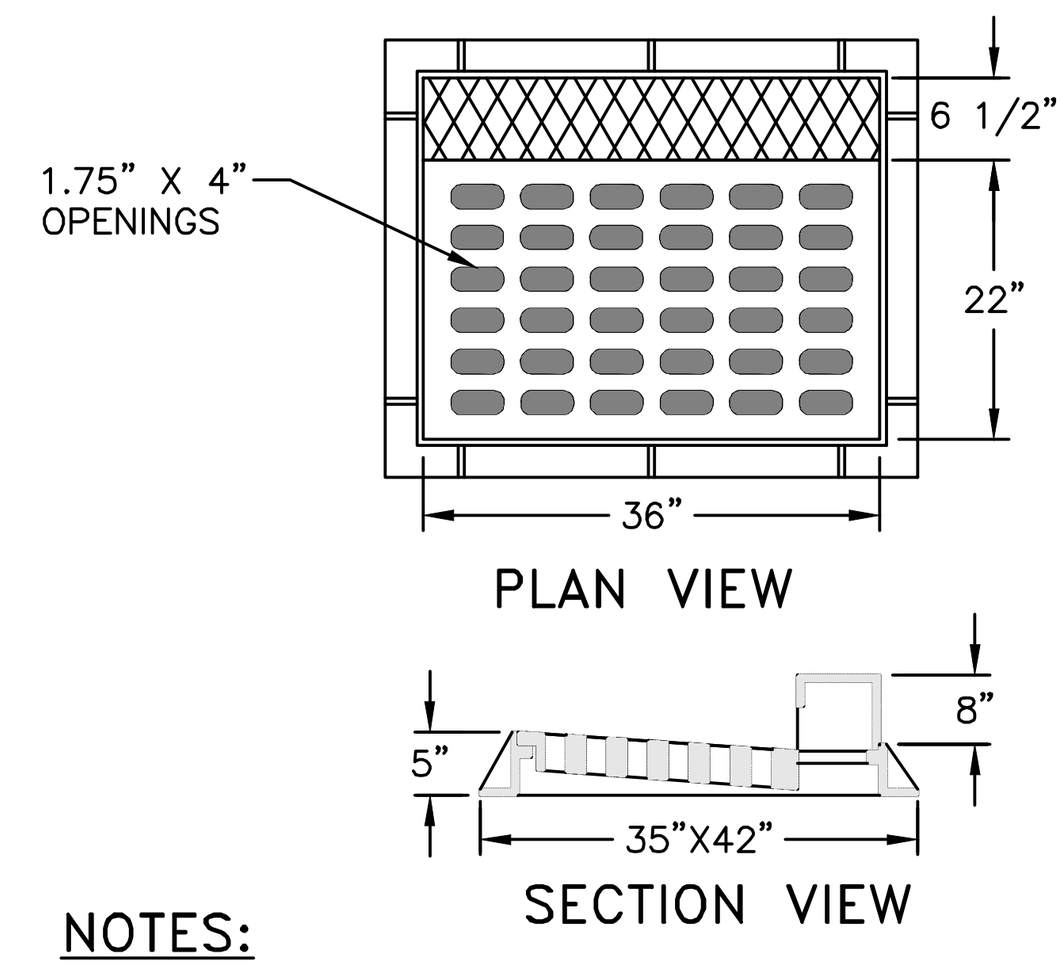
| | |
|---|---|
| JOB #: | 2022:030 |
| DATE: | 1/28/25 |
| SCALE: | AS SHOWN |
| TITLE: | CD–1 |
| SHEET: | 14 OF 17 |

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



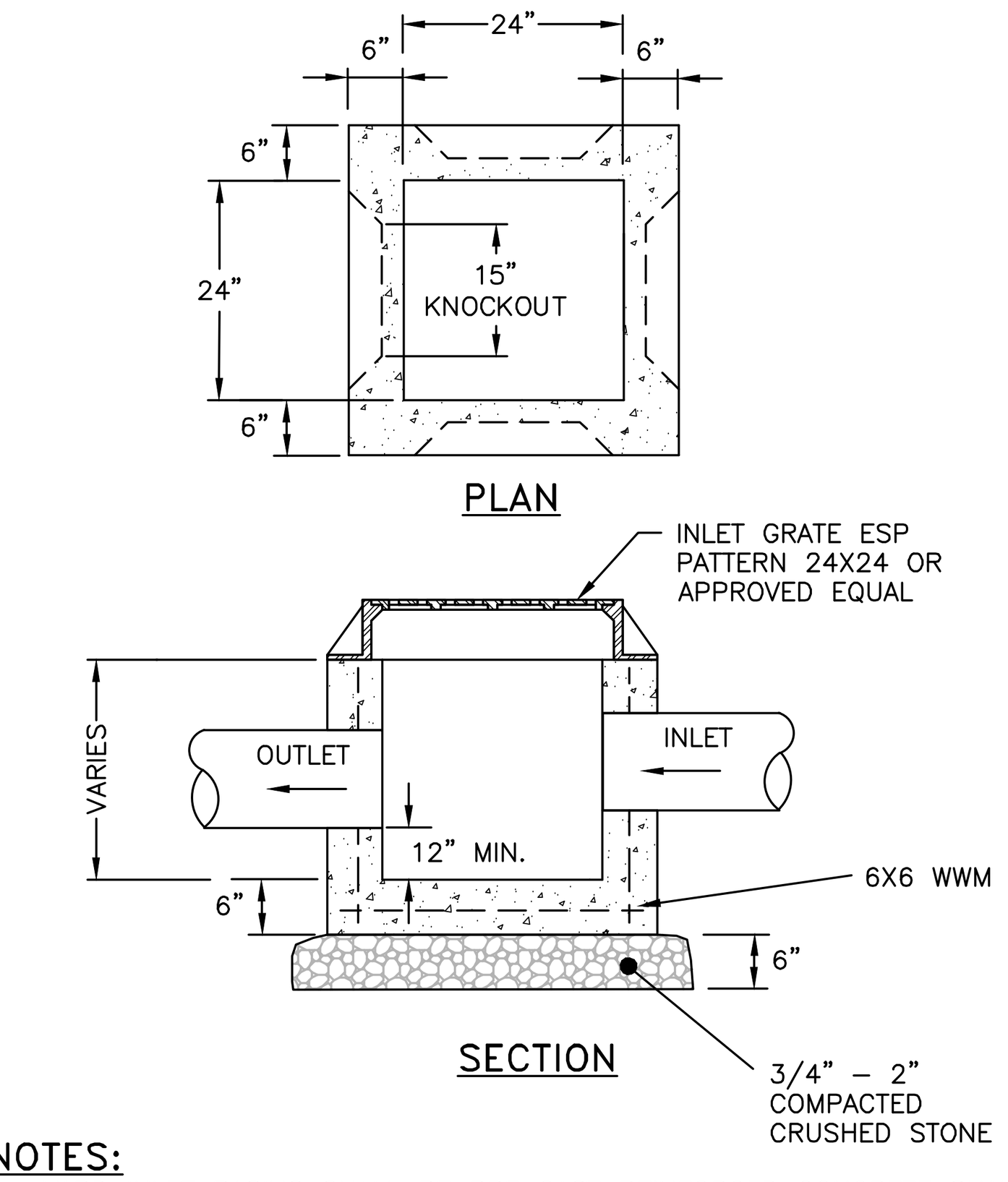

NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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



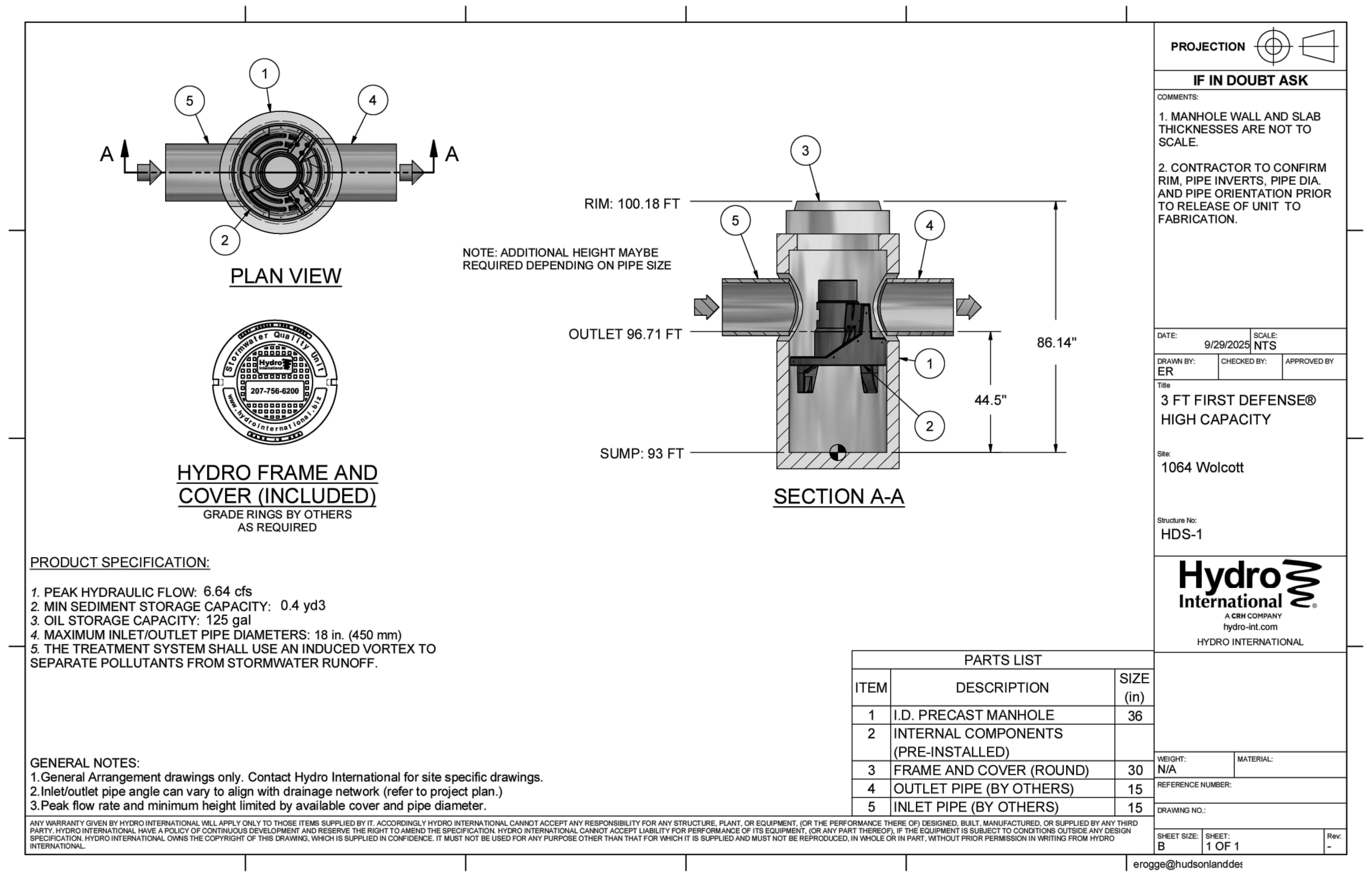

NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE: CB 1–6.

## 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

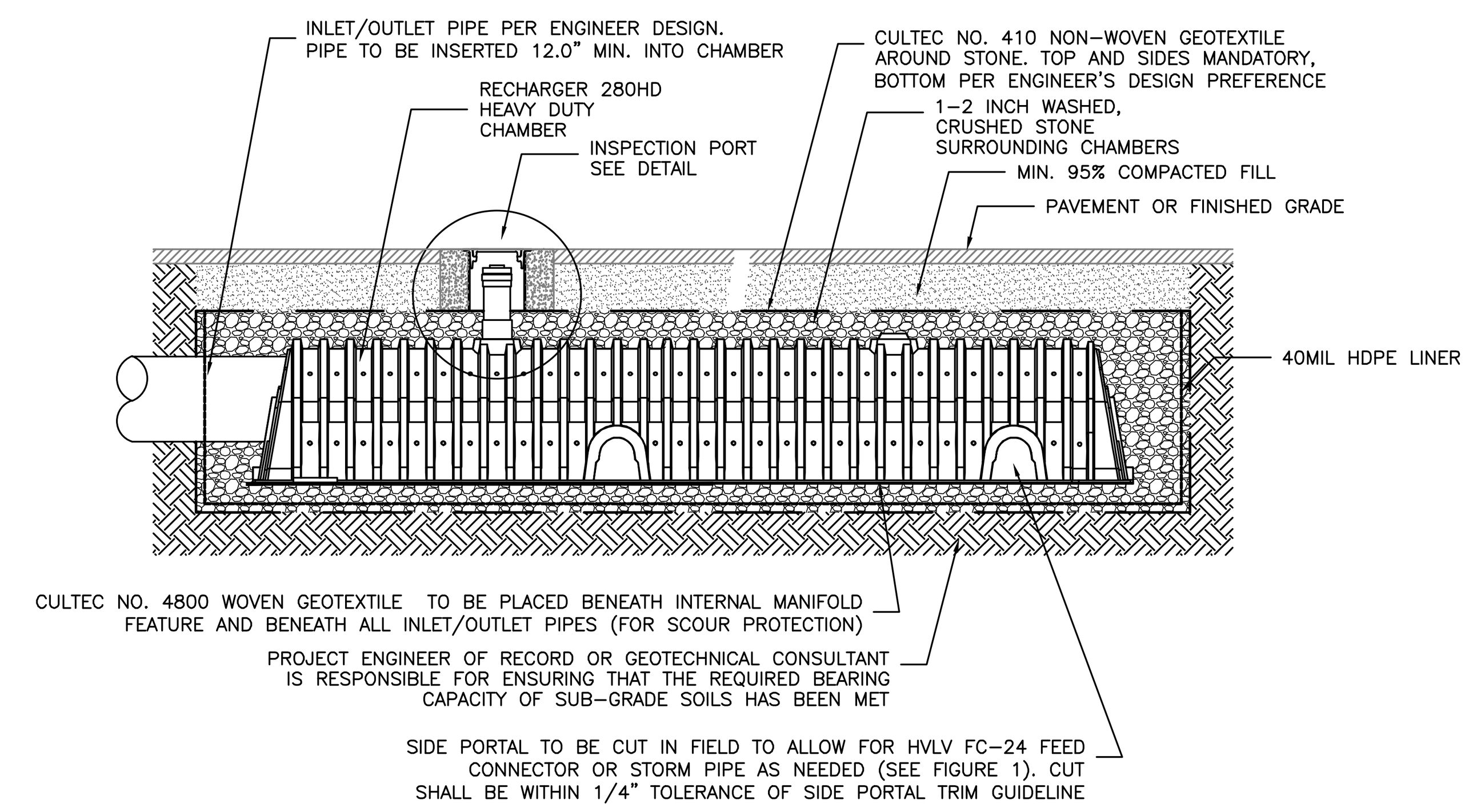
| ITEM | DESCRIPTION | SIZE (in) |
|---|---|---|
| 1 | I.D. PRECAST MANHOLE | 36 |
| 2 | INTERNAL COMPONENTS (PRE-INSTALLED) | |
| 3 | FRAME AND COVER (ROUND) | 30 |
| 4 | OUTLET PIPE (BY OTHERS) | 15 |
| 5 | INLET PIPE (BY OTHERS) | 15 |

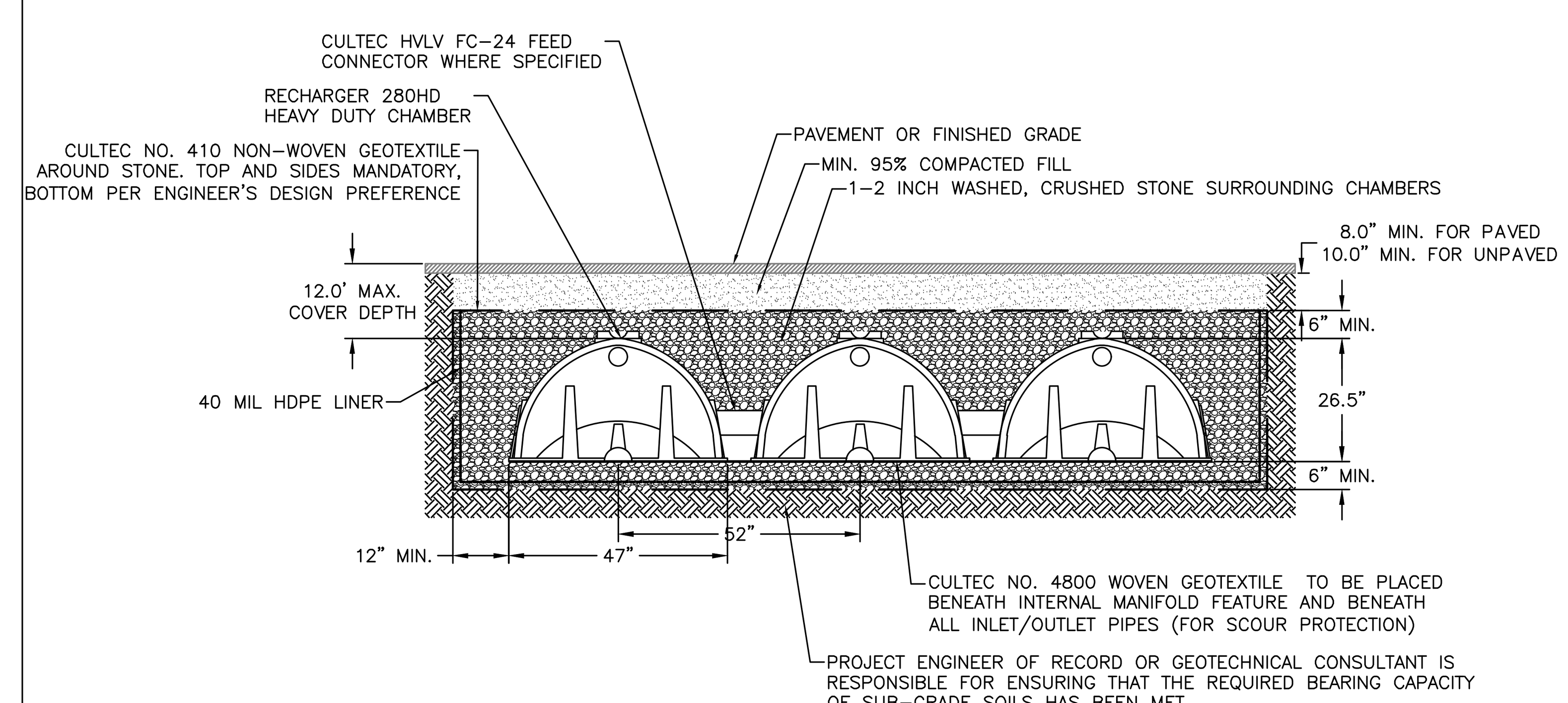
ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT, OR EQUIPMENT, (OR THE PERFORMANCE THERE OF) DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL 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

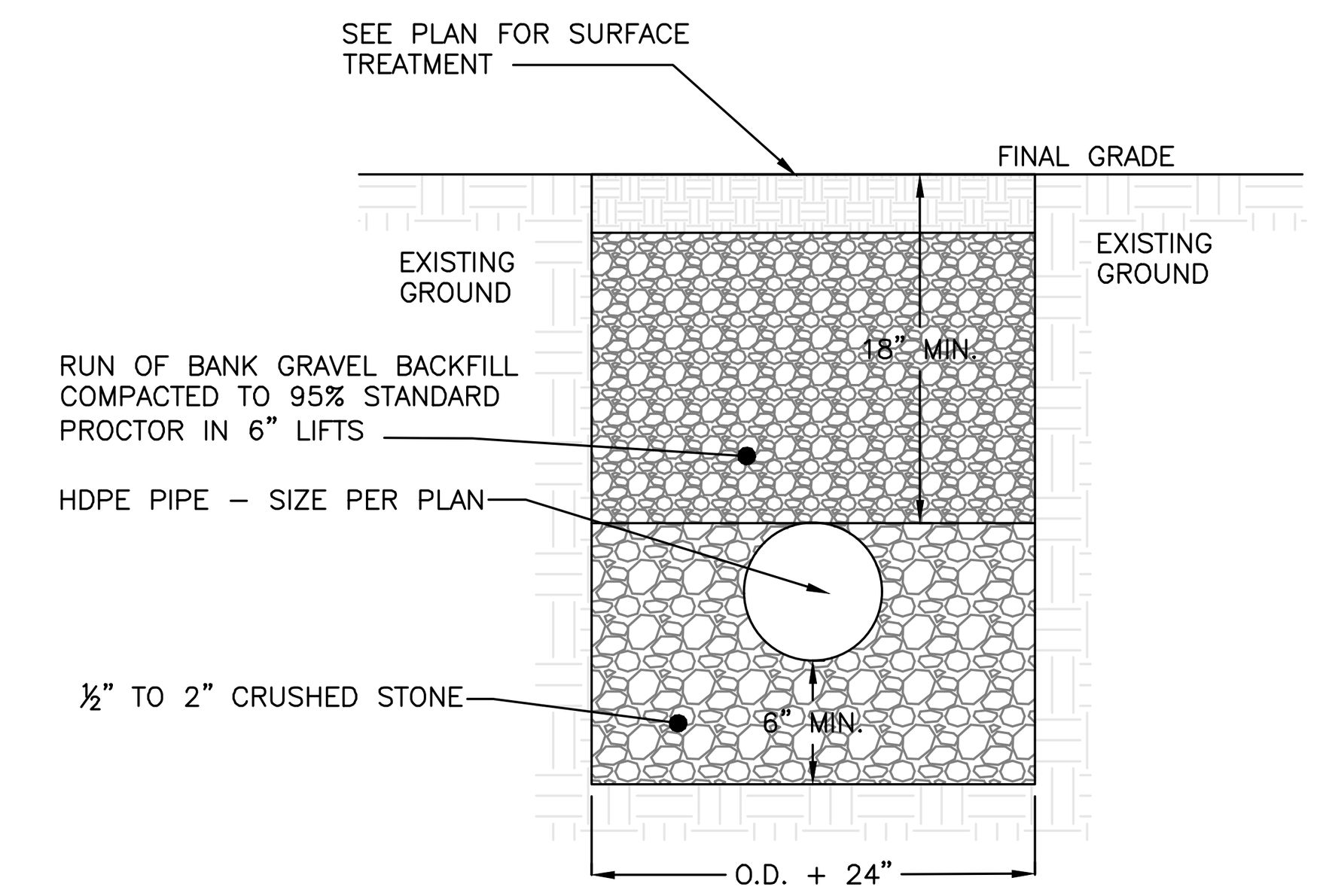



| BOTTOM OF STONE BED ELEVATION | CHAMBER INVERT | TOP OF STONE BED ELEVATION | STONE BED FOOTPRINT | STONE BED DIMENSIONS | NO. OF CHAMBERS |
|---|---|---|---|---|---|
| 115.88 | 116.38 | 119.09 | 663 SF | 45'X14.75' | 18 |

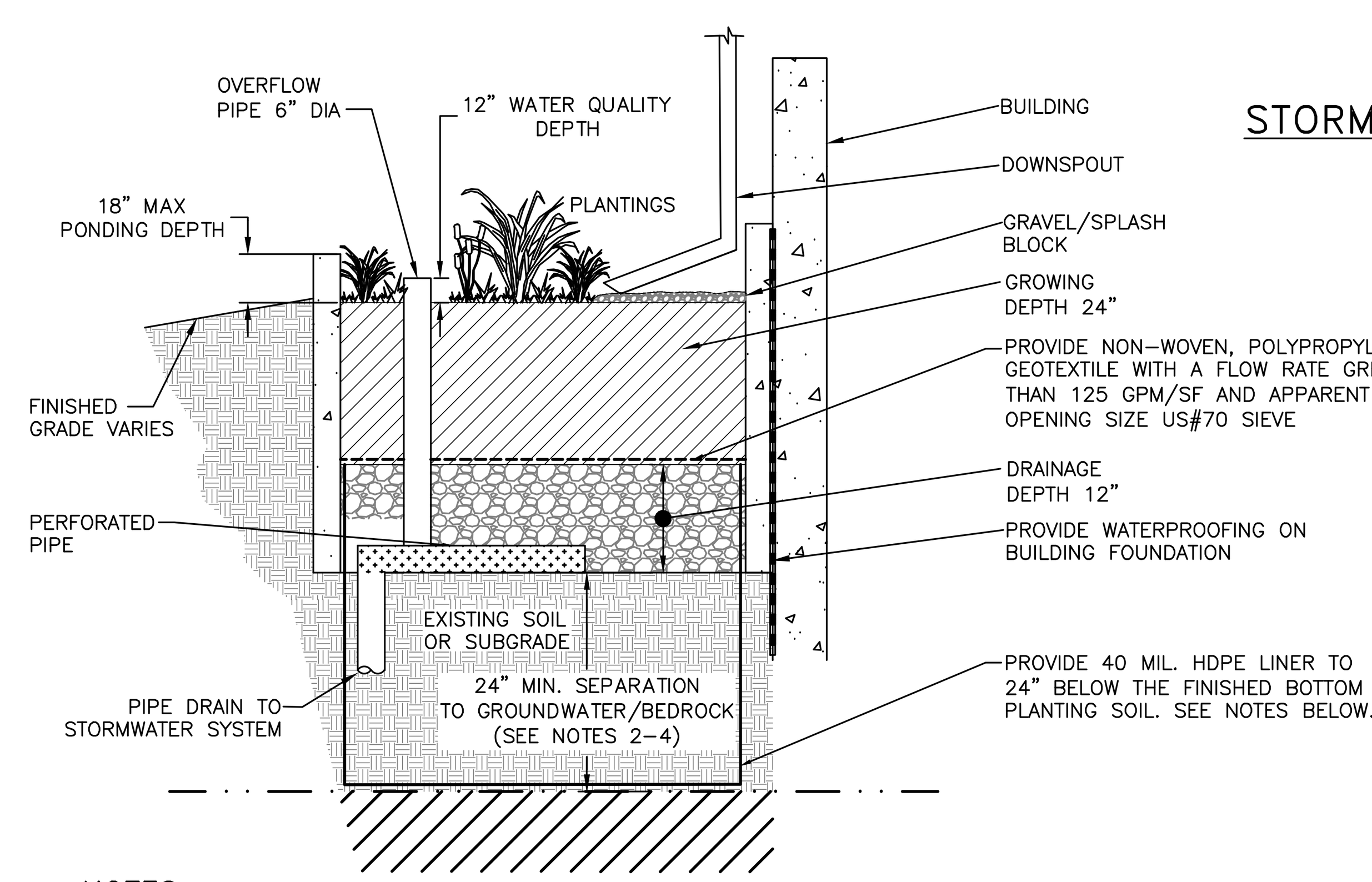
NOTES:
1. CULTEC RECHARGER 280HD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER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



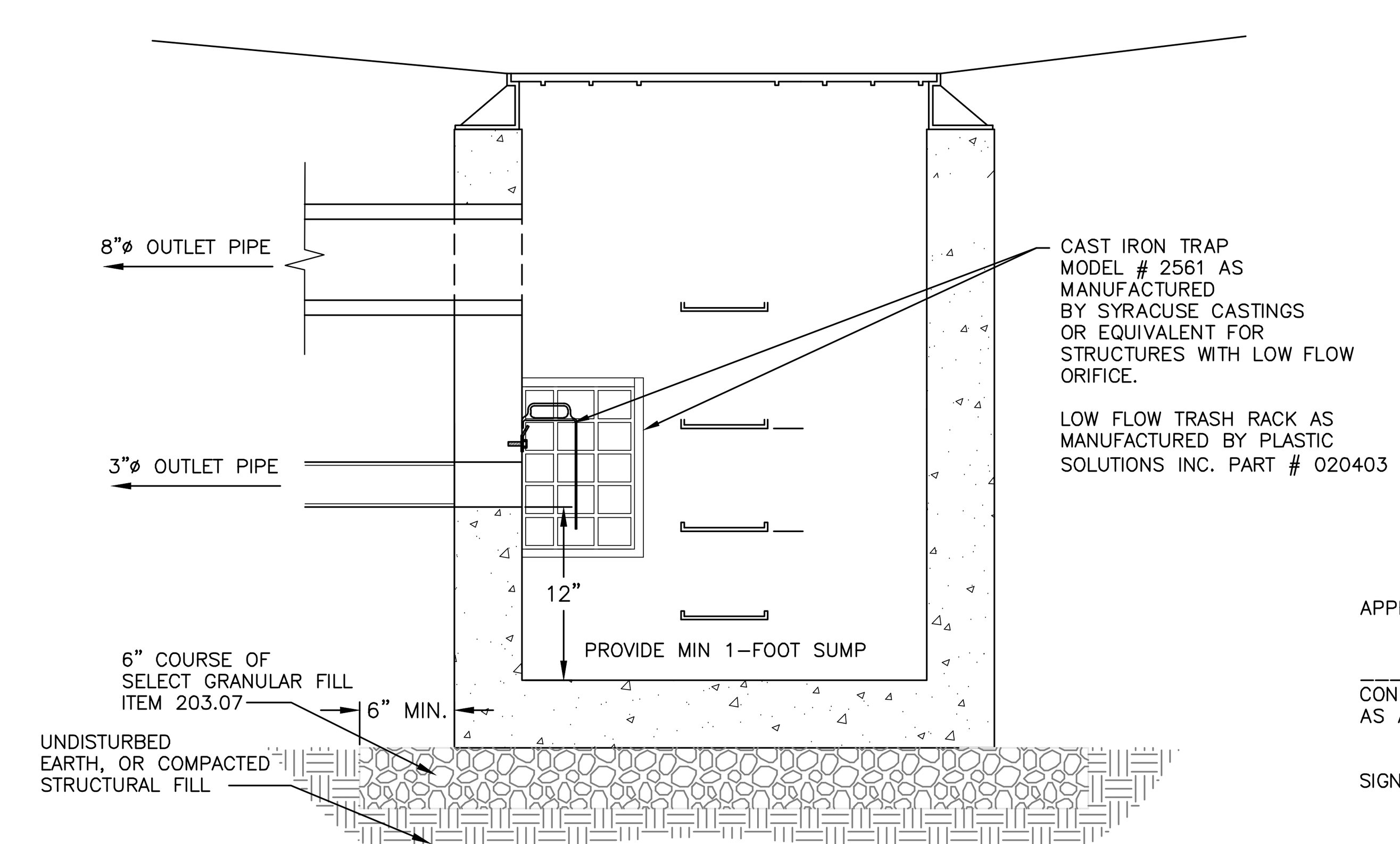

NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

## 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: | | | | 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 | 9 | 3/31/26 | PER PLANNING BOARD COMMENTS | CMB |
| 4 | 10/28/25 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 5 | 11/25/25 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 6 | 12/30/25 | PER PLANNING BOARD COMMENTS | CMB | | | | |

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

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

CONSTRUCTION DETAILS

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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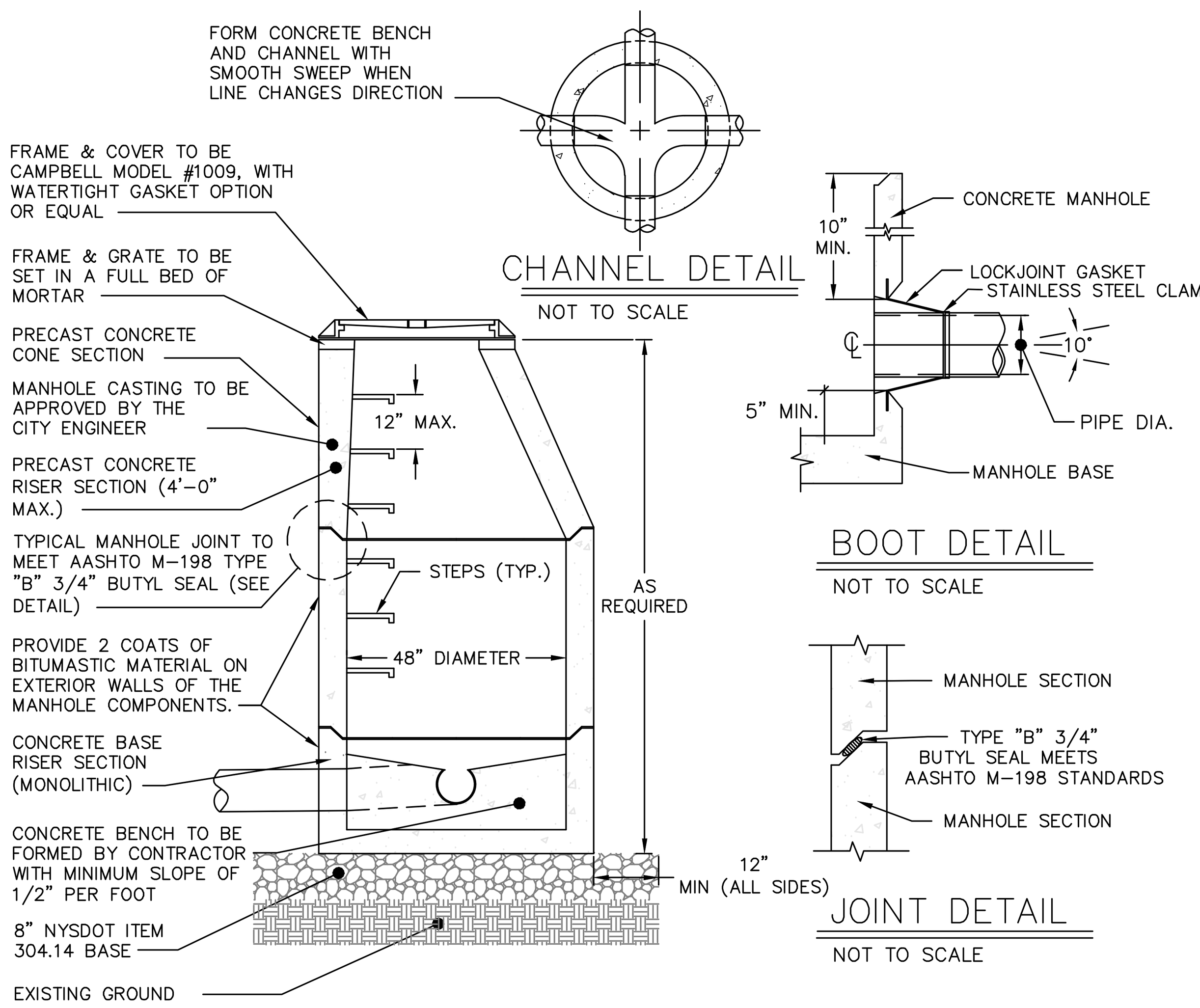
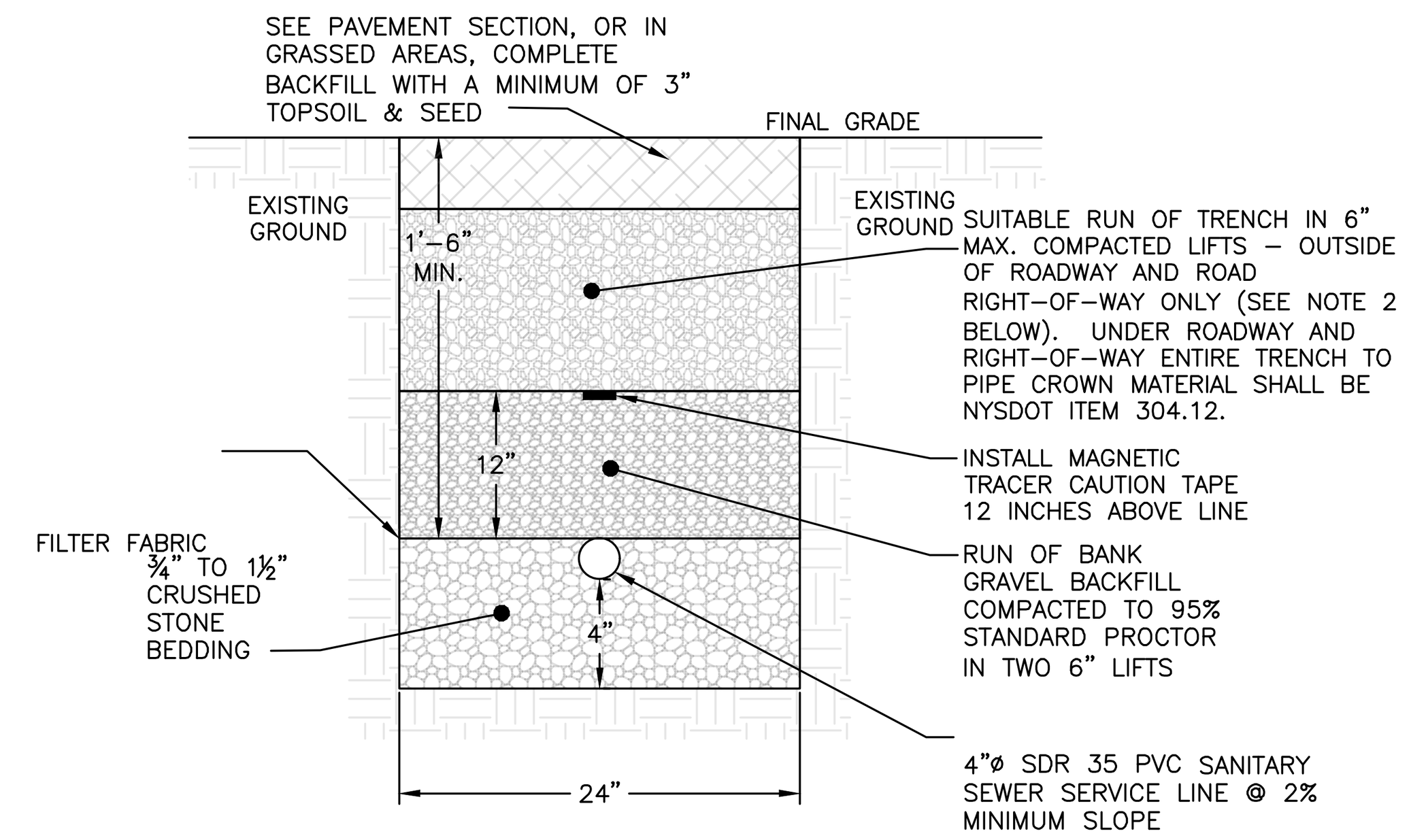



**NOTES:**

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.

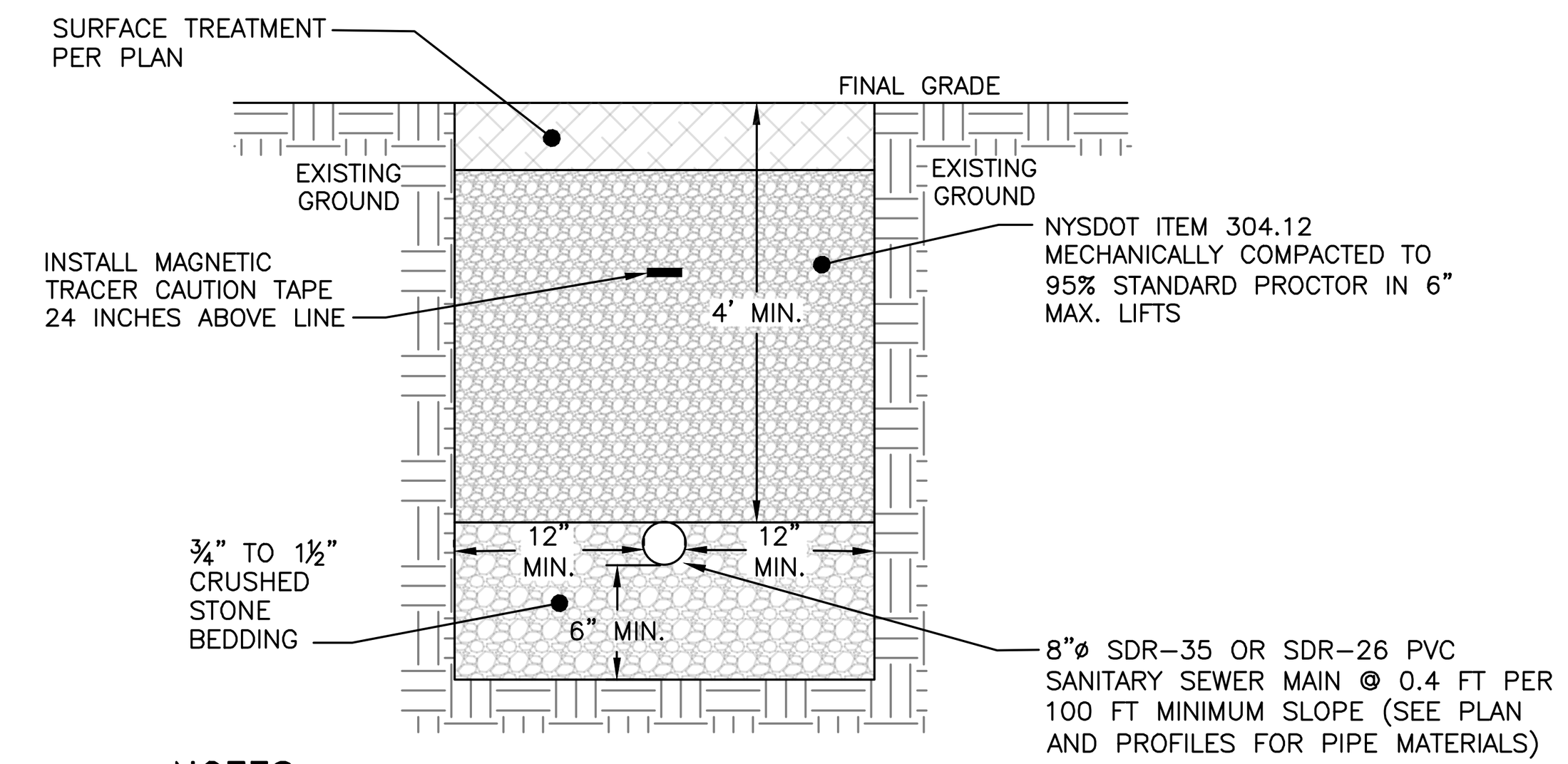
## PRE–CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE




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

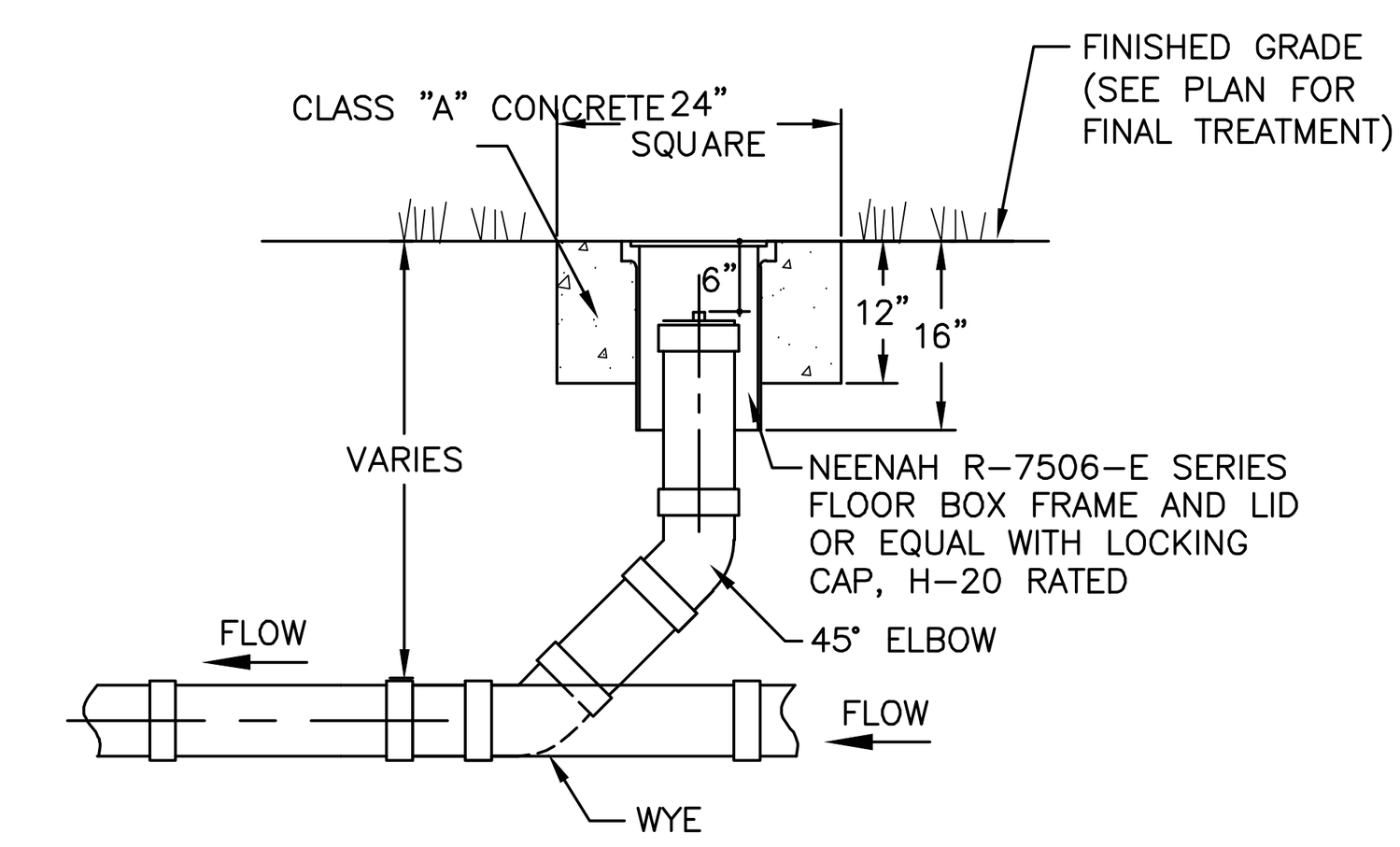
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

## SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

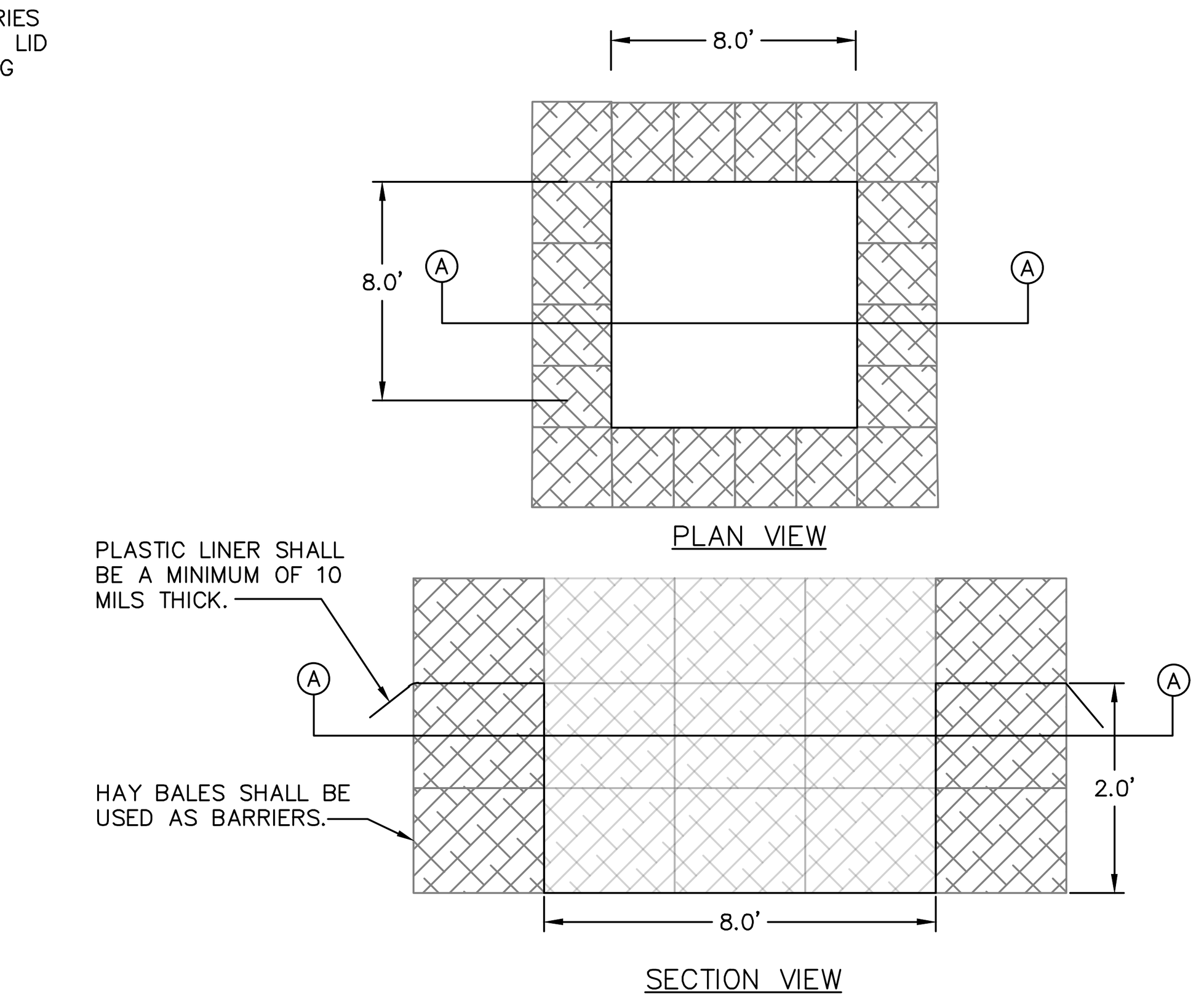



**NOTES:**
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR–26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.

## SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE

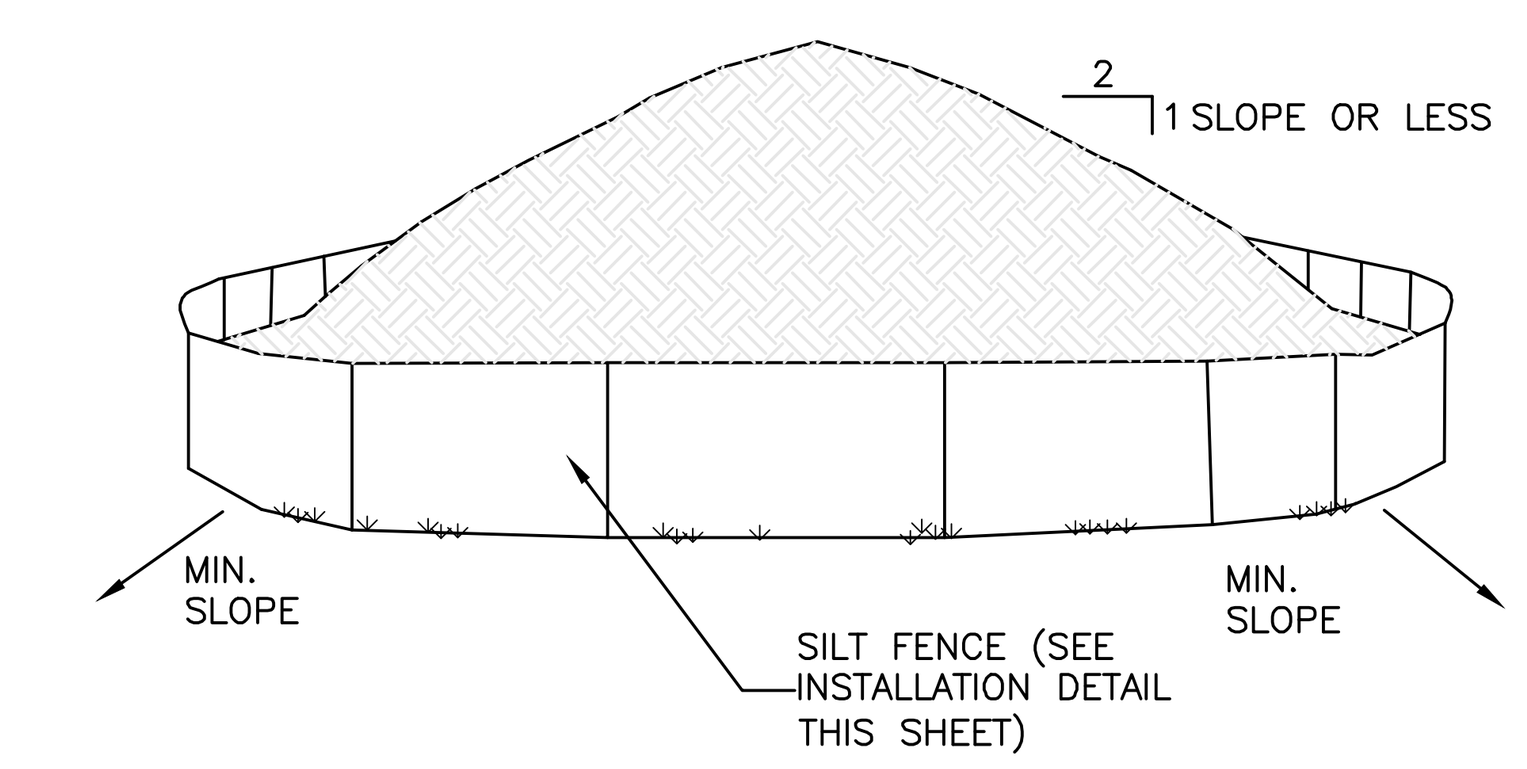



## CLEANOUT DETAIL
NOT TO SCALE



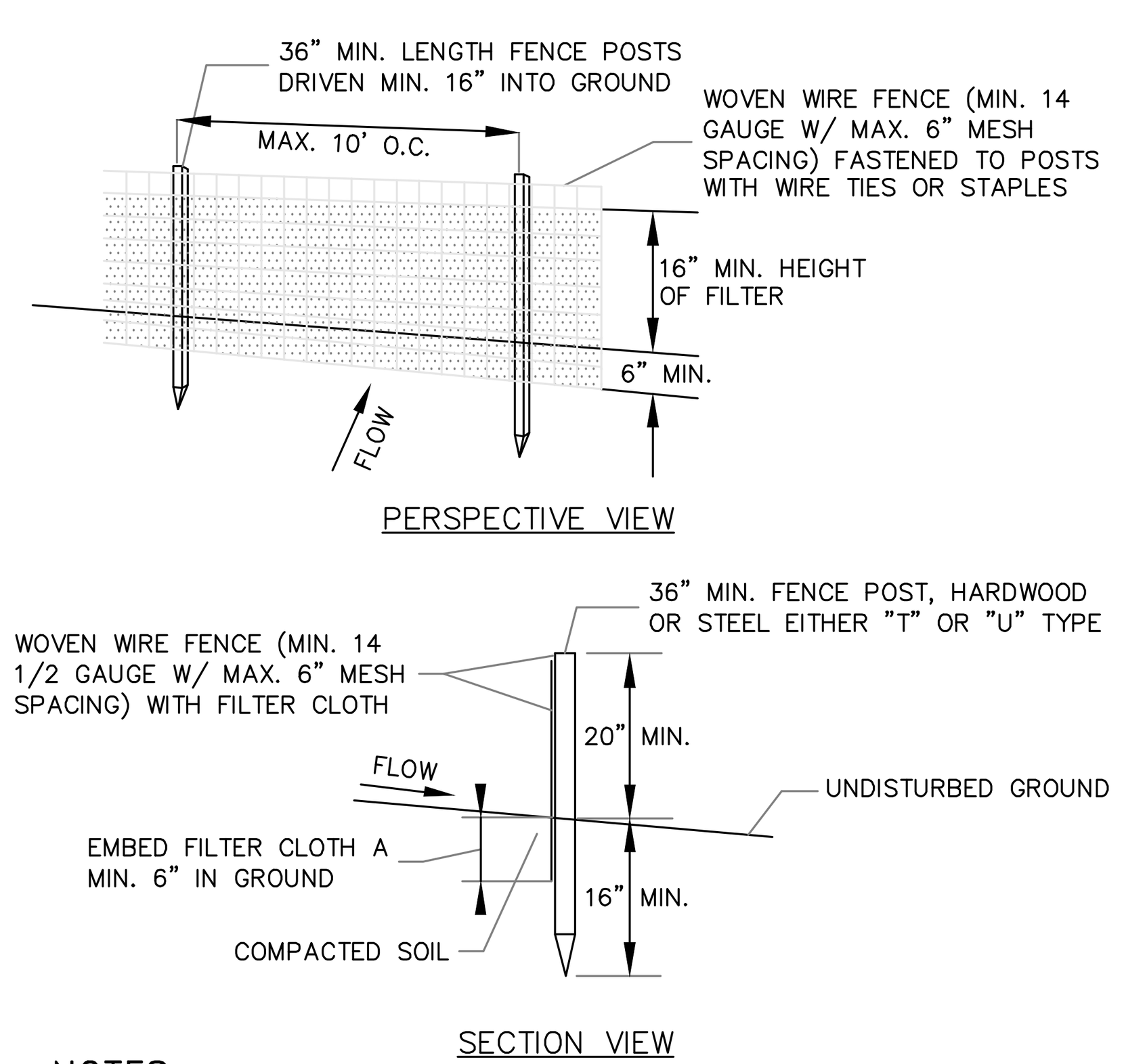

**NOTES:**
1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.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



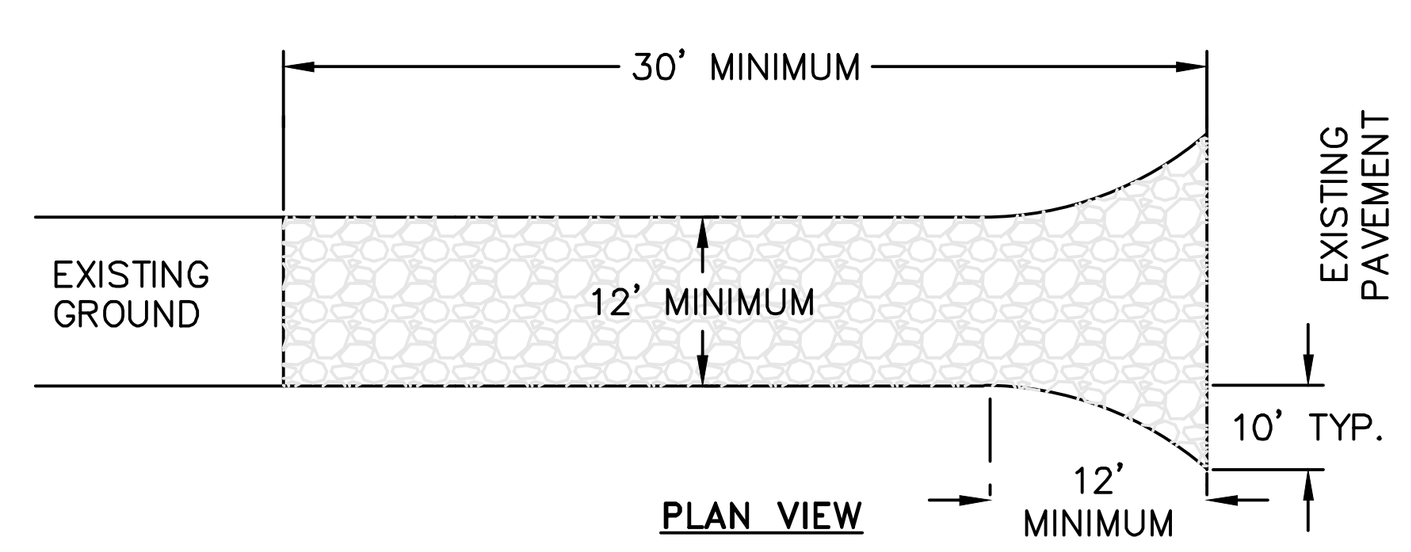

**NOTES:**
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.

3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.

4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

## SILT FENCE DETAIL
NOT TO SCALE




**NOTES:**
1) STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

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

3) THICKNESS – NOT LESS THAN SIX (6) INCHES.

4) WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.

5) GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

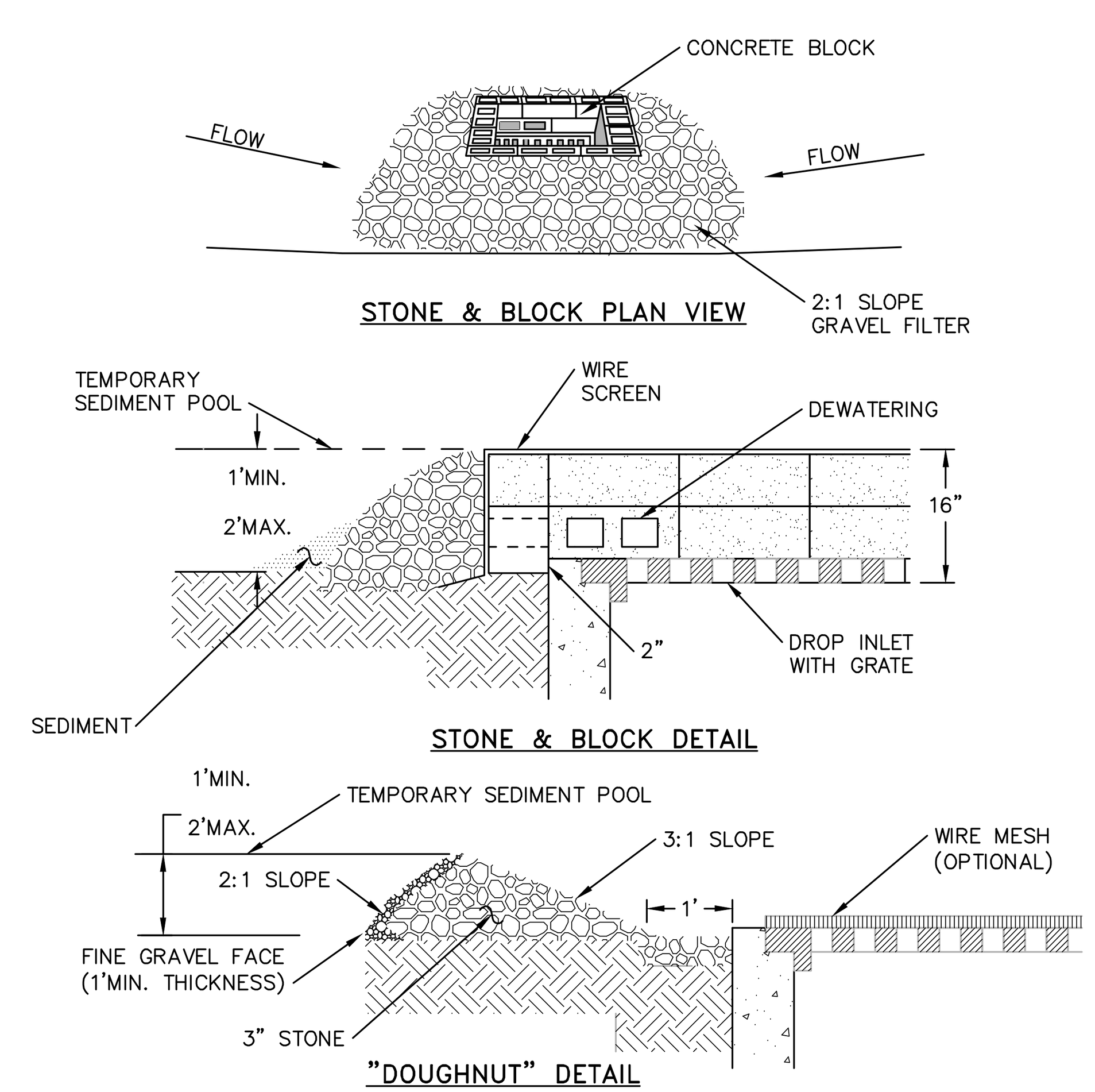
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

7) MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.

8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

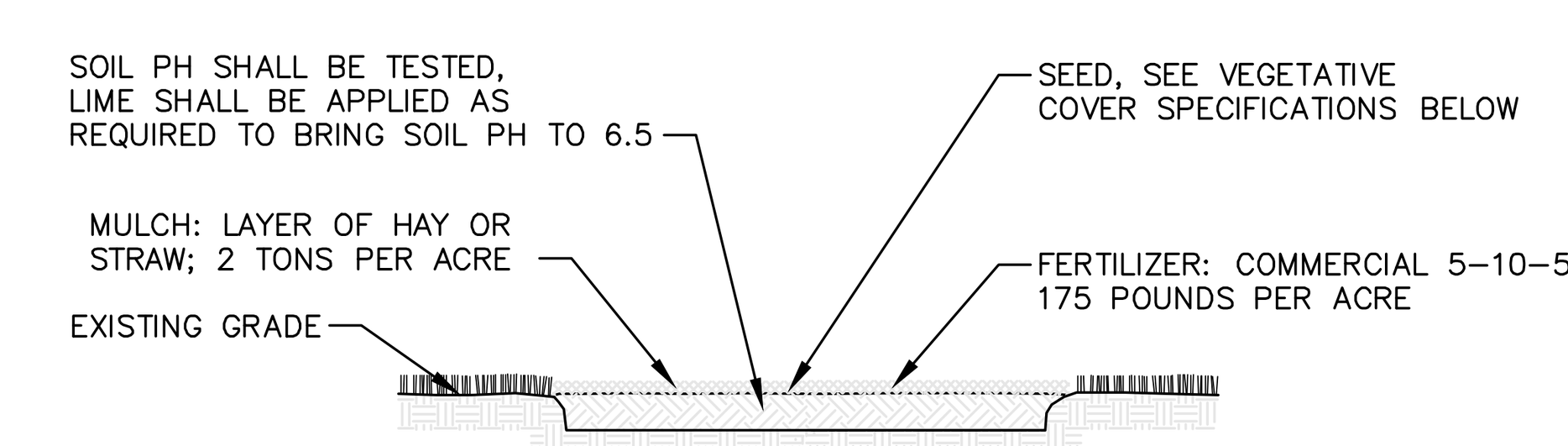
9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

## STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE




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

## CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE




**NOTES:**
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:

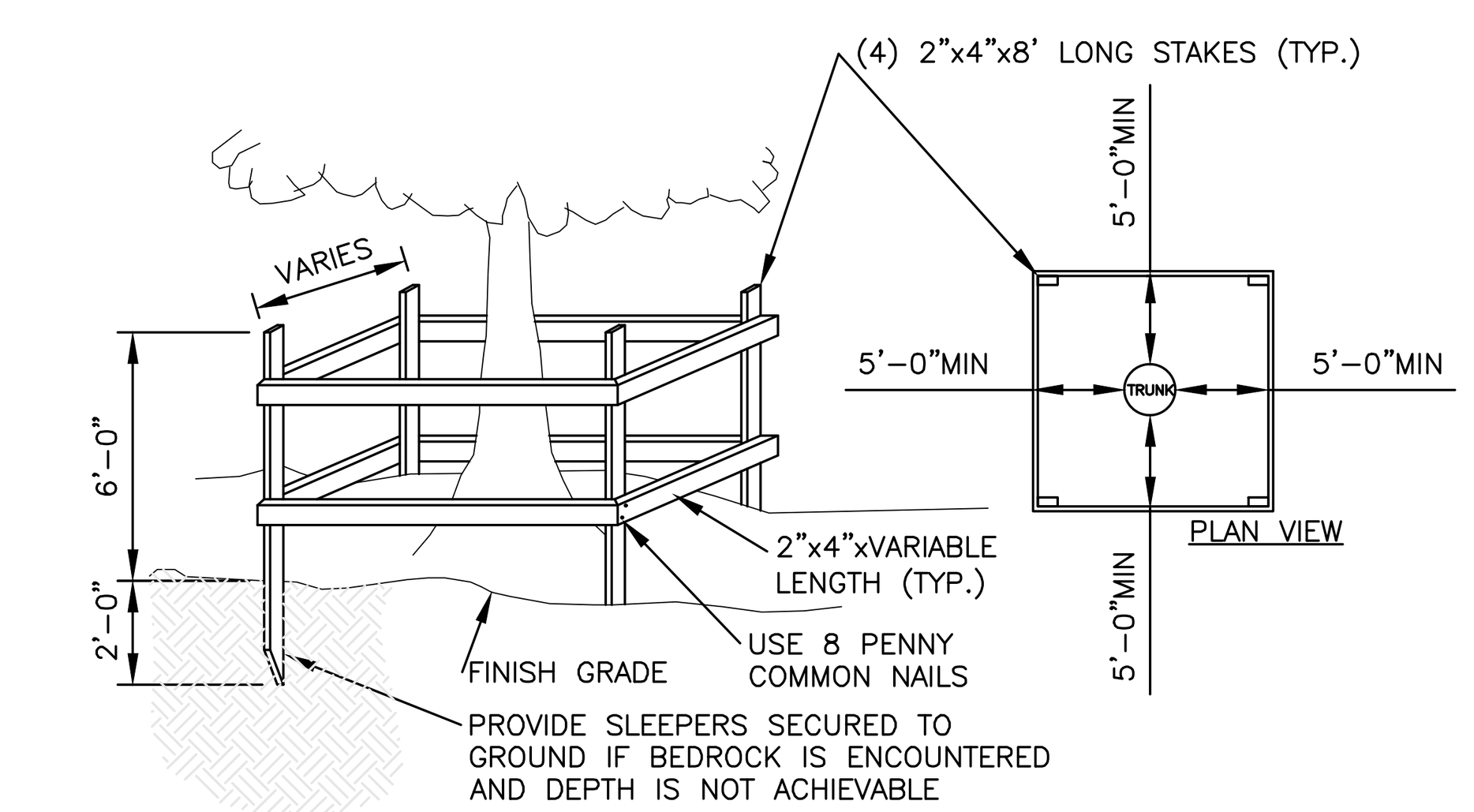
| | |
|---|---|
| 65% KENTUCKY BLUE GRASS BLEND | 114 POUNDS PER ACRE |
| 20% PERENNIAL RYEGRASS | 35 POUNDS PER ACRE |
| 15% FINE FESCUE | 26 POUNDS PER ACRE |
| | 175 POUNDS PER ACRE |

3. SEED MIXTURE FOR USE IN SHADY AREAS:

| | |
|---|---|
| 80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS | 138 POUNDS PER ACRE |
| 20% FINE FESCUE | 37 POUNDS PER ACRE |
| | 175 POUNDS PER ACRE |

4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

## TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE




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

## TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE

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

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

SIGNED THIS ________________ DAY OF _____________, 20____, BY

___________________________ CHAIRMAN

___________________________ SECRETARY

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

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 3/25/25 | PER PLANNING BOARD COMMENTS | CMB | 7 | 1/27/26 | PER PLANNING BOARD COMMENTS | CMB |
| 2 | 6/24/25 | PER PLANNING BOARD COMMENTS | CMB | 8 | 2/24/26 | PER PLANNING BOARD COMMENTS | CMB |
| 3 | 8/26/25 | PER PLANNING BOARD COMMENTS | CMB | 9 | 3/31/26 | 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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174 MAIN ST., BEACON, NEW YORK 12508
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PH: 845–440–6926

CONSTRUCTION DETAILS

# THE INN ON SPY HILL

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

| | |
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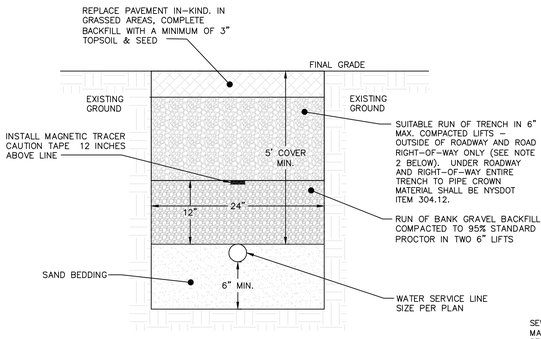


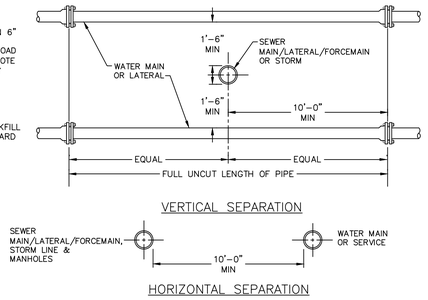

NOTES:

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.

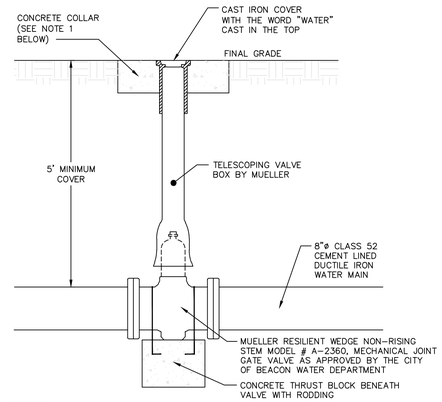
## WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE




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.

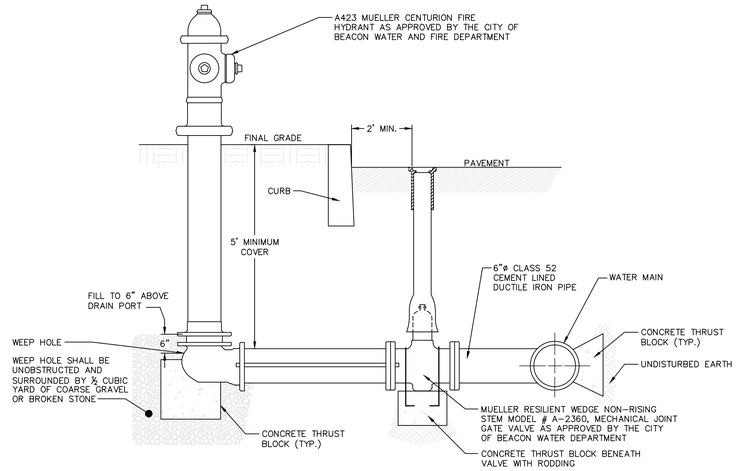
## WATER LINE SEPARATION DETAIL
NOT TO SCALE




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



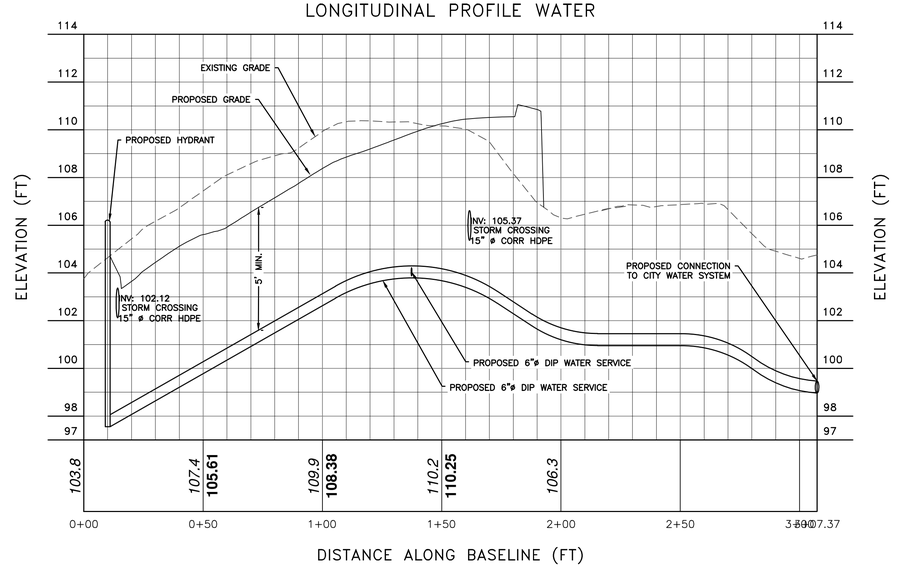

NOTES:

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

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SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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| 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 | | | | |
| 4 | 3/31/26 | PER PLANNING BOARD COMMENTS | CMB | | | | |
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CONSTRUCTION DETAILS

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| 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
March 31, 2026




HUDSON
LAND DESIGN

Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
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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<br>-8.3% | | -0.0<br>-0% | | -0.0<br>-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 14$^{th}$ 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

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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.

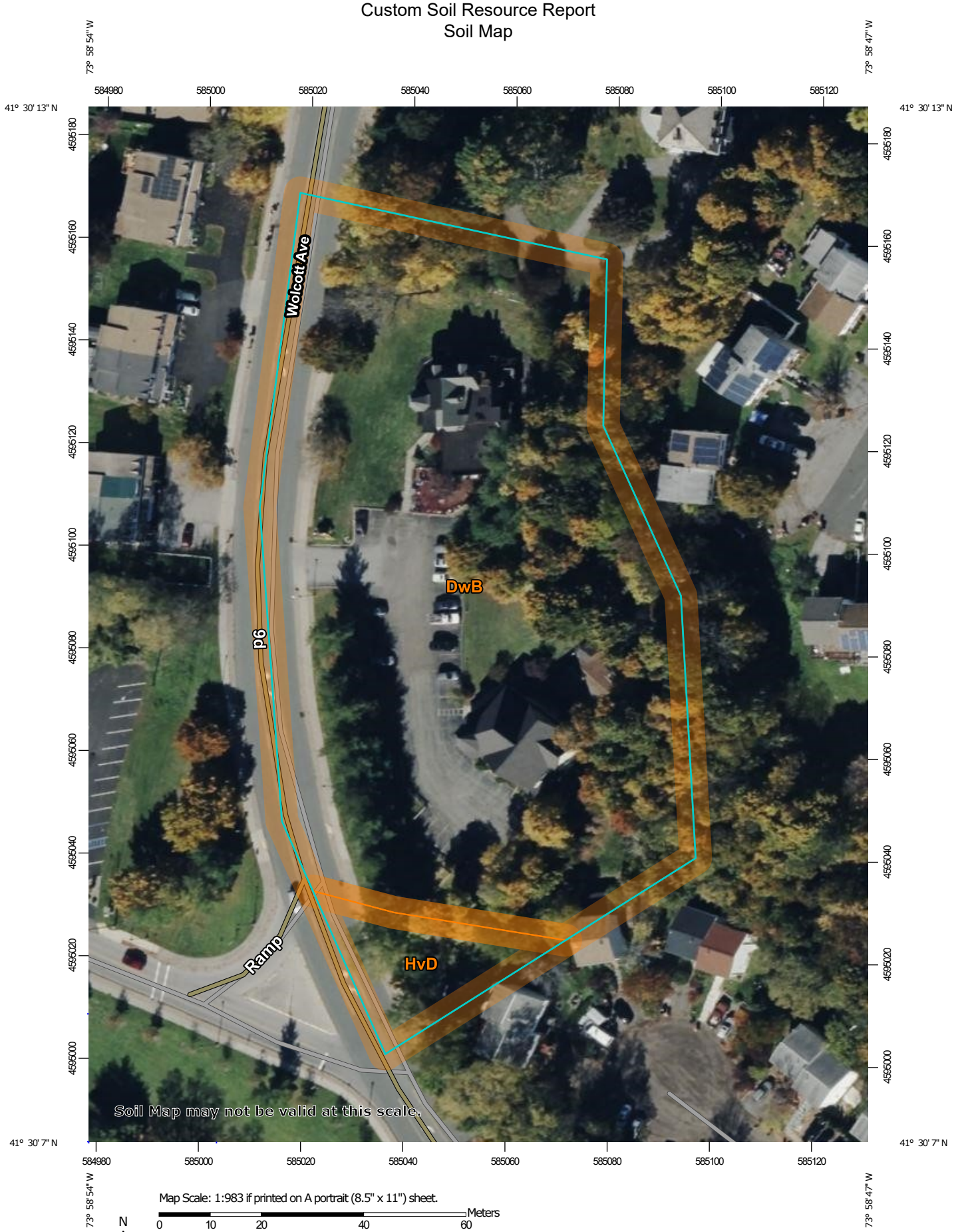
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree 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.




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.

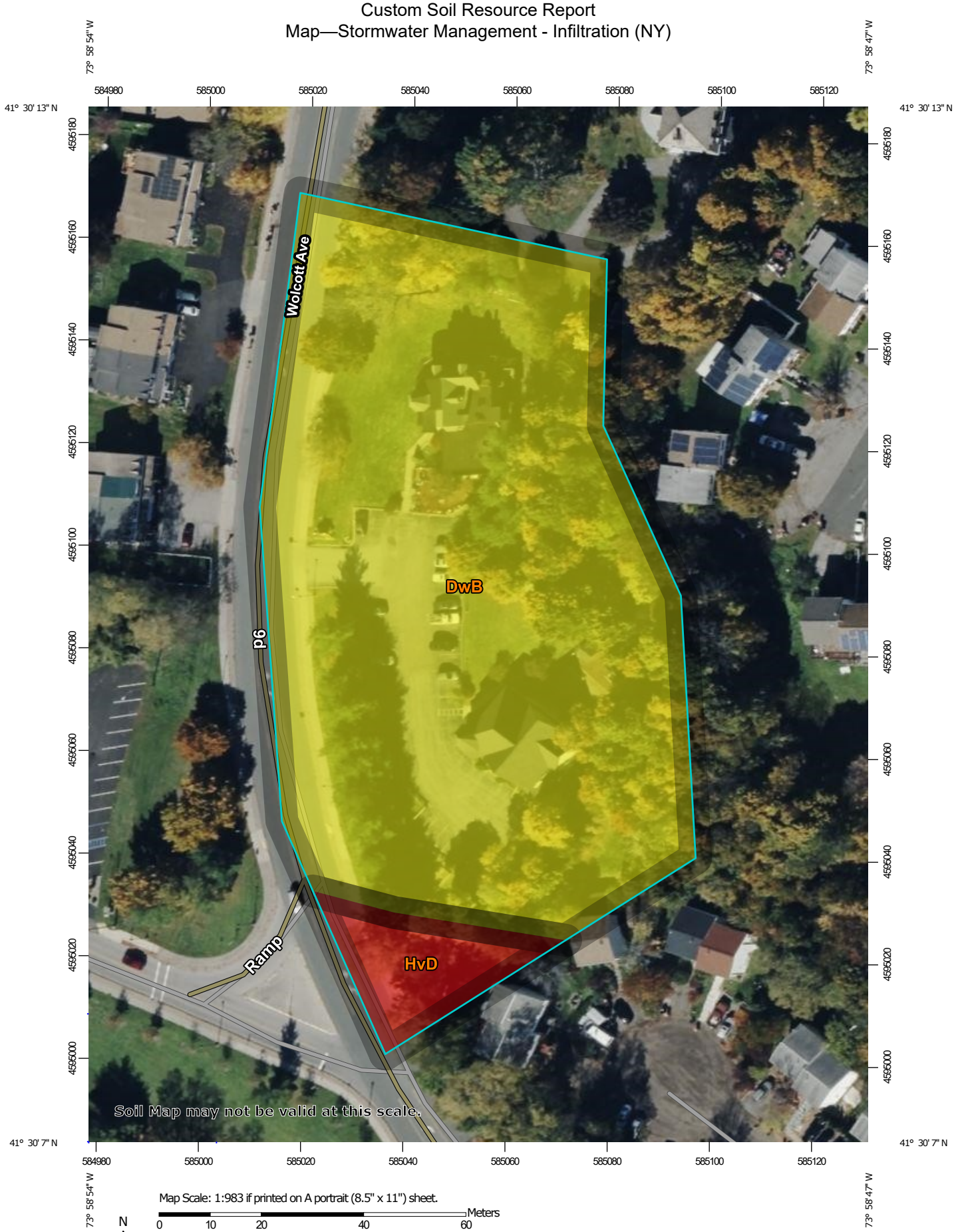
The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed in the report. An aggregated rating class is shown for each map unit. The components 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 Scale: 1:983 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 10 20 40 60

Feet
0 45 90 180 270

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

## MAP LEGEND

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

**Soils**

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

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

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

**Water Features**
- Streams and Canals

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

**Background**
- Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

## Tables—Stormwater Management - Infiltration (NY)

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

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

## Rating Options—Stormwater Management - Infiltration (NY)

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule:* Higher

# Soil Properties and Qualities

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

## Soil Qualities and Features

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

### Hydrologic Soil Group

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

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

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

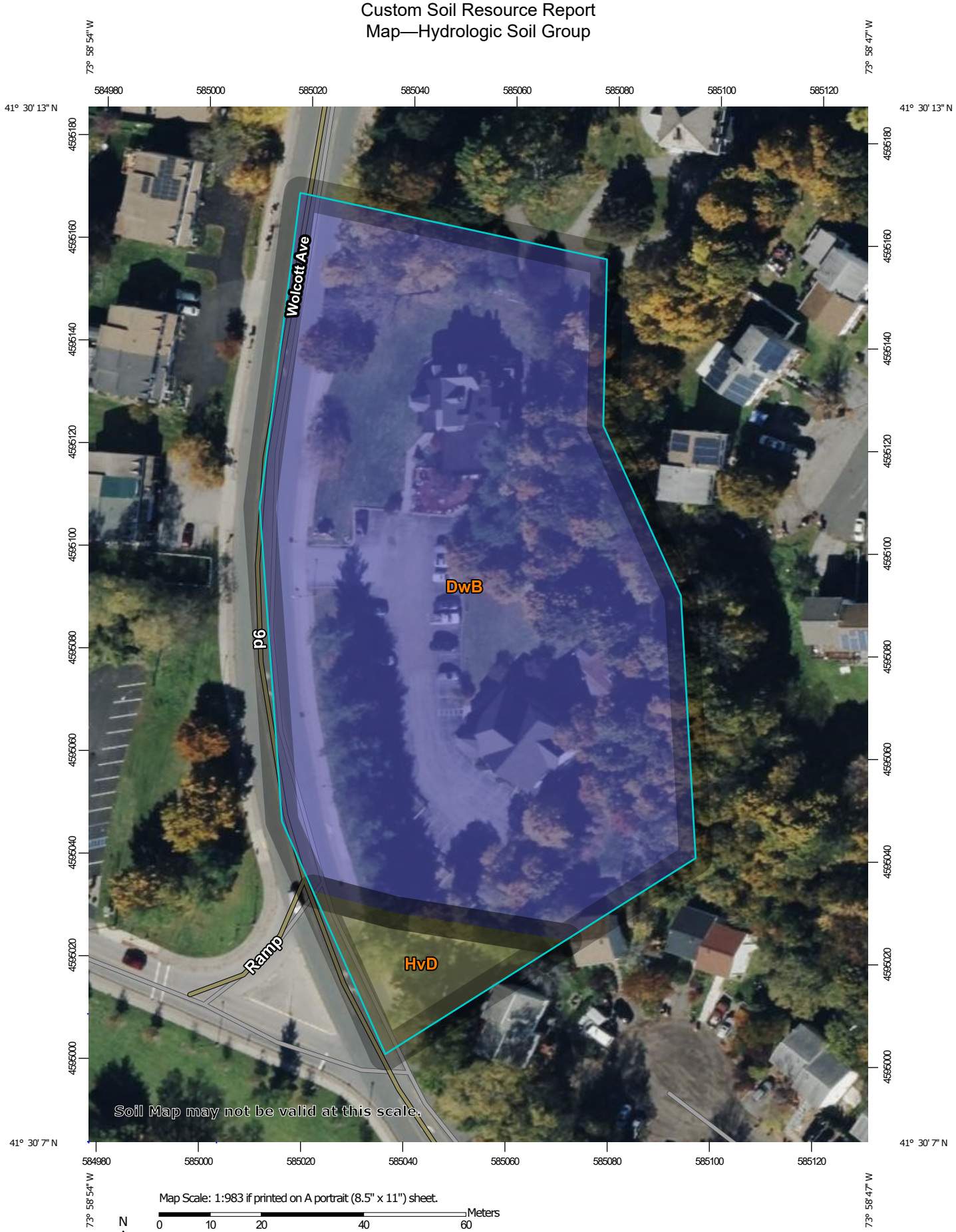
Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

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

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

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

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




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

N

Meters
0 10 20 40 60

Feet
0 45 90 180 270

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

## MAP LEGEND

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

**Soils**

**Soil Rating Polygons**
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Lines**
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Points**
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Water Features**
- Streams and Canals

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

**Background**
- Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

## Table—Hydrologic Soil Group

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

## Rating Options—Hydrologic Soil Group

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule:* Higher

# References

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

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# APPENDIX C

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

# Extreme Precipitation Tables

## Northeast Regional Climate Center

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

**Metadata for Point**

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

## Extreme Precipitation Estimates

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

## Lower Confidence Limits

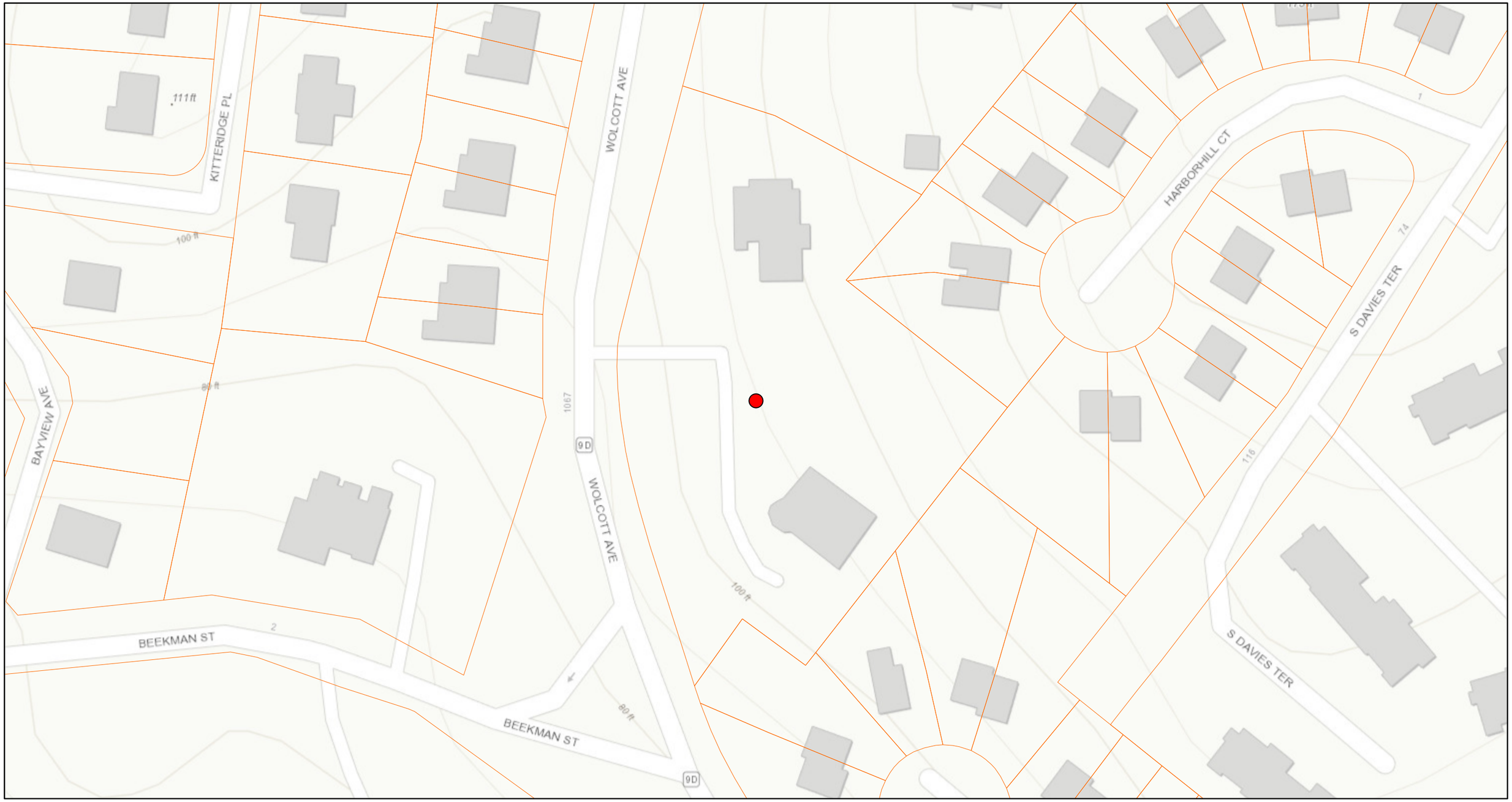
| | 5min | 10min | 15min | 30min | 60min | 120min | | 1hr | 2hr | 3hr | 6hr | 12hr | 24hr | 48hr | | 1day | 2day | 4day | 7day | 10day | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1yr** | 0.28 | 0.44 | 0.54 | 0.72 | 0.89 | 1.09 | **1yr** | 0.76 | 1.06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

## Upper Confidence Limits

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

Powered by ACIS
Northeast Regional Climate Center

# 1064 Wolcott Avenue




January 23, 2025

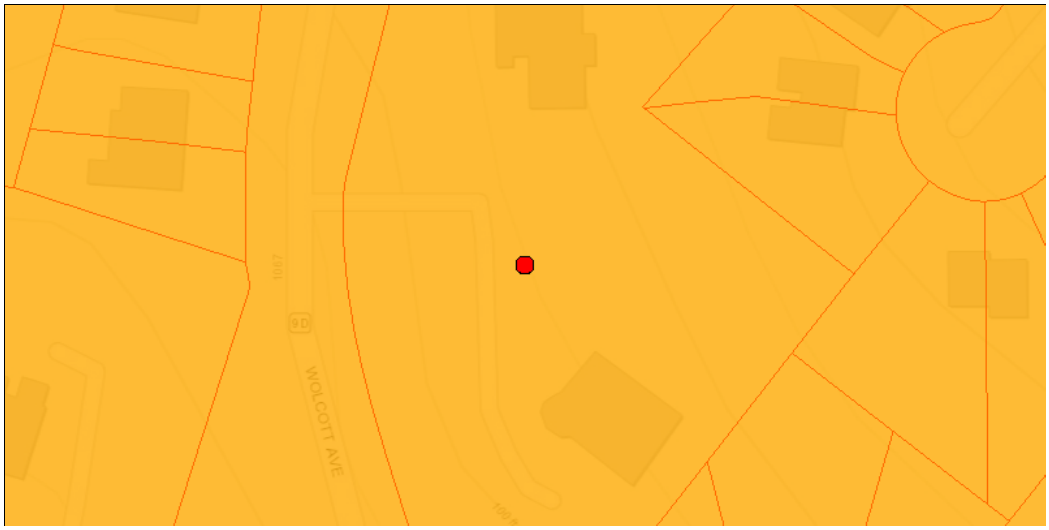
1:1,128

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

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

# Environmental Resource Mapper




**The coordinates of the point you clicked on are:**

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

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

**County:** Dutchess
**City:** Beacon
**USGS Quad:** WAPPINGERS FALLS

## Natural Communities in the Vicinity

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

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

## Rare Plants and Rare Animals

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

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

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

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

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

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

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

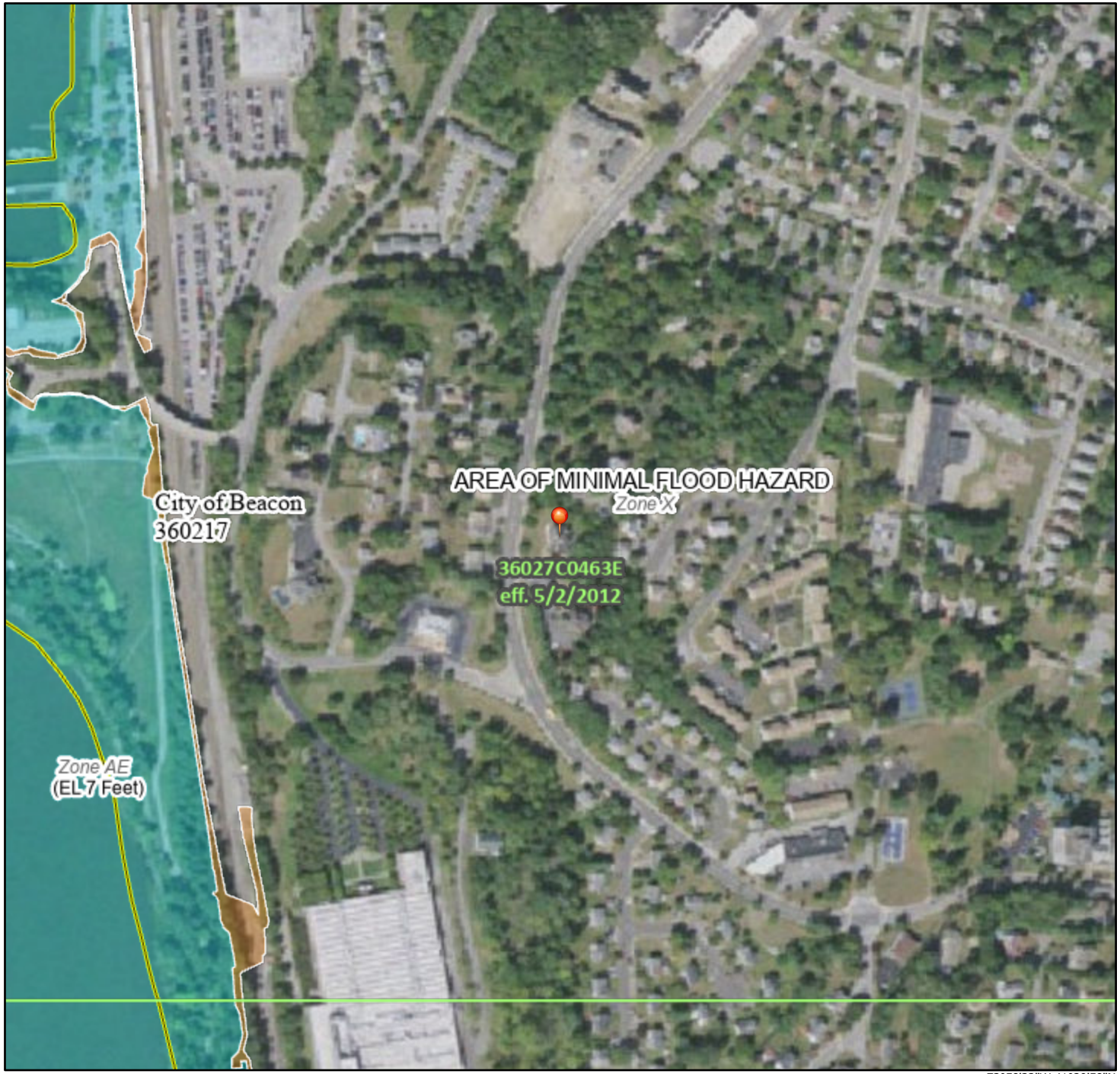
**Disclaimer:** If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated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

Print Preview

# National Flood Hazard Layer FIRMette

FEMA

73°59'10"W 41°30'25"N




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

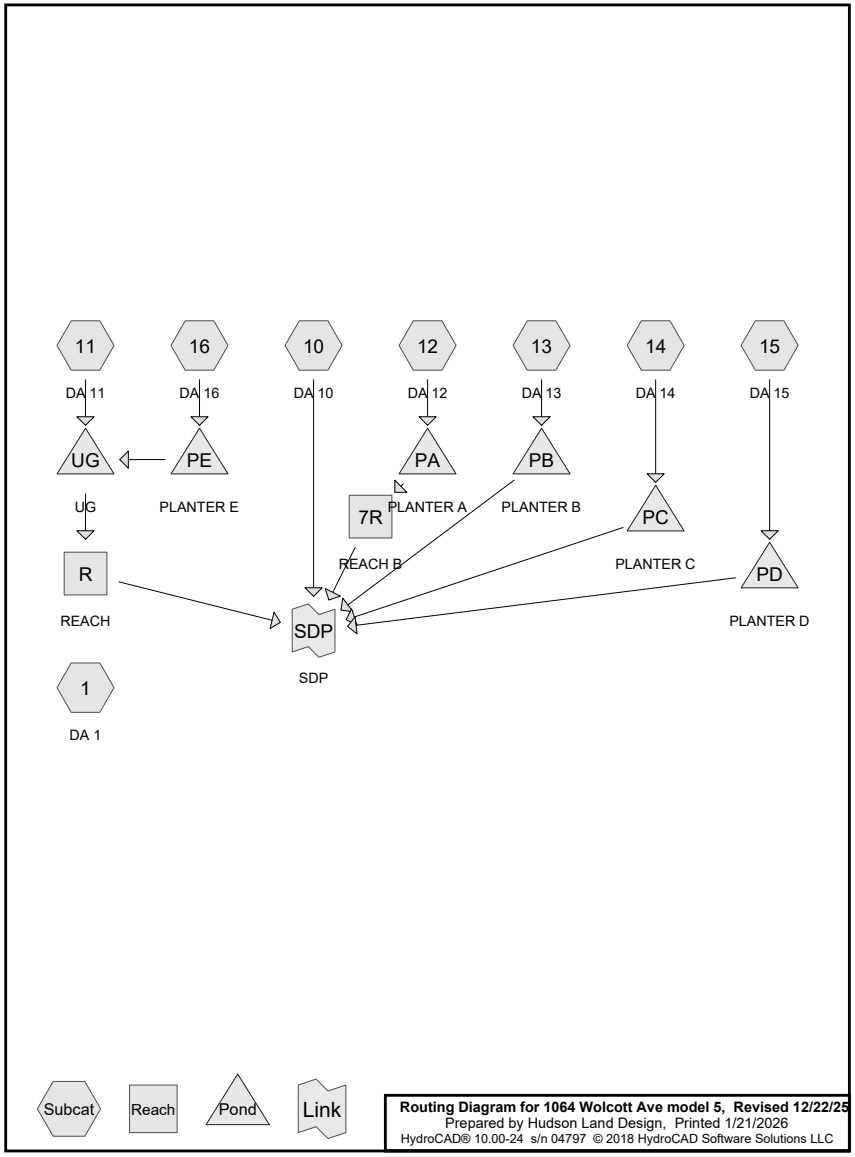
**Wetlands**

- 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

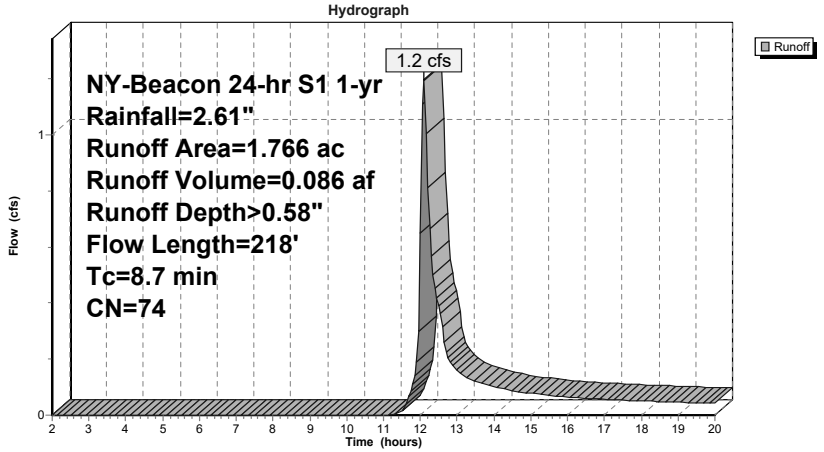
Runoff = 1.2 cfs @ 12.09 hrs, Volume= 0.086 af, Depth> 0.58"

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

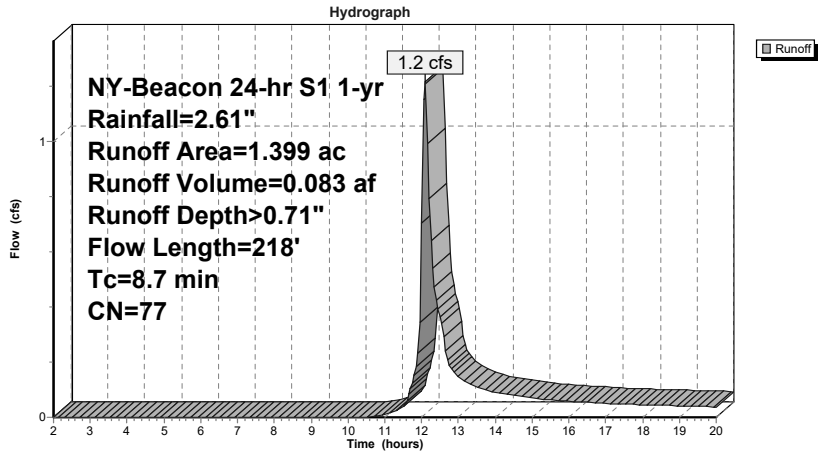
Runoff = 1.2 cfs @ 12.09 hrs, Volume= 0.083 af, Depth> 0.71"

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

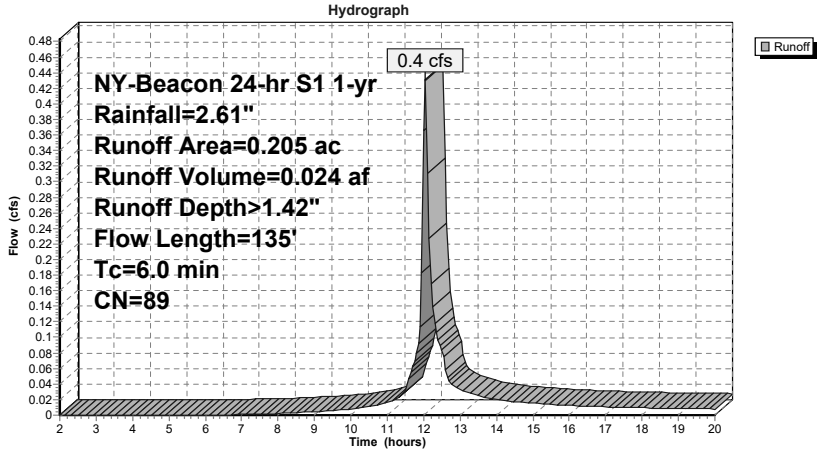
Runoff = 0.4 cfs @ 12.04 hrs, Volume= 0.024 af, Depth> 1.42"

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

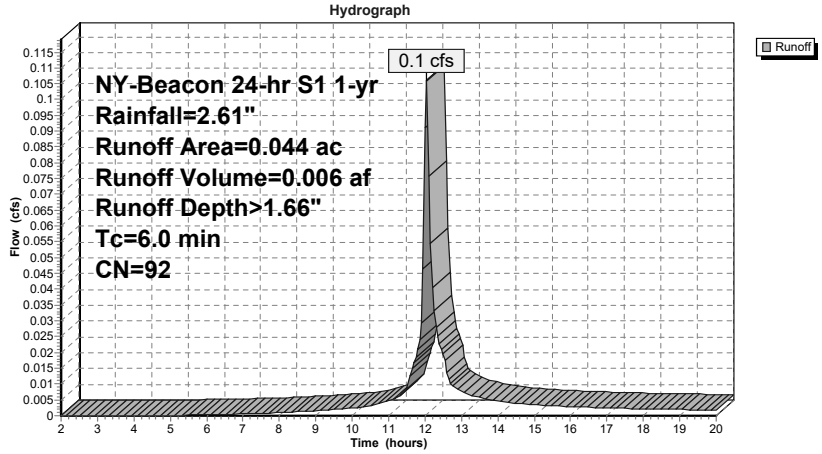
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.006 af, Depth> 1.66"

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

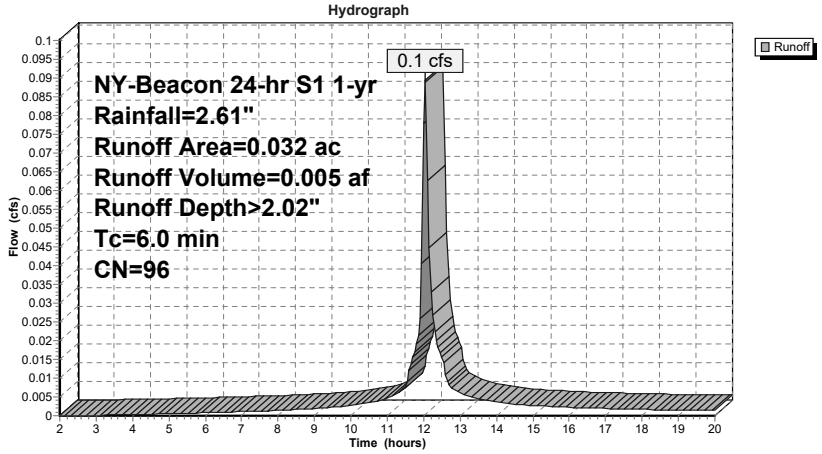
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af, Depth> 2.02"

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

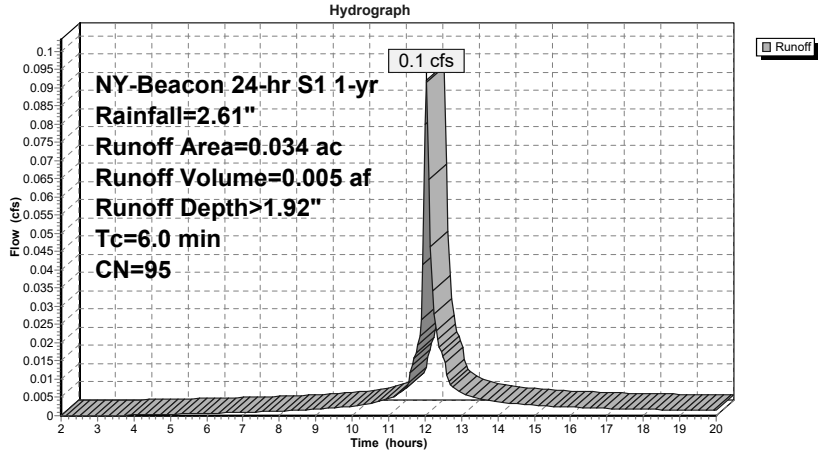
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af, Depth> 1.92"

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

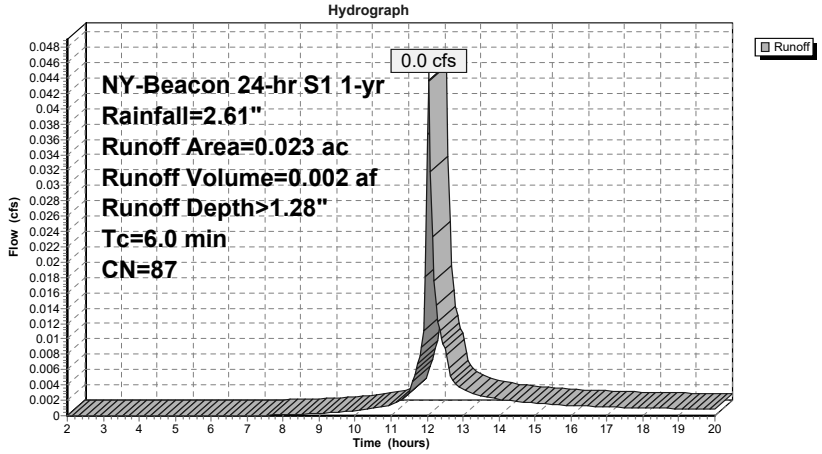
Runoff = 0.0 cfs @ 12.04 hrs, Volume= 0.002 af, Depth> 1.28"

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

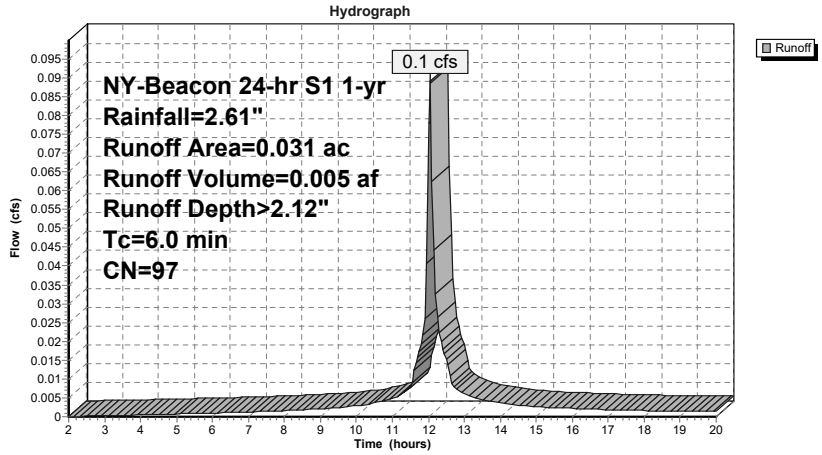
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af, Depth> 2.12"

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





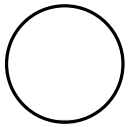

## Summary for Reach 7R: REACH B

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

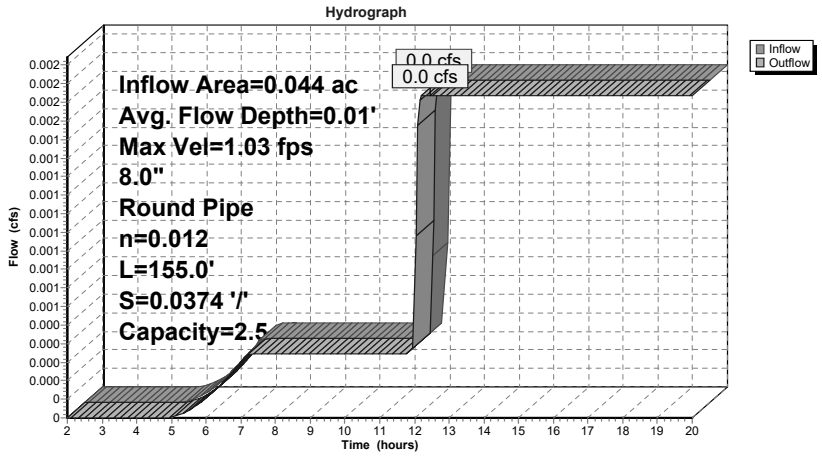
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.03 fps, Min. Travel Time= 2.5 min
Avg. Velocity = 0.86 fps, Avg. Travel Time= 3.0 min

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

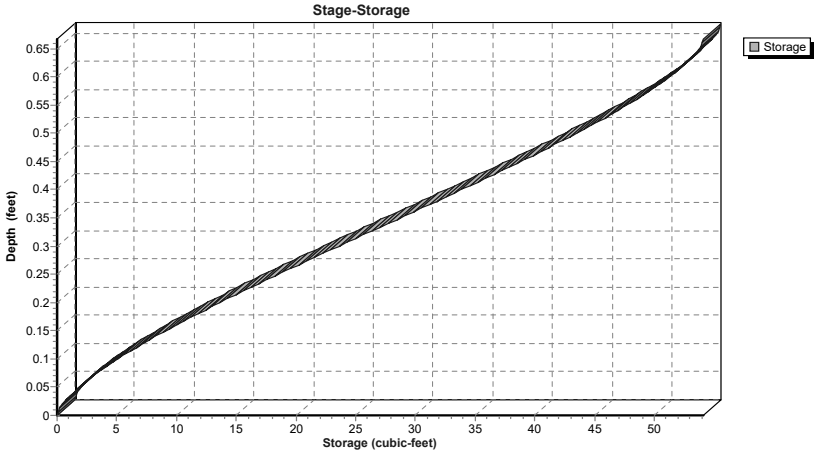
8.0" Round Pipe
n= 0.012
Length= 155.0' Slope= 0.0374 '/'
Inlet Invert= 102.50', Outlet Invert= 96.71'



### Reach 7R: REACH B



## Reach 7R: REACH B





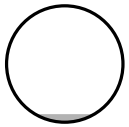

## Summary for Reach R: REACH

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

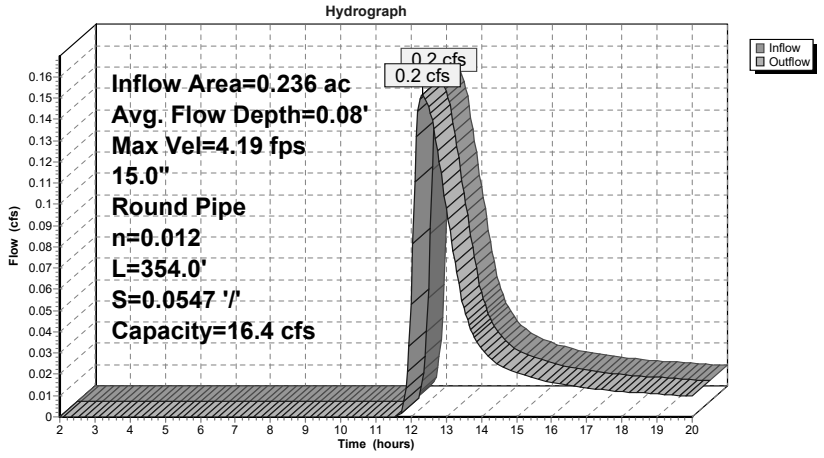
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.19 fps, Min. Travel Time= 1.4 min
Avg. Velocity = 2.42 fps, Avg. Travel Time= 2.4 min

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

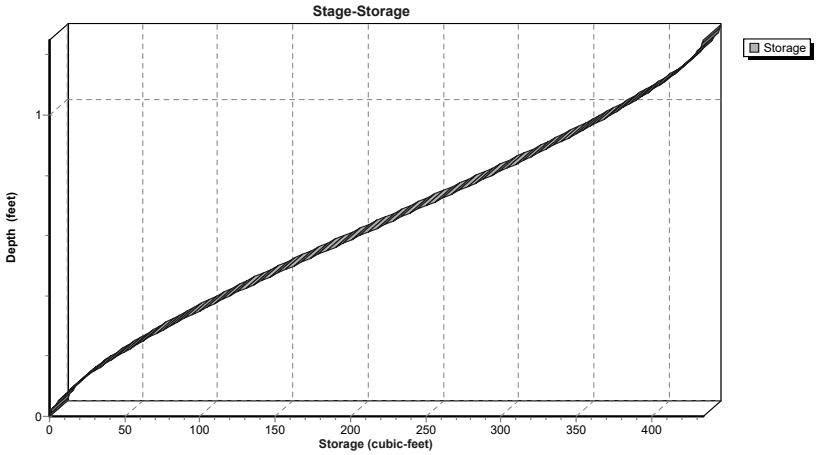
15.0" Round Pipe
n= 0.012
Length= 354.0' Slope= 0.0547 '/'
Inlet Invert= 116.07', Outlet Invert= 96.71'



## 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 )

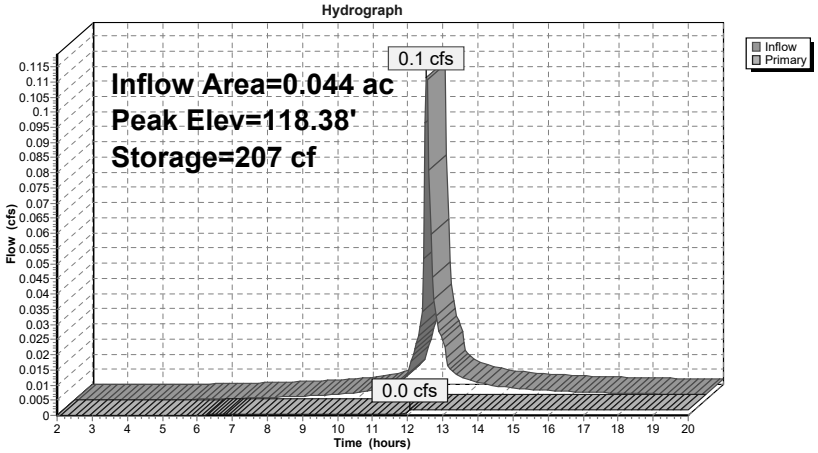
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 115.00' | 376 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

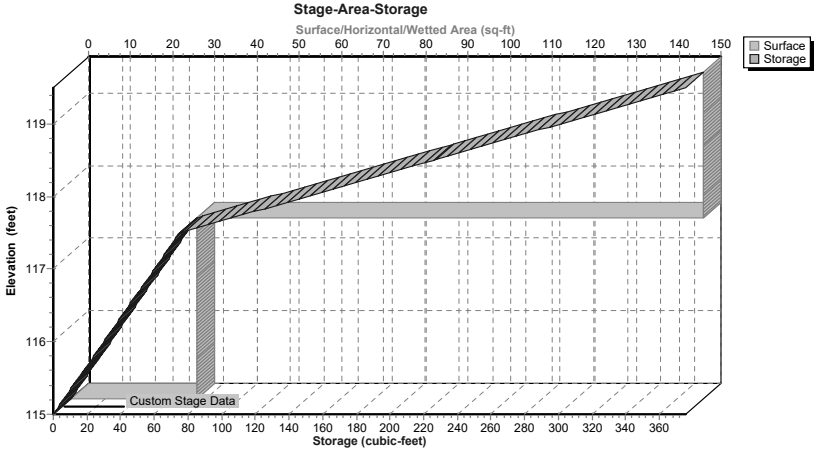
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 118.50' | **8.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #2 | Primary | 115.00' | **0.500 in/hr Exfiltration over Surface area** |

**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 )

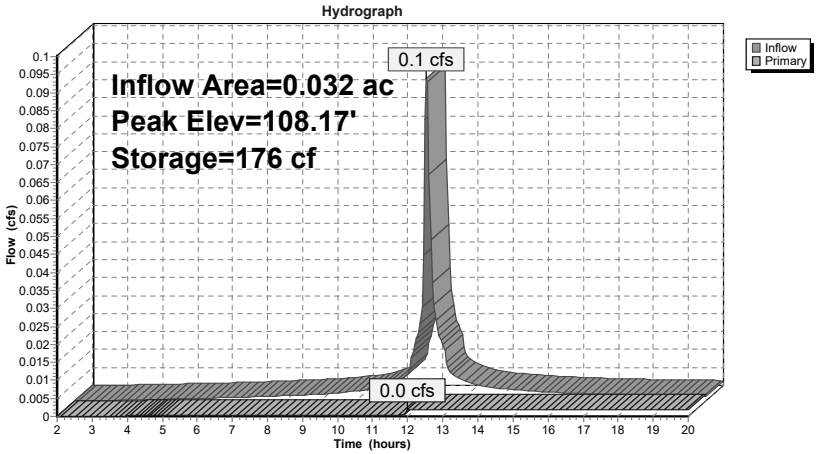
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 105.00' | 376 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

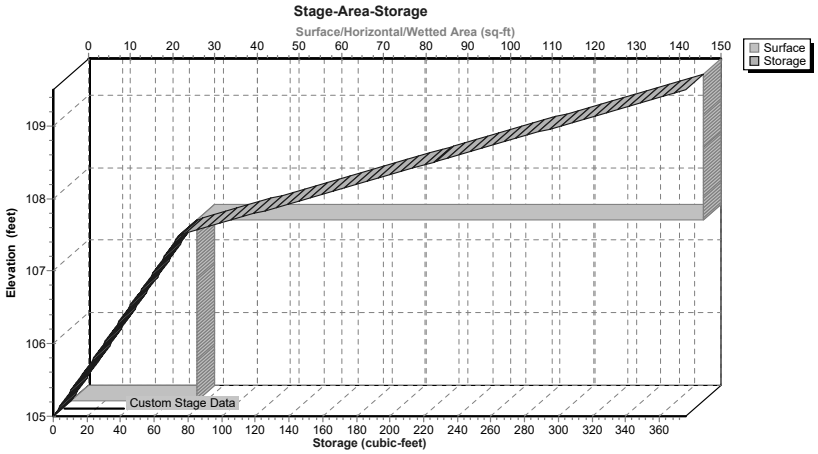
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 108.50' | **8.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #2 | Primary | 105.00' | **0.500 in/hr Exfiltration over Surface area** |

**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 )

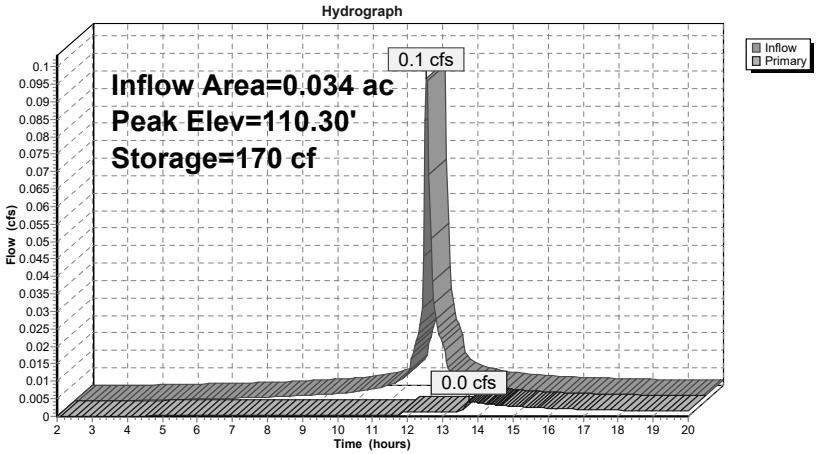
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 106.80' | 283 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

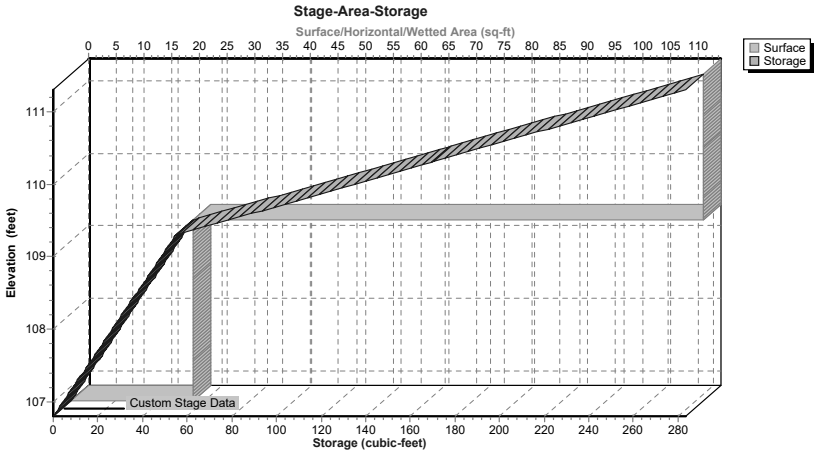
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 110.30' | **8.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #2 | Primary | 106.80' | **0.500 in/hr Exfiltration over Surface area** |

**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 )

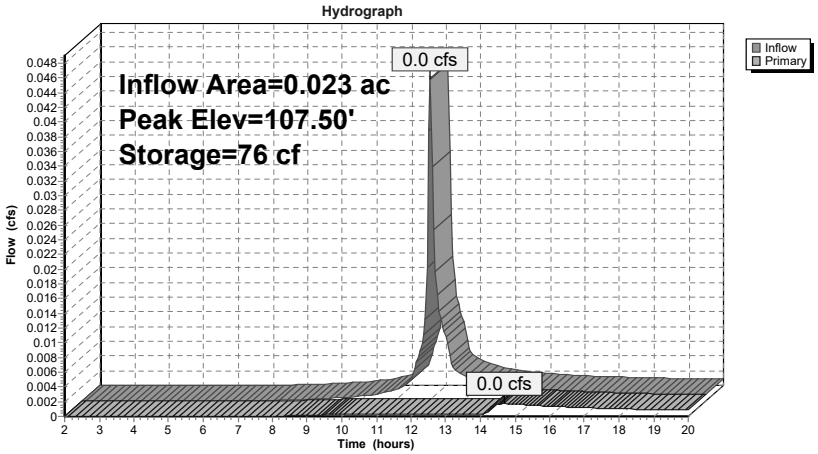
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 105.00' | 376 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

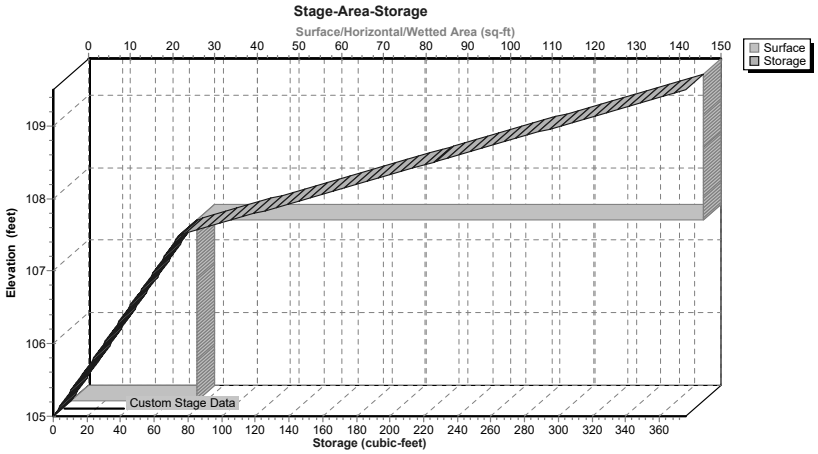
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 108.50' | **8.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #2 | Primary | 105.00' | **0.500 in/hr Exfiltration over Surface area** |

**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 )

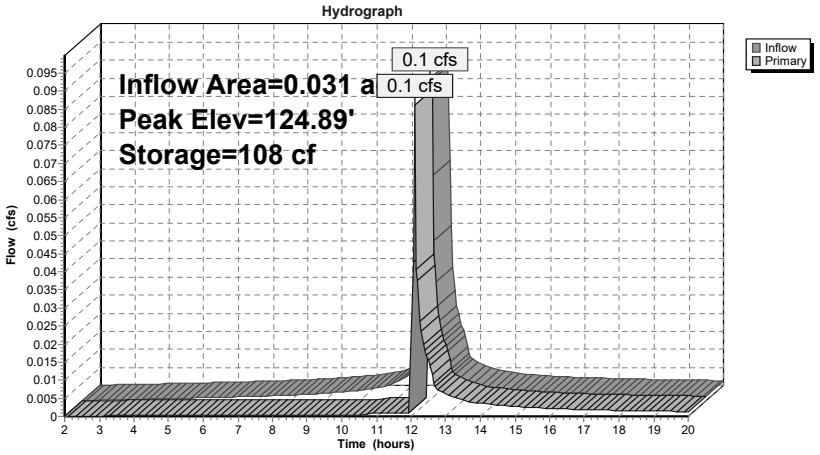
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 121.33' | 173 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

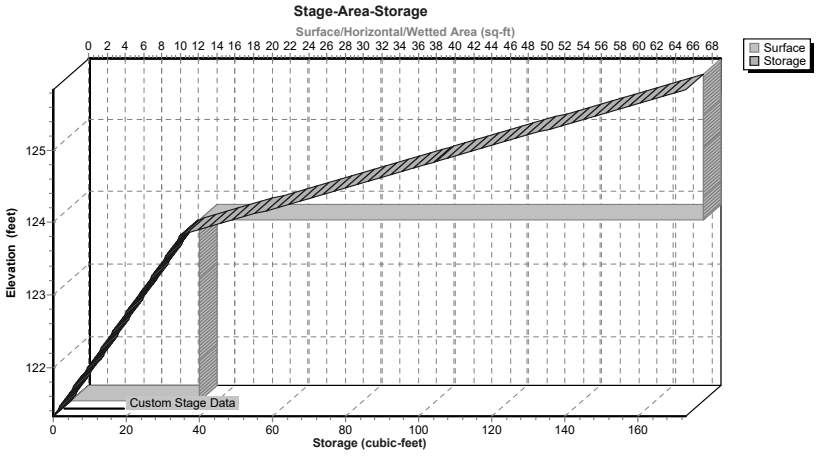
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 124.83' | **8.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #2 | Primary | 121.33' | **0.500 in/hr Exfiltration over Surface area** |

**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**<br>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<br>Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf<br>Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap<br>Row Length Adjustment= +1.00' x 6.07 sf x 3 rows |
| | | 1,322 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

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

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

## Pond UG: UG - Chamber Wizard Field A

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

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

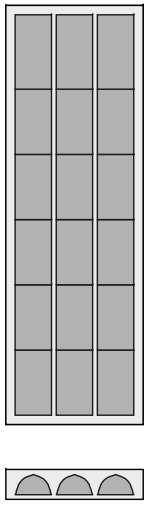
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

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

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

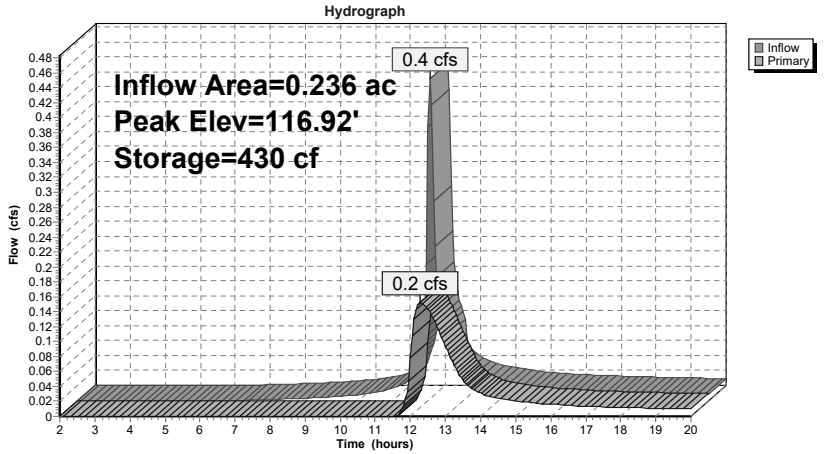
Chamber Storage + Stone Storage = 1,321.8 cf = 0.030 af
Overall Storage Efficiency = 62.1%
Overall System Size = 45.00' x 14.75' x 3.21'

18 Chambers
78.9 cy Field
49.9 cy Stone

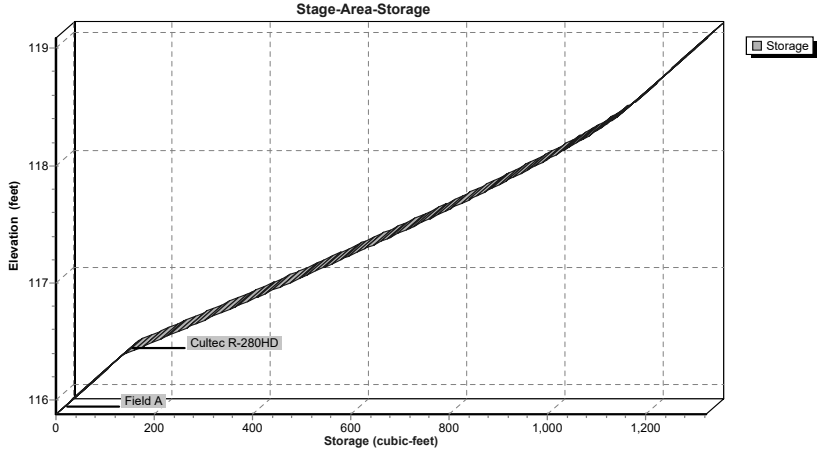




## Pond UG: UG




## Pond UG: UG

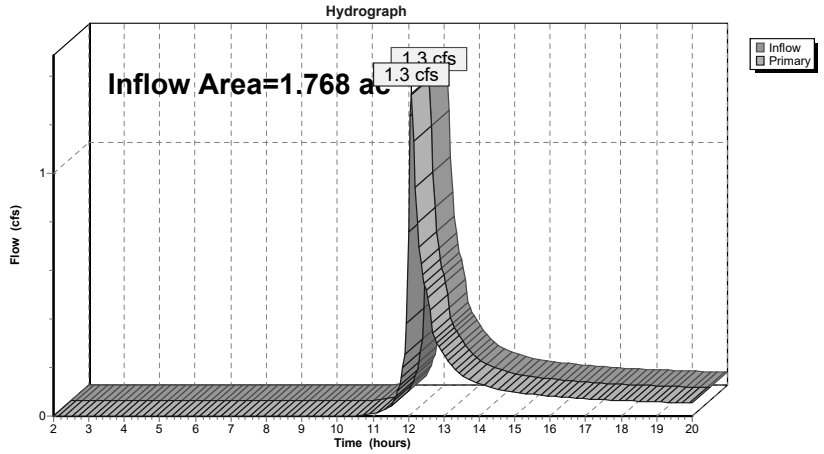


## Summary for Link SDP: SDP

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

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

### Link SDP: SDP






## Summary for Subcatchment 1: DA 1

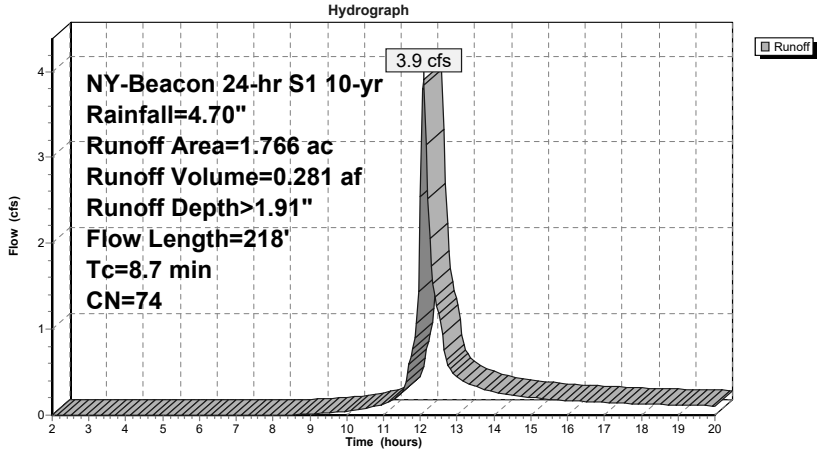
Runoff = 3.9 cfs @ 12.08 hrs, Volume= 0.281 af, Depth> 1.91"

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

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

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

### Subcatchment 1: DA 1



## Summary for Subcatchment 10: DA 10

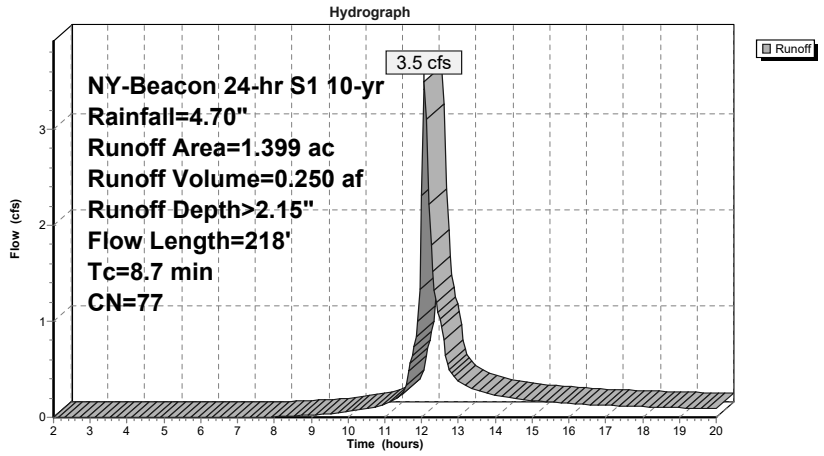
Runoff = 3.5 cfs @ 12.08 hrs, Volume= 0.250 af, Depth> 2.15"

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

| Area (ac) | CN | Description |
|---|---|---|
| 0.234 | 55 | Woods, Good, HSG B |
| 0.516 | 61 | >75% Grass cover, Good, HSG B |
| 0.649 | 98 | Paved parking, HSG B |
| 1.399 | 77 | Weighted Average |
| 0.750 | | 53.61% Pervious Area |
| 0.649 | | 46.39% Impervious Area |

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

### Subcatchment 10: DA 10






## Summary for Subcatchment 11: DA 11

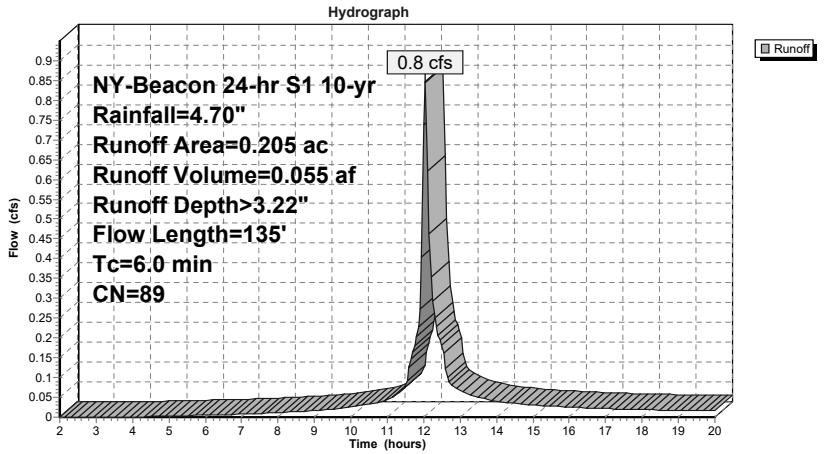
Runoff = 0.8 cfs @ 12.04 hrs, Volume= 0.055 af, Depth> 3.22"

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

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

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

### Subcatchment 11: DA 11



## Summary for Subcatchment 12: DA 12

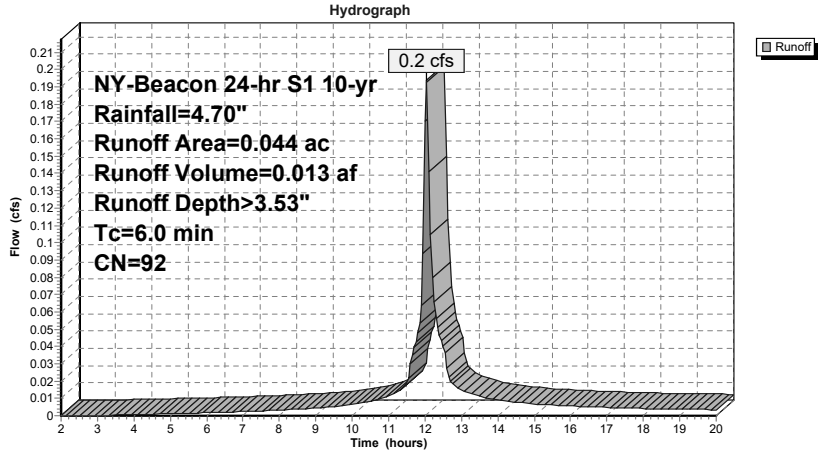
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.013 af, Depth> 3.53"

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

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

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

### Subcatchment 12: DA 12






## Summary for Subcatchment 13: DA 13

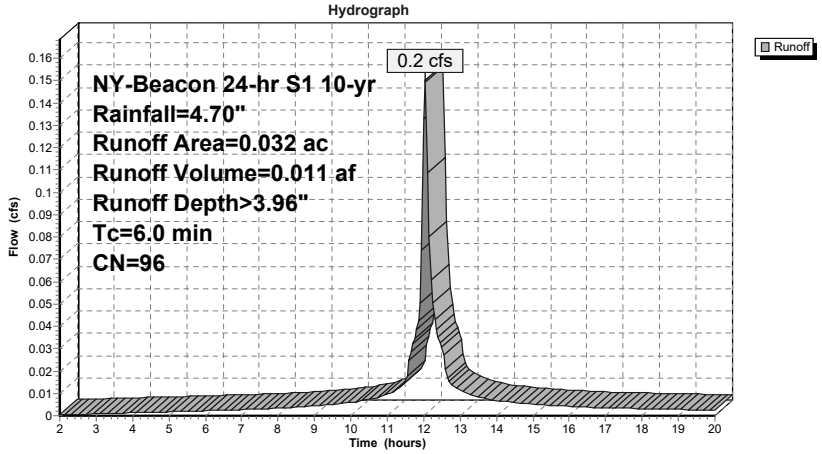
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.011 af, Depth> 3.96"

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

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

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

### Subcatchment 13: DA 13



## Summary for Subcatchment 14: DA 14

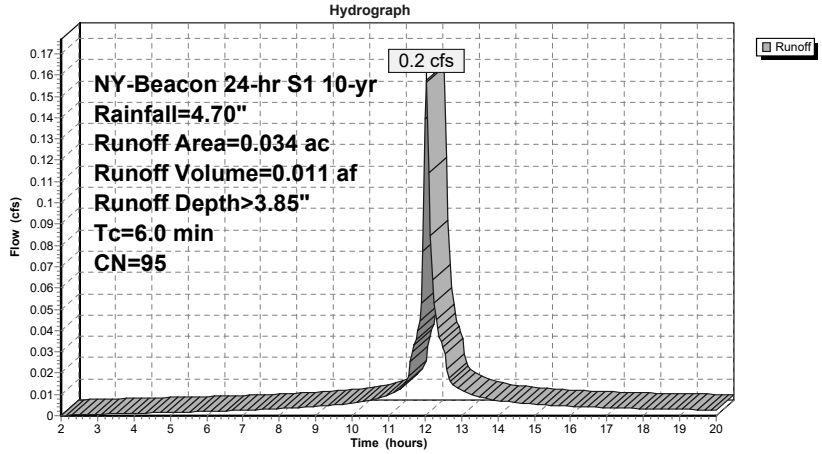
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.011 af, Depth> 3.85"

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

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

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

### Subcatchment 14: DA 14






## Summary for Subcatchment 15: DA 15

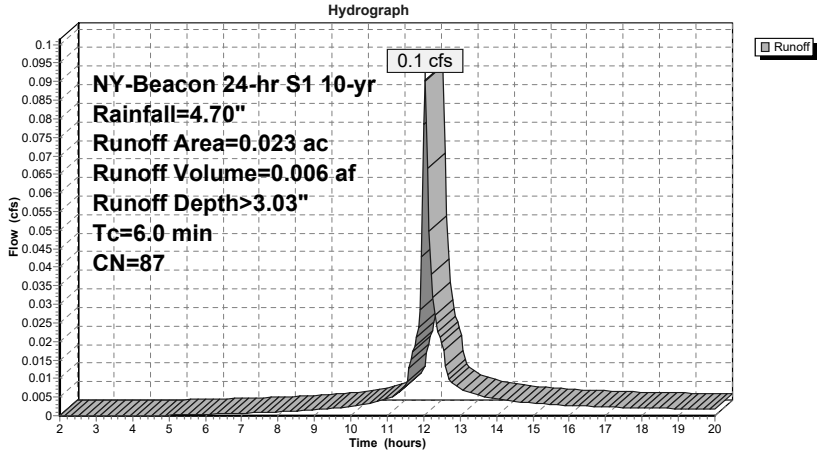
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.006 af, Depth> 3.03"

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

| Area (ac) | CN | Description |
|---|---|---|
| 0.016 | 98 | Paved parking, HSG B |
| 0.007 | 61 | >75% Grass cover, Good, HSG B |
| 0.023 | 87 | Weighted Average |
| 0.007 | | 30.43% Pervious Area |
| 0.016 | | 69.57% Impervious Area |

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

### Subcatchment 15: DA 15



## Summary for Subcatchment 16: DA 16

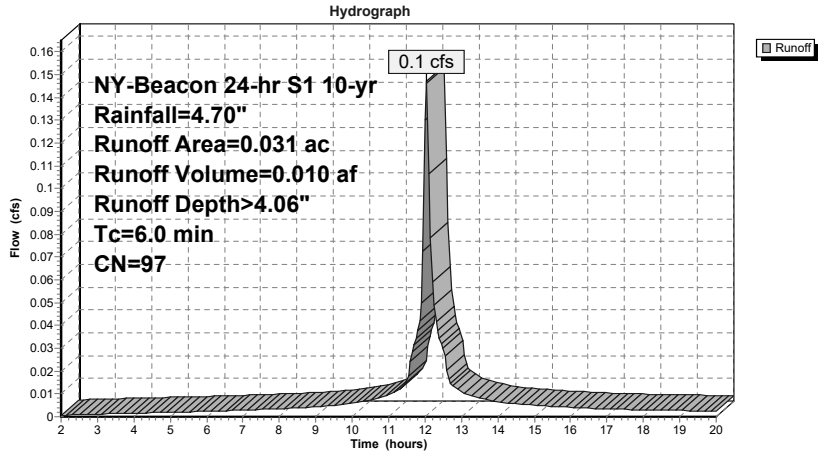
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.010 af, Depth> 4.06"

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

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

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

### Subcatchment 16: DA 16





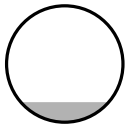

## Summary for Reach 7R: REACH B

Inflow Area = 0.044 ac, 84.09% Impervious, Inflow Depth > 2.11" for 10-yr event
Inflow = 0.2 cfs @ 12.11 hrs, Volume= 0.008 af
Outflow = 0.2 cfs @ 12.14 hrs, Volume= 0.008 af, Atten= 23%, Lag= 2.1 min

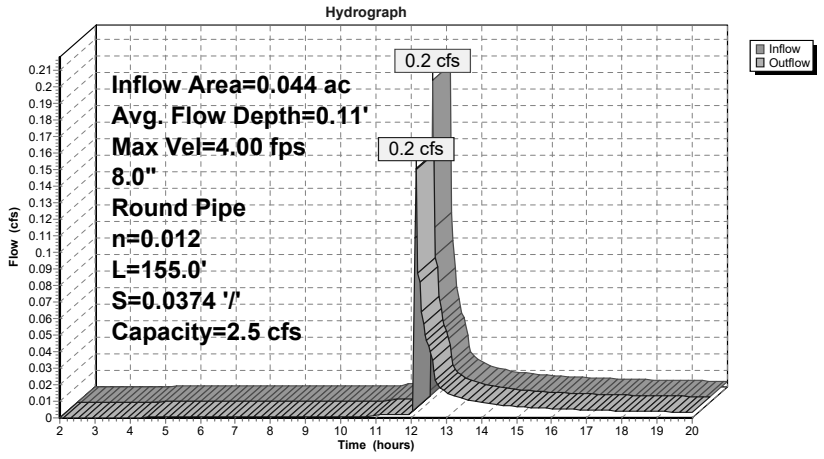
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.00 fps, Min. Travel Time= 0.6 min
Avg. Velocity = 1.15 fps, Avg. Travel Time= 2.2 min

Peak Storage= 6 cf @ 12.13 hrs
Average Depth at Peak Storage= 0.11'
Bank-Full Depth= 0.67' Flow Area= 0.3 sf, Capacity= 2.5 cfs

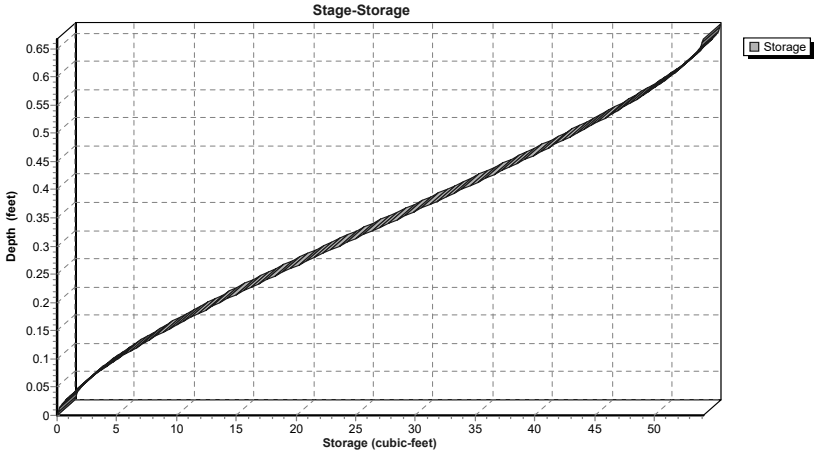
8.0" Round Pipe
n= 0.012
Length= 155.0' Slope= 0.0374 '/'
Inlet Invert= 102.50', Outlet Invert= 96.71'



### Reach 7R: REACH B



## Reach 7R: REACH B





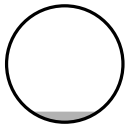

## Summary for Reach R: REACH

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

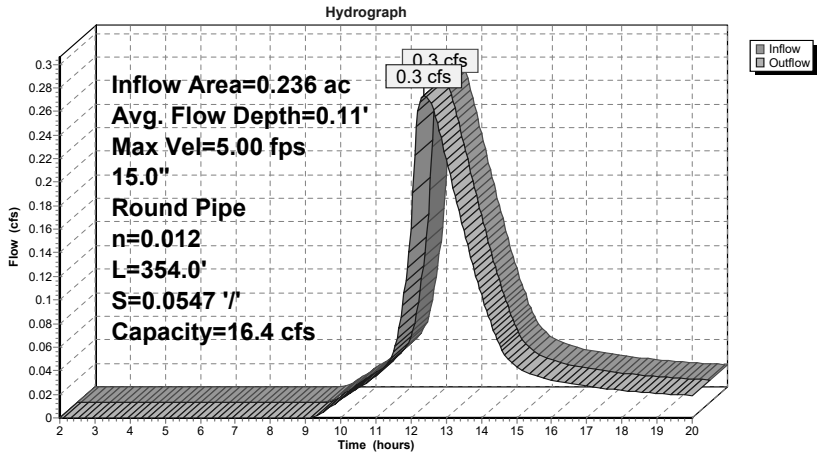
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 5.00 fps, Min. Travel Time= 1.2 min
Avg. Velocity = 2.92 fps, Avg. Travel Time= 2.0 min

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

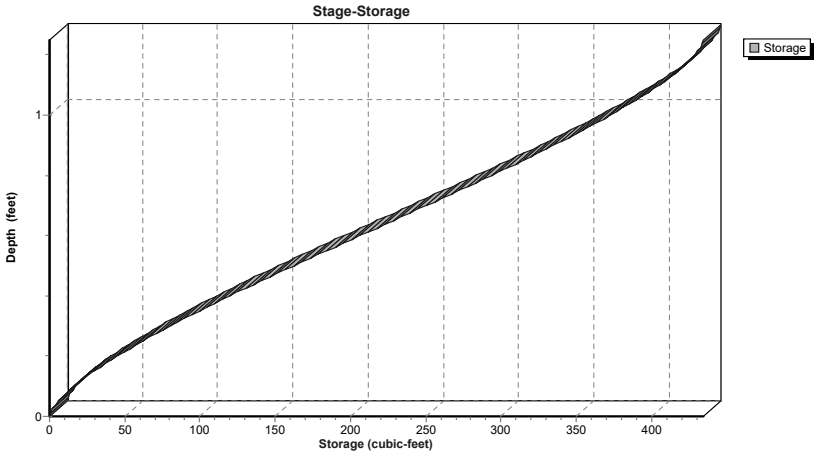
15.0" Round Pipe
n= 0.012
Length= 354.0' Slope= 0.0547 '/'
Inlet Invert= 116.07', Outlet Invert= 96.71'



## Reach R: REACH



## Reach R: REACH






## Summary for Pond PA: PLANTER A

Inflow Area = 0.044 ac, 84.09% Impervious, Inflow Depth > 3.53" for 10-yr event
Inflow = 0.2 cfs @ 12.04 hrs, Volume= 0.013 af
Outflow = 0.2 cfs @ 12.11 hrs, Volume= 0.008 af, Atten= 0%, Lag= 4.1 min
Primary = 0.2 cfs @ 12.11 hrs, Volume= 0.008 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 118.59' @ 12.11 hrs Surf.Area= 150 sf Storage= 240 cf

Plug-Flow detention time= 160.3 min calculated for 0.008 af (60% of inflow)
Center-of-Mass det. time= 72.9 min ( 823.9 - 751.1 )

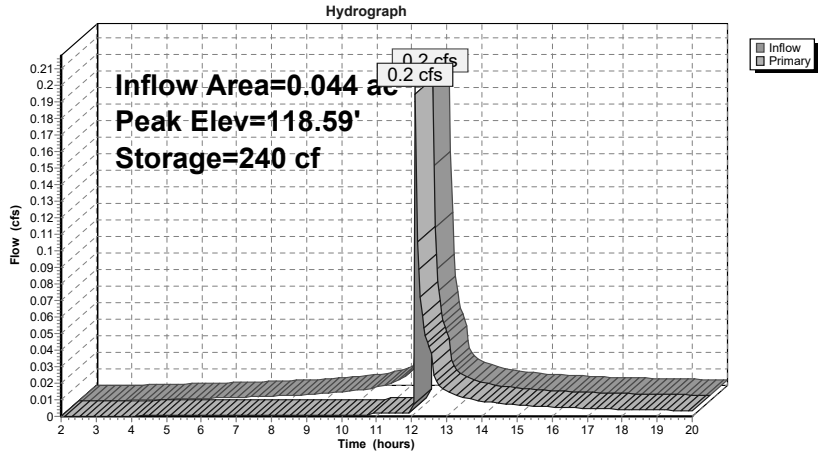
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 115.00' | 376 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

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

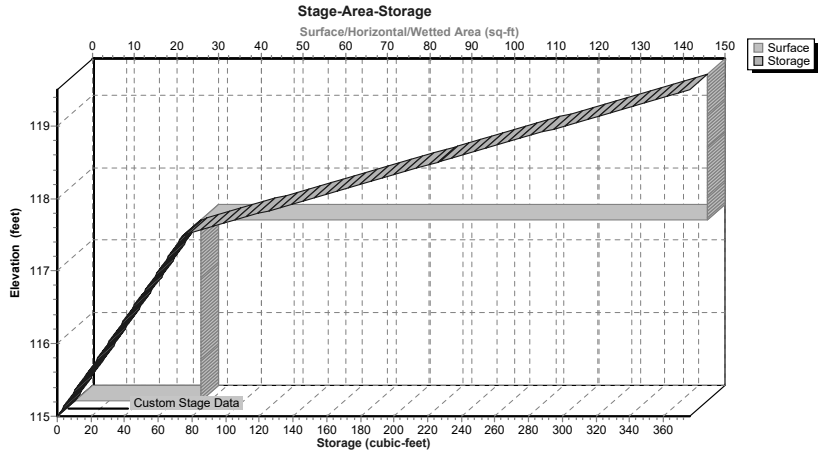
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 118.50' | **8.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #2 | Primary | 115.00' | **0.500 in/hr Exfiltration over Surface area** |

**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 )

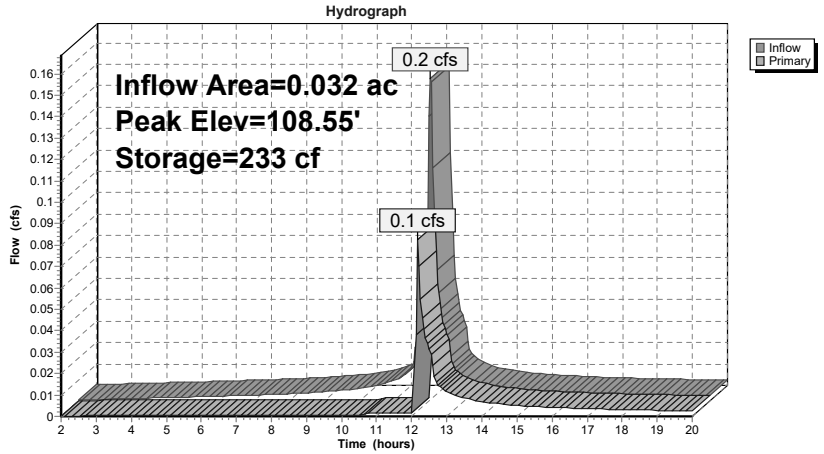
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 105.00' | 376 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

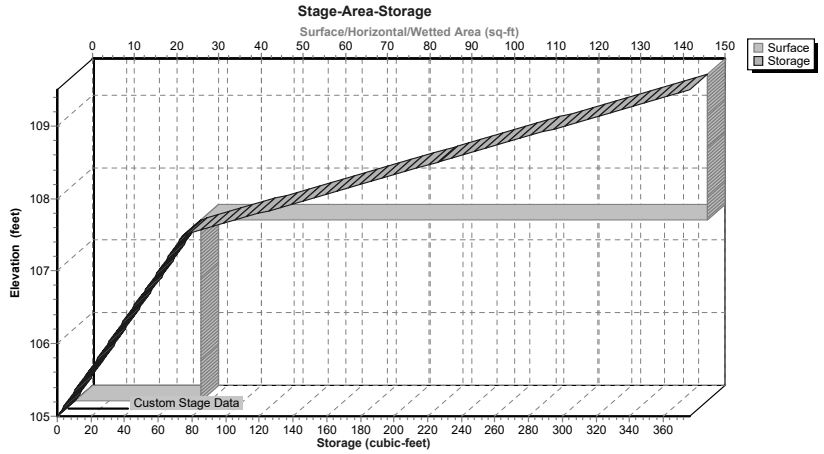
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 108.50' | **8.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #2 | Primary | 105.00' | **0.500 in/hr Exfiltration over Surface area** |

**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 )

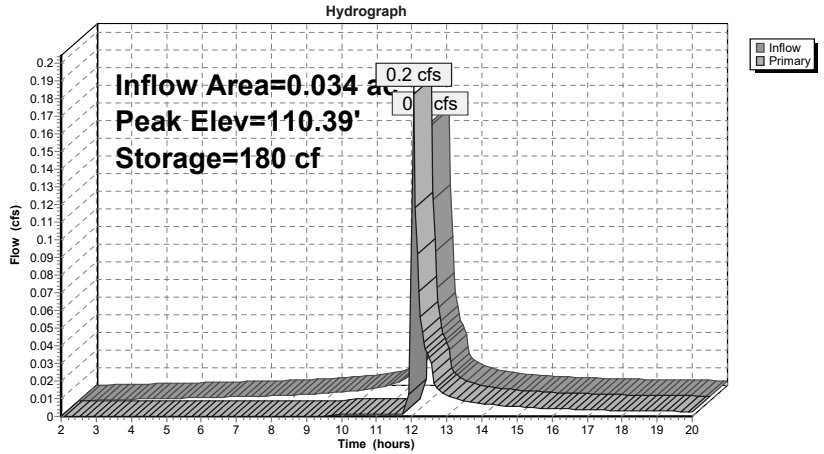
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 106.80' | 283 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

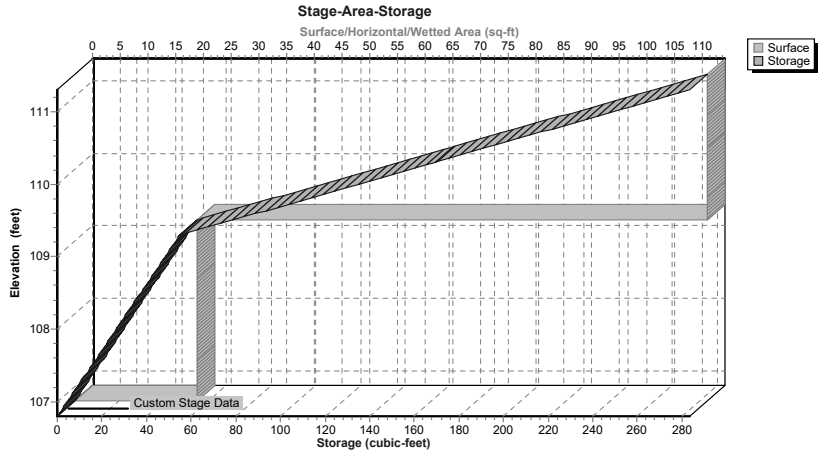
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 110.30' | **8.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #2 | Primary | 106.80' | **0.500 in/hr Exfiltration over Surface area** |

**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 )

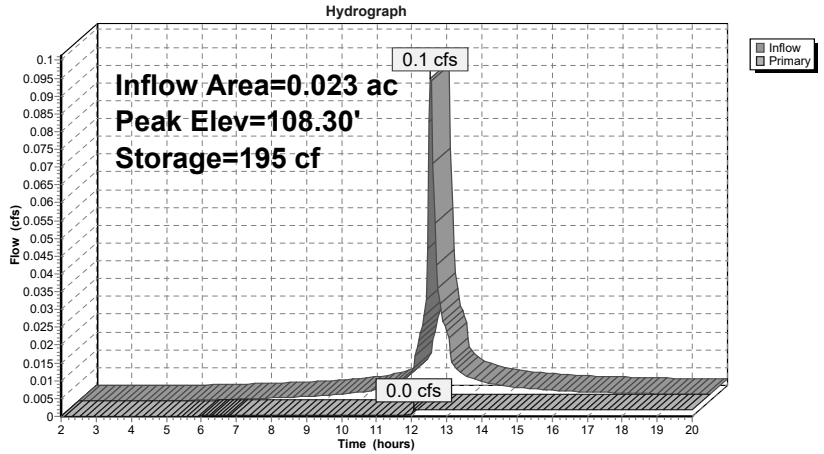
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 105.00' | 376 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

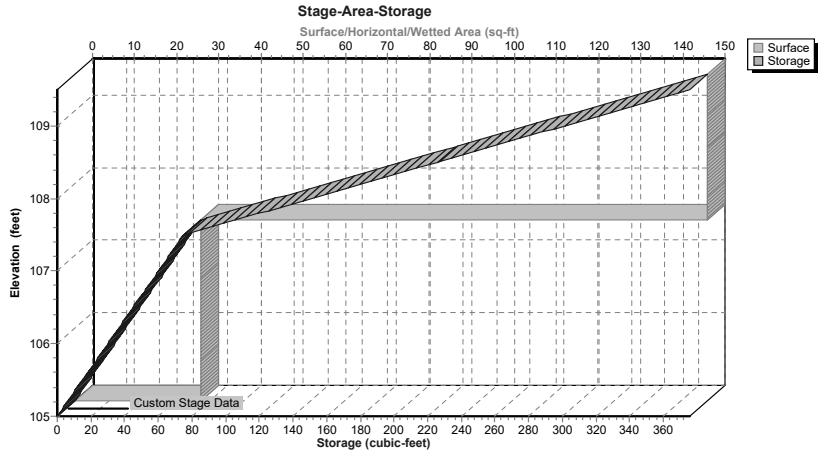
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 108.50' | **8.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #2 | Primary | 105.00' | **0.500 in/hr Exfiltration over Surface area** |

**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 )

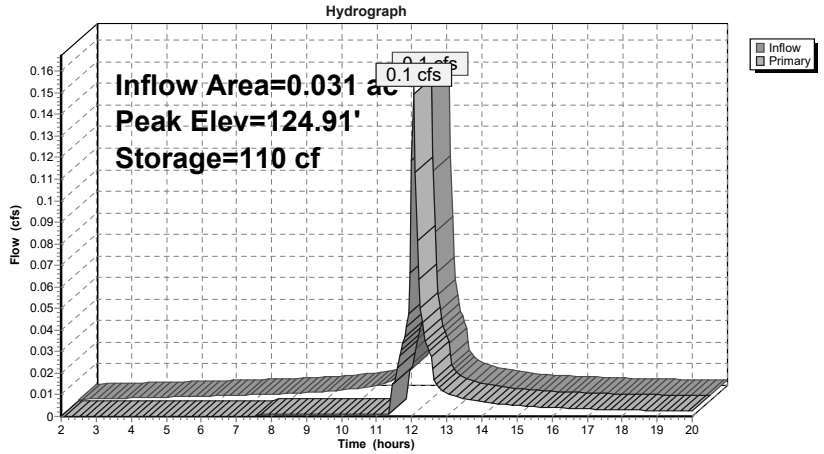
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 121.33' | 173 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

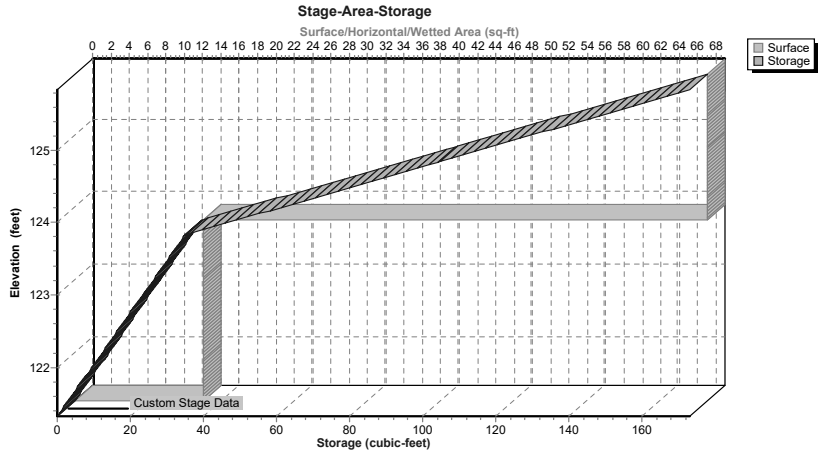
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 124.83' | **8.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #2 | Primary | 121.33' | **0.500 in/hr Exfiltration over Surface area** |

**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**<br>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<br>Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf<br>Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap<br>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

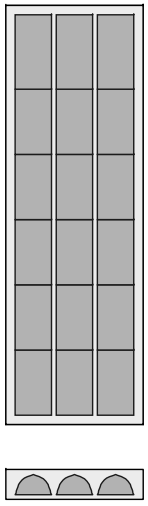
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

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

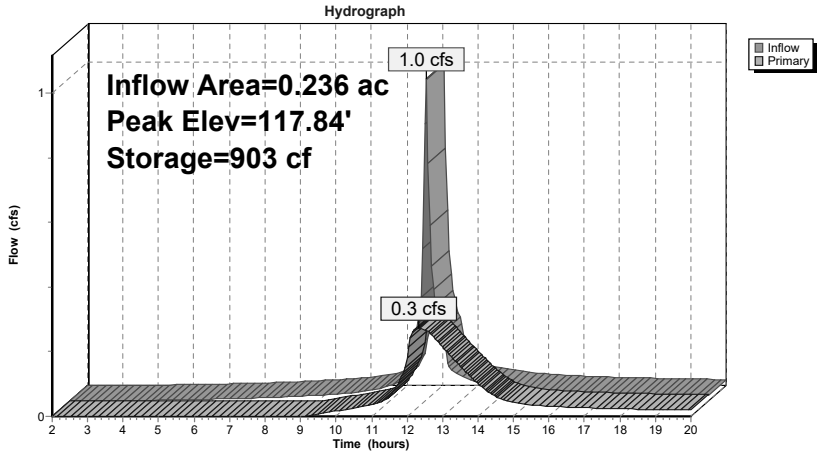
Chamber Storage + Stone Storage = 1,321.8 cf = 0.030 af
Overall Storage Efficiency = 62.1%
Overall System Size = 45.00' x 14.75' x 3.21'

18 Chambers
78.9 cy Field
49.9 cy Stone

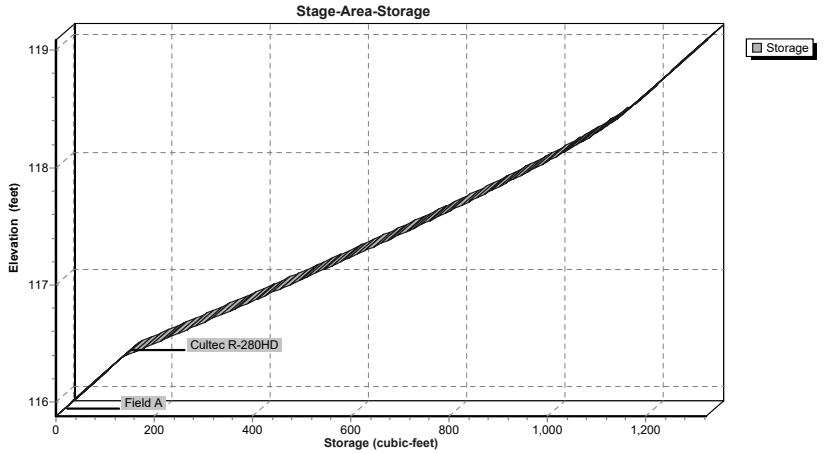




## Pond UG: UG




## Pond UG: UG

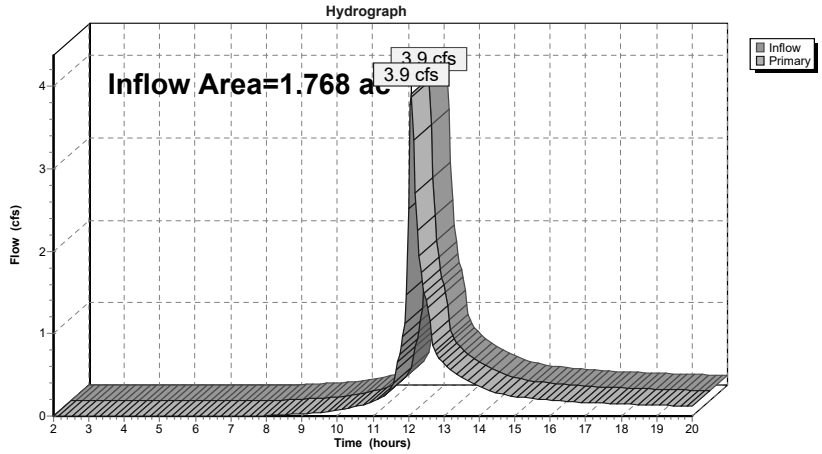


## Summary for Link SDP: SDP

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

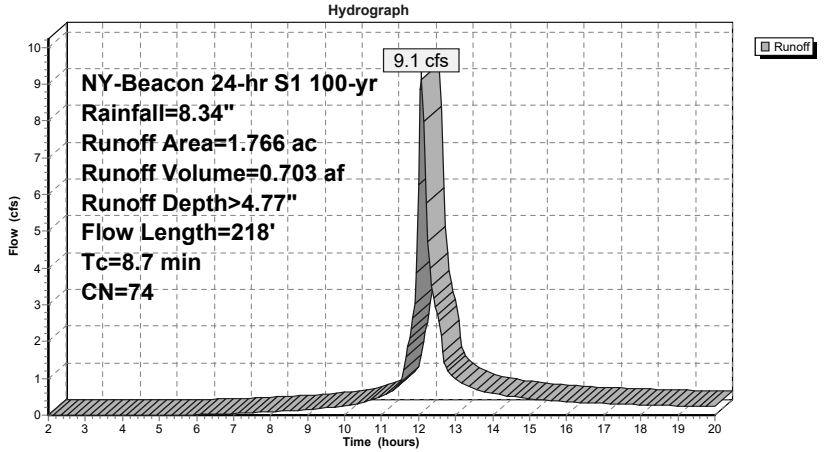
Runoff = 9.1 cfs @ 12.07 hrs, Volume= 0.703 af, Depth> 4.77"

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

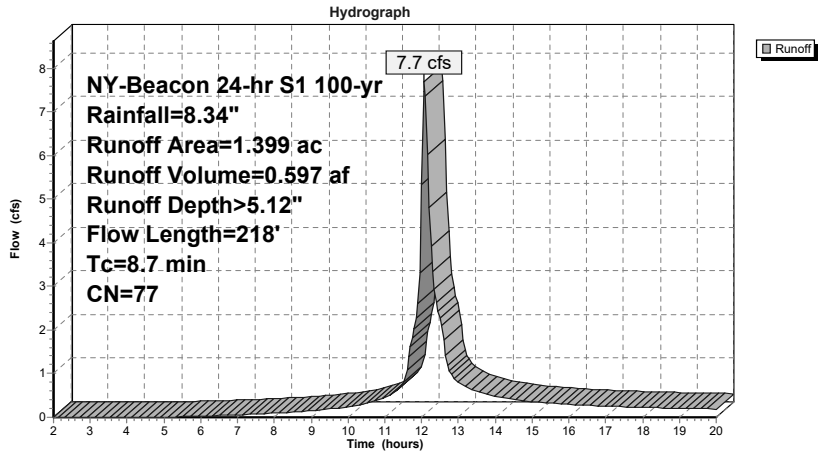
Runoff = 7.7 cfs @ 12.07 hrs, Volume= 0.597 af, Depth> 5.12"

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

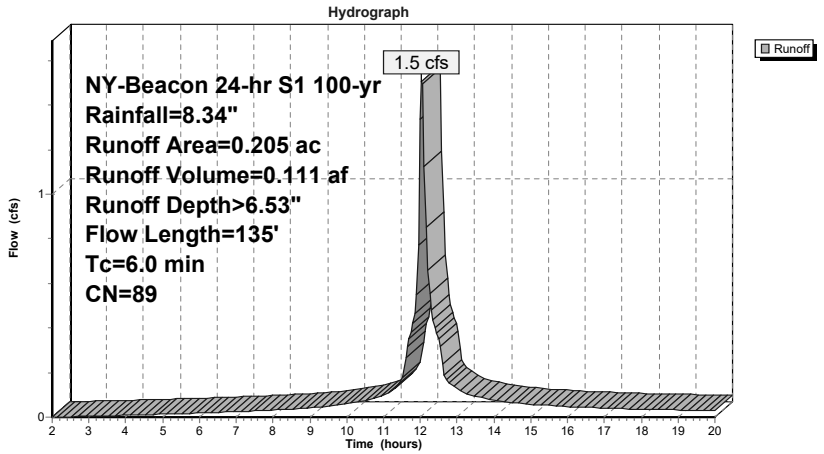
Runoff = 1.5 cfs @ 12.04 hrs, Volume= 0.111 af, Depth> 6.53"

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

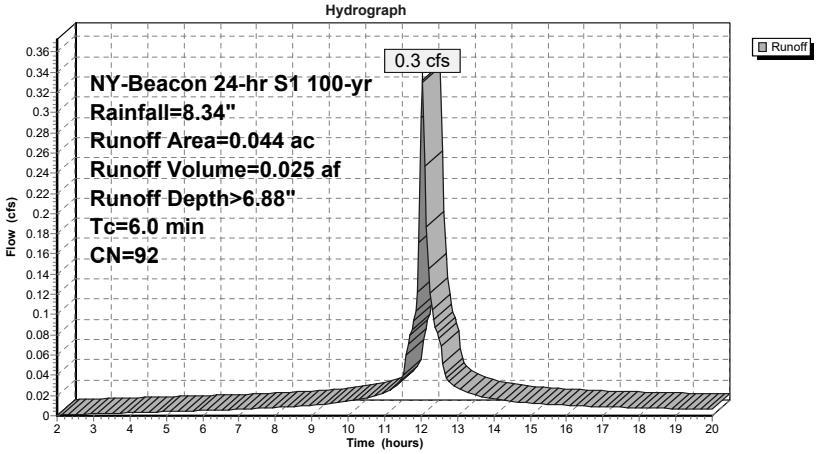
Runoff = 0.3 cfs @ 12.04 hrs, Volume= 0.025 af, Depth> 6.88"

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

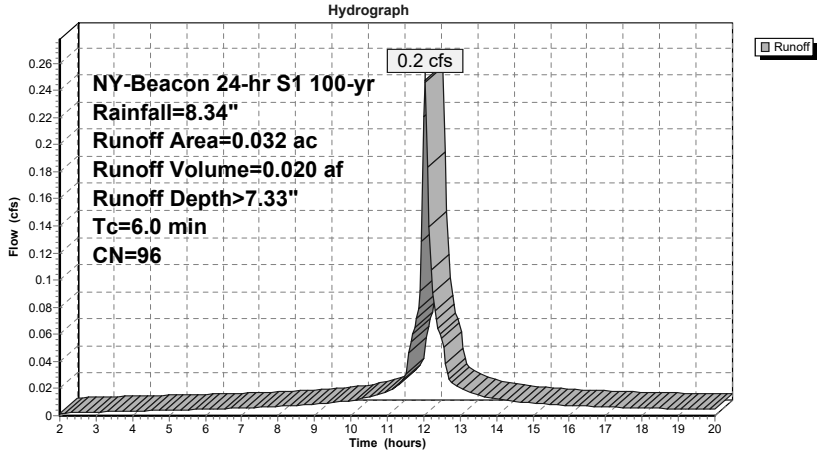
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.020 af, Depth> 7.33"

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

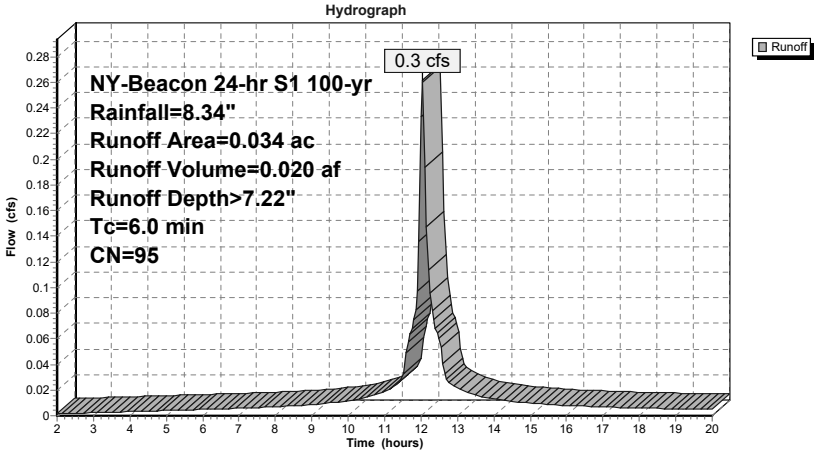
Runoff = 0.3 cfs @ 12.04 hrs, Volume= 0.020 af, Depth> 7.22"

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

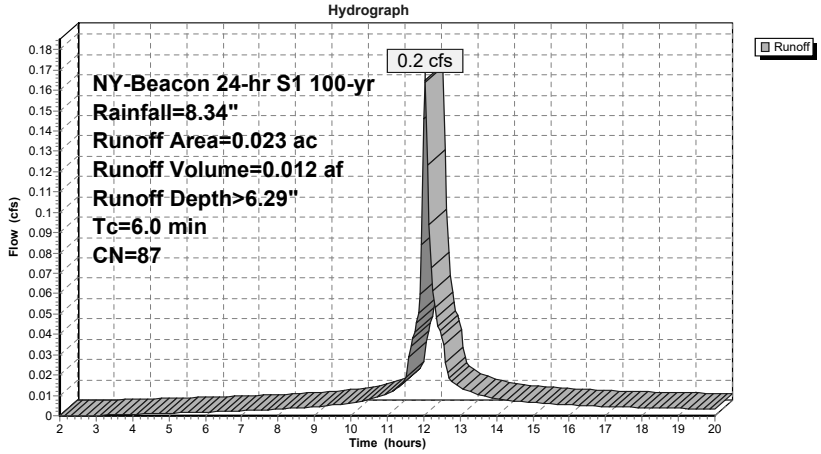
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.012 af, Depth> 6.29"

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

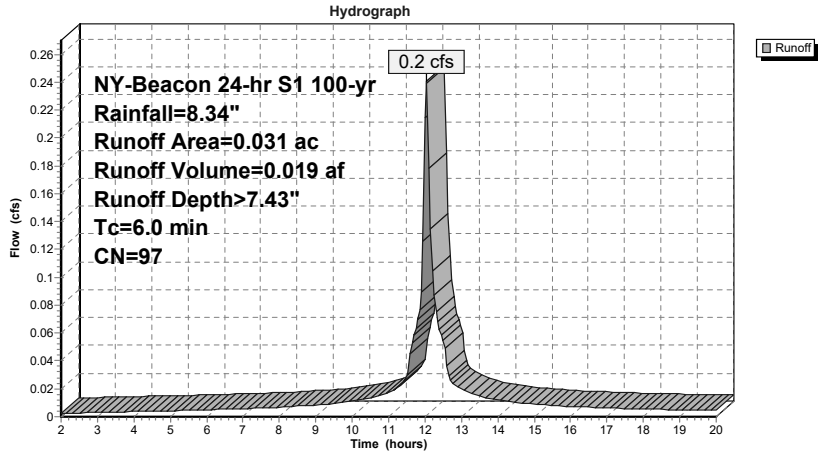
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.019 af, Depth> 7.43"

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





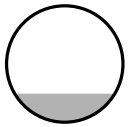

## Summary for Reach 7R: REACH B

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

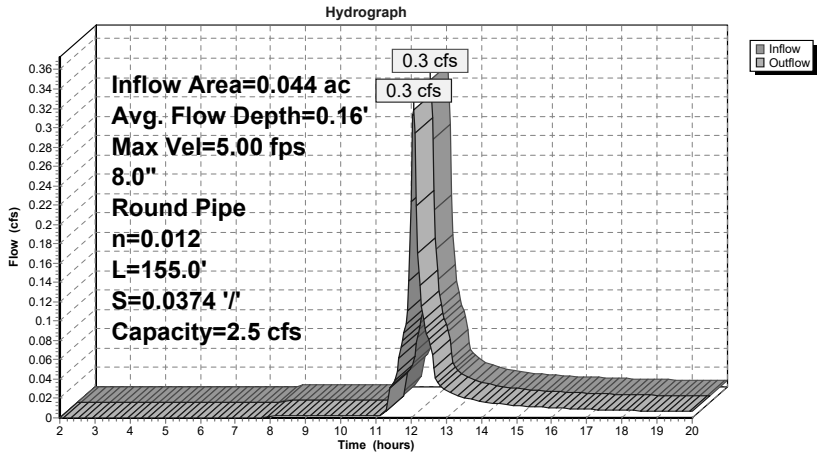
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 5.00 fps, Min. Travel Time= 0.5 min
Avg. Velocity = 1.42 fps, Avg. Travel Time= 1.8 min

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

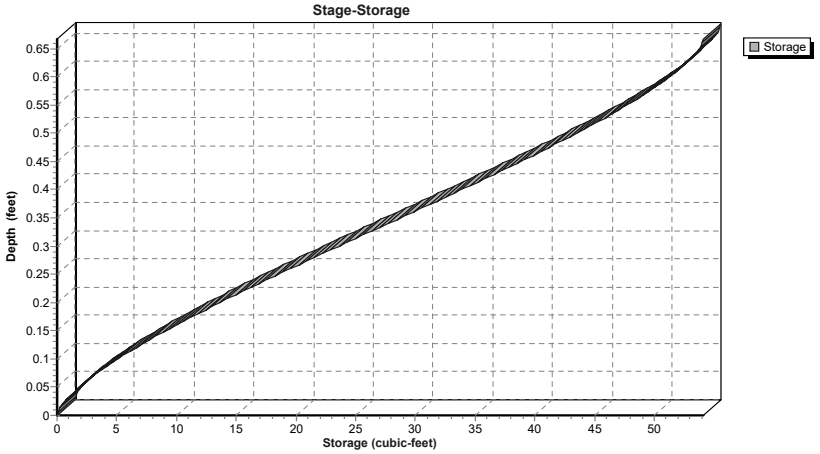
8.0" Round Pipe
n= 0.012
Length= 155.0' Slope= 0.0374 '/'
Inlet Invert= 102.50', Outlet Invert= 96.71'



### Reach 7R: REACH B



## Reach 7R: REACH B





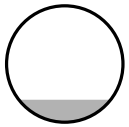

## Summary for Reach R: REACH

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

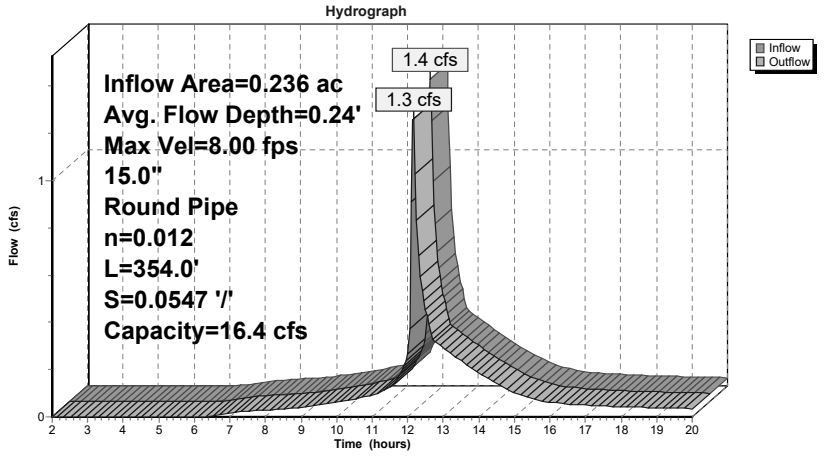
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 8.00 fps, Min. Travel Time= 0.7 min
Avg. Velocity = 3.37 fps, Avg. Travel Time= 1.8 min

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

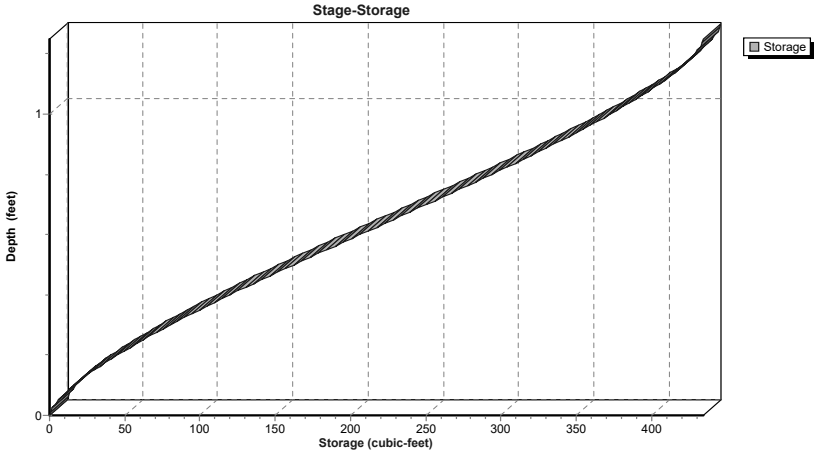
15.0" Round Pipe
n= 0.012
Length= 354.0' Slope= 0.0547 '/'
Inlet Invert= 116.07', Outlet Invert= 96.71'



## 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 )

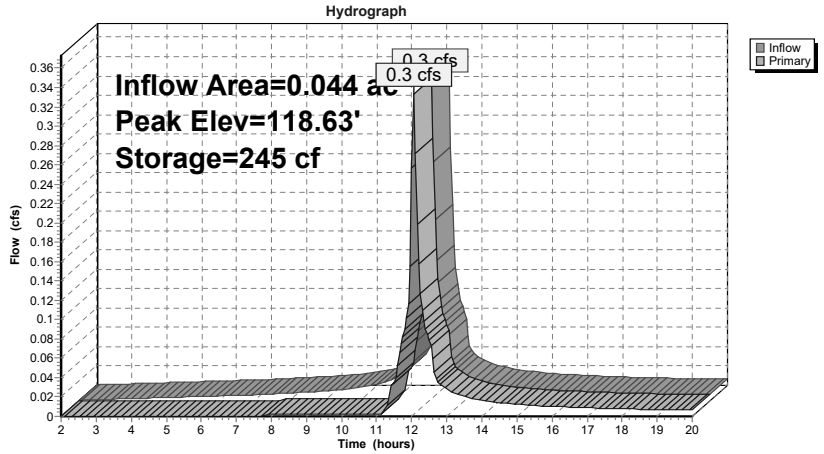
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 115.00' | 376 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

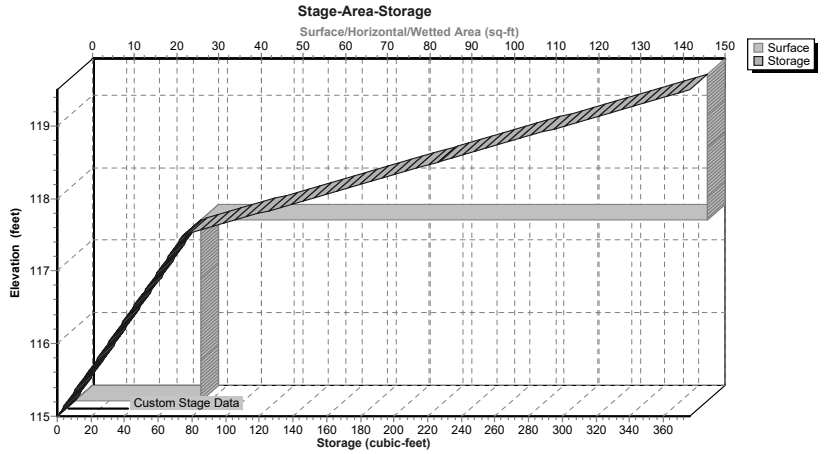
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 118.50' | **8.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #2 | Primary | 115.00' | **0.500 in/hr Exfiltration over Surface area** |

**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 )

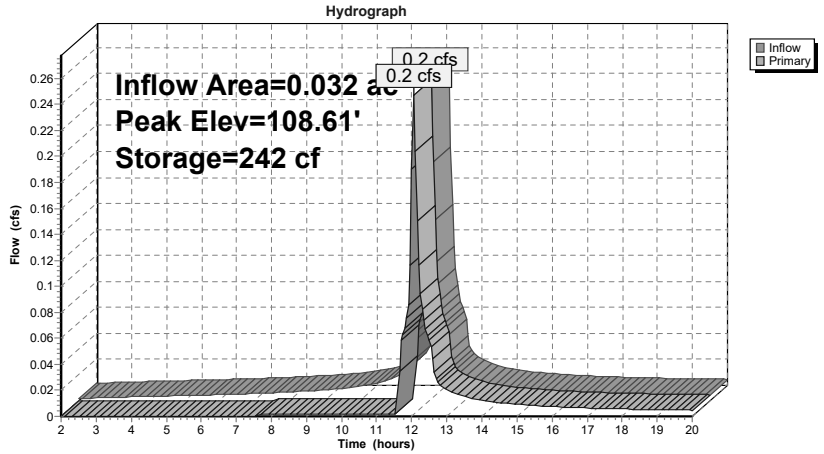
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 105.00' | 376 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

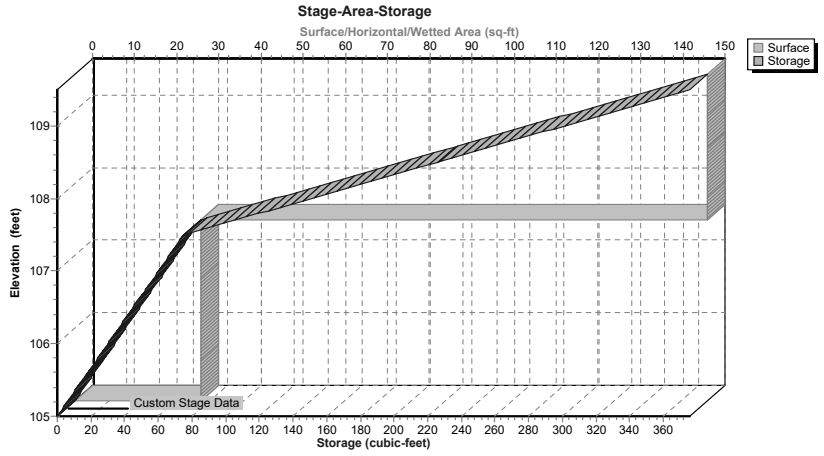
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 108.50' | **8.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #2 | Primary | 105.00' | **0.500 in/hr Exfiltration over Surface area** |

**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 )

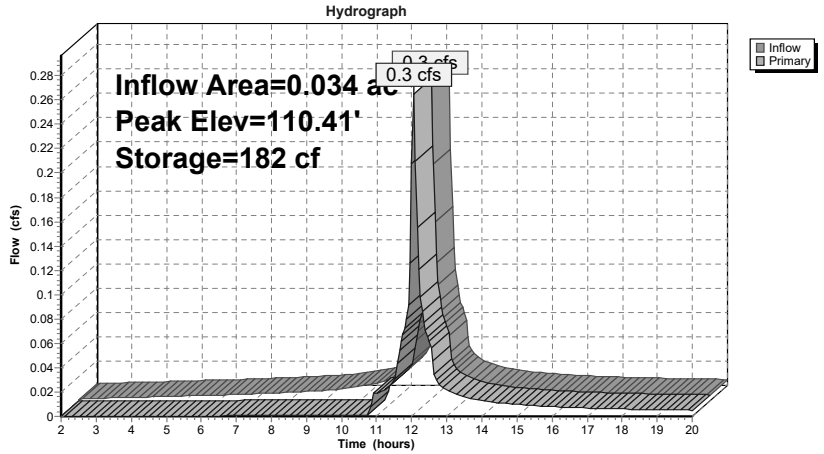
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 106.80' | 283 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

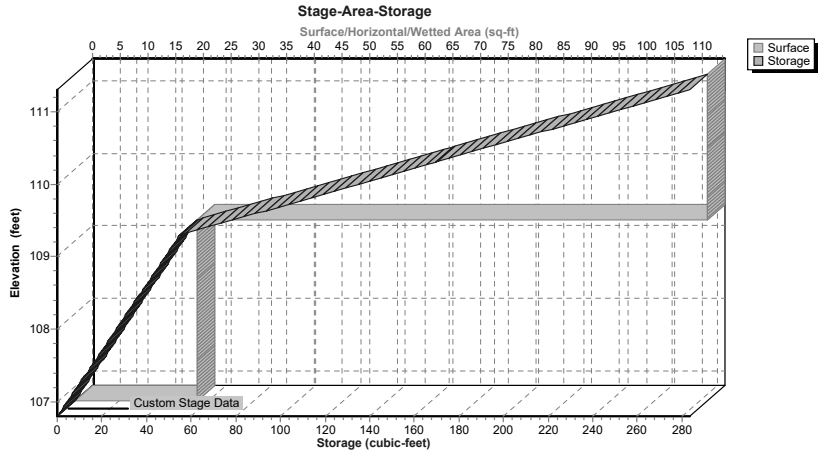
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 110.30' | **8.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #2 | Primary | 106.80' | **0.500 in/hr Exfiltration over Surface area** |

**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 )

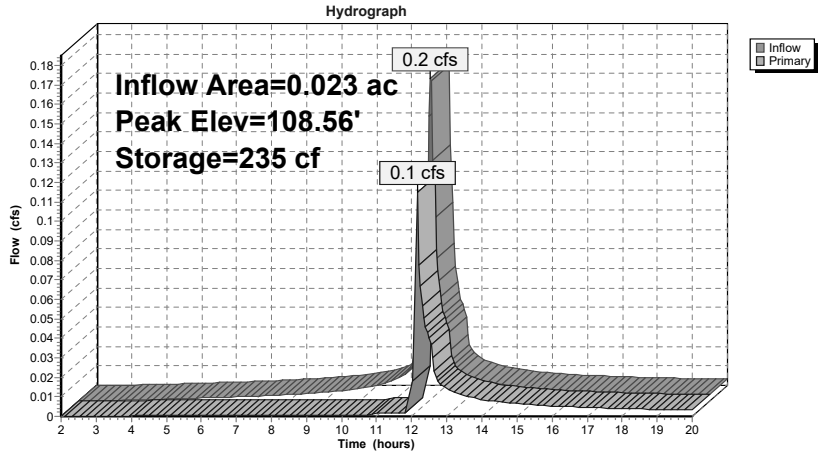
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 105.00' | 376 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

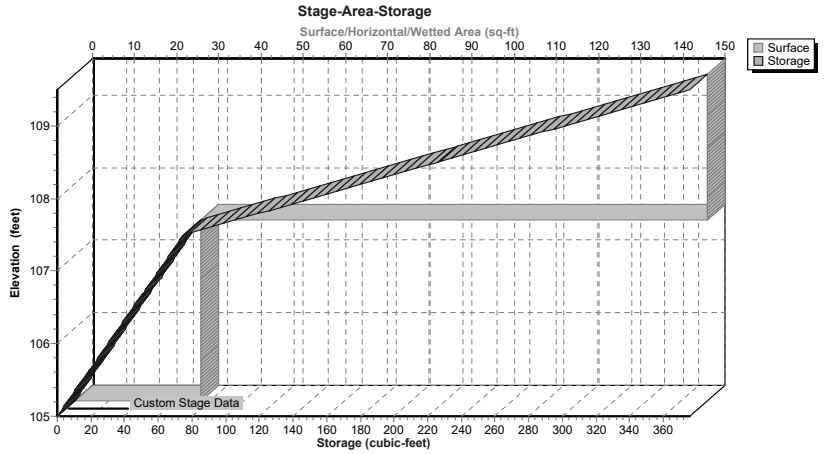
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 108.50' | **8.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #2 | Primary | 105.00' | **0.500 in/hr Exfiltration over Surface area** |

**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 )

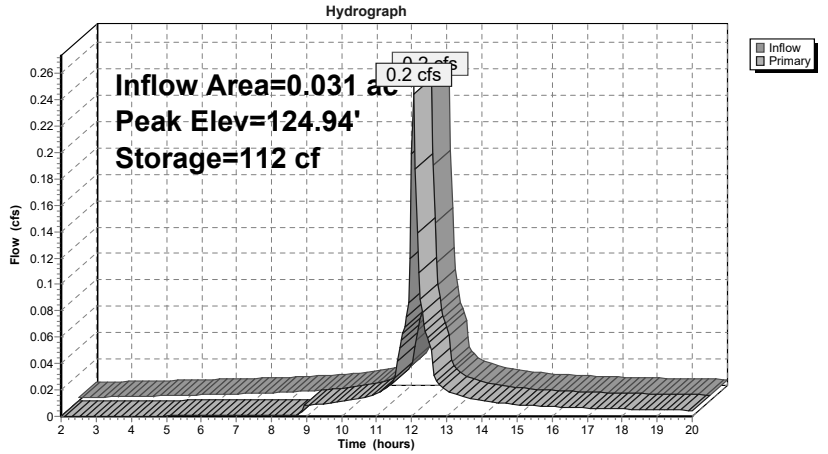
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 121.33' | 173 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

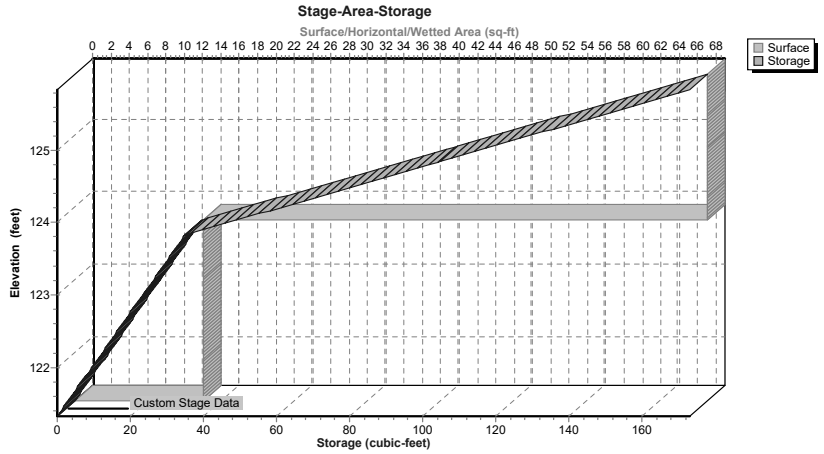
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 124.83' | **8.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #2 | Primary | 121.33' | **0.500 in/hr Exfiltration over Surface area** |

**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**<br>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<br>Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf<br>Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap<br>Row Length Adjustment= +1.00' x 6.07 sf x 3 rows |
| | | 1,322 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

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

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

## Pond UG: UG - Chamber Wizard Field A

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

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

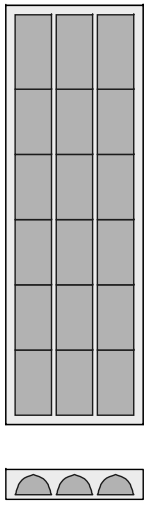
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

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

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

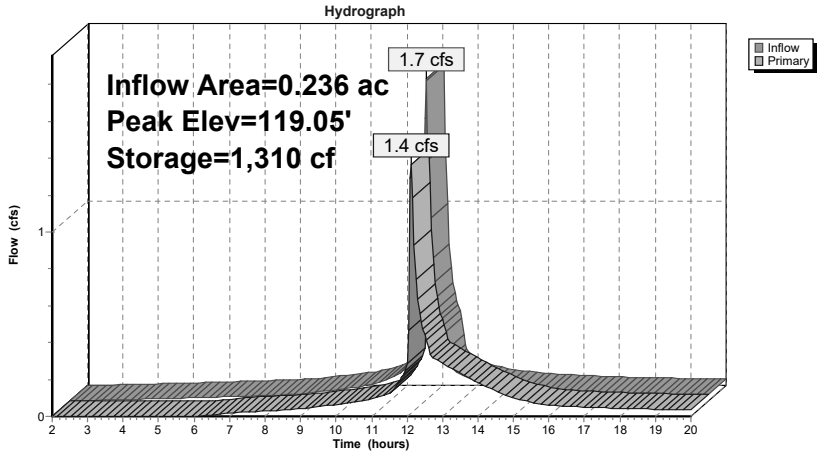
Chamber Storage + Stone Storage = 1,321.8 cf = 0.030 af
Overall Storage Efficiency = 62.1%
Overall System Size = 45.00' x 14.75' x 3.21'

18 Chambers
78.9 cy Field
49.9 cy Stone

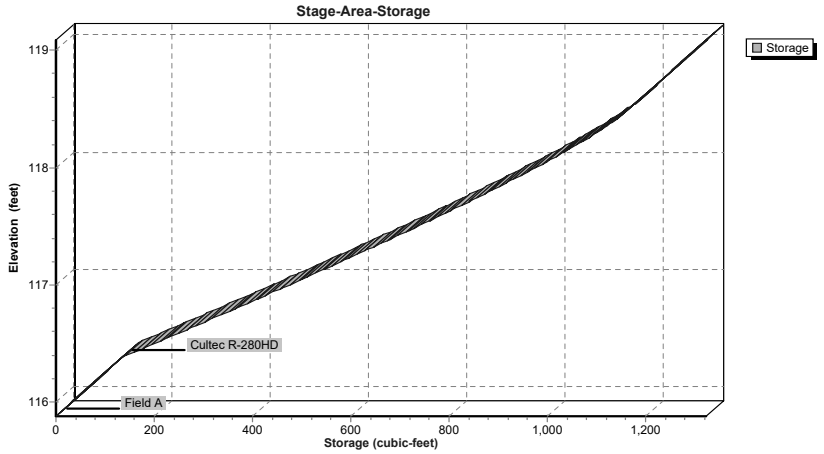




## Pond UG: UG




## Pond UG: UG

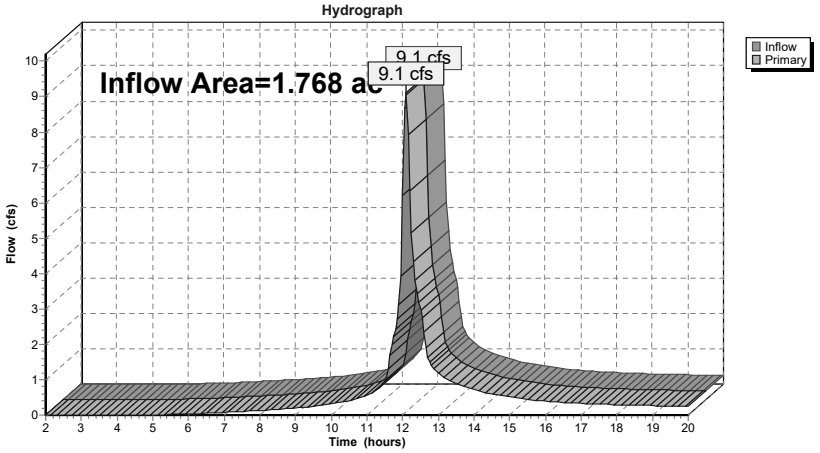


## Summary for Link SDP: SDP

Inflow Area = 1.768 ac, 53.62% Impervious, Inflow Depth > 5.28" for 100-yr event
Inflow = 9.1 cfs @ 12.09 hrs, Volume= 0.778 af
Primary = 9.1 cfs @ 12.09 hrs, Volume= 0.778 af, Atten= 0%, Lag= 0.0 min

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

### Link SDP: SDP



# APPENDIX E

# STORMWATER MANAGEMENT PRACTICE DESIGN

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

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

## Total Required Water Quality Volume for Entire Site

### 1) Determine Water Quality Volume

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

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

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

| Watershed | P (in) | Impervious Area (ac) | Impervious (Coverage %) | Rv | Total Area (ac) | WQv (cf) |
|---|---|---|---|---|---|---|
| **To Study Point** | 1.40 | 0.95 | 54 | 0.53 | 1.77 | 4,775 |

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

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

**Required Water Quality/Runoff Reduction for New Impervious Cover**

**1) Determine Water Quality Volume**

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

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

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

| Watershed | P (in) | Impervious Area (ac) | Impervious (Coverage %) | Rv | Total Area (ac) | WQv (cf) |
|---|---|---|---|---|---|---|
| **Net Increase in Impervious Cover** | 1.40 | 0.24 | 100 | 0.95 | 0.24 | 1,156 |

**2) Determine Minimum Runoff Reduction Volume ($RR_V$)**

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

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

Where:
$RR_V$ = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area — $R_V$: 0.95
A = Watershed (ac)

100% $RR_V$: 1,156 cf

* Minimum Rv of of 0.2 not applicable to $RR_V$ calculations (use actual calculated Rv).

For projects that cannot meet 100% $RR_V$: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable $RR_V$.

| | | |
|---|---|---|
| Drainage Area with Hydrologic Soil Group A: | 0.000 acres | Corresponding S: 0.55 |
| Drainage Area with Hydrologic Soil Group B: | 0.239 acres | Corresponding S: 0.40 |
| Drainage Area with Hydrologic Soil Group C: | 0.000 acres | Corresponding S: 0.30 |
| Drainage Area with Hydrologic Soil Group D: | 0.000 acres | Corresponding S: 0.20 |
| Total Area: | 0.239 acres | |
| Total Area Matches | | Calculated S: 0.4 |

Minimum $RR_V$ (acre-feet) = [(P)(Rv*)(Ai)]/12 — Calculated Ai: 0.0958
Calculated Rv*: 0.95
Where: — Calculated Minimum $RR_V$: 462 cf
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

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

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

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

**1) Determine Water Quality Volume**

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

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

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

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

**Hudson Land Design, P.C.**
**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 |

**Hudson Land Design, P.C.**
**174 Main Street**
**Beacon, NY 12508**
**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

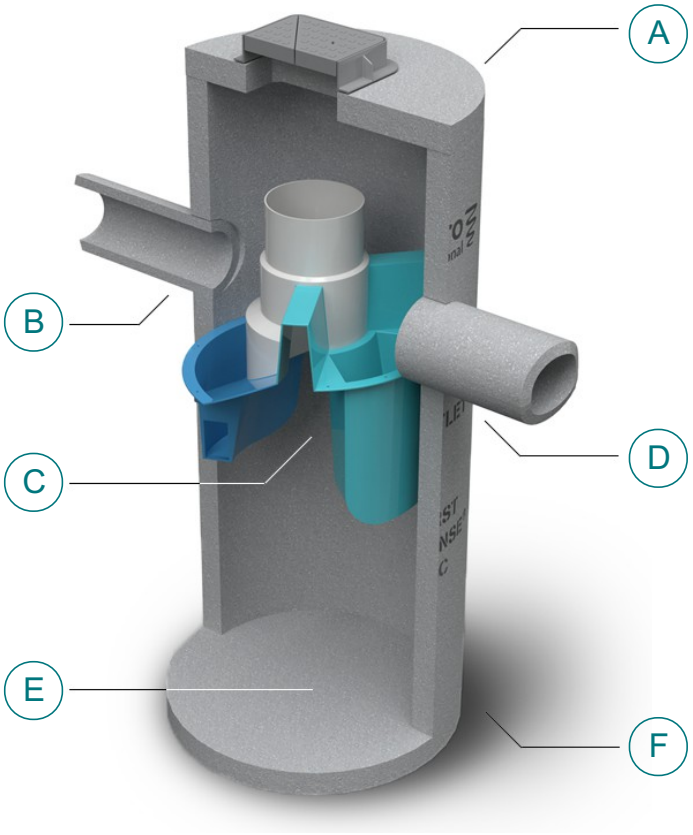
| | |
|---|---|
| (A) Unit Size (ft) | 3.00 |
| (B) Inlet Pipe Size (in) | 15 |
| (D) Outlet Pipe Size (in) | 15 |
| (F) Unit Depth (ft) | 7.28 |
| Inlet Invert Elevation (ft) | 3.71 |
| Outlet Invert Elevation (ft) | 96.61 |

## 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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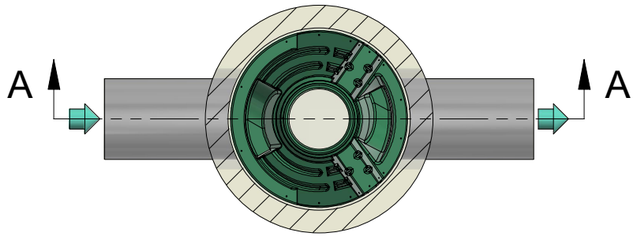
# NOT FOR CONSTRUCTION

CONTACT HYDRO FOR A SITE SPECIFIC DRAWING




PLAN VIEW

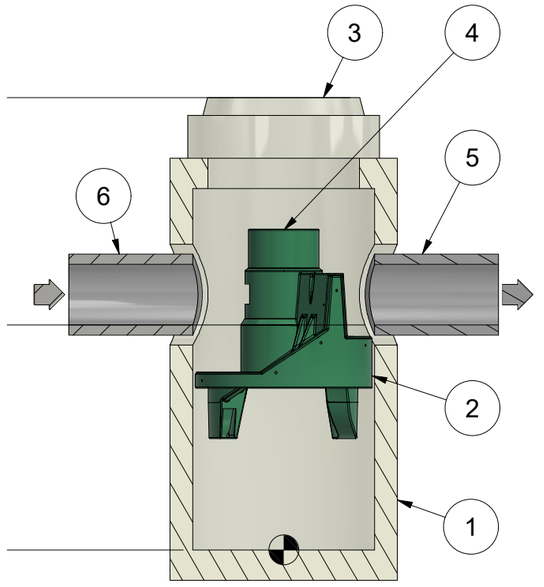
HYDRO FRAME AND COVER (INCLUDED)

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

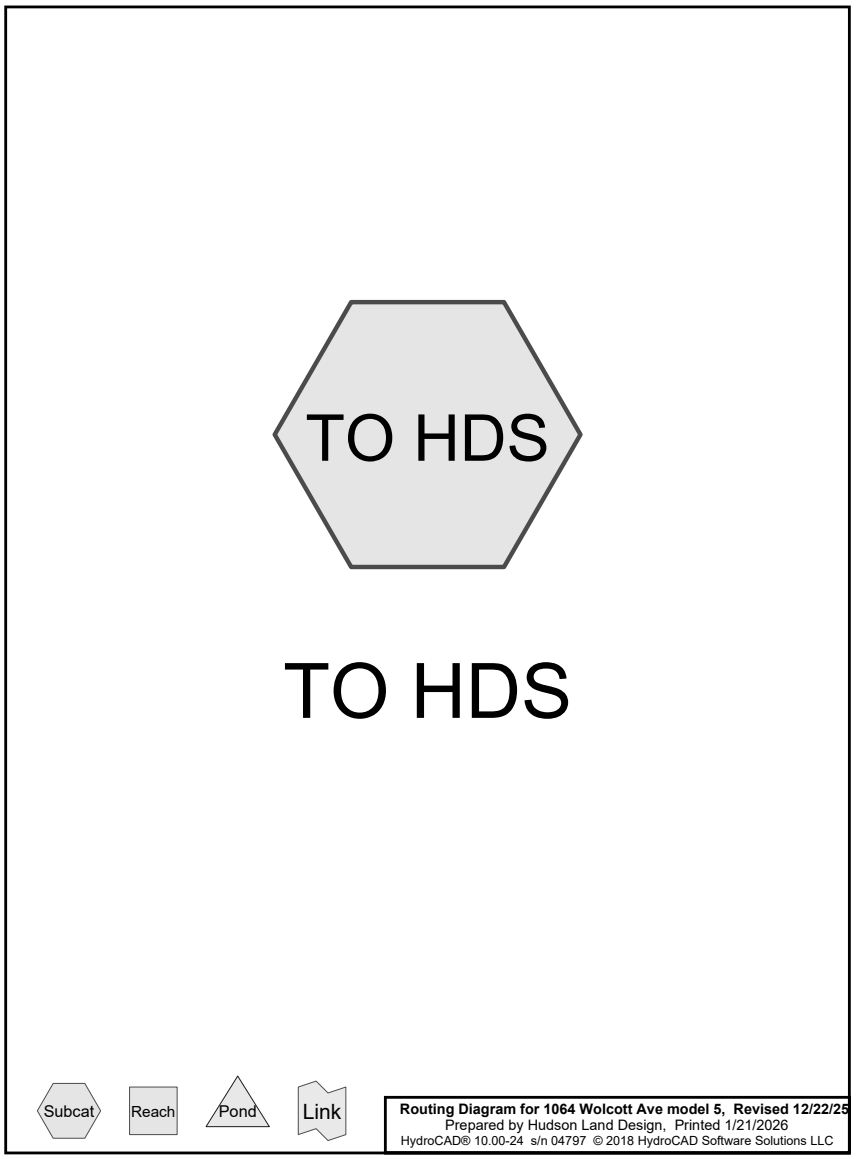
Hydro International
A CRH COMPANY
hydro-int.com
HYDRO INTERNATIONAL

| | |
|---|---|
| WEIGHT: | MATERIAL: |

REFERENCE NUMBER:

DRAWING NO.: 3ft FD GA

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






## Summary for Subcatchment TO HDS: TO HDS

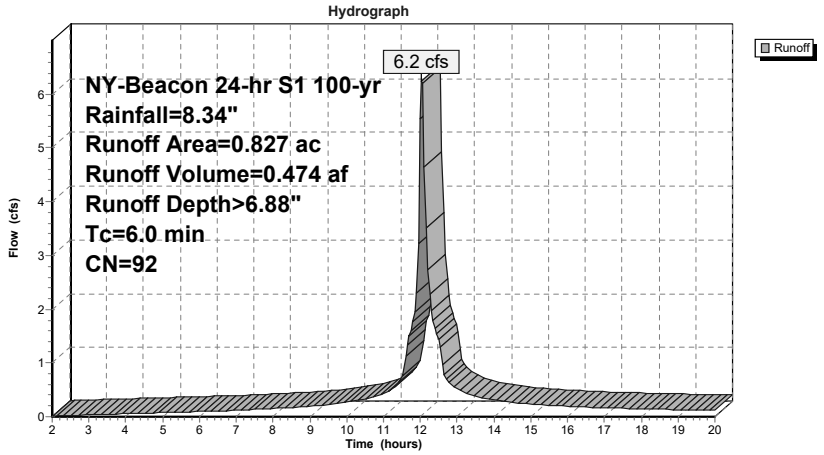
Runoff = 6.2 cfs @ 12.04 hrs, Volume= 0.474 af, Depth> 6.88"

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

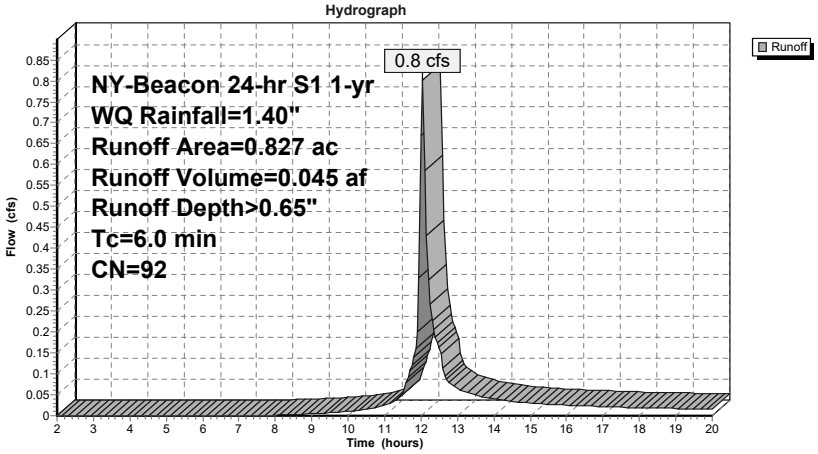
Runoff = 0.8 cfs @ 12.04 hrs, Volume= 0.045 af, Depth> 0.65"

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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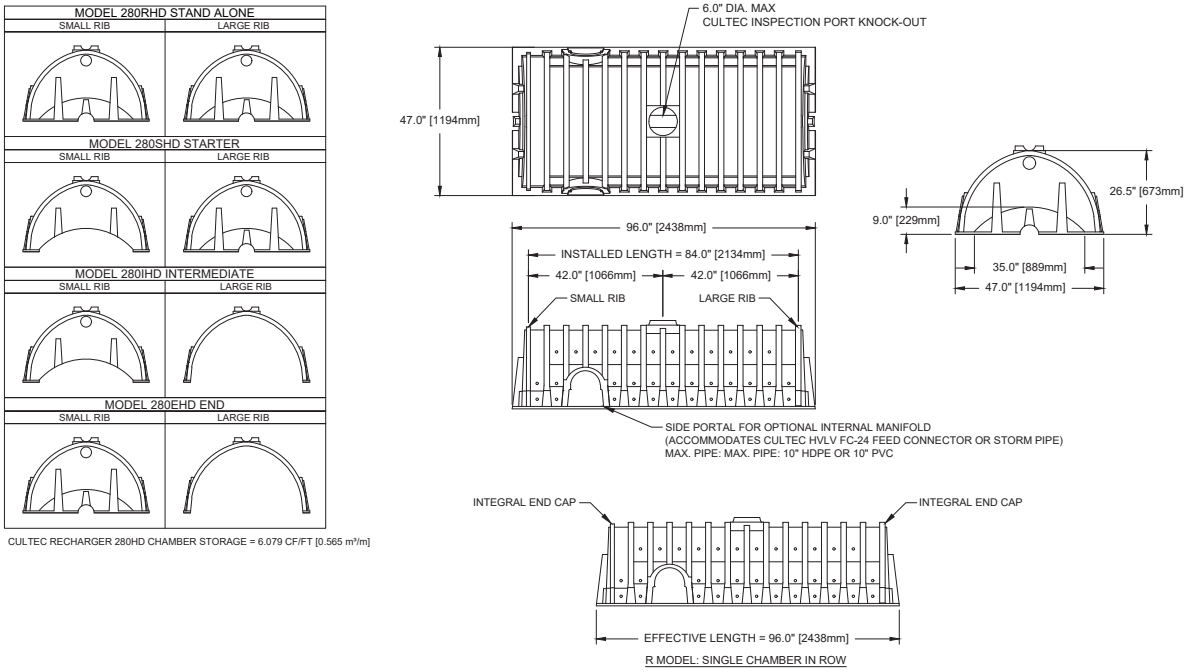
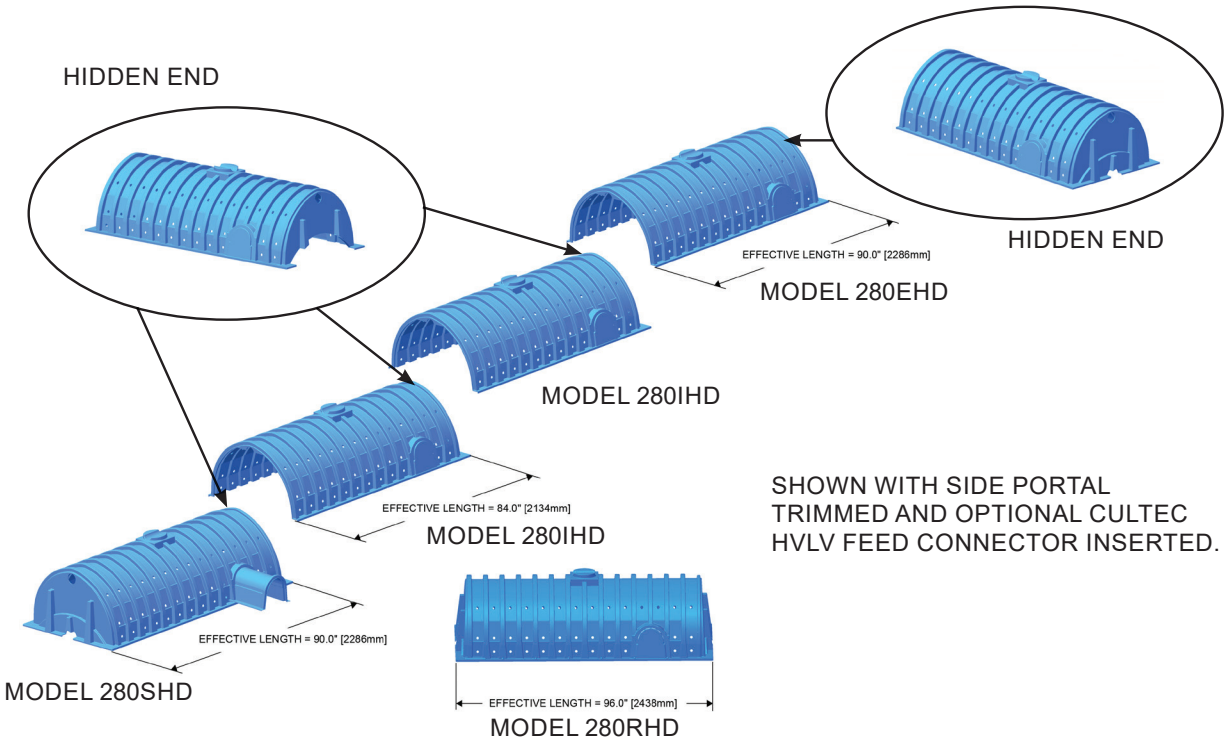
## Three View Drawing




## Typical Interlock Installation





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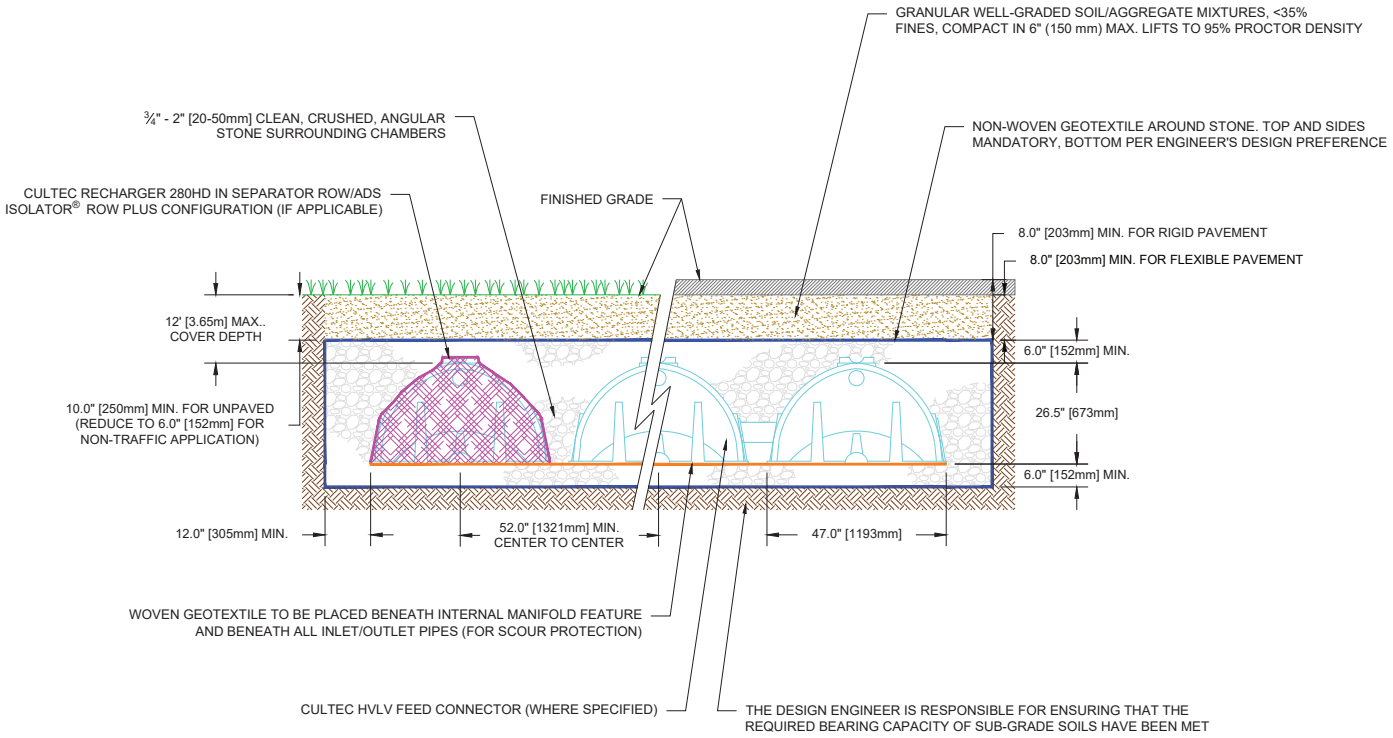
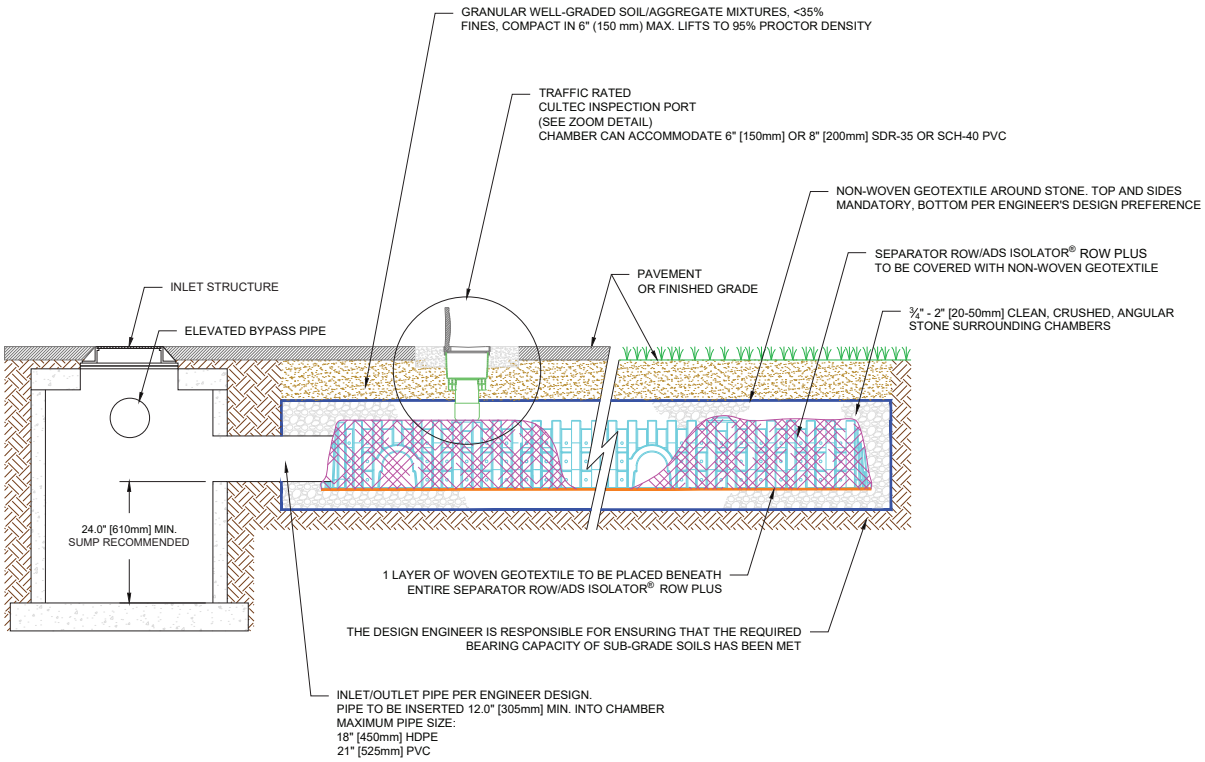
## Typical Cross Section for Traffic Application




## 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

NEW YORK STATE | Department of Environmental Conservation

# 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:** | 1064 Wolcott Avenue |
| **eNOI Submission ID:** | HQJ-RDHC-EYSPM |
| **Owner/Operator Name:** | Mark Defabio |

## 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 |

Signature

3/31/26
Date

Revised: January 2025

# 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:** 1064 Wolcott Avenue

**eNOI Submission ID:** HQJ-RDHC-EYSPM

**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.

| Mark | | Defabio |
|---|---|---|
| Owner/Operator First Name | MI | Owner/Operator Last Name |

_____

Signature

_____

Date

Revised: January 2025

# 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<br>☐ Other<br>_____ | ☐ Seasonal<br>☐ Continuous Use<br>☐ Other | ☐ Above Ground<br>☐ Below Ground | ☐ Commercial<br>☐ Industrial<br>☐ Residential<br>☐ 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.<br>☐ Fill in erosion areas with soil, compact, and seed and straw to establish vegetation.<br>☐ 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.<br>☐ 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.<br>☐ 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.<br>☐ 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 |
|---|---|
|  <br>☐ 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.<br>☐ Pull out clumps of growing grass or weeds and scoop out the soil or grit that the plants are growing in.<br>☐ Remove any grass clippings, leaves, sticks, and other debris that is collecting at inlets.<br>☐ For pipes and ditches, remove sediment and debris that is partially blocking the pipe or ditch opening where it enters the Bioretention cell.<br>☐ Dispose of all material properly where it will not re-enter the Bioretention cell.<br>☐ Other:<br><br>☐ 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. |
|  <br>☐ 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.<br>☐ 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.<br>☐ Other:<br><br>☐ 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 |
|---|---|
|  <br>☐ 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.<br>☐ Avoid adding too much mulch so that inlets are obstructed or certain areas become higher than the rest of the Bioretention surface.<br>☐ Other: |
|  <br>☐ 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 .<br>☐ 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.<br>☐ Remove trash, vegetative debris, and other undesirable materials.<br>☐ Other: |
| | ☐ Kick-Out to Level 2 Inspection: Sediment has accumulated more than 2-inches deep and covers 25% or more of the Bioretention surface.<br>☐ 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 |
|---|---|
|  <br>☐ 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.<br>☐ Source: Stormwater Maintenance, LLC. | ☐ Try filling the eroded areas with clean topsoil or sand, and cover with mulch.<br>☐ If the problem recurs, you may have to use stone (e.g., river cobble) to fill in problem areas.<br>☐ If the erosion is on a side slope, fill with clay that can be compacted and seed and mulch the area.<br>☐ Other:<br><br>☐ 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.<br>☐ 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. |
|  <br>☐ 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.<br>☐ Check the surface with a string and bubble level to get the surface as flat as possible.<br>☐ Other:<br><br>☐ 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 |
|---|---|
|  <br>☐ 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 |
|---|---|
|  <br>☐ 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.<br>☐ 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.<br>☐ Even vegetation that is intended to be present can become large, overgrown, and/or crowd out surrounding plants. Prune and thin accordingly.<br>☐ 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.<br>☐ Re-plant with species that are aesthetically pleasing and seem to be doing well in the Bioretention cell.<br>☐ Other:<br><br>☐ 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 |
|---|---|
|  <br>☐ 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.<br>☐ Other:<br><br>☐ 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.<br>☐ Other:<br><br>☐ Kick-Out to Level 2 Inspection: Rills have formed and erosion problem becomes more severe. |
|  <br>☐ Outlet obstructed with mulch, sediment, debris, trash, etc. | ☐ Remove the debris and dispose of it where it cannot re-enter the Bioretention cell .<br>☐ Other:<br><br>☐ 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<br>☐ Other<br>_____ | ☐ Seasonal<br>☐ Continuous Use<br>☐ Other | ☐ Above Ground<br>☐ Below Ground | ☐ Commercial<br>☐ Industrial<br>☐ Residential<br>☐ State |

| | | | |
|---|---|---|---|
| **Inspection Date** | | **Inspection Time** | |
| **Inspector** | | | |
| **Date of Last Inspection** | | | |

| Level 2 Inspection: BIORETENTION<br>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<br><br>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.<br><br>☐ Condition 2: Standing water is widespread or covers entire surface<br><br>Requires diagnosis and resolution of problem:<br>• Clogged underdrain?<br>• Filter fabric between soil media and underdrain stone?<br>• Need to install underdrain if not present?<br>• Too much sediment/grit washing in from drainage area?<br>• Too much ponding depth?<br>• Improper soil media? | • Soil media is clogged and problem is not evident from Level 2 inspection.<br>• Level 2 inspection identifies problem, but it cannot be resolved easily or is associated with the original design of the practice.<br><br>☐ 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<br><br>Will require some horticultural experience to restore vegetation to intended condition by weeding, pruning, removing plants, and adding new plants.<br><br>☐ Condition 2: Original design planting plan is unknown or cannot be actualized<br><br>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.<br>• Owner/responsible party does not know how to maintain the practice.<br><br>☐ 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<br><br>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.<br><br>☐ Level 3 inspection necessary |

| Level 2 Inspection: BIORETENTION<br>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<br><br>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.<br><br>☐ Condition 2: Erosion of Bioretention filter bed<br><br>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).<br><br>☐ Condition 3: Erosion on side slopes<br><br>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.<br>• 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.<br><br>☐ 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<br><br>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.<br><br>☐ 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<br><br>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.<br>• "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.<br>• New sources of sediment seem to be accumulating with each significant rainfall event.<br><br>☐ Level 3 inspection necessary |

Notes:

Inspector:_____ Date: _____

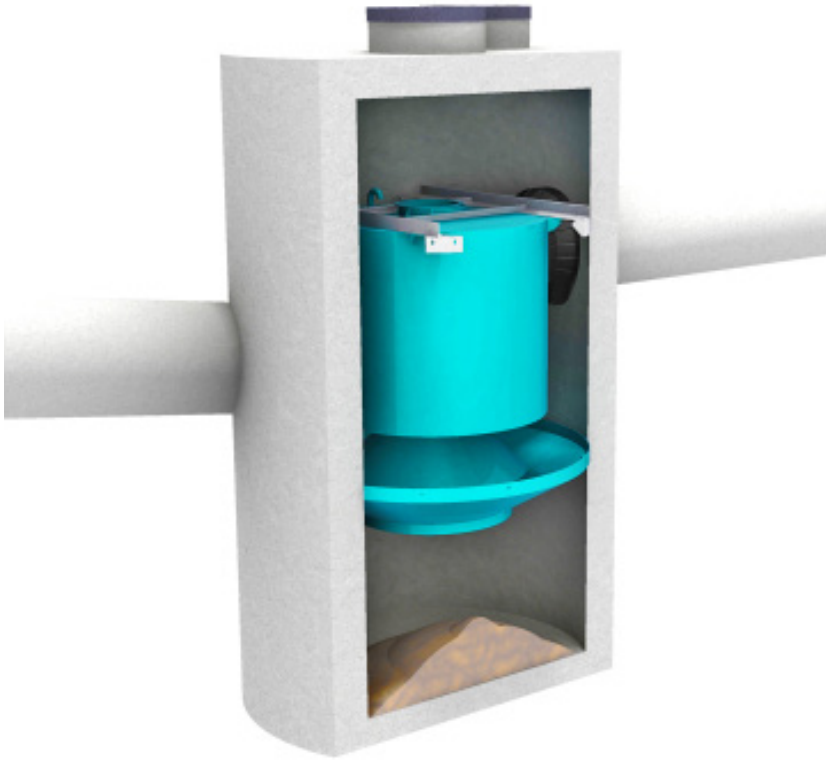
Complete the following if follow-up/corrective actions were identified during this inspection:

**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.

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# Downstream Defender® by Hydro International

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

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

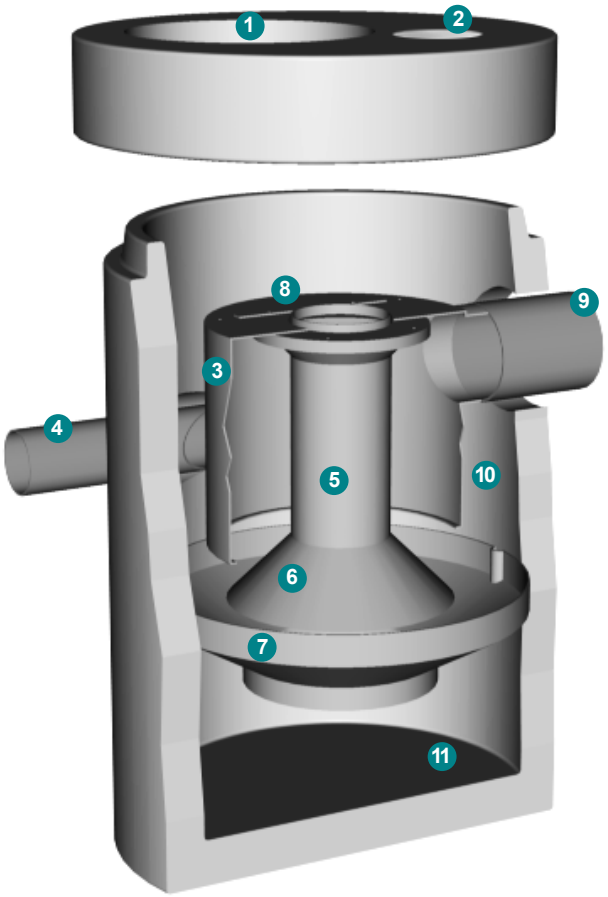
The high removal efficiencies and inherent low headlosses of the Downstream Defender® allow for a small footprint making it a compact and economical solution for the treatment of non-point source pollution.

## Benefits of the Downstream Defender®

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

## Applications

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




## Downstream Defender® Components

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

# Operation

## Introduction

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

## Pollutant Capture and Retention

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

## Wet Sump

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

## Blockage Protection

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

# Maintenance

## Overview

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

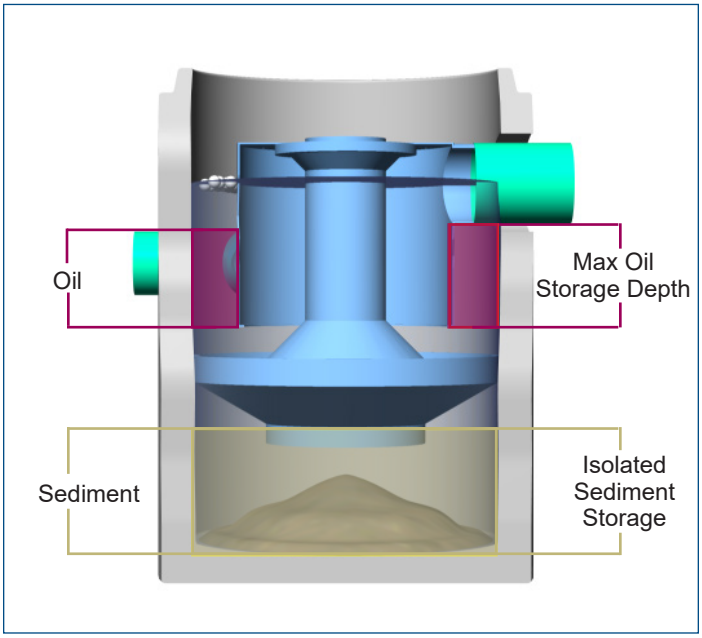



*Fig.1 Pollutant storage volumes of the Downswtream Defender®.*

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

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

## Determining Your Maintenance Schedule

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

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

## Inspection Procedures

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

## Scheduling

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

## Recommended Equipment

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

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

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

NOTES

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

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

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

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


*Fig.4*


*Fig.5*


*Fig.6*

## Inspection Procedures

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

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

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

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

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

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

7. Securely replace the grate or lid.

8. Take down safety equipment.

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

## Floatables and Sediment Cleanout

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

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

## Scheduling

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


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


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

## Recommended Equipment

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

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

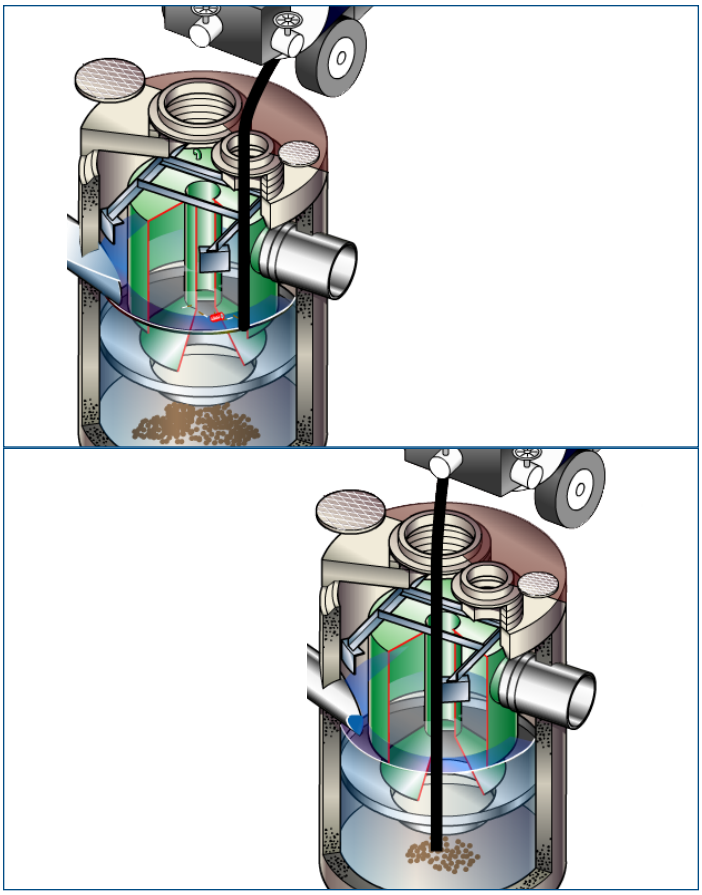


*Fig.9 Floatables and sediment are removed with a vactor hose*

# Maintenance at a Glance

| Activity | Frequency |
|---|---|
| Inspection | - Regularly during first year of installation<br>- Every 6 months after the first year of installation |
| Oil and Floatables Removal | - Once per year, with sediment removal<br>- Following a spill in the drainage area |
| Sediment Removal | - Once per year or as needed<br>- 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 |
|---|---|---|---|---|---|
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*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
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# Do it Right the First Time

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## 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

Turning Water Around...®

©Hydro International DD_O+M_ **330**

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




# Operation and Maintenance Guidelines

CULTEC™ 331

# 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.<br>• 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.<br>• Inspect the interior of the stormwater management structures for deficiencies using CCTV or comparable technique.<br>• 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.<br>• Determine the remaining life expectancy of the stormwater management chambers and recommended schedule and actions to rehabilitate the stormwater management chambers as required.<br>• 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.<br>• Attain the appropriate approvals as required.<br>• Establish a new operation and maintenance schedule. |
| Surrounding Site | Monthly in 1st year | • Check for depressions in areas over and surrounding the stormwater management system. |
| | Spring and Fall | • Check for depressions in areas over and surrounding the stormwater management system. |
| | Yearly | • Confirm that no unauthorized modifications have been performed to the site. |

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

CULTEC™
Chamber of Choice™

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

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# APPENDIX L

# CONSTRUCTION INSPECTION REPORT

## II. CONSTRUCTION DURATION INSPECTIONS

### a. Directions:

**Inspection Forms will be filled out during the entire construction phase of the project.**

Required Elements:

1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

4) Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

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

6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

**SITE PLAN/SKETCH**

| | |
|---|---|
| **Inspector (print name)** | **Date of Inspection** |
| **Qualified Inspector (print name)** | **Qualified Inspector Signature** |

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

**Maintaining Water Quality**

**Yes No NA**
[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions at the outfalls?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease at the outfalls?
[ ] [ ] [ ] All disturbance is within the limits of the approved plans.
[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

**Housekeeping**

1. General Site Conditions

**Yes No NA**
[ ] [ ] [ ] Is construction site litter, debris and spoils appropriately managed?
[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?
[ ] [ ] [ ] Is construction impacting the adjacent property?
[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing

**Yes No NA**
[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.
[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.
[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?
[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

3. Stabilized Construction Access

**Yes No NA**
[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

**Runoff Control Practices**

1. Excavation Dewatering

**Yes No NA**
[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.
[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.
[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.
[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

**Runoff Control Practices (continued)**

2. Flow Spreader

**Yes No NA**

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.
[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales

**Yes No NA**

[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.
[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.
[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

4. Stone Check Dam

**Yes No NA**

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection

**Yes No NA**

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

**Soil Stabilization**

1. Topsoil and Spoil Stockpiles

**Yes No NA**

[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation

**Yes No NA**

[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

**Sediment Control Practices**

1. Silt Fence and Linear Barriers

**Yes No NA**

[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
Sediment accumulation is ___% of design capacity.

**Sediment Control Practices (continued)**

2. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated; Filter Sock or Manufactured practices)

**Yes No NA**

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
[ ] [ ] [ ] Manufactured insert fabric is free of tears and punctures.
[ ] [ ] [ ] Filter Sock is not torn or flattened and fill material is contained within the mesh sock.

Sediment accumulation ___% of design capacity.

3. Temporary Sediment Trap

**Yes No NA**

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.
[ ] [ ] [ ] Sediment trap slopes and disturbed areas are stabilized.

Sediment accumulation is ___% of design capacity.

4. Temporary Sediment Basin

**Yes No NA**

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.
[ ] [ ] [ ] Sediment basin dewatering pool is dewatering at appropriate rate.

Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design. All practices shall be maintained in accordance with their respective standards.

Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

## CONSTRUCTION DURATION INSPECTIONS

### b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:

1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
   a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
   b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

**Modification & Reason:**

# APPENDIX M

# NOTICE OF TERMINATION

**New York State Department of Environmental Conservation**
**Division of Water**
**625 Broadway, 4th Floor**
**Albany, New York 12233-3505**
***(NOTE: Submit completed form to address above)***

# NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

**Please indicate your permit identification number:** NYR ___ ___ ___ ___ ___ ___

**I. Owner or Operator Information**

1. Owner/Operator Name:

2. Street Address:

3. City/State/Zip:

4. Contact Person: | 4a.Telephone:

4b. Contact Person E-Mail:

**II. Project Site Information**

5. Project/Site Name:

6. Street Address:

7. City/Zip:

8. County:

**III. Reason for Termination**

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

**IV. Final Site Information**:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no ( If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

## NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

**V. Additional Information/Explanation:**

(Use this section to answer questions 9c. and 10b., if applicable)

**VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative** (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:

Title/Position:

| Signature: | Date: |
|---|---|

## NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

**VII. Qualified Inspector Certification - Final Stabilization**:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

| | |
|---|---|
| Printed Name: | |
| Title/Position: | |
| Signature: | Date: |

**VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):**

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

| | |
|---|---|
| Printed Name: | |
| Title/Position: | |
| Signature: | Date: |

**IX. Owner or Operator Certification**

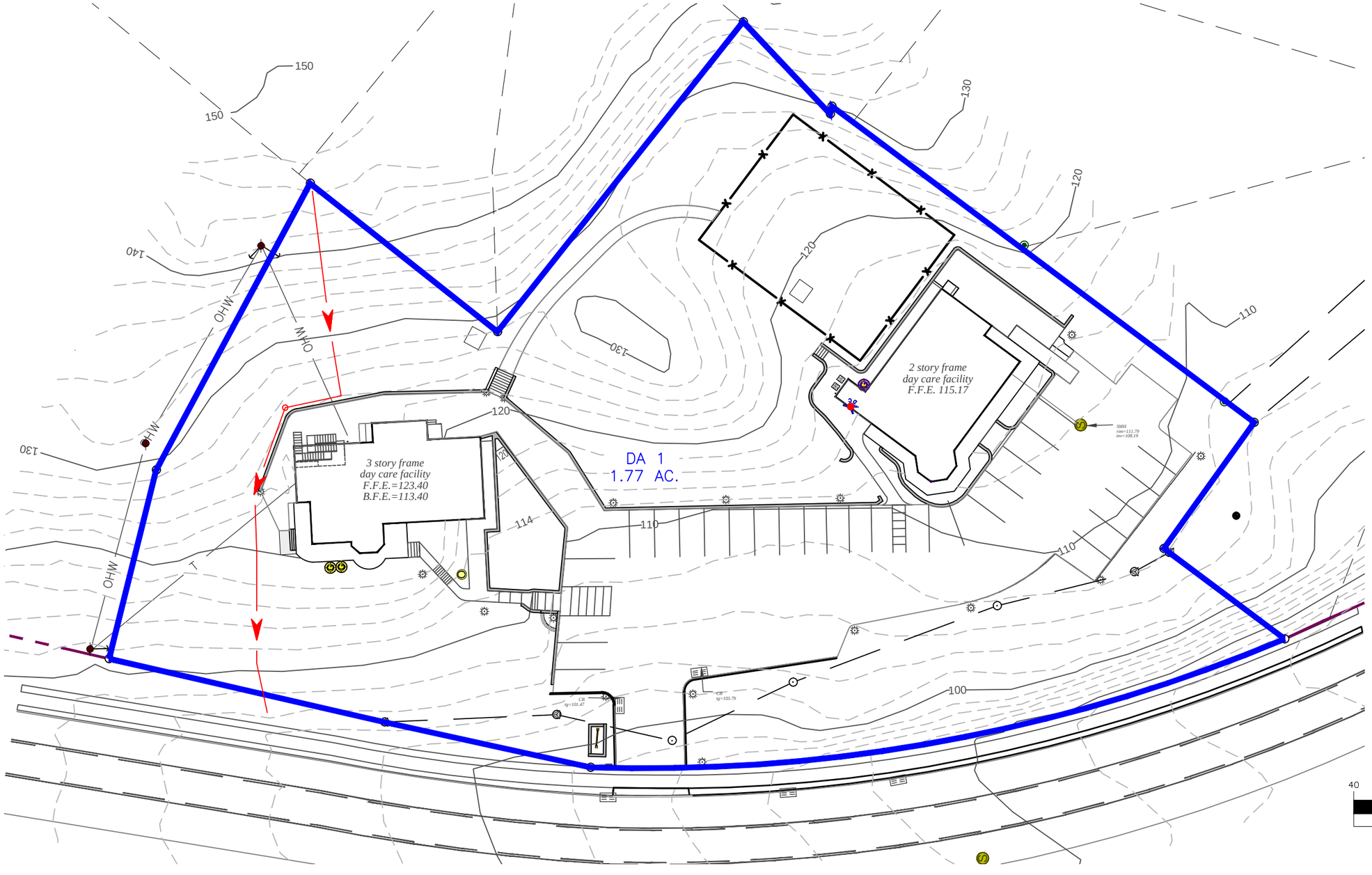
I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

| | |
|---|---|
| Printed Name: | |
| Title/Position: | |
| Signature: | Date: |

(NYS DEC Notice of Termination - January 2015)

# APPENDIX N

# WATERSHED MAPS




GRAPHIC SCALE

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( IN FEET )

1 inch = 40 ft.

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| 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
F: 845-440-6637

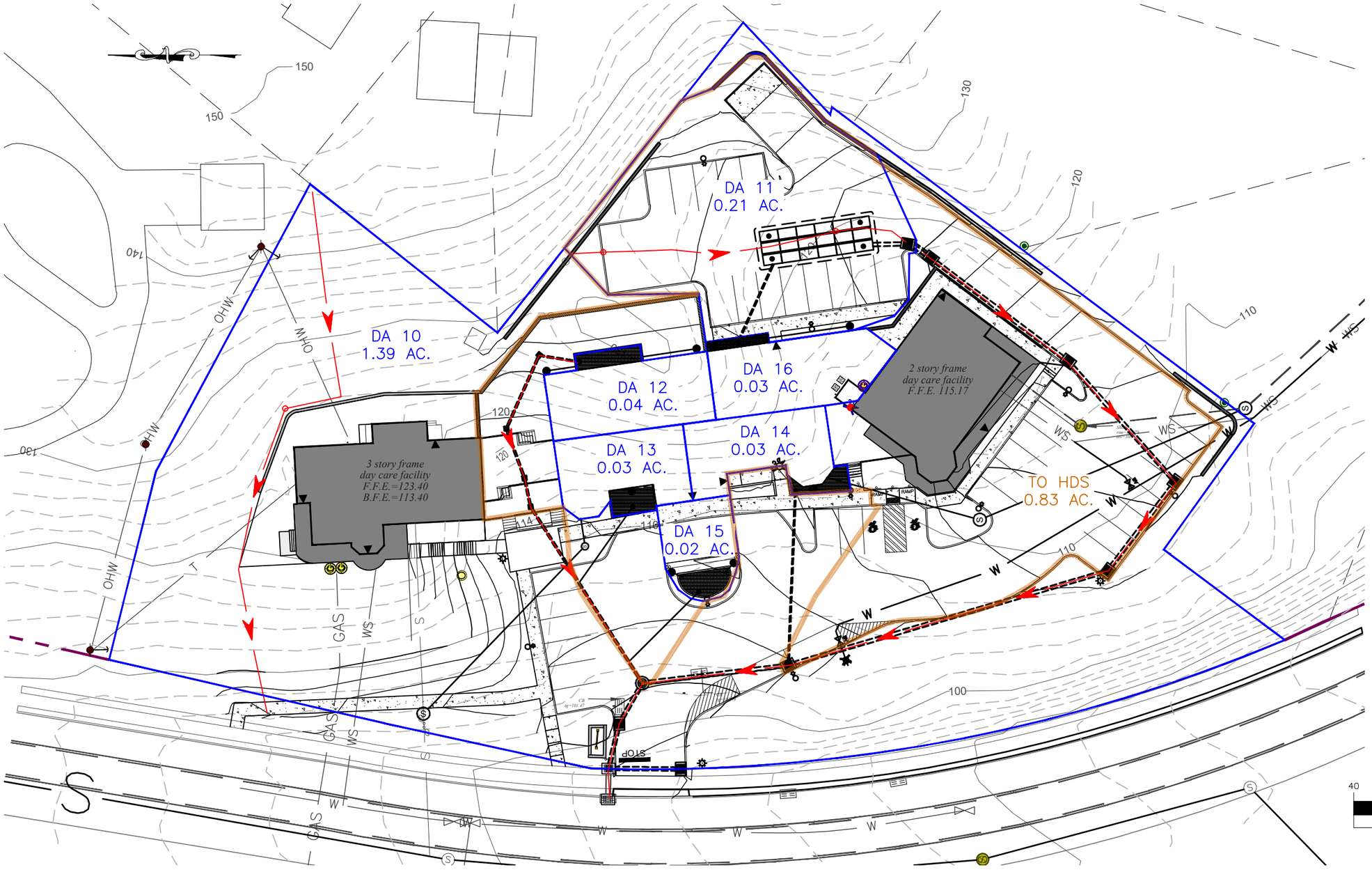
# PRE-DEVELOPMENT CONDITIONS MAP

## 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 |
| 6 | 3/31/26 | REVISED PER PB COMMENTS | ESR |

SEAL

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

POST-DEVELOPMENT CONDITIONS MAP

# 1064 WOLCOTT AVENUE

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

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

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

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

April 10, 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 March 31, 2026, from Cuddy & Feder, LLP.
- Correspondence dated March 31, 2026, from Aryeh Siegel, Architect.
- Correspondence dated March 31, 2026, from Hudson Land Design.
- Correspondence dated March 27, 2026, from Colliers Engineering & Design.
- Lighting cut sheets as provided by Hemlock Lighting, dated March 26, 2026.
- Report titled "Stormwater Pollution Prevention Plan for 1064 Wolcott Avenue", with the latest revision date of March 31, 2026, as prepared by Hudson Land Design.
- Plan set titled "Special Use Permit Application – The Inn on Spy Hill - 1064 Wolcott Avenue", consisting of Sheets 25, as prepared by Aryeh Siegel, Architect, Hudson Land Design, and Hemlock Lighting.

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 plan set now contains a total of 25 sheets. The "Index of Drawings" on the first sheet should be revised to reflect all drawings, and all sheets shall be updated to reflect proper numbering of the sheets.

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

Site Plan (Sheet 1 of 17):

1. There appears to be text across the drawing at the building entrance referencing an x-ref file. This should be removed from the drawing.

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. The 1-year change between pre- and post-runoff rates as presented in the table within Section 6.4 of the report should be revised to reflect a positive 8.3%, whereas it currently notes a negative 8.3%.

2. Besides the above comment, our office finds the submitted stormwater pollution prevention plan (SWPPP) report prepared for the project to be acceptable and in compliance with the New York State Department of Environmental Conservation "SPDES" General Permit for Stormwater Discharges from Construction Activities, GP-0-25-001. Once the project has been approved, and prior to construction on the site, the MS4 Acceptance form shall be submitted to the City Building Department for signature, and the Notice of Intent (NOI) filed with NYSDEC.

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

**RESOLUTION**

**PLANNING BOARD**
**BEACON, NEW YORK**

**SITE PLAN, SPECIAL PERMIT AND**
**CERTIFICATE OF APPROPRIATENESS APPROVAL**
**FOR 1064 WOLCOTT AVENUE**

**Parcel No. 5945-34-641767**

**WHEREAS**, the City of Beacon Planning Board (the "Planning Board") received an application for Site Plan and Special Permit Approval from JMARKMNG, LLC (the "Applicant") to develop a 48 room hotel with related accessory uses, including dining facilities, spa, conference center and gym (the "Project" or "Proposed Action"), on a parcel having a total lot area of 1.77 acres located at 1064 Wolcott Avenue and designated on the Tax Map of the City of Beacon as **Parcel ID 5945-34-641767** within the R1-40 and the Historic District and Landmark Overlay ("HDLO") Zoning Districts as well as within the Local Waterfront Revitalization Program ("LWRP") boundary (collectively the "Property"); and

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

**WHEREAS**, the Planning Board is the approval authority for a Special Permit to allow a "Hotel" commercial use in the HDLO District pursuant to City of Beacon Code §223-24.7.B; and

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

**WHEREAS**, the Property is located in the Coastal Management Zone as defined by the City of Beacon's LWRP and the Proposed Action included a request for a LWRP Consistency Determination; and

**WHEREAS**, the applications for Site Plan and Special Permit approval consist of application forms and correspondence, a Full Environmental Assessment Form ("FEAF"), traffic and parking studies and memoranda, architectural renderings, and professional studies and reports submitted to the Planning Board; and

**WHEREAS**, the Project is shown on a Plan set entitled "The Inn on Spy Hill," dated January 31, 2025, last revised March 31, 2026, as prepared by Aryeh Siegel, Architect, and Hudson Land Design, Engineer consisting of numbered Sheets 1-17 as follows:

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

**WHEREAS**, the Proposed Action is Unlisted pursuant to the New York State Environmental Quality Review Act ("SEQRA") §617.5(b)(9) and, as such, is subject to environmental review under SEQRA; and

**WHEREAS**, on March 18, 2025 the Planning Board circulated a Notice of Intent to act as Lead Agency for SEQRA review of the Project; and

**WHEREAS**, on April 17, 2025, after thirty days had passed with no objections received, the Planning Board became Lead Agency for SEQRA review of the Project; and

**WHEREAS**, the Planning Board reviewed the application at its meetings on February 11, 2025, June 10, 2025, September 9, 2025, November 12, 2025, December 9, 2025, January 13, 2026, February 1, 2026, March 10, 2026, and April 14, 2026; and

**WHEREAS**, on December 9, 2025, the Planning Board opened a duly noticed public hearing on the Site Plan and Special Permit applications and continued the public hearing to the January 13, 2026, February 10, 2026 and March 10, 2026 meetings, at which time all those in attendance were given the opportunity to be heard on the Project; and

**WHEREAS**, the Planning Board closed the public hearing on March 10, 2026; and

**WHEREAS,** on December 26, 2025 the Application was referred to the Dutchess County Department of Planning and Development pursuant to the NYS General Municipal Law and a response was received dated January 13, 2026 which found the application was a matter of local concern with comments but recommending that the Planning Board "rely upon its own study of the facts in the case"; and

**WHEREAS**, on February 10, 2026 the Planning Board, pursuant to SEQRA, adopted a Negative Declaration on the Proposed Action 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 February 10, 2026 the Planning Board adopted a LWRP Consistency Determination for the Project, concluding that it is entirely consistent with the LWRP policies which apply to the Project; and

**WHEREAS,** on February 18, 2026, the City of Beacon Zoning Board of Appeals granted a rear yard setback variance to allow 23.8 feet where 50 feet is required; and

**WHEREAS**, the Planning Board has reviewed the application for Site Plan Approval and considered the standards set forth in City of Beacon Code § 223-25.E; and

**WHEREAS,** the Planning Board has reviewed the application for a Special Use Permit against the standards set forth in City of Beacon Code §§ 223-18.B(1) and 223-24.7.D(1); and

**WHEREAS,** the Planning Board has reviewed the request for a Certificate of Appropriateness against the standards set forth in City of Beacon Code § 134-6 and applied the design standards in City of Beacon Code § 134-7; and

**WHEREAS**, the Planning Board is fully familiar with the Project and reviewed all materials relative to the Project and all applicable provisions of the City Code.

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Board hereby finds pursuant to the City of Beacon Code §§ 134-6 and 134-7 that the Project, in the HDLO Zone, is consistent with the historic character of the surrounding area and compatible with the design standards for the HDLO Zone in that the design does not introduce elements that detract from or impede upon the integrity of the historic features of nearby properties, and accordingly, the Planning Board hereby grants a Certificate of Appropriateness for the Project, as shown on the application materials referenced above.

**NOW, THEREFORE, BE IT RESOLVED**, that pursuant to Section 223-26 of the Zoning Code a minimum of 28 and a maximum of 77 off-street parking spaces are permitted, and the Planning Board hereby determines that, based on its review of the March 27, 2026 letter from Colliers Engineering & Design submitted to the Planning Board by the Applicant,

that a total of 39 on-site parking spaces is the appropriate and applicable number of off-street parking spaces for this development based on the additional provision of valet parking during peak periods, offsite parking (14 spaces at The Riverview Funeral Home via a license agreement between the Applicant and The Riverview Funeral Home and overflow parking at the Municipal Plaza and/or Firehouse municipal lots). Therefore, pursuant to Section 223-26.D(2) of the Zoning Code, 39 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 of the City of Beacon makes the following findings related to the general special permit standards pursuant to the City of Beacon Code § 223-18.B(1):

a) The location and size of the proposed hotel and accessory uses, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located and the existing permitted uses on the adjacent blocks because the hotel and accessory uses will not significantly intensify the Property's use as it will replace an existing school with 120 students with a 48 room hotel expected to accommodate 48 to 96 guests and a 49-seat 1,220 square foot restaurant open to the public for weekday dinner service and weekend lunch and dinner service.

b) The location, nature and height of the structure and its walls and fences and the nature and extent of the landscaping on the site are such that the proposed hotel and accessory uses will not conflict with the existing permitted uses on adjacent blocks or hinder or discourage the appropriate development use of adjacent land and buildings because the Project reuses the existing buildings and existing driveway and proposed additional development of the 1.77 acre Property will not substantially increase neighborhood density or impede adjacent development. Further, the Applicant proposes a robust landscape plan with perimeter vegetative screening between the proposed use and adjacent residential properties.

c) Operations in connection with the proposed hotel and accessory uses will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit because the Project does not propose outdoor events or outdoor dining, public restaurant hours will not extend past 10 p.m. on weeknights and Sunday nights and 11 p.m. on Saturday nights and mechanicals will be screened with sound-dampening landscaping, as is consistent with the residential nature of the site's surroundings.

d) Parking areas for the proposed hotel and accessory uses are of adequate size for the particular use and are properly located and suitably screened from the adjoining residential uses because the Project's proposed 39 onsite parking spaces, will be

supplemented by valet parking and off-site peak overflow parking at The Riverview Funeral Home and nearby municipal parking lots.

e) The entrance and exit drives for the proposed hotel and accessory uses are laid out so as to achieve maximum safety, and the proposed use will not cause unreasonable traffic congestion or create a traffic hazard because the driveway has an existing curb cut onto Wolcott Avenue with adequate lines of sight.

f) Uses, buildings, and operations for the proposed hotel and accessory uses are accessible for emergency services because there is a fire hydrant in the City right-of-way north of the Property on Wolcott Avenue/NY-9D, the new addition will be serviced by a fire suppression sprinkling service, the driveway entrance provides unhindered access from Wolcott Avenue and the Project's driveways and internal travel lanes will accommodate the City's emergency vehicles for entry and turnaround.

g) Uses, buildings, and operations for the proposed hotel and accessory uses are appropriately located for water, sewer and other infrastructure requirements because the Property has access to these services from underground and aboveground utility connections along Wolcott Avenue/NY-9D.

h) The proposed hotel and accessory uses will comply with other regulations in the Code and will be compatible with the recommendations of the City's 2017 Comprehensive Plan to "encourage . . . tourists to visit the city," as would be consistent with a goal of the City's 2007 Comprehensive Plan to "encourage the development of additional . . . lodging." Furthermore, the proposed use is permitted in the HDLO Zoning District subject to Special Use Permit and thus is consistent with the City's local land use policy documents.

**BE IT FURTHER RESOLVED** that the Planning Board hereby makes the following findings related to the specific special permit standards pursuant to the City of Beacon Code §§ 223-24.7.D:

a) Any exterior restoration will maintain the architectural and historic integrity of the structure and will be compatible with neighboring structures per City of Beacon Code § 223-24.7.D(1)(a), as the former Rose Hill Manor Day School is eligible for listing in the State and National Registers of Historic Places per the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") letter dated February 5, 2026, and the Applicant has incorporated the OPRHP recommendations into the Project's Site Plan, specifically the retention of original architectural features, including a balcony, window mullions and Victorian porch post brackets, the adoption of a cohesive color palette for the existing structures and new construction with subtle differences to highlight existing from new and the preparation of a construction protection plan for historic resources.

b) The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes per City of Beacon Code § 223-24.7.D(1)(b), as the Project proposes to retain, where feasible, and add to existing vegetation along the Wolcott Avenue/NY-9D frontage and along all property boundaries, as detailed in the Project's Landscape Plan and Illustrated Plant List.

c) The traffic generation resulting from the proposed use will not overburden existing roads per City of Beacon Code § § 223-24.7.D(1)(c), as the October 28, 2025 letter from Colliers Engineering & Design submitted to the Planning Board by the Applicant indicates that the Project's proposed use will result in a decrease in traffic generation during weekday peak hours and an increase of approximately 38 total trips during the Saturday peak hour, resulting in additional traffic generation which is considered "not significant."

d) Adequate parking can be provided without unduly destroying the landscape or the setting of the structure per § 223-24.7.D(1)(c), as the Project proposes 39 onsite parking spaces, that will be located in substantially the same or similar locations as the Property's existing 34 parking spaces and exiting playground.

e) The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure per City of Beacon Code § § 223-24.7.D(1)(c), as the proposed renovation of the Property's two existing buildings and incorporation of an addition with similar but not identical design features will serve to preserve and highlight the existing historical buildings while also ensuring their continued use through adaptation and modernization.

**BE IT FURTHER RESOLVED**, that the Planning Board of the City of Beacon hereby grants Special Permit and Site Plan approvals, as shown on the applications materials referenced above, subject to the following conditions and modifications set forth below and any other requirements which must be met by law:

**A. The following conditions shall be fulfilled prior to the signing of the Final Site Plan by the Chairman of the Planning Board:**

1. All application review fees shall be paid in full.
2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, and shall meet all conditions contained in such approvals, as required therein.
3. The comments contained in the City Engineer's letter to the Planning Board dated April 10, 2026, 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 _____, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. The Applicant shall submit a Stormwater Maintenance and Easement Agreement for review and acceptance by the City Engineer and City Attorney. Prior to the issuance of a Building Permit, the Applicant shall record the approved document in the Dutchess County Clerk's Office with proof of recording submitted to the City Building Department.

6. The Applicant shall submit a copy of the executed Parking License Agreement with Riverview Funeral Home.

When the conditions above have been satisfied, six (6) sets of the above referenced plans, revised as per the conditions above, shall be submitted for endorsement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.

**B. Conditions to be satisfied prior to the issuance of a Building Permit:**

1. Prior to commencement of any site work for the Project, the Applicant shall fund an escrow account with the City of Beacon for the construction observation and monthly stormwater inspections of the proposed utilities and site improvements in an amount as determined by the City Engineer. The Applicant's engineer shall prepare a cost estimate for review by the City Engineer for determining value of escrow to be established.

2. 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 in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer.

3. The Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer.

**C. Prior to the issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:**

1. All application review fees shall be paid in full.

**D. The following are general conditions which shall be fulfilled:**

1. In the event the License Agreement with the Riverview Funeral Home is terminated, rescinded, expires or is otherwise no longer in effect, the Applicant shall return to the Planning Board to propose an alterative location or demonstrate such parking is not necessary.

2. Any tree proposed to be removed which is located on a property line shall require written consent of the adjacent property owner.

3. 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.

4. A copy of this Resolution shall be attached to the Certificate of Occupancy.

5. Vegetation shown on the Landscape Plan shall be maintained in a vigorous growing condition and shall be replaced in kind if it fails to survive or is otherwise removed for any reason.

6. Rock removal, if encountered, shall be done by mechanical means on weekdays (excluding State holiday) between the hours of 8 a.m. and 4 p.m. No rock processing is permitted on-site. No blasting shall be permitted without the prior written approval from the City of Beacon Building Department after preparation of a blasting plan. Any blasting required shall be performed in accordance with all applicable local, state, and federal laws, regulations, and standards.

7. Pursuant to the City of Beacon Code § 223-25.J, the Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building Department within one year of the adoption date of this Resolution, provided however, that the Planning Board may extend such time period from time to time for good cause shown upon written request from the Applicant.

8. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees shall be paid by the Applicant within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefor has not been granted by the City, this resolution shall be rendered null and void.

9. This approval is conditioned on compliance with all the mitigation measures specified in the Applicant's 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. When the terms of this resolution may be inconsistent with the FEAF, 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 the Applicant and the Applicant's heirs, successors and assigns, and where applicable its 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 approval granted by this resolution does 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, further project review and/or a public hearing, as it may deem appropriate.

Resolution Adopted: April 14, 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**
**04/14/2026**

**Title:**

Continue review of applications for Subdivision Approval and Site Plan Approval, 193-195 Main Street, Residential, 6-unit multi-family dwelling, submitted by Kosova Lane Properties, LLC.

**ATTACHMENTS**

193-195 Main PB 4.14.26 Supplemental Submission Cvr Ltr.pdf

193-195 Main PB 4.14.26 Exhibit A - Response Memo by AJS 3-31-26.pdf

193-195 Main PB 4.14.26 Exhibit B- Response Memo by HLD 3-31-26.pdf

193-195 Main PB 4.14.26 Exhibit C - Correspondence from Royal Carting 3-25-26.pdf

193-195 Main PB 4.14.26 Exhibit D - First Amendment to Access Easement Agreement.pdf

193-195 Mian PB 4.14.26 Plans by AJS and HLD.pdf

Lanc & Tully 193-195 Main Street 04-10-26 review.pdf

193-195 Main Street Site Plan & Subdivision approval resolution (4912-1419-5870.1).pdf

4-13-26 193-195 Main Street Supplemental Plaining Board Submission.pdf

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March 31, 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").

As requested by this Board at the March 10, 2026 close of the Public Hearing on the Application, this supplemental submission includes additional details in support of the proposed refuse and recycling operations at the Premises, together with additional landscape improvements for the Board's consideration in renderings a decision on the Application.

**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 March 31, 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's and Engineering Consultant's recent comment memoranda prepared by Aryeh Siegel and HLD are enclosed as **Exhibit A** and **Exhibit B**, respectively.

Specifically, the Plans have been updated to include the following refinements:

- The door to the trash room has been replaced with a louvered hollow metal door and frame with integral insect screen to facilitate ventilation and air flow. The room will also be mechanically vented.

- Updated refuse management notes have been added to the Plans, which notes are consistent with the additional correspondence provided by Royal Carting, dated March 25, 2026 and enclosed herewith as **Exhibit C**, describing the agreed-upon trash management plan for the Premises.

- An additional publicly accessible landscaped area including five (5) planter boxes has been incorporated along the Main Street frontage of the Premises.

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 REFUSE MANAGEMENT PLAN AND LIGHTING AGREEMENT:**

As discussed with the Planning Board during the March 10, 2026 meeting, the Applicant determined the total number of refuse containers required for the Premises by utilizing the New York City Department of Sanitation's Waste Calculator for New Residential Buildings, and has proposed a total of eleven (11) 95-gallon rolling containers, 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. To further address the concerns presented by this Board and its consultants related to refuse management and storage at the Premises, the Applicant consulted with local waste services provider Royal Carting, who confirmed that "the number of trash and recycling containers provided is sufficient and should meet these needs for this property." *See* Correspondence from Royal Carting, dated March 25, 2026, enclosed herewith as **Exhibit C**. As discussed further in the correspondence from Royal Carting, residential refuse and recycling will be picked up weekly, and refuse and recycling from the restaurant will be picked up twice a week. Royal Carting will enter the Premises via the driveway from Cliff Street, collect the refuse containers from within the trash room, and return the containers to the trash room once emptied.[1] *See* **Exhibit C**.

Finally, as the Board may recall, the Applicant has obtained a First Amendment to Access Easement Agreement that provides permission for the proposed lighting fixtures to be installed on the façade of the residence at 8 Cliff Street. A recorded copy of the First Amendment to Access Easement Agreement is enclosed herewith as **Exhibit D**.

[1] On March 20, 2026, Royal Carting visited the Premises with its waste hauling truck, and confirmed that it is able to pull its vehicle onto the site and safely maneuver in and out of the Cliff Street driveway, which will keep the vehicle off of the surrounding streets during refuse and recycling pick up. Royal Carting has provided video evidence of this site visit, which we can share with the Planning Board during the April 14, 2026 meeting at the Board's request.

**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 March 31, 2026 providing responses to City Engineering Consultant Lanc & Tully's memorandum dated March 5, 2026 and City Planning Consultant KARC Planning Consultants' memorandum dated March 5, 2026;

**Exhibit B:** Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated March 31, 2026, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated March 5, 2026 and City Planning Consultant KARC Planning Consultants' memorandum dated March 5, 2026;

**Exhibit C:** Correspondence from Royal Carting, dated March 25, 2026; and

**Exhibit D:** First Amendment to Access Easement Agreement between Kosova Lane Properties, LLC and Minerva Cabrera, dated February 25, 2026 and recorded with the Dutchess County Clerk on March 10, 2026 as Document # 2 2026 50902.

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 April 14, 2026 for the continuation of the Public Hearing on this Application, at which time we respectfully request that the Planning Board render a decision on the Application.[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

[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. During its meeting on March 10, 2026, the Planning Board closed the Public Hearing and authorized the City attorney to prepare a draft approval resolution for the Project for the Board's consideration at its April meeting.

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.

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*

March 31, 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, March 5, 2026, and Lanc & Tully's comment letter dated March 5, 2026.

**KARC Planning Consultant's Comment Responses:**

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.

   *Response: Easements will be depicted in a future submission.*

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.

   *Response: The recorded agreement confirming permission to install the proposed lighting fixtures at 8 Cliff Street is included with this submission.*

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.

   *Response: The landscaping has been updated again in relation to the revised one-story connector design and there is now 10.7% landscaped area. Therefore, the minimum landscape requirement is exceeded.*

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

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.

   *Response: No fence is proposed between the garden area east of the one-story connector and the property at 197-199 Main Street.*

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:

   a. Confirmed collection frequency for both the residential and restaurant uses;
   b. Curbside staging location on Cliff Street for pickup day, illustrated on the site plan;
   c. Demonstration required sidewalk clear width will be maintained during staging to ensure pedestrian safety and ADA compliance; and
   d. The operational procedures for moving bins to and from the curb, including responsibility and timing of removal following collection.

   *Response: There are eleven 95-gallon bins proposed for the Trash Room based on the DSNY Calculator and additional research into trash volume generation for apartments and restaurants. Royal Carting analyzed the proposed quantity and stated that the residential trash and recycling requires a weekly pickup schedule, and the restaurant requires two pickups per week.*

   *Royal Carting has agreed with the Owner to back the garbage truck into the driveway and move the trash bins from the Trash Room to the garbage truck, where they will be emptied and immediately returned by Royal Carting to the Trash Room. This arrangement eliminates curbside staging with its associated visual clutter, obstruction, and nuisance conditions on Cliff Street.*

**Lanc & Tully Comment Responses:**

**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.

      *Response: Comment acknowledged. The Applicant's engineer will coordinate with the City Engineer for the soil testing.*

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.

   *Response: Comment acknowledged. Easements will be depicted in a future submission.*

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.

   *Response: Comment acknowledged. Easements will be depicted 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.

   *Response: Comment acknowledged. 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.

   *Royal Carting has agreed with the Owner to back the garbage truck into the driveway and move the trash bins from the Trash Room to the garbage truck, where they will be emptied and immediately returned by Royal Carting to the Trash Room. This arrangement eliminates curbside staging with its associated visual clutter, obstruction, and nuisance conditions on Cliff Street.*

**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.

   *Response: Easements will be depicted in a future submission.*

**Site Plan (Sheet 1)**

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.

   *Response: The call out has been revised to reflect the easement at the rear of the Cabrera parcel as existing.*

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.

   *Response: The recorded agreement confirming permission to install the proposed lighting fixtures at 8 Cliff Street is included with this submission.*

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.***

   *Response: Easements 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.

   *Response: The rear yard setback line across the City's parking lot has been removed.*

Please refer to Hudson Land Design's letter for additional responses to Lanc & Tully comments. Thank you. Please let me know if you have any questions.

Sincerely,

Aryeh Siegel
*Aryeh Siegel, Architect*

*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*

March 31, 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 March 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 on the Existing Conditions and Demolition Plan and the Lot Consolidation Plat in a future submission. The agreement language 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.

Lot Consolidation Plat (Sheet 1 of 1):

1. The existing easement will be provided on the Lot Consolidation Plat in a future submission.

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.

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

1. See response to Lanc & Tully General comment #2. The location of the existing easement will be provided once completed by the project surveyor.
2. Aryeh Siegel has responded to this comment under separate cover.
3. Five planter boxes have been added to the frontage of the building in response to planning board member comments at the March meeting which will provide a public benefit. The planter boxes have been positioned along the edge of the brick paving between the sidewalk and Main Street, and away from the existing elevated tree pit. The total on-site landscaped planting area is 538 sqft, turf area is 426 sqft and planter boxes is 55 sqft totaling 1,019 sqft which accounts for 10.7% of the combined parcel area.
4. Aryeh Siegel has responded to this comment under separate cover.
5. Aryeh Siegel has responded to this comment under separate cover.

We look forward to continuing our discussions regarding this Application at your April 14, 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)

ROYAL Carting Service Company

65TH ANNIVERSARY • 1955 • 2020

*Quality Service Since 1955*

March 25, 2026

193-195 Main St
Beacon, NY

Dear Mr. Berisha,

Royal Carting/Casella Waste proposes to provide comprehensive refuse and recycling services for the above referenced property as needed.

We have reviewed the proposed site plan for the property (193-195 Main St., Beacon), which includes 6 new residential units in addition to the 4 existing residential units and the restaurant that we currently provide service for at the property – and this letter confirms that the number of trash and recycling containers proposed is sufficient and should meet these needs for this property.

The location will be serviced utilizing 95/Gal refuse toters and 95/Gal recycle toters accordingly based on tenancy. A service level and frequency are estimated below for consideration. Best management practice will involve servicing the toters from the garbage room to be constructed according to plans, and to be accessed and serviced via driveway off Cliff St. Refuse collection hours will be between 8 am and 4 pm.

RETAIL BAKERY –

**(4) 95G TOTERS REFUSE SERVICED 2X WEEKLY, (2) 95 RECYCLE SERVICED 2X WEEKLY**

(845) 896-6000 • (845) 221-4300 • (800) 522-7235 • FAX: (845) 227-7734
info@royalcarting.com • www.royalcarting.com
P.O. BOX 1209, HOPEWELL JUNCTION, NEW YORK 12533-1209

Printed on Recycled Paper

COMMERCIAL UNITS- EXISTING(4) SINGLE BED UNITS, PROPOSED (6) 2/SINGLE BED, 4 DBL BED UNITS-

**(4) 95GAL TOTERS REFUSE SERVICED 1X WEEKLY, (1) 95 RECYCLE TOTERS SERVICED 1X WEEKLY**

***Number of toters and service frequency can be adjusted as dictated by volume**

Please let me know if you have any questions or comments. Thank You

**Jonathan Kaplan**



## Dutchess County Clerk Recording Page

Record & Return To:

CUDDY & FEDER LLP
445 HAMILTON AVE FL 14

WHITE PLAINS, NY 10601

Date Recorded: 3/10/2026
Time Recorded: 2:55 PM

Document #: 02 2026 50902

Received From: CUDDY & FEDER LLP

Grantor: CABRERA MINERVA
Grantee: KOSOVA LANE PROPERTIES LLC

Recorded In: Deed
Instrument Type: AMEND

Tax District: City of Beacon

**Examined and Charged As Follows :**

| | |
|---|---|
| Recording Charge: | $95.50 |
| Transfer Tax Amount: | $0.00 |
| Includes Mansion Tax: | $0.00 |
| Transfer Tax Number: | 4399 |

Red Hook Transfer Tax:

RP5217: N
TP-584: Y

Number of Pages: 10

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

County Clerk By: CSC
Receipt #: 6331
Batch Record: 46

Bradford Kendall
County Clerk



02202650902

**RECORD AT THE REQUEST OF AND AFTER RECORDING RETURN TO:**

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

# FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT

**THIS FIRST AMENTMENT TO ACCESS EASEMENT AGREEMENT** (this "**First Amendment**") is made as of the 25th day of February, 2026, by **MINERVA CABRERA**, an individual, with an address of 8 Cliff Street, Beacon, New York 12508 (the "**Grantor**") and **KOSOVA LANE PROPERTIES LLC**, a New York limited liability company, with an address of 169 Main Street, Beacon, New York 12508 (the "**Grantee**").

## WITNESSETH

**WHEREAS**, Grantor and Grantee entered into an Access Easement Agreement (the "**Agreement**") dated January 13, 2026 and recorded in the Dutchess County Clerk's Office on January 23, 2026 as Document # 02 2026 50313, whereby Grantor agreed to grant Grantee a non-exclusive, perpetual access easement over, upon, through, under and across a portion of the Grantor's Property, as more particularly described in the Agreement; and

**WHEREAS**, all terms defined in the Agreement as originally executed shall have the same meanings herein, and references to the Agreement, herein or in the Agreement as originally executed, shall refer to the Agreement as amended hereby, except as the context specifically requires otherwise; and

**WHEREAS**, the Parties wish to specifically amend the Agreement to incorporate the Grantor's agreement to grant Grantee the right to install, operate, service, repair, replace, and maintain two (2) wall-mounted light fixtures on the western side of the residence on Grantor's Property, as illustrated on the site plan attached hereto as Schedule A and made a part hereof; and

**NOW, THEREFORE**, the Agreement as originally executed is hereby amended as follows, effective upon the recording of this instrument:

1. Amendment of Site Plan. The Site Plan annexed to the Agreement as Schedule B shall be replaced with the Site Plan attached hereto as Schedule A in the City of Beacon, County of Dutchess, State of New York and made a part hereof.

2. Grant of Right to Install Fixtures. Grantor hereby grants and conveys to the Grantee and all Easement Beneficiaries the right to install, operate, service, repair, replace, and maintain two (2) wall-mounted light fixtures on the western side of the residence on Grantor's Property, as

generally illustrated on the site plan attached hereto as Schedule A and made a part hereof. The location of such light fixtures is subject to change based upon final Planning Board approval. For the avoidance of doubt, Grantor acknowledges and agrees that Grantee is permitted to access Grantor's Property as necessary, as determined by Grantee in its sole discretion, to enable and ensure proper function of the light fixtures, and to perform any necessary installation, operation, service, repair, replacement, and/or maintenance of the light fixtures.

3. Agreement in Force. The existing Agreement, as amended by this First Amendment, shall remain in full force and effect.

***Signature Pages Follow. Remainder of Page Intentionally Left Blank.***

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

**GRANTEE:**

**KOSOVA LANE PROPERTIES LLC**, a New York limited liability company

By: _____
Name: _____
Title: _____

STATE OF NEW YORK )

COUNTY OF _____ ) ss.:

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

_____
Notary Public

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

**GRANTOR:**

_____
**MINERVA CABRERA**, an individual

STATE OF NEW YORK )

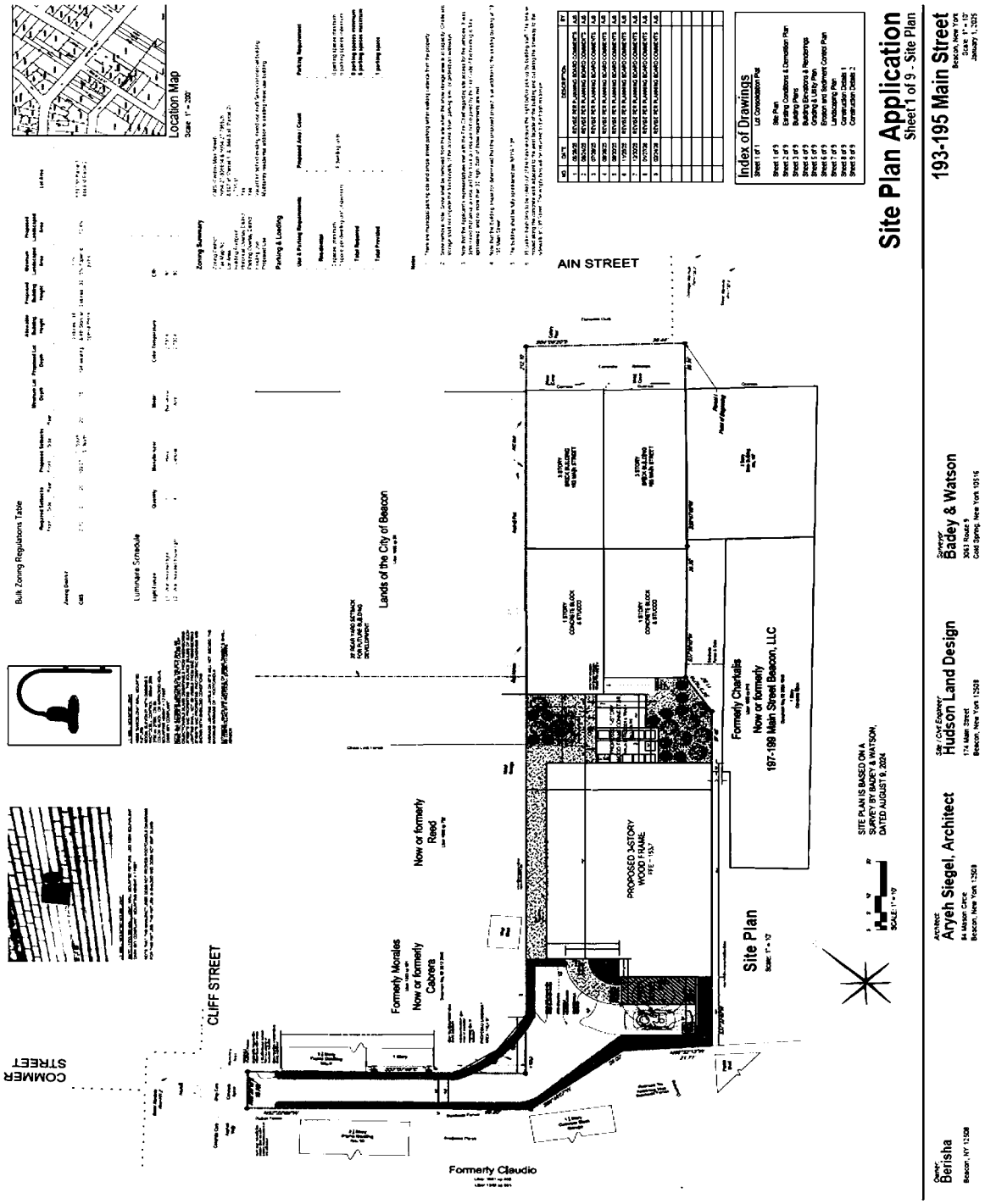
COUNTY OF DUTCHESS ) ss.:

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

_____
Notary Public

# SCHEDULE "A"

## The Site Plan



location of such light fixtures is subject to change based upon final Planning Board approval. For the avoidance of doubt, Grantor acknowledges and agrees that Grantee is permitted to access Grantor's Property as necessary, as determined by Grantee in its sole discretion, to enable and ensure proper function of the light fixtures, and to perform any necessary installation, operation, service, repair, replacement, and/or maintenance of the light fixtures.

3. Agreement in Force. The existing Agreement, as amended by this First Amendment, shall remain in full force and effect.

***Signature Pages Follow. Remainder of Page Intentionally Left Blank.***

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

**GRANTOR:**

**MINERVA CABRERA**, an individual

STATE OF NEW YORK )

COUNTY OF DUTCHESS ) ss.:

On the 25 day of Feb., 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **MINERVA CABRERA** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

LYNN LYONS
Lic. #5072230
Notary Public-State of New York
Qualified in Qualified in Dutchess County
My Commission Expires MARCH 22, 2027

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

**GRANTEE:**

**KOSOVA LANE PROPERTIES LLC**, a New York limited liability company

By: _____
Name: Shaban Berisha
Title: owner

STATE OF NEW YORK )

COUNTY OF Dutchess ) ss.:

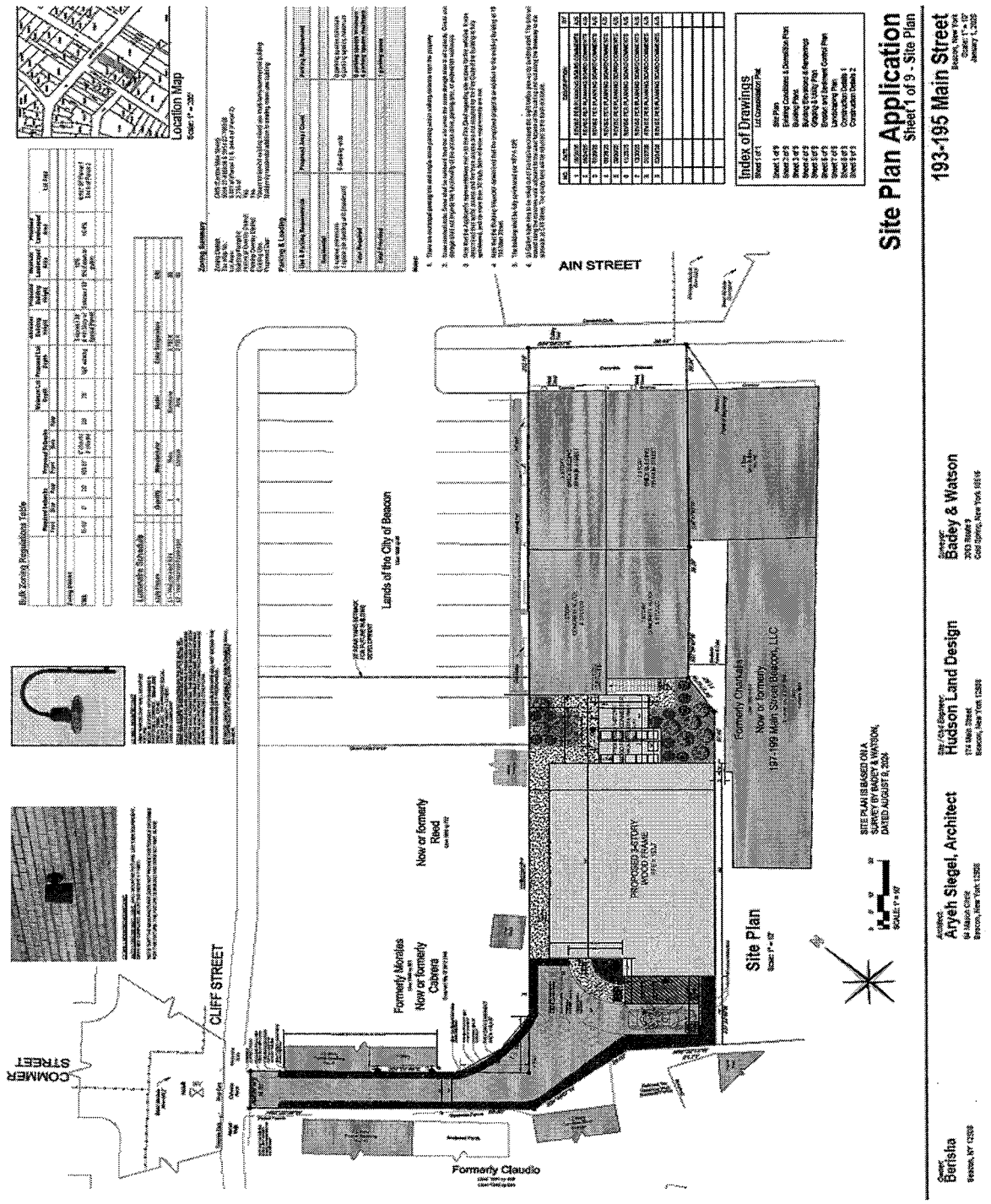
On the 26 day of February, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Shaban Berisha personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

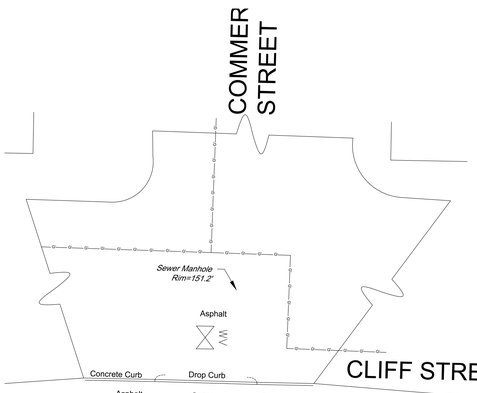
_____
Notary Public

LYNN LYONS
Lic. #5072238
Notary Public-State of New York
Qualified in Qualified in Dutchess County
My Commission Expires MARCH 22, 2027

# SCHEDULE "A"

## The Site Plan






## Site Plan

Scale: 1" = 10'

0 5' 10' 20'

SCALE: 1" = 10'

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



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)<br>5' (North) | 20' | 75' | 194' existing | 3 stories / 38' & 4th Story w/ Special Permit | 3 stories / 30' | 10%<br>5% if open to public | 10.7% | 8,697 SF Parcel 1<br>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)<br>1 space per dwelling unit (maximum) | 6 dwelling units | 0 parking spaces minimum<br>6 parking spaces maximum |
| **Total Required** | | **0 parking spaces minimum**<br>**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 by Royal Carting, per their agreement with the Owner. The bins will be moved along the concrete walk adjacent to the west façade of the building and out along the driveway to the garbage truck waiting in the driveway at Cliff Street. The garbage truck will back up into the driveway to ensure that Cliff Street and the sidewalk are not blocked while the garbage is being collected. The empty bins will be returned to the trash enclosure by Royal Carting immediately after emptying.

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 05/28/25 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 2 | 06/24/25 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 3 | 07/29/25 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 4 | 08/26/25 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 5 | 09/30/25 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 6 | 11/25/25 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 7 | 12/30/25 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 8 | 01/27/26 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 9 | 02/24/26 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 10 | 03/31/26 | 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 Application

**Sheet 1 of 9 - Site Plan**


*Owner:*
**Berisha**
Beacon, NY 12508

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

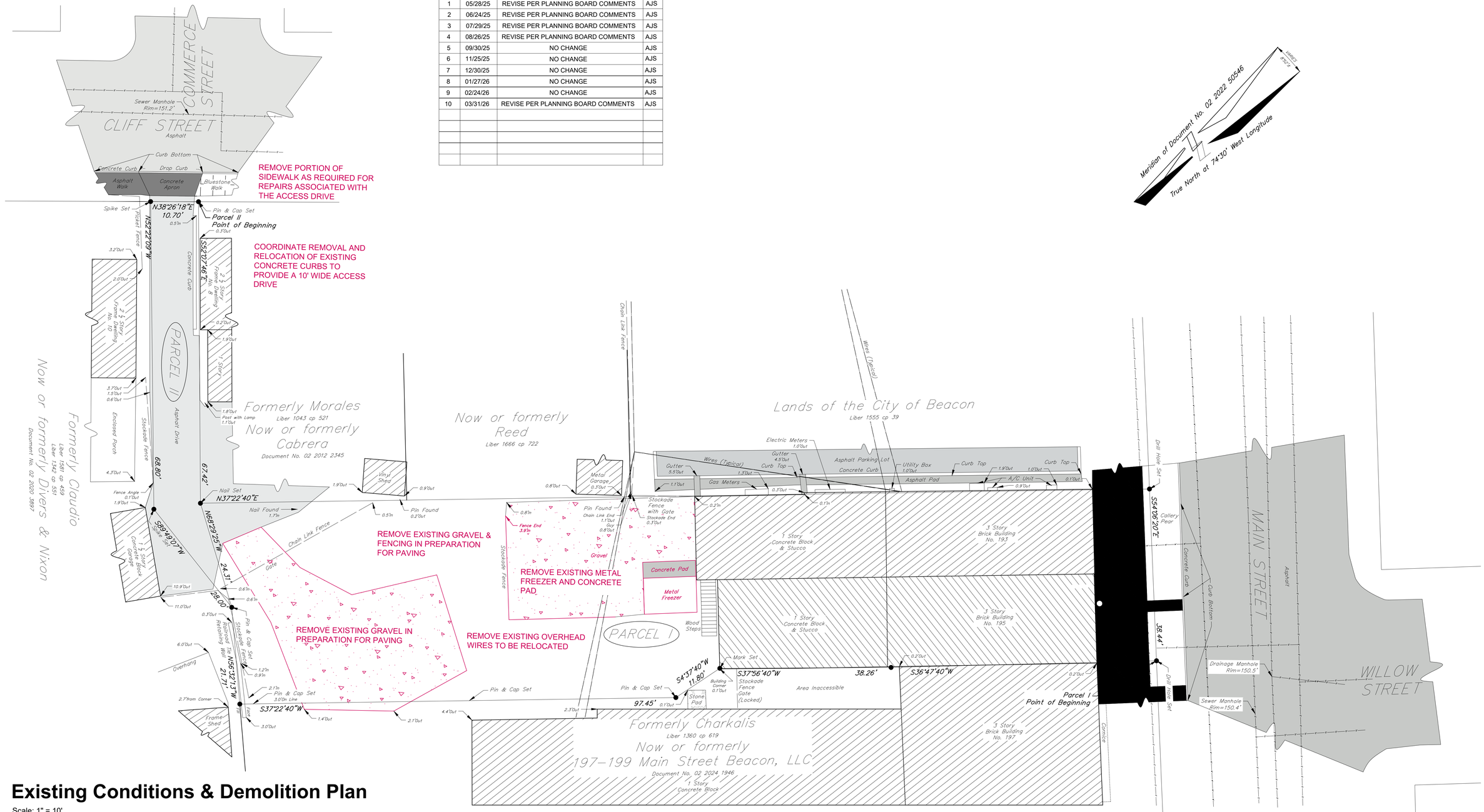
*Site / Civil Engineer:*
**Hudson Land Design**
174 Main Street
Beacon, New York 12508

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


## 193-195 Main Street

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

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 05/28/25 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 2 | 06/24/25 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 3 | 07/29/25 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 4 | 08/26/25 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 5 | 09/30/25 | NO CHANGE | AJS |
| 6 | 11/25/25 | NO CHANGE | AJS |
| 7 | 12/30/25 | NO CHANGE | AJS |
| 8 | 01/27/26 | NO CHANGE | AJS |
| 9 | 02/24/26 | NO CHANGE | AJS |
| 10 | 03/31/26 | REVISE PER PLANNING BOARD COMMENTS | 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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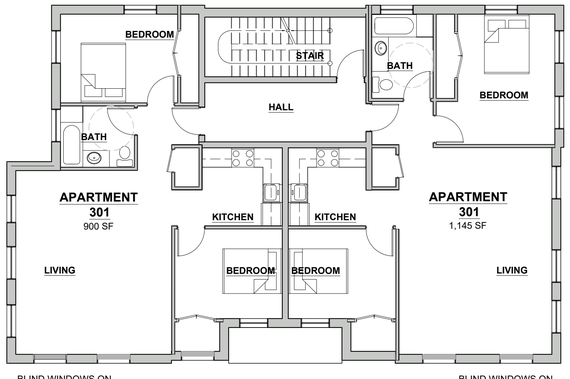
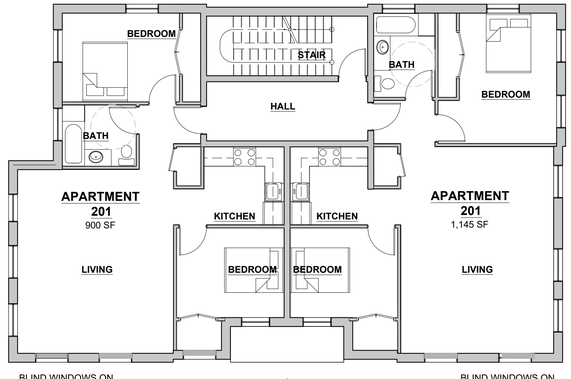
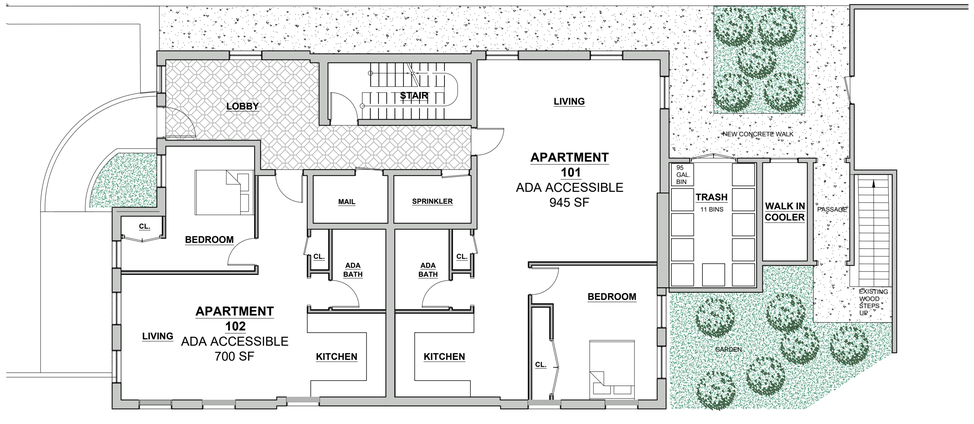



3 3rd Floor Plan
1/8" = 1'-0"




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)

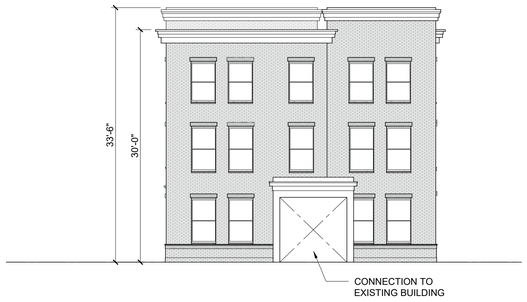
BRICK: GLEN-GERY 53DD MIX W/
MORTAR COLOR 'G601'

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"

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| | | | |

# Site Plan Application
## Sheet 4 of 9 - Building Elevations & Views

*Owner:*
**Berisha**
Beacon, NY 12508

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

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

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

**193-195 Main Street**
Beacon, New York
Scale: As Noted
January 1, 2025

## EXISTING SIDEWALK, CURBING AND ASPHALT PAVEMENT REPAIR NOTES:

1. THE CONTRACTOR SHALL REPAIR AND REPLACE IN-KIND EXISTING CONCRETE SIDEWALKS AND CURBING, AND ASPHALT PAVEMENT WITHIN THE CITY R.O.W. AS A RESULT OF UTILITY WORK.
2. THE SIDEWALKS SHALL BE SAW CUT AT AN EXISTING CONSTRUCTION JOINT OR CONTROL JOINT SO THAT THE FINISHED CONSTRUCTION AND CONTROL JOINT SPACING MATCHES EXISTING.
3. CUTS THROUGH EXISTING PAVEMENT SHALL BE MADE VIA SAW CUT AND REPAIRED IN ACCORDANCE WITH THE DETAILS ON CD-1.

## GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.

2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.

3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, SANITARY MANHOLES AND WATERLINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.

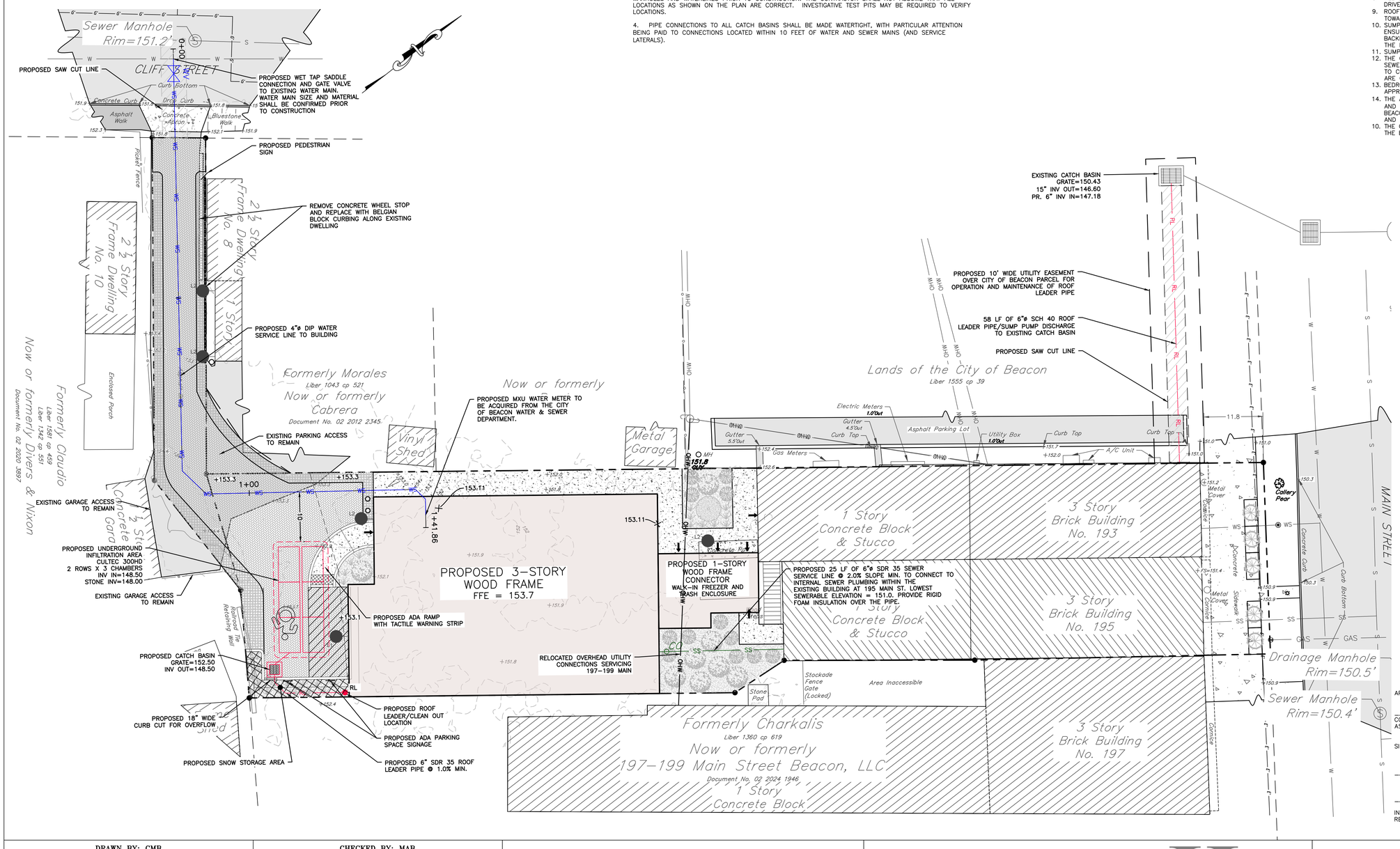
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

## INFILTRATION AND INFLOW MITIGATION NOTES:

1. THE ROOF DRAIN PIPES FROM THE 3RD STORY ROOF PORTION OF THE EXISTING BUILDING ARE CONNECTED TO THE INTERIOR SANITARY SEWER PLUMBING WITHIN THE BUILDING. TWO SUMP PUMPS ARE LOCATED WITHIN THE BASEMENT OF THE EXISTING BUILDING ARE TIED INTO THE SEWER SERVICE PIPE.
2. THE BASEMENT SUMP PUMPS WILL BE DISCONNECTED FROM THE BUILDING SEWER AND REDIRECTED TO THE PROPOSED 8" STORM PIPE SHOWN ON THIS PLAN, PRIOR TO SIGNING OF THE PLANS. THE DISCONNECTION SHALL BE VERIFIED/CONFIRMED BY THE CITY OF BEACON BUILDING DEPARTMENT.
3. ROOFTOP DRAINAGE FROM THE PROPOSED BUILDING WILL BE ROUTED TO A NEARBY CATCH BASIN PER THIS PLAN. ANY NEW SUMP PUMPS SHALL BE IN ACCORDANCE WITH SITE SPECIFIC NOTE 15 ON THIS PLAN.
4. THE ROOF LEADER PROPOSED TO CROSS THE CITY OF BEACON IS A PRIVATE UTILITY AND THE CITY OF BEACON IS NOT RESPONSIBLE FOR MAINTENANCE AND/OR REPAIRS OF THE ROOF LEADER.

## SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE SITE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF UTILITY LINES WITHIN CLIFF STREET VIA INVESTIGATIVE TEST PIT EXCAVATIONS. ANY UTILITY CONFLICTS SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.
4. THE PROPOSED BUILDING SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
5. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
6. THE WATER SERVICE LINE TO THE BUILDING SHALL BE 4"ø CLASS 52 DUCTILE IRON PIPE. THE PIPE SIZE SHALL VERIFIED WITH THE MEP ENGINEER.
7. THE SEWER SERVICE LINE TO BUILDING SHALL BE 6"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE EXISTING DRIVEWAY AND CLIFF STREET SHALL BE SWEPT CLEAN DAILY DURING CONSTRUCTION.
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 6"ø SDR 35 PVC OR HDPE @ 2.0% MIN. AND DIRECTED TOWARDS THE PROPOSED LOCATION ON PLAN.
10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAINS. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. BACKFLOW PREVENTION DEVICES SHALL BE PLACED ON THE FOOTING DRAINS TO PREVENT BACKFLOW INTO THE FOOTING DRAIN. SUMP PUMP DISCHARGE SHALL NOT ENTER THE SANITARY SEWER SYSTEM.
11. SUMP PUMP DISCHARGE SHALL CONNECT TO THE PROPOSED ROOF LEADER DRAINAGE SYSTEM.
12. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.
13. BEDROCK SHALL REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.
14. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR THE AMI SYSTEM (ADVANCED METERING INFRASTRUCTURE) FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION.
10. THE CITY OF BEACON BUILDING DEPARTMENT SHALL BE PROVIDED ACCESS TO VERIFY THE LOCATION OF THE EXISTING ROOF LEADERS AND SUMP PUMPS AND THE AREA THEY DRAIN TO.




**LEGEND:**

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING GAS LINE
- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK FENCE
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
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| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
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| 5 | 9/30/25 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 6 | 11/25/25 | PER PLANNING BOARD COMMENTS | CMB | | | | |

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

Dig Safely. New York Call 811 before you dig

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

SEAL

HUDSON LAND DESIGN

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

GRADING & UTILITY PLAN

193-195 MAIN STREET

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

| | |
|---|---|
| JOB #: | 2024:052 |
| DATE: | 4/29/2025 |
| SCALE: | 1" = 10' |
| TITLE: | GU-1 |
| SHEET: | 5 OF 9 |

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

**LEGEND:**

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 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
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- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION 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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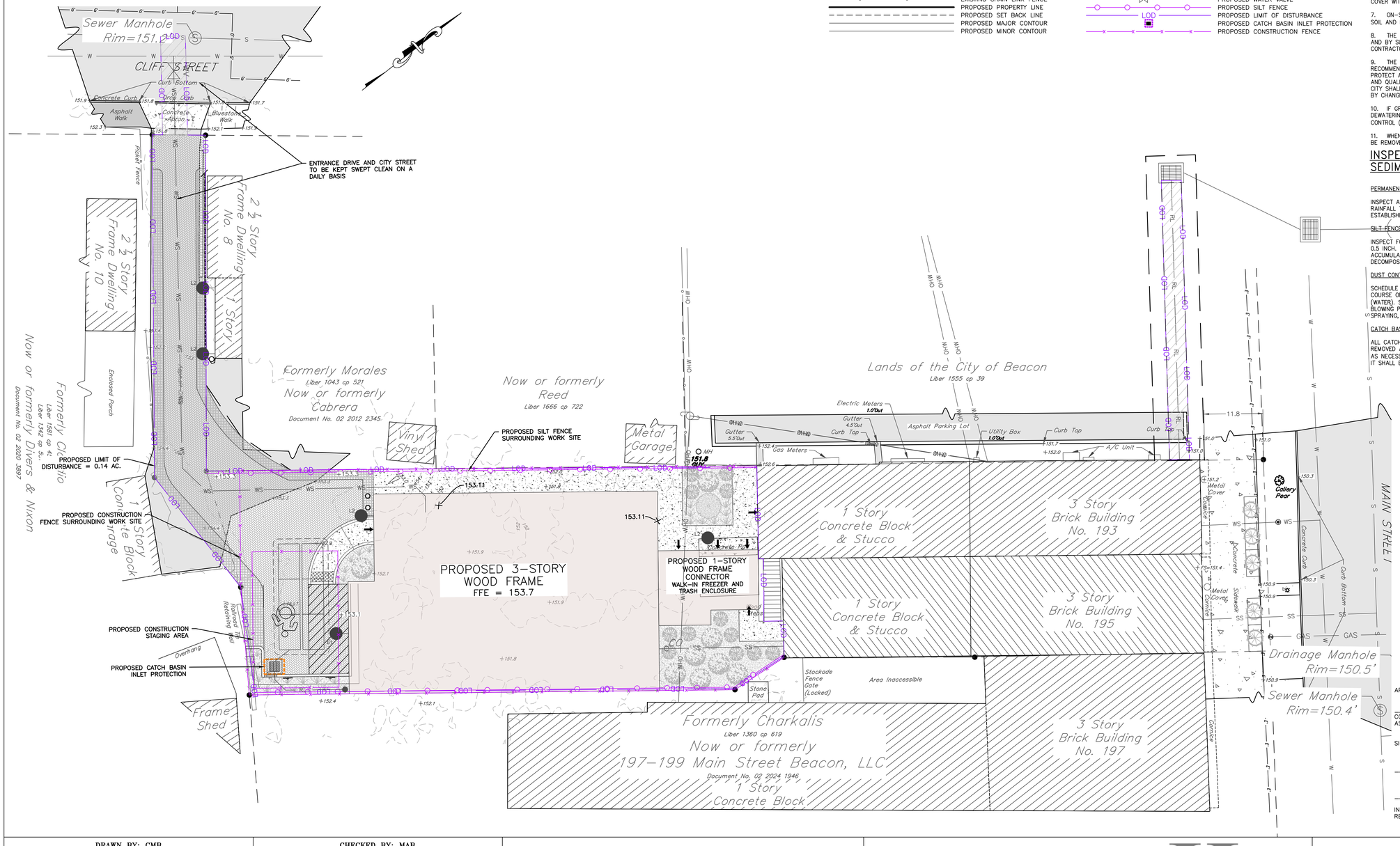


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| 5 | 9/30/25 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 6 | 11/25/25 | PER PLANNING BOARD COMMENTS | CMB | | | | |

GRAPHIC SCALE
10 0 5 10 20 40
( IN FEET )
1 inch = 10 ft.

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

SEAL

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

EROSION AND SEDIMENT CONTROL PLAN

193-195 MAIN STREET

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

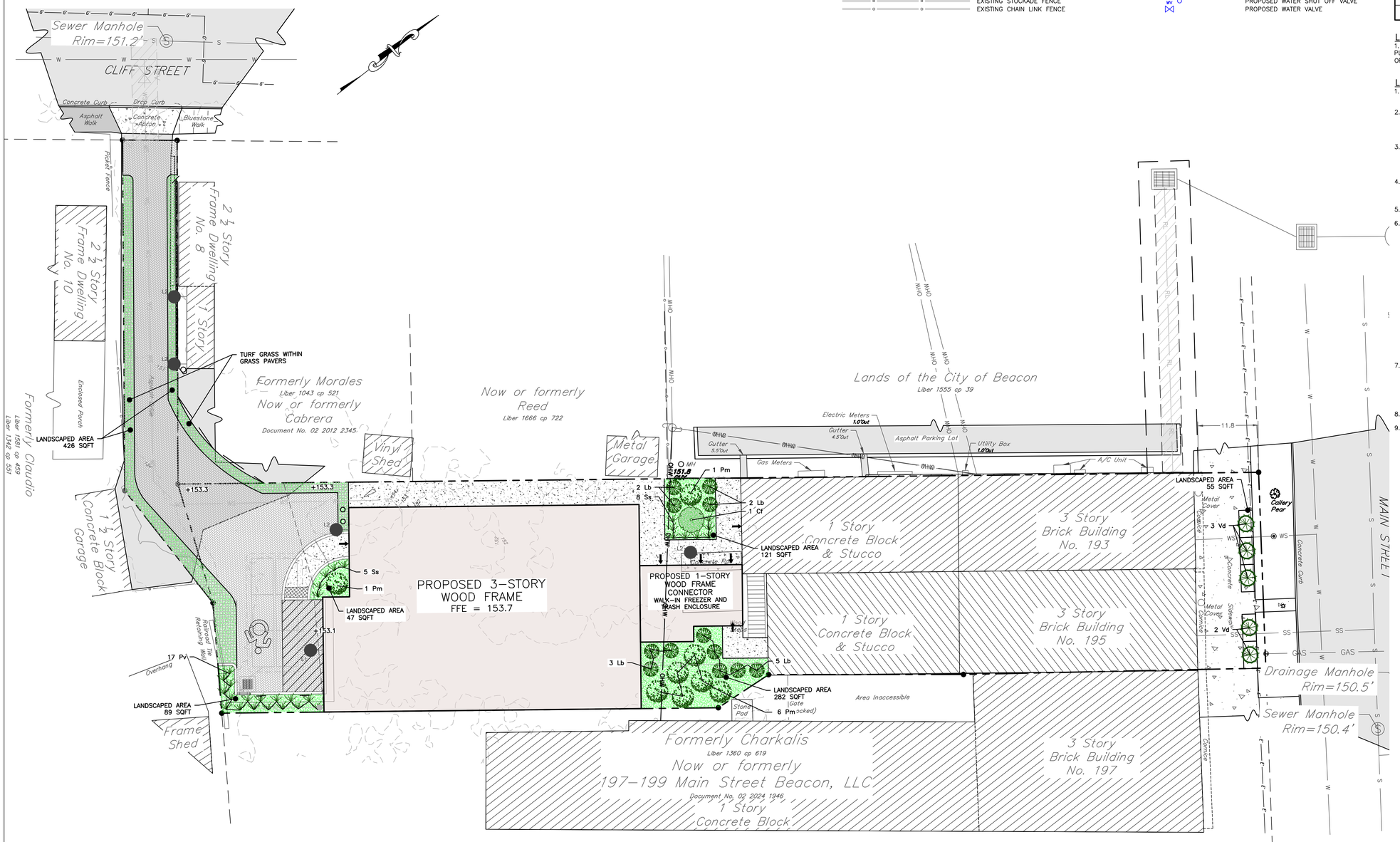
| | |
|---|---|
| JOB #: | 2024:052 |
| DATE: | 4/29/2025 |
| SCALE: | 1" = 10' |
| TITLE: | ESC-1 |
| SHEET: | 6 OF 9 |

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

**LEGEND:**

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

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE




## PLANTING SCHEDULE

### TREES

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

### SHRUBS

| KEY | QTY | BOTANICAL NAME | COMMON NAME | CALIPER | SPACING |
|---|---|---|---|---|---|
| Pm | 7 | PHOTINIA MELANOCARPA | BLACK CHOKEBERRY | 2 GALLON | 3 FT |
| Lb | 12 | LINDERA BENZOIN | SPICEBUSH | 1 GALLON | 6 FT |
| Vd | 5 | VIBURNUM DENTATUM | ARROWWOOD VIBURNUM | 3 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 CONSISTS OF 426 SQFT OF GRASS PAVER AREA, 426 SQFT OF PLANTING AREA AND 55 SQFT OF PLANTER BOXES TOTALING 1,020 SQFT WHICH IS APPROXIMATELY 10.7% OF THE TOTAL LOT AREA (9,543 SQFT) 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 MAINTAIN HEALTHY GROWTH IN SHADY AREAS.

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 |
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( IN FEET )
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SEAL

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PH: 845-440-6926

LANDSCAPING PLAN

# 193-195 MAIN STREET

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

| | |
|---|---|
| JOB #: | 2024:052 |
| DATE: | 4/29/2025 |
| SCALE: | 1" = 10' |
| TITLE: | LS-1 |
| SHEET: | 7 OF 9 |

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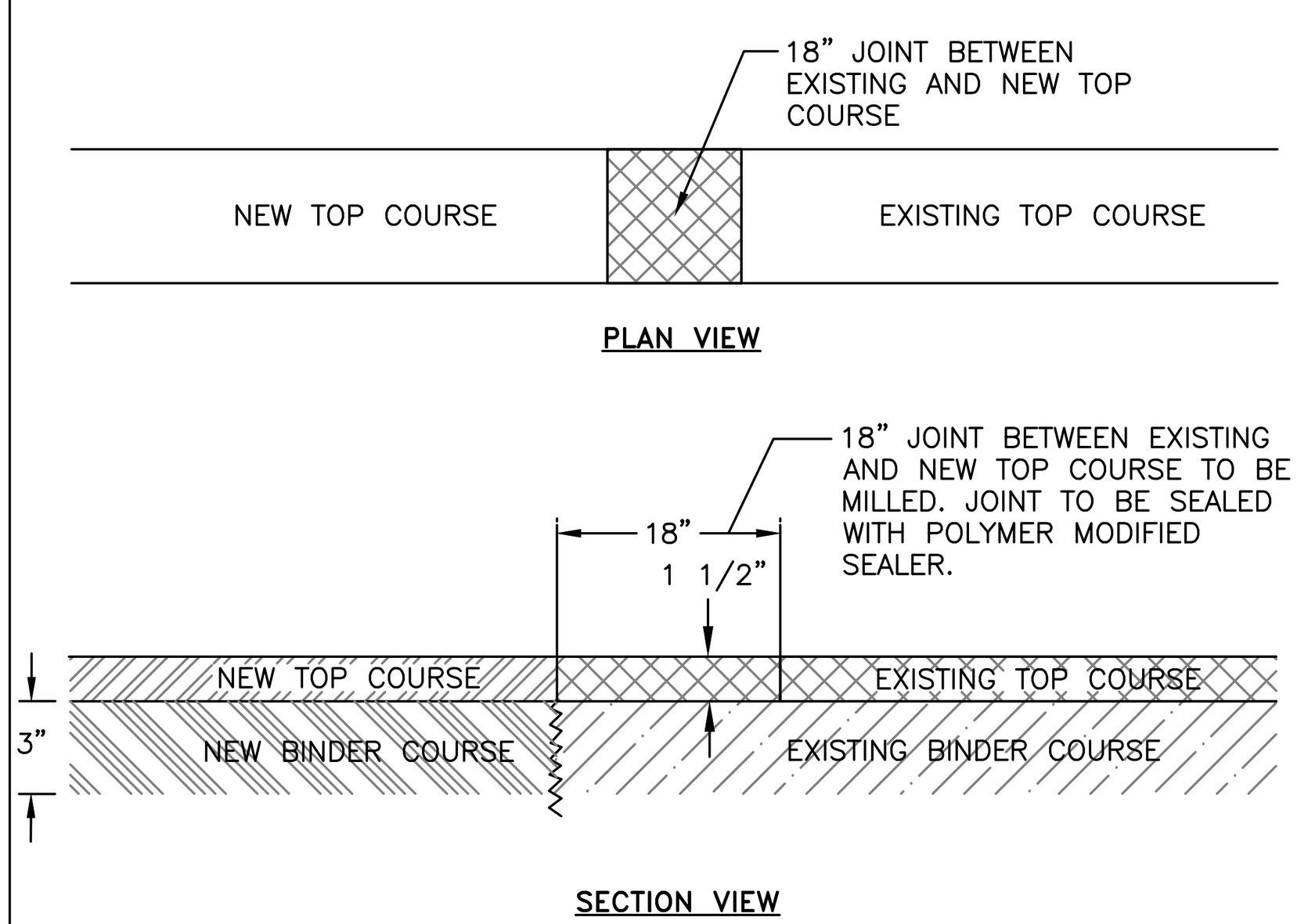
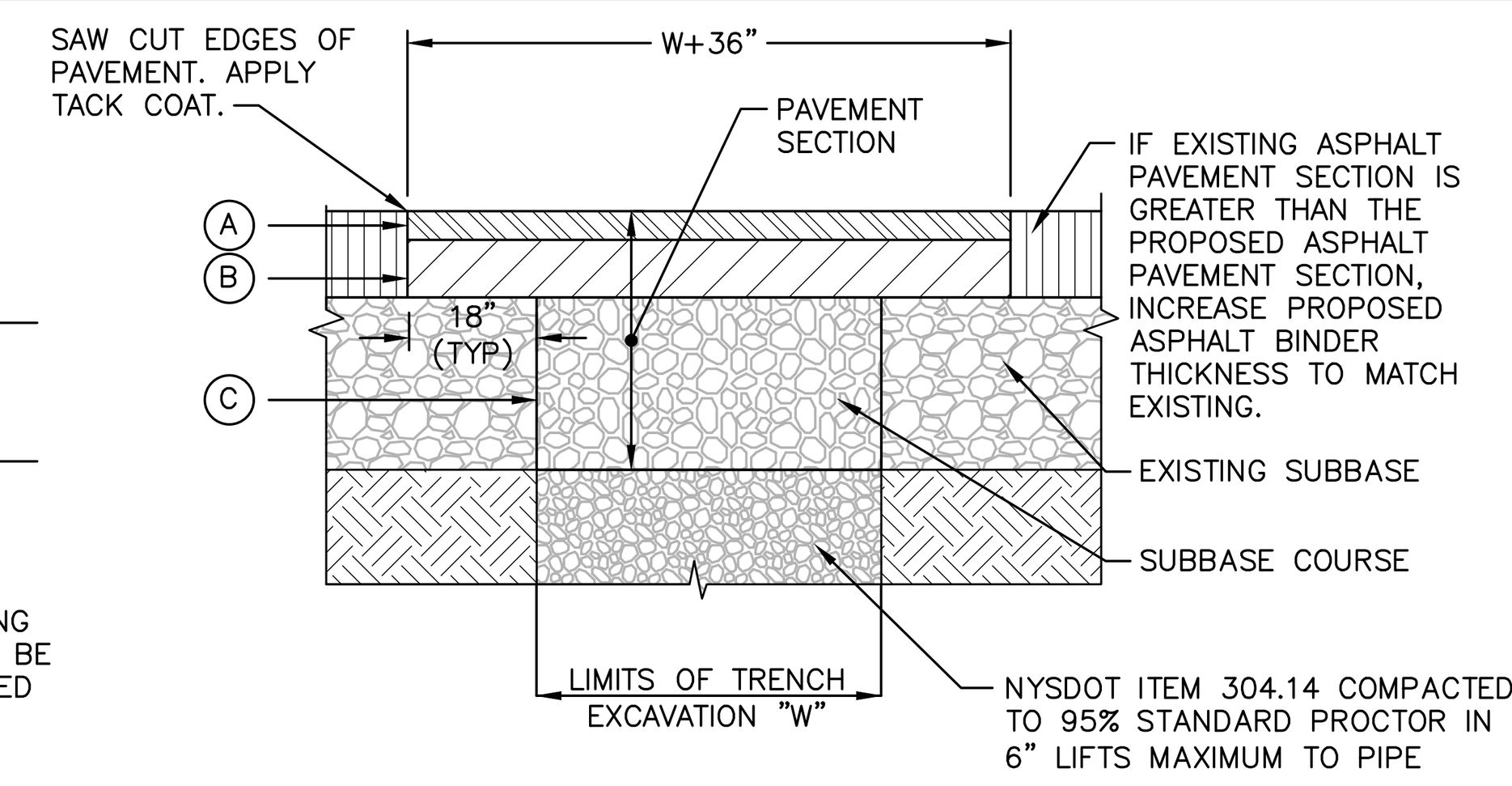



NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT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

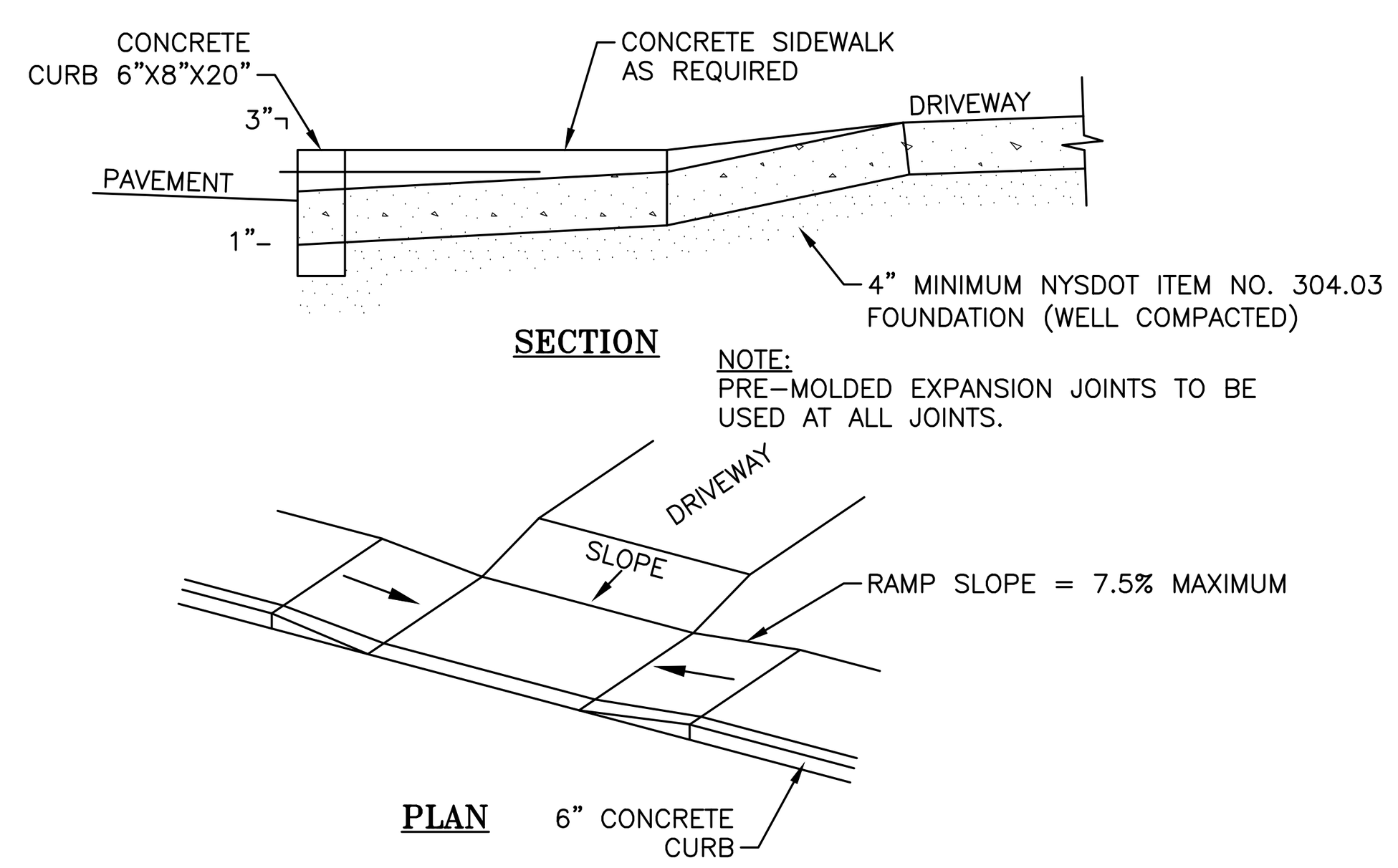
## MILLED KEYWAY DETAIL
NOT TO SCALE




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

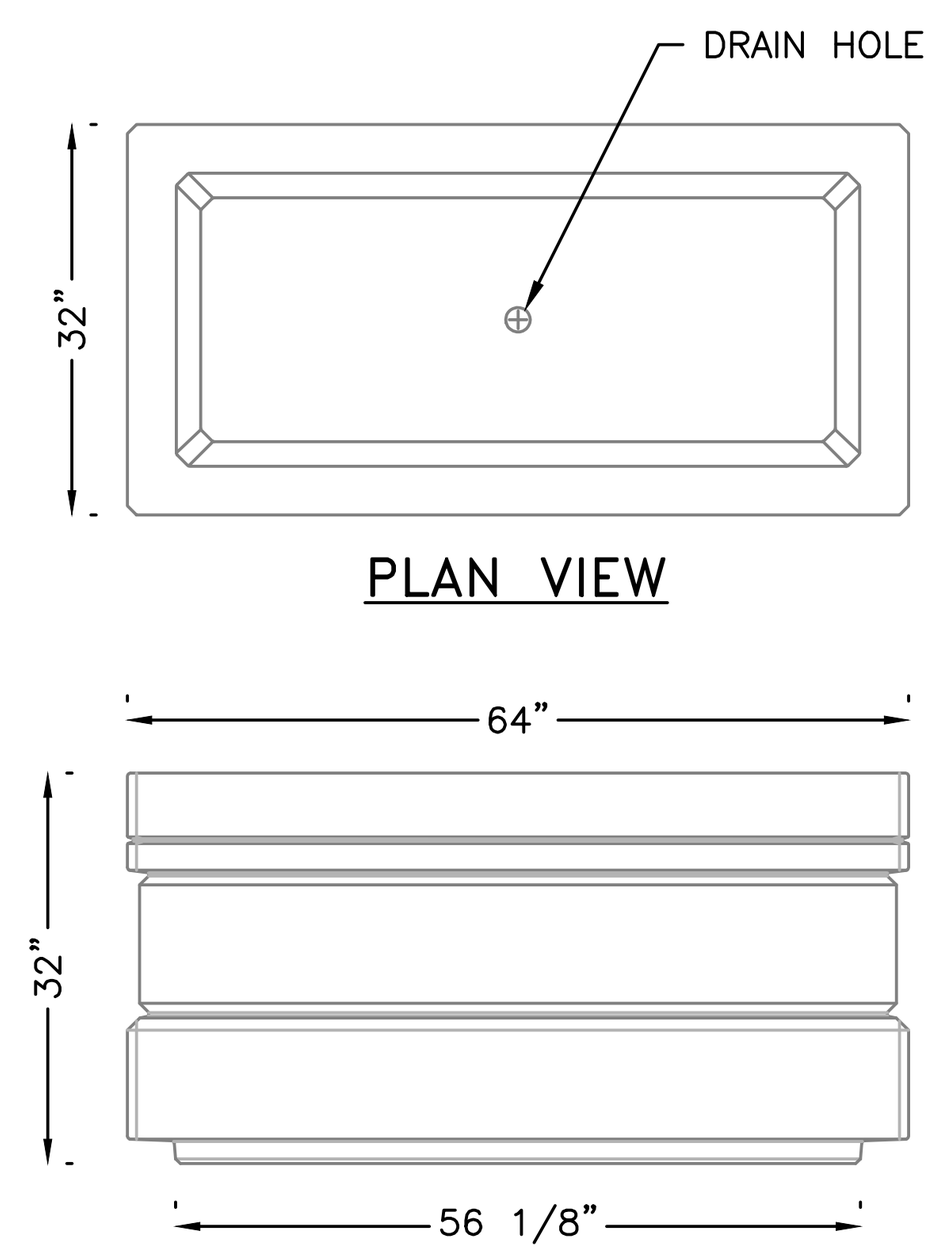
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

## STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE

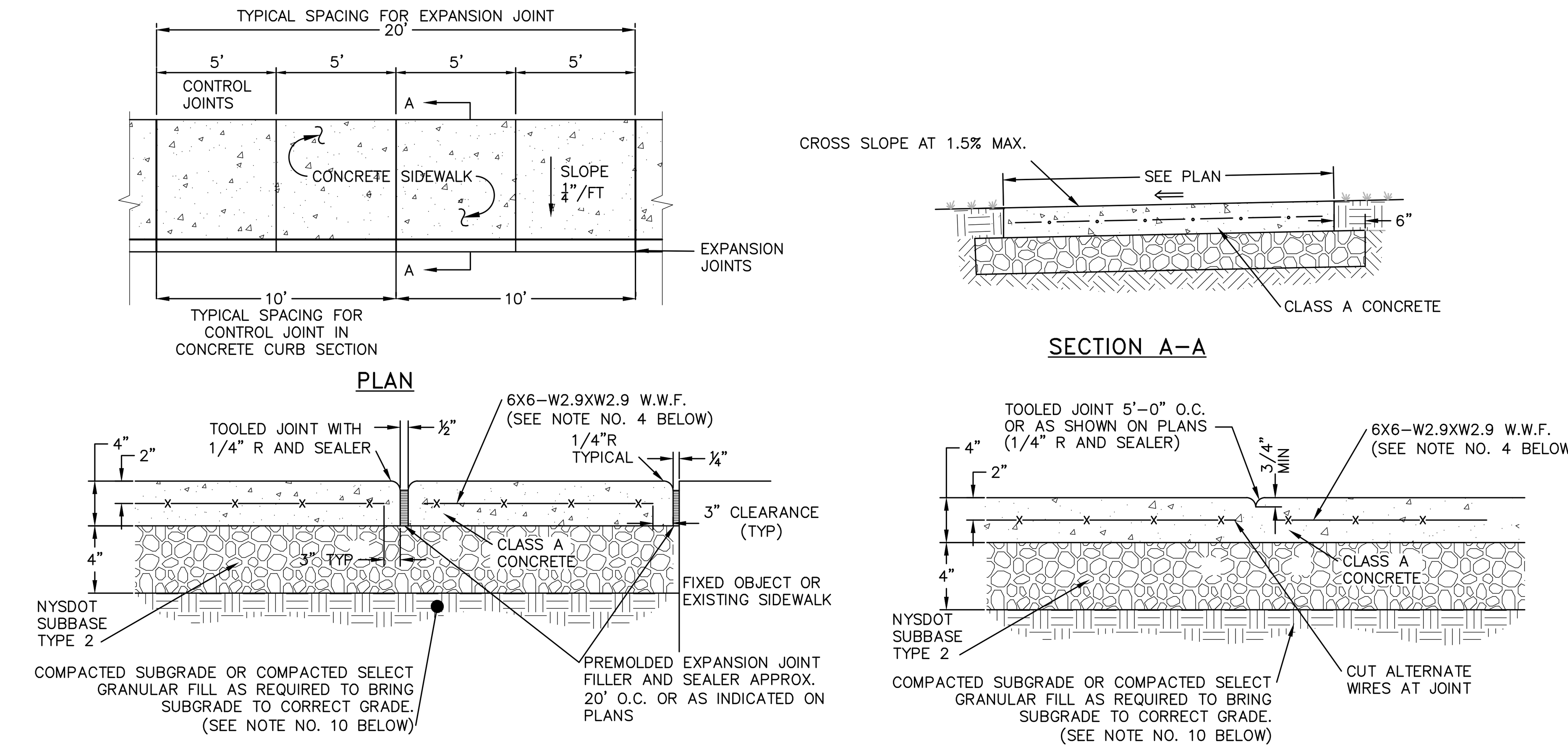



NOTE:
PRE-MOLDED EXPANSION JOINTS TO BE USED AT ALL JOINTS.

## DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

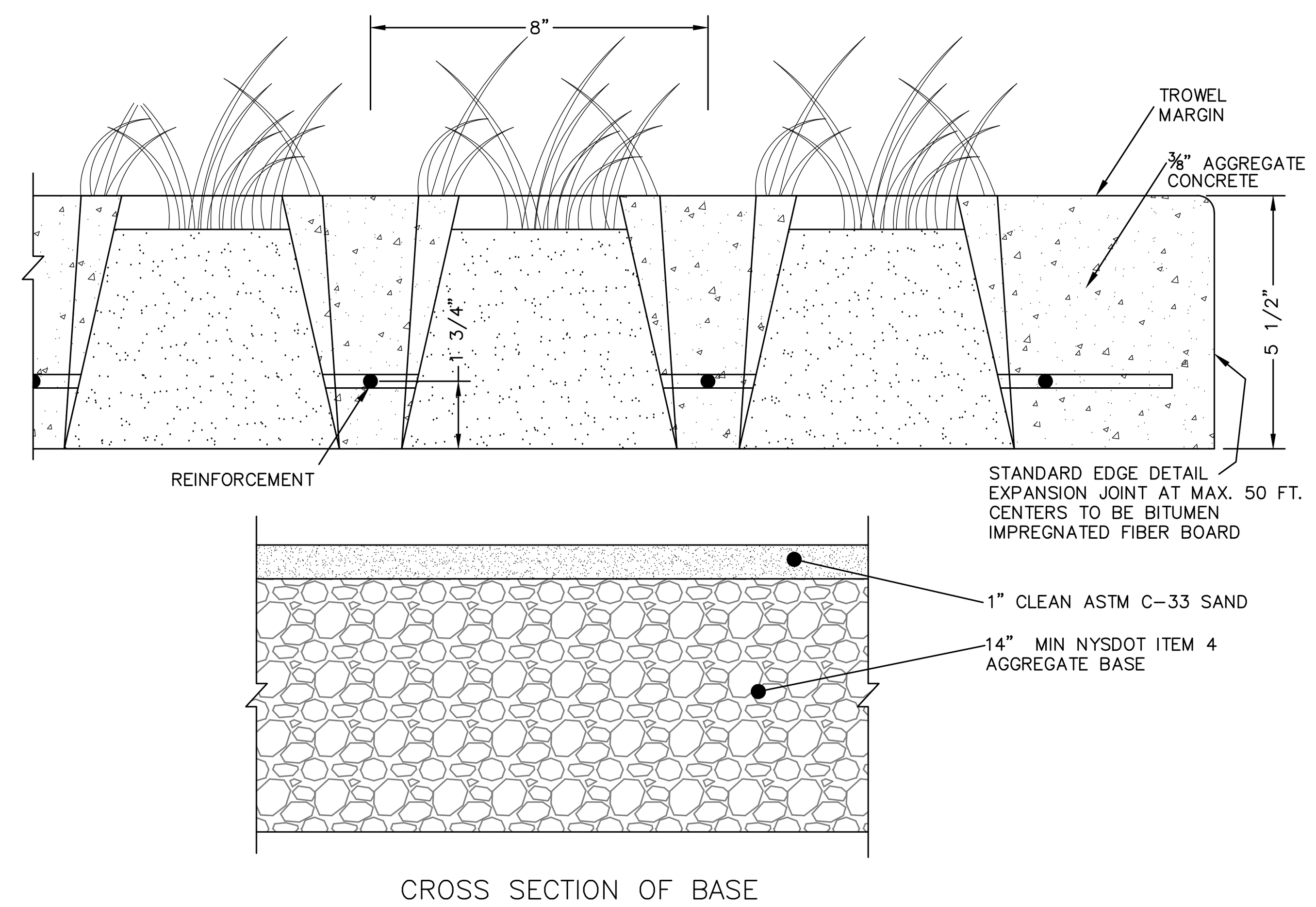



## PLANTER DETAIL
NOT TO SCALE



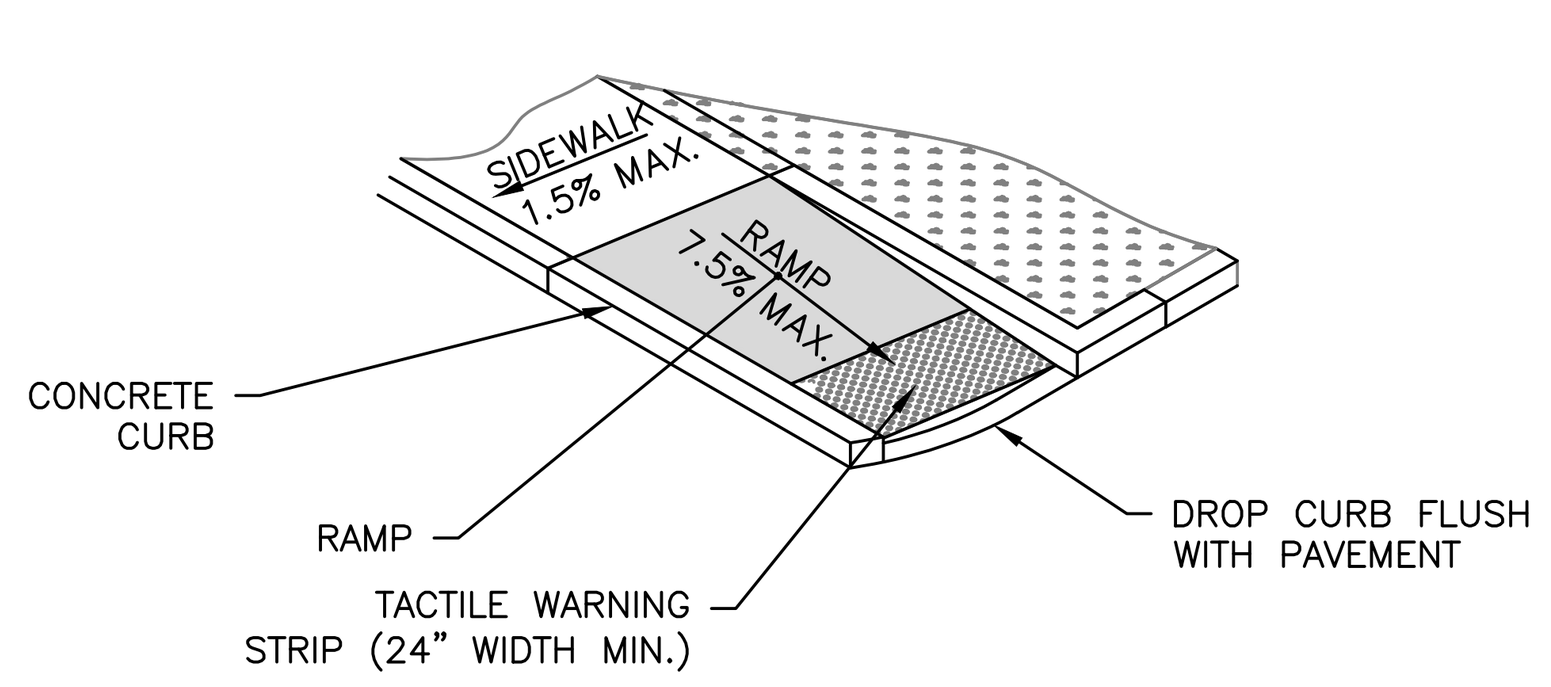

NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
3. ALL CONCRETE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

## CONCRETE APRON REPAIR DETAIL
NOT TO SCALE



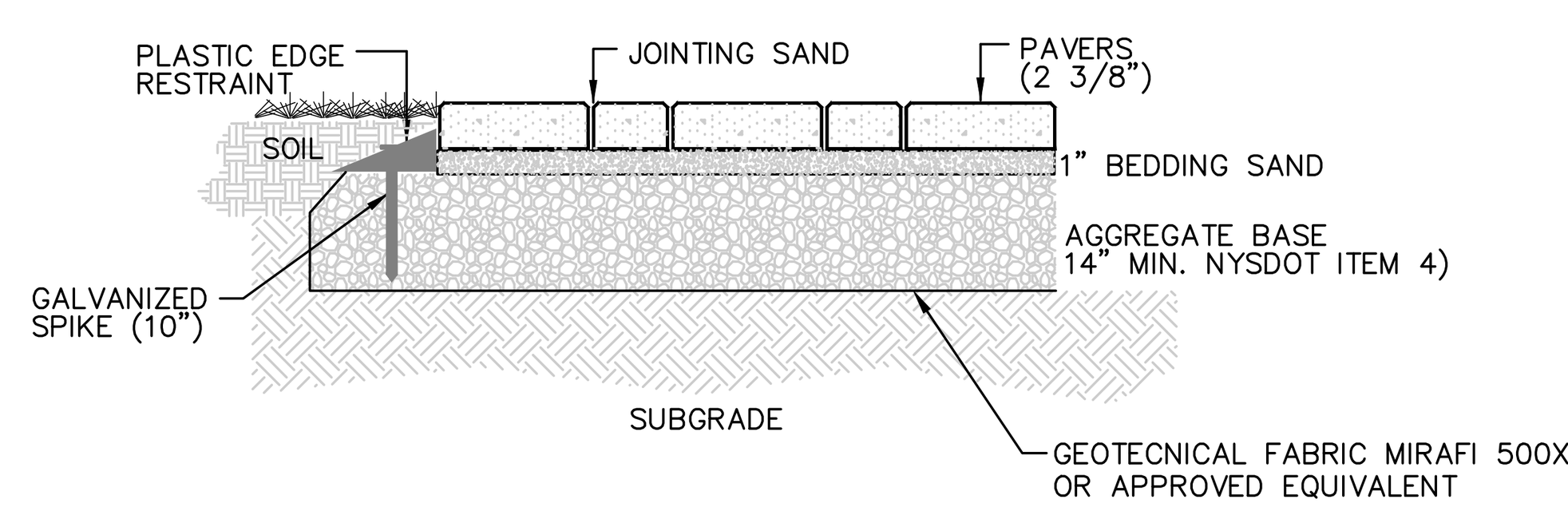

NOTE:
THE CONCRETE GRASS PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2025 INTERNATIONAL BUILDING CODE

## CONCRETE GRASS PAVER DETAIL
NOT TO SCALE



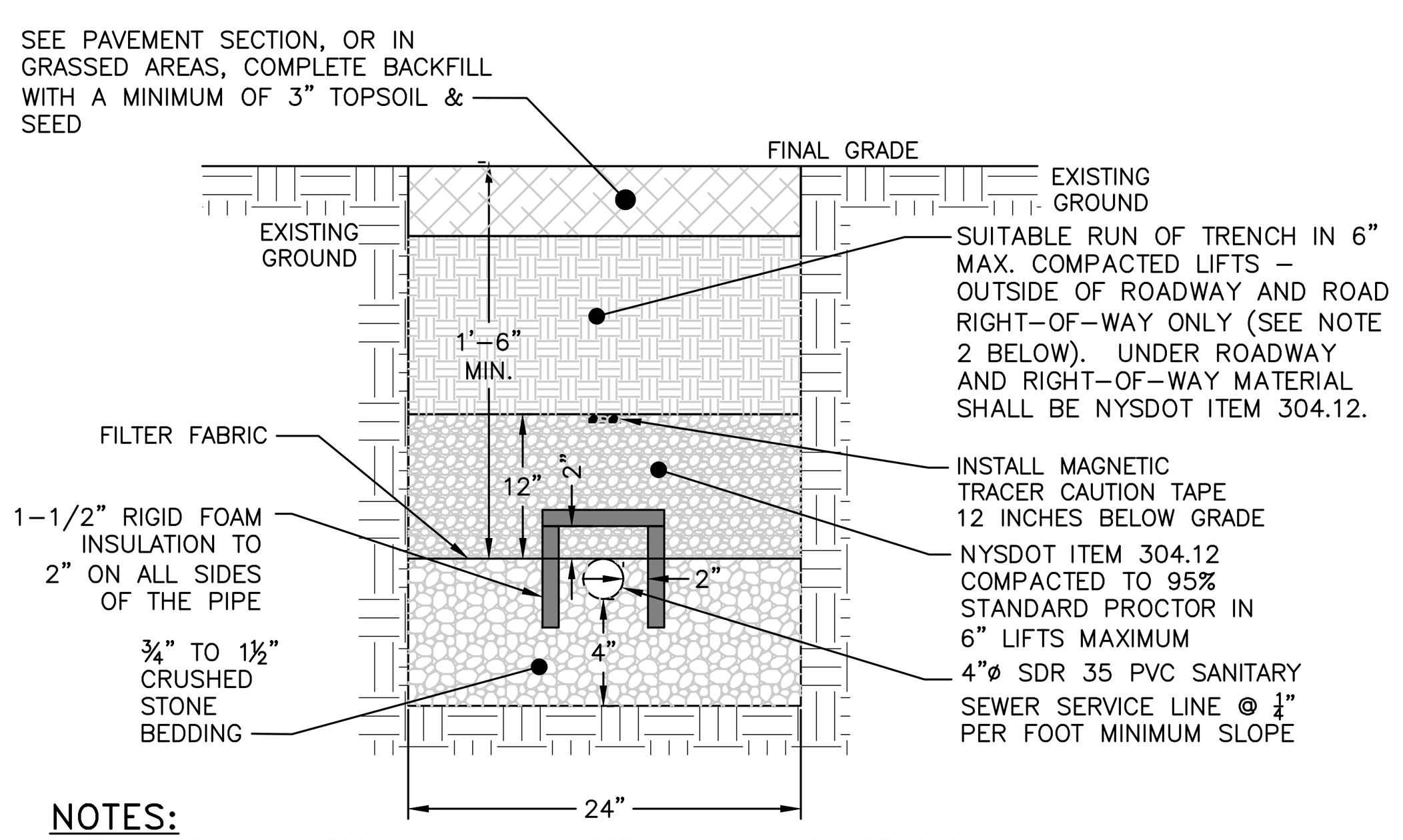

NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS LATEST EDITION; SPECIFICALLY SECTION 608– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND CURBING CONFIGURATION AS INDICATED IN THE PLANS.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL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

## ADA RAMP DETAIL
NOT TO SCALE



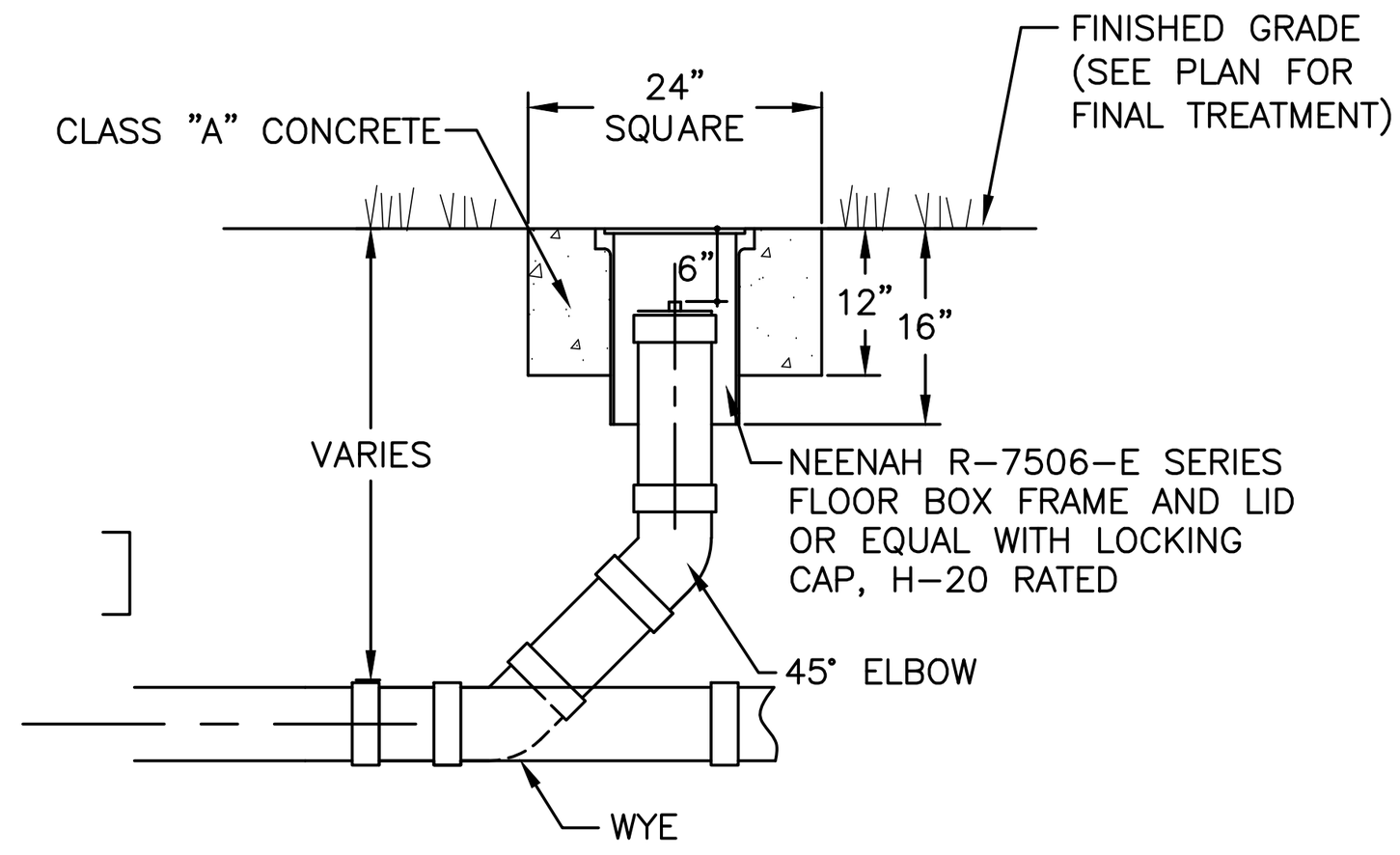

NOTE:
THE CONCRETE PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2020 INTERNATIONAL BUILDING CODE

## CONCRETE PAVER DETAIL
NOT TO SCALE

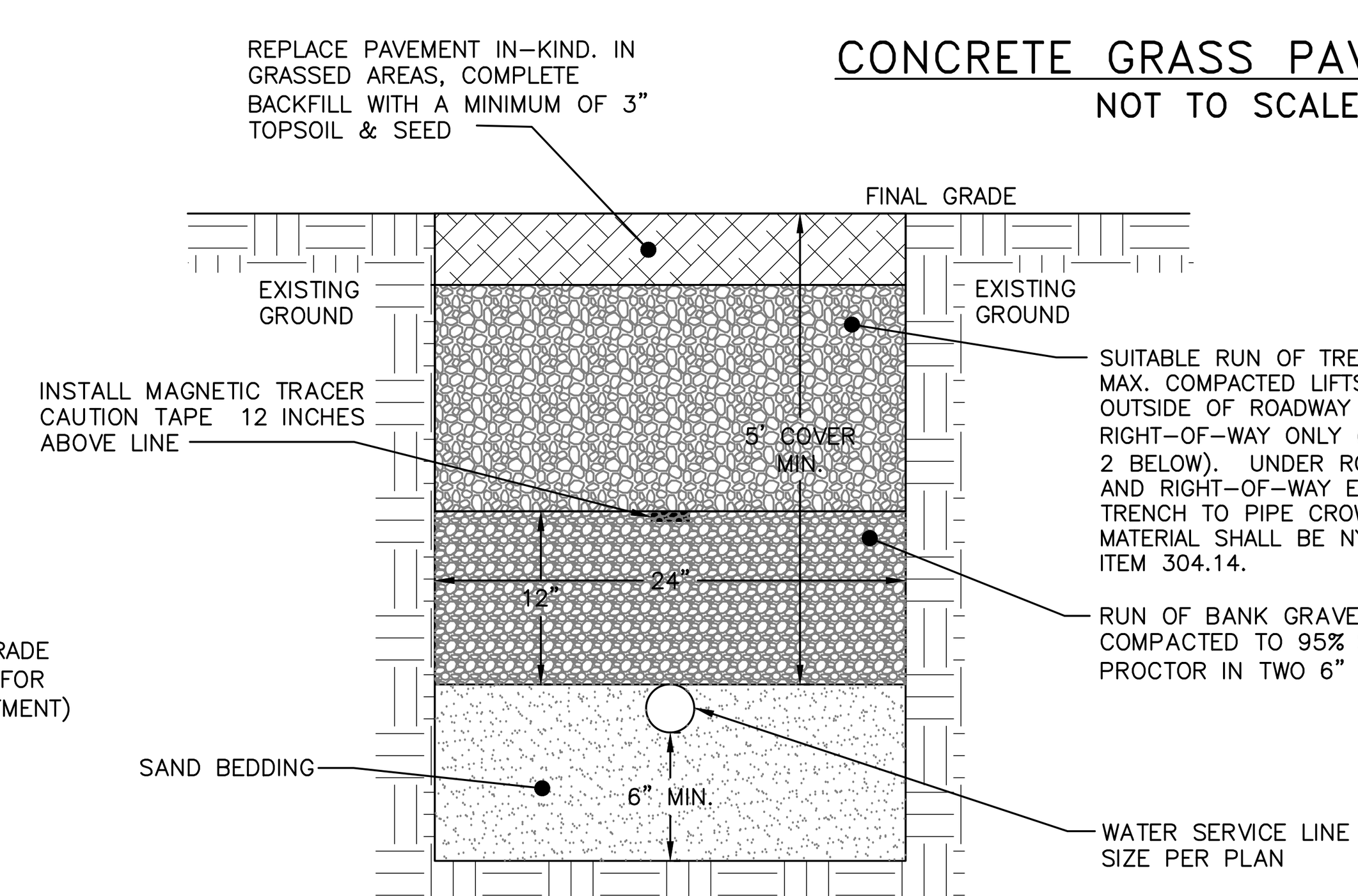



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

## SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

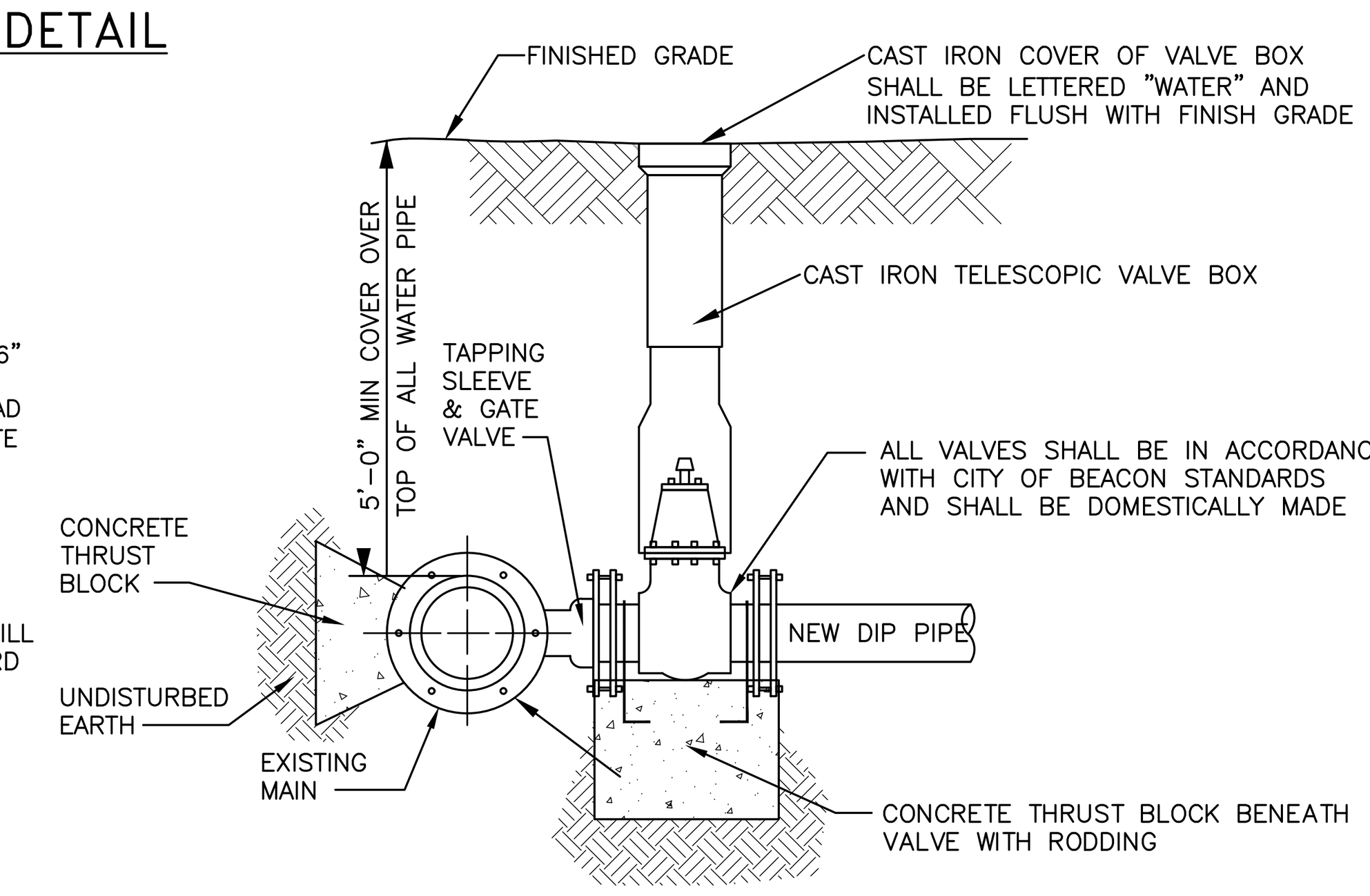



## CLEANOUT DETAIL
NOT TO SCALE




NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

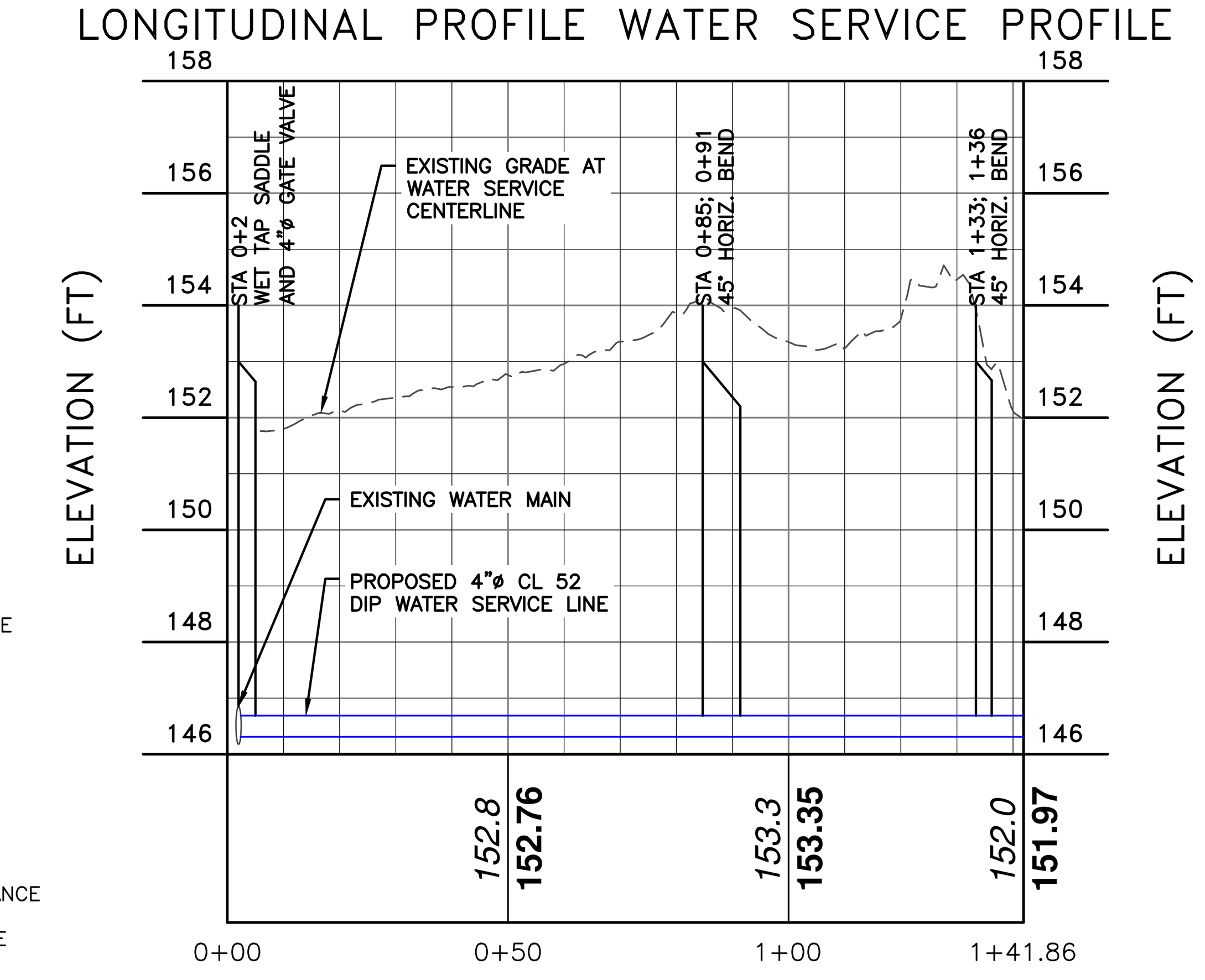
## WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE




NOTES:
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
4. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

## TAPPING SLEEVE DETAIL
NOT TO SCALE

## LONGITUDINAL PROFILE WATER SERVICE PROFILE




WATER SERVICE LINE PROFILE
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=3'

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

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

SIGNED THIS _________________ DAY OF ______________, 20____, BY

____________________________ CHAIRMAN

____________________________ SECRETARY

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

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 5/28/25 | PER PLANNING BOARD COMMENTS | CMB | 7 | 12/30/25 | PER PLANNING BOARD COMMENTS | CMB |
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Dig Safely. New York Call 811 before you dig

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

SEAL

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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 |

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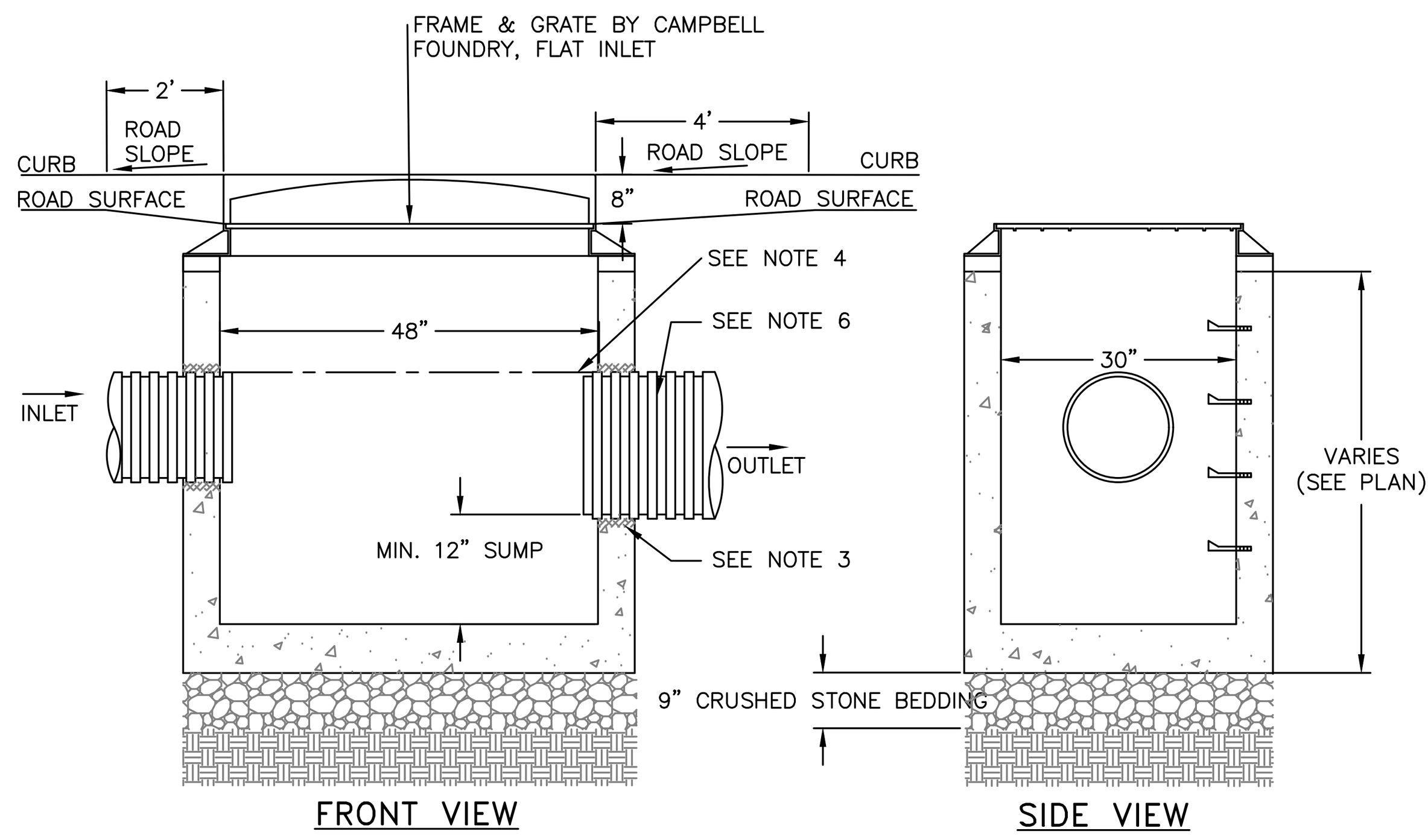
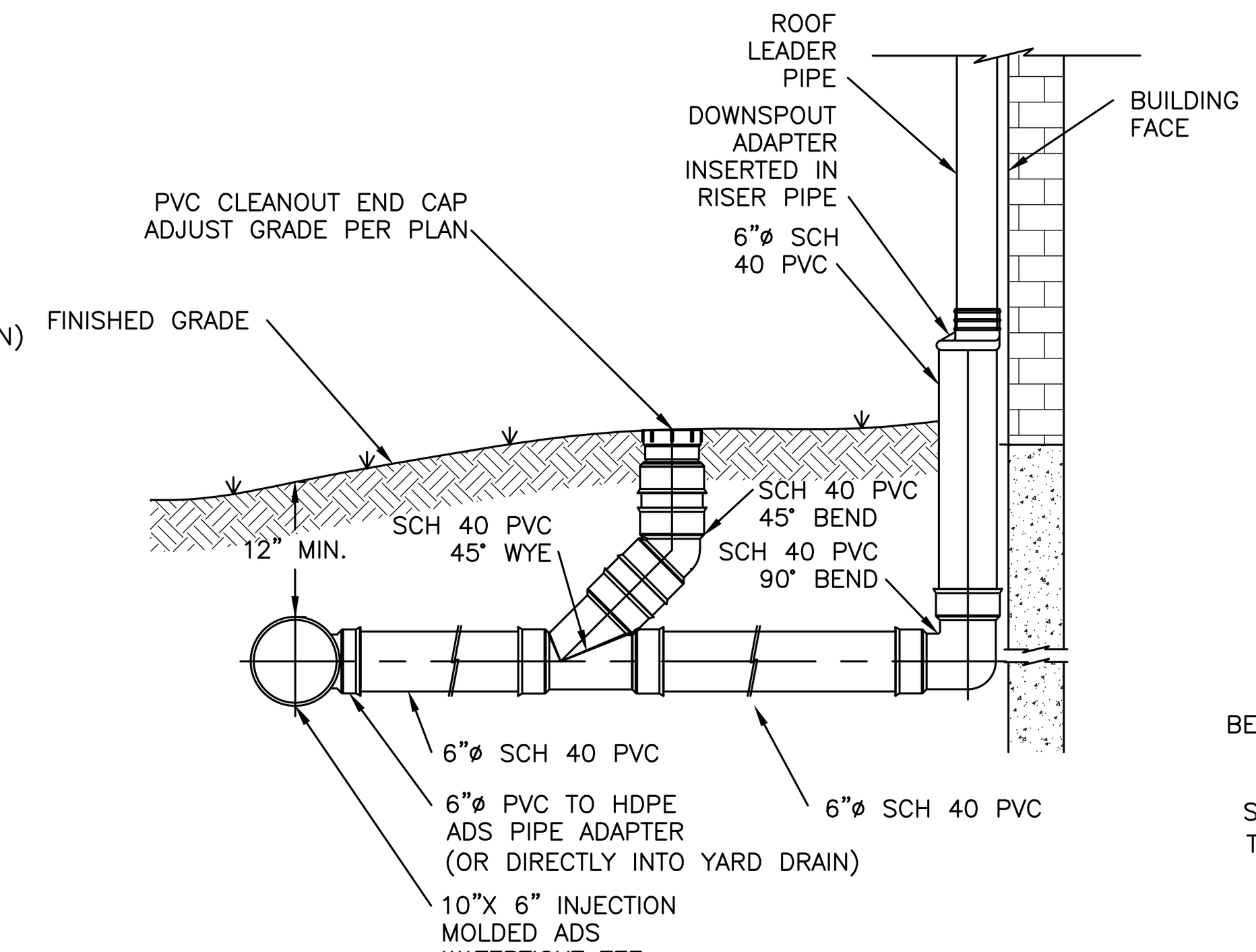



NOTES:

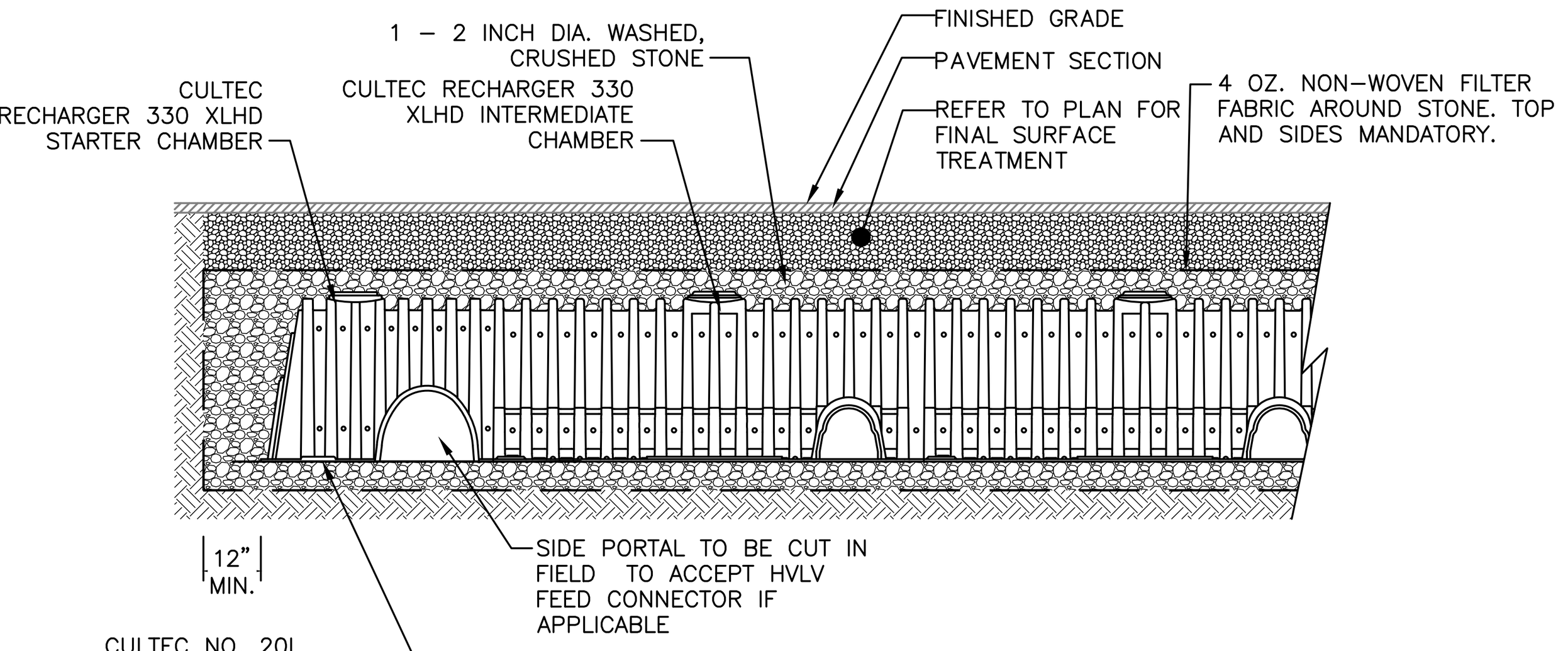
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN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

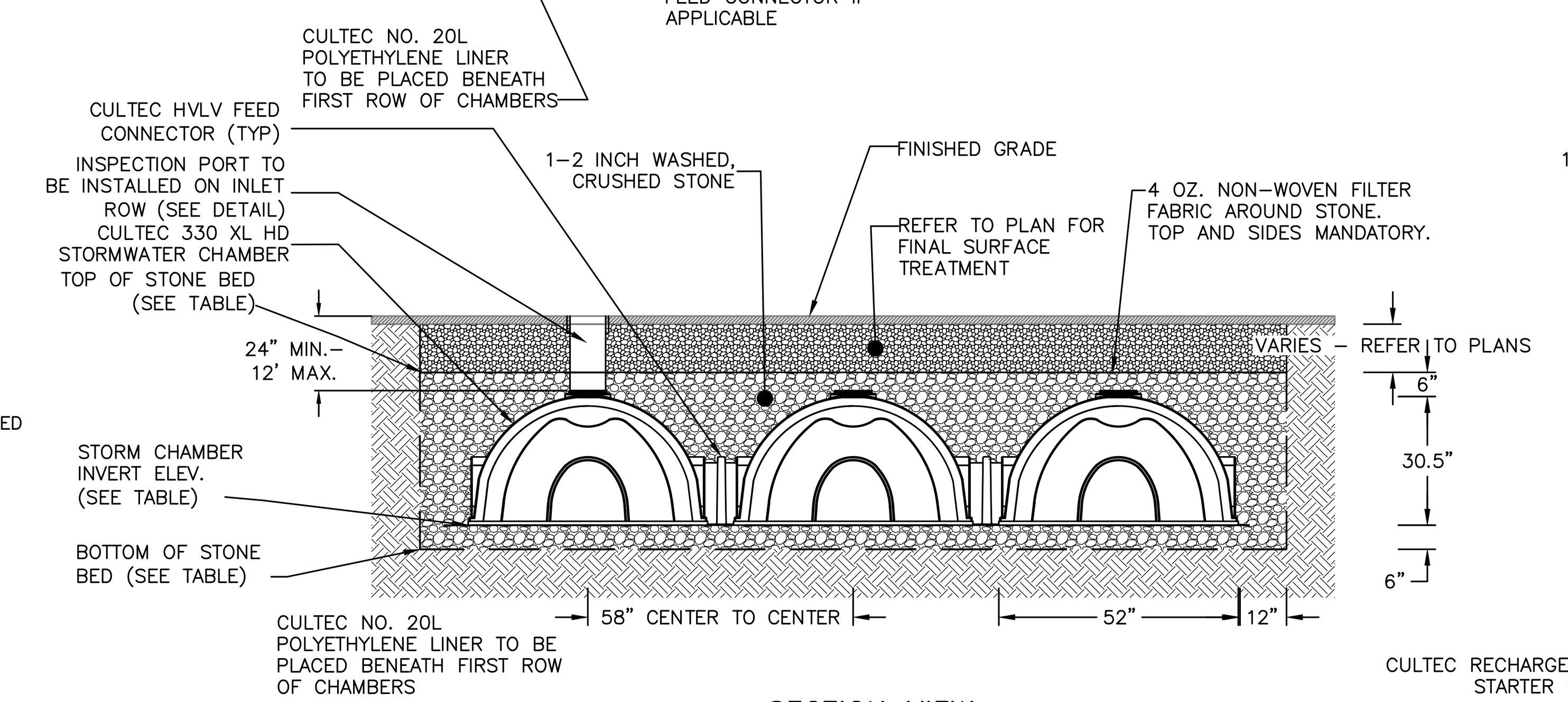
## CATCH BASIN DETAIL
NOT TO SCALE




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

## ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



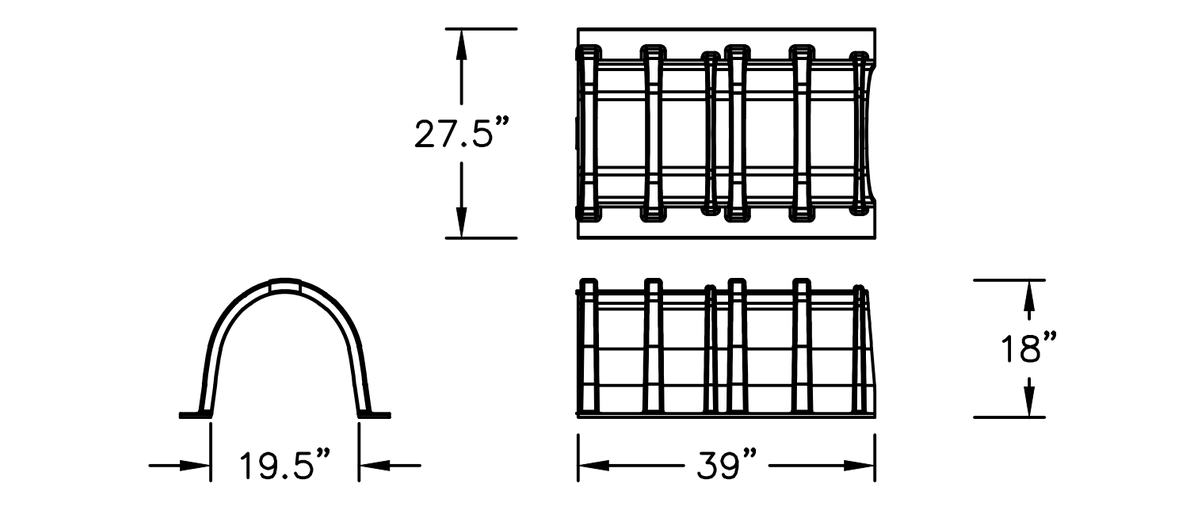




SECTION VIEW

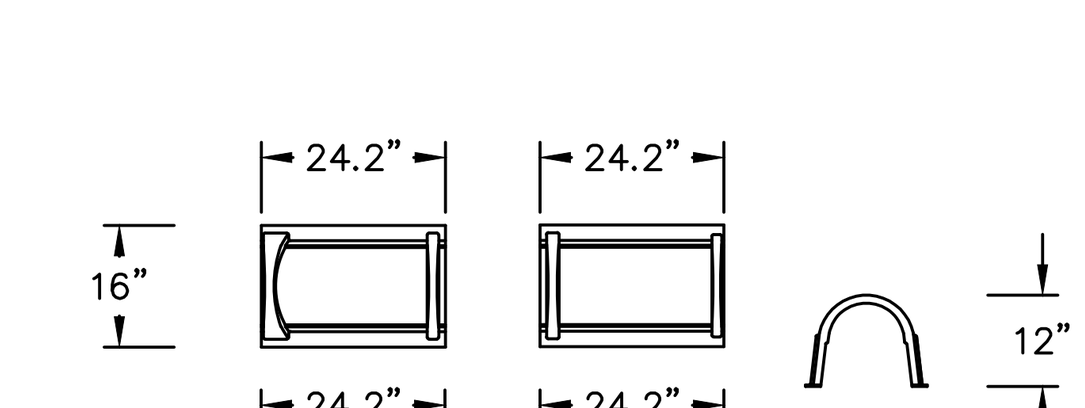
NOTES:
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD 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 |

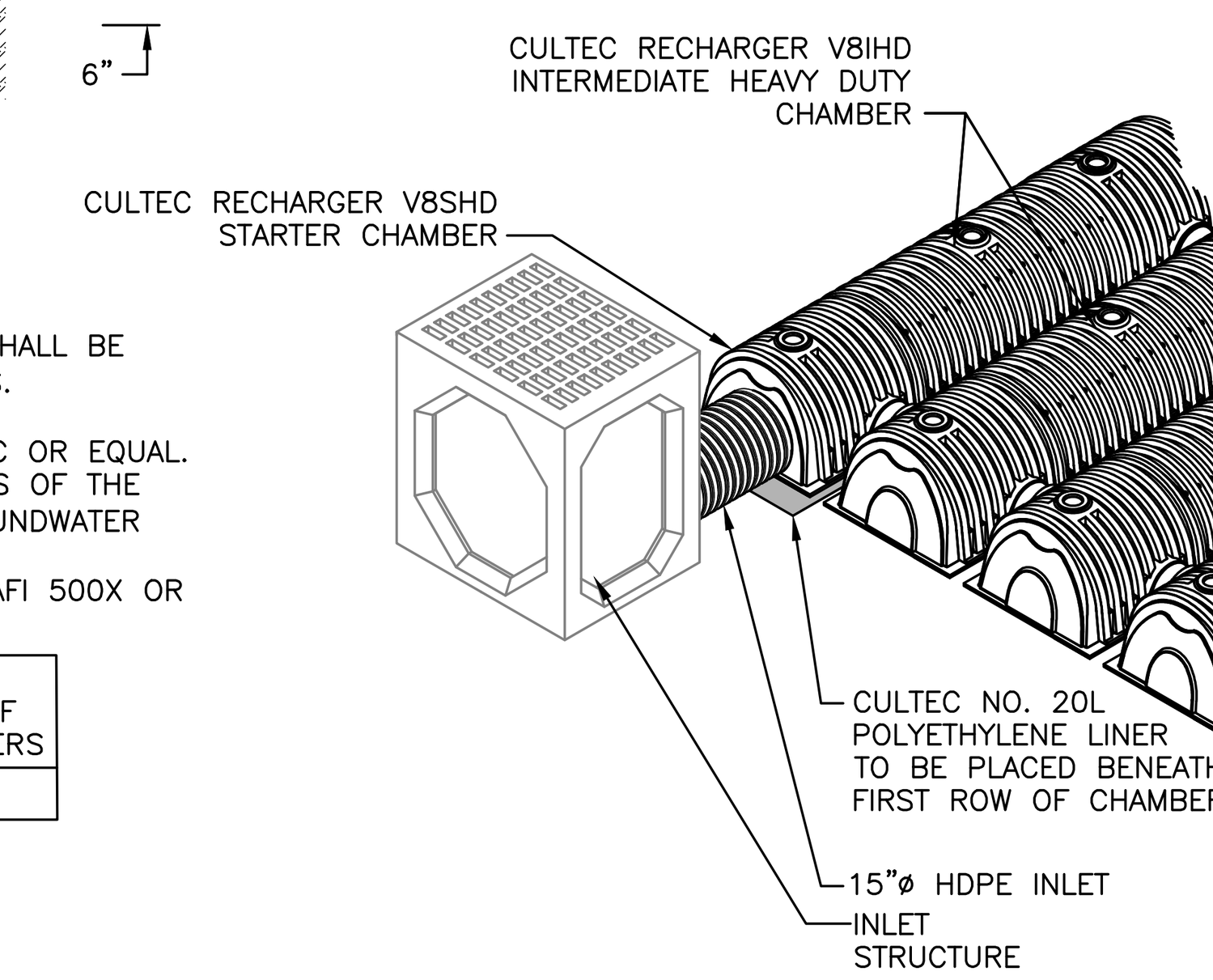
## UNDERGROUND INFILTRATION SYSTEM DETAIL
NOT TO SCALE




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:

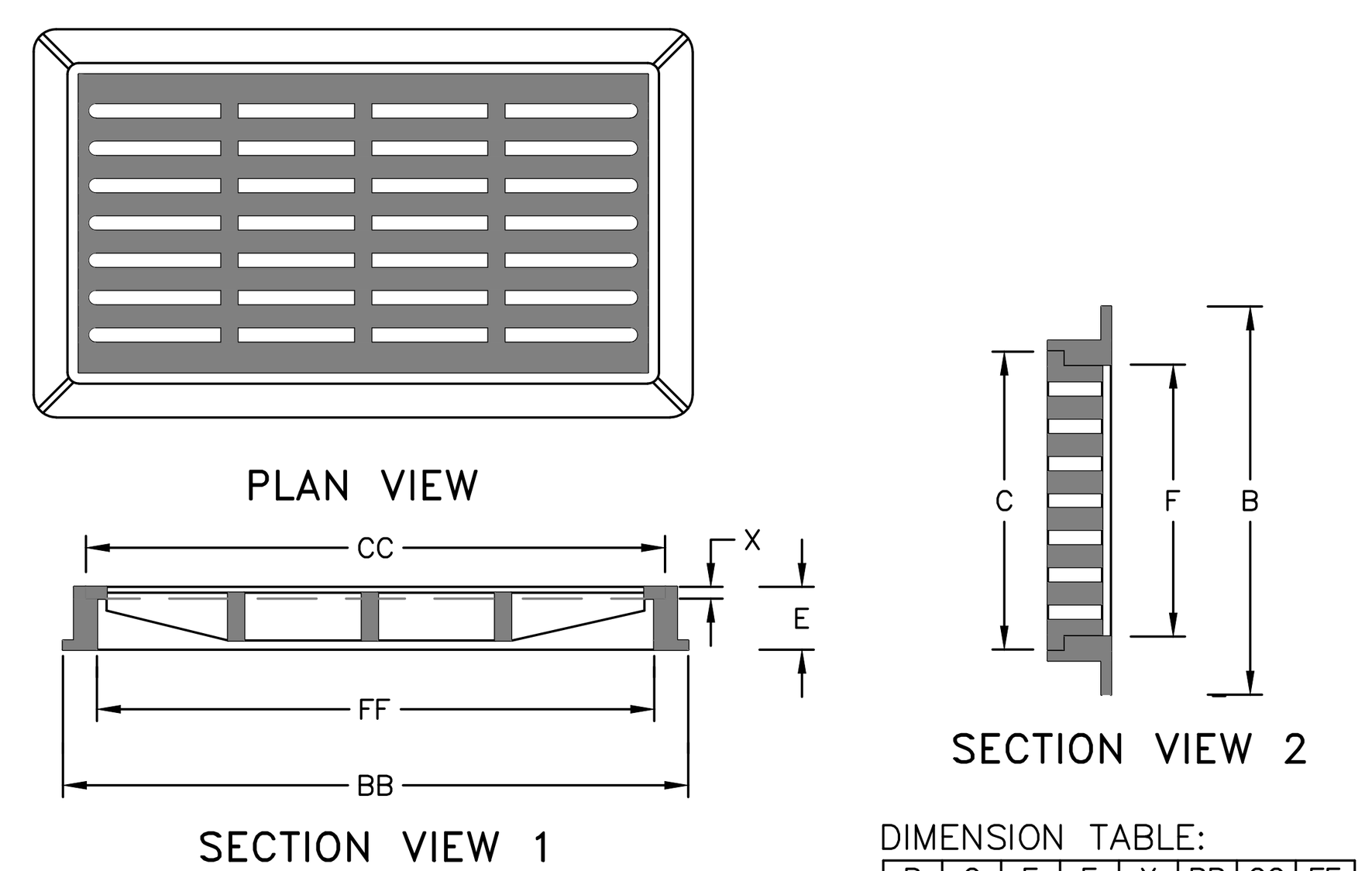
BEST MANAGEMENT PRACTICE FOR MAINTAINING OPTIMUM PERFORMANCE OF THE UNDERGROUND DETENTION SYSTEM IS A COMBINATION OF THE FOLLOWING:
1. REMOVAL OF ACCUMULATED SEDIMENT FROM THE UPSTREAM CATCH BASIN AND STORMWATER COLLECTION SYSTEM, AND
2. MAINTAINING THE SITE IMPERVIOUS AND LAWN AREAS IN A STABLE CONDITION. 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.



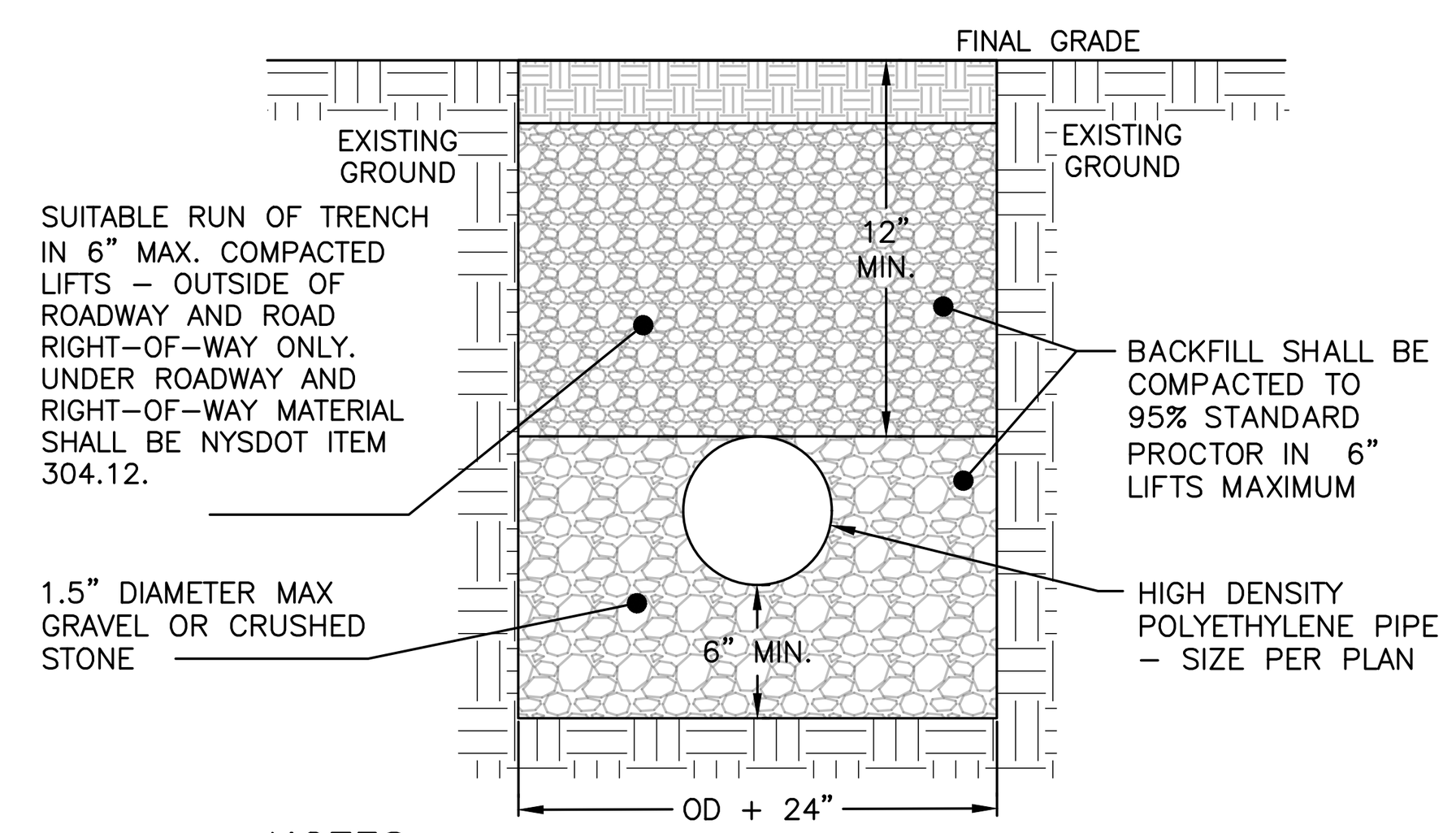

DIMENSION TABLE:

| B | C | E | F | X | BB | CC | FF |
|---|---|---|---|---|---|---|---|
| 30½" | 24⅝" | 4" | 22" | 1⅛" | 41⅛" | 36⅜" | 34" |

NOTES:

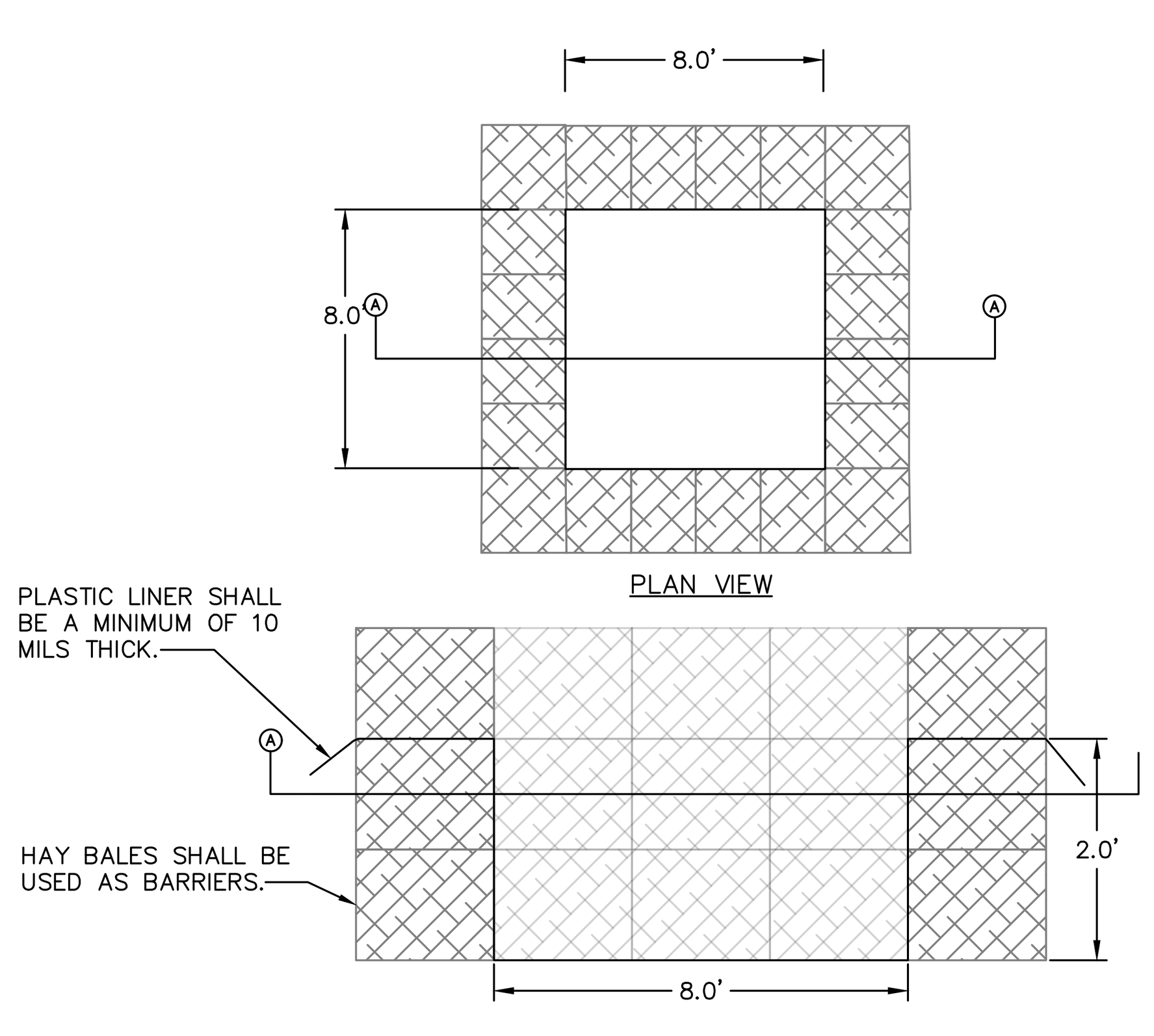
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE FLAT INLETS ARE: CB 101, CB 101A, CB 102, CB 103, CB 202, CB 208, CB 304A, CB 305A AND CB 305B.
3. DMH 1 AND DMH 3 RECEIVE SOLID CAST IRON COVERS.

## CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



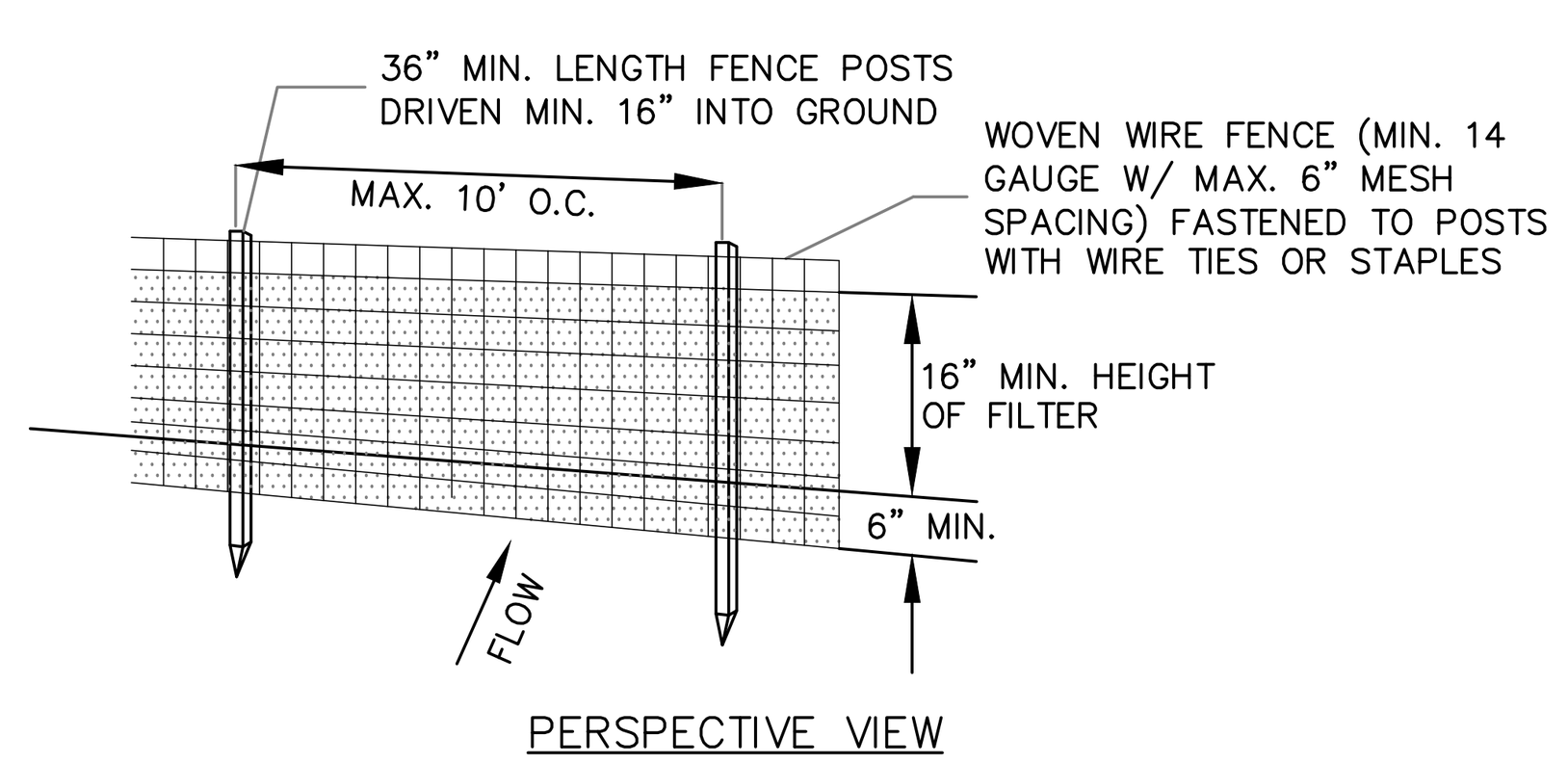

NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

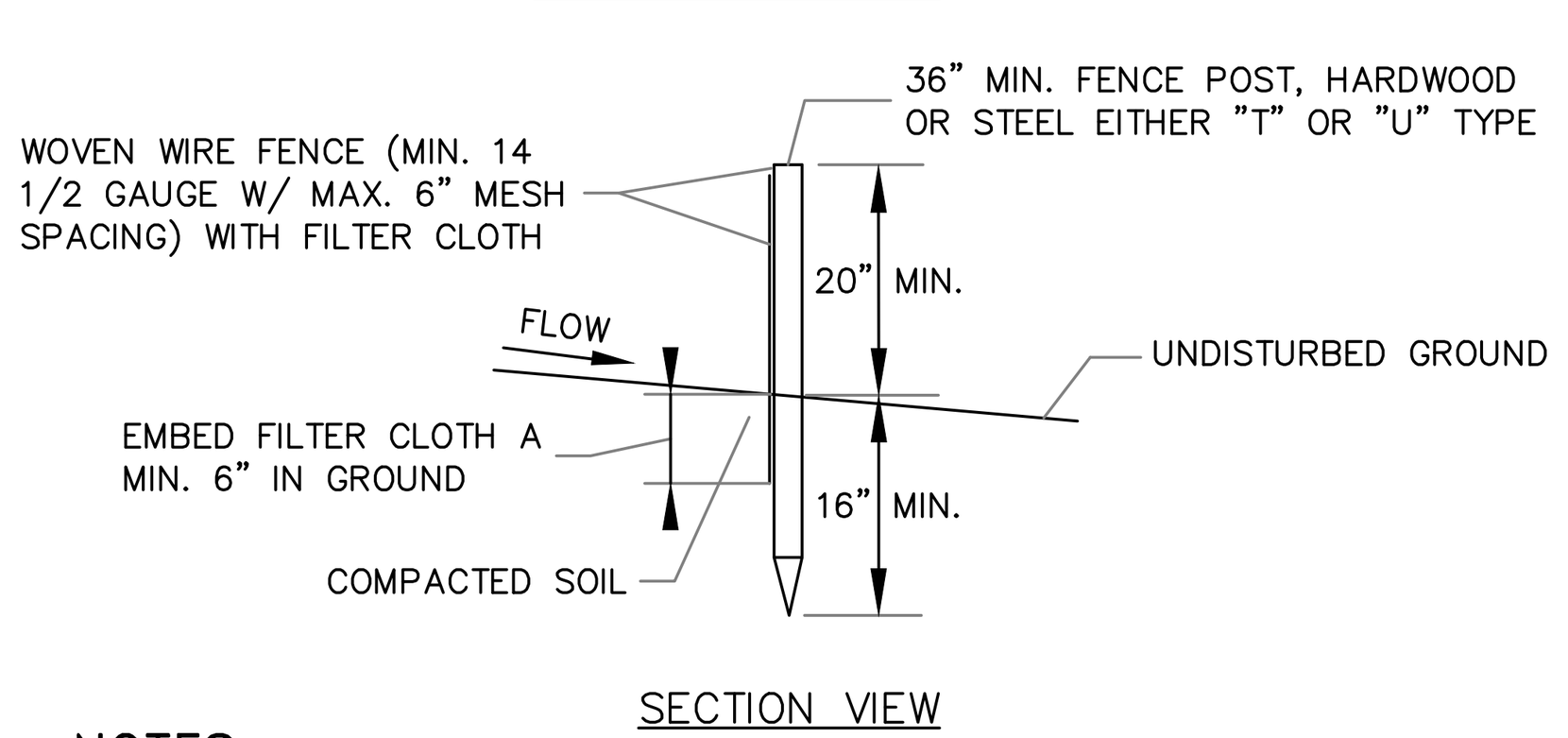
## STORM LINE TRENCH DETAIL
NOT TO SCALE




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

## CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



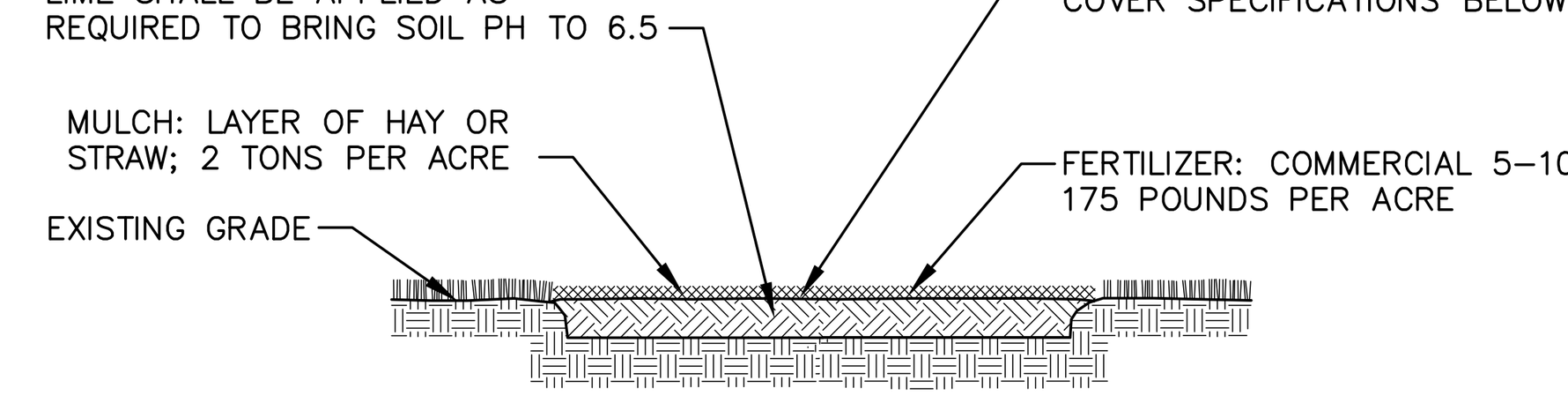

NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.

3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.

4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

## SILT FENCE DETAIL
NOT TO SCALE




NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:

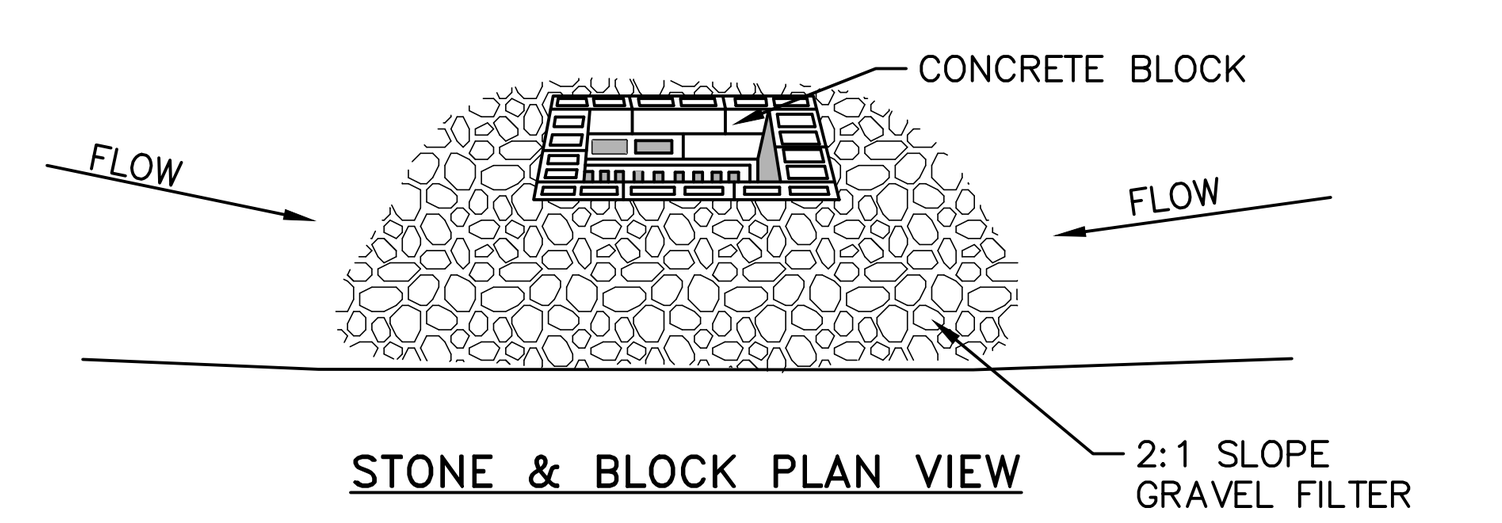
| | |
|---|---|
| 65% KENTUCKY BLUE GRASS BLEND | 114 POUNDS PER ACRE |
| 20% PERENNIAL RYEGRASS | 35 POUNDS PER ACRE |
| 15% FINE FESCUE | 26 POUNDS PER ACRE |
| | 175 POUNDS PER ACRE |

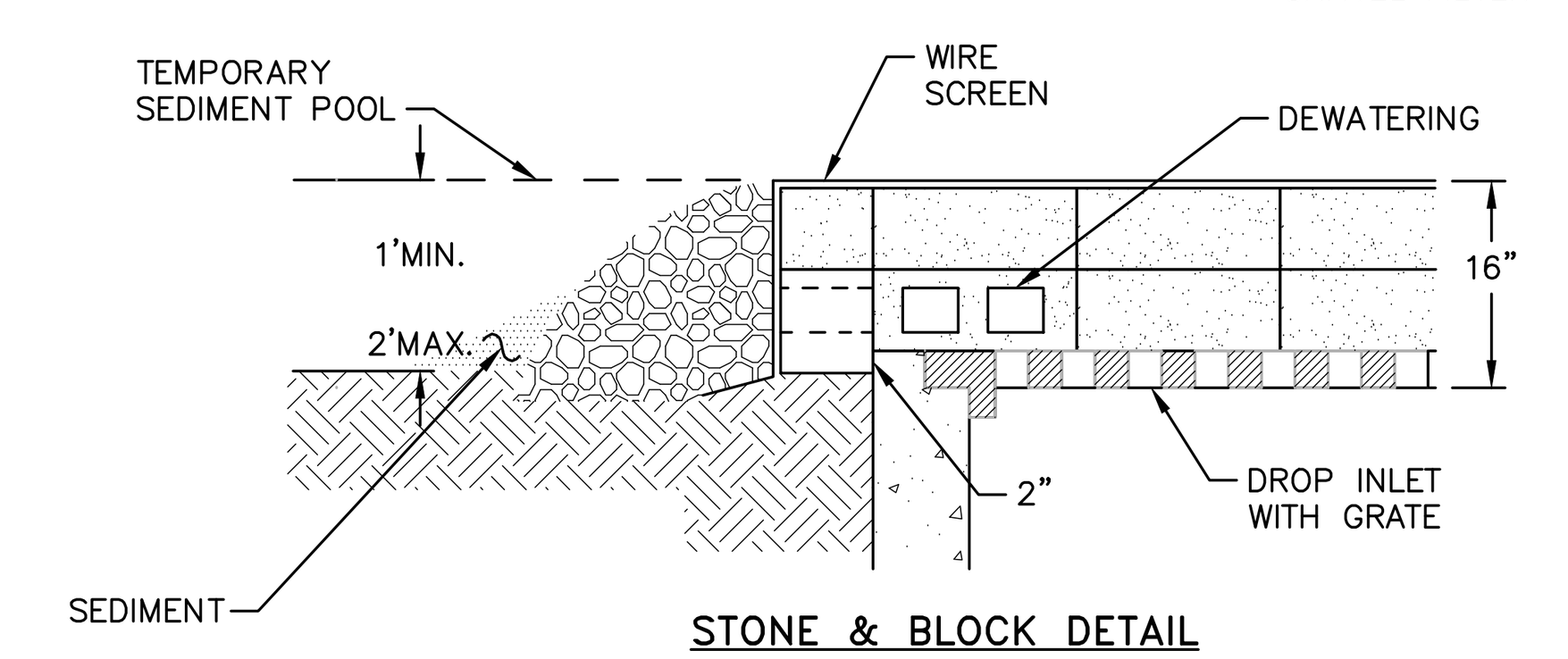
3. SEED MIXTURE FOR USE IN SHADY AREAS:

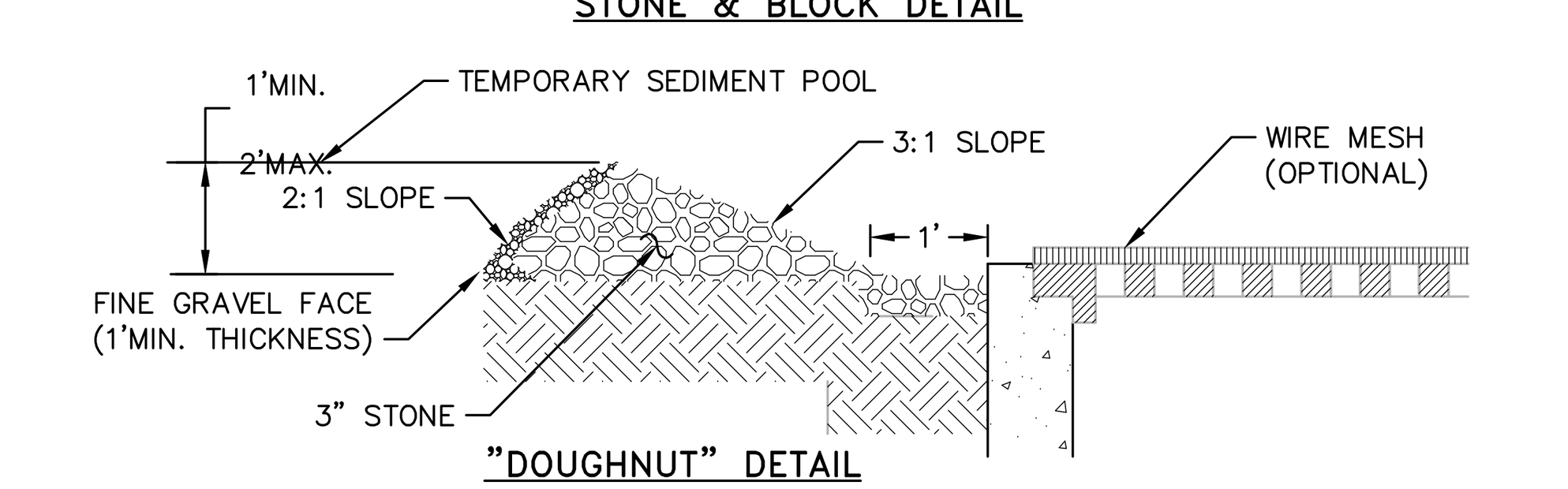
| | |
|---|---|
| 80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS | 138 POUNDS PER ACRE |
| 20% FINE FESCUE | 37 POUNDS PER ACRE |
| | 175 POUNDS PER ACRE |

4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

## TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE




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

## CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE

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

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

SIGNED THIS _________________ DAY OF ______________, 20____, BY

____________________________ CHAIRMAN

____________________________ SECRETARY

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

DRAWN BY: CMB — CHECKED BY: MAB

REVISIONS:

| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|---|---|---|---|
| 1 | 5/28/25 | PER PLANNING BOARD COMMENTS | CMB | 7 | 12/30/25 | PER PLANNING BOARD COMMENTS | CMB |
| 2 | 6/24/25 | PER PLANNING BOARD COMMENTS | CMB | 8 | 1/27/26 | PER PLANNING BOARD COMMENTS | CMB |
| 3 | 7/29/25 | PER PLANNING BOARD COMMENTS | CMB | 9 | 2/24/26 | PER PLANNING BOARD COMMENTS | CMB |
| 4 | 8/26/25 | PER PLANNING BOARD COMMENTS | CMB | 10 | 3/31/26 | PER PLANNING BOARD COMMENTS | CMB |
| 5 | 9/30/25 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 6 | 11/25/25 | PER PLANNING BOARD COMMENTS | CMB | | | | |

Dig Safely. New York Call 811 before you dig

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

SEAL

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

CONSTRUCTION DETAILS 2

# 193–195 MAIN STREET

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

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

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

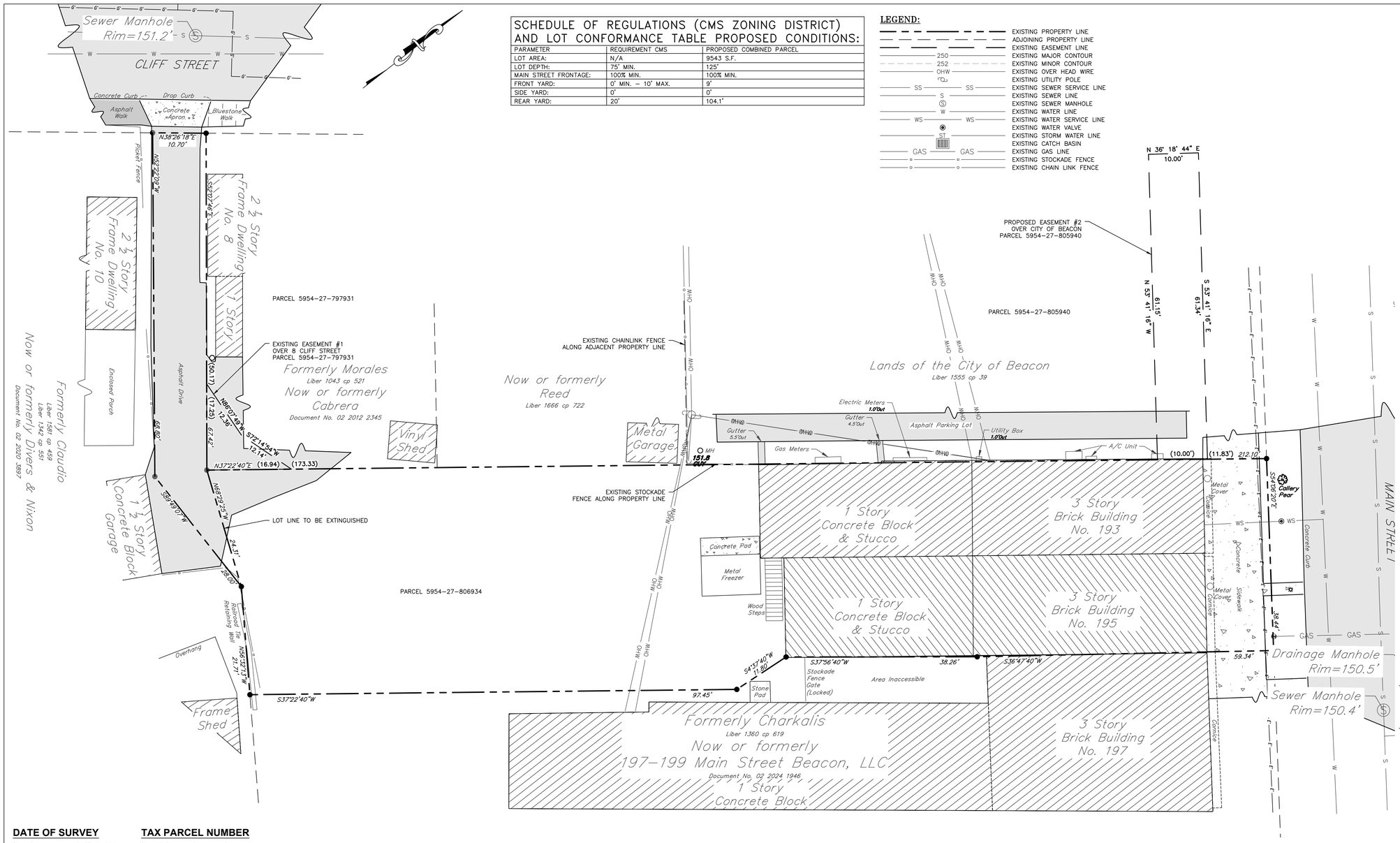
| SCHEDULE OF REGULATIONS (CMS ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS: | | |
|---|---|---|
| PARAMETER | REQUIREMENT CMS | PROPOSED COMBINED PARCEL |
| LOT AREA: | N/A | 9543 S.F. |
| LOT DEPTH: | 75' MIN. | 125' |
| MAIN STREET FRONTAGE: | 100% MIN. | 100% MIN. |
| FRONT YARD: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

**LEGEND:**

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




SITE LOCATION MAP SCALE: 1" = 400'




## MAP REFERENCES:

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

## 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 |
| 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 | 10 | 3/31/26 | 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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PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

# LOT CONSOLIDATION PLAT

# 193–195 MAIN STREET

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

| | |
|---|---|
| JOB #: | 2024:052 |
| DATE: | 5/28/2025 |
| SCALE: | 1" = 10' |
| TITLE: | PL-1 |
| SHEET: | 1 OF 1 |

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

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

April 10, 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 March 31, 2026, from Cuddy & Feder LLP.
- Correspondence dated March 31, 2026, from Aryeh Siegel, Architect.
- Correspondence dated March 31, 2026, from Hudson Land Design.
- Correspondence dated March 25, 2026, from Royal Carting.
- Copy of Access Easement Agreement between 8 Cliff Street and Kosova Lane Properties.
- Plan titled "Lot Consolidation Plat – 193-195 Main Street", with the latest revision date of March 31, 2026, as prepared by Hudson land Design.
- Plan set titled "193-195 Main Street", with the latest revision date of March 31, 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.***

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. 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.***

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

**RESOLUTION**

**PLANNING BOARD**
**BEACON, NEW YORK**

**SITE PLAN, CERTIFICATE OF APPROPRIATENESS and PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVALS FOR 193-195 MAIN STREET**

**PARCEL No. 5954-27-806934**
**PARCEL No. 5954-27-796928**

**WHEREAS**, the City of Beacon Planning Board received applications from Kosova Lane Properties, LLC (the "Applicant") for Site Plan Approval of a new three-story addition, containing five residential units in a multifamily dwelling, with a new one-story connector to an existing mixed-use commercial and residential building, consisting of a walk-in freezer and trash enclosure, and Preliminary and Final Subdivision Plat Approvals for a merger of two lots, together a 9543 +/- square foot or 0.219 acre parcel (the "Project" or "Proposed Action"), located at 193-195 Main Street and also fronting Cliff Street, designated on the Tax Map of the City of Beacon as **Parcel ID#s 5954-27-806934** and **5954-27-796928** in the Central Main Street (CMS) and Transitional (T) Zoning Districts and within the Historic District and Landmark Overlay (HDLO) Zone (the "Property"); and

**WHEREAS**, multifamily dwellings are permitted by right in the CMS Zoning District pursuant to City of Beacon Code § 223-41.18(A)(2) and in the T Zoning District pursuant to City of Beacon Code § 223-17(C) (Schedule of Use Regulations); and

**WHEREAS**, applications for a building permit involving alteration, construction, or demolition of property located wholly or partially within a designated historic district including the HDLO Zone require Certificate of Appropriateness approval pursuant to City of Beacon Code § 134-6(A); and

**WHEREAS**, the City of Beacon Planning Board ("Planning Board") is the approval authority for the Site Plan pursuant to the City of Beacon Code § 223-25; and

**WHEREAS**, the City of Beacon Planning Board ("Planning Board") is the approval authority for a Certificate of Appropriateness for the Project located withing the HDLO Zone pursuant to the City of Beacon Code § 134-6(B); and

**WHEREAS**, the Applicant is proposing to merge two lots into the proposed single lot, being 9543 +/- square feet or 0.219 acres in size; and

**WHEREAS**, the Planning Board is the approval authority for the Subdivision (lot merger) pursuant to City of Beacon Code § 195-2; and

**WHEREAS**, the application for Site Plan approval, Certificate of Appropriateness approval and Subdivision Plat approval consists of application forms, correspondence, a Short Environmental Assessment Form and other documents submitted to the Planning Board; and

**WHEREAS**, the Project is shown on a Site Plan set entitled "193-195 Main Street," including four sheets (1 through 4) prepared by Aryeh Siegel, Architect, dated January 1, 2025, last revised March 31, 2026; and a plan entitled "193-195 Main Street," including five sheets (5 through 9) prepared by Hudson Land Design, P.C., dated January 26, 2025, last revised March 31, 2026, as follows:

| **Sheet** | **Title** |
|---|---|
| 1 | *Site Plan;* |
| 2 | *Existing Conditions & Demolition Plan;* |
| 3 | *Floor Plans; and* |
| 4 | *Building Elevations & Views;* |
| 5 | *Grading & Utility Plan (GU-1)*; |
| 6 | *Erosion & Sediment Control Plan (ESC-1);* |
| 7 | *Landscaping Plan (LS-1)*; |
| 8 | *Construction Details 1 (CD-1);* and |
| 9 | *Construction Details 1 (CD-1);* and |

**WHEREAS**, the Project is shown on a Subdivision Plan entitled "193-195 Main Street," including one sheet prepared by Hudson Land Design, P.C., dated May 28. 2025, last revised March 31, 2026, as follows:

| **Sheet** | **Title** |
|---|---|
| 1 | *Lot Consolidation Plat (PL-1)*; and |

**WHEREAS**, the Planning Board reviewed the application and Applicant's materials at its meetings on May 13, 2025, June 10, 2025, July 8, 2025, August 12, 2025, September 9, 2025, October 15, 2025, December 9, 2025, January 13, 2026, February 10, 2026, March 10, 2026 and April 14, 2026; and

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

**WHEREAS**, on May 27, 2025 the Planning Board circulated a Notice of Intent to act as Lead Agency for SEQRA review of the Project; and

**WHEREAS**, after thirty days passed following the circulation of Notice of Intent with

no objections received, the Planning Board became Lead Agency for SEQRA review of the Project; and

**WHEREAS,** on December 26, 2025 the Application was referred to the Dutchess County Department of Planning and Development pursuant to the NYS General Municipal Law and a response was received dated January 12, 2026 which found the application was a matter of local concern; and

**WHEREAS**, on February 10, 2026, the Planning Board adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the Short Environmental Assessment Form ("SEAF") and all associated materials prepared in connection with the Proposed Action and finding that the Proposed Action will not result in any significant adverse environmental impacts; and

**WHEREAS**, on February 10, 2026, the Planning Board opened a duly noticed public hearing on the applications and held the public hearing open through March 10, 2026, during which time all those interested were given an opportunity to be heard; and

**WHEREAS**, on March 10, 2026, the Planning Board closed the public hearing; and

**WHEREAS**, the Applicant submitted a memorandum ("Parking Memorandum") evaluating "potential traffic and parking impacts of the proposed 193-195 Main Street residential development project," prepared by Colliers Engineering & Design, dated May 27, 2025, last revised September 29, 2025, as well as further correspondence from Colliers dated December 29, 2025 and February 24, 2026, all of which were reviewed and vetted by the City's Traffic Consultant; and

**WHEREAS**, the Parking Memorandum provided an analysis of parking demand expected to be generated by the Project's proposed residential use, concluding that while five parking spaces is the maximum required for the proposed use, four of those five parking spaces can be satisfied by nearby public parking and street parking, thus one ADA accessible parking space is proposed to be constructed on site; and

**WHEREAS**, the Planning Board has reviewed the application for Site Plan approval and considered the standards set forth in §§ 223-25.E and 223-41.18.J; and

**WHEREAS**, the Planning Board has reviewed the application for Certificate of Appropriateness approval and considered the standards set forth in § 134-6(C); and

**WHEREAS**, the Planning Board has reviewed the application for Preliminary and Final Subdivision approval and considered the standards set forth in § 195-20(B); and

**WHEREAS**, the Planning Board is fully familiar with the Proposed Action and has reviewed the Applicant's materials, Site Plans and Subdivision Plans relative to all applicable provisions of the City Code.

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Board hereby finds pursuant to the City of Beacon Zoning Code §§ 134-6 and 134-7 that the Project, in the CMS and T Zoning Districts and the HDLO Zone, is consistent with the historic character of the surrounding area and compatible with the design standards for the CMS District and HDLO Zone in that the design does not introduce elements that detract from or impede upon the integrity of the historic features of nearby properties, and accordingly, the Planning Board hereby grants a Certificate of Appropriateness for the Project, as shown on the application materials referenced above.

**BE IT FURTHER RESOLVED**, that pursuant to City of Beacon Code § 223-26 a maximum of five off-street parking spaces are permitted (1 space per dwelling unit x 5 dwelling units = 5 spaces) and the Planning Board hereby determines that, based on its review of the Parking Memorandum submitted to the Planning Board by the Applicant and the context of the Property, the appropriate number of off-street parking spaces to be provided for this development is one ADA accessible space due to the availability of parking in the vicinity of the Property. Therefore, pursuant to City of Beacon Zoning Code § 223-26.D(2), one off-street parking space 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 grants Preliminary Subdivision Plat Approval for the Proposed Action, as shown on the application materials referenced above.

**BE IT FURTHER RESOLVED**, that the Planning Board hereby finds 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**, that the Planning Board hereby grants Final Subdivision Plat Approval and Site Plan Approval, 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. Prior to the signing of the Final Site Plan and Final Subdivision Plat by the Chairman of the Planning Board, 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 Proposed Action, 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 April 10, 2026, 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 _____, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. All existing and proposed easements shall be shown on the Site Plan and Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements, declarations of restrictive covenants, offers of dedication, or other appropriate documents corresponding with easements and notes shown on the Site Plan and/or Subdivision Plat, as applicable, 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, with a copy of the recorded documents submitted to the City Clerk for filing. The proposed 10-foot wide Utility Easement over Parcel 5954-27-805940, owned by the City of Beacon, requires approval of the City Council.

When the conditions above have been satisfied, six (6) sets of the above referenced plans and six (6) sets of the above referenced plat, revised per the conditions above, shall be submitted for endorsement by the Planning Board Chairman. One set each of the endorsed plans and plat 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 City Code § 195-16E, the Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in an amount acceptable to the City Engineer based on review of a cost estimate to be

prepared by the Applicant's professional engineer, which amount shall be equivalent to 6% of the amount of the estimated construction cost.

2. Pursuant to City Code § 195-15, the Applicant shall post a performance guaranty with the City of Beacon, in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer, to guarantee the satisfactory construction, installation, and completion of all public improvements.

**C. Prior to the Issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:**

1. All application review fees shall be paid in full.

2. 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 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 Section 195-25.A(4) of the City Code. The Planning Board hereby requires that, prior to the issuance of the first Certificate of Occupancy, the Applicant shall pay a Recreation Fee for each of the five proposed dwelling units as per the City's Fee Schedule in effect prior to November 1, 2025 ($4,500) pursuant to Beacon City Council Resolution No. 107 of 2025 adopted on November 17, 2025.

**D. The following are general conditions which shall be fulfilled:**

1. A copy of this Resolution shall be attached to the Certificate of Occupancy.

2. 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.

3. The Applicant shall be responsible for the payment of all application review costs incurred by the City in it is review and approval of this project. Such fees shall be paid by the Applicants withing 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.

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. Vegetation shown on the Site 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. 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.

8. Conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

9. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City

Clerk along with a signed copy of this Resolution 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.

11. Failure to adhere to the conditions set forth in this Resolution and/or the approved plans 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 plans approved herein.

12. As used herein, the term "Applicant" shall include Kosova Lane Properties, LLC and its successors and assigns, and where applicable, its agents, contractors and employees.

13. 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.

14. The approvals granted by this Resolution do not supersede the authority of any other entity.

Resolution Adopted: April 14, 2026
Beacon, New York

_____ _____, 2026
John Gunn, Chairman Date
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

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

April 13, 2026

**VIA EMAIL AND FEDERAL EXPRESS**
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").

Enclosed for your consideration please find four (4) copies of an updated survey, which depicts all existing and proposed easements and rights-of-way at the Premises, along with four (4) copies of a draft Lot Consolidation Plat, both dated April 1, 2026 and prepared by Badey & Watson Surveying & Engineering, D.P.C. We are providing these documents now as they have recently become available to us. Due to the timing of this submission, we understand that these materials will not likely be fully reviewed or analyzed prior to the upcoming Planning Board meeting on April 14, 2026. Additional copies will be provided in a future submission, as necessary.

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.

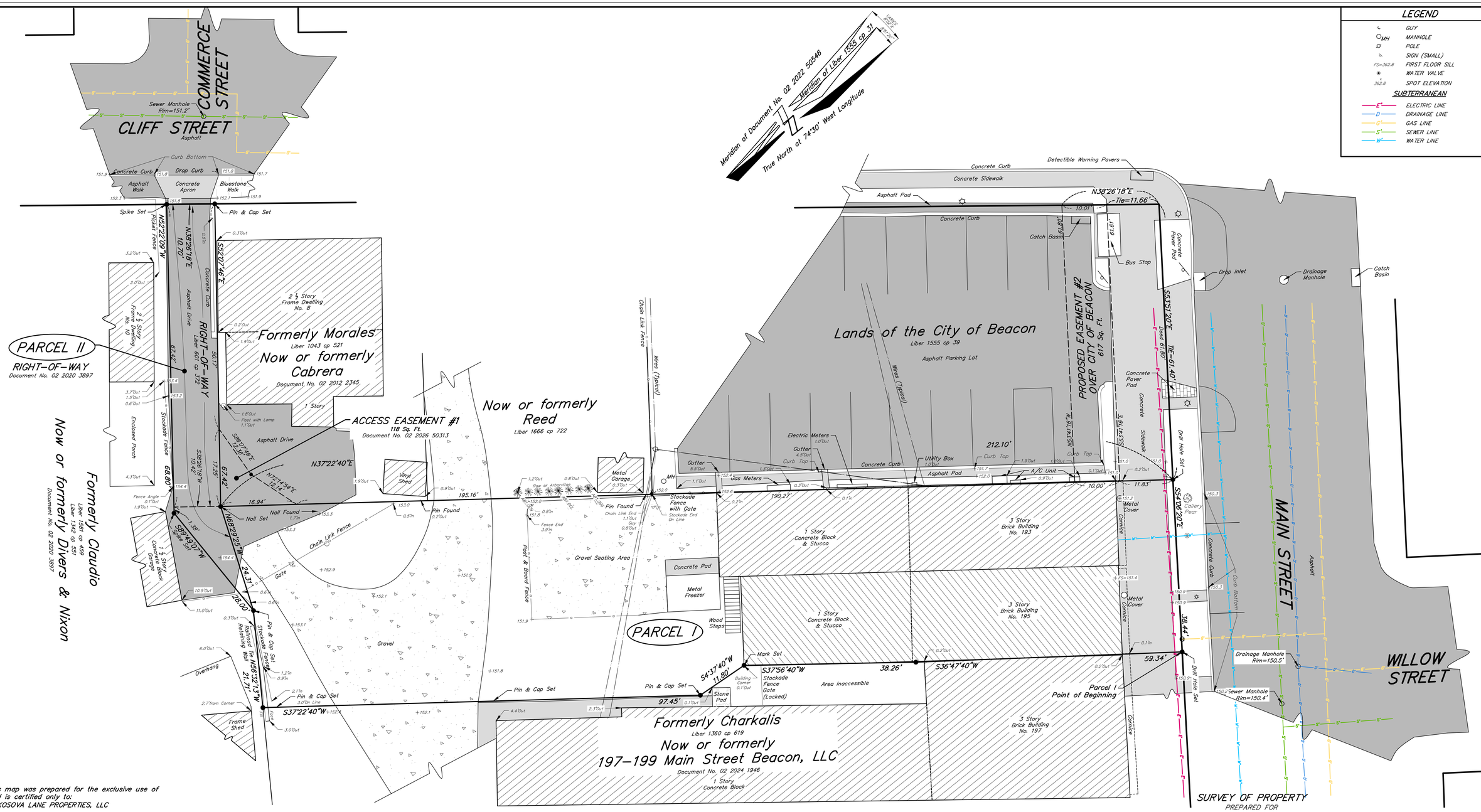
Very truly yours,

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.
Jessica Zalin, Esq.

T.M. : 5954-27-806934 & 5954-27-796928
On 03-26-26 Closed by GJW
Drawn by MEY Checked by GJW Spell checked by MEY
W.O. No. 30274
Layout: SURVEY
Drawing Name: LS30274__R02_V25.DWG




LEGEND

- GUY
- MH MANHOLE
- POLE
- SIGN (SMALL)
- FS=362.8 FIRST FLOOR SILL
- WATER VALVE
- 362.8 SPOT ELEVATION

SUBTERRANEAN

- E ELECTRIC LINE
- D DRAINAGE LINE
- G GAS LINE
- S SEWER LINE
- W WATER LINE

This map was prepared for the exclusive use of and is certified only to:
KOSOVA LANE PROPERTIES, LLC

Total Area = 9,543 Sq. Ft.
Parcel I Area = 8698 Sq. Ft.
Parcel II & Right-of-Way Area = 845 Sq. Ft.
Right-of-Way to Benefit Cabrera Area = 712 Sq. Ft.

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 August 14, 2024
   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

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877.3.141593 (Toll Free)

SURVEY OF PROPERTY
PREPARED FOR

# KOSOVA LANE PROPERTIES, LLC

SITUATE IN THE
CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

SCALE 1 in. = 10 ft. AUGUST 9, 2024

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.
Brought to Date April 1, 2026.

STATE OF NEW YORK
JENNIFER W. REAP
50389
LICENSED LAND SURVEYOR

BADEY & WATSON
Surveying & Engineering, D.P.C.
by Jennifer W. Reap
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 50389

PRINTED
April 1, 2026
BADEY & WATSON
Surveying & Engineering, D.P.C.

FILE No. 71-9007

T.M. : 5954-27-806934 & 5954-27-796928

Closed by GJW On 08-13-24

Drawn by JFT

Spell checked by JFT

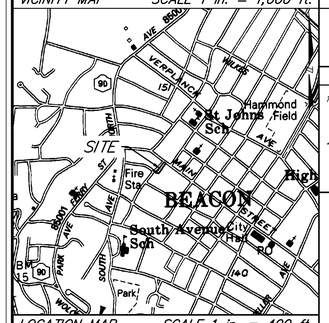
Checked by GJW

W.O. No. 30274

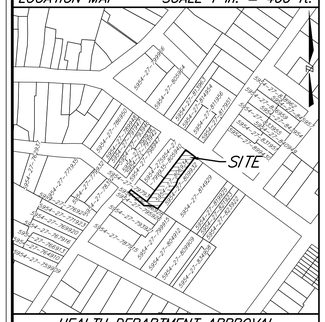
Layout: SURVEY

Drawing Name: CM30274___R01_V25.DWG

## VICINITY MAP SCALE 1 in. = 1,000 ft.




## LOCATION MAP SCALE 1 in. = 400 ft.




## HEALTH DEPARTMENT APPROVAL

*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

## PLANNING BOARD APPROVAL

*Approved by the Planning Board of the City of Beacon, Dutchess County, N.Y. by resolution dated , 2026.*
*Subject to the requirements and conditions of said resolution. Any change, erasure, modification or revision to this Plat, as approved, shall void this approval.*

*Signed this ____ day of _____, 20____ By:*

_____ Chairman
*Chair of the Planning Board*

_____ Secretary
*In absence of the chairman or secretary, the acting chairman or acting secretary respectively may sign in this place.*

## 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. 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 August 14, 2024.
   - Altice - Plate provided.
   - Central Hudson - Plate provided.
   - City of Beacon - Plates provided.
   - NYSDOT - Clear.
   - 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.

## REVISIONS

| See Title | R01 | Original Drawing. |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

## SURVEYED & PREPARED BY

BADEY & WATSON
Surveying & Engineering, D.P.C.
SINCE 1973

3063 Route 9
Cold Spring, NY 10516
www.badey-watson.com

845.265.9217
877.3.141593 (Toll Free)

## 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 encroachment on the subject property.*

## EASEMENT NOTES

1. *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 sq. ft..*
2. *Proposed Easement #2 shown on this plat is a utility easement over Parcel 5954-27-805940 for the benefit of Parcel 5954-27-806934. The easement area is 617 sq. ft..*

## SCHEDULE OF REGULATIONS (CMS ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS

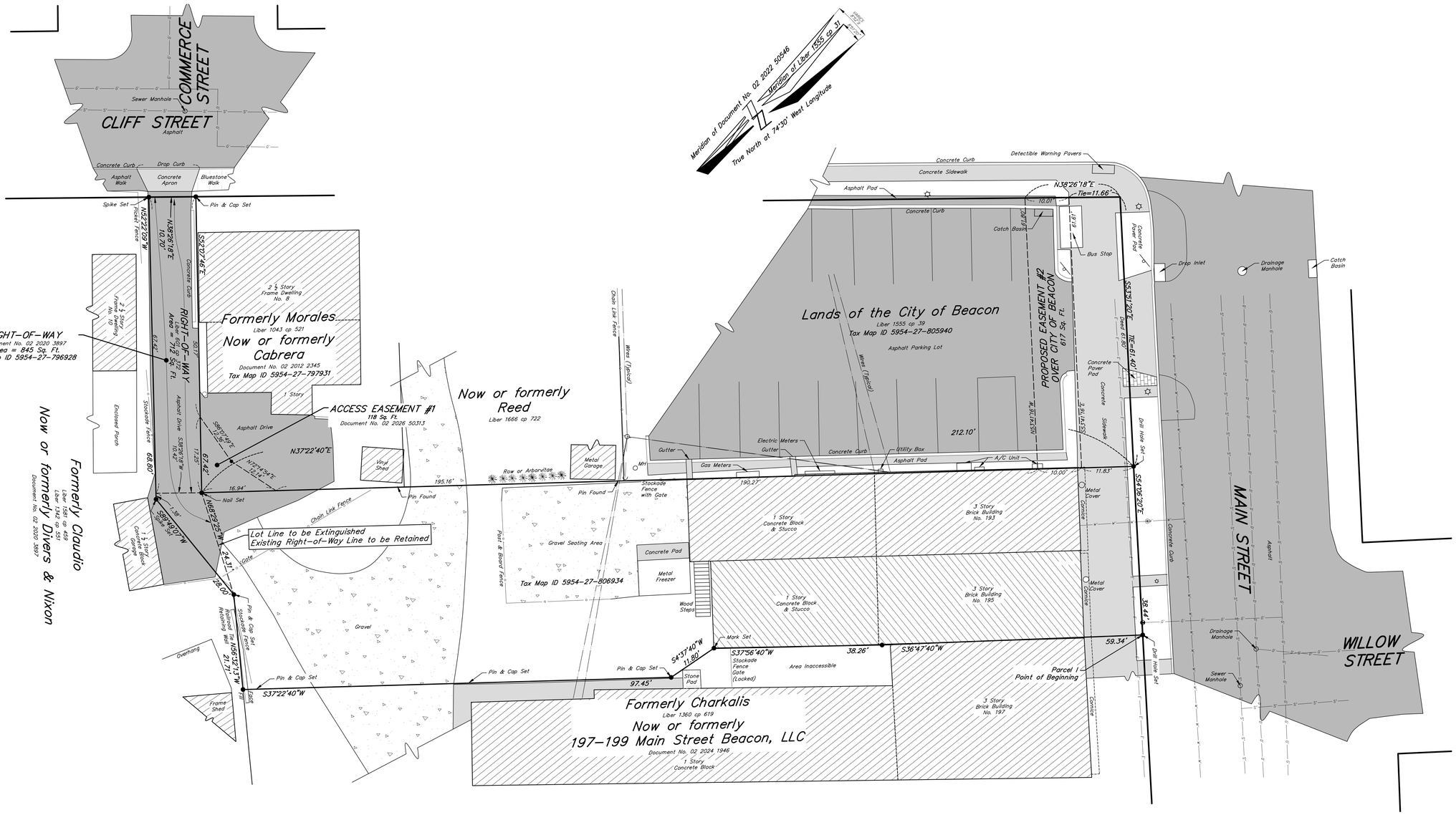
| PARAMETER | REQUIREMENT CMS | PROPOSED COMBINED PARCEL |
|---|---|---|
| LOT AREA: | N/A | 9543 S.F. |
| LOT DEPTH: | 75' MIN. | 125' |
| MAIN STREET FRONTAGE: | 100% MIN. | 100% MIN. |
| FRONT YARD: | 0' MIN. - 10' MAX. | 9' |
| SIDE YARD: | 0' | 0' |
| REAR YARD: | 20' | 104.1' |

## LEGEND

- GUY
- MH MANHOLE
- POLE
- SIGN (SMALL)
- FS=362.8 FIRST FLOOR SILL
- WATER VALVE
- 362.8 SPOT ELEVATION

SUBTERRANEAN

- E — ELECTRIC LINE
- D — DRAINAGE LINE
- G — GAS LINE
- S — SEWER LINE
- W — WATER LINE




## LOT CONSOLIDATION PLAT
PREPARED FOR

# 193-195 MAIN STREET

SITUATE IN THE

## CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

SCALE 1 in. = 10 ft. MARCH 13, 2026

20 0 5 10 20
1 inch = 10 feet

*We hereby certify that this map is based on a survey completed by us on March 13, 2026 , that this map was completed on April 1, 2026 and that the survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc.*

STATE OF NEW YORK JENNIFER W. REAP 50389 LICENSED LAND SURVEYOR

BADEY & WATSON
Surveying & Engineering, D.P.C.
by _____
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 50389

| SURVEYOR | OWNER & APPLICANT | OWNERS' APPROVAL | PROPERTY DATA | STATEMENT OF INTENT |
|---|---|---|---|---|
| STATE OF NEW YORK JENNIFER W. REAP 50389 LICENSED LAND SURVEYOR<br>License No. 50389 | Kosova Lane Properties, LLC<br>Shaban Berisha, Sole Member<br>169 Main Street<br>Beacon, NY 12508 | *The undersigned, owners of the property hereon, states that they are familiar with this map, its contents and its legends and hereby consents to the filing of this map.*<br>*Signed this ____ day of _____, 2026.*<br>_____<br>*Shaban Berisha, Sole Member* | *Tax Map Designation:*<br>*5954-27-806934 & 5954-27-796928*<br>*Zoning District: T & CMS*<br>*Total Area: 9,543 Sq. Ft.* | THE SOLE PURPOSE OF THIS PLAT IS TO COMBINE TAX PARCEL 5954-27-806934 AND TAX PARCEL 5954-27-796928 INTO ONE PARCEL |

FILE No. 71-9007

**City of Beacon Planning Board Agenda**
**04/14/2026**

**Title:**

Continue review of application for Amended Site Plan Approval, 3 Beekman Street, Commercial, submitted by Dia Center for the Arts, Inc.

**ATTACHMENTS**

3 Beekman DIA PB 4.14.26 Parking Expansion and Storage Bldg Cvr Ltr_2026-0331.pdf

3 Beekman DIA PB 4.14.26 PARKING LOT EXPANSION PLAN_2026-0331.pdf

3 Beekman DIA PB 4.14.26 SWPPP Parking Expansion 2026-0331 full size.pdf

3 Beekman DIA PB 4.14.26 DBN NE Parking looking south off Beekman_Existing Condition_crp.pdf

3 Beekman DIA PB 4.14.26 DBN NE Parking looking south off Beekman St_Proposed_crp.pdf

3 Beekman DIA PB 4.14.26 DBN NE Parking looking west from triangle_Existing.pdf

3 Bekkman DIA PB 4.14.26 DBN NE Parking looking west from triangle_Proposed.pdf

Lanc & Tully DIA Parking 04-08-26 review.pdf

DIA Beacon - 3 Beekman St - LWRP Resolution (4935-5755-8429.1).pdf

3 Beekman - Amended Site Plan approval resolution (4914-2470-5694.3).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*

March 31, 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 revised Site Plan Set with Planting Plans and Section Views by Zewde Studio (12 sheets);
- 4 copies of site renderings, and
- 2 copies of an updated 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 March 4, 2026:**

Detail Site Plan (Sheet 4 of 12):

1. The proposed sidewalk has been adjusted to provide a minimum of 4' around the existing light pole.

Grading & Utility Plan (Sheet 5 of 12):

1. The tree planting symbols have been adjusted to scale.

Planting Plan (Sheet 11 of 12):

1. The proposed trees in question have been removed from the plunge pool boundaries to other areas on the site. Please see revised L-101 sheet for new locations.
2. The proposed trees adjacent to the two light poles on the south side of the proposed parking lot have been moved away from the light poles a minimum of 15 feet so they don't interfere with them in the future. Please see revised L-101 sheet for new locations.

SWPPP:

1. The parking lot has been raised to allow for the pipe outlet elevation from proposed catch basin 2 to 51.6 and the plunge pool overflow weir has been lowered to 51.0 to eliminate the fully submerged pipe system.
2. The discharge pipe outlet locations from the proposed stormwater treatment practices have been shifted such that they daylight outside the existing drainage ditch. The drainage ditch is being regraded around the pipes so it can function without impact from the pipe outlets.
3. Calculations are provided to demonstrate non-erosive flow velocities within the swale during the 10-year storm. An 8oz non-woven geotextile fabric is proposed within the re-graded swale to help prevent erosion while the swale is stabilizing.
4. The discrepancies between the SWPPP Report and Post-Development Conditions Map have been corrected.
5. The area within the design sheet has been corrected to match the watershed maps and report.
6. A stormwater Maintenance and Easement Agreement will be provided as a condition of approval prior to Chairman's signature.

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

1. Comment acknowledged. The planning board concluded that the proposed siting of the parking lot represents the most practicable location due to site constraints and proximity to Beekman Street.
2. Comment acknowledged. The American Hornbeam is proposed to be spaced at 12' O.C. in the table. The trees have bene adjusted on the plan to show at 12' O.C., as some were at larger spacing. Additional American Hornbeams have been added to the plan along the rear property lines of the residential properties to provide further screening of the parking lots.
3. The Planning Board concluded at their March meeting that the proposed tree removal and landscaping plan will enhance the viewshed. The landscape architect has relocated some of the taller trees out of the primary viewshed from the intersection of Wolcott and Beekman Street.

We look forward to continuing our discussions regarding this Application and your consideration of the resolution at your April 14, 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)

| 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 | | | | |
| 3 | 3/31/26 | 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 · ROBERT A. BOSCHKE · 084466 · LICENSED PROFESSIONAL ENGINEER
SEAL

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

COVER SHEET

DIA BEACON

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

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

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

EXISTING 30' WIDE DRAINAGE EASEMENT TO THE CITY OF BEACON DATED 8/11/83 AND RECORDED 10/28/83 IN LIBER 1615, PAGE 696

EXISTING 30' WIDE TELEPHONE UTILITY EASEMENT GRANT TO NY TELEPHONE CO. RECORDED 10/19/93 IN LIBER 1614, PAGE 918

EXISTING TREE TO BE REMOVED (TYP)

EXISTING GATE TO BE RELOCATED

ENVIRONMENTAL CONSTRAINT DEED RESTRICTION PER MAP ENTITLED: "LANDS OF DIA CENTER FOR THE ARTS" PREPARED BY T.M. DEPUY ENGINEERING & LAND SURVEYING, P.C. ON 11/26/08.

EXISTING 10' SEWER EASEMENT GRANT TO THE CITY OF BEACON DATED 5/1/62 AND RECORDED 9/20/62 IN LIBER 1087, PAGE 489

## 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 | | | | |
| 3 | 3/31/26 | PER PLANNING BOARD COMMENTS | CMB | | | | |

GRAPHIC SCALE

50 0 25 50 100 150

( IN FEET )
1 inch = 50 ft.

Dig Safely. New York Call 811 before you dig

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

SEAL

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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

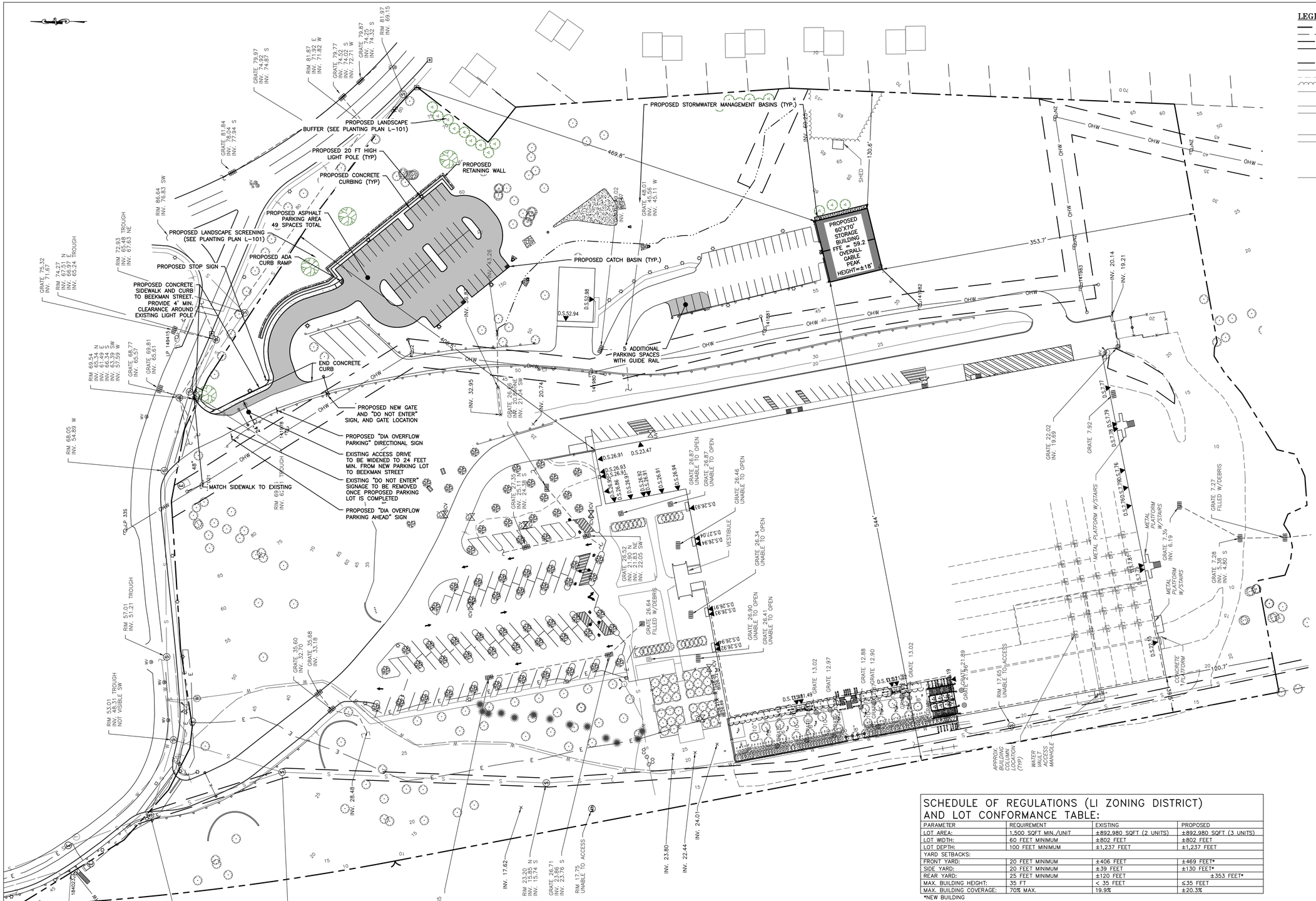
EXISTING CONDITIONS PLAN

# 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




## LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
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- 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

## SCHEDULE OF REGULATIONS (LI ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

| PARAMETER | REQUIREMENT | EXISTING | PROPOSED |
|---|---|---|---|
| LOT AREA: | 1,500 SQFT MIN./UNIT | ±892,980 SQFT (2 UNITS) | ±892,980 SQFT (3 UNITS) |
| LOT WIDTH: | 60 FEET MINIMUM | ±802 FEET | ±802 FEET |
| LOT DEPTH: | 100 FEET MINIMUM | ±1,237 FEET | ±1,237 FEET |
| YARD SETBACKS: | | | |
| FRONT YARD: | 20 FEET MINIMUM | ±406 FEET | ±469 FEET* |
| SIDE YARD: | 20 FEET MINIMUM | ±39 FEET | ±130 FEET* |
| REAR YARD: | 25 FEET MINIMUM | ±120 FEET | ±353 FEET* |
| MAX. BUILDING HEIGHT: | 35 FT | < 35 FEET | ≤35 FEET |
| MAX. BUILDING COVERAGE: | 70% MAX. | 19.9% | ±20.3% |

*NEW BUILDING

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
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| REVISIONS: | | | | REVISIONS: | | | |
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| 1 | 1/27/26 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 2 | 2/24/26 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 3/31/26 | PER PLANNING BOARD COMMENTS | CMB | | | | |

GRAPHIC SCALE

50 0 25 50 100 150

( IN FEET )
1 inch = 50 ft.

Dig Safely. New York Call 811 before you dig

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

SEAL

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

# OVERALL SITE PLAN

# DIA BEACON

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

JOB #: 2025:038
DATE: 12/30/25
SCALE: 1" = 50'
TITLE: SP-1
SHEET: 3 OF 12

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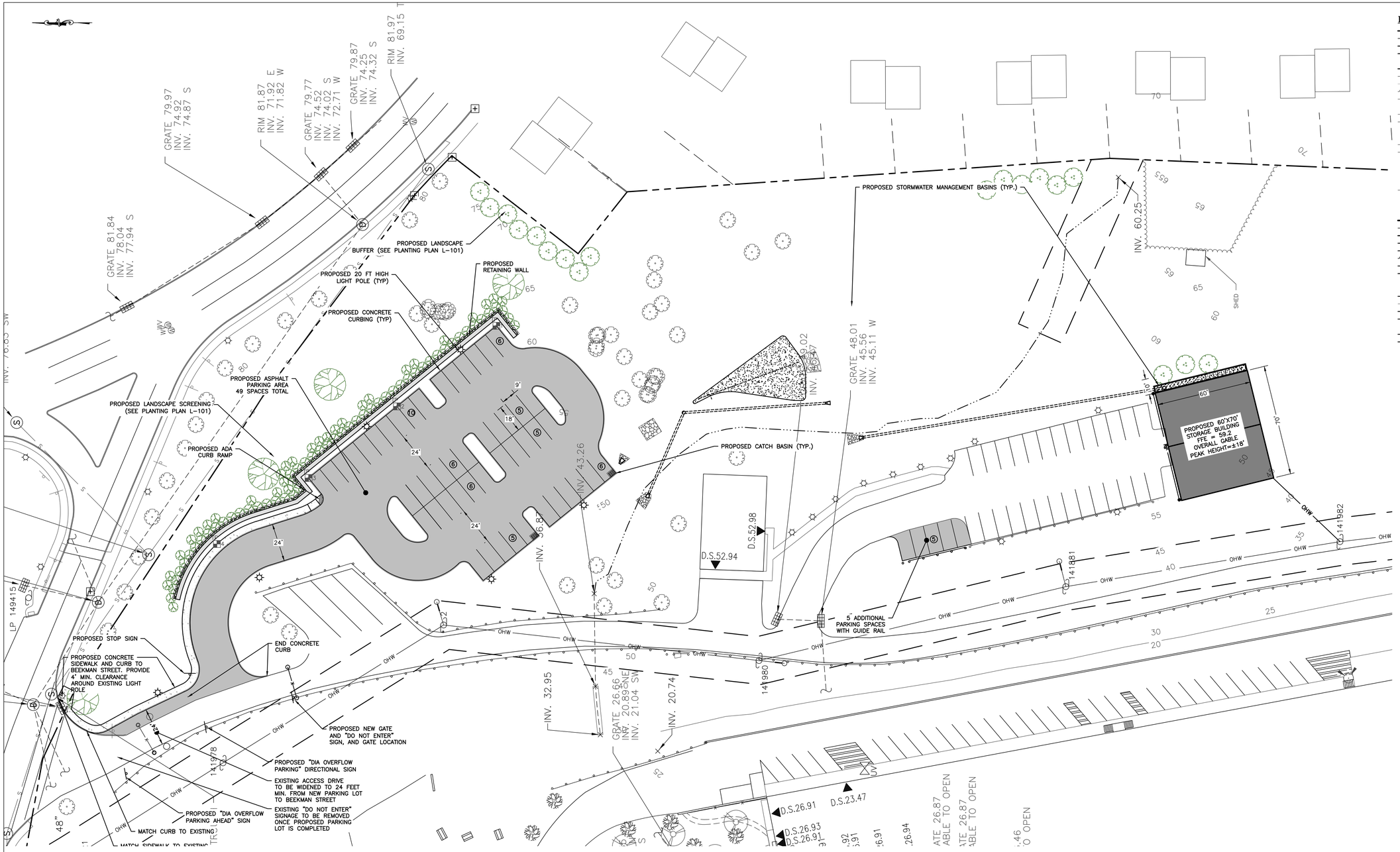


**LEGEND:**

- 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

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
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GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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

SEAL

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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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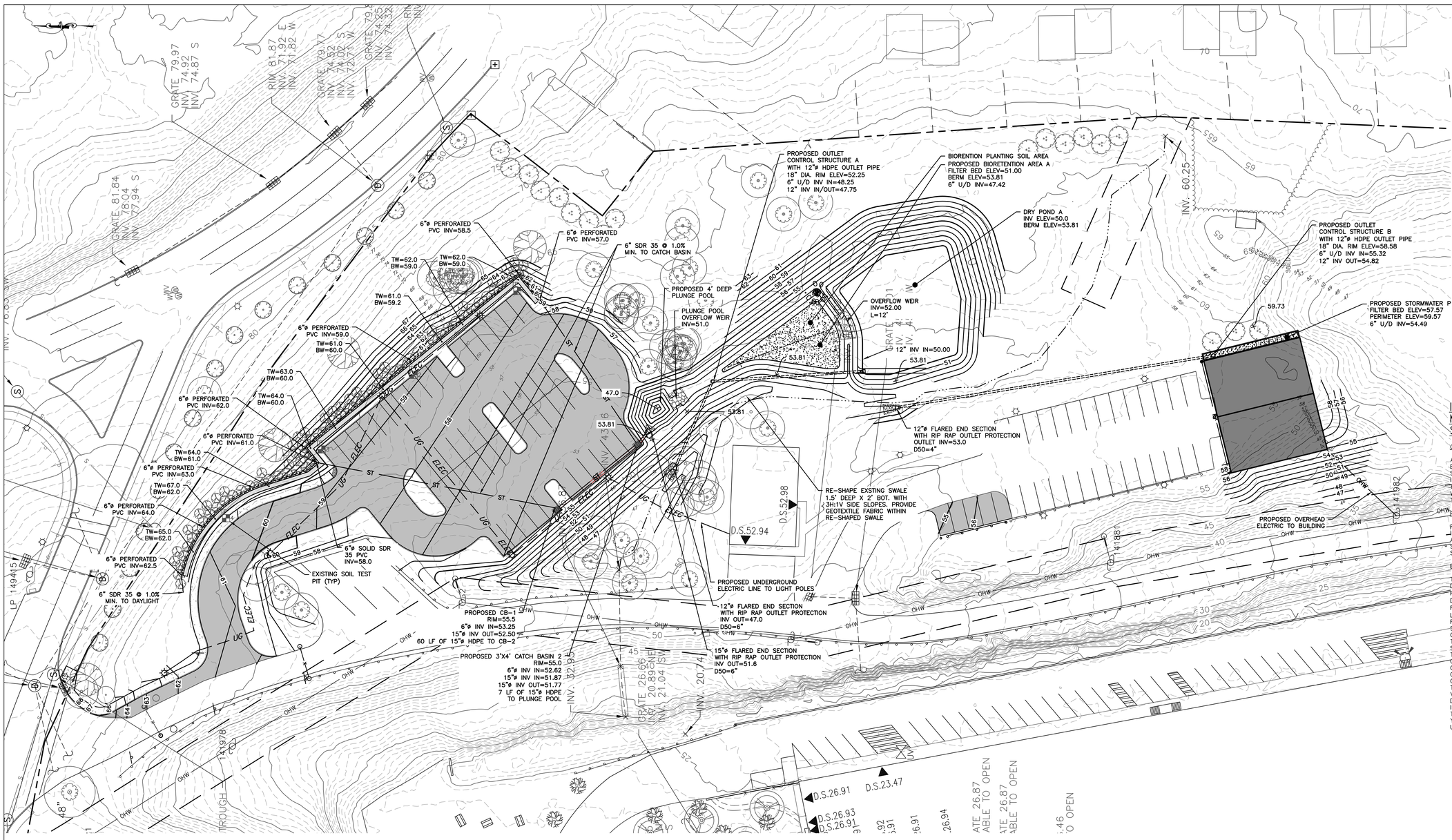


## LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
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- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
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- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
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- W EXISTING WATER LINE
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- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

## INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

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

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SEAL
STATE OF NEW YORK MICHAEL A. BIEDERMAN 084466 LICENSED PROFESSIONAL ENGINEER

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PH: 845-440-6926

GRADING & UTILITY PLAN

DIA BEACON

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

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|---|---|
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| TITLE: | GU-1 |
| SHEET: | 5 OF 12 |

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## EROSION AND SEDIMENT CONTROL NOTES:

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

## INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

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

SILT FENCE:

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

DUST CONTROL:

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

CATCH BASINS:

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

## LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
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- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
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- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE




| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
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EROSION & SEDIMENT CONTROL PLAN

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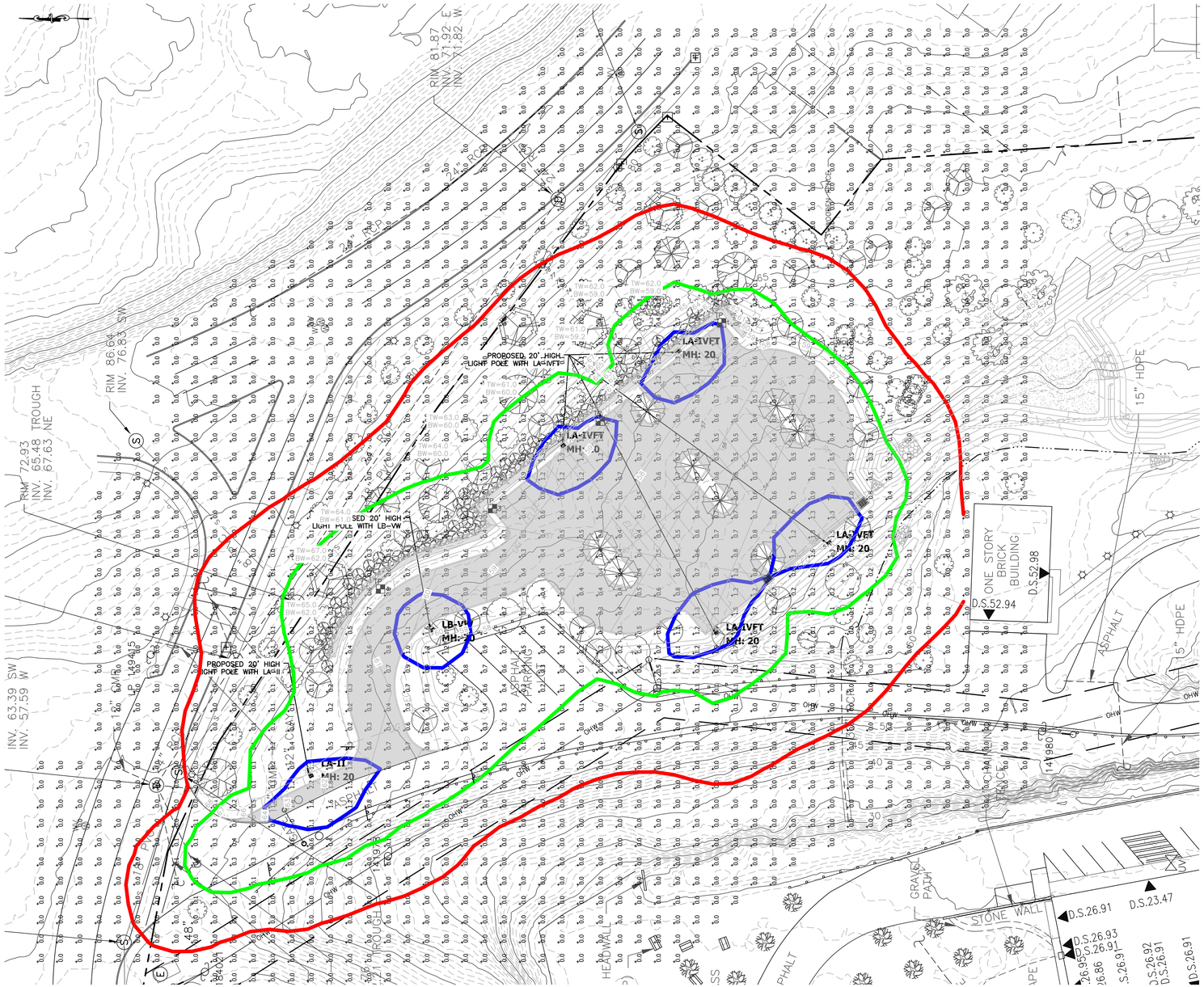



| Luminaire Schedule | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Lum. Lumens | Lum. Watts | Total Watts | LLD | LDD | BF | LLF | Description |
| | 1 | LA-II | Single | 5685 | 57 | 57 | 0.950 | 0.950 | 1.000 | 0.903 | GALN-SA1C-830-U-T2 |
| | 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 |

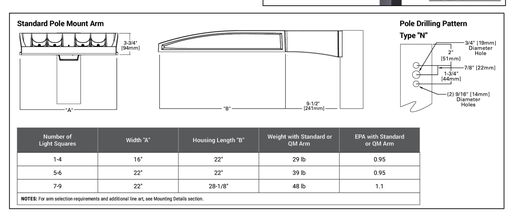
| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Object_1_Planar | Illuminance | Fc | 0.16 | 2.2 | 0.0 | N.A. | N.A. |
| New Entry Drive Only | Illuminance | Fc | 0.78 | 1.8 | 0.2 | 3.9 | 9.0 |
| Parking Lot Only | 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 | | | | |
| 3 | 3/31/26 | 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. BODENSCHATZ LICENSED PROFESSIONAL ENGINEER 084466
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

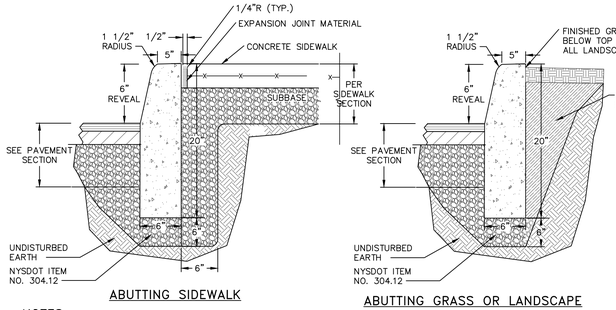
LIGHTING PLAN

DIA BEACON

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

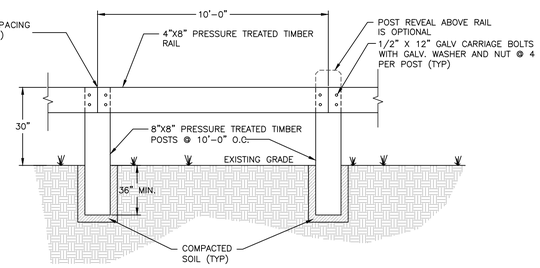
| | |
|---|---|
| JOB #: | 2025:038 |
| DATE: | 12/30/25 |
| SCALE: | 1" = 30' |
| TITLE: | LT-1 |
| SHEET: | 7 OF 12 |

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



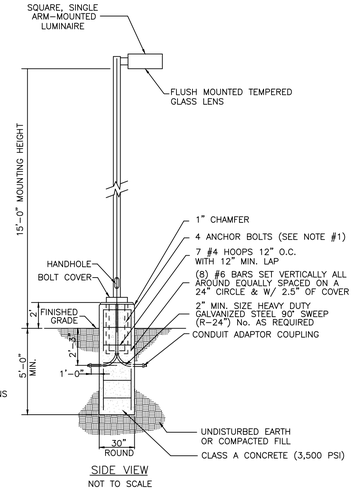

NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST-IN-PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

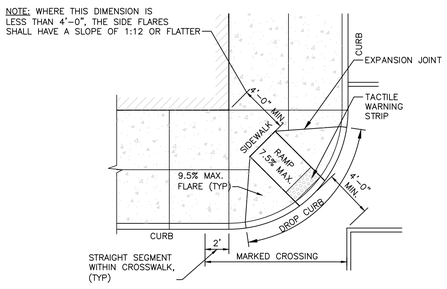
SINGLE ARM-MOUNTED BY COOPER LIGHTING

LUMINAIRE: SEE LIGHTING PLAN SHEET FOR SPECIFICATIONS

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

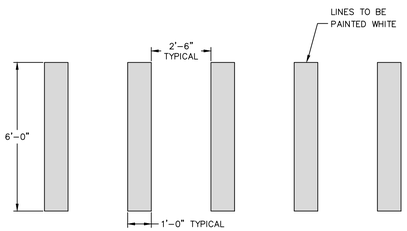
NOTES
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE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

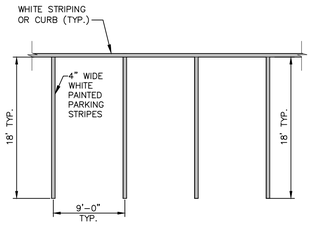



NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS LATEST EDITION; SPECIFICALLY SECTION 608- SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. TACTILE WARNING STRIPS SHALL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

## DIAGONAL RAMP WITH FLARED SLOPES DETAIL
NOT TO SCALE

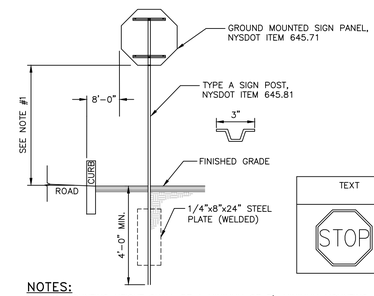



## PAINTED CROSSWALK DETAIL
NOT TO SCALE




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'.

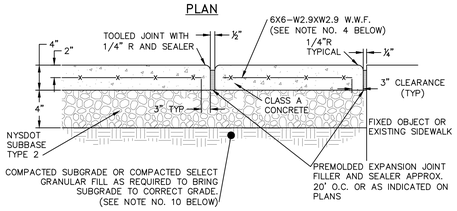
## PARKING AND STRIPING DETAIL
NOT TO SCALE




| 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.

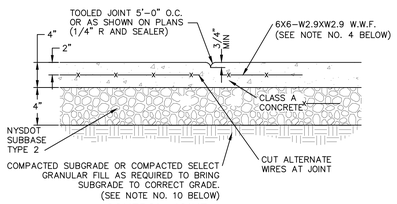
## SINGLE POST SIGN DETAIL
NOT TO SCALE




PLAN




EXPANSION JOINT



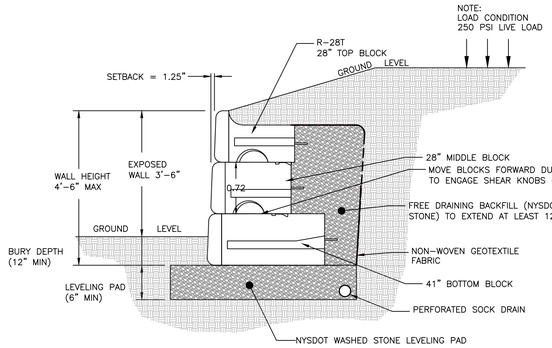

SECTION A-A




CONTROL JOINT

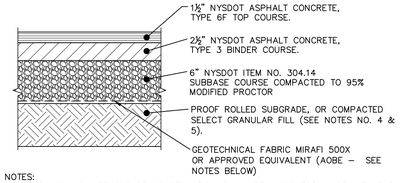
NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL 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 | | | | |
| 3 | 3/31/26 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

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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

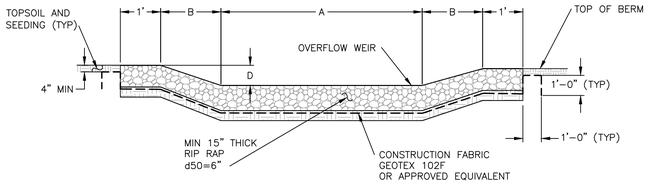
CONSTRUCTION DETAILS

# 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

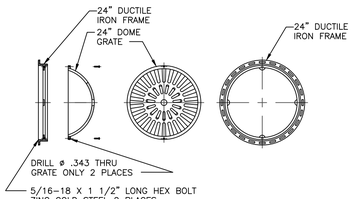


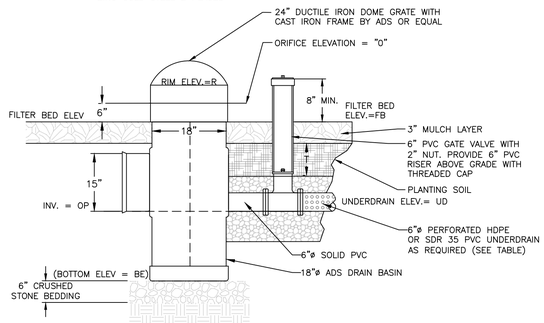

EMERGENCY OVERFLOW WEIR TABLE

| 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

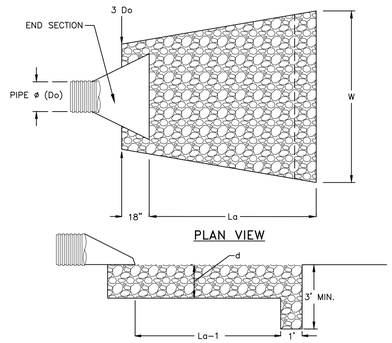



OUTLET CONTROL STRUCTURE DATA

| 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 |

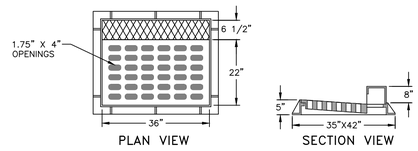
## ADS DRAIN BASIN OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE




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.

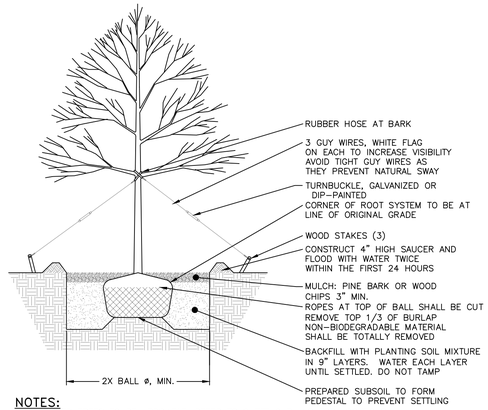
| PIPE ID | PIPE ø | 3Do | W | La | d | d50 RIPRAP SIZE |
|---|---|---|---|---|---|---|
| ALL OUTLETS | 15 INCHES | 45 INCHES | 9.25 FEET | 8 FEET | 9 INCHES | 4 INCHES |

## ROCK OUTLET PROTECTION DETAIL
NOT TO SCALE



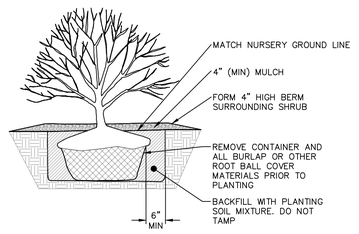

NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE: CB 1-3, CB 5-7, AND CB 10 & 11.

## CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



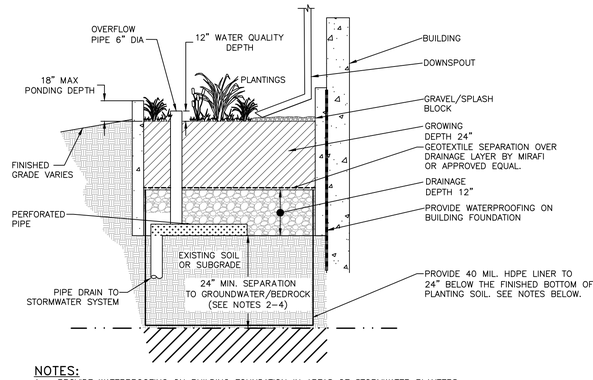

NOTES:
1. PROPOSED TREES TO BE ARBOVITAE. REFER TO SHEET 2 PLANS FOR LOCATIONS.

## TREE PLANTING DETAIL
NOT TO SCALE



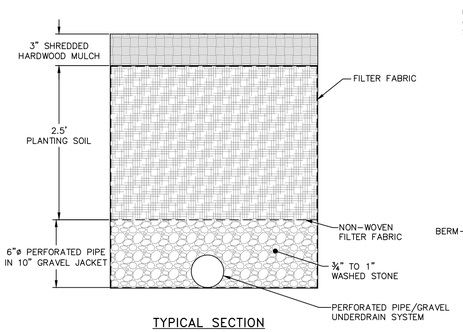

NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

## SHRUB PLANTING DETAIL
NOT TO SCALE

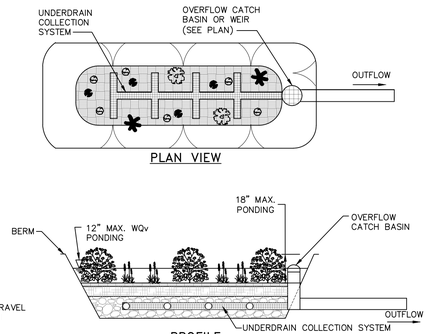



NOTES:
1. PROVIDE WATERPROOFING ON BUILDING FOUNDATION IN AREAS OF STORMWATER PLANTERS.
2. DESIGN SHOWN BASED UPON DEPTH TO GROUNDWATER AND/OR BEDROCK BEING LESS THAN 24" BELOW THE FINISHED BOTTOM OF PLANTING SOIL ELEVATION. THE CONTRACTOR SHALL EXCAVATE TEST PITS IN THE LOCATION OF THE STORMWATER PLANTERS 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

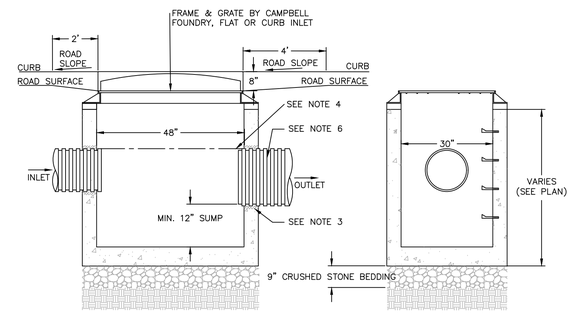



TYPICAL SECTION




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 | | | |
|---|---|---|---|---|---|---|---|
| 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 | | | | |
| 3 | 3/31/26 | PER PLANNING BOARD COMMENTS | CMB | | | | |

Dig Safely. New York Call 811 before you dig

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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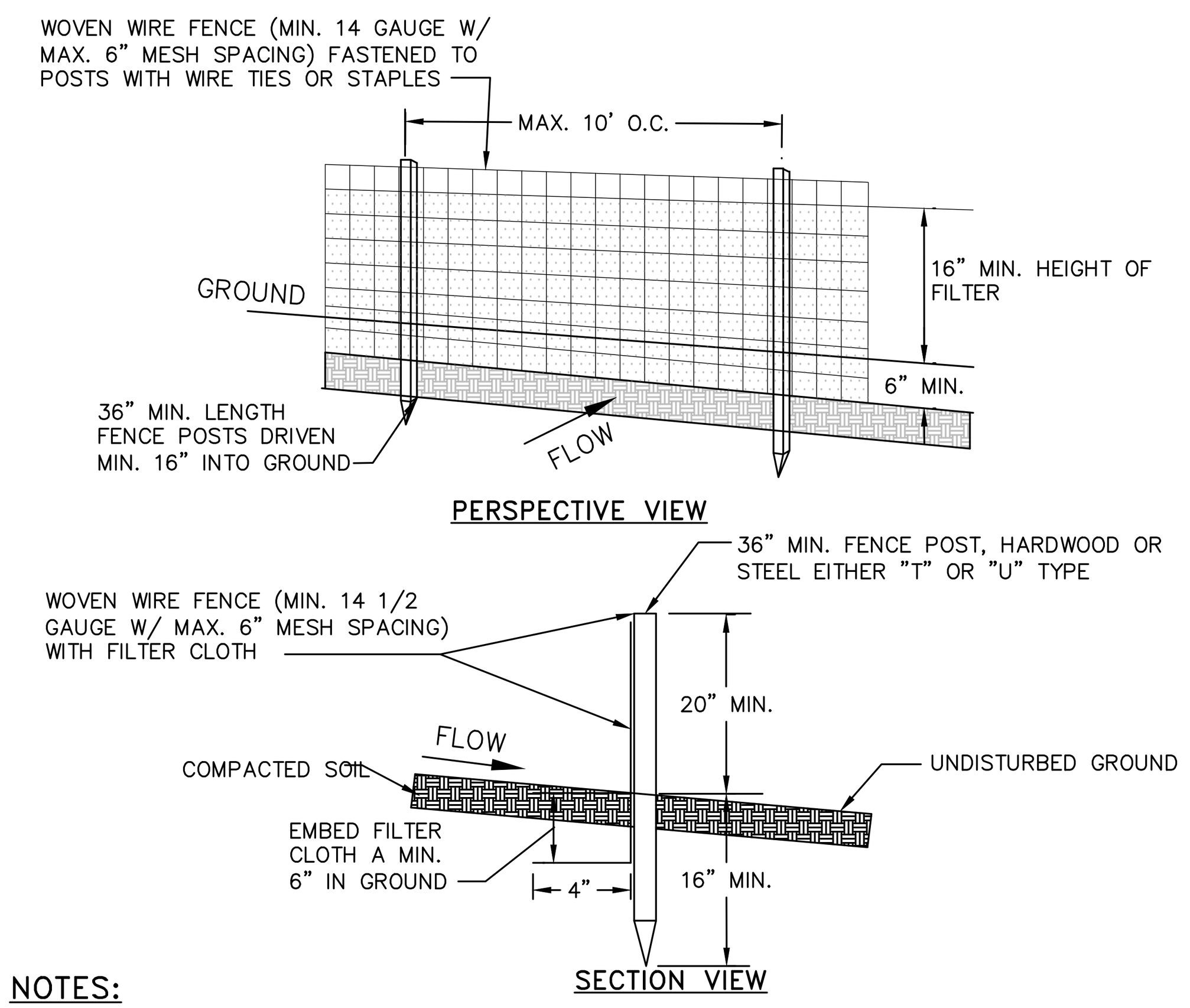
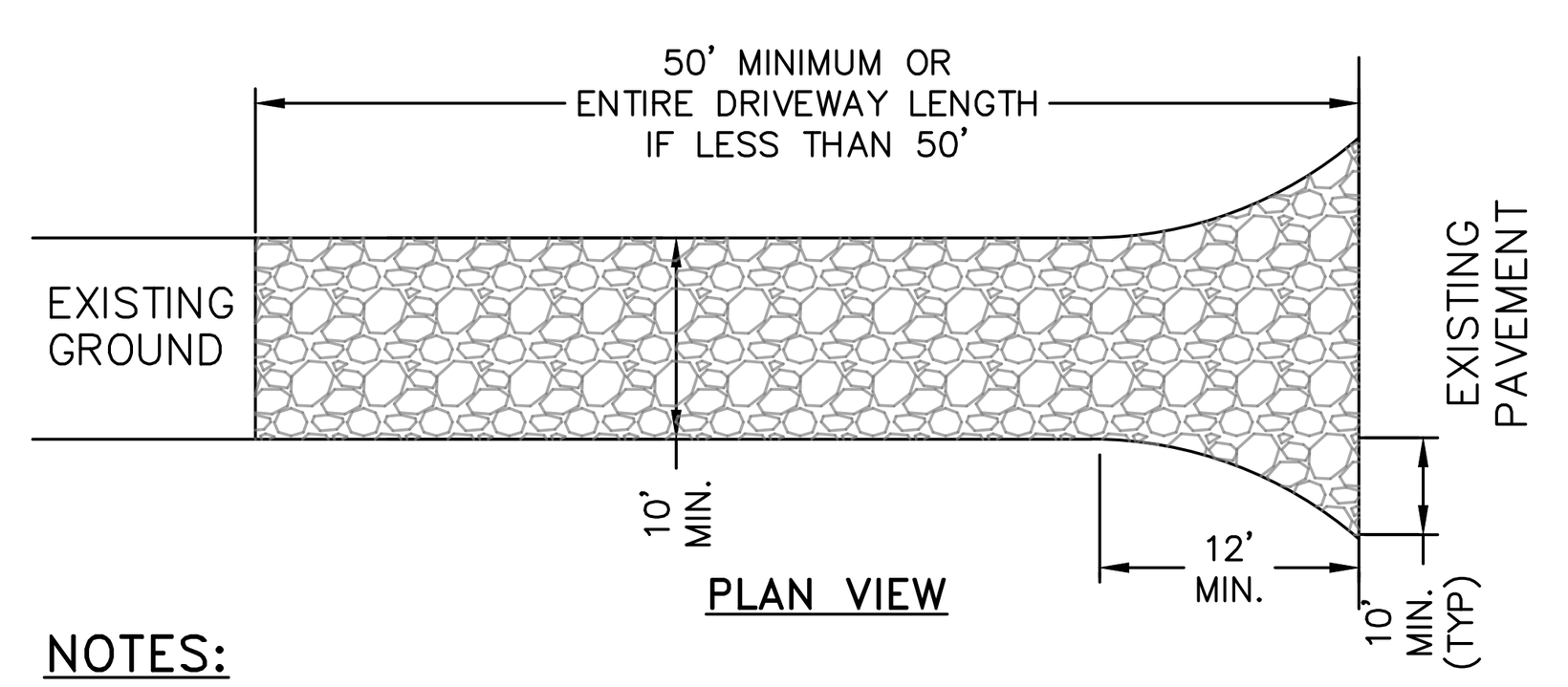


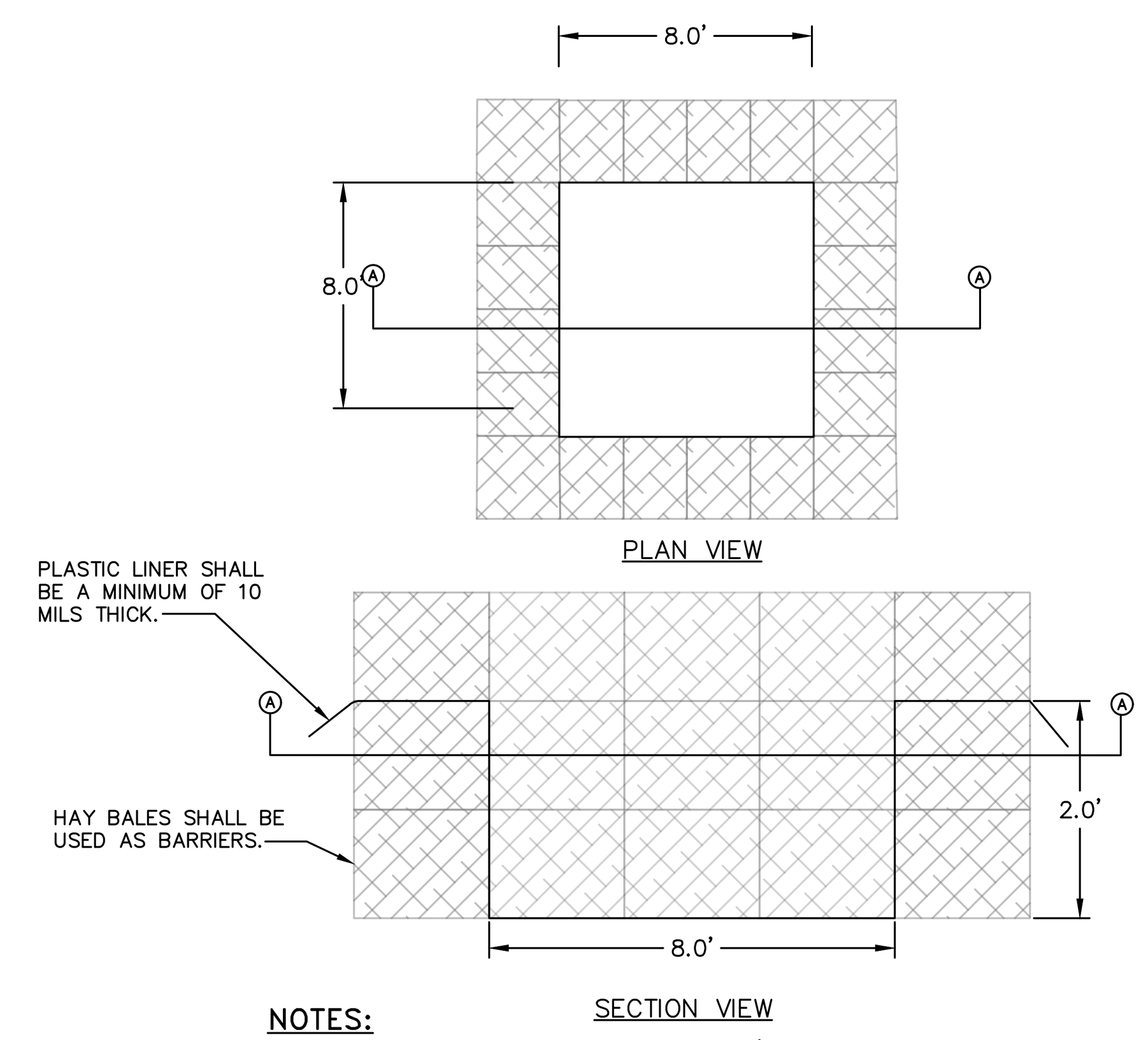

NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED 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
NOT TO SCALE



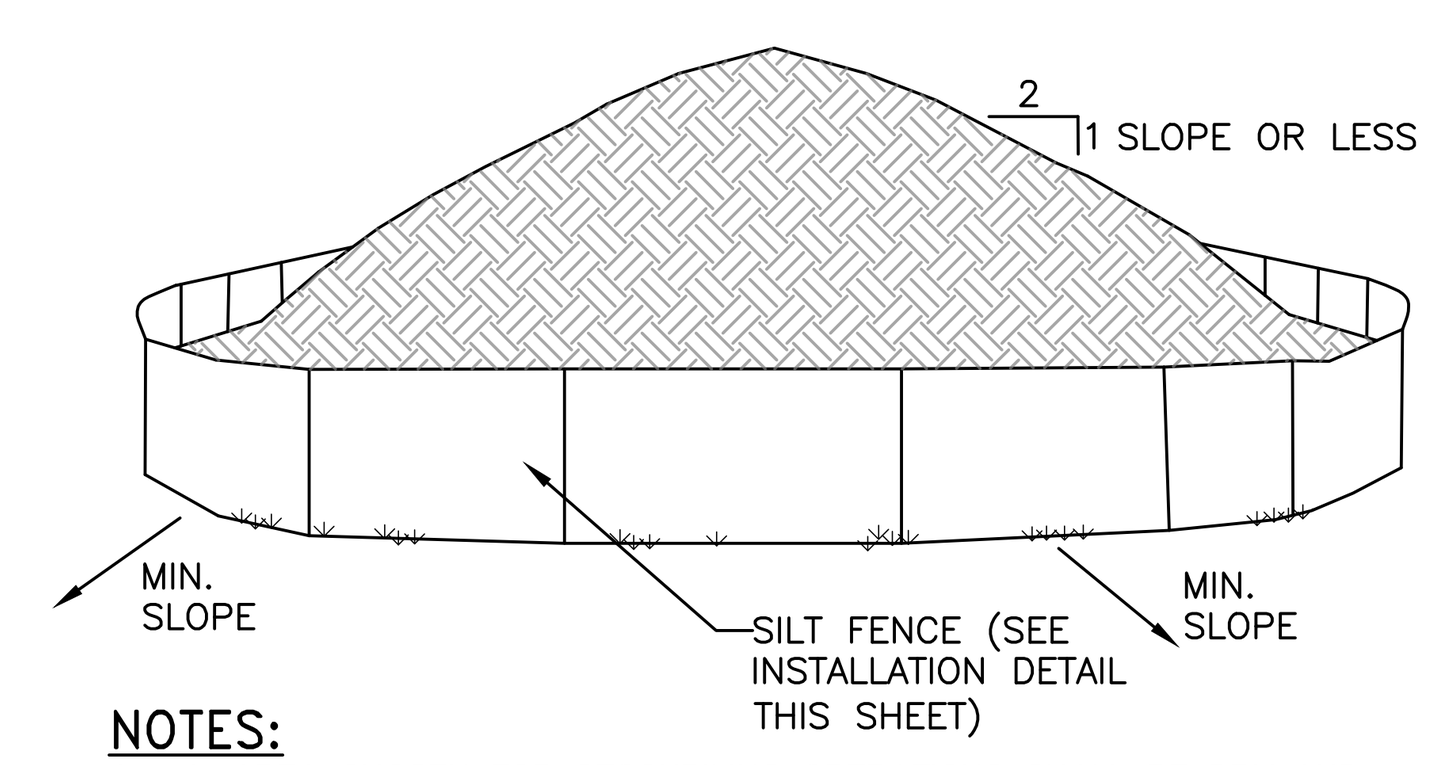

NOTES:
1. STONE SIZE – USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE – WILL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

## STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



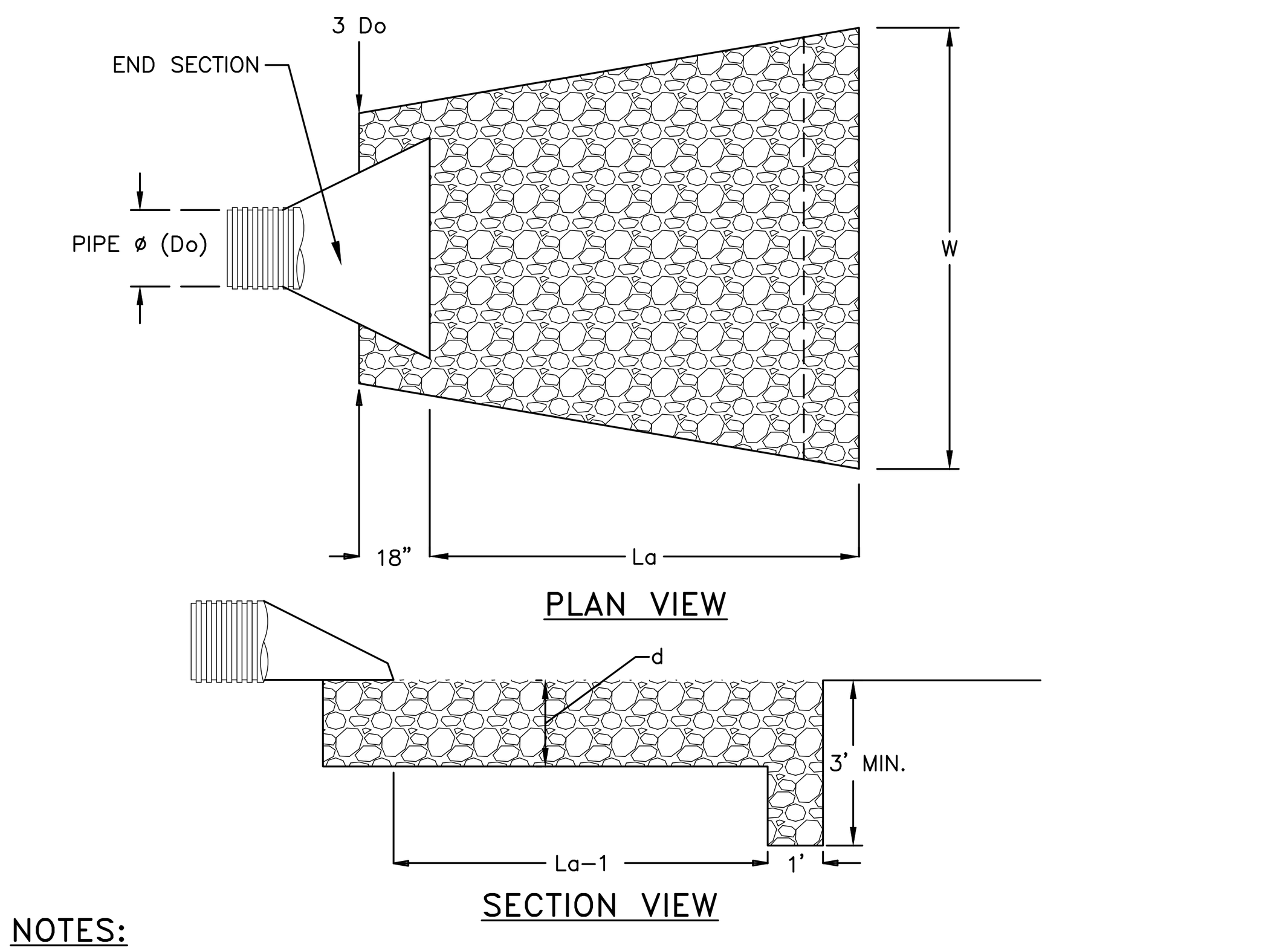

NOTES:
1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.
4.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

## CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE




NOTES:
1. 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

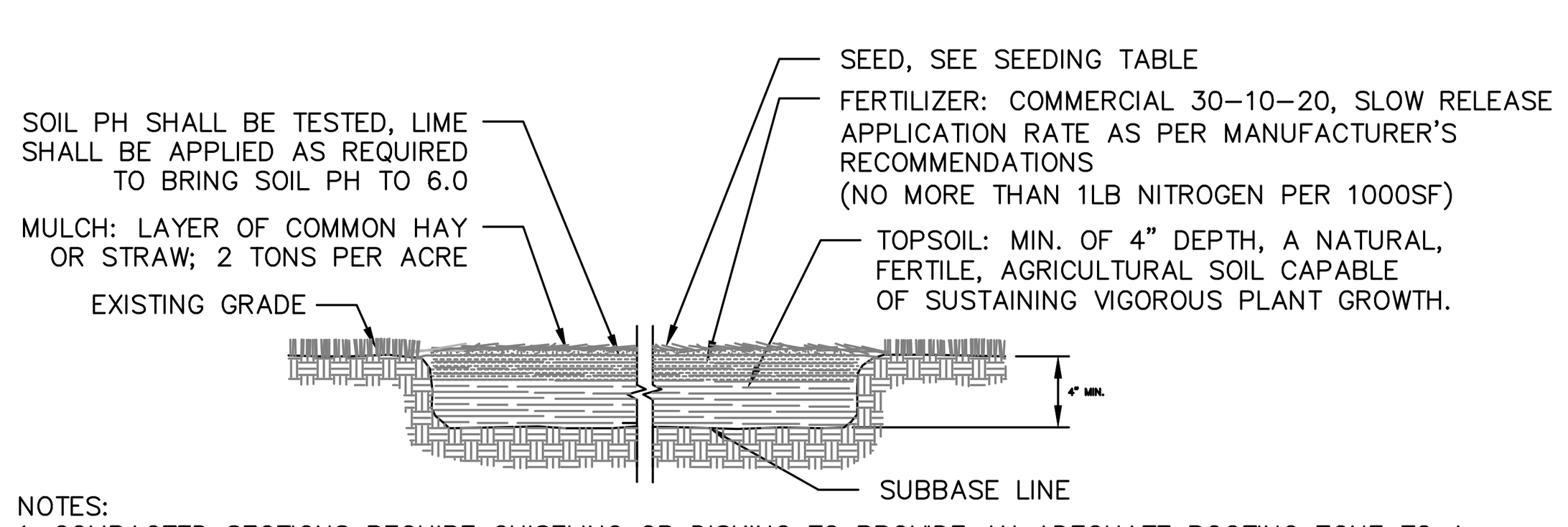
## TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE




NOTES:
1. 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 |
|---|---|---|---|---|---|---|
| CB2 OUTLET | 15 INCHES | 45 INCHES | 9.25 FEET | 8 FEET | 14 INCHES | 6 INCHES |
| BIORETENTION OUTLET | 12 INCHES | 36 INCHES | 7 FEET | 6 FEET | 14 INCHES | 6 INCHES |
| WET POND OUTLET | 12 INCHES | 36 INCHES | 7 FEET | 6 FEET | 9 INCHES | 4 INCHES |

## ROCK OUTLET PROTECTION DETAIL
NOT TO SCALE

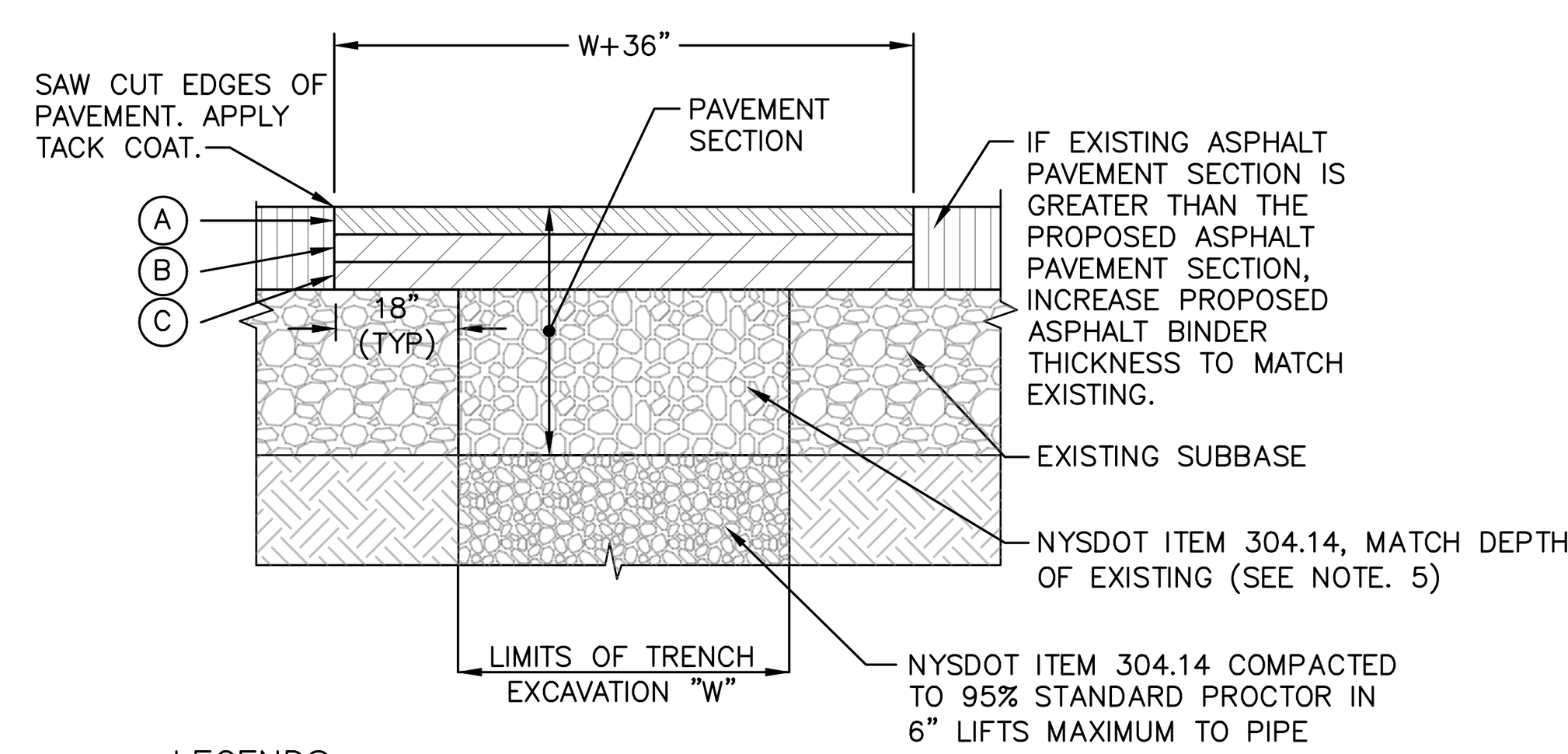



NOTES:
1. COMPACTED SECTIONS REQUIRE CHISELING OR DISKING TO PROVIDE AN ADEQUATE ROOTING ZONE TO A MINIMUM DEPTH OF 12"
2. SOIL AMENDMENTS SHOULD BE INCORPORATED INTO THE UPPER 2" OF SOILS BASED ON SOIL TESTING. IF SOIL MUST BE FERTILIZED BEFORE RESULTS OF A SOIL TEST CAN BE OBTAINED TO DETERMINE FERTILIZER 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<br>20% PERENNIAL RYE GRASS<br>15% FINE FESCUE<br>175 LBS PER ACRE | 65% FINE FESCUE<br>15% PERENNIAL RYE GRASS<br>20% CREEPING FESCUE<br>220 LBS PER ACRE | 65% FINE FESCUE<br>15% PERENNIAL RYE GRASS<br>20% CREEPING FESCUE<br>220 LBS PER ACRE | 70% CREEPING RED FESCUE<br>30% BLEND OF SHADE-TOLERANT HARD FESCUE<br>130 POUNDS PER ACRE |
| OPTION B | 100% CREEPING RED FESCUE<br>200 LBS PER ACRE | 100% CREEPING RED FESCUE<br>200 LBS PER ACRE | 80% BLEND OF SHADE-TOLERANT CEREAL RYE<br>20% PERENNIAL RYE<br>175 LBS PER ACRE | 100% CHEWINGS FESCUE<br>200 LBS PER ACRE |
| OPTION C | | | 100% CREEPING RED FESCUE<br>200 LBS PER ACRE | |

## TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE

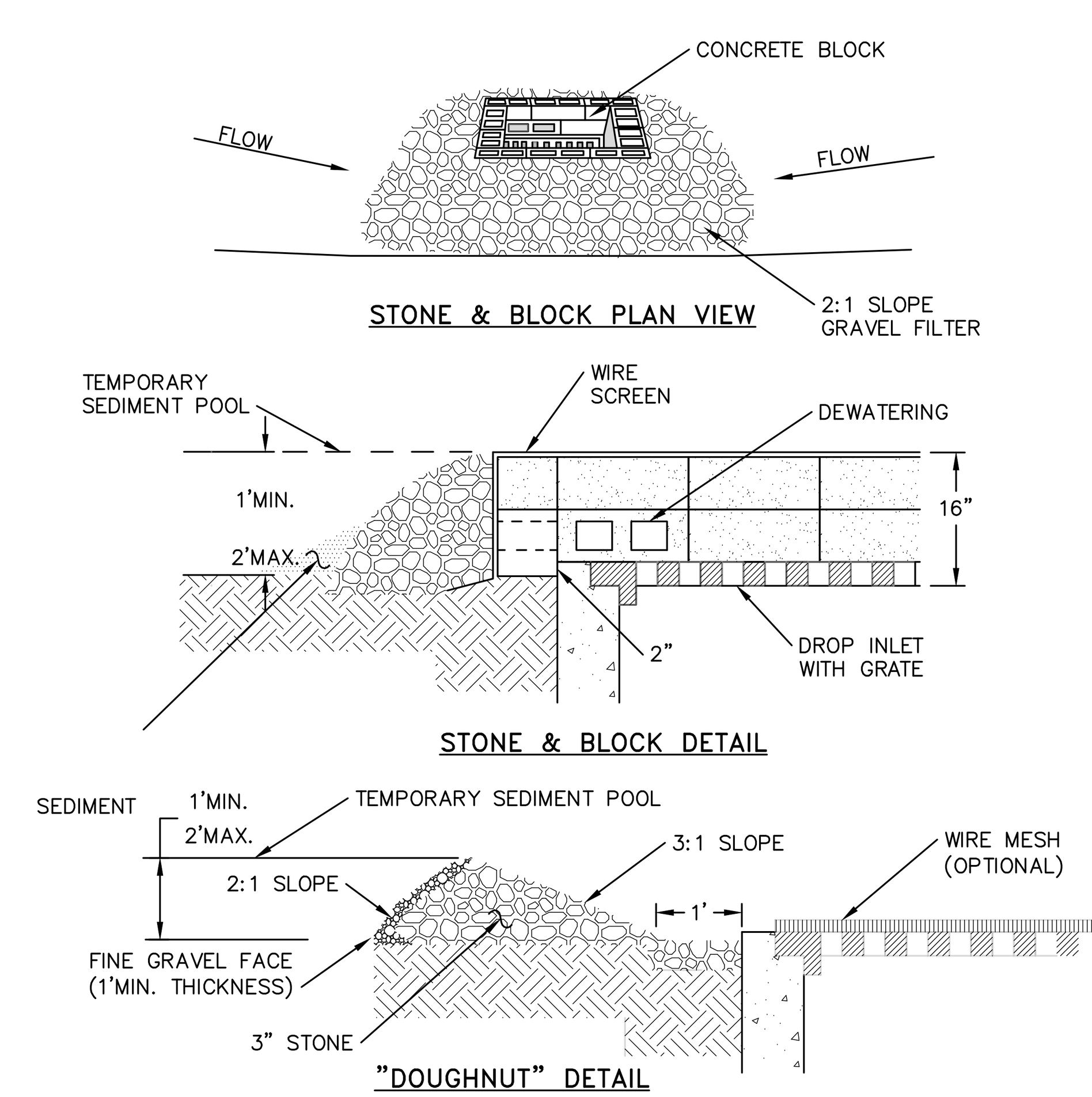



LEGENDS

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

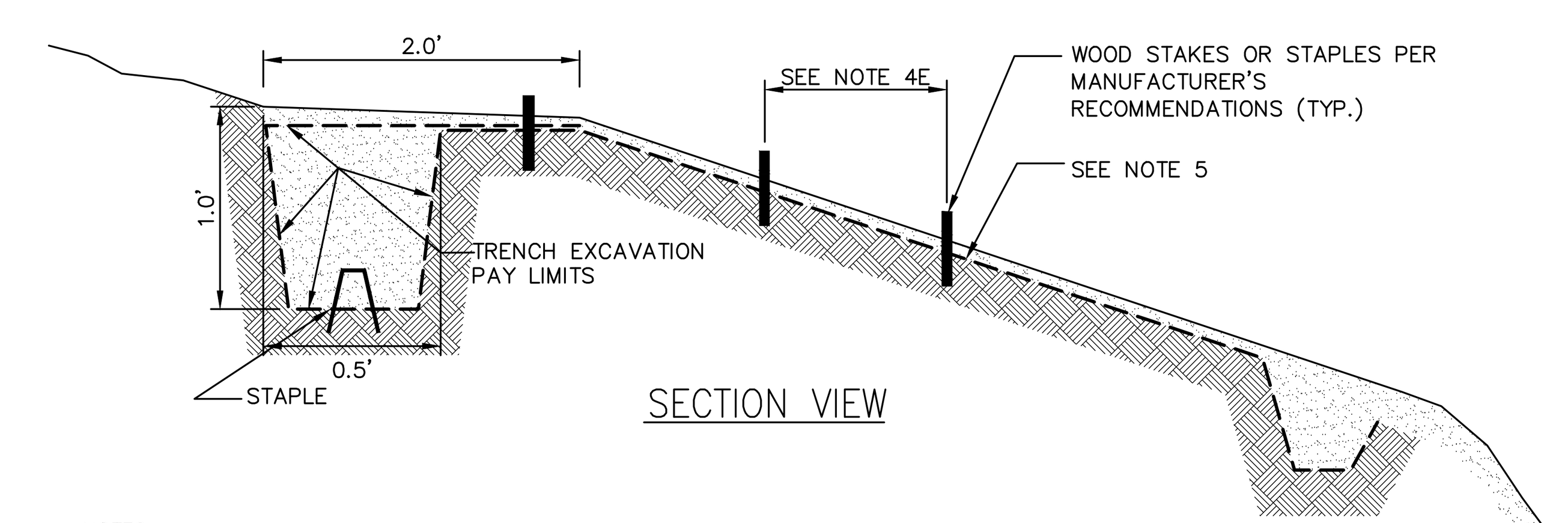
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.
5. PROVIDE 10" GRANULAR SUBBASE COURSE – NYSDOT ITEM 304.14 FOR ROBERTO AVENUE RESTORATION.

## PAVEMENT RESTORATION DETAIL
NOT TO SCALE




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

## CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE




NOTES:
1. THE SITE SHALL BE PREPARED PER THE MANUFACTURER'S RECOMMENDATIONS. THIS INCLUDES GRADING AND COMPACTING THE AREA OF INSTALLATION, REMOVING ALL ROCKS, VEGETATION, ETC.
2. LOOSEN THE TOP 2-3 INCHES MINIMUM OF SOIL.
3. MAT SHALL BE CONFIGURED SUCH THAT IT IS PERPENDICULAR TO THE FLOW OF THE STREAM. OVERLAP COURSES BY A MINIMUM OF 18" WITH THE UPSTREAM MAT ON TOP OF THE DOWNSTREAM MAT.
4. INSTALL THE MAT:
A: EXCAVATE A 12"X6" MINIMUM LONGITUDINAL ANCHOR TRENCH 2-3 FEET OVER CREST OF SLOPE.
B: INSTALL TOP END OF MAT INTO TRENCH AND SECURE TO BOTTOM USING MANUFACTURER'S SUGGESTED ANCHORING DEVICE AND DEPTH SPACED EVERY 12" MINIMUM. BACKFILL AND COMPACT SOIL INTO TRENCH.
C: UNROLL MAT DOWN SLOPE.
D: OVERLAPS SHALL BE 18" MINIMUM AND ANCHORED EVERY 18" MINIMUM ALONG THE OVERLAP. SECURE USING WOOD STAKES AS SPECIFIED ON THIS PLAN.
E: UNROLL MAT IN A MANNER TO MAINTAIN DIRECT CONTACT WITH SOIL. SECURE MAT TO GROUND SURFACE USING WOOD STAKE ANCHORING DEVICES. ANCHORS SHALL BE PLACED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND LANDSCAPE DESIGNER.
F: EXCAVATE A 12"X6" KEY ANCHOR TRENCH AT 1.5 YR ELEVATION.
G: PLACE BOTTOM END OF MAT INTO KEY ANCHOR TRENCH AT 1.5 YR. ELEVATION AND SECURE TO BOTTOM OF TRENCH USING WOOD STAKE GROUND ANCHORING DEVICES SPACED EVERY 12" MINIMUM. BACKFILL AND COMPACT SOIL INTO TRENCH. ADDITIONAL ANCHORING IN AREAS WHERE STANDING AND/OR FLOWING WATER EXISTS THE TOE OF THE SLOPE MAY BE REQUIRED. CONTACT THE MANUFACTURER IN THESE CASES.
5: GEOTEXTILE SHALL BE 8 OZ. NON-WOVEN NEEDLE-PUNCHED GEOTEXTILE FABRIC – MIRAFI 140N OR APPROVED EQUAL.

## TURF REINFORCEMENT MAT 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 | | | | |
| 3 | 3/31/26 | PER PLANNING BOARD COMMENTS | CMB | | | | |

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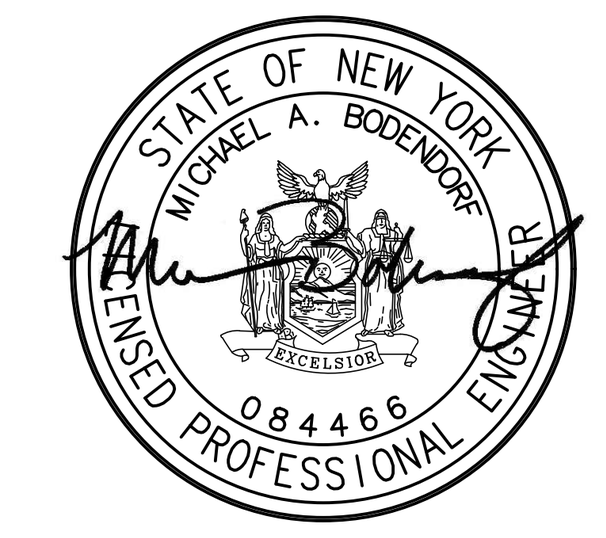

SEAL

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-3 |
| SHEET: | 10 OF 12 |

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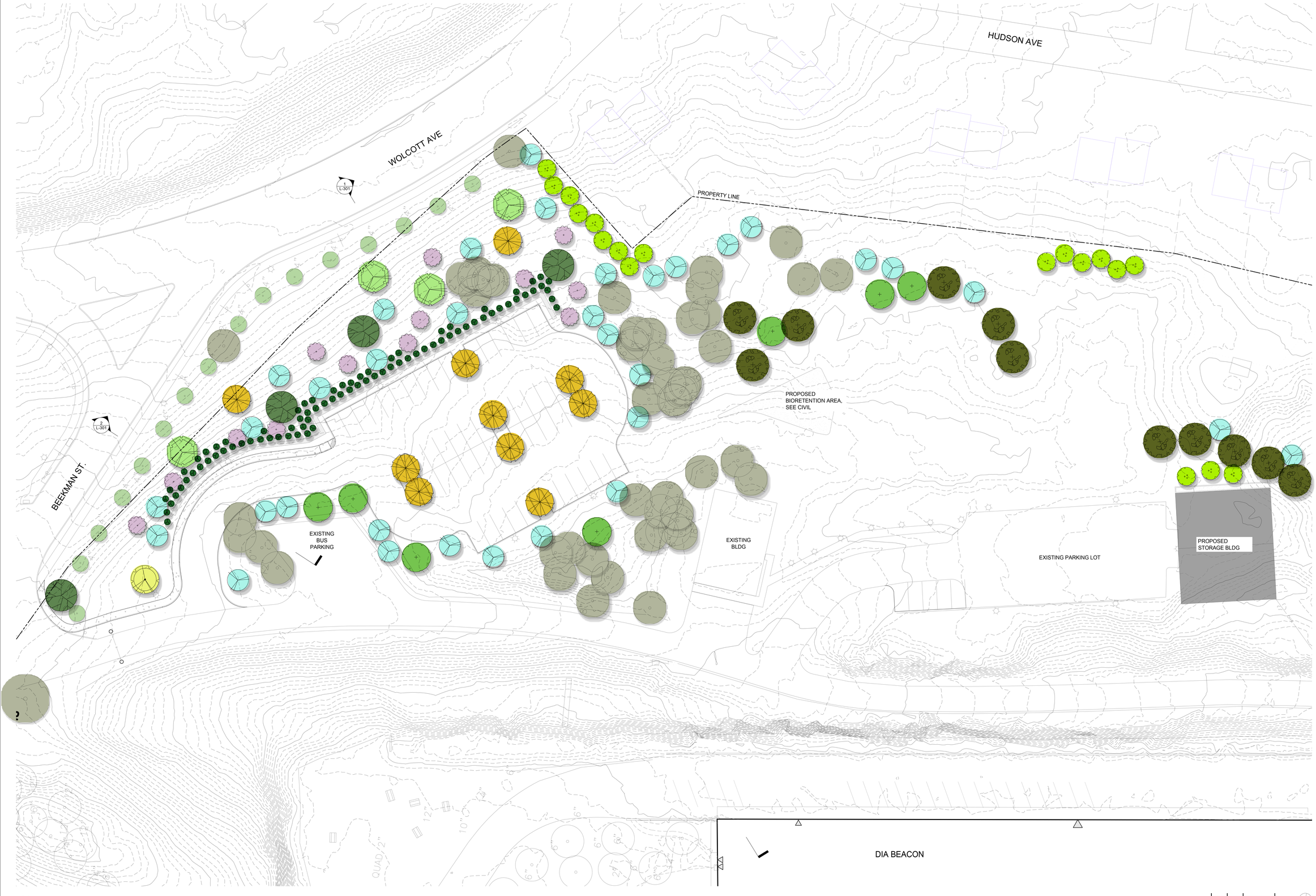
| PLANTING SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | SYMBOL | QTY | ABBR | SPECIES | COMMON NAME | SIZE, BY QTY. | SPACING | NOTES |
| TREES | | 7 | Ar | *ACER RUBRUM* | RED MAPLE | 4" CAL. | SEE PLAN | |
| | | 1 | Ck | *CLADRASTIS KENTUKEA* | AMERICAN YELLOWWOOD | 5" CAL | 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 | |
| | | 4 | 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 (CON'T) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | SYMBOL | QTY | ABBR | SPECIES | COMMON NAME | SIZE, BY QTY. | SPACING | NOTES |
| MULTISTEM/SMALL TREES | | 18 | 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 | #6 Gal. | 6' O.C.; SEE PLAN | SCREENING, EVERGREEN |
| | | | | *EXISTING TREE* | VARIES | | | |

**LEGEND**

- PROPERTY LINE
- LIMIT OF DISTURBANCE (L.O.D.)
- MTA 25' OFFSET
- CITY EASEMENTS




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 |
|---|---|---|
| 02 | 26-03-31 | RESUBMISSION |
| 01 | 26-02-24 | PLANTING PLAN |

| DRAWN BY: | CHECKED BY: |
|---|---|
| RD | BZ |
| DATE: March 31, 2026 | PROJECT NUMBER: 2110 |

PLANTING PLAN
NORTHEAST
PARKING LOT

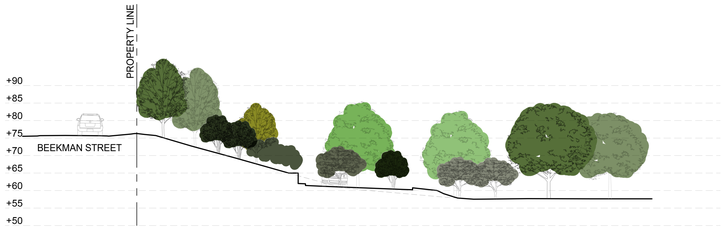
L-101




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:

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

LANDSCAPE DESIGNER:

studio zewde

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 |
|---|---|---|
| 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
March 31, 2026




HUDSON
LAND DESIGN

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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 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, 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 a proposed 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<br>-28.6% | | -0.6<br>--7.1% | | -2.8<br>-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

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 | 467 | N/A | N/A | Stormwater Planter | 515 |
| **Total** | **3,401** | | | | **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 | 467 | 140 | 206 | - | 206 |
| **Total** | **3,401** | **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 14$^{th}$ 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

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

version 1.17

**(Submission #: HQM-F7YC-XAXEG, version 1)**

## Details

| | |
|---|---|
| **Originally Started By** | Eric Rogge |
| **Alternate Identifier** | DIA Beacon Parking Lot Expansion—Region 3 |
| **Submission ID** | HQM-F7YC-XAXEG |
| **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, c 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?

No

---

4.b. Is there documentation at the construction site demonstrating:

a) that the construction activity is not within an archeologically sensitive area indicated on the sensitivity map, and tha construction activity is not immediately adjacent to a property listed or determined to be eligible for listing on the Natior State Registers of Historic Places, and

b) that there is no new permanent building to be built on the construction site within the following distances from a bui structure, or object that is more than 50 years old, or if there is such a new permanent building on the construction site within those parameters that OPRHP, a Historic Preservation Commission of a Certified Local Government, or a qualif preservation professional has determined that the building, structure, or object more than 50 years old is not historicall archeologically significant:

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

Yes

**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**
DIA Center for the Arts, Inc

**9. Owner/Operator Contact Person Information**

| First and Last Name | Phone | E-mail |
|---|---|---|
| Rachel Pivnick | 917-375-2427 | *NONE PROVIDED* |

**10. Owner/Operator Mailing Address**

535 W 22nd Street
Floor 6
New York, NY 10011
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 #**
347375

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

## Site Information

**13. Project/Site Name**
DIA Beacon Parking Lot Expansion

**14. Site Address**

3 Beekman Street
Beacon, NY 12508
Dutchess

**DEC Region**
3

**15. Site Latitude & Longitude**
41.500439473237876,-73.98154864124218

## 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.**
The proposed project entails the expansion of the parking capacity at the DIA Beacon property, the construction of a new storage building for equipment and stormwater management practices for treatment of surface flows generated by the new impervious surfaces from the proposed structures.

---

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)**
20.5

**20. Total Area to be Disturbed (acres)**
1.8

**21. Existing Impervious Area to be Disturbed (acres)**
0.0

**22. Future Impervious Area Within Disturbed Area (acres)**
0.6

**Nature of the project:**
New Construction

**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 (%)**
1

**B (%)**
0

**C (%)**
99

**D (%)**
0

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

**Start Date**
05/01/2026

**End Date**
05/31/2027

**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 P.E.

**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 Street

Beacon, NY 12508

**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.**
Reduction of Clearing and Grading
Sidewalk Reduction

**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 |
|---|---|---|---|---|
| 0.078 | .036 | .019 | .055 | 0.091 |

**49.a. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required.**
Soil conditions and depth to bedrock not acceptable for infiltration practices.

### Water Quantity Criteria

**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)**
8.5

**52.b.ii. Post-Development (CFS)**
7.9

**Total Extreme Flood Control Criteria (Qf)**

**52.b.iii. Pre-Development (CFS)**
19.1

**52.b.iv. Post-Development (CFS)**
16.3

**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) | 0.1 | |
| Filtration Bioretention (F-5) | 0.9 | |

**55. Alternative SMPs**

| Type of Alternative SMP | Manufacturer of the Alternative SMP | Name of the Alternative SMP | Contributing Impervious Area (acres) |
|---|---|---|---|
| *NONE PROVIDED* | *NONE PROVIDED* | *NONE PROVIDED* | *NONE PROVIDED* |

## 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.**

*NONE PROVIDED*

# 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:

**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.

(NYSDEC - MS4 SWPPP Acceptance Form - 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.

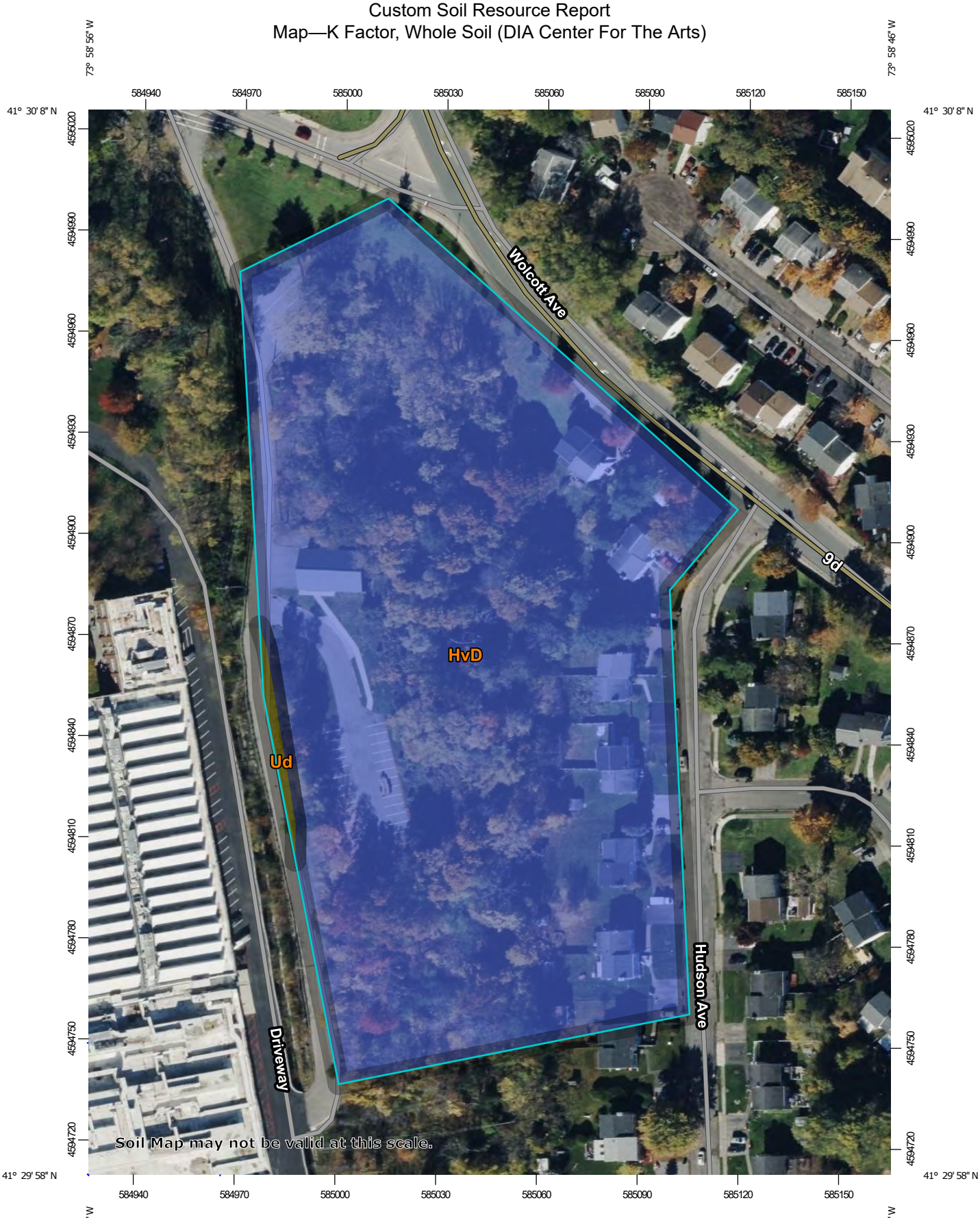
### K Factor, Whole Soil (DIA Center For The Arts)

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—K Factor, Whole Soil (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 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

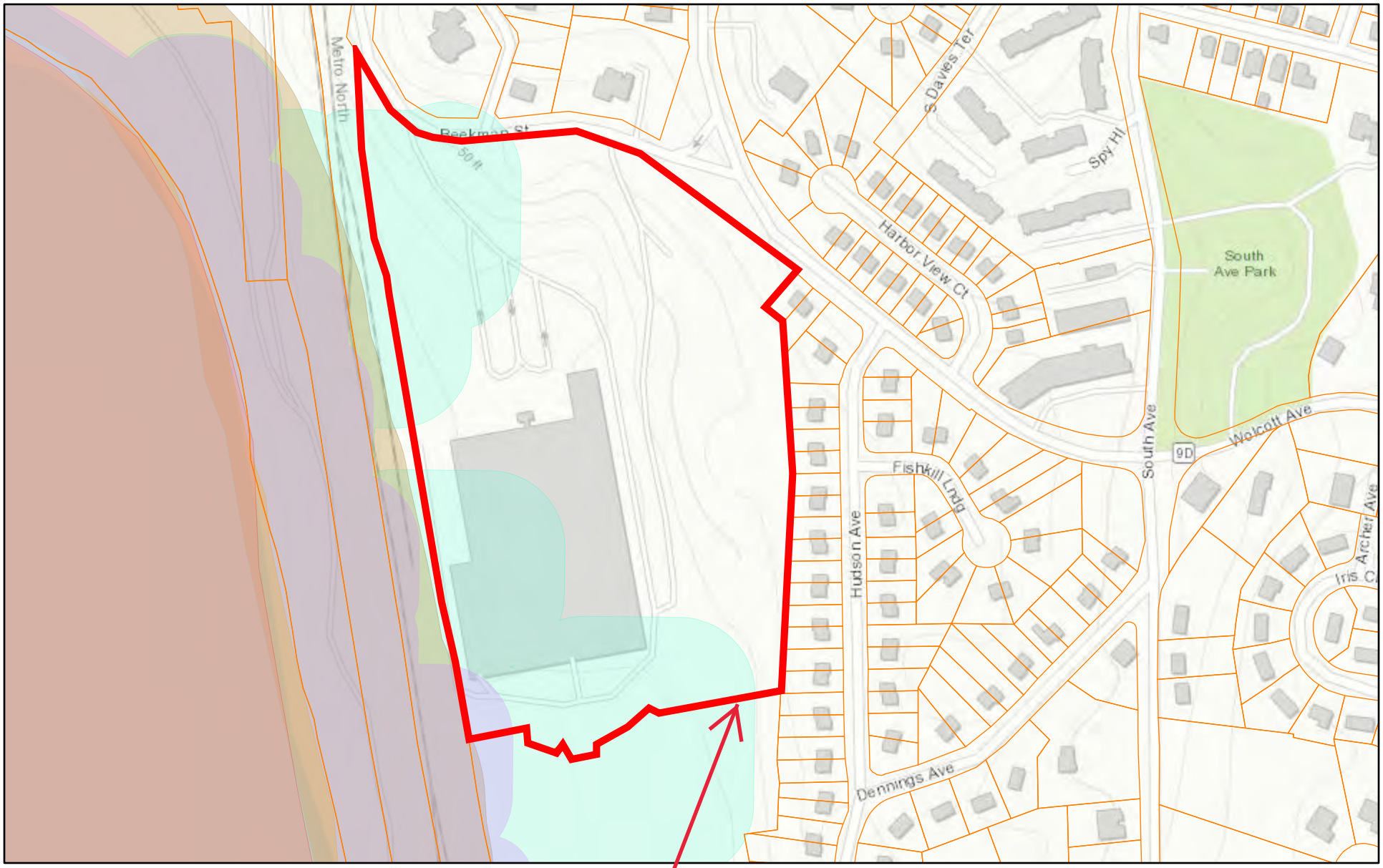
| | 5min | 10min | 15min | 30min | 60min | 120min | | 1hr | 2hr | 3hr | 6hr | 12hr | 24hr | 48hr | | 1day | 2day | 4day | 7day | 10day | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1yr** | 0.28 | 0.44 | 0.54 | 0.72 | 0.89 | 1.09 | **1yr** | 0.76 | 1.06 | 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

Project Parcel: DIA Beacon
3 Beekman Street
Beacon, NY 12508

1:4,514

0 0.03 0.06 0.11 mi

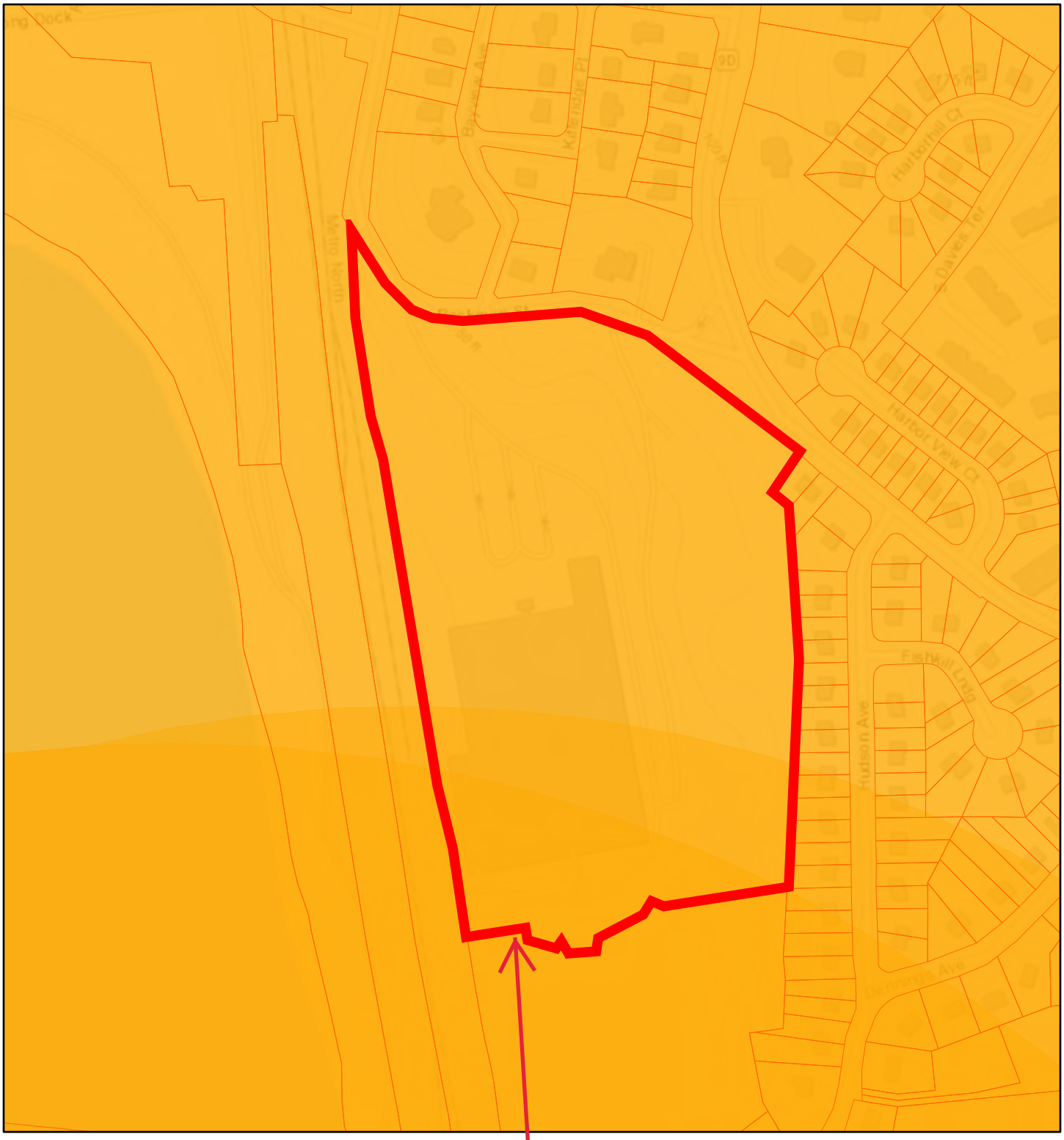
0 0.04 0.09 0.18 km

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

# 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

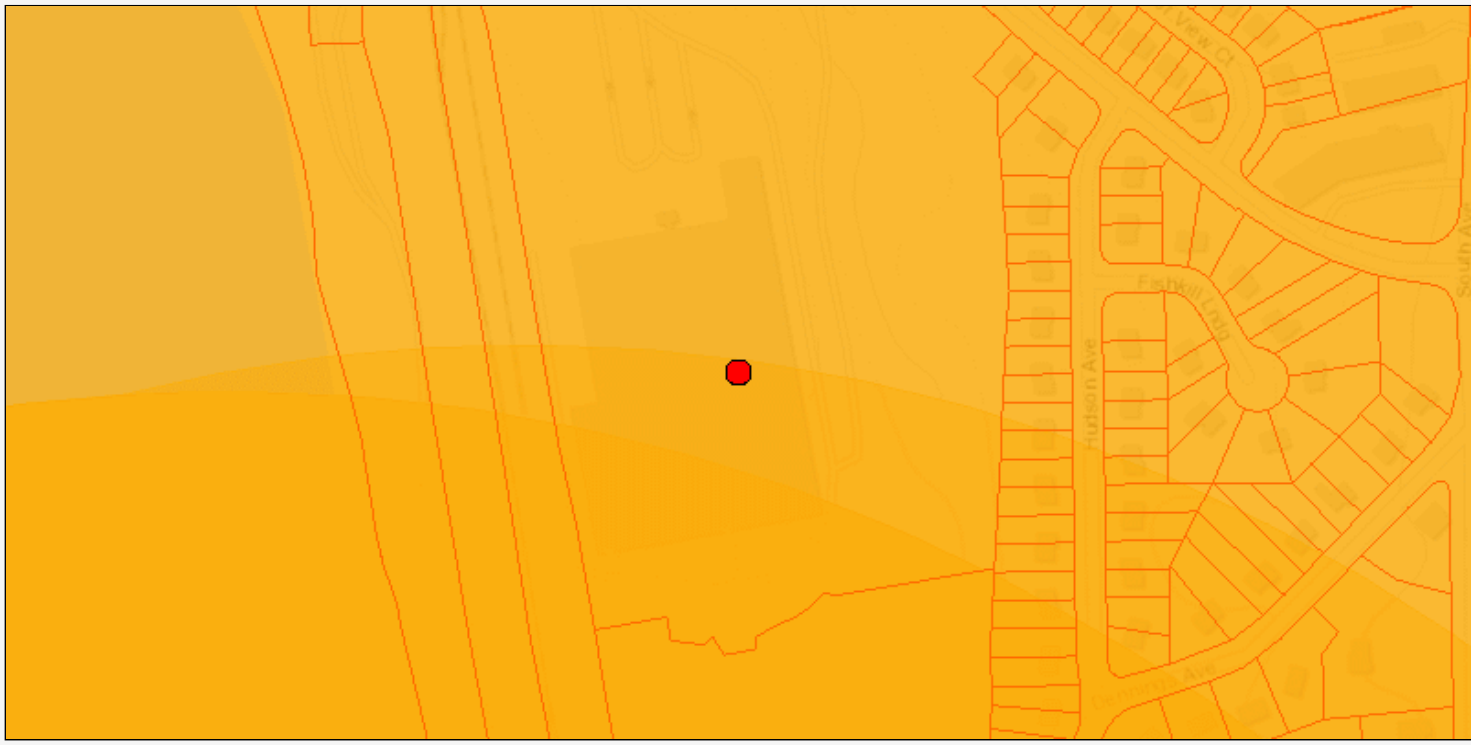
0 0.03 0.06 0.11 mi

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.

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**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]

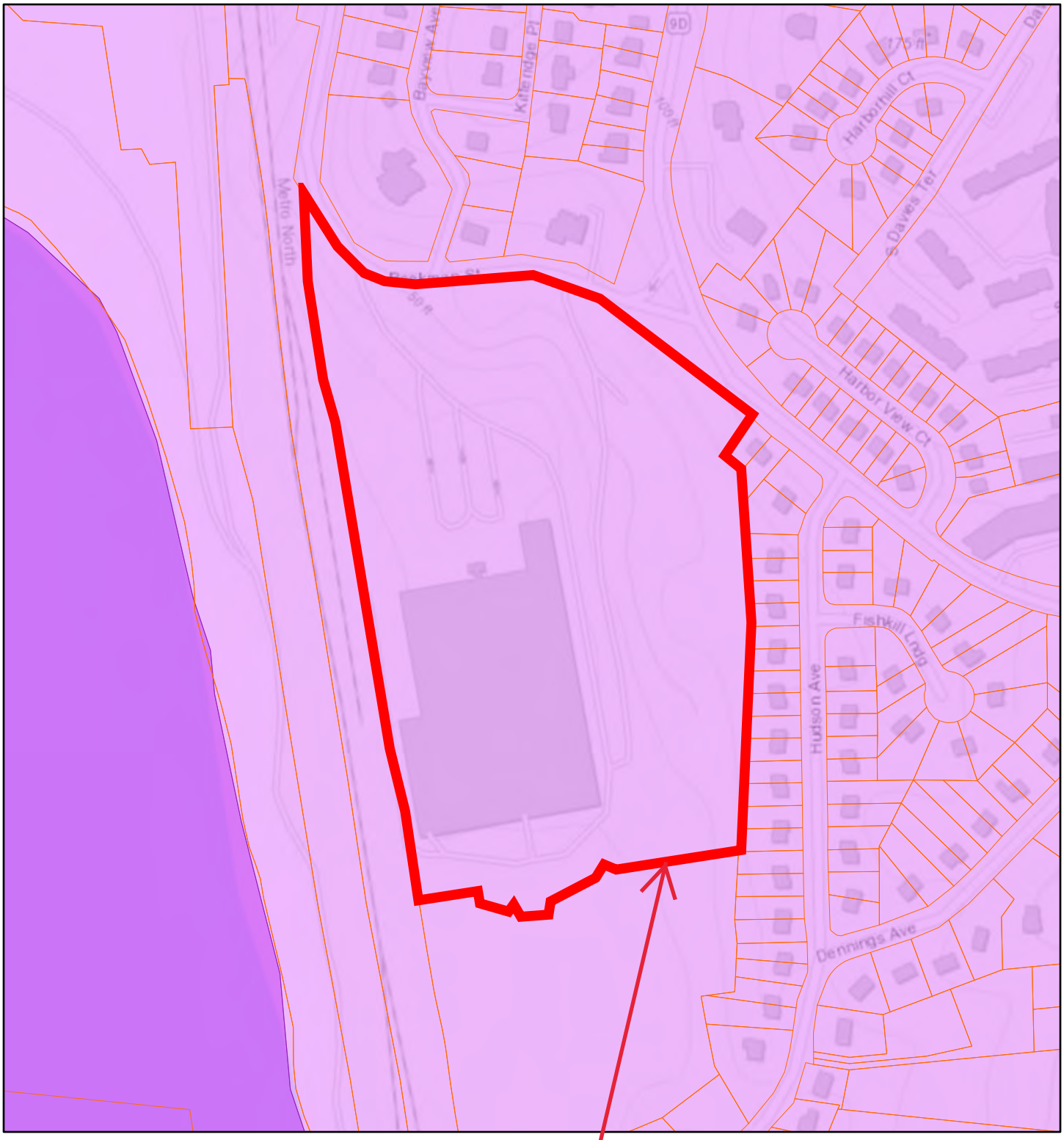
## Map Layers

- [x] Rare Plants or Animals

## Reference Layers

- [ ] Tax Parcels

# NYSDEC Resource Mapper- DIA Beacon: Significant Natural Communities




December 29, 2025

1:4,514

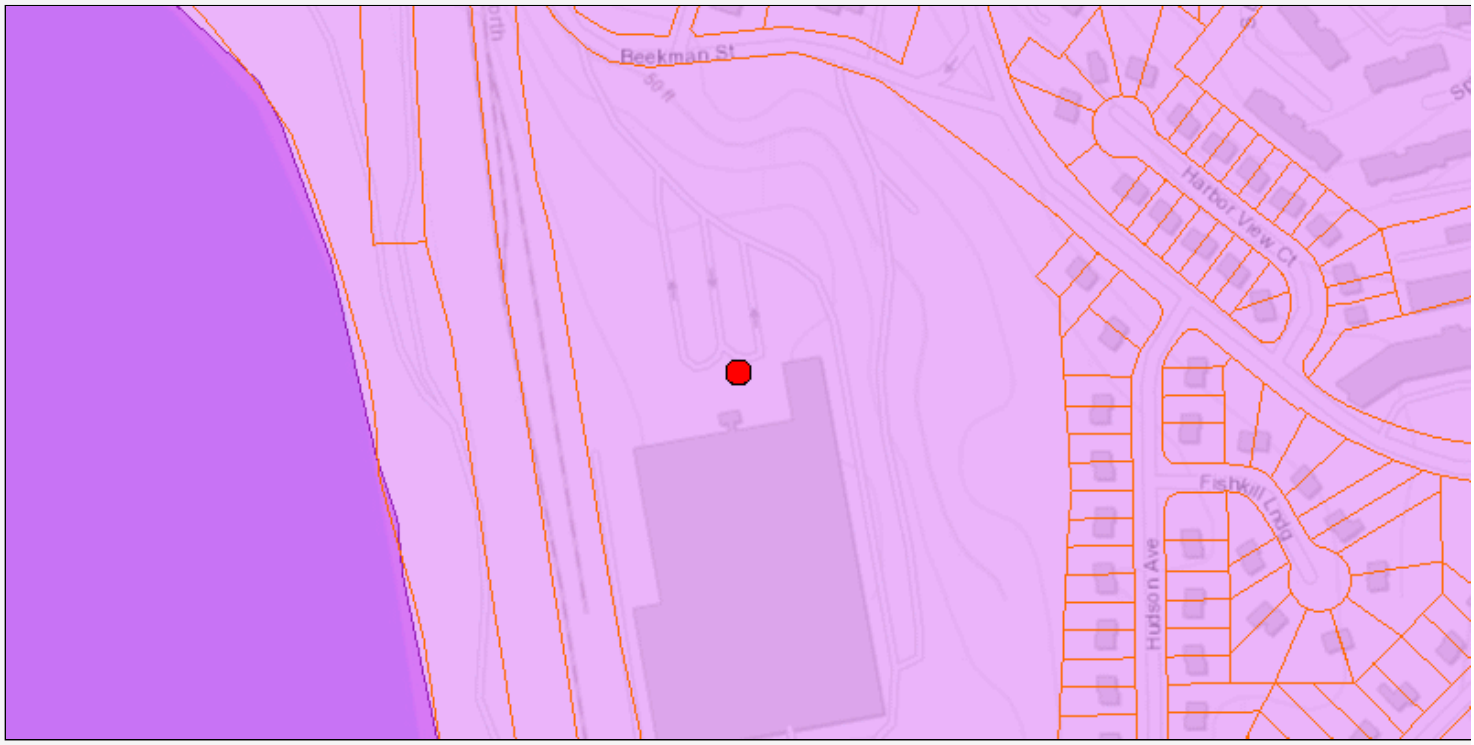
0 0.03 0.06 0.11 mi

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

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|---|---|---|---|---|
| **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

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**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

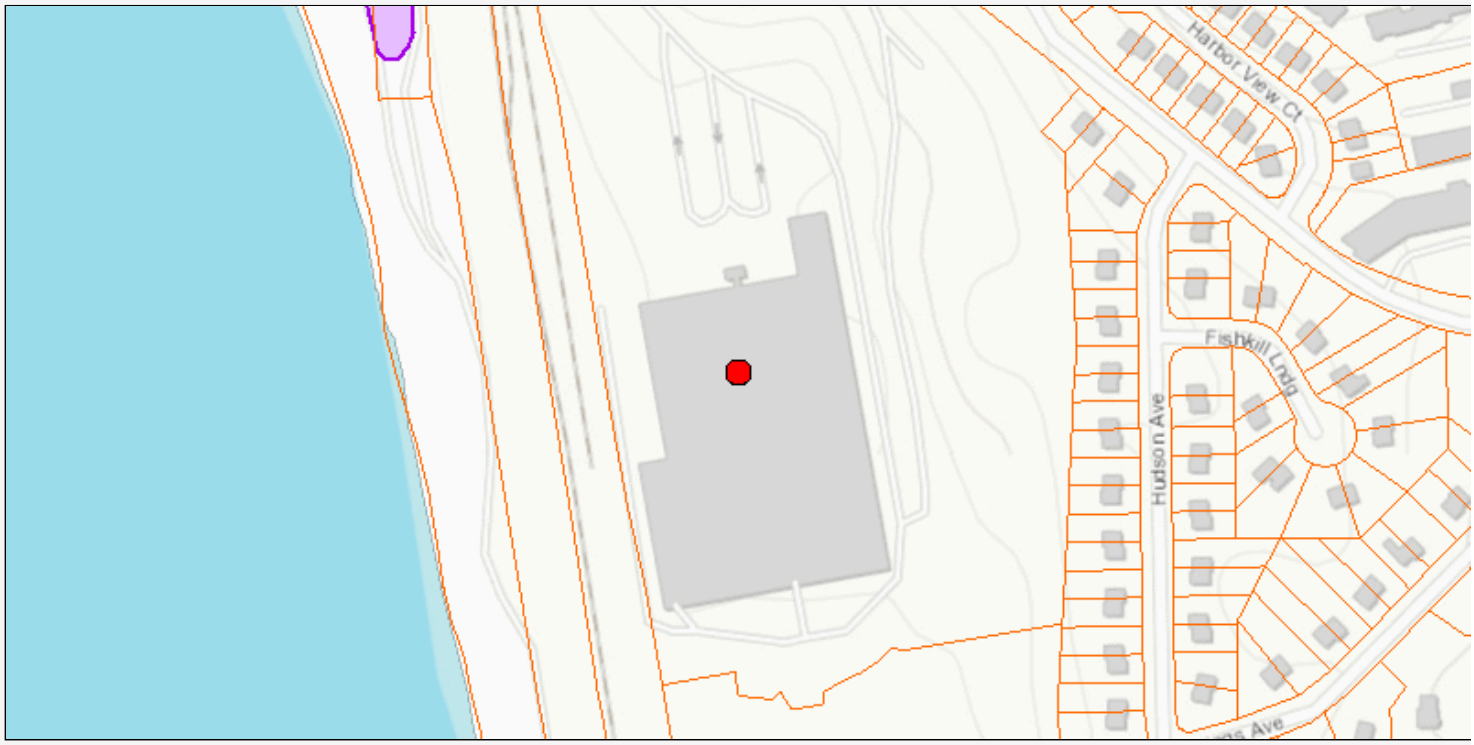
0 0.03 0.06 0.11 mi

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:**

| | | | | |
|---|---|---|---|---|
| **UTM 18** | **Easting:** | 584903.4208001439 | **Northing:** | 4594802.621132904 |
| **Longitude/Latitude** | **Longitude:** | -73.98274162727759 | **Latitude:** | 41.50035919516563 |

**The approximate address of the point you clicked on is:**
3 Beekman St, Beacon, New York, 12508

**County:** Dutchess
**City:** Beacon
**USGS Quad:** WAPPINGERS FALLS

## Natural Communities in the Vicinity

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

**Natural Community Name:** Brackish subtidal aquatic bed
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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

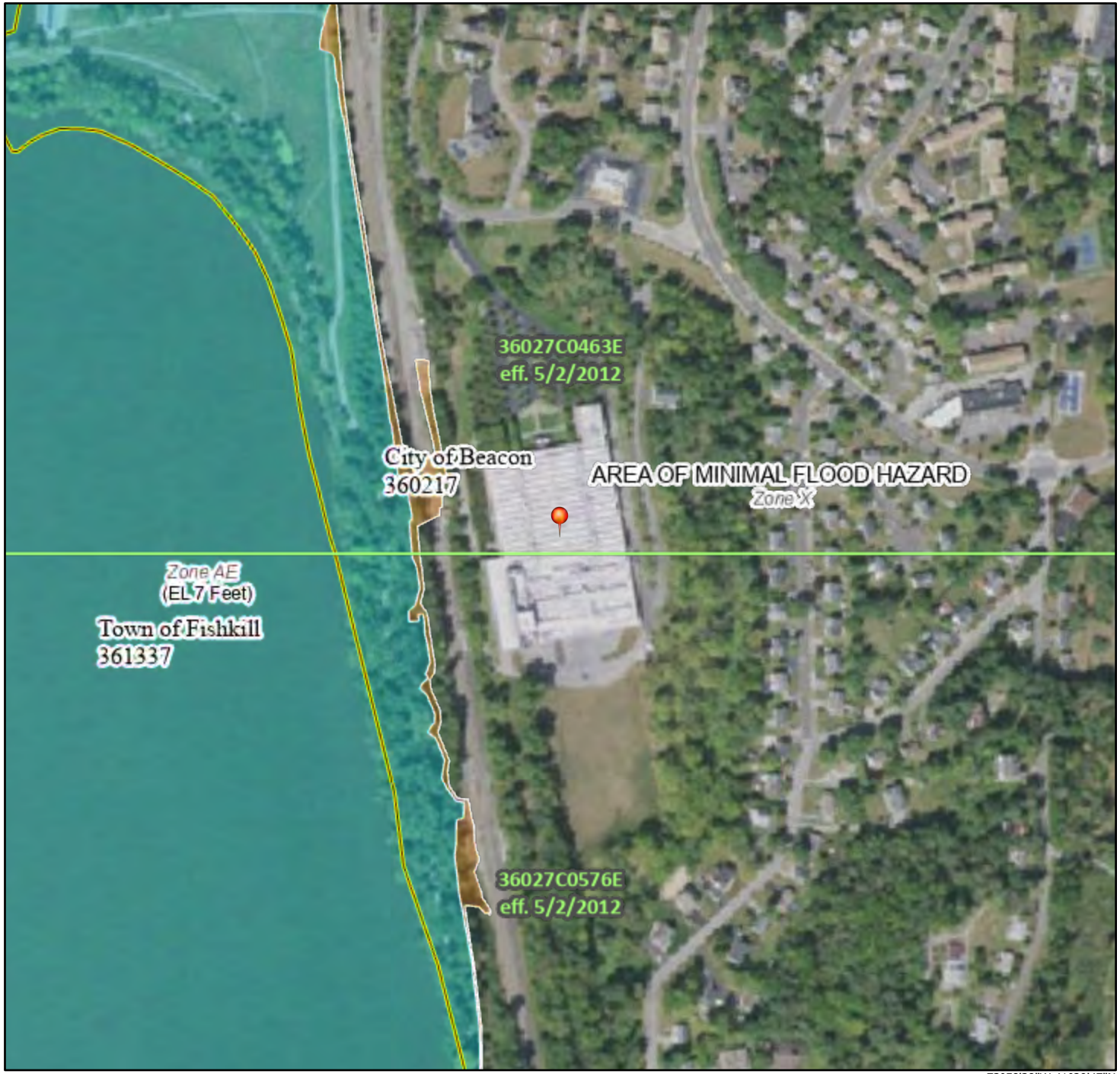
## Reference Layers

- 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**

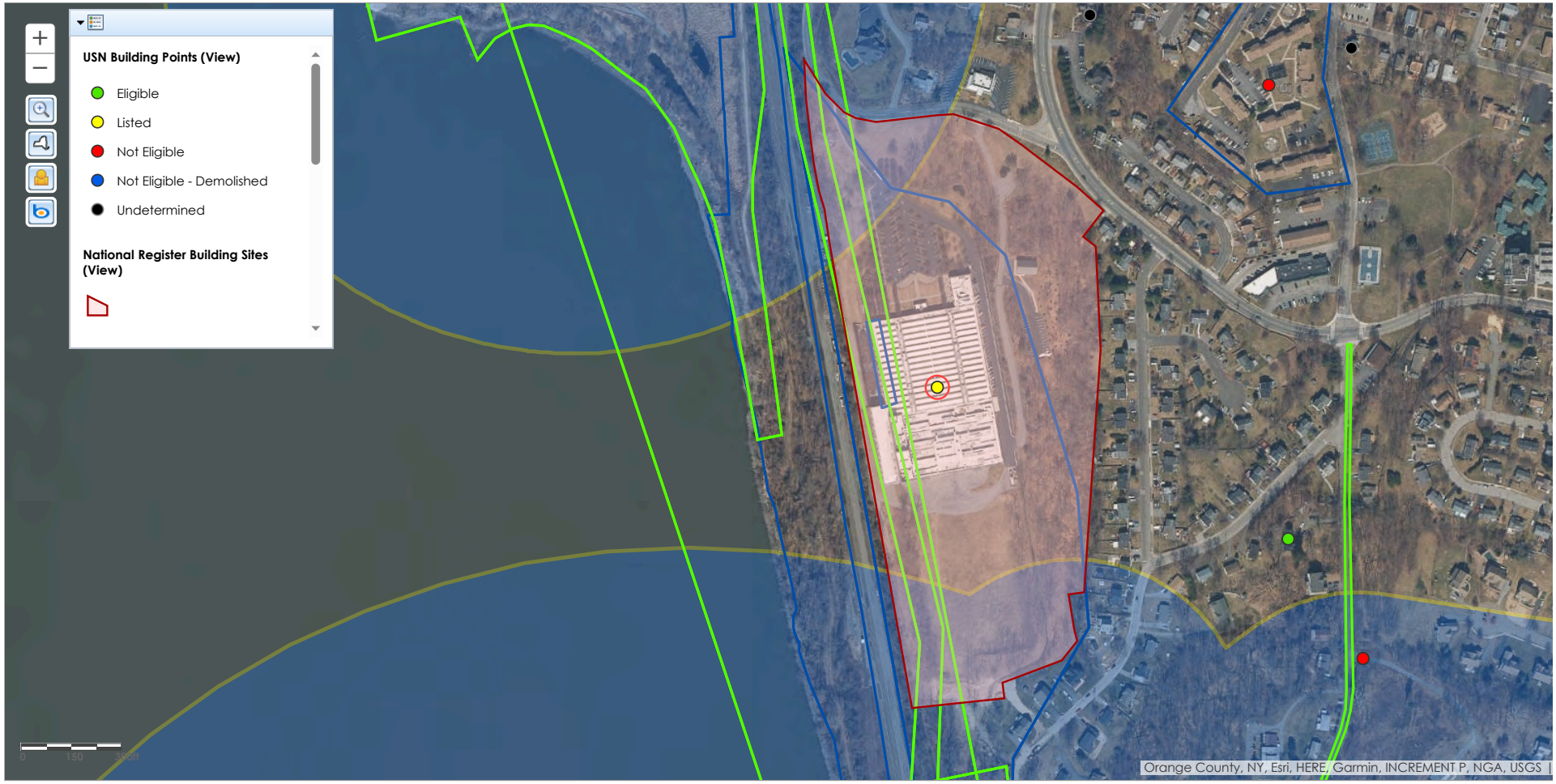
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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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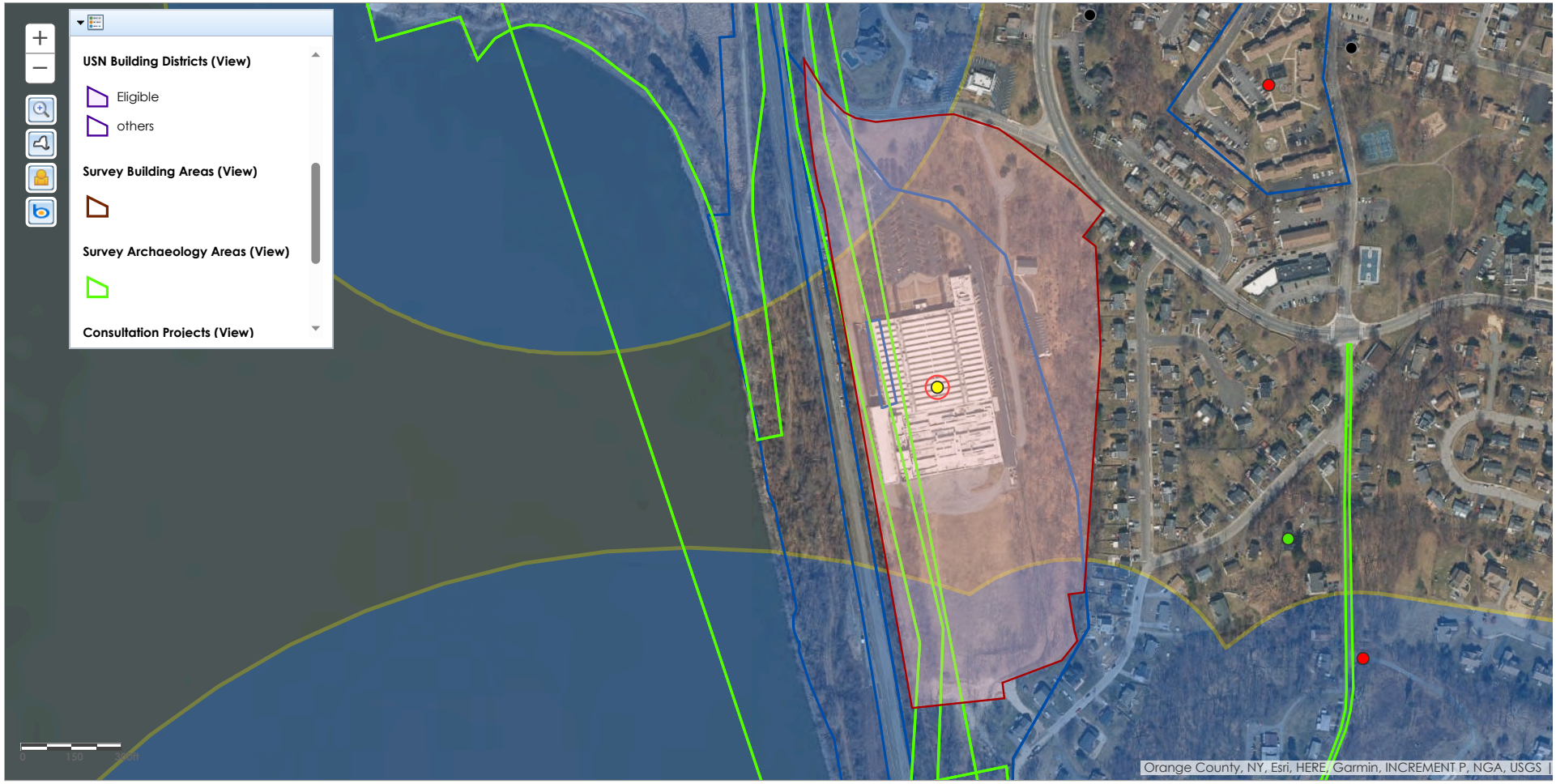
CRIS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE

Welcome Gues

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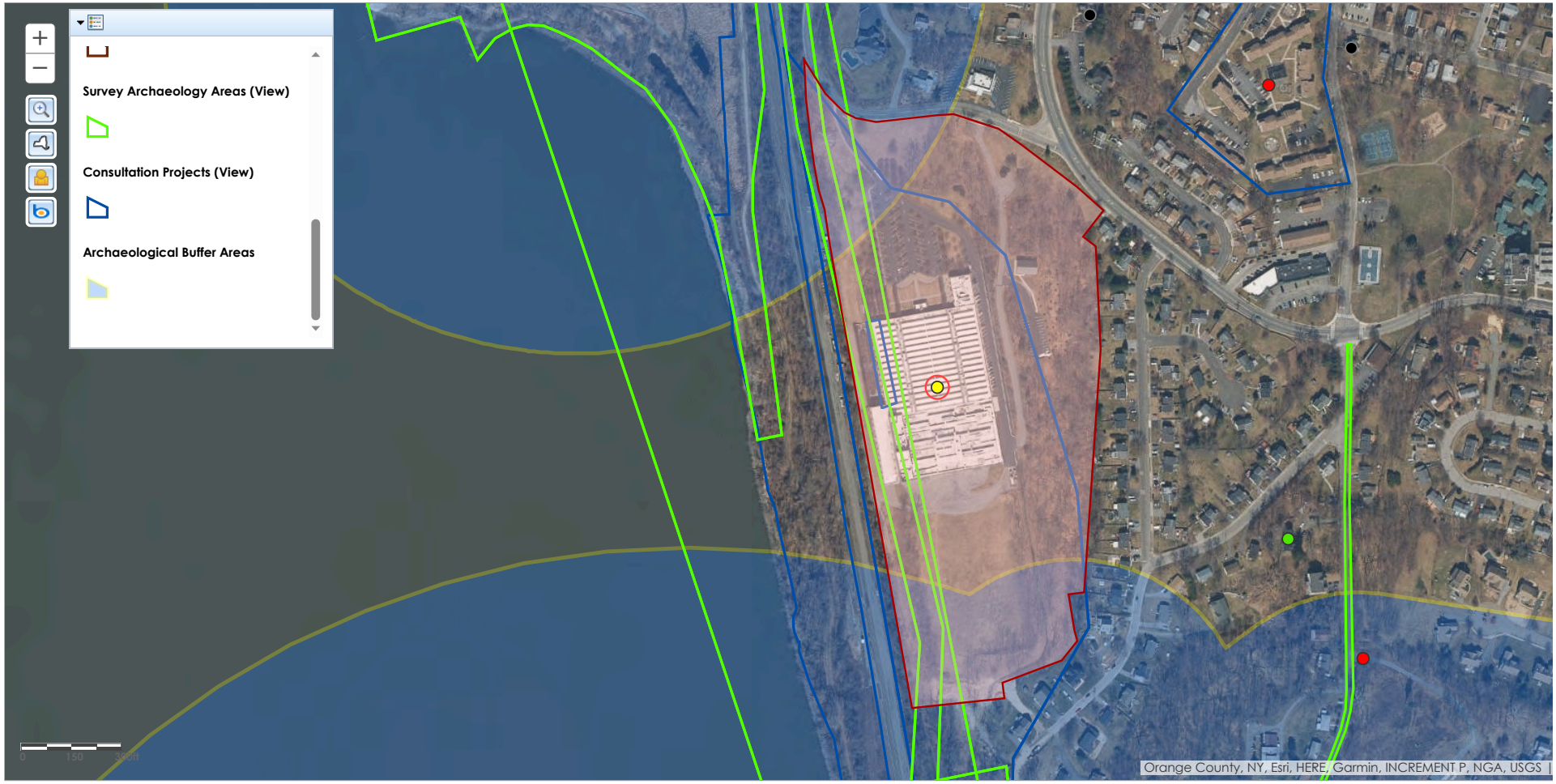
CRIS Cultural Resource Information System

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.

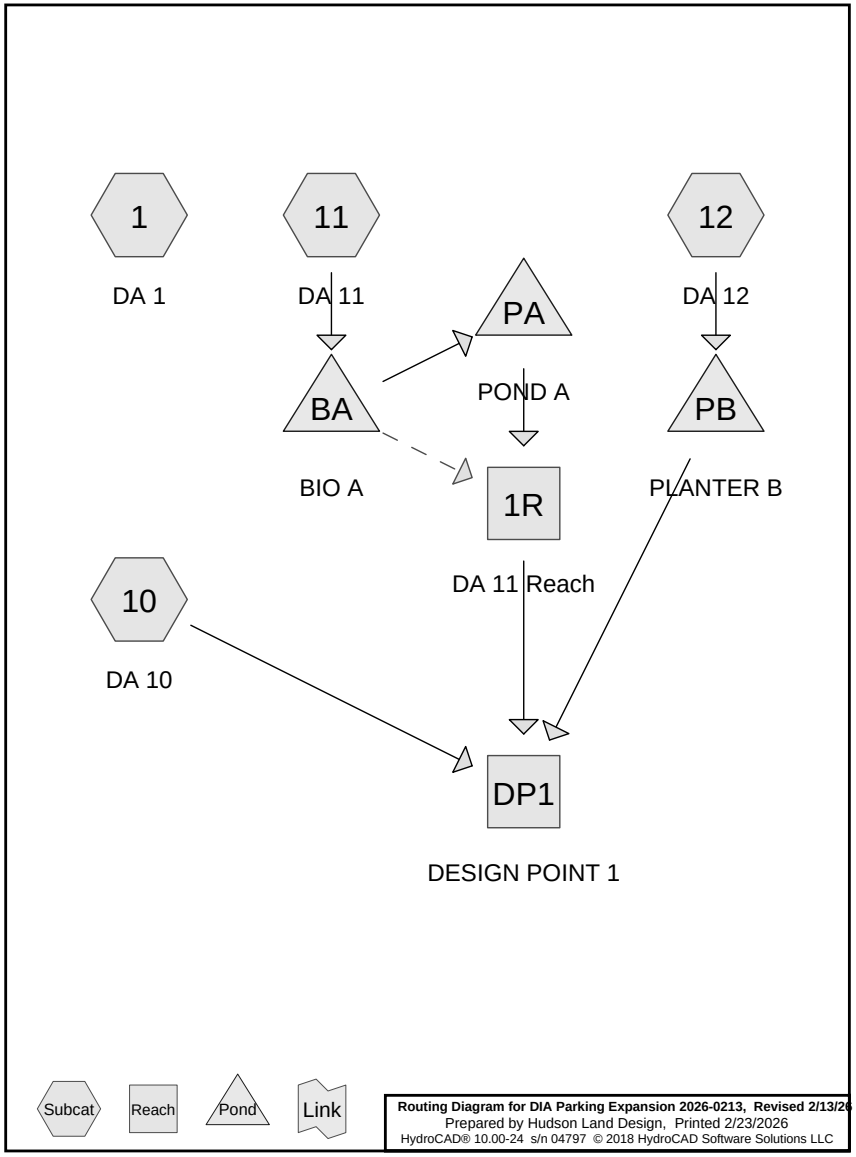
If you have any questions, you can call or e-mail me at the contact information below.

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

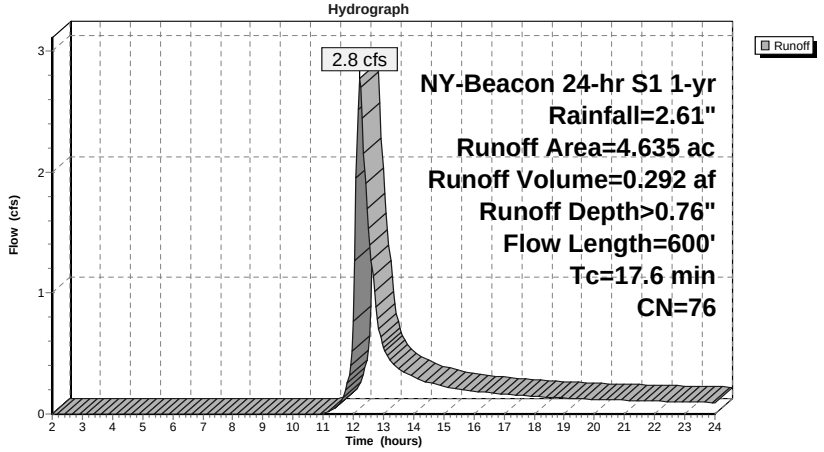
Runoff = 2.8 cfs @ 12.21 hrs, Volume= 0.292 af, Depth> 0.76"

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

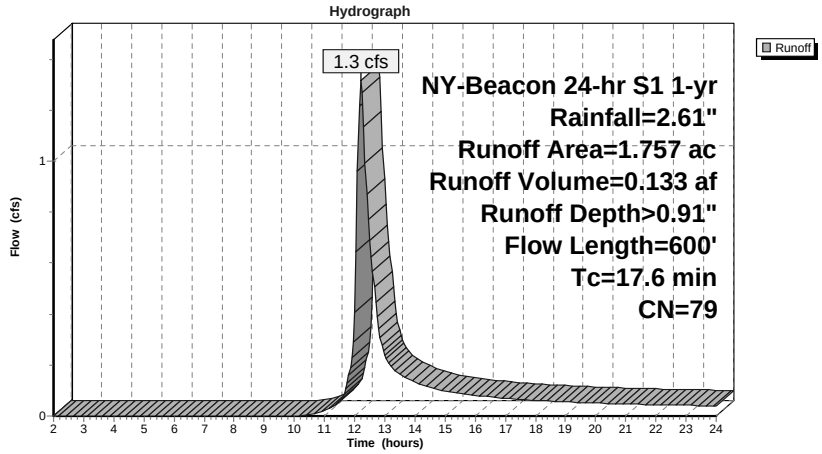
Runoff = 1.3 cfs @ 12.21 hrs, Volume= 0.133 af, Depth> 0.91"

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

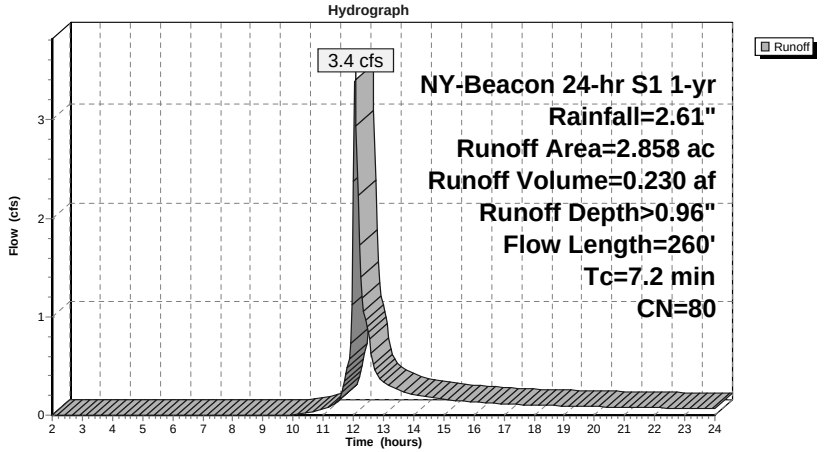
Runoff = 3.4 cfs @ 12.06 hrs, Volume= 0.230 af, Depth> 0.96"

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

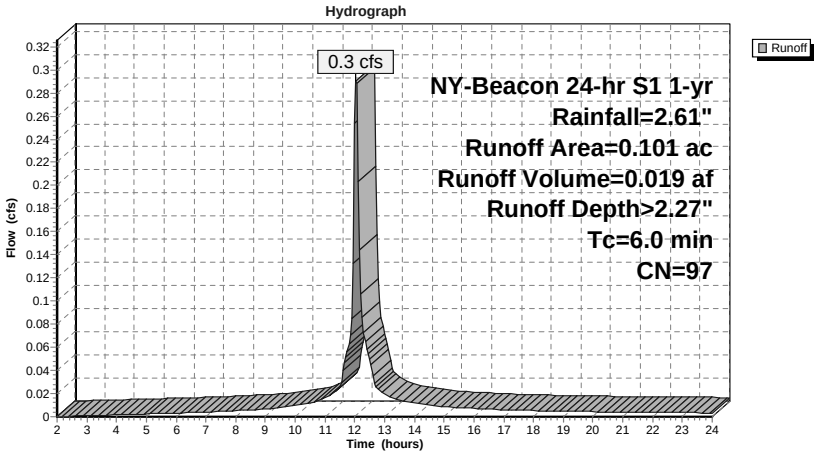
Runoff = 0.3 cfs @ 12.04 hrs, Volume= 0.019 af, Depth> 2.27"

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

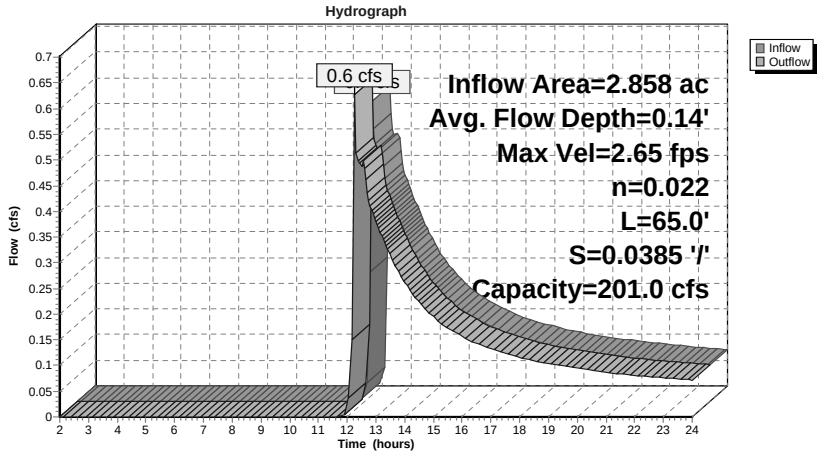
Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.65 fps, Min. Travel Time= 0.4 min
Avg. Velocity = 1.69 fps, Avg. Travel Time= 0.6 min

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

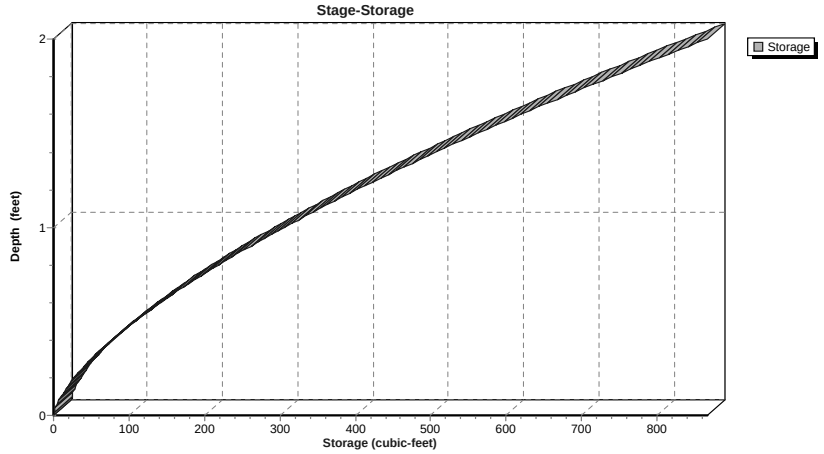
10.00' x 2.00' deep Parabolic Channel, n= 0.022 Earth, clean & straight
Length= 65.0' Slope= 0.0385 '/'
Inlet Invert= 47.00', Outlet Invert= 44.50'



### Reach 1R: DA 11 Reach



## Reach 1R: DA 11 Reach



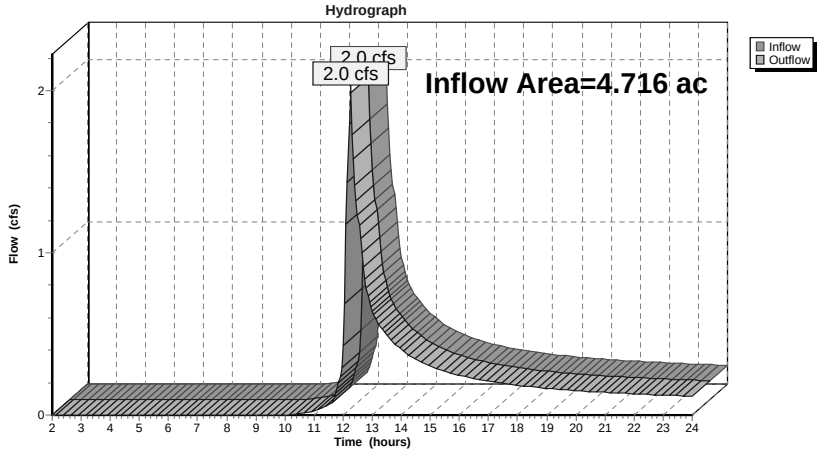



## Summary for Reach DP1: DESIGN POINT 1

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 |

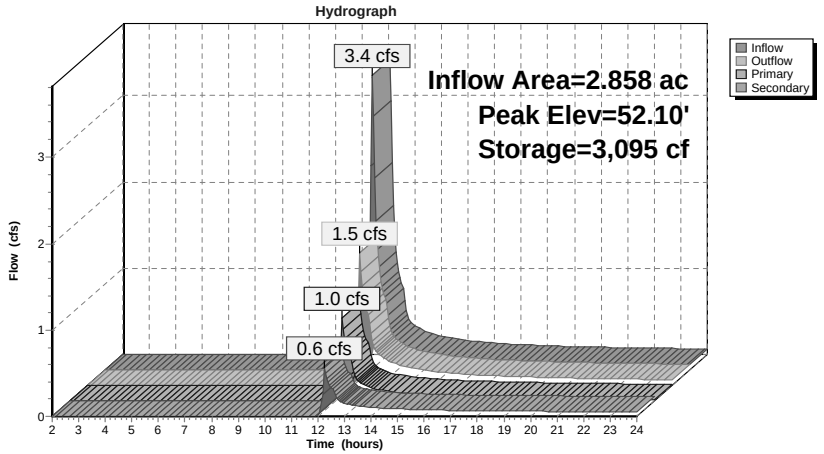
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 52.00' | **12.0' long x 6.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50<br>Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 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'**<br>Excluded Surface area = 290 sf |
| #3 | Secondary | 52.00' | **18.0" Horiz. Orifice/Grate** C= 0.600<br>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)

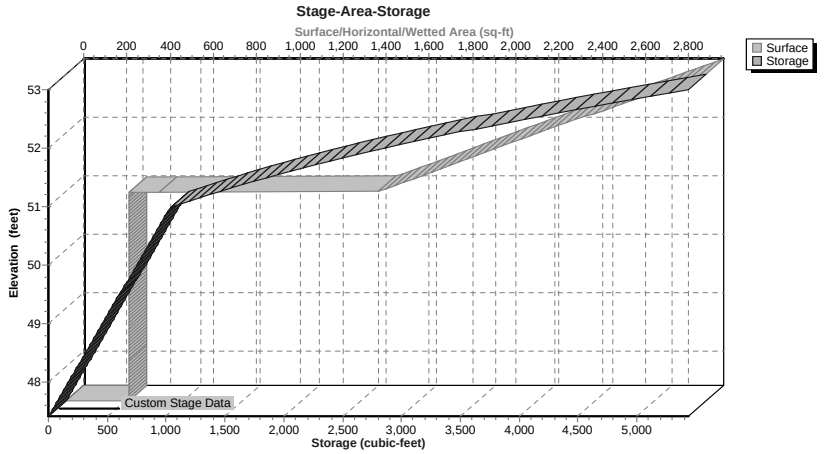
**Secondary OutFlow** Max=0.6 cfs @ 12.25 hrs HW=52.10' TW=47.13' (Dynamic Tailwater)
├─**2=Exfiltration** (Exfiltration Controls 0.0 cfs)
└─**3=Orifice/Grate** (Weir Controls 0.5 cfs @ 1.05 fps)



## 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) |

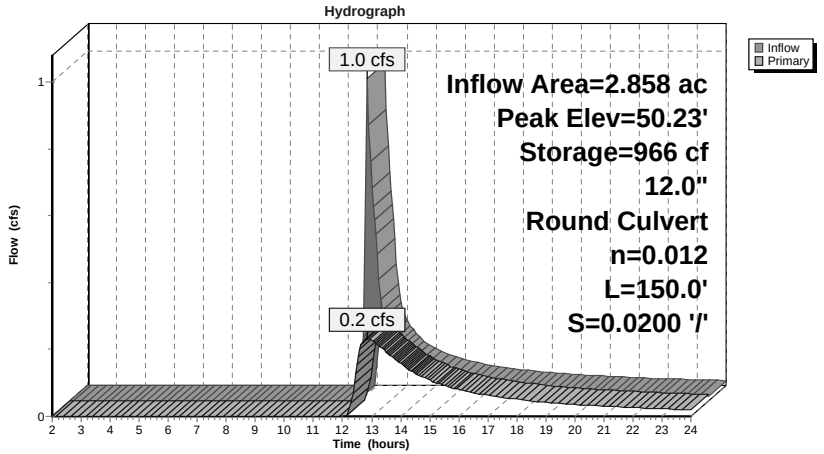
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 50.00 | 4,022 | 0 | 0 |
| 51.00 | 4,793 | 4,408 | 4,408 |
| 52.00 | 5,628 | 5,211 | 9,618 |
| 53.00 | 6,466 | 6,047 | 15,665 |

| 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 |

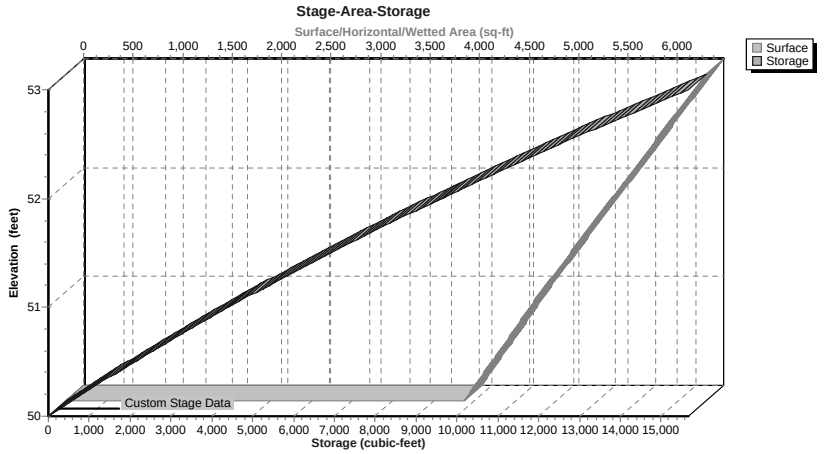
**Primary OutFlow** Max=0.2 cfs @ 12.85 hrs HW=50.23' TW=47.11' (Dynamic Tailwater)
↳**1=Culvert** (Inlet Controls 0.2 cfs @ 1.65 fps)



## 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) |

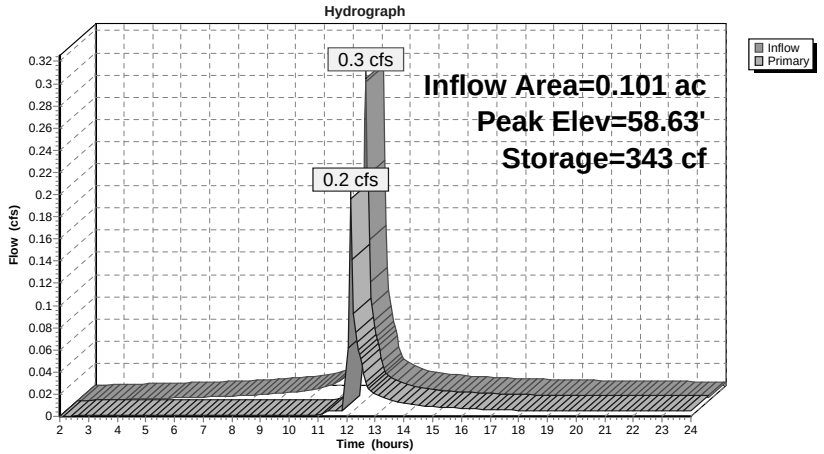
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 54.50 | 41 | 0 | 0 |
| 57.57 | 41 | 126 | 126 |
| 57.58 | 206 | 1 | 127 |
| 59.58 | 206 | 412 | 539 |

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

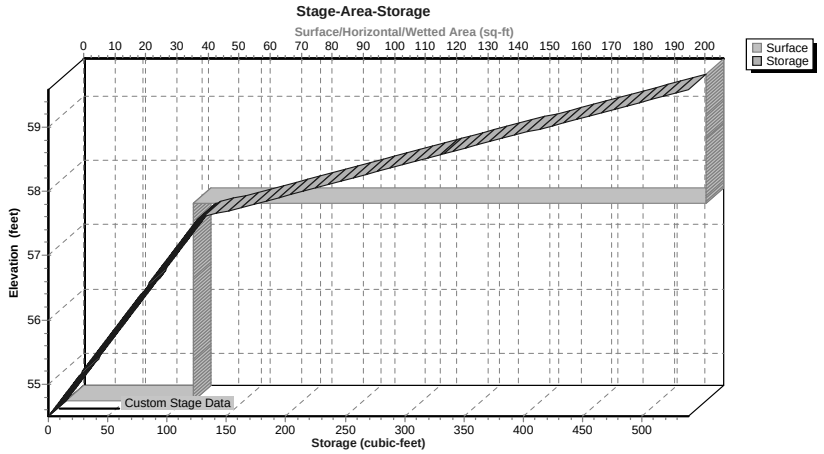
**Primary OutFlow** Max=0.2 cfs @ 12.12 hrs HW=58.63' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.2 cfs of 0.9 cfs potential flow)
  └─**2=Orifice/Grate** (Weir Controls 0.2 cfs @ 0.73 fps)
  └─**3=Exfiltration** (Exfiltration Controls 0.0 cfs)



## Pond PB: PLANTER B




## Pond PB: PLANTER B



## Summary for Subcatchment 1: DA 1

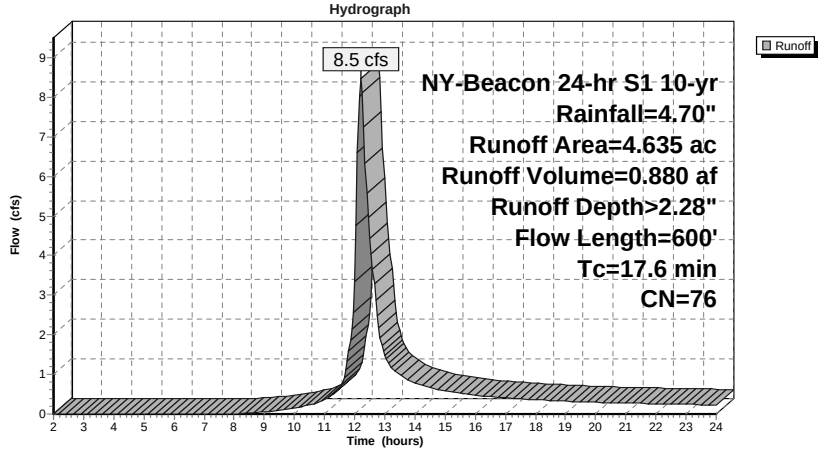
Runoff = 8.5 cfs @ 12.20 hrs, Volume= 0.880 af, Depth> 2.28"

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

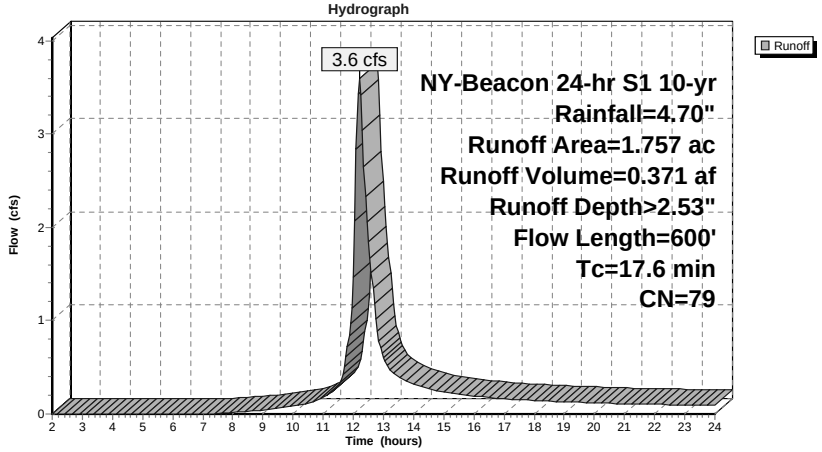
Runoff = 3.6 cfs @ 12.20 hrs, Volume= 0.371 af, Depth> 2.53"

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

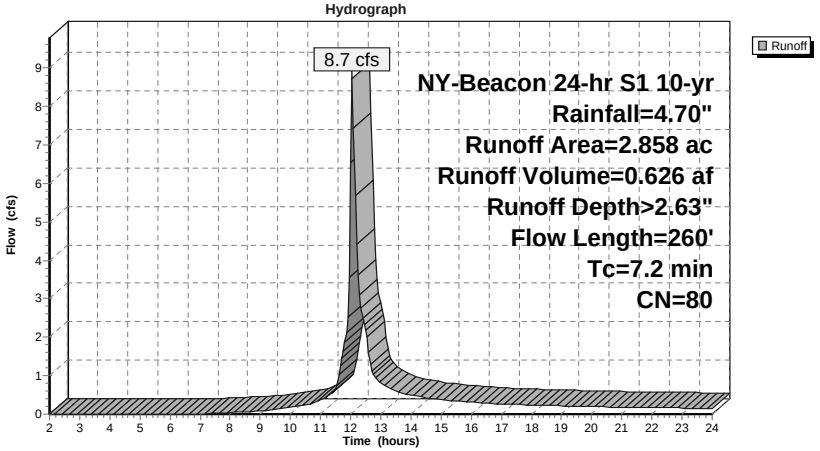
Runoff = 8.7 cfs @ 12.06 hrs, Volume= 0.626 af, Depth> 2.63"

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

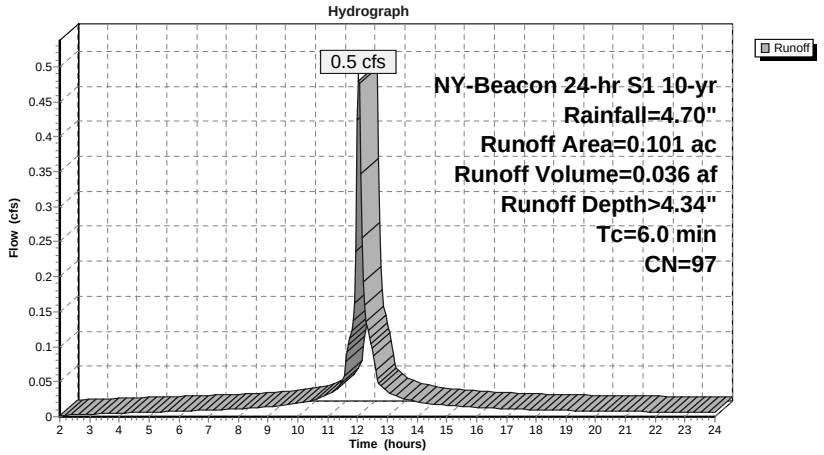
Runoff = 0.5 cfs @ 12.04 hrs, Volume= 0.036 af, Depth> 4.34"

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

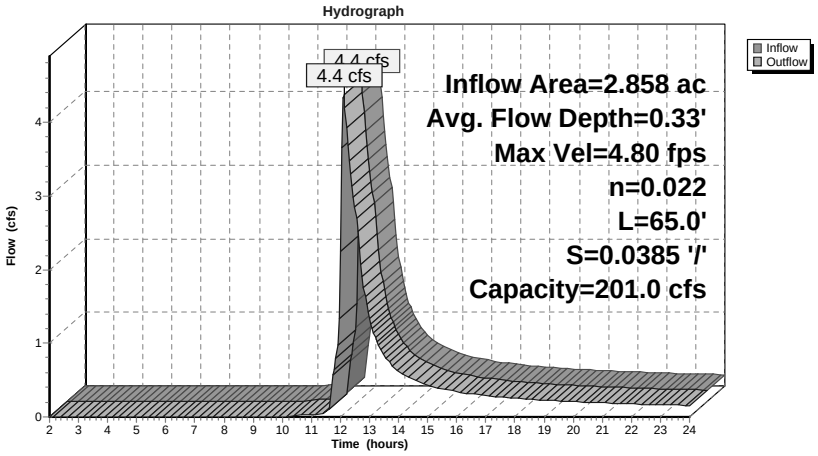
Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.80 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 2.17 fps, Avg. Travel Time= 0.5 min

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'

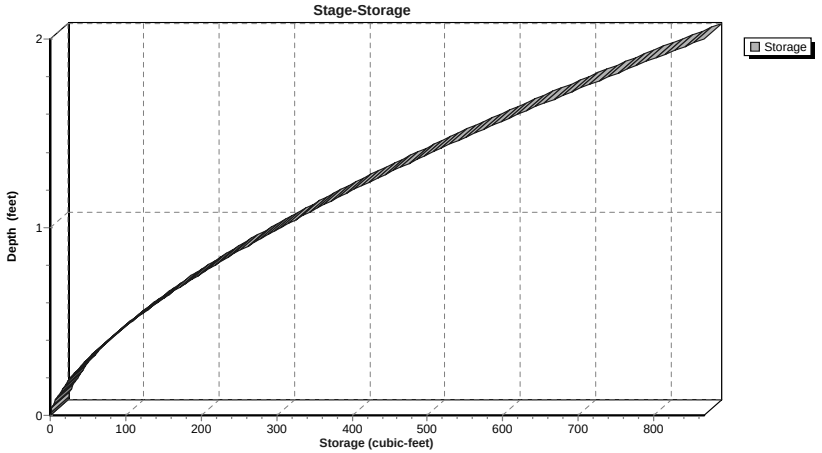


### Reach 1R: DA 11 Reach






### Reach 1R: DA 11 Reach

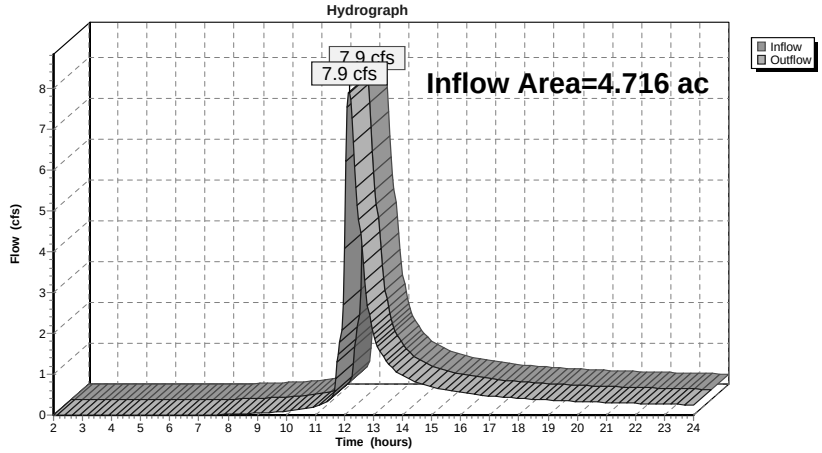


## Summary for Reach DP1: DESIGN POINT 1

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) |

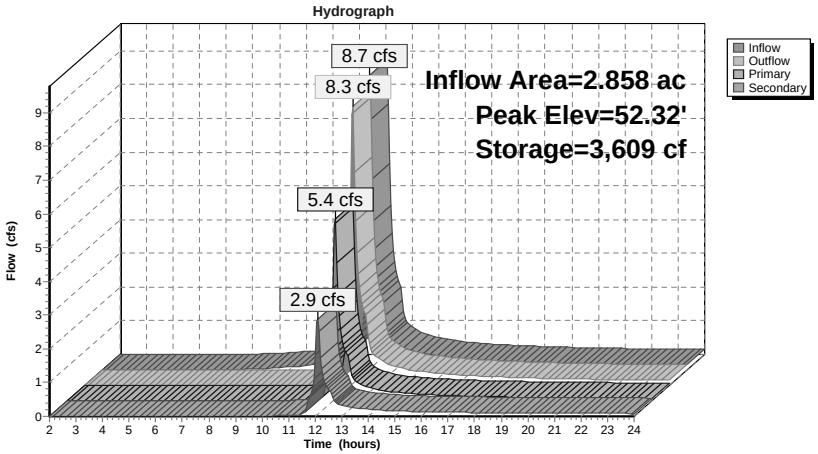
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 47.42 | 290 | 0 | 0 |
| 50.99 | 290 | 1,035 | 1,035 |
| 51.00 | 1,448 | 9 | 1,044 |
| 52.00 | 2,188 | 1,818 | 2,862 |
| 53.00 | 2,962 | 2,575 | 5,437 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 52.00' | **12.0' long x 6.0' breadth Broad-Crested Rectangular Weir**<br>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<br>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'**<br>Excluded Surface area = 290 sf |
| #3 | Secondary | 52.00' | **18.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |

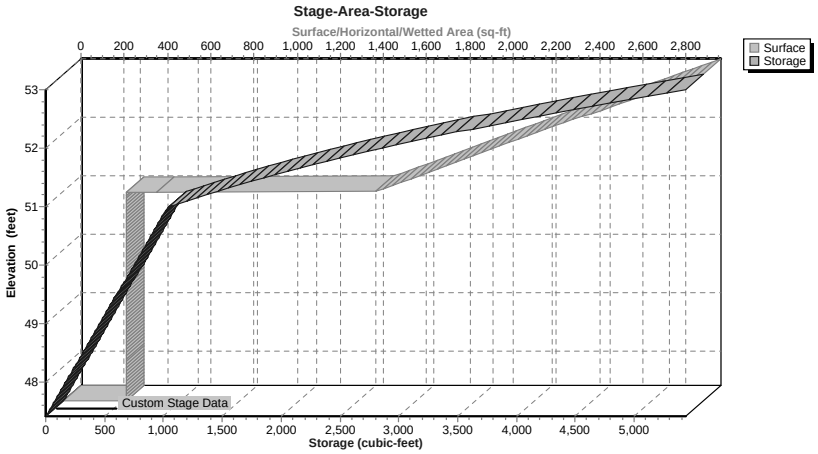
**Primary OutFlow** Max=5.2 cfs @ 12.08 hrs HW=52.32' TW=50.59' (Dynamic Tailwater)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 5.2 cfs @ 1.38 fps)

**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 )

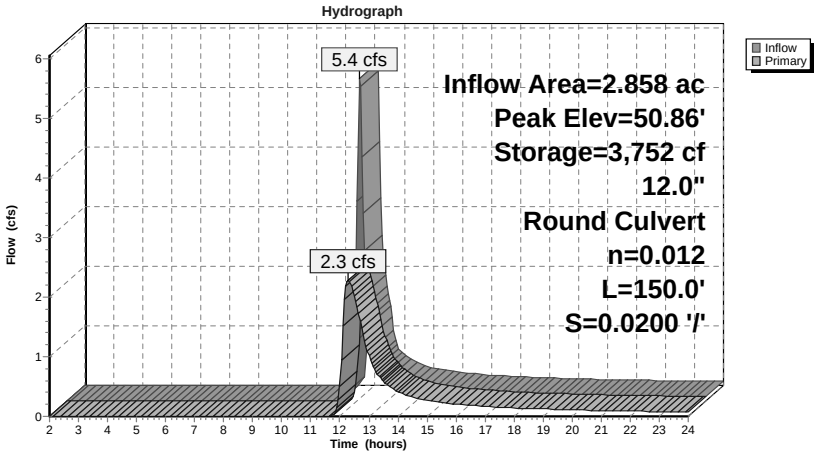
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 50.00' | 15,665 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

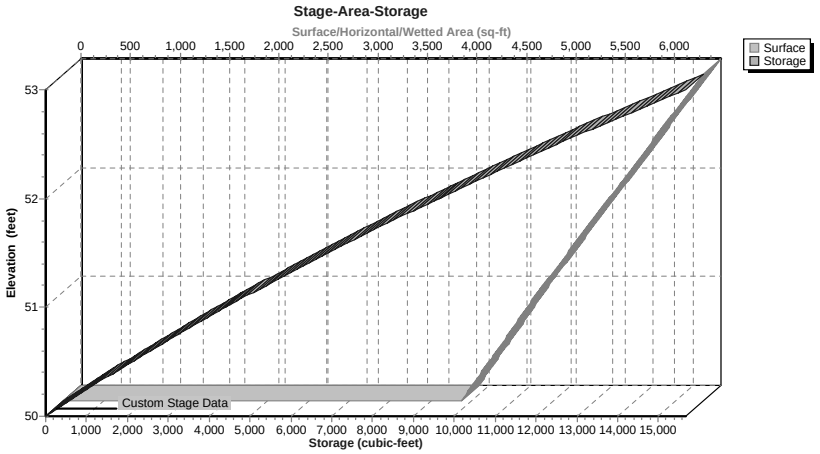
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 50.00' | **12.0" Round Culvert** L= 150.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 50.00' / 47.00' S= 0.0200 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf |

**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 )

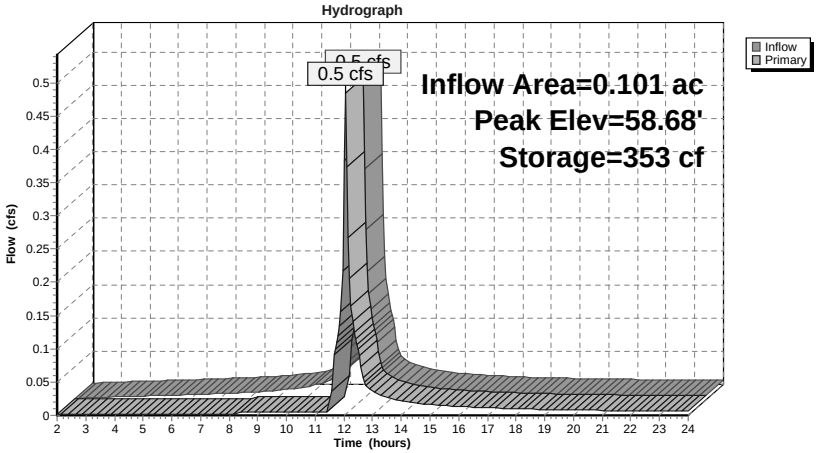
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 54.50' | 539 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| 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 |

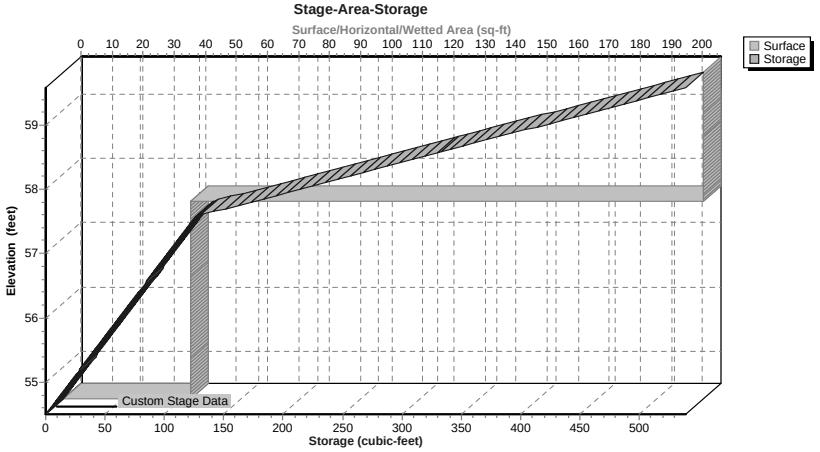
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 54.25' | **6.0" Round Culvert**<br>L= 208.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 54.25' / 52.00' S= 0.0108 '/' Cc= 0.900<br>n= 0.013, Flow Area= 0.20 sf |
| #2 | Device 1 | 58.58' | **18.0" Horiz. Orifice/Grate** C= 0.600<br>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

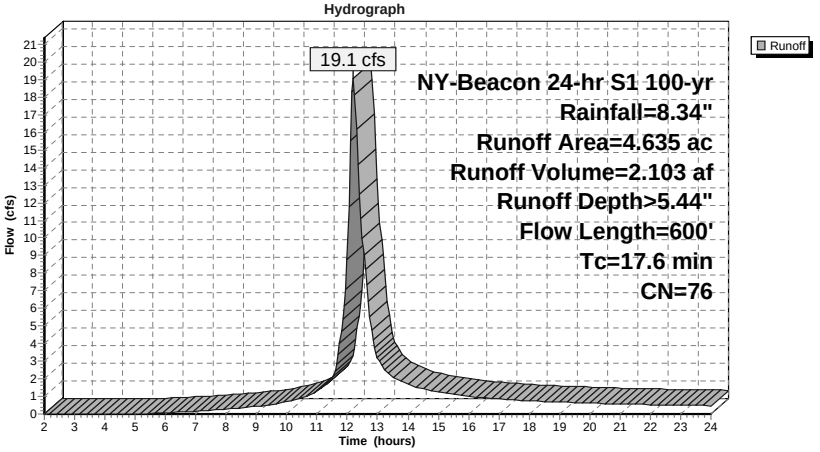
Runoff = 19.1 cfs @ 12.20 hrs, Volume= 2.103 af, Depth> 5.44"

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

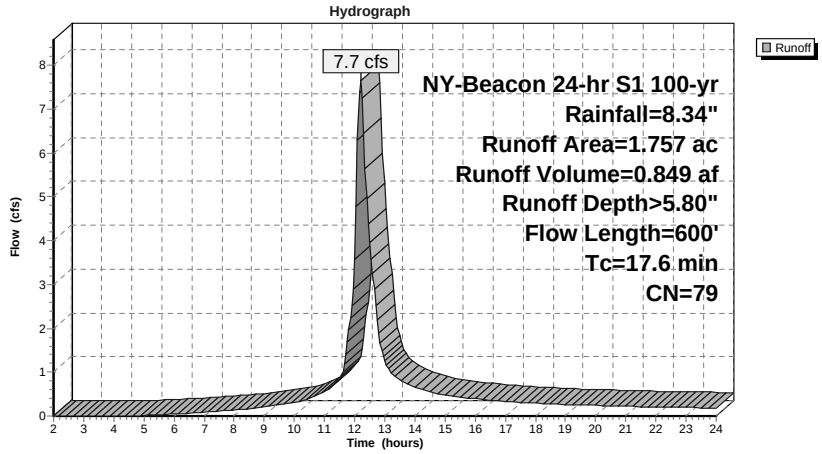
Runoff = 7.7 cfs @ 12.20 hrs, Volume= 0.849 af, Depth> 5.80"

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

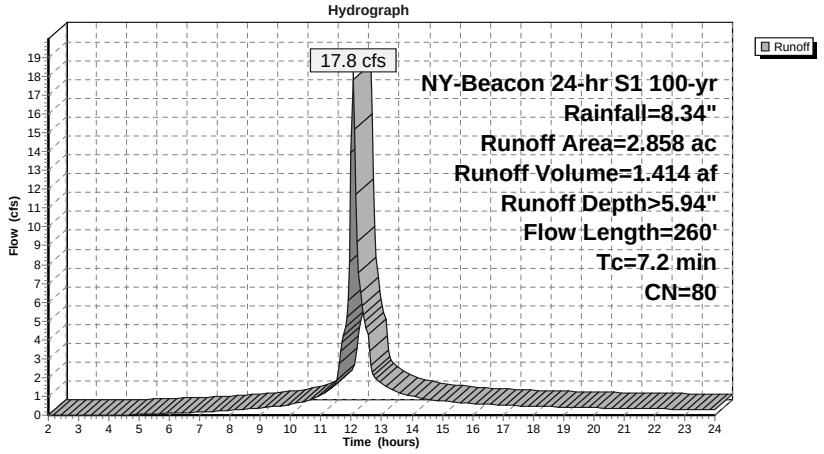
Runoff = 17.8 cfs @ 12.05 hrs, Volume= 1.414 af, Depth> 5.94"

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

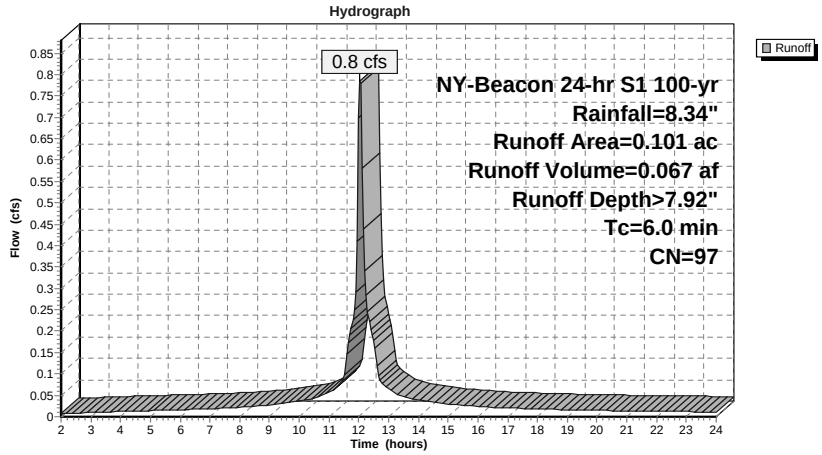
Runoff = 0.8 cfs @ 12.04 hrs, Volume= 0.067 af, Depth> 7.92"

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

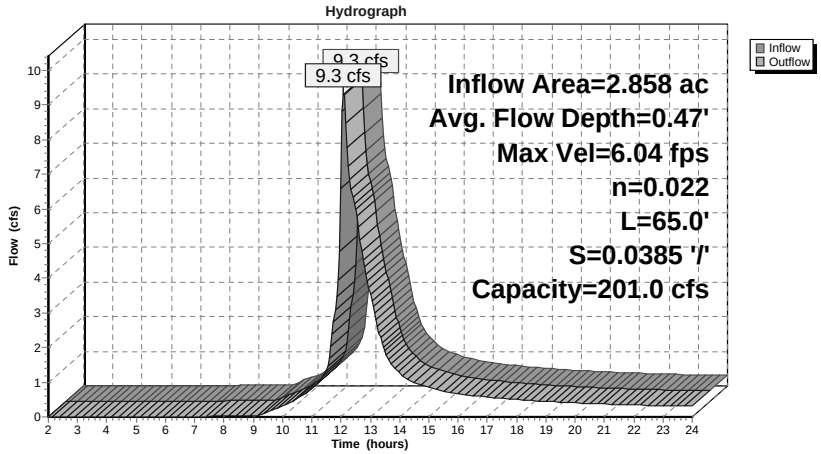
Routing by Dyn-Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.04 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 2.61 fps, Avg. Travel Time= 0.4 min

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

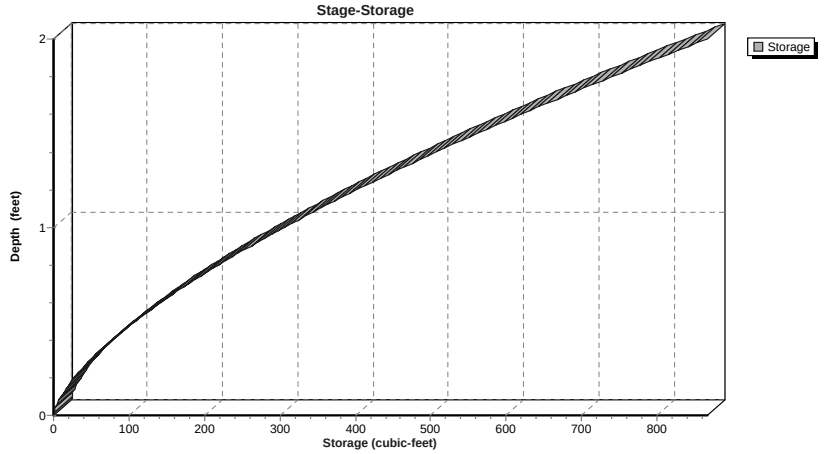
10.00' x 2.00' deep Parabolic Channel, n= 0.022 Earth, clean & straight
Length= 65.0' Slope= 0.0385 '/'
Inlet Invert= 47.00', Outlet Invert= 44.50'



### Reach 1R: DA 11 Reach



## Reach 1R: DA 11 Reach



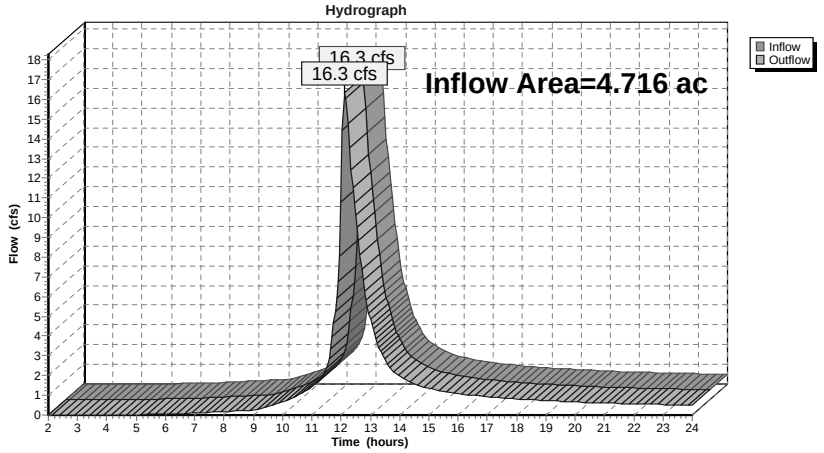



## Summary for Reach DP1: DESIGN POINT 1

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 |

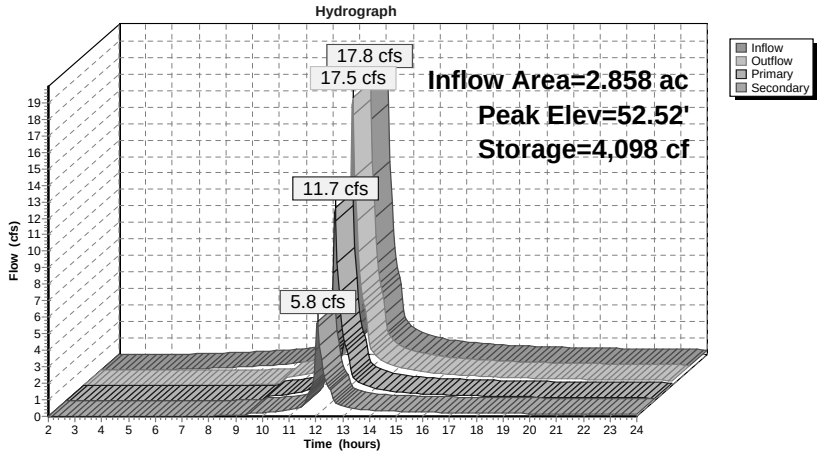
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 52.00' | **12.0' long x 6.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50<br>Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 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'**<br>Excluded Surface area = 290 sf |
| #3 | Secondary | 52.00' | **18.0" Horiz. Orifice/Grate** C= 0.600<br>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)

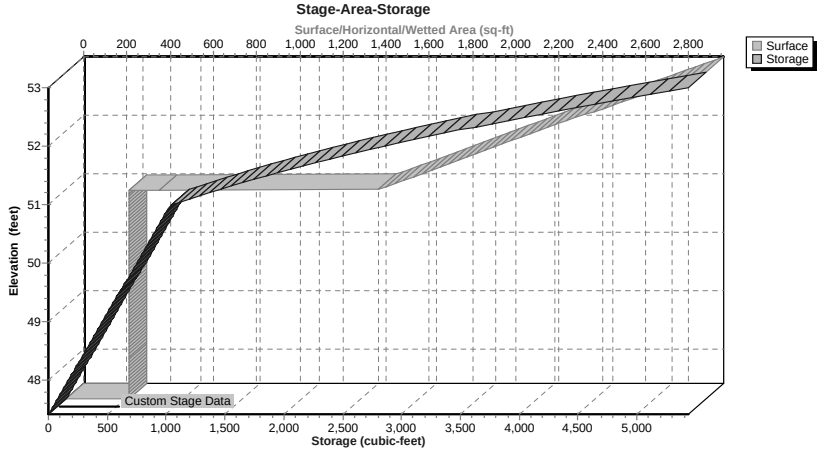
**Secondary OutFlow** Max=5.6 cfs @ 12.07 hrs HW=52.50' TW=47.47' (Dynamic Tailwater)
└**2=Exfiltration** (Exfiltration Controls 0.1 cfs)
└**3=Orifice/Grate** (Weir Controls 5.5 cfs @ 2.32 fps)



## 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) |

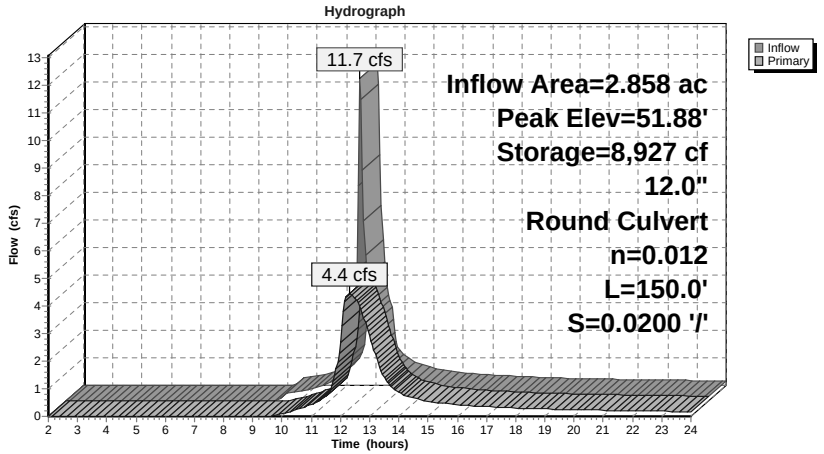
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 50.00 | 4,022 | 0 | 0 |
| 51.00 | 4,793 | 4,408 | 4,408 |
| 52.00 | 5,628 | 5,211 | 9,618 |
| 53.00 | 6,466 | 6,047 | 15,665 |

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

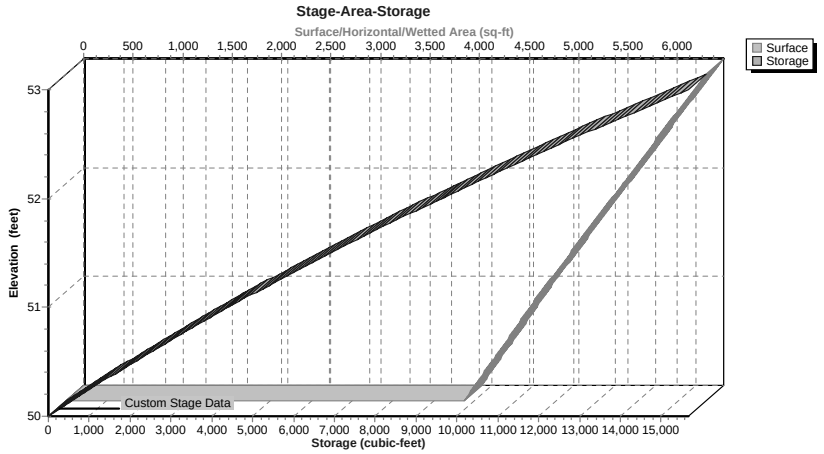
**Primary OutFlow** Max=4.4 cfs @ 12.31 hrs HW=51.87' TW=47.41' (Dynamic Tailwater)
**1=Culvert** (Inlet Controls 4.4 cfs @ 5.65 fps)



## 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) |

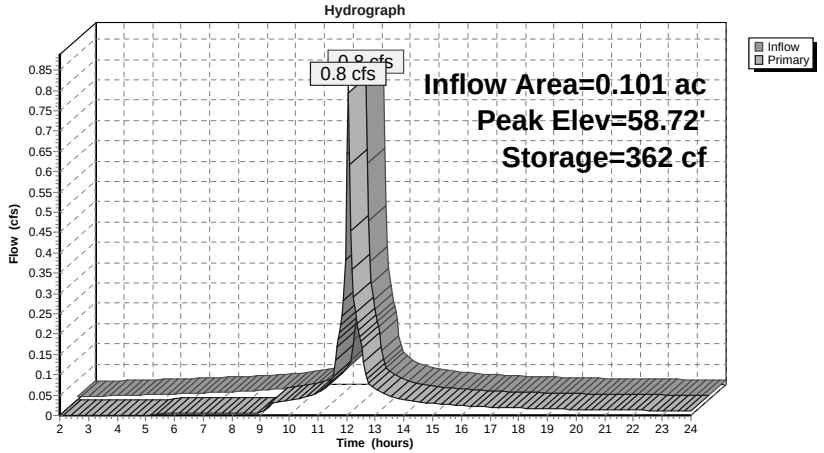
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 54.50 | 41 | 0 | 0 |
| 57.57 | 41 | 126 | 126 |
| 57.58 | 206 | 1 | 127 |
| 59.58 | 206 | 412 | 539 |

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

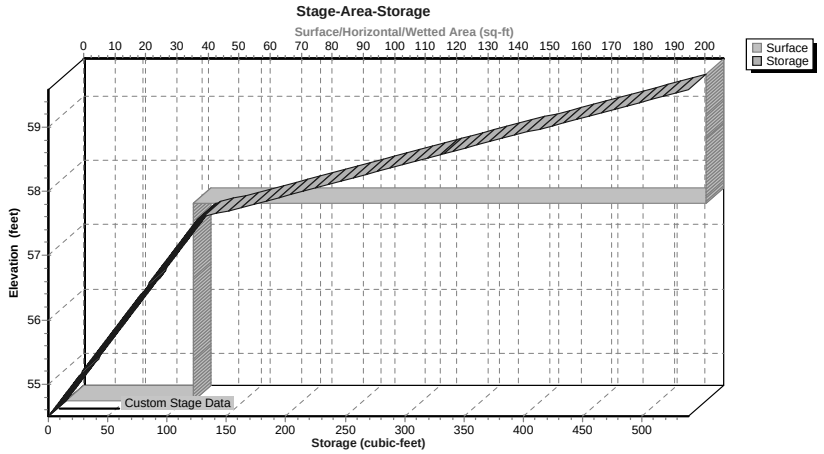
**Primary OutFlow** Max=0.8 cfs @ 12.05 hrs HW=58.72' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.8 cfs of 0.9 cfs potential flow)
  └─**2=Orifice/Grate** (Weir Controls 0.8 cfs @ 1.21 fps)
  └─**3=Exfiltration** (Exfiltration Controls 0.0 cfs)



## 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
A = Watershed (ac)

$R_V$: 0.20

100% $RR_V$: 2934 cf

* Minimum Rv of of 0.2 not applicable to $RR_V$ calculations (use actual calculated Rv).

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

| | | | | |
|---|---|---|---|---|
| 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

### 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

| | | | | |
|---|---|---|---|---|
| Project: | DIA Center for the Arts - Parking Lot Expansion | | | |
| Description: | Stormwater Quality Design | | | |
| By/Date: | ESR | 3/26/2026 | 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 (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) |
|---|---|---|---|---|---|---|
| **12** | 1.40 | 0.096 | 95 | 0.91 | 0.101 | 467 |

### 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 — $R_V$: 0.91
A = Watershed (ac)

100% $RR_V$: 467 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: | 0.101 acres | Corresponding S: 0.30 |
| Impervious Area with Hydrologic Soil Group D: | 0.000 acres | Corresponding S: 0.20 |
| Total Area: | 0.101 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 | 3/26/2026 | Reviewed/Date: | MAB |

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

## 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) = | 467 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) = | 187 | sf | | |
| $A_F$ = Surface Area of Filter Bed Provided (sf) = | 206 | sf | | acceptable |

### 4) Tabulate Provided Runoff Reduction Volume ($RR_V$)

*Stormwater Planter*

| | | | |
|---|---|---|---|
| Total Treatment Volume: | **515 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 stormwater planter: | 206 cf | | |
| $WQ_V$ REDUCED ( RRV): | **206 cf** | | |
| Calculated 100% $RR_V$: | 467 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: | **309 cf** | | |

| | | | | |
|---|---|---|---|---|
| Project: | DIA Center for the Arts - Parking Lot Expansion | | | |
| Description: | Stormwater Quality Design | | | |
| By/Date: | ESR | 3/26/2026 | Reviewed/Date: | MAB |

**Hudson Land Design, P.C.**
**174 Main Street**
**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 |

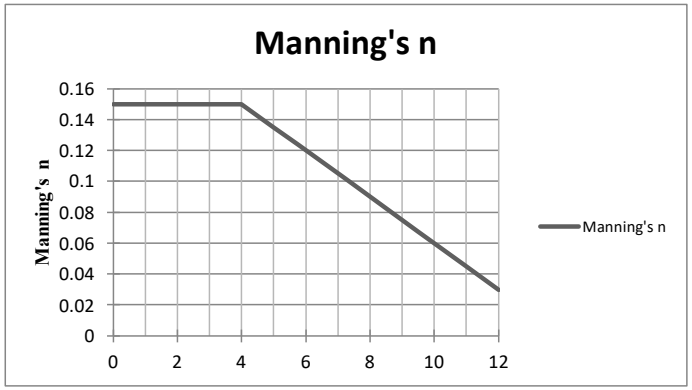
**6) See HydroCAD model for Overbank Flood Control (Qp) and Extreme Flood Control (Qf) computations**

Project: DIA Parking Lot Expansion
Description: Grass-Lined Channel Design
By/Date: MAB 3/30/26 Reviewed/Date: DGK 3/30/26

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

**Flow Rate For 10-Year Storm Being Conveyed to Channels From HydroCad**

| Channel ID | Proposed Slope (ft/ft) | Flow Rate (cfs) | Location |
|---|---|---|---|
| Existing Swale | 0.040 | 8.00 | In Between New and Old Pkg Lot |
| Existing Swale | 0.090 | 8.00 | In Between New and Old Pkg Lot |




**Determine the Dimensions of Channels**

*Manning's Flow Calculator For Trapezoidal Channels*

**$Q = (1.49/n) * A * R^{2/3} * S^{1/2}$**

Q = Flowrate (cfs)
n = Mannings Coefficient
A = Cross-Sectional Area (sf)
R= Hydraulic Radius (Cross-Sectional Flow Area / Wetted Perimeter)
S = Slope (ft/ft)

n = Mannings Coefficient
d = depth of flow (ft)
* From Figure L.1 of the New York State Stormwater Management Design Manual, August 2003

| Channel ID | Channel Type | Mannings n | Right Side Slope (H:1V) | Left Side Slope (H:1V) | Bottom Width (ft) | Depth (ft) | Depth (in) | Min/Max Slope (ft/ft) | Area (sf) | Wetted Perimeter | Hydraulic Radius | Flow Rate Capacity (cfs) | Velocity (fps) | Actual Flow Rate (cfs) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Existing Swale | Grass-Lined | 0.074 | 3 | 3 | 2 | 0.76 | 9.09 | 0.040 | 3.24 | 6.79 | 0.48 | 8.00 | 2.47 | 8.00 |
| Existing Swale | Grass-Lined | 0.088 | 3 | 3 | 2 | 0.68 | 8.14 | 0.090 | 2.74 | 6.29 | 0.44 | 8.00 | 2.92 | 8.00 |

*Assigning Channel Dimensions*

| Channel ID | Slope | Right Side Slope | Left Side Slope | Bottom Width | Depth (1) | Velocity (fps) | Lining (2) | Turf Reinforcement Matting Required? |
|---|---|---|---|---|---|---|---|---|
| Existing Swale | 0.040 | 3 | 3 | 2 | 2.76 | 2.47 | Kentucky bluegrass | No |
| Existing Swale | 0.090 | 3 | 3 | 2 | 2.68 | 2.92 | Kentucky bluegrass | No |

Notes:
1) Minimum depth of channel to provide 2 foot free-board.
2) From Table L.1 of the New York State Stormwater Management Design Manual, August 2003

# 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

NEW YORK STATE | Department of Environmental Conservation

# SWPPP Preparer Certification Form

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

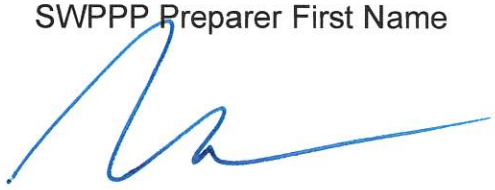
(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

| | |
|---|---|
| **Project/Site Name:** | DIA Beacon - Parking Lot Expansion |
| **eNOI Submission ID:** | HQM-F7YC-XAXEG |
| **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 |



Signature

3/31/2026

Date

Revised: January 2025

# 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:** HQM-F7YC-XAXEG

**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.

| Rachel | Pivnick | Pivnick |
|---|---|---|
| Owner/Operator First Name | MI | Owner/Operator Last Name |

_____

Signature

_____

Date

Revised: January 2025

# 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<br>☐ Other<br>_____ | ☐ Seasonal<br>☐ Continuous Use<br>☐ Other | ☐ Above Ground<br>☐ Below Ground | ☐ Commercial<br>☐ Industrial<br>☐ Residential<br>☐ 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.<br>☐ Fill in erosion areas with soil, compact, and seed and straw to establish vegetation.<br>☐ 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.<br>☐ 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.<br>☐ 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.<br>☐ 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 |
|---|---|
|  <br>☐ 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.<br>☐ Pull out clumps of growing grass or weeds and scoop out the soil or grit that the plants are growing in.<br>☐ Remove any grass clippings, leaves, sticks, and other debris that is collecting at inlets.<br>☐ For pipes and ditches, remove sediment and debris that is partially blocking the pipe or ditch opening where it enters the Bioretention cell.<br>☐ Dispose of all material properly where it will not re-enter the Bioretention cell.<br>☐ Other:<br><br>☐ 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. |
|  <br>☐ 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.<br>☐ 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.<br>☐ Other:<br><br>☐ 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 |
|---|---|
|  <br>☐ 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.<br>☐ Avoid adding too much mulch so that inlets are obstructed or certain areas become higher than the rest of the Bioretention surface.<br>☐ Other: |
|  <br>☐ 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 .<br>☐ 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.<br>☐ Remove trash, vegetative debris, and other undesirable materials.<br>☐ Other:<br><br>☐ Kick-Out to Level 2 Inspection: Sediment has accumulated more than 2-inches deep and covers 25% or more of the Bioretention surface.<br>☐ 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 |
|---|---|
|  <br>☐ 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.<br>☐ Source: Stormwater Maintenance, LLC. | ☐ Try filling the eroded areas with clean topsoil or sand, and cover with mulch.<br>☐ If the problem recurs, you may have to use stone (e.g., river cobble) to fill in problem areas.<br>☐ If the erosion is on a side slope, fill with clay that can be compacted and seed and mulch the area.<br>☐ Other:<br><br>☐ 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.<br>☐ 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. |
|  <br>☐ 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.<br>☐ Check the surface with a string and bubble level to get the surface as flat as possible.<br>☐ Other:<br><br>☐ 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 |
|---|---|
|  <br>☐ 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 |
|---|---|
|  <br>☐ 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.<br>☐ 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.<br>☐ Even vegetation that is intended to be present can become large, overgrown, and/or crowd out surrounding plants. Prune and thin accordingly.<br>☐ 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.<br>☐ Re-plant with species that are aesthetically pleasing and seem to be doing well in the Bioretention cell.<br>☐ Other:<br><br>☐ 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 |
|---|---|
|  <br>☐ 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.<br>☐ Other:<br><br>☐ 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.<br>☐ Other:<br><br>☐ Kick-Out to Level 2 Inspection: Rills have formed and erosion problem becomes more severe. |
|  <br>☐ Outlet obstructed with mulch, sediment, debris, trash, etc. | ☐ Remove the debris and dispose of it where it cannot re-enter the Bioretention cell .<br>☐ Other:<br><br>☐ 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<br>☐ Other<br>_____ | ☐ Seasonal<br>☐ Continuous Use<br>☐ Other | ☐ Above Ground<br>☐ Below Ground | ☐ Commercial<br>☐ Industrial<br>☐ Residential<br>☐ State |

| | | | |
|---|---|---|---|
| **Inspection Date** | | **Inspection Time** | |
| **Inspector** | | | |
| **Date of Last Inspection** | | | |

| Level 2 Inspection: BIORETENTION<br>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<br><br>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.<br><br>☐ Condition 2: Standing water is widespread or covers entire surface<br><br>Requires diagnosis and resolution of problem:<br>• Clogged underdrain?<br>• Filter fabric between soil media and underdrain stone?<br>• Need to install underdrain if not present?<br>• Too much sediment/grit washing in from drainage area?<br>• Too much ponding depth?<br>• Improper soil media? | • Soil media is clogged and problem is not evident from Level 2 inspection.<br>• Level 2 inspection identifies problem, but it cannot be resolved easily or is associated with the original design of the practice.<br><br>☐ 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<br><br>Will require some horticultural experience to restore vegetation to intended condition by weeding, pruning, removing plants, and adding new plants.<br><br>☐ Condition 2: Original design planting plan is unknown or cannot be actualized<br><br>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.<br>• Owner/responsible party does not know how to maintain the practice.<br><br>☐ 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<br><br>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.<br><br>☐ Level 3 inspection necessary |

| Level 2 Inspection: BIORETENTION<br>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<br><br>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.<br><br>☐ Condition 2: Erosion of Bioretention filter bed<br><br>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).<br><br>☐ Condition 3: Erosion on side slopes<br><br>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.<br>• 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.<br><br>☐ 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<br><br>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.<br><br>☐ 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<br><br>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.<br>• "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.<br>• New sources of sediment seem to be accumulating with each significant rainfall event.<br><br>☐ 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:

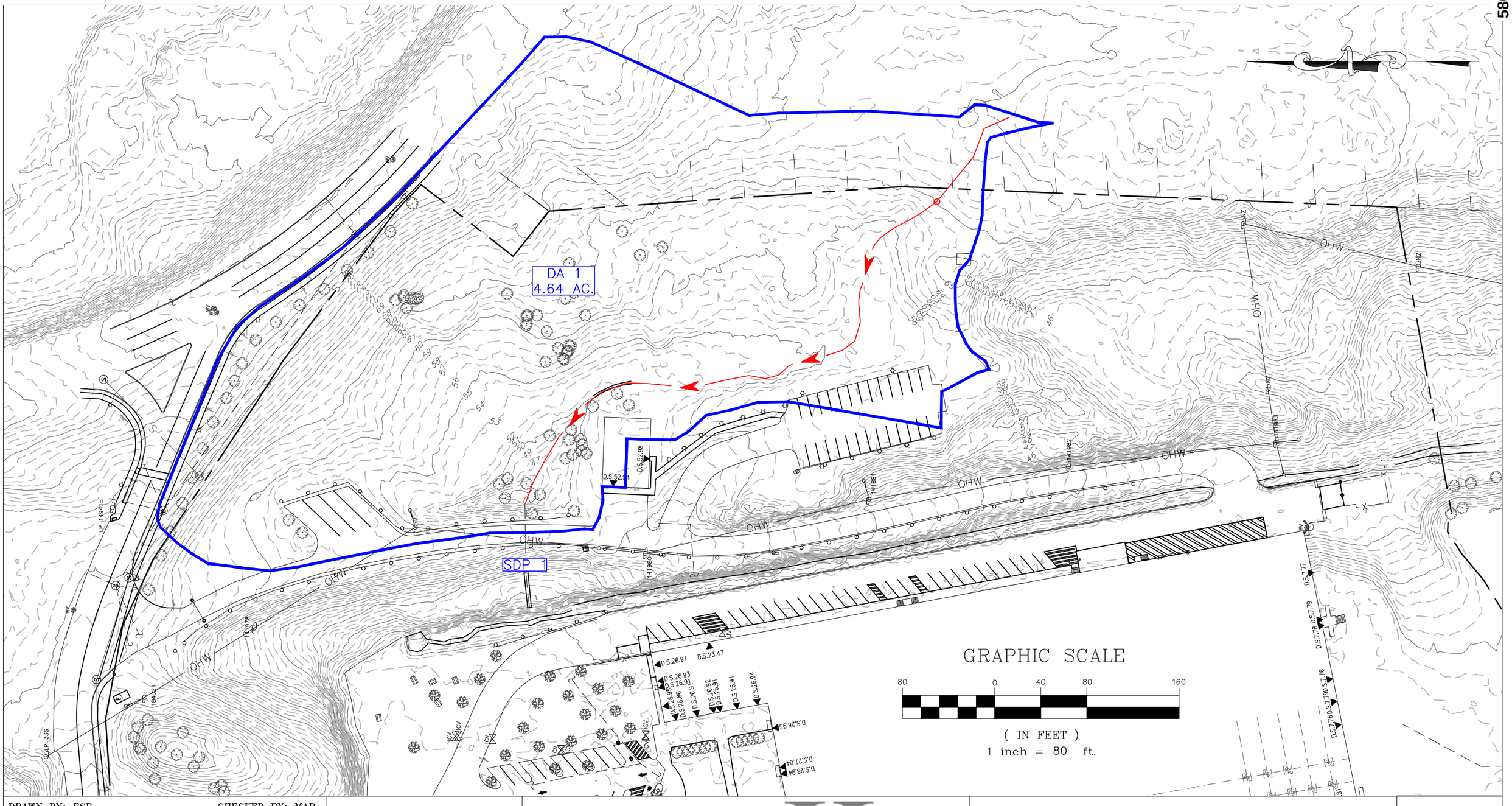
b. Title/Position:

c. Signature:

d. Date:

# APPENDIX N

# WATERSHED MAPS




DRAWN BY: ESR CHECKED BY: MAB

REVISIONS:

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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
F: 845-440-6637

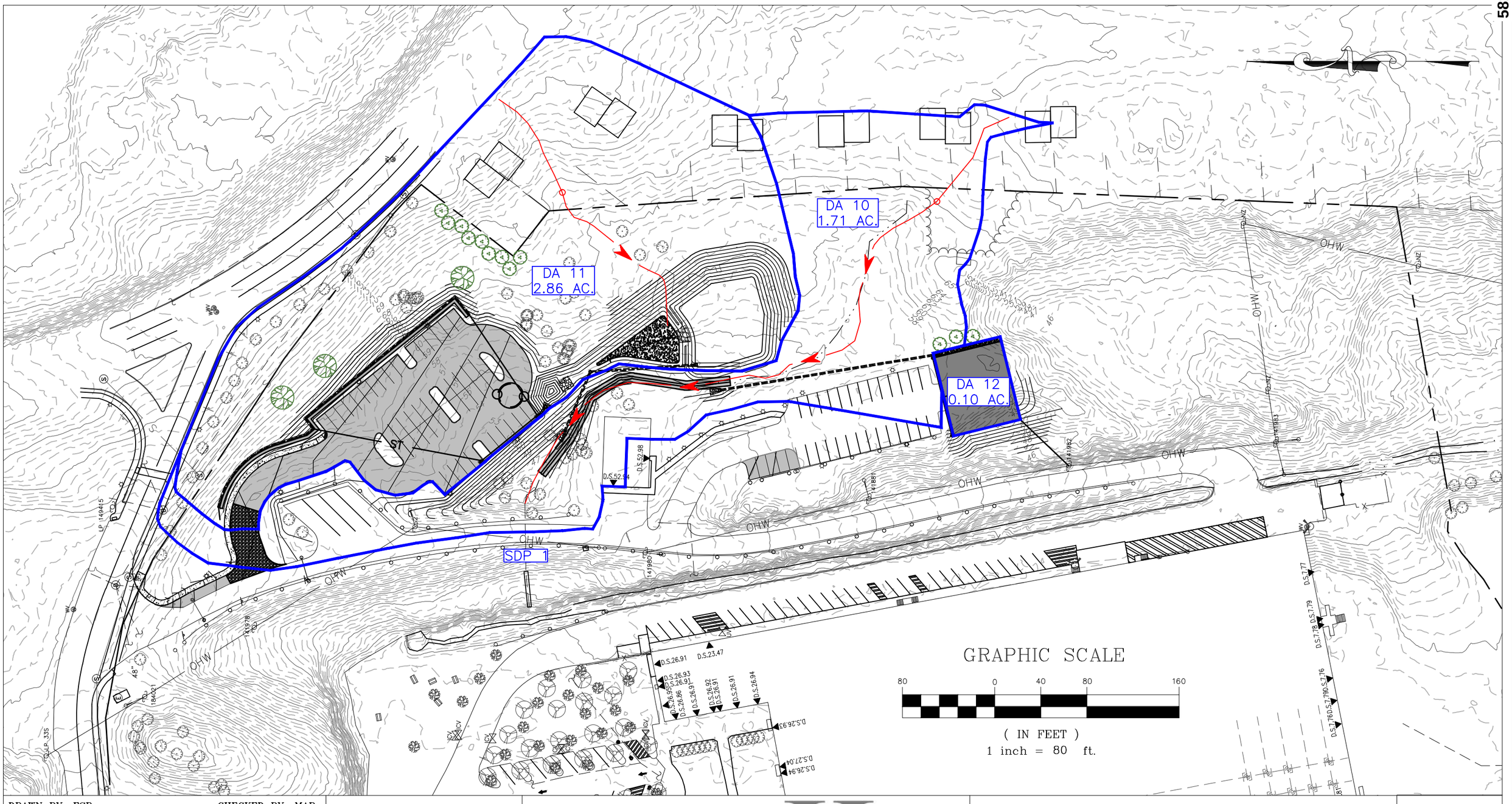
# PRE-DEVELOPMENT CONDITIONS MAP

## 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 |
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REVISIONS:

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2/24/26 | PER PLANNING BOARD COMMENTS | ESR |
| 2 | 3/31/26 | PER PLANNING BOARD COMMENTS | ESR |
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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
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


STOP
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STOP
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YIELD


YIELD

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

April 8, 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 March 31, 2026, from Hudson land Design.
- Report titled "Stormwater Pollution Prevention Plan for DIA Beacon Parking Lot Expansion", with the latest revision date of March 31, 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 March 31, 2026, with Sheets 1 through 10 prepared by Hudson Land Design, and Sheets 10 through 12 (Landscape Plans) 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:

General Comments:

1. The plans were found to be acceptable, as all previous engineering comments regarding the plans have been addressed at this time.

SWPPP Comments:

1. Our Office has reviewed the above-cited Stormwater Pollution Prevention Plan (SWPPP), and plans for the above-referenced project. We find that the SWPPP to be in compliance with the New York State Department of Environmental Conservation "SPDES" General

Permit for Stormwater Discharges from Construction Activities, GP-0-25-001. A completed MS4 Acceptance Form should be submitted to our office for review and subsequently submitted to the City of Beacon Building Department for signature.

2. 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

City of Beacon Planning Board
3 Beekman Street
April 14, 2026

# RESOLUTION

## PLANNING BOARD
## BEACON, NEW YORK

## LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP) CONSISTENCY DETERMINATION FOR DIA BEACON- 3 BEEKMAN STREET

### Parcel No. 5954-41-605699

**WHEREAS**, the Beacon Planning Board received an application for Amended Site Plan approval from Dia Center for the Arts, Inc. (the "Applicant") for 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 "Project" or "Proposed Action"), on property located at 3 Beekman Street, known and designated on the Tax Map as Parcel No. **5954-41-605699** located in the Light Industrial (LI) Zoning District and within the Local Waterfront Revitalization Program (LWRP) boundary (the "Property"); 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 pursuant to the City of Beacon Code Chapter 220 (the "Beacon Code"); and

**WHEREAS**, the Applicant submitted a Coastal Assessment Form, dated January 27, 2026, containing LWRP consistency statements; and

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

**WHEREAS**, the Site Plan is shown on the drawing, entitled "Dia Beacon Site Plan" sheets 1-12, prepared by Hudson Land Design Engineering, Site/Civil Engineer and Studio Zewde, last revised March 31, 2026; and

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

**WHEREAS**, on March 10, 2026, the Planning Board adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the SEAF and all associated materials prepared in connection with the Project, finding that the proposed Action would not result in any significant adverse environmental impacts; and

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

**NOW, THEREFORE BE IT RESOLVED**, that the City of Beacon Planning Board hereby finds that there are several LWRP policies which are contained in the LWRP but do not apply to the Project, hence they are omitted herein, and further, hereby makes the following consistency findings with respect to the LWRP policies which do apply to the Proposed Action:

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

Consistent with this policy, the Project will not place undue pressure on the public water distribution and sanitary sewer system as there are no new water or sewer demands proposed. Further, the Metro North train station is within walking distance to the Property and bus stops are located on Wolcott Avenue in proximity to the Property.

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

The Project will not create a measurable increase in erosion or flooding and will utilize best management practices to control stormwater runoff. A Stormwater Pollution Prevention Plan (SWPPP) has been developed for the Project.

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

The Project does not contain erosion protection measures or flood structures at its west end near the river; however, erosion and sediment control measures will be implemented during construction to mitigation any potential for erosion or sediment transport during construction.

POLICY 23 & 23A

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

The Property contains the former Nabisco packaging plant building which is listed on the National Register of Historic Places. The former plant building remains and now serves as an art museum. The Project improvements do not include any changes to the building. The proposed accessory storage building is located approximately 140 feet east and 36 feet upgradient of the museum building. There are two rock cliffs that will screen the accessory building from view within the museum building. Evergreen trees are proposed around the accessory building to screen the structure from public view and the new parking lot is screened with a mixture of evergreen trees and shrubs.

POLICY 25

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

The explanation of Policy 25 in the LWRP states that "the scenic qualities of Beacon results from the combination of clustered buildings (many historic) and wooded hillsides against the backdrop of the Hudson Highlands. The height, bulk and scale future building will be important factors in maintaining the character of the City, as will the preservation of the wooded hillsides that intersperse the developed areas."

The relevant viewshed articulated in the LWRP is the viewshed identified as View Shed d., Route 9D & Wolcott Avenue. This refers to view changes to the southwest, in which "[t]he foreground is dominated by the old Nabisco printing plant, surrounded by woods and the Fishkill Landing Duplex development. The middle ground is the railroad track and the wooded area along the river. The background is a panorama from southwest to south dominated by the Storm King and Breakneck mountains to the south." The proposed parking lot improvements are at grade and are proposed to be heavily screened from public view. Further, the removal of trees from the area of the parking lot may help to enhance the identified viewshed which has become partially obstructed over the years as trees have grown taller. The proposed accessory building ranges from 14 feet in height at its east and west sides with a gable peak reaching up to approximately 18 feet. The building will not impede views to the river and will be screened with evergreen trees. Therefore, the Project will not have a negative impact upon the identified viewshed.

POLICY 33

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

The Project will utilize best management practices, including but not limited to a SWPPP which includes an on-site stormwater management system designed to provide quality and quantity control of stormwater runoff. The design includes an erosion and sediment control

plan. The stormwater runoff generated from the site does not enter the sanitary sewer system, thus having no impact to sewer overflows to coastal waters.

POLICY 33A
"*Regulate construction in steeply sloped and high erosion areas to control excessive stormwater runoff.*"

The proposed parking lot is located in a moderately sloped area. Grading and retaining walls are proposed to minimize steep slopes generated by development. The proposed accessory building is located on a relatively flat knoll and avoids development on the steep slopes.

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

In accordance with Policy 37, the Proposed Action will use best management practices to minimize the nonpoint discharge of excess nutrients, organics, and eroded soils into coastal waters. See responses to Policy 33 and 33A.

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

No wells or septic systems or bulk storage are proposed as part of this Project. The accessory building is proposed to be heated with heat pumps. The SWPPP will mitigate surface water runoff from the proposed development. Therefore, there will be no impact to groundwater or water supplies.

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

The Project will not lead to any violation of the National and State Air Quality Standards and will comply with the State Implementation Plan.

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

Resolution Adopted: April 14, 2026
Beacon, New York

_____ _____, 2026
John Gunn, Chairman Date
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

**RESOLUTION**

**PLANNING BOARD**
**BEACON, NEW YORK**

**AMENDED SITE PLAN APPROVAL FOR**
**DIA BEACON - 3 BEEKMAN STREET**

**Parcel No. 5954-41-605699**

**WHEREAS**, the Beacon Planning Board received an application for Amended Site Plan Approval from Dia Center for the Arts, Inc. (the "Applicant") for 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 "Project" or "Proposed Action"), on property consisting of approximately 20.5 acres located at 3 Beekman Street (Parcel No. **5954-41-605699**) in the Light Industrial ("LI") Zoning District and within the Local Waterfront Revitalization Program ("LWRP") boundary (the "Property"); and

**WHEREAS**, on May 10, 2016 the Beacon Planning Board granted Site Plan Approval for the construction of a maintenance building at the Property; and

**WHEREAS**, the Planning Board is the approval authority for the Amended Site Plan pursuant to the City of Beacon Zoning Code § 225-25; and

**WHEREAS**, the application for an Amended Site Plan consists of application forms, correspondence, professional studies and reports, plans and drawings, and the Short Environmental Assessment Form ("SEAF"); and

**WHEREAS**, the Project is shown on an Amended Site Plan set entitled "Dia Beacon Site Plan," including ten sheets (1 through 10) prepared by Hudson Land Design Professional Engineering, P.C., dated December 30, 2025, last revised March 31, 2026, and plans entitled, "Dia Beacon Parking Lot," including two sheets (11 through 12) prepared by Studio Zewde, dated February 24, 2026, last revised March 31, 2026:

| **Sheet** | **Title** |
|---|---|
| 1 | *Cover Sheet (CV-1);* |
| 2 | *Existing Conditions Plan (XC-1);* |
| 3 | *Overall Site Plan (SP-1);* |
| 4 | *Detailed Site Plan (SP-2);* |
| 5 | *Grading & Utility Plan (GU-1)*; |

*Erosion & Sediment Control Plan (ESC-1);*
*Lighting Plan (LT-1)*;
*Construction Details (CD-1);*
*Construction Details (CD-2);*
*Construction Details (CD-3);*
*Planting Plan Northeast Parking Lot (L-101);*
*Planting Sections Northeast Parking Lot (L-301);* and

**WHEREAS**, the Applicant's submissions to the Planning Board included a Stormwater Pollution Prevention Plan ("SWPPP") prepared by Hudson Land Design Professional Engineering, dated January 27, 2026, last revised March 31, 2026; and

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

**WHEREAS**, on January 27, 2026 the Planning Board circulated a Notice of Intent to act as Lead Agency under SEQRA and received no objections; and

**WHEREAS**, the Planning Board reviewed the Proposed Action at its meetings on January 13, 2026, February 10, 2026, March 10, 2026 and April 14, 2026; and

**WHEREAS**, on March 10, 2026, the Planning Board opened a duly noticed public hearing on the Proposed Action, at which time all those interested were given an opportunity to be heard and the public hearing was closed on March 10, 2026; and

**WHEREAS**, on March 10, 2026 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 Proposed Action, the Planning Board determined that the Proposed Action will not result in any significant adverse environmental impacts and adopted a Negative Declaration; and

**WHEREAS,** on March 10, 2026 the Applicant requested and the Planning Board consented to allowing tree removal to commence due to March 31, 2026 deadline for felling trees in an area which may serve as habitat for the Indiana Bat, subject to the Applicant posting a bond for the restoration of the Property in the event the Project does not proceed; and

**WHEREAS**, the Applicant thereafter posted a cash bond with the City pursuant to a Cash Bond Agreement and secured a Tree Removal Permit; and

**WHEREAS**, on April 14, 2026 the Planning Board adopted a LWRP Consistency Determination for the Project, concluding that it is entirely consistent with the LWRP policies which apply to the Project; and

**WHEREAS**, the Planning Board has reviewed the application of Amended Site Plan Approval and considered the standards as set forth in § 223-25(E) of the City of Beacon City Code; and

**WHEREAS**, the Planning Board is fully familiar with the Project and has reviewed the Amended Site Plan relative to all applicable provisions of the City Code.

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Board hereby grants Amended Site Plan Approval, as shown on the application materials referenced above, subject to the following conditions 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 Site Plan by the Chairman of the Planning Board.**

1. All application review fees shall be paid in full.

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, 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 April 8, 2026, 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 _____, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. All existing and proposed easements shall be shown on the Site Plan to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements, declarations of restrictive covenants, offers of dedication, or other appropriate documents corresponding with easements and notes shown on the Amended Site Plan, as applicable, including a Stormwater Maintenance and Easement Agreement, shall be prepared, as applicable, and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office, with a copy of the recorded documents submitted to the City Clerk for filing.

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. Prior to the issuance of a Building Permit, the following conditions shall be fulfilled:**

1. Prior to commencement of any site work for the Project, the Applicant shall fund an escrow account with the City of Beacon for the construction observation and monthly stormwater inspections of the proposed utilities and site improvements in an amount as determined by the City Engineer. The Applicant's engineer shall prepare a cost estimate for review by the City Engineer for determining value of escrow to be established.

2. 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 in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer.

**C. Prior to the Issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:**

1. All application review fees shall be paid in full.

**D. The following are general conditions which shall be fulfilled:**

1. 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. 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 said thirty (30) day period, and an extension therefore has not been granted by the City, this resolution shall be rendered null and void.

3. As used herein, the term "Applicant" shall include its successors and assigns, and where applicable its contractors and employees.

4. 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.

5. The approvals granted by this resolution do not supersede the authority of any other entity.

6. Pursuant to the City of Beacon Code § 223-25.J, the Amended Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building Department within one year of the adoption date of this Resolution, provided however, that the Planning Board may extend such time period from time to time for good cause shown upon written request from the Applicant.

7. Any proposed revision to the approved Amended Site Plan Drawings, except revisions determined by the Building Inspector and City Engineer to be field changes, shall be submitted to the Planning Board. 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.

Resolution Adopted: April 14, 2026
Beacon, New York

_____ _____, 2026
John Gunn, Chairman Date
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**
**04/14/2026**

**Title:**

Continue review of application for Site Plan Approval, 1154 North Avenue, Commercial, submitted by Hudson Vox LLC.

**ATTACHMENTS**

1154 North PB 4.14.26 Comment Response Letter_260331.pdf

1154 North PB 4.14.26 The Howl_Comment Response Letter_2026-0331.pdf

1154 North PB 4.14.26 Neighbor's Consent Email.pdf

1154 North PB 4.14.26 Colliers 260330RGD_Ltr Rpt_Parking Assessment.pdf

1154 North PB 4.14.26 I&I Report_2026-0331.pdf

1154 North PB 4.14.26 RoW Easement.pdf

1154 North PB 4.14.26 Survey June 2023.pdf

1154 North PB 4.14.26 site plan Submission 2_260331.pdf

1154 North PB 4.14.26 HLD Sheets The Howl_2026-0331.pdf

Lanc & Tully 1154 North Ave 04-10-26 review.pdf

ARYEH SIEGEL
ARCHITECT

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

**Re: 1154 North Avenue, Beacon, New York**
*Site Plan Application – Responses to Comments*

March 31, 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, March 10, 2026, and Lanc & Tully's comment letter dated March 5, 2026.

**KARC Planning Consultant's Comment Responses:**

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.

   *Response: Comment acknowledged. The Applicant will proceed based on the Building Inspector's determination of the use classification.*

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.

   *Response: Easements will be provided for review in a future submission.*

3. **Walkway Material.** The material for the proposed 4-foot-wide walkway should be specified on the site plan.

   *Response: The walkway will be stone dust over a base layer.*

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.

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

*Response: The privacy fence is shown on the site plan, and the detail will be provided in the following submittal. A detail for the rooftop mounted mechanical equipment will also 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.

   *Response: Comment acknowledged.*

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.

   *Response: Additional details for the proposed LED screen have been provided.*

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.

   *Response: Light fixture specifications are provided with this submittal.*

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.

   *Response: Notes regarding noise mitigation have been added to the plan.*

**Lanc & Tully Comment Responses:**

**General Comments**

1. The project will require permitting from the NYSDOT for proposed work within the States highway boundary along North Avenue (Route 9D).

   *Response: Comment acknowledged. The Applicant's engineer will coordinate with the DOT regarding permitting for the proposed work.*

2. A survey of the parcel should be provided for the project.

   *Response: A copy of the survey has been submitted.*

3. A copy of the right-of-way agreement and description for the area behind the building shall be provided for review.

*Response: A copy of the original right-of-way agreement has been submitted along with correspondence from the adjacent property owner stating that they agree to the specific improvements within the right-of-way area. If additional documentation is required, the Applicant will submit proposed language to the City Attorney 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.

   *Response: The Applicant has retained a Traffic Consultant to provide a parking assessment.*

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?

   *Response: The maximum capacity, as calculated by the area, is 72 occupants. The Applicant expects a smaller audience for typical events.*

6. The applicant's consultant shall conduct an Inflow & Infiltration (l&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 l&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found.

   *Response: The I & I Study has been submitted.*

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 223-148 of the City's Zoning Code.

   *Response: Light fixture specifications are provided with this submittal.*

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.

   *Response: Additional information for the proposed signage and LED screen have been provided.*

9. Sheets 1 and 4 should be updated to reflect the proposed bike parking noted in the project narrative.

   *Response: Sheets 1 and 4 have been updated to reflect the proposed bike parking*

**Site Plan (Sheet 1)**

1. A note should be included on the plan referencing a survey where information was acquired from.

   *Response: A note has been added to the Site Plan and the Existing Conditions Plan referencing the survey.*

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.

   *Response: The plan was adjusted 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.

   *Response: The hatching was revised for legibility.*

4. The size of the water and sewer service lines that service the existing building shall be noted on the drawing.

   *Response: The waster and sewer lines are noted on the site plan.*

**Existing Conditions Plan (Sheet 2)**

1. The labeling on the plan should be turned 180-degrees so that it is oriented with the plan.

   *Response: The Existing Conditions Plan has been revised, and the text orientation has been corrected.*

2. A note shall be added to the plan as to where the information was acquired from.

   *Response: A note has been added to the Site Plan and the Existing Conditions Plan referencing the survey.*

**Building Elevations (Sheet 3)**

1. The elevation views on the sheet should be updated to reflect any signage proposed.

   *Response: The elevation has been updated to show proposed signage.*

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*

March 31, 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: The Howl – Site Plan Application
1154 North Avenue Project
City of Beacon, New York
Tax ID: 5954-26-740983 (± 0.11 acre)

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 site plan sheets and an updated Inflow and Infiltration (I&I) Report. These materials have been modified to address the technical comments provided by the City's engineering consultant to facilitate the Board's continued review.

Please note that while HLD has addressed the civil and utility engineering requirements, the Project Architect is providing separate responses to the City's planning consultant and specific architectural-engineering overlaps.

Below are the point-by-point responses to the comments contained within the letter prepared by the City's engineering consultant, Lanc & Tully, dated March 5, 2026:

General Comments:

1. So noted. HLD has been in contact with the New York State Department of Transportation (NYSDOT) regarding the improvements within the right-of-way. Our next step is to copy the NYSDOT with the updated site plan set, and potentially conduct a site meeting.
2. This item is being addressed by the Project Architect.
3. This item is being addressed by the Project Architect.
4. This item is being addressed by the Project Architect and the Project Traffic Consultant.
5. This item is being addressed by the Project Architect.
6. Included within this submittal is an I&I Investigation report.
7. This item is being addressed by the Project Architect.

8. This item is being addressed by the Project Architect.

Sheet 1 of 5:

1. This item is being addressed by the Project Architect.
2. This item is being addressed by the Project Architect.
3. This item is being addressed by the Project Architect.
4. This item is being addressed by the Project Architect.

Sheet 2 of 5:

1. This item is being addressed by the Project Architect.
2. This item is being addressed by the Project Architect.

Sheet 3 of 5:

1. This item is being addressed by the Project Architect.

Sheet 4 of 5:

1. The proposed contour line has been revised.
2. Additional top and bottom wall elevations have been provided.

Sheet 5 of 5:

1. The slope on the sidewalk detail has been revised to show 1.5% max.

We look forward to continuing our discussions regarding this Application at your next Planning Board meeting. Should you have any questions, please feel free to contact my direct line at 845-765-8955.

Sincerely,



Daniel G. Koehler, P.E.
Principal

cc: Hudson Vox, LLC, Applicant (via email)
The Lindley, LLC, Owner (via email)
Aryeh Siegel, Architect for Applicant (via email)
HLD file

Gmail Nick Page <npage@hudsontodd.com>

# 1154 N Ave change of use

**Nick Page** <npage@hudsontodd.com> Fri, Feb 20, 2026 at 3:49 PM
To: Nick Page <npage@hudsontodd.com>

On Jan 26, 2026, at 9:27 PM, Susana Sarangaya <sbsarangaya@yahoo.com> wrote:

Yes that's fine

> On Jan 21, 2026, at 2:11 PM, Nick Page <npage@hudsontodd.com> 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.

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

Colliers Engineering & Design

March 30, 2026

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

Hudson Vox
The Howl Karaoke Bar
1154 North Avenue
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 26005852A

Dear Chairperson Gunn and Members of the Planning Board,

This letter has been prepared to assess the potential parking needs and parking related impacts of the proposed Hudson Vox (The Howl) Karaoke Bar ("the Project"), proposed to be located at 1154 North Avenue (NYS Route 9D) in the City of Beacon, Dutchess County, New York. The following provides the tasks undertaken in our evaluation of the project-related parking needs.

## Project Description and Location

Hudson Vox proposes to reoccupy the existing two (2)-story brick building located at 1154 North Avenue, which formerly housed an art gallery, with a karaoke bar to be known as The Howl. The site is located on the east side of North Avenue, north of Main Street and located opposite the City of Beacon Municipal Plaza. The property falls within the City of Beacon's Central Main Street (CMS) zoning district. No off-street parking is currently provided on the site. The site location is identified in Exhibit No. 1 below.

The Howl will occupy both floors of the building totaling approximately 4,418 sq. ft. of space. The Project will include internal modifications to the building and minor exterior modifications to include a sculpture and sidewalk connection to the existing sidewalk along Wolcott Avenue. No off-street parking is proposed to be provided as part of the Project, nor is there ability to provide any off-street parking on the site.

The first floor of the building will serve as the primary public space hosting public karaoke with a stage, a bar and table and couch seating. On select evenings, the space may also host open-mic events and small-scale live music performances. The first floor will also contain a kitchen and an ADA-accessible, sound-isolated private karaoke room and two restrooms. The first floor can accommodate approximately 75 people.

Colliers
Engineering & Design

The second floor will consist of six private karaoke suites (five small-to-medium rooms and one larger room). 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. The second floor can accommodate approximately 50 people for a total of 125 people in the entire facility at maximum occupancy, although it is unlikely that occupancy would reach this level given the anticipated use of the larger private suite on the second floor.

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.

**Exhibit No. 1 – Site Location Map**




*Source: Dutchess County NY Parcel Access*

Typical hours of operation for the facility are as follows: Closed Monday & Tuesday; Wednesday & Thursday 2:00 PM to 12:00 AM; Friday & Saturday 12:00 PM to 1:30 AM; Sunday 12:00 PM to 11:00 PM.

Colliers Engineering & Design

## Parking Evaluation

### Project Parking Demands

*(Appendix A)*

As indicated previously, the Project development area falls within the CMS zoning district. The City of Beacon Zoning Code (the "Zoning Code"), provides specific off-street parking requirements in Section 223-26 – Off Street Parking, loading and vehicular access. The Zoning Code specifies a maximum parking standard for various uses for properties located in the City of Beacon and that there is no minimum parking requirement for uses within the CMS District. Exhibit No. 2 below summarizes the maximum allowable parking standard for the Project.

**Exhibit No. 2 – City of Beacon Code Parking Standards**

| Proposed Use | Size | Code Maximum Parking Standard | |
|---|---|---|---|
| **Restaurant** | 4,418 Sq Ft. GFA | 3 Space/1,000 Sq. Ft. GFA | 13 Spaces |
| | | **Total Parking Spaces** | **13 Spaces** |

As indicated in the table above, the Zoning Code specifies that a maximum of 13 parking spaces can be provided for the site. However, since the Project does not propose providing any off-street parking spaces as part of the redevelopment, all parking for the project will need to be accommodated by available public parking in the area, as it has been historically for this property. Since the Zoning Code indicates that there is no minimum parking requirement for this property, the Project is considered code compliant. The Zoning Code specifically indicates that the lack of a minimum parking requirement for properties in the CMS district is to promote walkability and other transportation alternatives and to avoid excessive automobile traffic and unnecessarily large, paved parking lots due to the proximity of the CMS district to municipal parking areas, public transportation, and pedestrian-oriented streetscapes. The Project is well positioned to meet these goals of the City code.

The Code further specifies that the Planning Board shall make the ultimate determination of the appropriate number of parking spaces for a Project based on the context of the property, including but not limited to, as applicable, the size of the parcel, proposed uses, existing buildings on the parcel, especially if they are designated as historic, availability of public and street parking in the area, access to public transit, a parking study submitted by the applicant, shared parking arrangements, land-banking authorized under §**223-26C(2)**, compliance with the Americans with Disabilities Act (ADA) and any state requirements for accessible parking, and input from any public hearing.

Colliers Engineering & Design

The site is well located in proximity to several public parking areas including the Municipal Plaza parking lot, the City of Beacon Fire Department parking lot, the Cross Street Parking Lot and on-street parking along Main Street between North Avenue and Cross Street and along Beekman Street between North Avenue and High Street, all of which are within a 500 – 600 ft. radius of the site, which equates to an approximately 2 – 4 minute walk. These areas total approximately 320 total spaces within this area.

Our office had previously conducted parking observations of the Municipal Plaza parking lot on Thursday May 8, 2025, between the hours of 6 PM – 10 PM and on Saturday May 10, 2025, between the hours of 3 PM – 10 PM. Exhibit No. 3 below provides an hourly summary of the overall existing parking observation data within the Municipal Plaza parking lot. Based on these observations, there is significant availability of parking in the Municipal Plaza parking lot alone during the anticipated peak hours of operation of the Project. Note that while the observations were conducted on a Thursday evening, Friday evening parking utilization in the Municipal Plaza parking lot is assumed to be similar.

### Exhibit No. 3 – Municipal Plaza Existing Parking Observations Summary

| Time of Day | Total Spaces | Weekday | | Saturday | |
|---|---|---|---|---|---|
| | | Occupied Spaces | Remaining Available Spaces | Occupied Spaces | Remaining Available Spaces |
| **3 PM** | 141 | --- | --- | 30 | 111 |
| **4 PM** | 141 | --- | --- | 28 | 113 |
| **5 PM** | 141 | --- | --- | 28 | 113 |
| **6 PM** | 141 | 32 | 109 | 29 | 112 |
| **7 PM** | 141 | 29 | 112 | 26 | 115 |
| **8 PM** | 141 | 30 | 111 | 26 | 115 |
| **9 PM** | 141 | 29 | 112 | 28 | 113 |
| **10 PM** | 141 | 27 | 114 | 28 | 113 |

As identified in Exhibit No. 3 above, based on the parking observations a minimum of 109 parking spaces were found to be available during a typical Weekday, and a minimum of 111 parking spaces were found to be available on Saturday within the Municipal Plaza parking lot.

As indicated previously, the Project is anticipated to have a maximum occupancy of approximately 125 people. It is anticipated that a significant number of patrons to the Project will be Beacon residents or out-of-town visitors staying in Beacon at any of the area existing or future hotels. Due to this it is anticipated that a significant number of patrons will walk to or use rideshare to arrive at the site and therefore would not need to park personal vehicles. We estimate that that the percentage of patrons arriving by these means could be as much as 40% of patrons (50 of the 125 maximum patrons), leaving approximately 75 patrons arriving by personal vehicle. It is further assumed that personal vehicles arriving at the site will typically have a car occupancy ratio of 2 patrons per vehicle, which equates to an approximate parking need for the Project of 38 parking spaces. This parking demand can be accommodated by the available parking spaces observed in the Municipal Plaza parking lot along, not considering other available parking in the area.

It is also known that there are other area Projects that have identified the Munciipal Plaza parking lot as a potential parking area to accommodate the excess parking demand associated with those Projects. These include the Prophecy Theater (1113 Wolcott Avenue) and Inn at Spy Hill (1064 Wolcott Avenue) projects. At peak utilization the Prophecy Theater project, which provides 33 parking spaces on site, is projected to have an excess parking demand of approximately 47 spaces. The Inn at Spy Hill, which also has onsite parking accommodating up to 49 vehicles in a valet parking configuration, is projected to have an excess parking demand of approximately 14 parking spaces at limited times. Together with the 38 spaces from the Howl Project, the anticipated total unmet parking demand from all three Projects is 99 spaces, which can be wholly accommodated by the available parking in the Municipal Plaza parking lot. This does not account for available parking in other locations, including the Beacon Firehouse parking lot, on-street parking along Beekman Street as well as parking along Main Street, which would further offset the parking demand associated with the Project.

Sincerely,

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

Richard D'Andrea, PE, PTOE
Department Manager

R:\PROJ\Year\2026\26005852A - 1154 N Ave\Reports\Traffic\Word\260330RGD_Ltr Rpt_Parking Assessment.docx

HUDSON LAND DESIGN

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

March 31, 2026

Mr. Bryan Murphy
City of Beacon Building Inspector
1 Municipal Center
Beacon, NY 12508

Re: Infiltration and Inflow Investigation
1154 North Avenue Project
City of Beacon, New York
Tax ID: 5954-26-740983 (± 0.11 acre)

Dear Mr. Murphy,

Hudson Land Design (HLD) completed an infiltration and inflow investigation at the above referenced parcel as required by the City of Beacon on January 28, 2019 for the existing building located at 1154 North Avenue (NYS Route 9D), which consists of a two-story space that is currently vacant. The executive summary of that attached report dated January 29, 2019 generally remains, with an added comment that the physical disconnection of the floor drain shall be equipped with a cap on the drainage stack side of the cut pipe. Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,

Daniel G. Koehler, P.E.
Principal

Enc: January 29, 2019 I&I Investigation

cc: Hudson Vox, LLC, Applicant (via email)
The Lindley, LLC, Owner (via email)
Aryeh Siegel, Architect for Applicant (via email)
HLD file

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

January 29, 2019

David Buckley
City of Beacon Building Inspector
1 Municipal Center
Beacon, NY 12508

Re: Infiltration and Inflow Investigation
1154 North Avenue Project
City of Beacon, New York
Tax ID: 5954-26-740983 (± 0.11 acre)

Dear Mr. Buckley,

Hudson Land Design (HLD) has completed an infiltration and inflow investigation at the above referenced parcel as required by the City of Beacon. The investigation was conducted on January 28, 2019 at the existing building located at 1154 North Avenue (NYS Route 9D), which consists of a two-story space that is currently vacant.

The first phase of the study consisted of an exterior inspection of the building to determine the location of roof leader discharge points. Based on the observation of the roof system from the second-floor interior, and from an uphill vantage point to the east, the entire roof pitches from front to back (west to east). There is a gutter along the back side of the building with a downspout located at the southeast corner of the building. The downspout angles to discharge in a southwesterly direction near the retaining wall.

The second phase of the study consisted of interior inspection of the building to determine if there are any illicit connections to the building sewer line from sump pumps, floor drains, etc. The building is on concrete slab with no basement. There were no floor drains, sump pumps, or any other potential source of illicit connections observed within the first floor of the building. There is an existing bathroom in the northwest corner of the second floor and appears to be a former bathroom area generally central to the building on it west side (see attachment 1 and photo 1). From the first floor, the sewer line is visible. It conveys flow southerly along the west side of the building to about midpoint, where the first-floor bathroom is located. There appears to be an additional

vent at the connection to the vertical line that conveys second floor sewage down (see photo 2). From the first floor, the sewer line appears to go into the slab, and presumably to the sanitary sewer collection system along North Avenue (see photo 3).

Based on our observations, HLD believes that there are not illicit stormwater connections from the building located at 1154 North Avenue to the City of Beacon's sanitary sewer collection system. The former toilet drain appears to be disconnected (see photo 2, left hand side). The existing floor drain was for a former bathroom on a very small concrete slab (where the remainder of the floor is wood). The floor drain is not fed by any source (e.g., HVAC condensate line) and is therefore no significant source of illicit flow to the sanitary sewer. However, as part of the application, it is proposed to physically disconnect the floor drain from the sanitary sewer.



Photo 1: Presumed former bathroom on second floor



Photo 2: View of plumbing from first floor beneath presumed former second floor bathroom



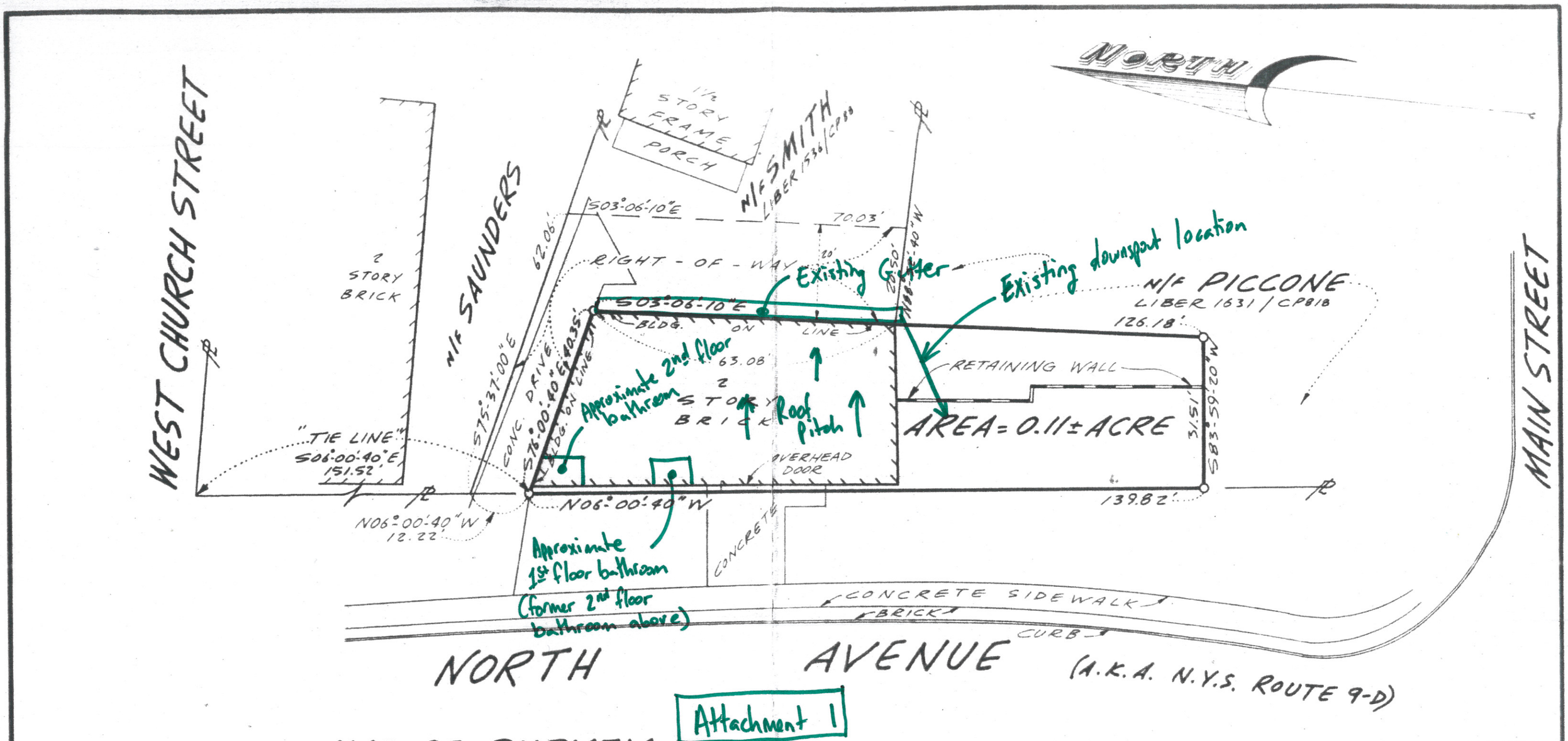
Photo 3: View of first floor bathroom, vertical sewer line from second floor

Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,

Daniel G. Koehler, P.E.
Principal

cc: Paola Ochoa, Applicant (via email)
Bar Down Studio, Architect for Applicant (via email)
Michael A. Bodendorf, P.E. (HLD file)




# MAP OF SURVEY FOR

# HIBERNATION AUTO STORAGE, INC.

CITY OF BEACON — DUTCHESS COUNTY, N.Y.

SCALE: 1" = 20' — NOVEMBER 9, 1987

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

**CERTIFIED TO:** HIBERNATION AUTO STORAGE, INC.; FISHKILL NATIONAL BANK; PREMIER ABSTRACT, LTD. (TITLE No. 152-4066B)

PETER R. HUSTIS, L.L.S.

33 HENRY STREET, BEACON, NEW YORK
P.O. BOX 3311, NEWBURGH, NEW YORK

LICENSED LAND SURVEYOR — PETER R. HUSTIS — STATE OF NEW YORK

JOB No. 79-020B

DATAPRINT N87723

Right of Way in Liber 1536 Cp. 88.

Rights and Right of Way in Liber 1143 Cp. 245.

Right of Way in Liber 1511 Cp. 557.

Standard N.Y.B.T.U. Form 1001-1997 Bargain and Sale Deed, with Covenant against Grantor's Acts—Individual or Corporation.

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

THIS INDENTURE, made the 27th day of May, nineteen hundred and eighty

BETWEEN HIBERNATION AUTO STORAGE, INC., P. O. Box 112, Bedford Hills, New York 10507,

$22.00

Book 1536 PAGE 88

party of the first part, and CHARLES W. SMITH, JR., 228 East 10th Street, New York, New York 10003,

088

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ----------

----- TEN ($10.00)---------- dollars,

lawful money of the United States, and other valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or

successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the City of Beacon, County of Dutchess and State of New York, bounded and described as follows:

DNP

BEGINNING at a point, said point being South 06-00-40 East 139.30 feet from the intersection of the Southerly line of West Church Street with the Easterly line of North Avenue and running thence along lands now or formerly Scolaro the following: South 75-37-00 East 192.53 feet; thence along lands now or formerly Smith South 04-52-20 West 40.00 feet; thence along lands now or formerly Mapes North 88-52-40 West 139.27 feet; thence along lands now or formerly Schulman the following: North 03-06-10 West 63.08 feet, and North 76-00-40 West 40.35 feet; thence along North Avenue North 06-00-40 West 12.22 feet to the point of beginning. Containing 0.200 acres of land more or less.

TOGETHER with a right of way running from West Church Street to the above described parcel, said right of way being described as follows: Beginning at a point, said point being the intersection of the Easterly line of lands now or formerly Hickman with the Southerly line of West Church Street and running thence along the said Southerly line of West Church Street South 79-08-40 East 13.00 feet; thence along lands now or formerly Trifilo and lands now or formerly Smith the following: South 10-51-10 West 88.48 feet, and South 26-21-20 West 90.99 feet; thence along the northerly line of the above described parcel North 75-37-00 West 15.52 feet; thence along lands now or formerly Scolaro and now or formerly Hickman the following: North 26-21-20 East 92.84 feet, and North 10-51-10 East 85.74 feet to the point of beginning.

SUBJECT to a right of way running along the Westerly portion of the above parcel. Said right of way being described as follows: Beginning at a point, said point being South 06-00-40 East 139.30 feet from the intersection of the Southerly line of West Church Street with the Easterly line of North Avenue and running thence along lands now or formerly Scolaro South 75-37-00 East 62.06 feet; thence South 03-06-10 East 70.03 feet; thence along lands now or formerly Mapes North 88-52-40 West 20.50 feet; thence along lands now or formerly Schulman, along the easterly and Northerly face of a 2-story brick building the following: North 03-06-10 West 63.08 feet; and North 76-00-40 West 40.35 feet; thence along the Easterly line of North Avenue 06-00-40 West 12.22 feet to the point of beginning, together with the right of the grantor to use and maintain the concrete pad located within the right of way.

SUBJECT to the existing easements and rights of ways of record, if any.

Exp. A Fee Title Insured by Chicago Title Insurance Company Feldman Abstract Corp., Agent File No. 80-10-03980 Title No. 80-10-03980

ROW

BEING A PORTION of premises conveyed by Roccia Maria Scolaro to Hibernation Auto Storage, Inc., by Deed dated June 28, 1979, and recorded in the Dutchess County Clerk's Office on June 28, 1979, at Book No. 1511 of Deeds at Page 557.

DUTCHESS COUNTY CLERK'S OFFICE
RECEIVED ON THE 28 DAY OF MAY, 1980
AT 10 H. 18 M. P. M. RECORDED IN
BOOK 1536 OF DEEDS
AT PAGE 88 AND EXAMINED
CLERK

3286

13.00

RECEIVED
22.80
MAY 28 1980
TRANSFER TAX
DUTCHESS
COUNTY
5534

DUTCHESS COUNTY
CLERK'S OFFICE
RECEIVED
MAY 28 10 18 AM '80

LIBER 1536 PAGE 89

089

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 incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it 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:

HIBERNATION AUTO STORAGE, INC.

By: Zachary Schulman Pres.
Zachary Schulman

HIBERNATION AUTO STORAGE INC.
FACSIMILE SEAL

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF Dutchess SS:

On the 27th day of May 1980 , before me personally came Zachary Schulman to me known, who, being by me duly sworn, did depose and say that he resides at No. 108 Cherry Street, Katonah, NY, that he is the President of Hibernation Auto Storage, Inc the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Robert A. Feldman
Notary Public, State of New York
Qualified in Dutchess County
Commission Expires March 30, 1981

**Bargain and Sale Deed**
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

HIBERNATION AUTO STORAGE, INC.
TO
CHARLES W. SMITH, JR.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
*Distributed by*
CHICAGO TITLE INSURANCE COMPANY

SECTION
BLOCK
LOT
COUNTY OR TOWN

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to
NATHANIEL KALOTKIN, ESQ
160 BROADWAY
NEW YORK, NEW YORK
Zip No. 10038

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

USER 1536 PAGE 91

091

621

day of August,

Nineteen Hundred and Sixty four.

Between IRVING PICARD, residing on Jefferson Avenue, Beacon, New York,

party of the first part, and

ROCCIA MARIA SCOLARO, residing on South Avenue, Beacon,

New York,

party of the second part,

Witnesseth that the party of the first part, in consideration of

---------- O N E ---------- Dollar ($ 1.00 )

lawful money of the United States, and other valuable consideration, paid by the party of the second part, do es hereby grant and release unto the party of the second part, her heirs and assigns forever, all those tracts or parcels of land situate in the City of Beacon, County of Dutchess, and State of New York, bounded and described as follows:

FIRST PARCEL: BEGINNING at a point on the easterly side of North Avenue at a point which is the northwesterly corner of the land hereby conveyed and running thence along the line of land now or formerly of Scofield south seventy nine degrees forty two minutes east one hundred thirty nine and eight tenths feet; thence along the line of said Scofield and Mapes south nineteen degrees thirty two minutes west ninety eight feet to other land of Mapes; thence along the line of Mapes land north sixty five degrees twenty minutes west one hundred nineteen and six tenths feet to the easterly side of North Avenue; thence along the said easterly side of North Avenue north forty degrees nine minutes east sixty seven and seven tenths feet to the point or place of beginning.

Being the same premises conveyed by Edna Van Amburgh to the Star of Bethlehem Baptist Church by deed dated February 8, 1901, and recorded in the Dutchess County Clerk's office February 9, 1901, in Book 310 of deeds at page 393.

SECOND PARCEL: BEGINNING on the easterly side of North Avenue at a point in the north bounds of the premises now or formerly occupied by Peter O'Hare where same meet the easterly line of said street, and running thence in a line of said street thirty seven feet to lands now or formerly of James Kent, Jr,; thence along said land in a right line one hundred fifty feet more or less to land now or formerly of Lewis Tompkins; thence along said land thirty seven feet more or less to premises occupied by O'Hara; thence in a westerly direction along line of said premises as fence now stands one hundred fifty feet more or less to place of beginning. Being the same premises conveyed by Matthew Cunningham to James Noblett by deed dated April 20, 1885, and

...1886 in

...PARCEL: BEGINNING at a cross cut in the concrete sidewalk in the easterly line of North Avenue, said point being distant twelve and twenty eight hundredths feet southwesterly from the southwesterly corner of lands first described herein and running thence with lands of Mapes, the following courses and distances, south sixty three degrees forty minutes east forty and thirty five hundredths feet; thence along the easterly side of the two story brick building on the herein described premises and in continuation thereof south nine degrees fourteen minutes thirty seconds west one hundred twenty six and eighteen hundredths feet to an iron pipe set in the ground; thence north eighty three degrees forty minutes west thirty one and five tenths feet to an iron pipe set in the ground in the easterly line of North Avenue aforesaid; thence with the said easterly line of North Avenue north six degrees twenty minutes east one hundred thirty nine and eight tenths feet to the place of beginning.

Together with the perpetual right and license to permit the eaves on the north and south side of the building on the above described premises as now constructed or repaired, to overhang the adjoining land of Mapes and to permit rain water to drip on said premises, as long as said building shall stand.

Together with the right to permit the foundations of the north and south walls of said building as now constructed or repaired, to encroach on said adjoining lands of Mapes and to remain undisturbed as long as said building shall stand.

ALSO together with an easement or right of way over that portion of the land of Mapes lying between lands first herein described on the north and the land hereby conveyed on the south, as well as the land south of said premises hereby conveyed, for the purpose of ingress and egress of its agents, employees and servants, to make necessary repairs and improvements to said building.

The party of the second part its successors or assigns, shall in no way obstruct the use of the said right of way by the said parties of the first part, their heirs or assigns.

Being a portion of the premises of which Stephen S. Mapes died seized, testate, October 20, 1924.

Being a portion of the same premises in which Stephen M. Scott died seized and possessed of an equal and undivided one-half interest on July 9, 1943, leaving him surviving as his only distributees, Jesse M.W.Scott and Leila Mapes Scott.

FOURTH PARCEL: BEGINNING at a point in the easterly line of North Avenue, said point being the southwesterly corner of lands of the North Avenue Motors, Inc., and running thence with the said easterly line of North Avenue south six degrees twenty minutes west twelve and twenty eight hundredths feet; thence with land formerly of Mapes the following courses and distances: south sixty three degrees forty minutes east forty and thirty five hundredths feet; thence south nine degrees fourteen minutes thirty seconds west sixty two and five tenths feet; thence south seventy six degrees thirty two minutes east one hundred thirty nine and twenty seven hundredths feet; thence with lands now or formerly of Smith the following courses and distances; north seventeen degrees thirteen minutes east forty feet; thence south seventy four degrees forty eight minutes east thirty and seven tenths feet; thence with lands now or formerly of Nuccitelli and Wooster north nineteen degrees thirty six minutes east one hundred seventy one and seven tenths feet; thence with the southerly line of West Church Street north sixty seven degrees

Liber 1143 Page 246

five minutes west fifteen feet; thence with lands now or formerly of Hickman south nineteen degrees thirty six minutes west eighty five and eight tenths feet; thence still with said Hickman's land and lands of Scofield north sixty four degrees twenty five minutes west eighty four and ninety two hundredths feet; thence with lands of North Avenue Motors, Inc. aforesaid the following courses and distances; south twenty one degrees fifty eight minutes west ninety and fifteen hundredths feet; thence north sixty two degreea fifty nine minutes west one hundred nineteen and forty one hundredths feet to the place of beginning.

The premises above deacribed are sold and conveyed subject to certain perpetual rights, licenses and easements as set forth in a deed from Jesse M.W.Scott and Leila Mapes Scott, his wife, and Elizabeth Louisa Scott, the terms of, which are in substance as follows: That a perpetual right and license to permit the eaves on the north and south side of the building as now constructed or repaired, namely the building of the North Avenue Motors, Inc. is granted, permitting the overhanging upon the adjoining lands of the said Jesse M.W.Scott and others and to permit rain water to drip on said premises as long as said building shall stand.

Together with the right to permit the foundations of the north and south walls of the said building as now constructed or repaired, owned by the said North Avenue Motors, Inc. to encroach on said adjoining lands of Jesse M.W.Scott and others and to remain undisputed as long as said building shall stand.

Also subject to an easement or right of way over that portion of the lands of the North Avenue Motors, Inc. and the lands recently conveyed to it on the south, as well as the lands south of the premises conveyed to Minnie M. Hoag and others for the purpose of ingress and egress of its agents and servants to make neceasary repairs and improvements to said building.

Said easement, however, provides that the North Avenue Motors, Inc. or its successors or aseigns, shall in no way obstruct the use of said right of way by the said Minnie M. Hoag and others, or their heirs or assigns.

Being a portion of the premises of which Stephen S. Mapes died seized,testate, on the 20th day of October, 1924, and being a portion of the premises in which Stephen S. Mapes died seized and possessed of an equal and undivided one-half interest on July 9, 1943, leaving him surviving as his only distributees Jesse M.W.Scott and Leila Mapes Scott.

Being the same premises conveyed by Jesse M.W.Scott and Leila Mapes Scott, his wife, and Elizabeth Louisa Scott to Minnie M. Hoag, Alice E. Hoag and Mary J. Hoag, by deed dated November 19, 1943, and recorded in the Dutchess County Clerk's office December 28, 1943, in liber 613 of deeds at page 152.
Minnie M. Hoag died October 9, 1955; Alice E. Hoag died September 29, 1957, and Mary J. Hoag died September 8,1961.
Under the will of Mary J. Hoag the premises above described were devised to her nephew Chester St. John, Chester St.John died prior to the death of the said Mary J. Hoag on March 17, 1961.

Subject to the rights of the present monthly tenants.

Subject to the Zoning laws and ordinances of the City of Beacon.

...thereby granted unto the part y of the
KIK her heirs and assigns forever.

And said party of the first part

covenant s as follows:

First, That said party of the first part is

seized of said premises in fee simple, and has good right to convey the same;
Second, That the part y of the second part shall quietly enjoy the said premises;
Third, That the said premises are free from incumbrances;
except as herein noted.
Fourth, That the part y of the first part will execute or procure any further necessary assurance of the title to said premises;
Fifth, That said party of the first part

will forever Warrant the title to said premises.
Sixth, That, in Compliance with Sec. 13 of the Lien Law, the grantor 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.

In Witness Whereof, the part y of the first part ha s hereunto set his hand and seal the day and year first above written.

In Presence of

Irving Picard

State of New York
County of Dutchess } ss.: On this 6th day of August, Nineteen Hundred and Sixty four before me, the subscriber, personally appeared

Irving Picard

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he duly acknowledged to me that he executed the same.

Julius S. Boccia
Notary Public

JULIUS S. BOCCIA
Notary Public of New York State
No. 14-0323050
Residing Dutchess Co.
Commission Expires March 30, 1965

R. L.
Rossa-Lossa
398 Main St.
Beacon, N.Y.

LIBER 1143 PAGE 248

# Deed

FULL COVENANT WITH LIEN COVENANT

IRVING PICARD

TO

ROCCIA MARIA SCOLARO

Dated August 1964

| DEED OR SUPPLEMENTAL INSTRUMENT | |
|---|---|
| | 5053 |
| 6.00 | |
| | |
| | |
| TOT. 2.00 | 36.30 |

Liber 1143 Pag 249

Dutchess County Clerk's Office
Received on the 11 day of Aug 64
at 12 30 M. Recorded in
Book No. 1143 of deeds
at page 249 and examined
FREDERIC A. SMITH, CLERK

Frederic A. Smith

DUTCHESS COUNTY CLERK N.Y.
AUG 11 12 37 PM '64
COUNTY CLERK'S OFFICE

PHILLIPS, HEANEY & SCHOFIELD
ATTORNEYS & COUNSELORS AT LAW
475 MAIN STREET
BEACON, N. Y.

FORM 30TX N.Y. 1927 Bond Covenant Against Grantor with Law Covenant

# This Indenture,

State of New York
County of } ss.

Recorded on the day of A. D., 19 at o'clock M. in liber of DEEDS at page and examined.

Clerk

Made the 28th day of June

Nineteen Hundred and seventy-nine

Between ROCCIA MARIA SCOLARO, residing at 133 South Avenue, Beacon, New York,

party of the first part, and

HIBERNATION AUTO STORAGE, INC., a domestic corporation with its principal place of business at Box 112, Bedford Hills, New York,

party of the second part,

Witnesseth that the party of the first part, in consideration of

TEN and 00/100 ---------- Dollars ($10.00 ) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, his heirs and assigns forever, all that tract or parcel of land situate in the City of Beacon, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at a point in the Easterly line of North Avenue, said point being South 06 degrees 00' 40" East 139.30 feet from the intersection of the said Easterly line of North Avenue with the Southerly line of West Church Street; running thence along lands now or formerly of Scolaro South 75 degrees 37' 00" East 192.53 feet; thence along lands now or formerly of Smith South 04 degrees 52' 20" West 40.00 feet; thence along lands formerly of Mapes the following: North 88 degrees 52' 40" West 139.27 feet, South 03 degrees 06' 10" East 63.10 feet and South 83 degrees 59' 20" West 31.51 feet; thence along the Easterly line of North Avenue North 06 degrees 00' 40" West 152.10 feet to the point or place of beginning. ~~Containing 0.305 of an acre of land more or less.~~

Together with a right-of-way for the purpose of ingress and egress; beginning at a point, said point being the intersection of the Southerly line of West Church Street with the Westerly line of lands now or formerly of Trifilo; running thence along said Westerly line of lands now or formerly of Trifilo South 10 degrees 51' 10" West 88.48 feet; thence through lands now or formerly of Scolaro South 26 degrees 21' 20" West 90.99 feet to the Northeast corner of the above described parcel; thence along the Northerly line of the above described parcel North 75 degrees 37' 00" West 15.52 feet; thence through lands now or formerly of Scolaro North 26 degrees 21' 20" East 92.84 feet; thence through lands now or formerly of Hickman North 10 degrees 51' 10" East 85.74 feet; thence along the Southerly line of West Church Street South 79 degrees 08' 40" East 15.00 to the point or place of beginning.

Role

7.00

RECEIVED
$ 44
REAL ESTATE
JUN 28 1979
TRANSFER TAX
DUTCHESS
COUNTY
6486

DUTCHESS COUNTY CLERK'S OFFICE
RECEIVED ON THE 28 DAY OF June 1979
AT 3 P.M. 42 M. P.M. RECORDED IN
BOOK No. 1511 OF DEEDS
AT PAGE 557 AND EXAMINED
William R. Steinhaus CLERK

DUTCHESS COUNTY CLERK'S OFFICE RECEIVED
JUN 28 3 42 PM '79

LIBER 1511 PAGE 557

557

free + Morse

Exception Therefrom Sunwell of the premises as conveyed by virtue of a Deed Rec in the office of the D.C.C. in L. 1534 Sp 88.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.

And the party of the first part covenants that she has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

And That, in Compliance with Sec. 13 of the Lien Law, the grantor 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.

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

Roccia Maria Scolaro

Roccia Maria Scolaro

State of New York
County of Dutchess } ss. On this 28th day of June Nineteen Hundred and seventy-nine before me, the subscriber, personally appeared

Roccia Maria Scolaro

to me personally known and known to me to be the same person described in and who executed the within Instrument, and she acknowledged to me that she executed the same.

Notary Public

JEFFREY R. OTTO
Notary Public, State of New York
Residing in Dutchess County
Commission expires March 31, 1980

R + R:
Ira Parpiment, Esq.
55 Main Street
Fishkill, NY 12524

## 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.

## DEED REFERENCE

Doc. #02 2018690
Hibernation Auto Storage Inc
To
The Lindley LLC
January 29, 2018

Doc. #02 2018 4844
1156 North Avenue LLC
To
Susana Saragaya
July 11, 2018

## TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
5954-26-740983

## DATE OF SURVEY

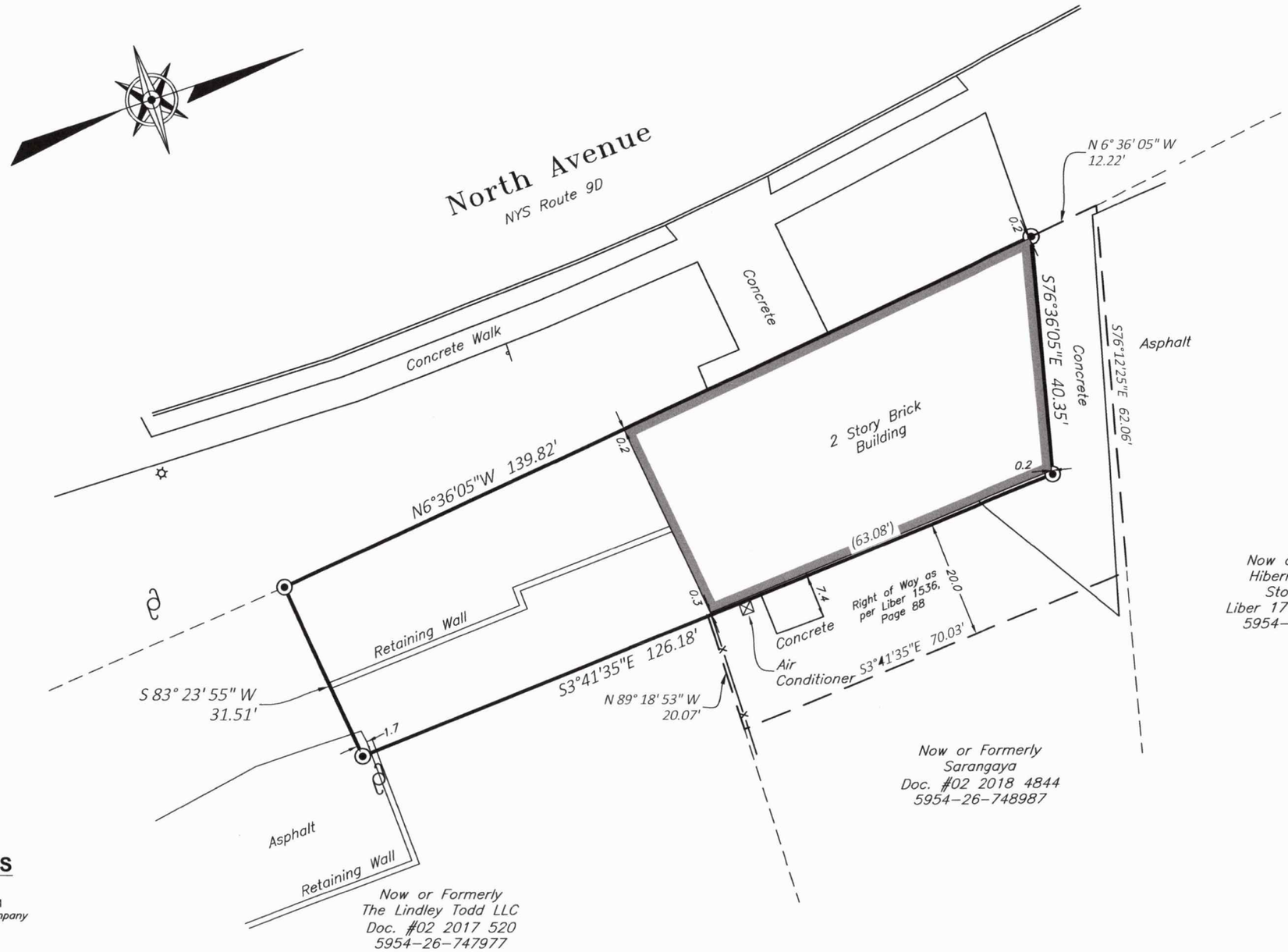
Field Completion: June 25, 2023

## CERTIFICATIONS

The Lindley LLC
Walden Savings Bank, ISAOA
Stewart Title Insurance Company
Title #AT23-1622403

## AREA

4,636 Square Feet
0.106 Acres




JOHNSON SURVEYING

BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com

Copyright 2014

STATE OF NEW YORK
BRENDAN JOHNSON
LICENSED LAND SURVEYOR
050919

Brendan Johnson, PLS
PLS No. 50919

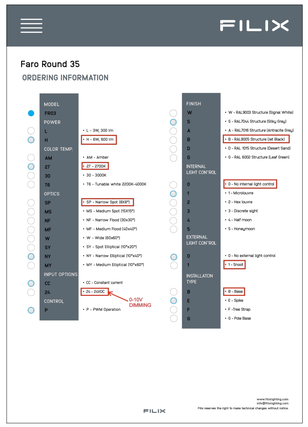
1154 NORTH AVE

# MAP OF A SURVEY PREPARED FOR THE LINDLEY LLC

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

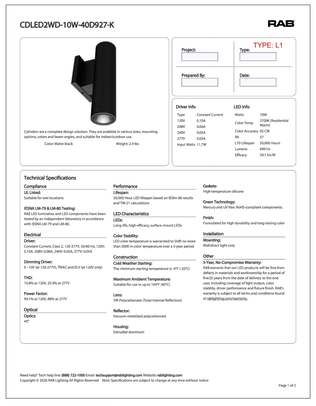
| | |
|---|---|
| tax id | 5954-26-740983 |
| address | 1154 NORTH AVE |
| date | 6/25/2023 |
| drawn | BJ |
| scale | 1"=20' |
| checked | BJ |
| project no. | 23-101 |
| project name | 1154 NORTH AVE |
| sheet | 1 OF 1 |




L2: NARROW BEAM SPOT LIGHT

2700K. MOUNT FIXTURE IN SCULPTURE BASE POINTED AT SCULPTURE. 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

2700K. CRI 80.
COLOR: BLACK
MOUNTING HEIGHT = 8 FEET.
DARK SKY COMPLIANT

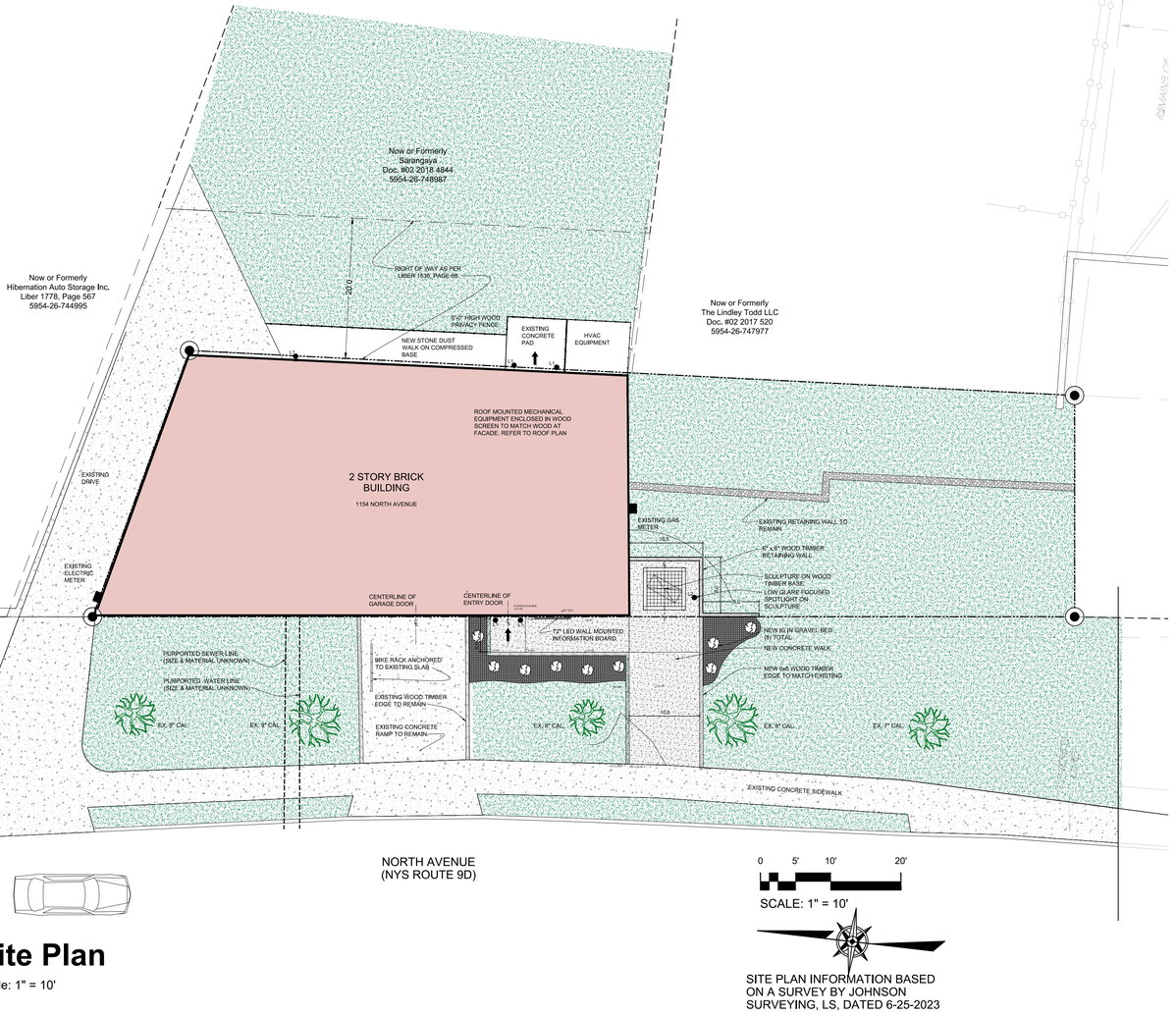
NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN 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 | | | 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'<br>63.5' | 0.3' | 75' | 85' existing | 3 stories / 38'<br>& 4th Story w/<br>Special Permit | Existing -<br>No Change | 10%<br>5% if open to<br>public | 2% +<br>Landscaping<br>in the DOT<br>ROW | 4,646 SF |
| | | | | | | | | | | | | | |




## Site Plan

Scale: 1" = 10'

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 03/31/26 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| | | | |
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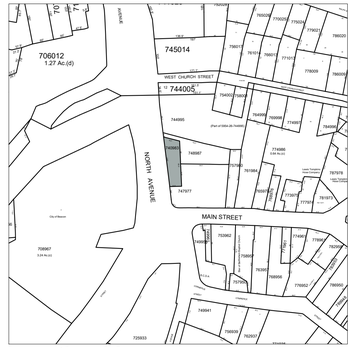



## Location Map

Scale: 1" = 200'

## 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)<br>3 spaces per 1,000 sf GFA (maximum) | 4,418 gsf | 0 parking spaces minimum<br>12 parking spaces maximum |
| | | |
| **Total** | | 0 parking spaces minimum<br>20 parking spaces maximum |
| | | |
| **Total Provided** | | **0 parking spaces**<br>See Notes Below |

**Notes:**

1. There is no space available for off-street parking on the parcel.
2. 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. The Applicant has retained an acoustic engineer to analyze the existing acoustics and specify noise mitigation measures to meet or exceed the City of Beacon Code requirements. Construction details for noise mitigation will be included in the Construction Documents submitted for the Building Permit Application.

## 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

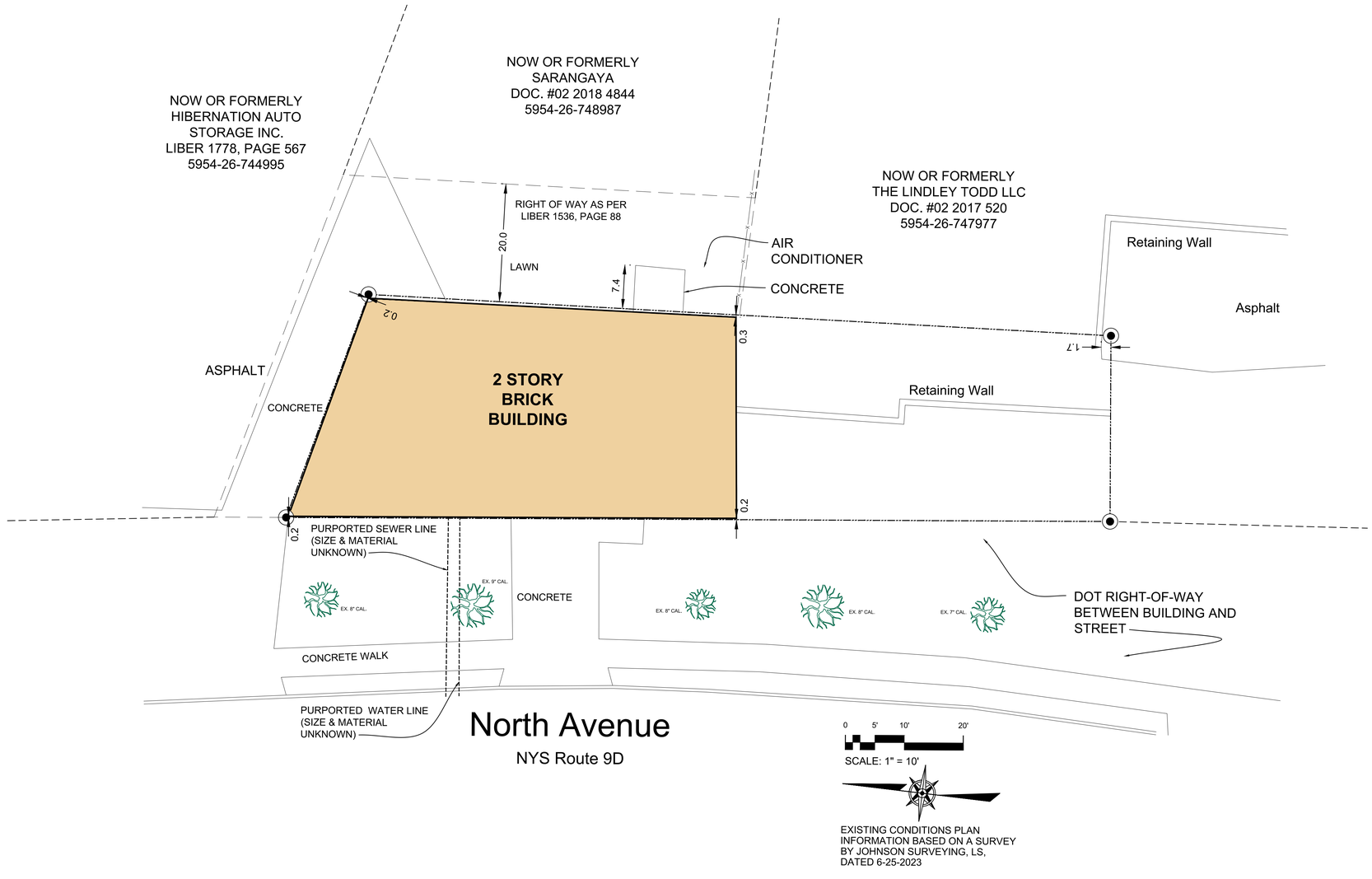
*Site / Civil Engineer:*
**Hudson Land Design**
174 Main Street
Beacon, New York 12508

*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 |
| 1 | 03/31/26 | REVISED PER PLANNING BOARD COMMENTS | AJS |




## 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

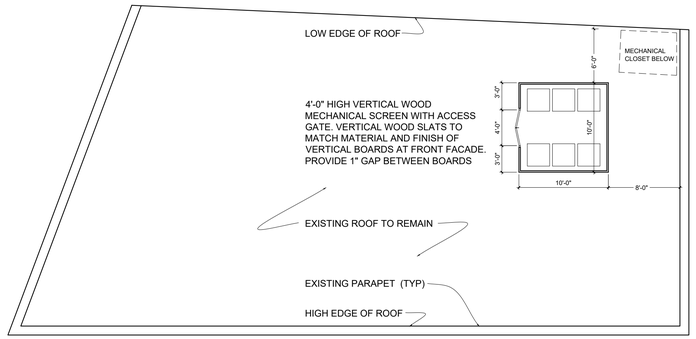
*Surveyor:*
**Johnson Surveying**
10 Meadow Lane
Pleasant Valley, NY 12569

## The Wolf - 1154 North Avenue

Beacon, New York
Scale: 1" = 10'
December 21, 2025

REVISIONS:

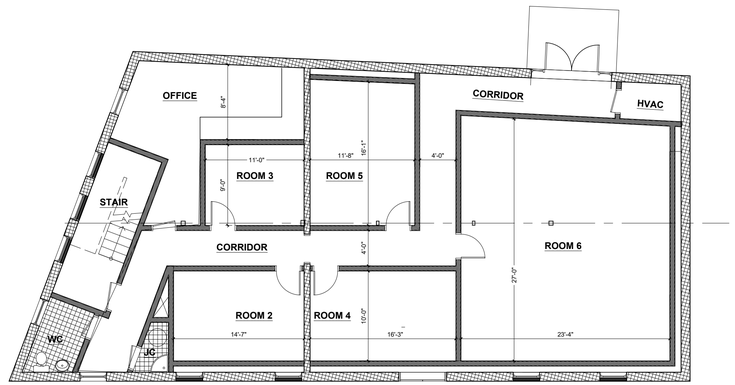
| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 03/31/26 | REVISED PER PLANNING BOARD COMMENTS | AJS |




## Roof Plan

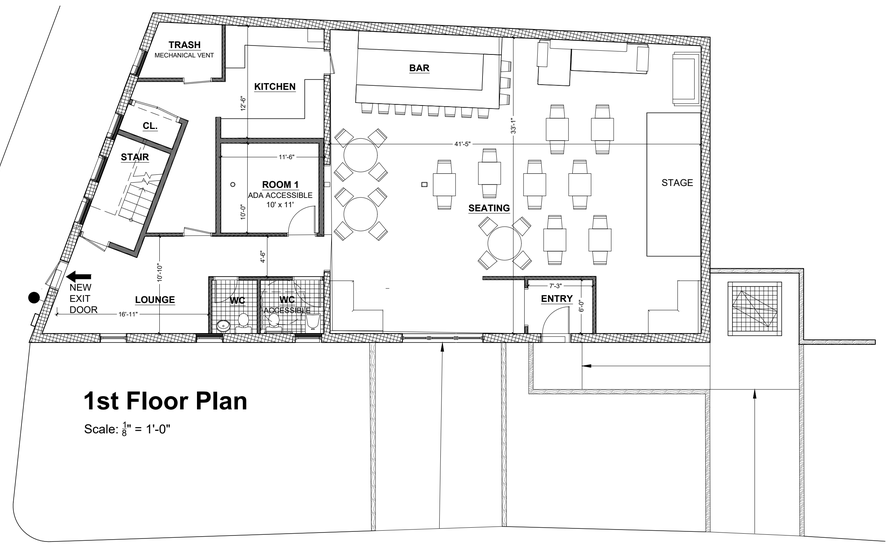
Scale: $\frac{1}{8}$" = 1'-0"

NOTE: THE NUMBER OF ROOFTOP MECHANICAL UNITS IS ASSUMED BASED ON INITIAL MECHANICAL ASSESSMENT. IF MORE UNITS ARE REQUIRED FOR THE FINAL SYSTEM DESIGN, EXTEND THE MECHANICAL ENCLOSURE TO THE NORTH TO CREATE THE MINIMUM REQUIRED EQUIPMENT CLEARANCES




## 2nd Floor Plan

Scale: $\frac{1}{8}$" = 1'-0"




## 1st Floor Plan

Scale: $\frac{1}{8}$" = 1'-0"




## Sculpture




## Building Concept Image 1

Note: Building concept images are provided for a general overview of the building design intent, and do not represent proposed details, landscaping, or context

**MATERIALS**

- 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

**LED INFORMATION SCREEN SPECIFICATIONS:**

- MODEL: SAMSUNG OH46B 46" FULL OUTDOOR PROFESSIONAL SIGNAGE
- BRIGHTNESS: 3500 NITS/CD/M2
- DIMENSIONS: 42.1 X 24.6 X 3.3"
- RESOLUTION: 1920 X 1080
- SCREEN SIZE: 46" (DIAGONAL)
- THERE WILL BE NO ANIMATIONS OR TRANSITIONS
- CAN BE ORIENTED IN LANDSCAPE OR PORTRAIT

**SIGN SPECIFICATIONS:**

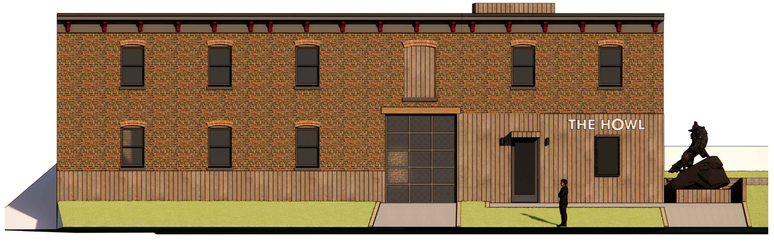
- SIGN TYPE: INDIVIDUALLY FABRICATED, FACE-LIT (INTERNALLY ILLUMINATED) CHANNEL LETTERS WITH WARM WHITE LED ILLUMINATION (2700K-3000K), ACRYLIC FACES, AND OPAQUE RETURNS.
- NO HALO/BACKLIGHTING OR ANIMATION.
- DIMENSIONS: 117.1" X 24" X 5"
- FONT: "NORTH TYPEFACE".




## View 3




## View 2




## View 1

# Site Plan Application

**Sheet 3 of 5 - Floor Plans & Elevations**

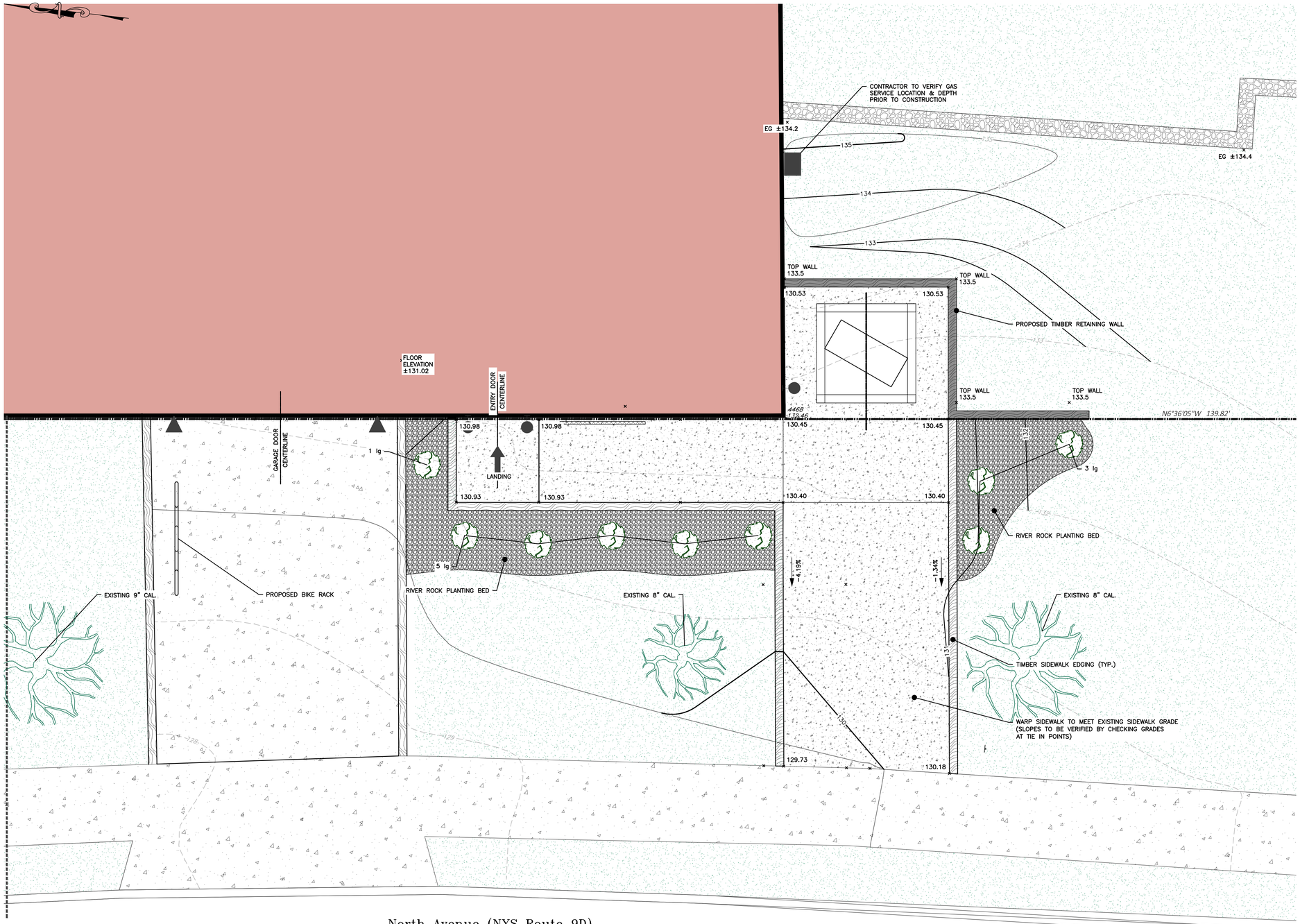
*Owner:*
**Hudson Vox, LLC**

*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
- 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
- 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 |
|---|---|---|---|---|---|
| Ig | 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 |
| 1 | 3/31/26 | PER PLANNING BOARD COMMENTS | CMB | | | | |

GRAPHIC SCALE

3 0 1.5 3 6 12

( IN FEET )
1 inch = 3 ft.

Dig Safely. New York. Call 811 before you dig

SEAL

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

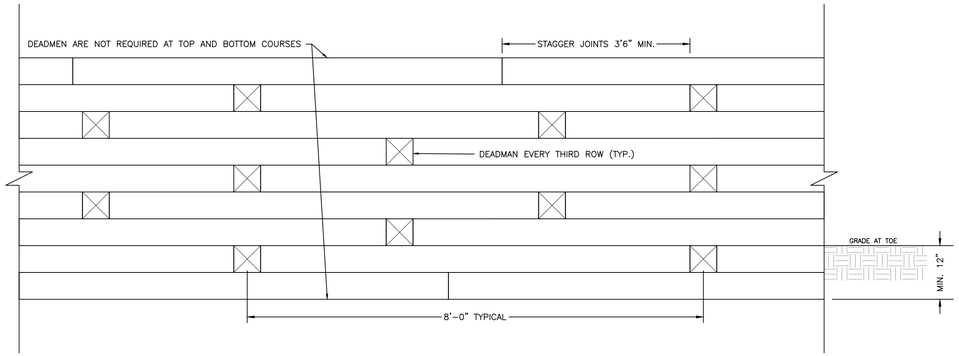
GRADING & LANDSCAPING PLAN

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 |

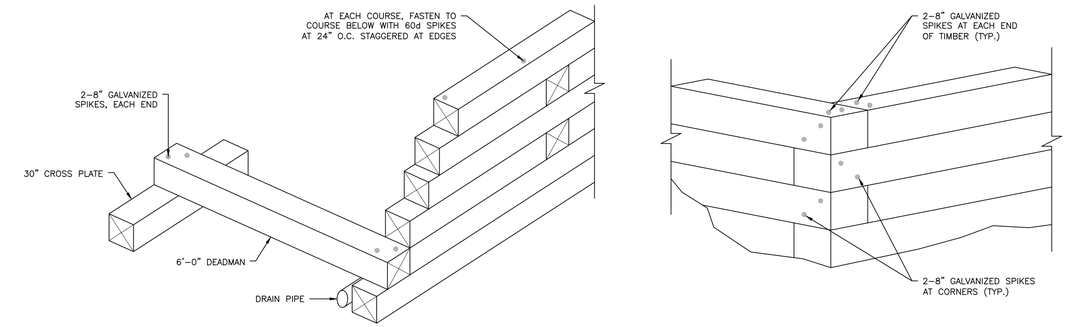
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



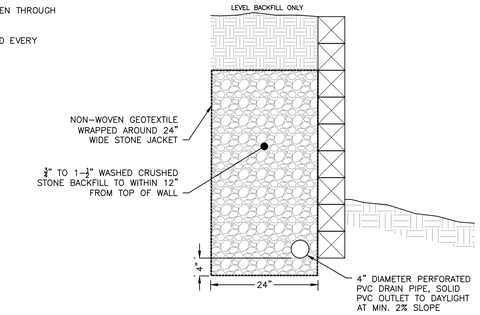

NOTES:

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.

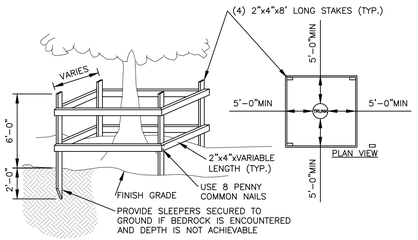
## TYPICAL TIMBER RETAINING WALL DETAIL
NOT TO SCALE




## TYPICAL TIMBER RETAINING WALL FASTENERS & DEADMAN DETAIL
NOT TO SCALE

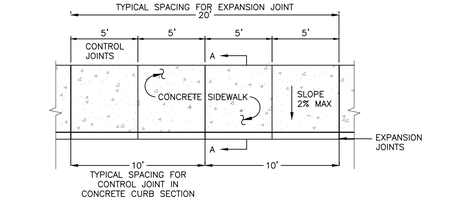



## TIMBER RETAINING WALL BACKFILL AND DRAINAGE DETAIL
NOT TO SCALE

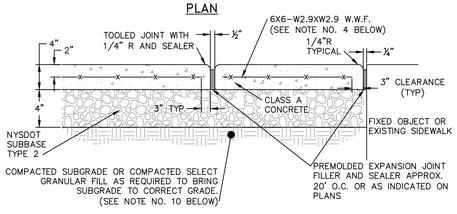



NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

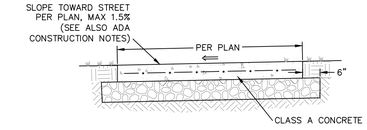
## TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



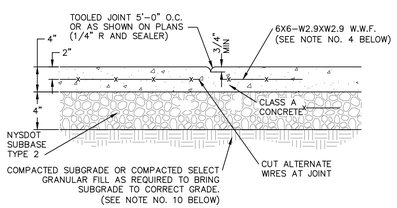

PLAN




EXPANSION JOINT




SECTION A-A

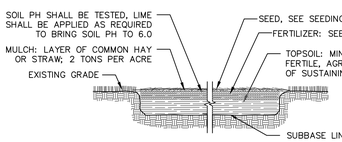



CONTROL JOINT

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



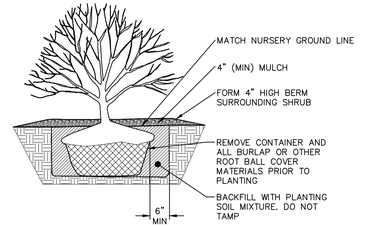

NOTES:
1. COMPACTED SECTIONS REQUIRE CHISELING OR DISKING TO PROVIDE AN ADEQUATE ROOTING ZONE TO A MINIMUM DEPTH OF 12". REMOVE ALL STONES AND OTHER DEBRIS FROM THE SURFACE THAT ARE GREATER THAN 4 INCHES, OR THAT WILL INTERFERE WITH FUTURE MOWING OR MAINTENANCE.
2. SOIL AMENDMENTS SHOULD BE INCORPORATED 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<br>CHEWINGS FESCUE------20 LBS./ACRE<br>PERENNIAL RYEGRASS-----5 LBS./ACRE<br>RED CLOVER----------10 LBS./ACRE | CREEPING RED FESCUE---10 LBS./ACRE<br>PERENNIAL RYEGRASS----10 LBS./ACRE | SWITCHGRASS-------4 LBS./ACRE<br>BIG BLUESTEM------ 4 LBS./ACRE<br>LITTLE BLUESTEM-----2 LBS./ACRE<br>INDIANGRASS---------4 LBS./ACRE<br>COASTAL PANICGRASS---2 LBS./ACRE<br>SIDEOATS GRAMA------2 LBS./ACRE<br>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 |
| 1 | 3/31/26 | PER PLANNING BOARD COMMENTS | CMB | | | | |

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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.

April 10, 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:

- Submission correspondence dated March 31, 2026, from Aryeh Siegel, Architect.
- Response correspondence dated March 31, 2026, from Aryeh Siegel, Architect.
- Response correspondence dated March 31, 2026, from Hudson Land Design.
- Infiltration and Inflow correspondence dated March 31, 2026 from Hudson Land Design, with a copy of an Infiltration and Inflow study report conducted of the site dated January 29, 2019, as prepared by Hudson Land Design.
- Parking Assessment correspondence dated March 30, 2026, from Colliers Engineering & Design.
- Copy of parcel descriptions.
- Plan titled "1154 North Ave – Map of a Survey prepared for The Lindley LLC", dated June 25, 2023, as prepared by Brendan Johnson, PLS.
- Plan set titled "The Howl – 1154 North Avenue", as prepared by Aryeh Siegel, Architect, and Hudson Land Design, with the latest revision date of March 31, 2026, and consisting of the following drawings:
  - Sheet 1 of 5 – Site Plan
  - Sheet 2 of 5 – Existing Conditions Plan
  - Sheet 3 of 5 – Floor Plans & Elevations
  - Sheet 4 of 5 – Grading & Landscaping Plan
  - Sheet 5 of 5 – Details Plan

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. The applicant's architect should meet with the City's Building Department to determine if sprinkler will be required for the proposed use and occupancy. This may have an impact on the size of the water service feeding the building, which is unknown at this time.

Sheet 1 of 5:

1. The lighting information provided on the sheet shall be provided at a scale so all information is legible.

2. The notes under the lighting cut sheets states "Photometric diagrams are shown with shielded conditions." No photometric diagrams have been provided. If they are to be provided, then the plans shall be revised to reflect them. If they are not provided, then the note shall be revised to delete this wording.

Sheet 3 of 5:

1. The 3 elevation views on the right side of the sheet should be updated to reflect any signage proposed, including the LED screen. At present, these views reflect a window where the "Concept Image 1" reflects the LED screen.

Sheet 5 of 5:

1. The sheet title should be revised to "Construction Details", as it presently is titled "Grading & Landscaping Plan".

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

**City of Beacon Planning Board Agenda**
**04/14/2026**

**Title:**

Continue review of Amended Concept Plan approval 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings LLC.

**ATTACHMENTS**

248 Tioronda PB 4.14.26 rev concept plan Response to Engineering Comments.pdf

248 Tioronda PB 4.14.26 rev concept plan SHPO-No Adverse Impact Letter.pdf

248 Tioronda PB 4.14.26 rev concept plan School Children Analysis.pdf

248 Tioronda PB 4.14.26 FEAF Report 032426.pdf

Lanc & Tully 248 Tioronda Ave 04-08-26 review.pdf

Chai Developers LLC
35 Main Street, Suite 311
Poughkeepsie, NY 12601

March 23, 2026

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

**RE:** Response to Engineering Comments regarding 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, along with other requests received subsequently.

See below for responses. 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 received an updated letter from SHPO, which has been provided.

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.

***Updated School Children Calculation requested during March Planning Board Meeting***

At the March 10 Planning Board meeting, we were asked to update our calculation of the project's impact on school district enrollment. The new analysis from LaBella Associates shows an estimated enrollment increase of just 0.81%, which is well within the district's capacity, especially given recent declines of about five times that amount (NYSED data).

I trust this response thoroughly addresses the comments provided during the review of our submissions and resolves any concerns regarding the Planning Board's issuance of SEQRA and LWRP determinations. Should you require further clarification or additional information, please feel free to contact me.

Additionally, in Resolution No. 21 of 2026, the City Council sent the revised Concept Plan to the City Planning Board for a report and recommendation. With all review comments addressed, we respectfully request the Planning Board forward its recommendation to the City Council at the April 14 meeting.

Thank you very much for your attention and consideration.

Respectfully,



Jay Blumenfeld
Chai Developers LLC
Beacon 248 Holdings LLC

March 20, 2026

Jay Blumenfeld
CHAI
35 Main St
Poughkeepsie, NY 12601

Re: DEC
Beacon 248 Development LLC; Tioronda Avenue
NY
13PR04006

Dear Jay Blumenfeld:

Thank you for continuing to consult with 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 have reviewed the updated concept plan and supporting documentation that were submitted to our office on March 17, 2026. We understand that the updated concept replaces the approved commercial building with two new residential buildings in its place. Based on that review, it is the OPRHP's opinion that the amended scope of work, 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

To: City of Beacon Planning Board

From: Danielle Stark, Planner / Project Manager

CC: Kyle Ahearn, Senior Civil Engineer

Date: March 24, 2026

Re: School Children Calculations
248 Tioronda Avenue Multifamily Development
248 Tioronda Ave, City of Beacon, NY
LaBella Project No. 2260816

The Applicant, CHAI Developers (formerly known as 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 multifamily development 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). As part of the State Environmental Quality Review (SEQR) process for the amended site plan application, the City of Beacon Planning Board requested an updated school-age children analysis for the proposed multifamily development at the March 10th Planning Board meeting. The following analysis has been prepared which estimates the potential number of school-age children (i.e. Kindergarten through 12th grade) that the project could house and anticipates that the City of Beacon School District has the capacity to enroll these additional children.

The project is located in the Beacon City School District. According to the NY State Education Department website[1], the 2024-2025 enrollment in the school district was 2,468 students, with an additional 213 school-age children who live in the district but attend private schools, resulting in a public-school participation rate of 92%.

The previously approved site plan for this project included a 25,400 square foot (SF) office building and a 64-unit multifamily residential development (Buildings 200 and 300, which contained 23 one-bedroom market rate units, 4 one-bedroom workforce rate units, 26 two-bedroom market rate units, 4 two-bedroom workforce rate units), 7 three-bedroom market rate units, and 0 three-bedroom workforce rate units. A standard method for analyzing the potential number of public school-age children that the project is estimated to house is drawn from a June 2006 report from Rutgers University Center for Urban Policy Research, entitled "Residential Demographic Multipliers, Estimates of the Occupants of New Housing." This report presents a set of residential demographic multipliers that Rutgers derived from the 2000 U.S. Census 5-Percent Public Use Microdata Sample (PUMS). According to the Rutgers report, the total estimated number of public school-age children per rental dwelling in New York State multifamily developments with five or more units is averaged to be 0.07 children per one-bedroom market rate apartment, 0.27 children per one-bedroom workforce rate unit, 0.16 children per two-bedroom market rate apartment, 0.45 children per two-bedroom workforce rate unit, 0.63 children per three-bedroom market rate unit, and 1.30 children per three-bedroom workforce rate unit. Based on these estimates, approximately 13 public school-age children were estimated to reside in the previously approved development, which represents only a 0.53% increase in student enrollment in the Beacon City School District (see Table 1).

[1] https://data.nysed.gov/enrollment.php?year=2025&instid=800000053483

***Table 1: Estimated Number of Public School-Age Children to be Housed in the Previously Approved Project (Residential Buildings 200 and 300)***

| Unit Type | Number of Units | Multiplier for Rental Housing | Number of Public School Children |
|---|---|---|---|
| One-bedroom market rate units | 23 | 0.07 | 1.61 |
| One-bedroom workforce units | 4 | 0.27 | 1.08 |
| Two-bedroom market rate units | 26 | 0.16 | 4.16 |
| Two-bedroom workforce units | 4 | 0.45 | 1.80 |
| Three-bedroom market rate | 7 | 0.63 | 4.41 |
| Three-bedroom workforce rate | 0 | 1.30 | 0.00 |
| **Total** | **64** | **----** | **13.06** |

The proposed amended site plan removes the previously proposed office building and instead increases the proposed amount of multifamily housing. Specifically, the amended site plan includes 149 studio and one-bedroom units, 44 two-bedroom units, and 7 three-bedroom units (see Table 2). The type of multipliers for rental housing are the same as that from the public school-age children analysis in Table 1. Since the report does not mention studio apartments, studio apartments are included in the count of one-bedroom apartments for the purposes of this calculation. Based on the multipliers from the Rutgers report, approximately 29 public school-age children would be estimated to reside in this development, which represents only a 1.18% increase in student enrollment in the Beacon City School District (see Table 2).

***Table 2: Estimated Number of Public School-Age Children to be Housed in the Proposed Amended Project (Residential Buildings 100A, 100B, 200 and 300)***

| Unit Type | Number of Units | Multiplier for Rental Housing | Number of Public School Children |
|---|---|---|---|
| **Buildings 200 and 300** | | | |
| Studio & One-bedroom, market rate | 23 | 0.07 | 1.61 |
| Studio & One-bedroom, workforce rate | 4 | 0.27 | 1.08 |
| Two-bedroom, market rate | 26 | 0.16 | 4.16 |
| Two-bedroom, workforce rate | 4 | 0.45 | 1.80 |
| Three-bedroom, market rate | 7 | 0.63 | 4.41 |
| Three-bedroom, workforce rate | 0 | 1.30 | 0.00 |
| ***Subtotal*** | ***64*** | **----** | ***13.06*** |
| **Buildings 100A and 100B** | | | |
| Studio & One-bedroom, market rate | 95 | 0.07 | 6.65 |
| Studio & One-bedroom, workforce rate | 27 | 0.27 | 7.29 |
| Two-bedroom, market rate | 14 | 0.16 | 2.24 |
| Two-bedroom, workforce rate | 0 | 0.45 | 0.00 |
| Three-bedroom, market rate | 0 | 0.63 | 0.00 |
| Three-bedroom, workforce rate | 0 | 1.30 | 0.00 |
| ***Subtotal*** | ***136*** | **----** | ***16.18*** |
| **Total** | **200** | **----** | **29.24** |

*LaBella Associates*
*March 24, 2026*

Thus, the proposed multifamily residential development is estimated to house an additional 20 public school-age children, which represents only an additional 0.81% in student enrollment at the Beacon City School District schools when compared to that generated from the previously approved project. It is anticipated that the school district has capacity to handle this additional enrollment. Additionally, some of these school children may be relocating from another location within the school district, and are already enrolled in the district's public schools, which may result in a lower estimate of additional enrollment.

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: March 24, 2026

LaBella
Powered by partnership.
21 Fox Street | Poughkeepsie, New York 12601 | p 845-454-3980

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- 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: March 20, 2026 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:<br>248 Tioronda Ave Proposed Multifamily Development and Office Building | | |
| Project Location (describe, and attach a general location map):<br>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):<br>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.<br><br>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:<br>CHAI Developers (FKA CHAI Builders) | Telephone: 917-696-4402<br>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):<br>(Same as Applicant) | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |
| Property Owner (if not same as sponsor):<br>Beacon 248 Development, LLC | Telephone:<br>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. |

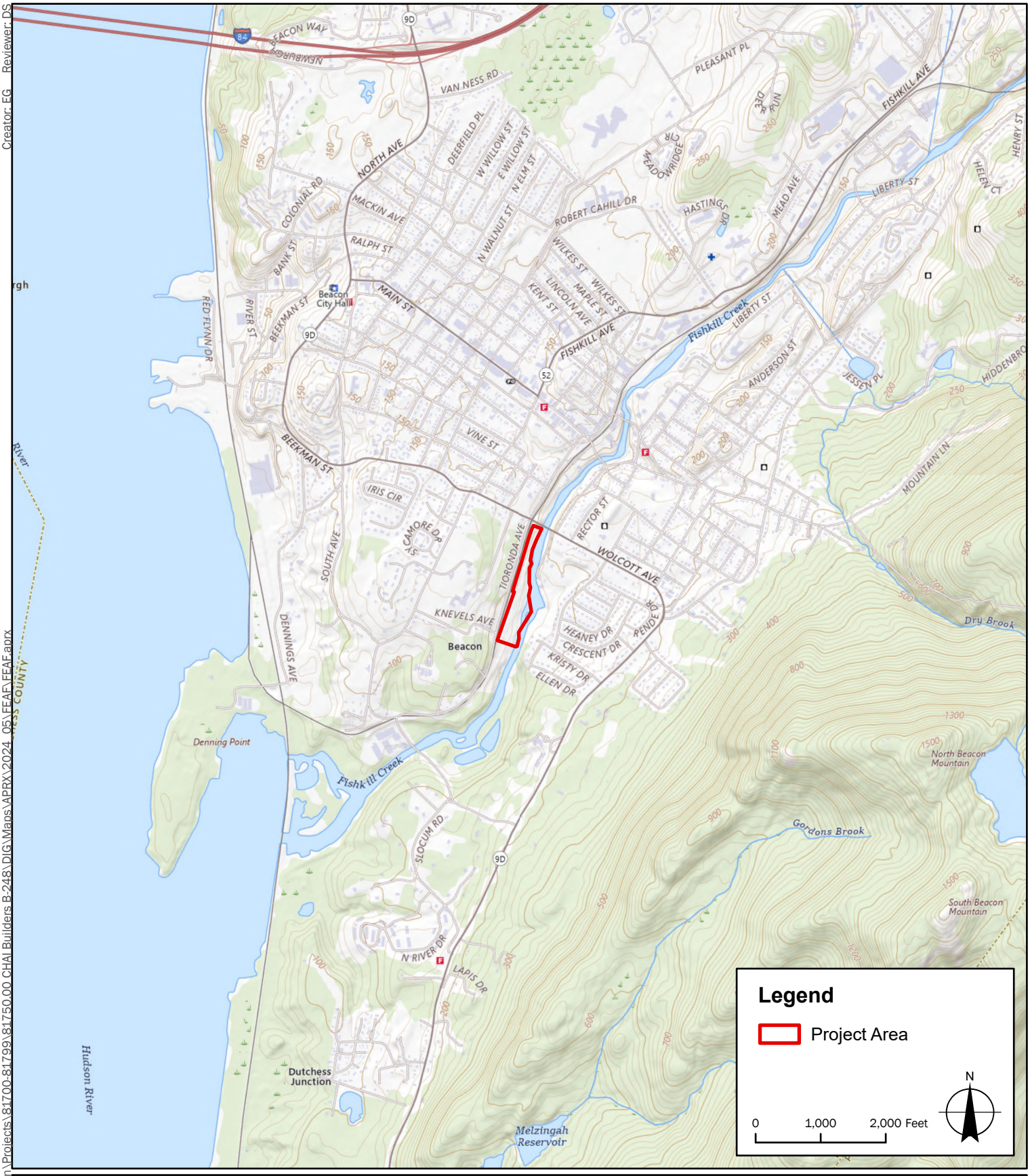
| Species Name | Regulatory Status | Preferred Habitat |
|---|---|---|
| Monarch Butterfly (Danaus Plexippus) | Federally-Proposed Threatened | According to USFWS and NYSDEC, monarchs are found in open meadows and fields that usually contain a variety of wildflowers including milkweed, coastal beaches 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. NYSOPRHP SHPO issued a letter on March 20, 2026 confirming that no adverse impacts are anticipated with the proposed amended site plan.

## FIGURES




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

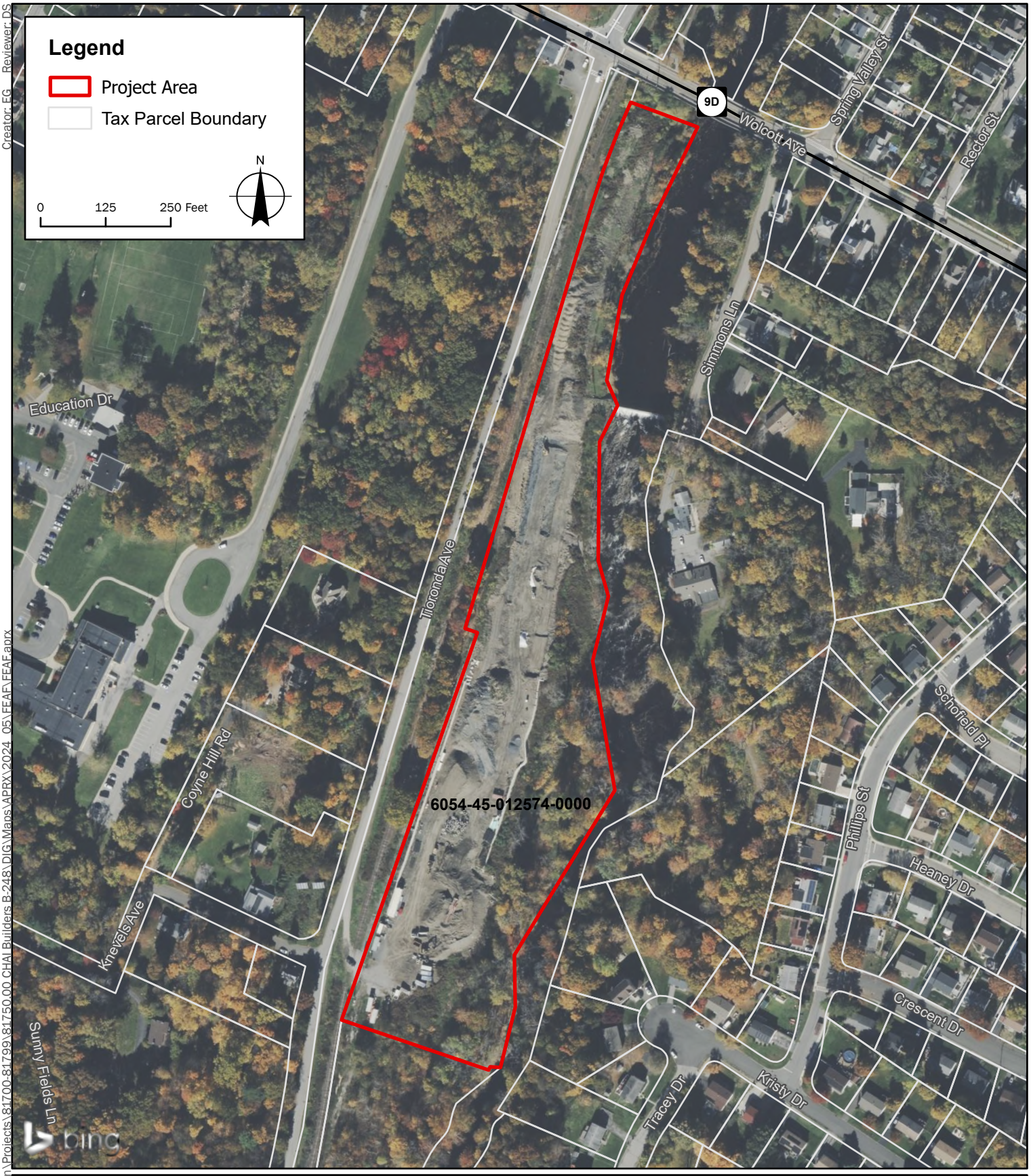
CHAI Builders
B-248

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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248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

# Orthophoto Tax Map

# FIGURE 2

Creator: EG Reviewer: DS

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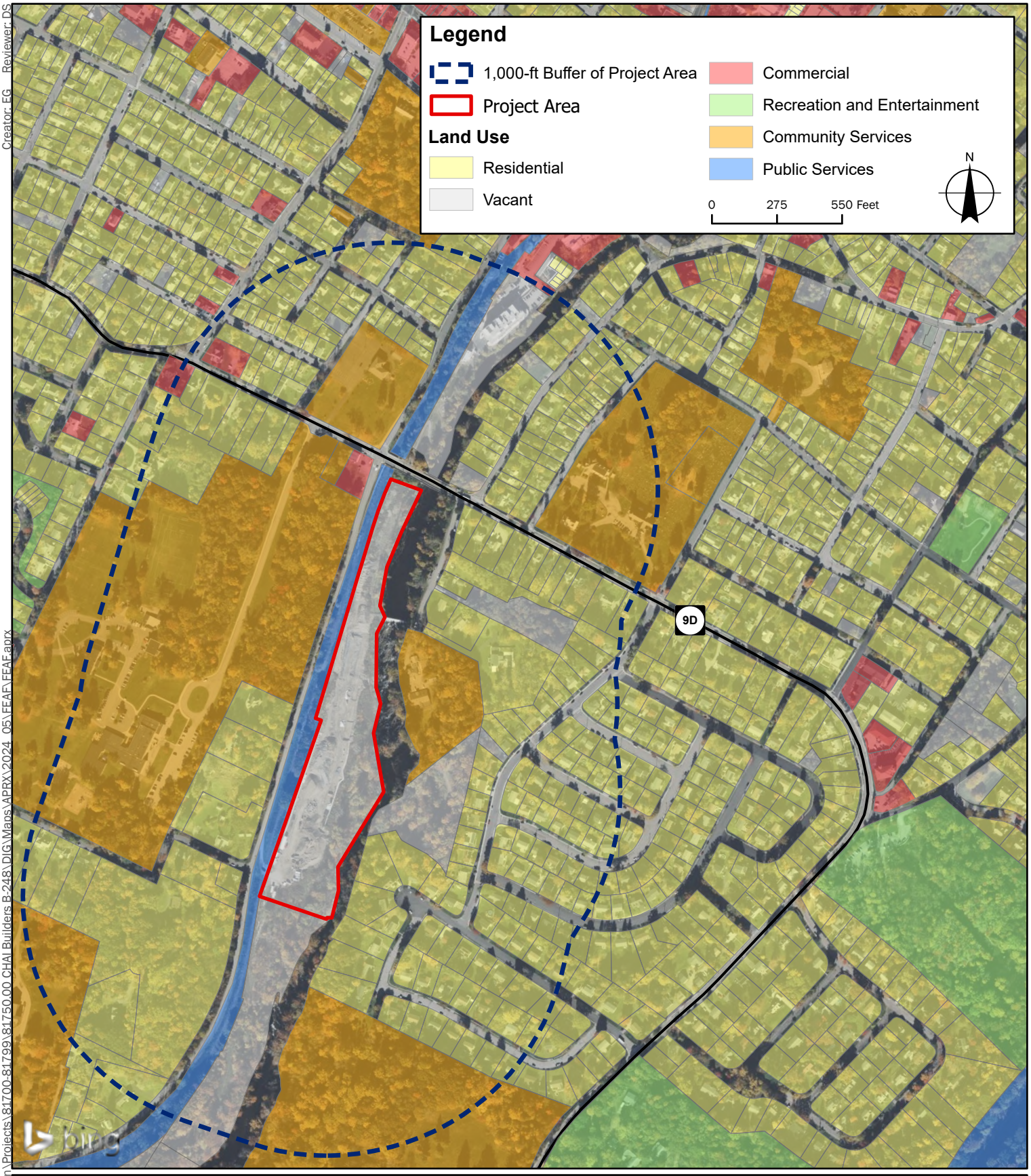


Sources:
1. Project Area: LaBella, 2024
2. Tax Parcels: Regrid, 2024
3. Land Use: Regrid, 2024
4. Streets: NYS GIS Program Office, 2023
5. Basemap: Bing Maps

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248 Tironda Avenue,
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Dutchess Co., New York

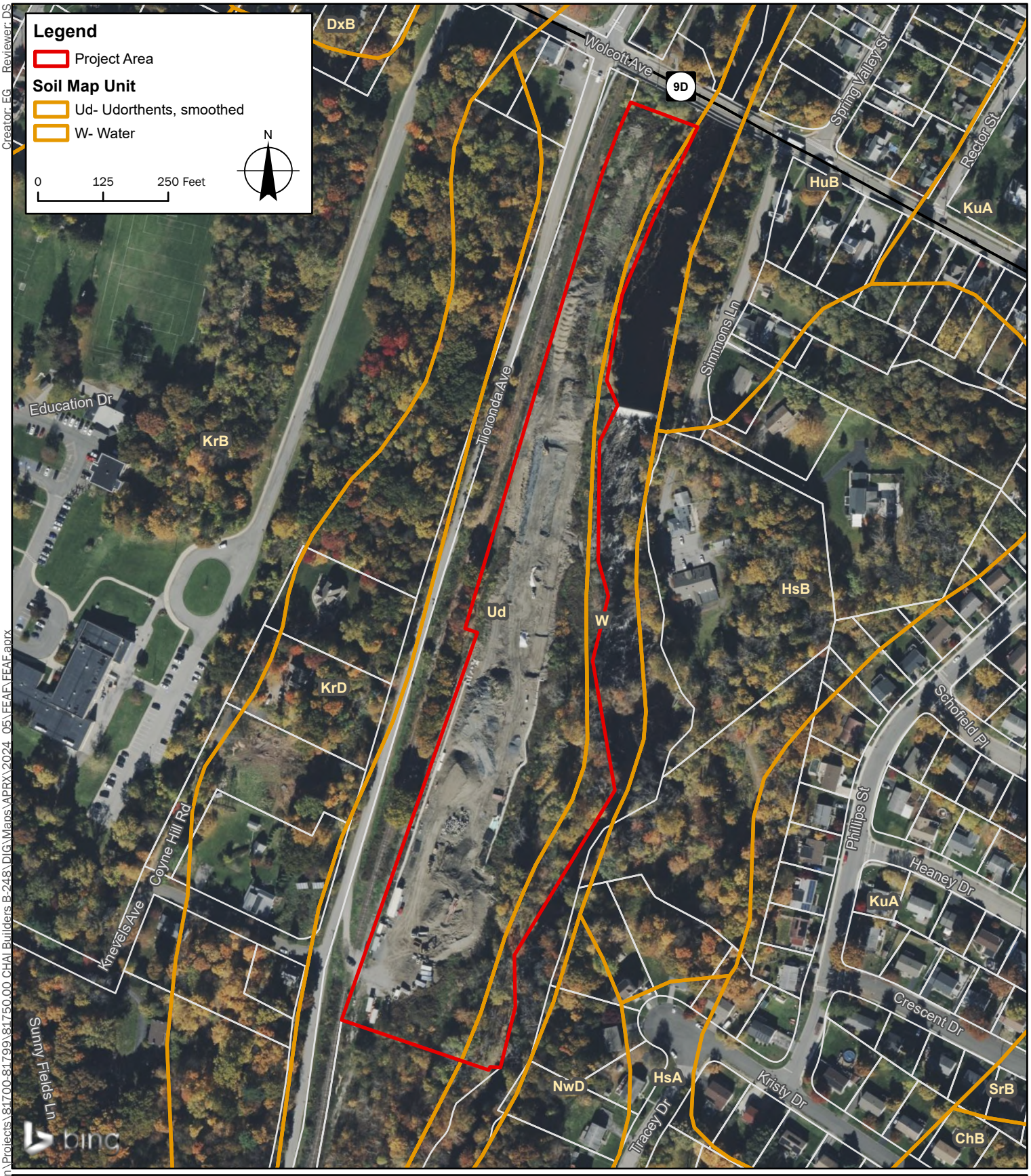
CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

**Land Use Map**

**FIGURE 3**

Creator: EG Reviewer: DS
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,
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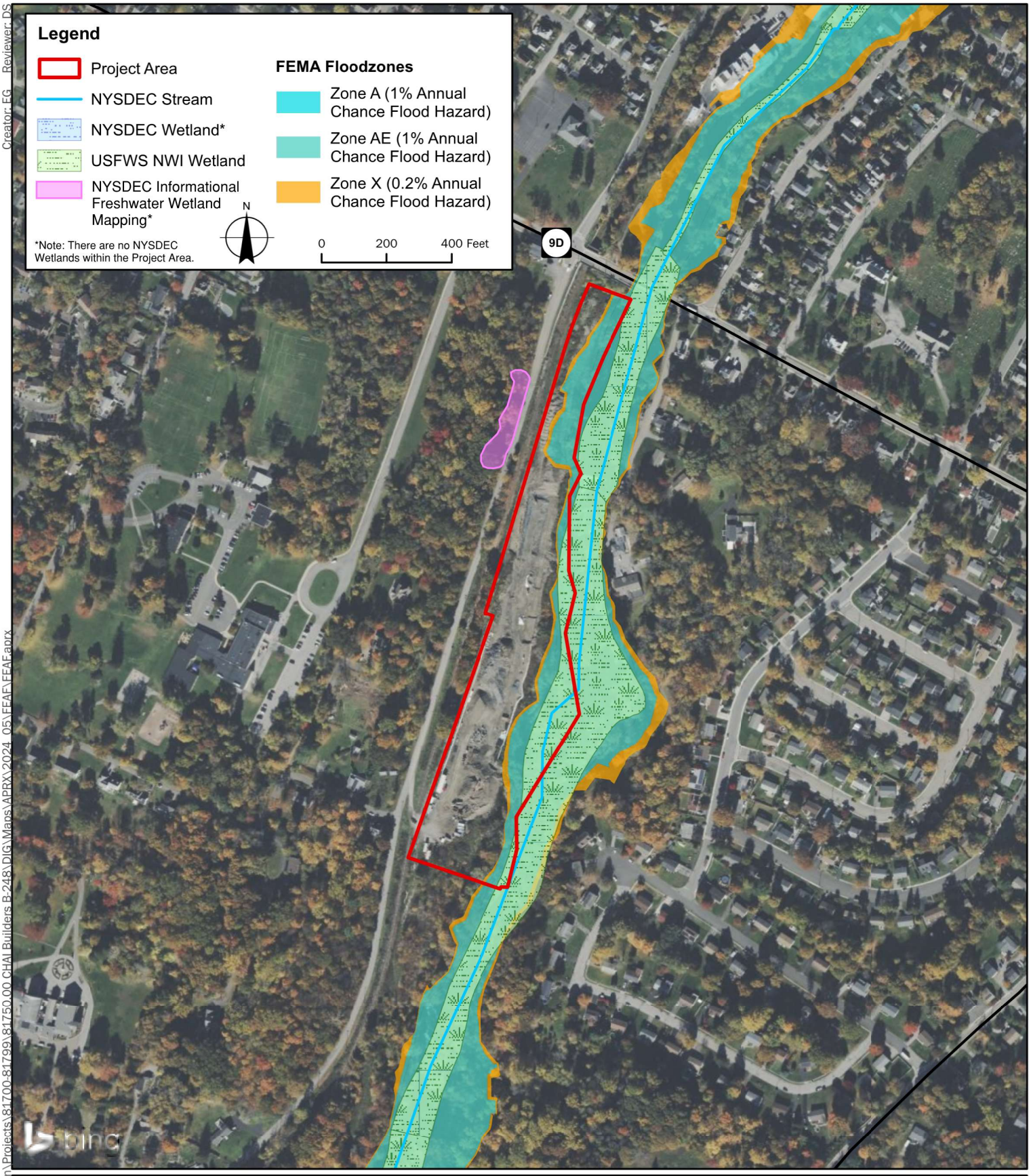
CHAI Builders
B-248

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




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,
City of Beacon,
Dutchess Co., New York

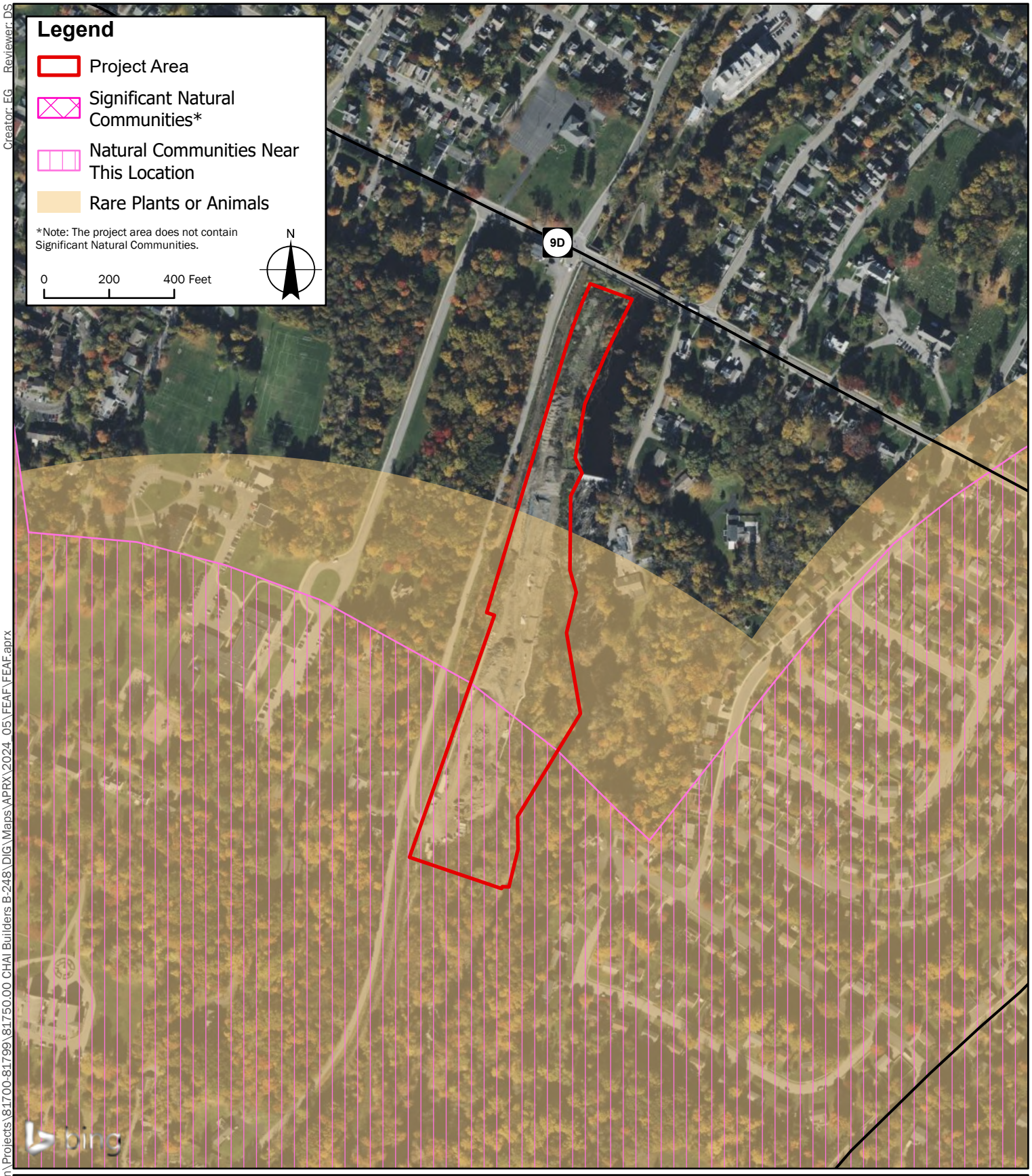
CHAI Builders
B-248

LaBella Project No: CZ81750
Original: 6/3/2024. Revised: 1/28/2026.

**Wetland, Stream, and Floodplain Map**

**FIGURE 5**

Path: \\cash.lab\u\Legacy\Chazen\Projects\81700-81799\81750.00 CHAI Builders B-248\DIG\Maps\APRX\2024_05\FEAF\FEAF.aprx
Creator: EG Reviewer: DS




Creator: EG Reviewer: DS

Path: \\cash.lab\u\Legacy\Chazen\Projects\81700-81799\81750.00 CHAI Builders B-248\DIG\Maps\APRX\2024_05\FEAF\FEAF.aprx

Sources:
1. Project Area: LaBella, 2024; Regrid, 2024
2. 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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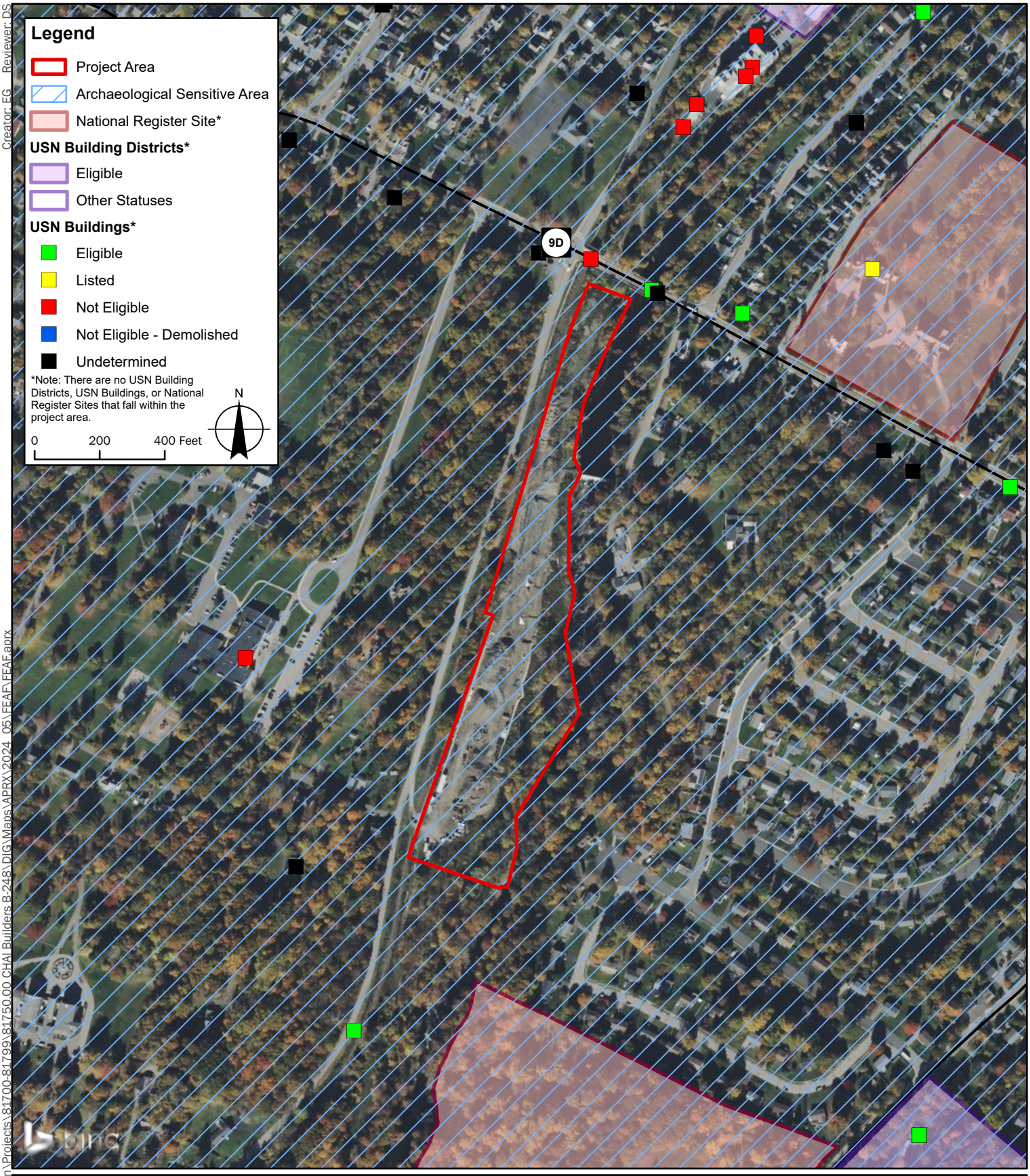
Dutchess Co., New York

CHAI Builders
B-248

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

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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<br>Wherever found<br>There is **final** critical habitat for this species. Your location does not overlap the critical habitat.<br>https://ecos.fws.gov/ecp/species/5949 | Endangered |
| Northern Long-eared Bat  Myotis septentrionalis<br>Wherever found<br>No critical habitat has been designated for this species.<br>https://ecos.fws.gov/ecp/species/9045 | Endangered |
| Tricolored Bat  Perimyotis subflavus<br>Wherever found<br>No critical habitat has been designated for this species.<br>https://ecos.fws.gov/ecp/species/10515 | Proposed Endangered |

## Insects

| NAME | STATUS |
|---|---|
| Monarch Butterfly  Danaus plexippus<br>Wherever found<br>There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.<br>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<br>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.<br>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.

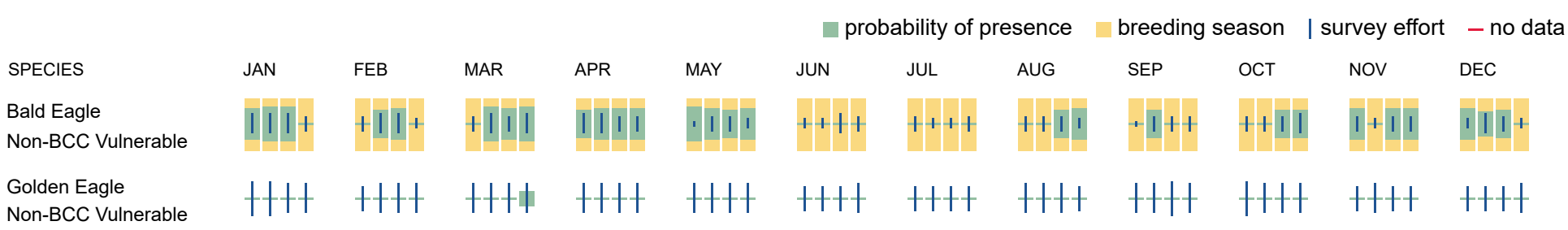
**Breeding Season** (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

**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<br>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.<br>https://ecos.fws.gov/ecp/species/1626 | Breeds Sep 1 to Aug 31 |
| Black-billed Cuckoo  Coccyzus erythropthalmus<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/9399 | Breeds May 15 to Oct 10 |
| Black-capped Chickadee  Poecile atricapillus practicus<br>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<br>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<br>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<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/2974 | Breeds Apr 27 to Jul 20 |
| Chimney Swift  Chaetura pelagica<br>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<br>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.<br>https://ecos.fws.gov/ecp/species/1680 | Breeds elsewhere |
| Prairie Warbler  Setophaga discolor<br>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<br>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<br>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<br>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<br>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.

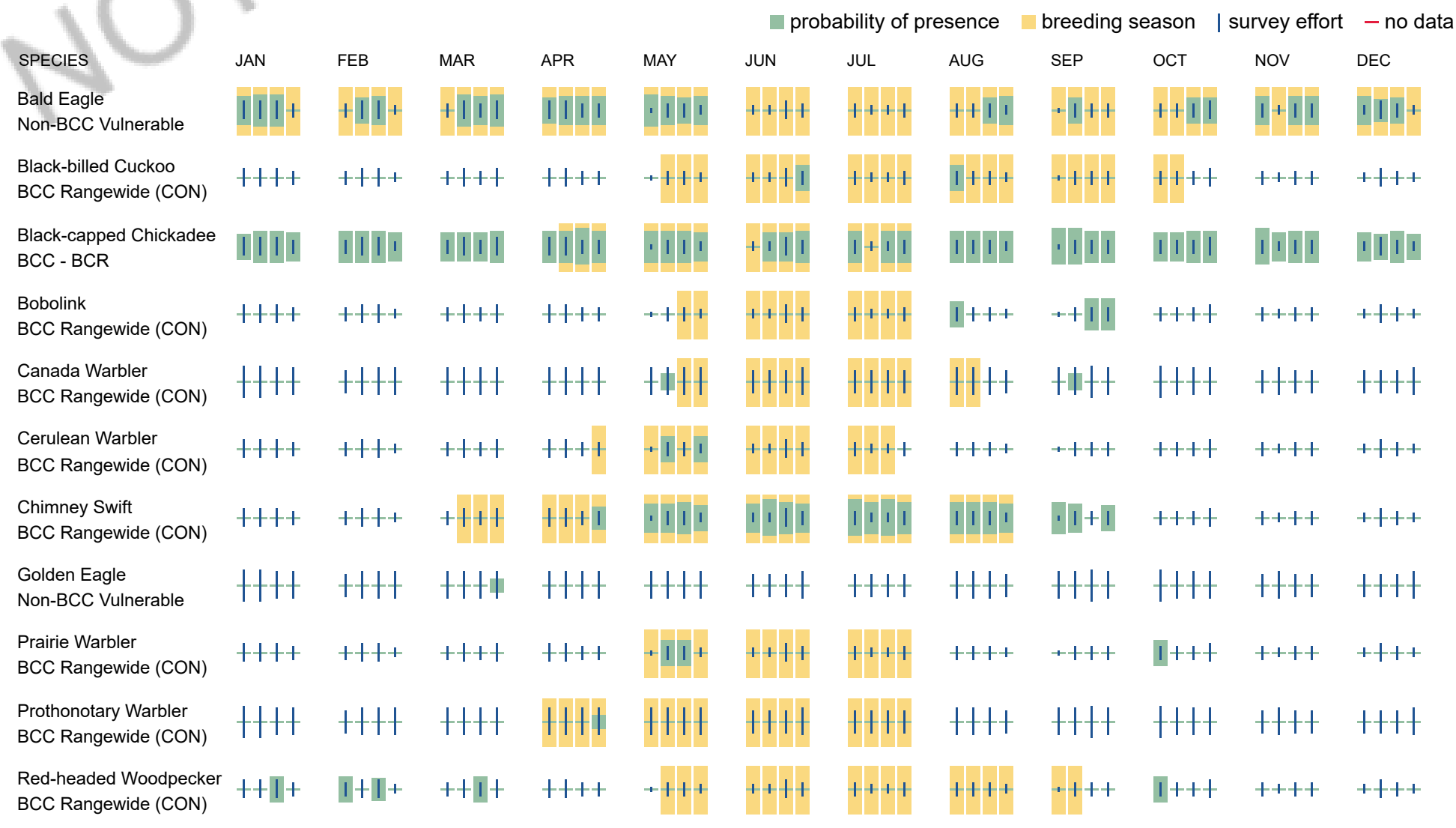
**Breeding Season** (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

**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.

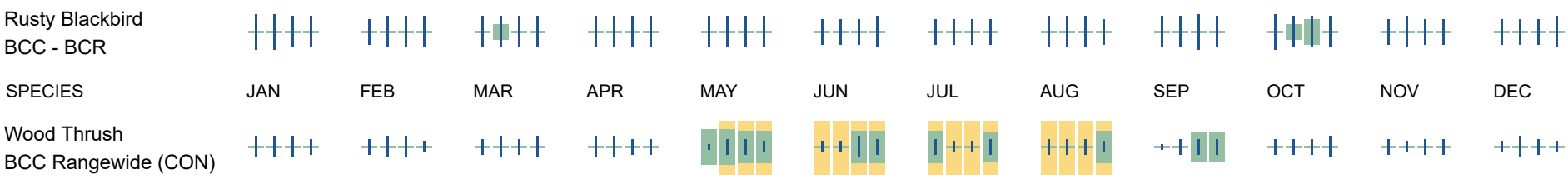
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

**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.




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.

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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.

NOT FOR CONSULTATION

March 20, 2026 NYSOPRHP SHPO Letter

March 20, 2026

Jay Blumenfeld
CHAI
35 Main St
Poughkeepsie, NY 12601

Re: DEC
Beacon 248 Development LLC; Tioronda Avenue
NY
13PR04006

Dear Jay Blumenfeld:

Thank you for continuing to consult with 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 have reviewed the updated concept plan and supporting documentation that were submitted to our office on March 17, 2026. We understand that the updated concept replaces the approved commercial building with two new residential buildings in its place. Based on that review, it is the OPRHP's opinion that the amended scope of work, 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

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

April 8, 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 March 23, 2026, from CHAI Developers.
- Full Environmental Assessment Form Part 1 Report with Endnotes for 248 Tioronda Ave Project, with the latest revision date of March 24, 2026, prepared by LaBella with attachments A, B and C.
- School child generation calculations memo prepared by LaBella dated March 24, 2026.

The applicant has sought and received a waiver from the Beacon City Council waiving the requirement to provide for the required commercial space as previously approved. The applicant is now proposing to construct Building 100 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. The EAF narrative has been revised consistent with our comments, and the applicant has provided updated public school child generation data for the project. The conclusions and mitigations proposed are reasonable for this point in the review process, although many mitigations will need to be further expanded upon during the site plan review process.

2. Although the applicant is stating that they have provided renderings as per Section 223-41.13-F(1)(i), we are again recommending that 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 Section 223-41.13-F(2)(c)[1] allows for the Planning Board to make any advisory recommendations it deems appropriate. The Planning Boards advisory recommendations in turn allow the City Council to consider all factors in making their decisions with regards to an application.

3. As the project progresses, 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.

4. 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.

5. As the project progresses, a full set of amended engineering 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

**City of Beacon Planning Board Agenda**
**04/14/2026**

**Title:**

Review of application for Amended Site Plan Approval, 393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Street, Commercial Mix-Use, submitted by 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC.

**ATTACHMENTS**

393 & 397 Fishkill, 7 Conklin PB 4.14.26 Submission Cover letter.pdf

393 & 397 Fishkill, 7 Conklin PB 4.14.26 Ex. A - Site Plan Res 4-11-23 - Stamped 4-14-23.pdf

393 & 397 Fishkill, 7 Conklin PB 4.14.26 Ex. B - Neg Dec 3-28-23 and Stamped 4-14-23.pdf

393 & 397 Fishkill, 7 Conklin PB 4.14.26 Ex. C - Site Plan App redacted2.pdf

393 & 397 Fishkill, 7 Conklin PB 4.14.26 Ex. D - Full EAF - 2026 Site Plan Amendements (executed) redacted2.pdf

393 & 397 Fishkill, 7 Conklin PB 4.14.26 Ex. E - Traffic Parking Comparison.pdf

393 & 397 Fishkill, 7 Conklin PB 4.14.26 Amended Site Plan Set 03.31.26.pdf

Lanc & Tully 397 Fishkill Ave 04-10-26 review.pdf

CUDDY +FEDER LLP

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

March 31, 2026

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

Re: 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC
Application for Amended Site Plan Approval – Mixed-Use Building
Property: 393 & 397 Fishkill Avenue and 7 Conklin Street, Beacon, New York
Tax IDs: 6055-80-392032, 6055-80-399035 & 6055-80-394041

Dear Chairman Gunn and Members of the Planning Board:

On behalf of 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC (the "Applicant"), the owners of the above-referenced Property,[1] we respectfully submit this letter and the referenced enclosures in support of an Application for Amended Site Plan Approval (the "Application"), proposing to add two (2) units and an additional story to the mixed-use building program previously approved by the Planning Board in 2023.

**THE PROPERTY**:

The Property is generally located at the intersection of Fishkill Avenue (NYS Route 52) and Conklin Street and is presently classified in the General Business ("GB") District in the City of Beacon. The surrounding area includes commercial and multi-family and single-family residential developments, car dealerships, automotive repairs shops, gas stations and other retail and manufacturing uses.

The Property itself is comprised of three (3) lots consisting of 27,007 square feet, or 0.62 acres.[2] 393 Fishkill Avenue is improved by a vacant one-story commercial building that was previously occupied by Four Seasons Sunrooms; 397 Fishkill Avenue is improved by a one-story mixed-use building that is occupied by the Applicant's professional office and a yoga studio; and 7 Conklin Street is presently improved by an existing two (2)-story, two (2)-family residential building. Each lot contains a curb cut, one (1) onto Fishkill Avenue, and two (2) onto Conklin Street. The Conklin Street curb cut nearest to the Fishkill Avenue intersection provides space for three (3) off-street

[1] Note: 393 Fishkill Avenue, LLC owns 393 Fishkill Avenue; and 397 Fishkill Avenue, LLC owns 397 Fishkill Avenue & 7 Conklin Street.

[2] Note: Although a map reflecting the previously approved lot merger has been filed with the Dutchess County Clerk's Office, corresponding conveyance and merger deeds have not.

parking spaces. The other Conklin Street and the Fishkill Avenue curb cuts lead into driveways accessing a large shared paved off-street parking area servicing the lots.

**THE ORIGINAL SITE PLAN APPROVAL – BACKGROUND & BUILDING PROGRAM:**

As this Board will recall, the Applicant previously received Site Plan Approval from the Planning Board on April 11, 2023 for a three (3)-story, 15,948 square foot building comprised of twelve (12) residential units, six (6) units each on the second and third floors, and 3,500 square feet of commercial space on the first floor (the "Approved Project"). The Approved Project included one (1) Below Market Rate ("BMR") unit and the following unit mixes on the second and third floors each: one (1) studio, four (4) 1-bedrooms, and one (1) 2-bedroom. It also included a step down from the third to second story along the Conklin Street elevation.

A copy of that approval resolution for the Approved Project, which was filed with the City Clerk on April 14, 2023, is enclosed as **Exhibit A.** On the same date, the Planning Board also adopted a Negative Declaration for the Approved Project pursuant to the State Environmental Quality Review Act ("SEQR") after taking the requisite hard look at the Site Plan Application materials. *See* **Exhibit B** – Approved Project Negative Declaration.

As detailed within, the Approved Project contemplated demolition of the three (3) existing buildings on the Property; construction of the three (3)-story mixed-use building with a 6,024 square foot footprint, thirty-three (33) surface off-street parking spaces accessed by a single curb cut from Conklin Street, and terraced patio areas for tenants along the side of the building; and installation of landscaping throughout the Property.

**THE AMENDED SITE PLAN APPLICATION – ADJUSTED BUILDING PROGRAM:**

As this Board is also aware, shortly after this Board granted its approval of the Approved Project, the City Council authorized the formation of the Fishkill Avenue Concepts Committee ("FACC") on November 27, 2023. The FACC was tasked with reviewing and assessing potential improvements in the northeastern portion of the City along Fishkill Avenue. Following nearly two (2) years of review, the FACC issued a formal report in October 2025 that provided specific recommendations for a future "Mixed-Use Corridor", which Mixed-Use Corridor includes the Property. One such recommendation was to "[a]llow building heights up to four stories throughout the corridor, provided that the fourth story is recessed to reduce visual impact".[3]

With the support of this recommendation and considering certain financial constraints experienced by the Applicant with the Approved Project, the Applicant is now proposing to amend

[3] *See* Fishkill Avenue Concepts Committee October 2025 Report, copies of which are on file with the City.

the Approved Project by adding two (2) additional units for a total of fourteen (14) units. This will be achieved by adding an additional story to the Approved Project, making a total of four (4) stories and approximately 48 feet (the "Amended Project"). *See* **Exhibit C** – City of Beacon Site Plan Application. The Amended Project's mixed-use building will comprise 20,446 total square feet. The new residential unit mix will be the same as the Approved Project on the second and third stories and will now include two (2) additional two (2)-bedroom apartments on the fourth story. The building footprint, commercial square footage, terraced patio spaces, curb cut, off-street parking area, and landscaping program all remain the same as the Approved Project.

Additionally, the Amended Project plans include minor changes to the sidewalks along Fishkill Avenue and updates to the façade. The sidewalks were revised to reflect the as-built curb and sidewalk conditions that have resulted from the City's recently completed Fishkill Avenue improvements project. In response to this work, the Amended Project now ties the sidewalk connections to the updated locations, which has resulted in two (2), as opposed to previous three (3) sidewalk connections. The façade along the Fishkill Avenue and Conklin Street intersection has also been revised by altering the massing to visually lighten this part of the building. The façade has better visual continuity as it turns the corner, and the siding engages the overall design in a more fluid manner. By reducing the brick massing of the Approved Project, the Amended Project's upper cornice and rooftop equipment screening is better integrated into the overall design composition.

**PROCEDURAL INFORMATION & REVISED ENVIRONMENTAL REVIEW DOCUMENTS:**

In accordance with the Planning Board's review procedures, the Applicant met with the Building Inspector, City Attorney, City Engineer, and City Planner to discuss the Amended Project in a pre-submission meeting on March 9, 2026. As was discussed during that meeting, in addition to the Application for Site Plan Approval for the Project, the Applicant is also seeking Area Variance relief from the Zoning Board of Appeals ("ZBA") for the proposed additional story and for the revised building height. The Project does not require review by the City Council.

Accordingly, the Applicant respectfully requests to appear at the Planning Board's April meeting Agenda to present the Amended Project to this Board and to commence the SEQR environmental review process. For the Board's further consideration in connection with the environmental review of the Application, enclosed please find a copy of the Full Environmental Assessment Form ("EAF") for the Amended Project, which is annexed hereto as **Exhibit D**. As is noted herein, the Planning Board previously adopted a Negative Declaration under SEQR for the Approved Project. The Applicant respectfully submits that the Amended Project does not substantively change the Approved Project in a manner that would result in new, or potentially significant, adverse environmental impacts that have not been previously addressed. The Applicant respectfully requests that the Planning Board recognize this and consider reaffirming and readopting the

Negative Declaration that was adopted by this Board on April 11, 2023 in connection with the previously Approved Project.

In further support of the Application, the Applicant's traffic consultant, Colliers Engineering & Design ("Colliers"), prepared a Traffic & Parking Comparison correspondence for the Amended Project, which is dated March 27, 2026 (the "Traffic & Parking Comparison"). As is more fully detailed in the Traffic & Parking Comparison enclosed as **Exhibit E**, the addition of only two (2) units as is contemplated for the Amended Project *is not* anticipated to have a significant impact on traffic conditions in the vicinity of the Property and the parking space count falls within the new parking regulations range of permitted spaces.

**INDEX OF ENCLOSURES:**[4]

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

**Exhibit A:** City of Beacon Planning Board Site Plan Approval Resolution for the Approved Project dated April 11, 2023, filed with the City Clerk on April 14, 2023;

**Exhibit B:** SEQR Negative Declaration for the Approved Project dated March 28, 2023, filed with the City Clerk on April 14, 2023;

**Exhibit C:** City of Beacon Application for Site Plan Approval;

**Exhibit D:** Full Environmental Assessment Form; and

**Exhibit E:** Traffic & Parking Comparison prepared by Colliers Engineering and Design, P.C., dated March 27, 2026.

In further support of this Application, we respectfully submit the Site Plans Set entitled "Site Plan Application", prepared by Hudson Land Design Professional Engineering, P.C. and Aryeh Siegel, Architect, dated July 7, 2022, last revised March 31, 2026, numbered and titled as follows (unless otherwise noted):

- Sheet 1 of 8 Site Plan;
- Sheet 2 of 8 Building Plans & Views;
- Sheet 3 of 8 Landscaping & Lighting Plan;

[4] Note: In accordance with prior discussions with City Staff, two (2) checks representing the application fee and escrow account will be provided to the City on April 1, 2026.

- Sheet 4 of 8 Existing Conditions and Demolition Plan (XC.1);
- Sheet 5 of 8 Grading & Utility Plan (GU-1);
- Sheet 6 of 8 Erosion & Sediment Control Plan (ESC-1);
- Sheet 7 of 8 Construction Details (CD-1); and
- Sheet 8 of 8 Construction Details (CD-2).

**CONCLUSION:**

We look forward to appearing at this Board's regular meeting on April 14, 2026 in order to introduce the Amended Project and to initiate the environmental review process at which time we respectfully request the Planning Board consider referring the Amended Project to ZBA for consideration at its May meeting Agenda. 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: 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.
Hudson Land Design Professional Engineering, P.C.
Aryeh Siegel, Architect
Colliers Engineering & Design, P.C.
Allison Fausner, Esq.

4906-7287-1836.v4

Received
Office of the City Clerk
4/14/23

# RESOLUTION

## PLANNING BOARD
## BEACON, NEW YORK

## PRELIMINARY & FINAL SUBDIVISION AND SITE PLAN APPROVALS FOR 393 & 397 FISHKILL AVE AND 7 CONKLIN STREET

**Parcel No. 6055-80-392032 (393 Fishkill Ave)**
**Parcel No. 6055-80-399035 (397 Fishkill Ave)**
**Parcel No. 6055-80-394041 (7 Conklin Street)**

**WHEREAS**, the Beacon Planning Board received applications for Site Plan and Subdivision Plat (lot merger) Approvals from 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC (collectively the "Applicant") for the construction of a 3-story mixed use building consisting of 15,948 square feet, including 3,500 square feet of commercial space on the ground level and twelve (12) apartments on the second and third floors including one (1) Below Market Rate ("BMR") unit, with associated off-street parking on a combined parcel consisting of ±27,007 square feet, or 0.62 acres, (the "Project" or "Proposed Action"), located at 393 Fishkill Avenue (Parcel ID 6055-80-392032), 397 Fishkill Avenue (Parcel ID 6055-80-399035) and 7 Conklin Street (Parcel ID 6055-80-394041) within the General Business ("GB") Zoning District (the "Property"); and

**WHEREAS**, the Applicant is proposing to remove three (3) existing buildings and paved areas, and merge all three (3) lots into a single parcel, with a combined ±27,007 square feet, or 0.62 acres; and

**WHEREAS**, the Planning Board is the approval authority for the Subdivision (lot merger) 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

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

**WHEREAS**, the Project is shown on a plan entitled "397 Fishkill Avenue Site Plan Application," dated October 21, 2022, last revised March 30, 2023, Sheets 1-8, as prepared by

Hudson Land Design Professional Engineering, P.C. and Aryeh Siegel, Architect, Beacon, new York, as follows:

| Sheet | Title |
|---|---|
| 1 | *Site Plan* |
| 2 | *Building Plans* |
| 3 | *Landscaping & Lighting Plan* |
| 4 | *Existing Conditions & Demolition Plan* |
| 5 | *Grading & Utility Plan* |
| 6 | *Erosion & Sediment Plan* |
| 7 | *Construction Details*; and |
| 8 | *Construction Details; 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 reviewed the application at its meetings on November 9, 2022, December 13, 2022, January 10, 2023, February 15, 2023, March 28, 2023, and April 11, 2023; and

**WHEREAS,** the Planning Board referred the Project to the City of Beacon Architectural Review Board Subcommittee, which discussed the proposed design with the Project Architect on February 8, 2023, and the Subcommittee thereafter provided its Recommendation and Report to the Applicant and members of the Planning Board ahead of the Planning Board's March 28, 2023 meeting; and

**WHEREAS**, on March 28, 2023, after circulating its Notice of Intent to Declare Lead Agency and receiving no objections, and 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 Proposed Action the Planning Board, as Lead Agency, adopted a Negative Declaration pursuant to SEQRA finding that the Proposed Action will not result in any significant adverse environmental impacts; and

**WHEREAS**, on March 28, 2023, the Planning Board opened and closed a duly noticed public hearing on the Site Plan and Subdivision (lot merger) application, at which time all those interested were given an opportunity to be heard; and

**WHEREAS**, the Planning Board is fully familiar with the Project and has reviewed the Project relative to all applicable provisions of the City Code.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board hereby grants Preliminary Subdivision Plat (lot merger) Approval for the Project, as shown on the application materials referenced above.

**BE IT FURTHER RESOLVED**, that the Planning Board hereby finds 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**, that the Planning Board hereby grants Final Subdivision Plat (lot merger) and Site Plan Approval, 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 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 from the appropriate agencies for the Project, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Planner's letter to the Planning Board dated April 7, 2023, and all comments in any subsequent letter(s) issued, 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 (1) set of the endorsed plans will be returned to the Applicant, one (1) set will be retained by the City Clerk, one set will be provided to the Planning Board, and one (1) set each will be forwarded to the Building Inspector, City Engineer and City Planner.

**B. Prior to the issuance of a Building Permit, the following conditions shall be fulfilled:**

1. Pursuant to Section 223-41.10.A, the Applicant shall submit plans which indicate the location of the BMR unit to be provided that provide a mix of unit types in the same proportion as all other units in the development to the satisfaction of the Building Inspector.

## C. The following are general conditions which shall be fulfilled:

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law for each of the twelve (12) new residential units. The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy for each unit, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.
2. The Project shall comply in all respects with Article IVB, Affordable-Workforce Housing, of the City of Beacon Zoning Law. 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 City of Beacon Zoning Law as said Article applies to the Project.
3. 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.
4. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees shall be paid by the Applicants within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefor has not been granted by the City, this Resolution shall be rendered null and void.
5. Prior to the issuance of a building permit, pursuant to the City Code § 195-15, the Applicant shall a file a performance bond with the City of Beacon to guarantee the satisfactory construction, installation, and completion of the required improvements 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.
6. 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.

7. Prior to the issuance of a building permit, pursuant to City Code 190-13, the Applicant shall establish an escrow for stormwater inspections by the City Engineer on behalf of the City of Beacon.

8. Per Special Rock Removal Notes, as shown on Sheet 5 of 8, rock removal, if encountered, shall be done by mechanical means on weekdays between the hours of 8 a.m. and 4 p.m. No rock processing is permitted on-site. No blasting shall be permitted without prior 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.

9. 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 (1) 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. As used herein, the term "Applicant" shall include 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC, and their successors and assigns, and where applicable, their contractors and employees.

10. 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.

11. The approvals granted by this Resolution do not supersede the authority of any other entity.

12. 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.

13. 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.

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, as the Board may deem appropriate.

Resolution Adopted: April 11, 2023
Beacon, New York

_____ April 14th, 2023
John Gunn, Chairman — Date
City of Beacon Planning Board

Motion by Mr. Jensen, seconded by Ms. Quiana:

| | | | |
|---|---|---|---|
| Kevin Byrne | Voting Aye | Leonard Warner | Voting Aye |
| Donna Francis | Voting Aye | J. Randall Williams | Voting excused |
| David Jensen | Voting Aye | John Gunn, Chairman | Voting Aye |
| Karen Quiana | Voting: Aye | | |

Resolution: Approved
~~Denied~~

Received
Office of the City Clerk
4/14/23

Agency Use Only [IfApplicable]

Project : 397 Fishkill Ave

Date : March 28, 2023

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

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

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

**Reasons Supporting This Determination:**

To complete this section:

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

See Attached.

## Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

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

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

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

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

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

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

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

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

Name of Action: 397 Fishkill Avenue, LLC - Application for Site Plan and Subdivision (lot merger) Approval, Mixed-Use.

Name of Lead Agency: City of Beacon Planning Board

Name of Responsible Officer in Lead Agency: John Gunn

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: Date: 3-28-23

Signature of Preparer (if different from Responsible Officer) Jennifer L. Gray Date: 3-24-23

**For Further Information:**

Contact Person: Amanda Caputo, Planning Board Secretary

Address: One Municipal Plaza, Beacon NY 12508

Telephone Number: 845-838-5002

E-mail: acaputo@beaconny.gov

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

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

**PRINT FULL FORM**

# ATTACHMENT TO
# NEGATIVE DECALARATION
# REASONS SUPPORTING DETERMINATION

## APPLICATION FOR SITE PLAN AND SUBDIVISION (LOT MERGER) FOR 393 FISHKILL AVE, 397 FISHKILL AVE, AND 7 CONKLIN STREET

Parcel No. 6055-80-392032 (393 Fishkill Ave)
Parcel No. 6055-80-399035 (397 Fishkill Ave)
Parcel No. 6055-80-394041 (7 Conklin St)

## CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 will discuss and explain the analysis of the potential impact, and why a particular element of the proposed action will not result in a significant adverse impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as "none" or small." Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) and all other applications that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the subdivision (lot merger) of three (3) lots, with a combined 27,007 square feet, or 0.62 acres, to be merged into a single lot for the new construction of a single 3-story mixed-use building comprising of twelve (12) apartments, six (6) units on each of the second and third level, and 3,500 sq. ft. of commercial space on the ground level, with ground level off-street parking in the rear. The Proposed Action will include the removal of three (3) existing buildings, one (1) on each of the existing lots. The properties are all within the General Business District and are located at 393 Fishkill Avenue (Parcel No. 6055-80-392032), 397 Fishkill Avenue (Parcel No. 6055-80-399035), and 7 Conklin Street (Parcel No. 6055-80-394041) (hereafter, collectively the "Property").

The Proposed Action is an Unlisted action. The Planning Board circulated its Notice of Intent to act as Lead Agency and received no objections.

Summary of Rationale for Negative Declaration

The Proposed Action will not result in any significant adverse impacts on the environment. In summary:

- **Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.**

  The project site is located within the General Business Zoning District. 393 Fishkill Avenue is currently improved with a single commercial structure, 397 Fishkill Avenue is currently improved with a single commercial structure and small paved parking area on the corner of Conklin Street and Fishkill Avenue, and 7 Conklin Street is currently improved with a two-story multi-family dwelling and small paved driveway. A larger paved parking area is also bisected by 397 Fishkill Avenue and 7 Conklin Street.

  The Proposed Action would involve the subdivision (lot merger) of the three existing lots, removal of existing structures and paved areas, and the construction of a new three-story mixed-use development with a building footprint of approximately 6,024 square feet. The Proposed Action and development will have typical grading and site work associated with such construction. Elevations have been adjusted to conform to Planning Board and consultants' recommendations. There are no wetlands, water bodies, very steep slopes or other environmentally sensitive areas on the Property and no encroachment upon or impact to nearby wetlands or waterbodies is anticipated.

  On Sheet 5 of 8, Note 1 of Special Rock Removal Notes states that "Rock removal is anticipated on the east side of the site for driveway and drainage construction. Rock removal associated with construction activities shall be removed via mechanical means (E.g., hydraulic hammering). These measures shall be implemented only on weekdays between the hours of 8:00 a.m. and 4:00 pm." Furthermore, no blasting shall be permitted without approval from the Building Department. No on-site rock processing is proposed, nor shall it be permitted on-site. Per Sheet 4 of 8, Note 5 of Demolition Notes, the Applicant will notify and coordinate with adjacent owners of work that may affect their property, potential noise, utility outage or disruption during the demolition phase of the Proposed Action. Soil testing performed on December 21, 2022, by Hudson Land Design showed that bedrock was found at depths of 5 feet to 6 feet in the locations in which it was reached.

  The Proposed Action will not have a significant adverse impact as a result of the physical changes to the property.

- **Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms on the site.**

  There are no unique geological features on any of the Property.

- **Impact on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.**

  Although there are regulated wetlands or waterbodies nearby according to the EAF Part 1, there are no wetlands, water bodies, very steep slopes or other environmentally sensitive areas on the Property and no encroachment upon or impact to those nearby wetlands or waterbodies is anticipated. The closest wetland area is located over 280 feet to the south of the Property, across Route 52 and across the railroad tracks.

There are no known sites of contamination at the Project and no known nearby contaminated sites which could be disturbed by the Proposed Action. There will be no bulk storage of petroleum or chemicals on-site. The Project includes the implementation of erosion and sediment controls during construction and connections to the City's storm sewer. The Project does not include or require wastewater discharged to groundwater. The Project will be connected to the existing public water distribution and sanitary sewer systems. Adequate water supply and sewer capacity exist for these additional flows.

For these reasons, the Proposed Action will not result in any significant adverse impact to surface or groundwater quality or quantity.

- **Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.**

  According to the EAF Part 1 the Property is not located within a regulated flood plain and there are no wetlands on or adjacent to the Property. The Project includes the implementation of erosion and sediment controls, plus post-construction discharge of stormwater drainage into the City's storm sewer. The Proposed Action will include direct roof leaders to an underground stormwater conveyance system to mitigate aboveground stormwater runoff.

  For these reasons and those stated above, the Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

- **Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.**

  Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation. Other dust suppression methods will include the spraying of soil stockpiles during dry periods and covering trucks carrying solid and other dry materials. These unavoidable short-term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on air quality.

- **Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.**

The EAF Part 1 indicates that the Property may contain or serve as a habitat for the Indiana Bat. The site is already developed with three buildings and flora in an urban mixed-use area, therefore it is unlikely that the Property serves as habitat for the Indiana Bat, however, to ensure no disturbance occurs, the cutting of any trees may only occur during the November 1st to March 31st timeframe.

Six (6) regulated trees are proposed to be removed (30" pine, 12" maple, 18" maple, 15" maple, and 30" oak) and thirty-seven (37) trees are proposed to be planted, as well as shrubbery and small plants. All tree planting will be coordinated with as-built utilities and will be located a minimum of 5 ft from active lines. All proposed trees are non-invasive and native to the northeast.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on flora or fauna.

- **Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.**

  There are no agricultural resources in the vicinity of the Properties.

- **Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.**

  The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views. The Proposed Action is visible from publicly accessible vantage points, both seasonally and year around, but it is consistent with the built environment surrounding the Property. The project site is part of the Route 52 commercial corridor and the architectural of the proposed building is subject to review and approval by the Planning Board/Architectural Review Board. The Planning Board Subcommittee on Architectural Review reviewed the Proposed Action at its February 8, 2023, meeting and offered its comments and recommendations to the Applicant. Such proposed changes have been incorporated into the Applicant's plans as shown on Sheet 2 of 8 of the Site Plans, last revised February 28, 2023.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

  The merging of the Property into a single lot for the construction of a mixed-use building will not have a significant adverse impact on historic or archeological resources. The Proposed action is not within or substantially contiguous to a building, archaeological site or district listed on the National or State Register of Historic Places, nor has it been determined to be eligible for such listing. There are no historic resources in the immediate vicinity of the Site and the nature of the area as a developed mixed-use area makes impacts to archeological resources unlikely and not significant. Furthermore, in a letter dated December 16, 2022, the New York State Office of Parks, Recreation and Historic Preservation issued an opinion that

no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by the Project.

For these reasons, the Proposed Action will not have a significant adverse impact on historic or agricultural resources.

- **Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.**

  The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. A recreation set aside or fee may be required which will be used for the future need for park and recreational opportunities in the City of Beacon due to increased demand caused by the new residential units proposed as part of the Project.

  For these reasons, the Proposed Action will not have a significant adverse impact on open space and recreation.

- **Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.**

  The Proposed Action is not located in a Critical Environmental Area.

- **Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.**

  The construction of a mixed-use 3-story building will not result in a significant adverse traffic impact. The Applicant submitted a traffic study prepared by Colliers Engineering & Design, dated October 24, 2023, which was subsequently reviewed and found to be acceptable by the City's traffic consultant Creighton Manning Engineering, LLP. Based upon the Institute of Transportation Engineers, the Project would generate six (6) trips during the weekday AM peak hour, 13 trips during the weekday PM peak hour, and seven (7) trips during the Saturday midday peak hour. The traffic study prepared by the Applicant also properly accounted for other developments in close proximity to the project site as well as background growth along the roadway network.

  Furthermore, the Project will provide for 33 off-street parking spaces in the rear of the building accessible via private driveway off Conklin Street. The parking area will provide 15 parking spaces for residents and 18 parking spaces for the commercial tenants and their guests. Such quantity of parking spaces is compliant with the required number of off-street parking spaces pursuant to City Code § 223-26(F). Furthermore, two (2) of the 18 spaces for commercial tenants and their guests are to be designated ADA accessible parking spaces.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on transportation.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

  The existing energy infrastructure will adequately serve the demand associated with the Proposed Action. The Proposed Action does not require a new, or an upgrade to any existing substation. Furthermore, the site presently provides adequate energy to two (2) commercial buildings and one multi-family home, hence the Proposed Action will not result in a significant change in energy supply requirements with the construction of a single three-story mixed-use development. For these reasons, the Proposed Action will not have a significant adverse impact on energy.

- **Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.**

  The Proposed Action is not anticipated to generate any noxious odors. Exterior lighting will be directed and/or shielded to prevent any objectionable glare that might be otherwise observable from neighboring streets and properties. Furthermore, the lighting sources (i.e., bulbs) for the exterior lighting will not be visible from neighboring streets or properties as they will be directed downwards and/or shielded. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. To mitigate any temporary noise impacts construction activities will be limited to the hours between 7:00 a.m. and 5:00 p.m. Monday through Friday and limited to 9:00 a.m. to 5:00 p.m. on Saturdays.

  Due to the anticipated presence of rock on-site, Sheet 5 of 8, Note 1 of Special Rock Removal Notes provides that rock removal activities shall be further limited to weekdays between the hours of 8:00 a.m. and 4:00 p.m. and shall be implemented using the least intrusive means possible. Rock removal shall be removed by mechanical means whenever possible, however, blasting may be considered if the rock is too hardened to be removed by mechanical means. All rock removal shall be performed in accordance with all applicable state and local requirements. No blasting shall be permitted without the prior approval from the Building Department. No on-site rock processing is proposed, nor shall it be permitted on-site. In addition, there will be no significant noise impacts post-construction. Furthermore, Sheet 4 of 8, Note 5 of Demolition Notes, provides that the Applicant will notify and coordinate with adjacent owners when work arises which will create potential noise impacts, utility outage, or disruption during the demolition phase of the Project.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

- **Impact on Human Health: The Proposed Action will not have a significant impact on human health from exposure to new or existing sources of contaminants.**

  There are no known or suspected sources of new or existing sources of contaminants that may be unearthed or disturbed with the Proposed Action. The Proposed Action is within 1,500 feet of two assisted living facilities, but no disturbances to those facilities is expected. The Proposed Action is not the subject of any known NYSDEC ordered remediation or within 2,000 feet of

any locations listed on the NYSDEC Environmental Site Remediation database per Part 1 of the EAF. Furthermore, the proposed land uses are generally not associated with significant adverse impacts on human health from exposure to new or existing sources of contamination.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

- **Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.**

  The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code. Additionally, the Applicant was referred to Planning Board's Architectural Review Board (ARB) Subcommittee, the Applicant has incorporated the ARB's design feedback and the ARB determined that no further appearances from the Applicant are necessary. For these reasons, the Proposed Action is not inconsistent community plans and community character.

Based upon this information and the information in the Full Environmental Assessment Form and all other documents and information in the record, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental statement need be prepared and that the SEQRA process is complete.

Adopted: March 28, 2023
Beacon, New York

Motion by Ms. Quiana, seconded by Mr. Byrne:

| | | | |
|---|---|---|---|
| Kevin Byrne | Voting: AYE | Len Warner | Voting: AYE |
| Donna Francis | Voting: EXCUSED | Randall Williams | Voting: EXCUSED |
| David Jensen | Voting: AYE | John Gunn, Chairman | Voting: AYE |
| Karen Quiana | Voting: AYE | | |

# APPLICATION FOR SITE PLAN APPROVAL

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

**IDENTIFICATION OF APPLICANT**

393 Fishkill Avenue, LLC
Name: and 397 Fishkill Avenue, LLC
Address: 397A Fishkill Avenue,
Beacon, New York 12508
Signature:
Date: 3-29-2026
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: Taylor M. Palmer, Esq, Cuddy & Feder LLP
Address: 300 Westage Business Center, Suite 380
Fishkill, New York 12524
Phone: 914-761-1300
Fax: 914-761-5378
Email address: tpalmer@cuddyfeder.com

**IDENTIFICATION OF SUBJECT PROPERTY:**

Property Address: 393 Fishkill Avenue, 397 Fishkill Avenue and 7 Conklin Street, Beacon, New York 12508
Tax Map Designation: Section 6055 Block 80 Lot(s) 392032, 399035 & 394041
Land Area: 27,007.2 sq. ft. Zoning District(s) GB

**DESCRIPTION OF PROPOSED DEVELOPMENT:**

Proposed Use: Mixed-use development comprising apartments and commercial space
Gross Non-Residential Floor Space: Existing 2,420 s/f Proposed 3,500 s/f
TOTAL: 3,500 s/f
Dwelling Units (by type): Existing two-family residence Proposed 14 multi-family units
TOTAL: 14 units

**ITEMS TO ACCOMPANY THIS APPLICATION**

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

**INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH**

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

**INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN**

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

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

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

# APPLICATION FEES

| | |
|---|---|
| **Site Plan** | **Residential** $500 + $250 per dwelling unit<br>**Commercial** $500 + $250 per 1,000 s.f. |
| **Special Use Permit** | **Residential** $500 + $250 per dwelling unit<br>**Commercial** $500 + $250 per 1,000 s.f. |
| **Subdivision** | $ 750 for 2-4 lots + $100 per lot<br>$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: 393 Fishkill Avenue, LLC

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

Jordan Haug

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

393 Fishkill Avenue, Beacon, NY 12508

Applicant Address: 397A Fishkill Avenue, Beacon, NY 12508

Project Address: 393 Fishkill Avenue, 397 Fishkill Avenue and 7 Conklin Street, Beacon, New York 12508

Project Tax Grid # 6055-80-392032, 399035 and 394041

Type of Application Amended Site Plan 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, Jordan Haug, Sole Member of 393 Fishkill Avenue, 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 — JH
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon — No
3. ALL tax payments due to the City of Beacon are current — JH
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon — No
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon — No
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current — N/A

393 Fishkill Avenue, LLC

By: _____

Signature of Owner

Jordan Haug, Sole 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) | ___ | ___ | ___ |

# APPLICATION PROCESSING RESTRICTION LAW

**Affidavit of Property Owner**

Property Owner: 397 Fishkill Avenue, LLC

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

Jordan Haug

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

397 Fishkill Avenue and 7 Conklin Street, Beacon, NY 12508

Applicant Address: 397A Fishkill Avenue, Beacon, New York 12508

Project Address: 393 Fishkill Avenue, 397 Fishkill Avenue & 7 Conklin Street, Beacon, New York 12508

Project Tax Grid # 6055-80-393032, 399035 adn 394041

Type of Application Amended Site Plan 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, Jordan Haug, Sole Member of 397 Fishkill Avenue, 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
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon — No
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 — No
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon — No
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current — N/A

397 Fishkill Avenue, LLC

By: _____

Signature of Owner

Jordan Haug, Sole 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: 393 Fishkill Avenue, LLC and 397 Fishkill Avenue, LLC

| **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 | ☐ | ☑ |

| | | |
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| 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: 893 Fishkill Avenue, LLC

Signature:

Date: 3-29-2026

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: 397 Fishkill Avenue, LLC

Signature:

Date: 3-29-2026

| 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 |
| --- | --- |
| 393 Fishkill Avenue, LLC | 397A Fishkill Avenue, Beacon, NY 12508 |
| Place where such business entity was created<br>New York | Official Registrar's or Clerk's office where the documents and papers creating entity were filed<br>NYS Department of State |
| Date such business entity or partnership was created<br>4/18/2022 | Telephone Contact Information<br>[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

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 |
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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. |
|---|---|---|---|---|
| 393 Fishkill Avenue, LLC | 397A Fishkill Avenue Beacon, NY 12508 | [redacted] | 6/23/2022 - Deed | 6/29/2022 Dutchess County Clerk's Office |
| | | | | |
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**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 |
|---|---|---|
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**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 |
|---|---|---|---|
| Zoning Board of Appeals | Chair | First appointed 2019 | Chair |
| | | | |
| | | | |

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 |
|---|---|
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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 |
|---|---|
| Christopher J. Smalley | 393 Fishkill Avenue, Beacon, NY 12508 |
| | |
| | |
| | |

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

N/A

**SECTION I.** If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

**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 |
|---|---|---|
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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 |
|---|---|
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**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, Jordan Haug being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the 393 Fishkill Avenue, 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.

393 Fishkill Avenue, LLC

(Print) Jordan Haug, Sole Member

(Signature)

| FOR OFFICE USE ONLY |
| --- |
| Application # |

**CITY OF BEACON**
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://beacony.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 223-61A 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 |
| --- | --- |
| 397 Fishkill Avenue, LLC | 397A Fishkill Avenue, Beacon, NY 12508 |
| Place where such business entity was created<br>New York | Official Registrar's or Clerk's office where the documents and papers creating entity were filed<br>NYS Department of State |
| Date such business entity or partnership was created<br>10/4/2021 | Telephone Contact Information<br>[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

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 |
|---|---|---|---|
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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. |
|---|---|---|---|---|
| 397 Fishkill Avenue, LLC | 397A Fishkill Avenue Beacon, NY 12508 | [redacted] | 10/4/2021 Deed | 1/3/22 Recorded in the Dutchess County Clerk's Office |
| 397 Fishkill Avenue, LLC | 397A Fishkill Beacon, NY 12508 | [redacted] | 12/17/2023 Deed | 1/5/23 Recorded in the Duchess County Clerk's Office |
| | | | | |

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**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 |
|---|---|---|
| Jordan Haug | 397 Fishkill Avenue LLC | Sole Member |
| | | |
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**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 |
|---|---|---|---|
| Zoning Board of Appeals | Chair | 2019 | Chair |
| | | | |
| | | | |

**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 [X] NO

| Current Name | Other Names |
|---|---|
| | |
| | |
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| | |
| | |

**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 |
|---|---|
| Mark C. Haug and Claudia A. Haug (Lot #399035) | 63 North Elm Street, Beacon, NY 12508 |
| 7 Conklin Street LLC (Lot#394041) | Venice, FL 34293 |
| | |
| | |

**SECTION H.** If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

N/A

**SECTION I.** If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

**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 |
|---|---|
| | |
| | |
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| | |

**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, Jordan Haug being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the 397 Fishkill Avenue, 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.

397 Fishkill Avenue, LLC

(Print) Jordan Haug, Sole Member

(Signature) _____

*Full Environmental Assessment Form*
*Part 1 - Project and Setting*

## Instructions for Completing Part 1

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

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

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

**A. Project and Applicant/Sponsor Information.**

| | | |
|---|---|---|
| Name of Action or Project:<br>397 Fishkill Avenue, LLC – Application for Site Plan Approval | | |
| Project Location (describe, and attach a general location map):<br>397 Fishkill Avenue, 393 Fishkill Avenue and 7 Conklin Street, Beacon NY, 12508 | | |
| Brief Description of Proposed Action (include purpose or need):<br>This Action involves an Application for Amended Site Plan approval, wherein the original Site Plan approval authorized construction of a new mixed-use building comprised of twelve (12) apartments and 3,500 sq. ft. of commercial space in place of the existing office/mixed-use, residential and multi-family residential uses on project site, in addition to on-site parking facilities with a driveway connection to Conklin Street where access to the property is already provided. The Amended Site Plan application proposes two (2) additional units and one (1) additional story for a total of fourteen (14) units in a four (4)-story mixed use building with the ground floor providing 3,500 sq. ft. of commercial space. The residential unit breakdown is: 2nd floor: (1) studio, (4) 1-bedroom and (1) 2-bedroom units; 3rd floor: (1) studio, (4) 1-bedroom and (1) 2-bedroom units; 4th floor: (2) 2-bedroom units. | | |
| Name of Applicant/Sponsor:<br>397 Fishkill Avenue, LLC & 393 Fishkill Avenue, LLC | Telephone: [redacted]<br>E-Mail: [redacted] | |
| Address: 397 & 393 Fishkill Avenue | | |
| City/PO: Beacon | State: NY | Zip Code: 12508 |
| Project Contact (if not same as sponsor; give name and title/role):<br>Taylor Palmer, Esq., Cuddy & Feder LLP (Attorney for the Applicant) | Telephone: 914-761-1300<br>E-Mail: tpalmer@cuddyfeder.com | |
| Address:<br>445 Hamilton Avenue, Fl. 14 | | |
| City/PO:<br>White Plains | State:<br>NY | Zip Code:<br>10601 |
| Property Owner (if not same as sponsor):<br>Same as Applicant | Telephone:<br>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 | | |
| b. City, Town or Village Planning Board or Commission ☑Yes ☐No | Site Plan Amendment | March 2026 |
| c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No | Area Variance | April 2026 |
| d. Other local agencies ☑Yes ☐No | ☐ Building Department – Building Permit | September 2026 |
| e. County agencies ☐Yes ☑No | | |
| f. Regional agencies ☐Yes ☑No | | |
| g. State agencies ☐Yes ☑No | | |
| h. Federal agencies ☐Yes ☑No | | |

i. Coastal Resources.

*i*. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

*ii*. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

*iii*. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

**C.3. Zoning**

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

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?
Beacon City Police, NY State Police, Dutchess County Sherriff

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

d. What parks serve the project site?
Several City of Beacon Parks

**D. Project Details**

**D.1. Proposed and Potential Development**

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

b. a. Total acreage of the site of the proposed action? 0.62 acres
b. Total acreage to be physically disturbed? +/-0.60 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.62 acres

c. Is the proposed action an expansion of an existing project or use? (See footnote 1 below) ☑ 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)? % 600%; 185% Units: resi units; commercial s.f.

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: _____

Footnotes:
1. residential units: 2 existing, 14 total proposed - 600% increase
commercial floor area: 2,402 square feet existing, 3,374 square feet total proposed - 141% increase

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 | | | | 14 total units |
| At completion of all phases | | | | 14 total units |

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

*i.* Total number of structures 1

*ii.* Dimensions (in feet) of largest proposed structure: +/-48' height; +/-55' width; and +/-175' length

*iii.* Approximate extent of building space to be heated or cooled: 20,446 (gross) 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: 2,430* gallons/day

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

- Name of district or service area: City of Beacon
- 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:
N/A

*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: 2,430* gallons/day

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

*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 City Wastewater Treatment Plant
- 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

* 18 bedrooms @ 110 gpd/br plus assumed 30 employees @ 15 gpd/employee

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

If Yes:

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

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

If Yes:

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

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

N/A

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

None proposed

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

*ii.* Describe types of new point sources. _____

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

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

*iv.* Does 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)

Construction equipment

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

Generator

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

None

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

If Yes:

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

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

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

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

*ii.* For commercial activities only, projected number of 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: _____

247,000 kWh (Assumes 11.5 kWh per square foot for residential plus 15 kWh per square foot for office/retail)

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

Local Grid including suppliers such as Central Hudson Gas and Electric

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

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

*i.* During Construction:

- Monday - Friday: 7 AM to 5 PM
- Saturday: 9 AM to 5 PM
- Sunday: _____
- Holidays: _____

*ii.* During Operations:

- Monday - Friday: 8 AM to 5 PM (commercial)**
- Saturday: 24/7 **
- Sunday: 24/7 **
- Holidays: 24/7 **

** 24 hours per day, 7 days per week for 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:

Construction Vehicles and Activities (during construction), 7 AM to 5 PM weekdays, 9 AM to 5 PM Saturdays

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

Describe: Landscaped screening is proposed pursuant to the Applicant's landscaping plan.

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:

Parking area lighting, building mounted lighting at entrances

*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):

*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: 5 tons per month (unit of time)
- Operation : 2 tons per month (unit of time)

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

- Construction: Recycling of useful materials
- Operation: Recycling - paper, plastic, metals

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

- Construction: Roll-off dumpster
- Operation: Solid waste and recycling containers

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): Residential multi-family

*ii.* If mix of uses, generally describe:

mixed-uses consistent with the GB District

b. Land uses and covertypes on the project site.

| Land use or Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|---|---|---|---|
| • Roads, buildings, and other paved or impervious surfaces | 0.32 | 0.45 | +0.13 |
| • Forested | 0 | 0 | 0 |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0 | 0 | 0 |
| • Agricultural (includes active orchards, field, greenhouse etc.) | 0 | 0 | 0 |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | 0 | 0 | 0 |
| • Wetlands (freshwater or tidal) | 0 | 0 | 0 |
| • Non-vegetated (bare rock, earth or fill) | 0 | 0 | 0 |
| • Other Describe: Grassed Areas | 0.30 | 0.17 | -0.13 |

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:

Wingate at Beacon; Hedgewood Home for Adults

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

*i.* Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

*ii.* Dam's existing hazard classification: _____

*iii.* Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

*i.* Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

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

_____

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

*i.* Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

*i.* Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

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

*iii.* Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

*iv.* If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

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

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

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? ~2*** feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 3 %

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

| | |
|---|---|
| NwC | 48 % |
| Ud | 40 % |
| Ur | 12 % |

d. What is the average depth to the water table on the project site? Average: >6.5*** feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 79 % of site
☑ 10-15%: 13 % of site
☑ 15% or greater: 8 % of site

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

*i.* Name of aquifer: _____

*** Per USGS Soils Mapping Information

m. Identify the predominant wildlife species that occupy or use the project site:
Squirrels
Local birds
Raccoons

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):
Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No
If Yes:
*i.* Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
*i.* If Yes: acreage(s) on project site? _____
*ii.* Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
*i.* Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
*ii.* Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
*i.* CEA name: _____
*ii.* Basis for designation: _____
*iii.* Designating agency and date: _____

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: _____

*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: HH-26 Hudson Highlands State Park; HH-27 Dutchess Junction

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

*iii.* Distance between project and resource: +/-1 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.

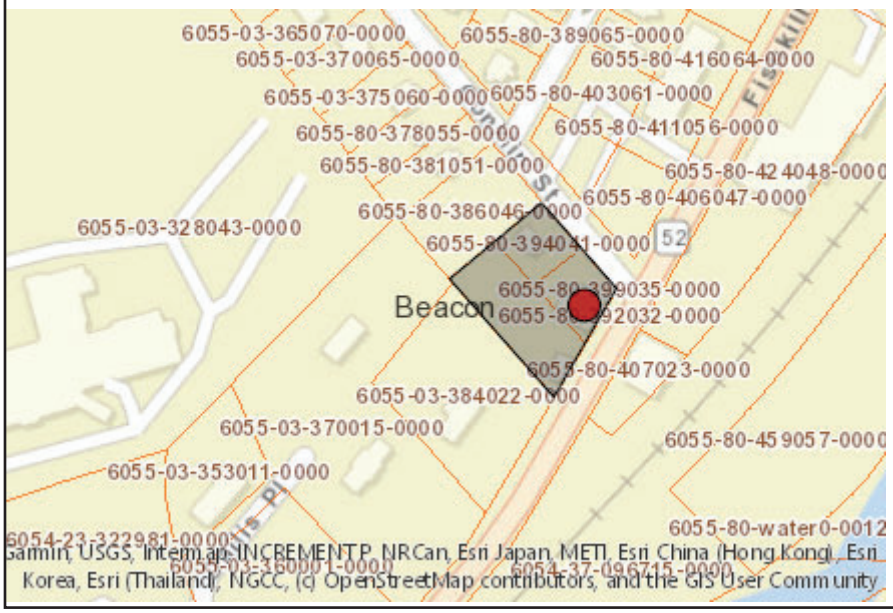
**G. Verification**

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

Applicant/Sponsor Name Daniel G. Koehler, P.E., Hudson Land Design Date 3/31/2026

Signature _____ Title Project Engineer

PRINT FORM




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




| | |
|---|---|
| B.i.i [Coastal or Waterfront Area] | No |
| B.i.ii [Local Waterfront Revitalization Area] | Yes |
| C.2.b. [Special Planning District] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Listed] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.iii [Within 2,000' of DEC Remediation Site] | No |
| E.2.g [Unique Geologic Features] | No |
| E.2.h.i [Surface Water Features] | No |
| E.2.h.ii [Surface Water Features] | Yes |
| E.2.h.iii [Surface Water Features] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| E.2.h.v [Impaired Water Bodies] | No |
| E.2.i. [Floodway] | No |
| E.2.j. [100 Year Floodplain] | No |
| E.2.k. [500 Year Floodplain] | No |
| E.2.l. [Aquifers] | No |
| E.2.n. [Natural Communities] | No |
| E.2.o. [Endangered or Threatened Species] | Yes |
| E.2.o. [Endangered or Threatened Species - Name] | Indiana Bat |

| | |
|---|---|
| E.2.p. [Rare Plants or Animals] | No |
| E.3.a. [Agricultural District] | No |
| E.3.c. [National Natural Landmark] | No |
| E.3.d [Critical Environmental Area] | No |
| E.3.e. [National or State Register of Historic Places or State Eligible Sites] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.3.f. [Archeological Sites] | Yes |
| E.3.i. [Designated River Corridor] | No |

400 Columbus Avenue
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Colliers
Engineering & Design

March 27, 2026

Mr. John Gunn, Chairman
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY, 12508

393 & 397 Fishkill Avenue and 7 Conklin Street
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 22011382A

Dear Chairman Gunn:

Colliers Engineering and Design (CED) had previously prepared a Traffic Impact Study (TIS) for the proposed 393 & 397 Fishkill Avenue and 7 Conklin Street project. That study, dated October 24, 2022, had assessed a development consisting of a three (3)-story building containing approximately 3,500 square feet of commercial space on the first floor with twelve (12) residential apartment units on the second and third floors (Approved Project).

The Project has now been modified to consist of a four (4)-story building with the same 3,500 square feet of commercial space on the first floor but with a total of 14 residential apartment units on the second through fourth floors (Modified Project). The following provides a comparison of the potential traffic and parking impacts associated with the Modified Project as compared to the Approved Project

## Traffic Comparison

Estimates of the amount of traffic to be generated by the Modified Project during each of the peak hours were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled **Trip Generation, 12th Edition, 2025**. Note that, as specified in the October 24, 2022 TIS, the Project proposes to have approximately 3,500 sq. ft. of commercial space on the first floor, split into as many as three separate commercial spaces. It is anticipated that this will likely be small office spaces but could potentially house a small retail establishment as well. For the purpose of the analysis, it was assumed that approximately 2/3 of the commercial space will be office and 1/3 will be retail space. Therefore, the following land use categories were referenced for each portion of the development.

- Office: ITE Land Use Code - 710 - General Office Building
- Retail: ITE Land Use Code - 822 – Strip Retail Plaza
- Residential: ITE Land Use Code - 220 - Multifamily Housing (Low-Rise)

Colliers Engineering & Design

Exhibit No. 1 below summarizes the traffic generation estimates for the Modified Project for the Weekday AM, Weekday PM and Saturday Peak Hours. The Exhibit also provides a comparison of the traffic generation estimates for the Modified Project to the previous traffic generation estimates for the Approved Project (as were contained in Table No. 1 of the October 24, 2022 TIS). Based on the comparison the traffic generation estimates for the Modified Project are generally comparable to the traffic generation of the previously Approved Project and therefore the project is not anticipated to result in any additional traffic impacts. Furthermore, based on the **Multimodal Transportation Impact Analysis for Site Development (2023)** published by ITE, a trip increase of less than 50 peak hour vehicle trips, which the Project is estimate to be well below during each peak hour, would likely not change the level of service of the adjacent roadway system or appreciably increase the volume-to-capacity ratio of an intersection approach. As such, the proposed development is not anticipated to significantly or adversely impact traffic operations on the adjacent roadway network.

### Exhibit No. 1 – Site Generated Traffic

| Land Use | Approved Project | | | Modified Project | | |
|---|---|---|---|---|---|---|
| | Entry | Exit | Total | Entry | Exit | Total |
| **Weekday AM Peak Hour** | | | | | | |
| **Office** | 6 | 1 | 7 | 4 | 1 | 5 |
| **Retail** | 2 | 1 | 3 | 3 | 4 | 7 |
| **Residential** | 1 | 4 | 5 | 2 | 5 | 7 |
| **Total** | **9** | **6** | **15** | **9** | **10** | **19** |
| **Weekday PM Peak Hour** | | | | | | |
| **Office** | 1 | 7 | 8 | 1 | 3 | 4 |
| **Retail** | 4 | 4 | 8 | 4 | 4 | 8 |
| **Residential** | 4 | 2 | 6 | 5 | 4 | 9 |
| **Total** | **9** | **13** | **22** | **10** | **11** | **21** |
| **Saturday Peak Hour** | | | | | | |
| **Office** | 0 | 1 | 1 | 0 | 0 | 0 |
| **Retail** | 4 | 4 | 8 | 4 | 4 | 8 |
| **Residential** | 3 | 2 | 5 | 3 | 4 | 7 |
| **Total** | **7** | **7** | **14** | **7** | **8** | **15** |

**Notes:**

1. Trip generation estimates assume 2,470 sq. ft. of office space and 1,230 sq. ft. of retail space under both the Approved and Modified Projects. The residential trip generation estimates are based on 12 apartment units under the Approved Project and 14 apartment units under the Modified Project
2. Approved Project traffic generation estimates are based on those presented in Table No. 1 of the October 24, 2022 TIS.
3. Modified Project traffic generation estimates are based on Institute of Transportation Engineers (ITE) **Trip Generation, 12th Edition, 2025** data.

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## Parking Comparison

The Project development area falls within the City of Beacon GB – General Business zoning district. The City of Beacon Zoning Code (the "Zoning Code") provides specific off-street parking requirements in Section 223-26 – Off Street Parking, Loading and Vehicular Access. The Approved Project provided 33 parking spaces, which was compliant with the City Code in effect at the time of that approval. It should be noted however no specific parking analysis was completed to determine the anticipated project parking demand as part of that prior approval.

The Modified Project proposes to maintain the 33 parking spaces on the site. However, since the time of the original approvals for the Project, the City Code has been modified to change the parking standards applied to this zoning district. The Zoning Code now specifies both a minimum and maximum parking standard for various uses for properties located in the GB District. Exhibit No. 2 below summarizes the minimum and maximum parking standards, and the resulting minimum required and maximum allowable parking spaces for the Modified Project.

### Exhibit No. 2 – City of Beacon Code Required Parking

| Proposed Use | Size | Code Minimum Parking Standard | | Code Maximum Parking Standard | |
|---|---|---|---|---|---|
| **Residential** | 14 Units | 1.0 Space/ Dwelling Unit | 14 Spaces | 3.0 Space/ Dwelling Unit | 42 Spaces |
| **Commercial (Office/Retail)** | 3,500 Sq. Ft. | 3.0 spaces Per 1000 SF GFA | 11 Spaces | 5.0 spaces Per 1000 SF GFA | 19 Spaces |
| | | **Total Parking Spaces** | **25 Spaces** | --- | **61 Spaces** |

**Notes:**

1. City of Beacon Code Minimum and Maximum Parking Standards are based on Section 223-26.D of the City Code.

As indicated in the table above, the Zoning Code requires that the Modified Project provide between a minimum of 25 parking spaces up to a maximum of 61 parking spaces. Therefore, the 33 parking spaces proposed to be provided on the site would be considered zoning compliant.

As is specified in the Code, the Planning Board shall make the ultimate determination of the appropriate number of parking spaces for a Project based on the context of the property, including but not limited to, as applicable, the size of the parcel, proposed uses, existing buildings on the parcel, especially if they are designated as historic, availability of public and street parking in the area, access to public transit, a parking study submitted by the applicant, shared parking arrangements, land-banking authorized under § 223- 26C(2), compliance with the Americans with Disabilities Act (ADA) and any state requirements for accessible parking, and input from any public hearing.

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In order to determine an appropriate number of parking spaces for the Modified Project, a shared parking analysis has been conducted based on parking demand and hourly occupancy data provided by the ITE as contained in the ***Parking Generation Manual, 6th Edition (2023).*** ITE provides parking demand data and hourly parking occupancy distributions for Land Use 220 – Multifamily Housing (Low-Rise), 710 – Office and 822 – Strip Retail Plaza, which was referenced for this analysis. The relevant ITE parking data for each land use is attached for reference.

The resulting shared parking analysis, which was conducted for a typical weekday and a typical weekend (Saturday) is summarized in Tables P-1 and P-2, attached. As indicated in the tables, the peak parking demand for the Modified Project when accounting for the shared use of parking between the proposed uses will result in a total parking demand of 22 parking spaces occurring at various times on both a Weekday and Weekend. Based on this analysis the 33 proposed parking spaces are sufficient to accommodate the Modified Project parking demand.

Sincerely,

Colliers Engineering & Design CT, P.C.



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

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**TABLE P-1**
**SHARED PARKING ANALYSIS**
**WEEKDAY**

| Use | | Retail | | Office | | Residential | | Total Peak |
|---|---|---|---|---|---|---|---|---|
| Size | | 1,230 Sq. Ft. | | 2,470 Sq. Ft. | | 14 Units | | Demand Per |
| Peak Hour Demand | | 5 Spaces | | 7 Spaces | | 22 Spaces | | Hour |
| Time of Day | | % of Peak | Parking | % of Peak | Parking | % of Peak | Parking | Parking |
| Start | End | Demand | Spaces | Demand | Spaces | Demand | Spaces | Spaces |
| 12:00 AM | 1:00 AM | 0% | - | 0% | - | 97% | 22 | 22 |
| 1:00 AM | 2:00 AM | 0% | - | 0% | - | 97% | 22 | 22 |
| 2:00 AM | 3:00 AM | 0% | - | 0% | - | 97% | 22 | 22 |
| 3:00 AM | 4:00 AM | 0% | - | 0% | - | 97% | 22 | 22 |
| 4:00 AM | 5:00 AM | 0% | - | 0% | - | 97% | 22 | 22 |
| 5:00 AM | 6:00 AM | 0% | - | 0% | - | 100% | 22 | 22 |
| 6:00 AM | 7:00 AM | 0% | - | 0% | - | 96% | 22 | 22 |
| 7:00 AM | 8:00 AM | 0% | - | 13% | 1 | 85% | 19 | 20 |
| 8:00 AM | 9:00 AM | 19% | 1 | 47% | 4 | 67% | 15 | 20 |
| 9:00 AM | 10:00 AM | 33% | 2 | 87% | 7 | 54% | 12 | 21 |
| 10:00 AM | 11:00 AM | 47% | 3 | 99% | 7 | 48% | 11 | 21 |
| 11:00 AM | 12:00 PM | 55% | 3 | 100% | 7 | 45% | 10 | 20 |
| 12:00 PM | 1:00 PM | 89% | 5 | 86% | 7 | 45% | 10 | 22 |
| 1:00 PM | 2:00 PM | 100% | 5 | 84% | 6 | 42% | 10 | 21 |
| 2:00 PM | 3:00 PM | 73% | 4 | 93% | 7 | 42% | 10 | 21 |
| 3:00 PM | 4:00 PM | 73% | 4 | 93% | 7 | 47% | 11 | 22 |
| 4:00 PM | 5:00 PM | 66% | 4 | 85% | 6 | 49% | 11 | 21 |
| 5:00 PM | 6:00 PM | 70% | 4 | 57% | 4 | 56% | 13 | 21 |
| 6:00 PM | 7:00 PM | 75% | 4 | 21% | 2 | 64% | 15 | 21 |
| 7:00 PM | 8:00 PM | 70% | 4 | 0% | - | 72% | 16 | 20 |
| 8:00 PM | 9:00 PM | 54% | 3 | 0% | - | 77% | 17 | 20 |
| 9:00 PM | 10:00 PM | 48% | 3 | 0% | - | 85% | 19 | 22 |
| 10:00 PM | 11:00 PM | 0% | - | 0% | - | 92% | 21 | 21 |
| 11:00 PM | 12:00 AM | 0% | - | 0% | - | 95% | 21 | 21 |
| | | | | | | Peak Parking Demand | | 22 |

**TABLE P-2**
**SHARED PARKING ANALYSIS**
**WEEKEND**

| Use | | Retail | | Office | | Residential | | Total Peak |
|---|---|---|---|---|---|---|---|---|
| Size | | 1,230 Sq. Ft. | | 2,470 Sq. Ft. | | 14 Units | | Demand Per |
| Peak Hour Demand | | 7 Spaces | | 0 Spaces | | 21 Spaces | | Hour |
| Time of Day | | % of Peak | Parking | % of Peak | Parking | % of Peak | Parking | Parking |
| Start | End | Demand | Spaces | Demand | Spaces | Demand | Spaces | Spaces |
| 12:00 AM | 1:00 AM | 0% | - | 0% | - | 92% | 20 | 20 |
| 1:00 AM | 2:00 AM | 0% | - | 0% | - | 92% | 20 | 20 |
| 2:00 AM | 3:00 AM | 0% | - | 0% | - | 92% | 20 | 20 |
| 3:00 AM | 4:00 AM | 0% | - | 0% | - | 92% | 20 | 20 |
| 4:00 AM | 5:00 AM | 0% | - | 0% | - | 92% | 20 | 20 |
| 5:00 AM | 6:00 AM | 0% | - | 0% | - | 100% | 21 | 21 |
| 6:00 AM | 7:00 AM | 0% | - | 0% | - | 99% | 21 | 21 |
| 7:00 AM | 8:00 AM | 0% | - | 13% | - | 97% | 21 | 21 |
| 8:00 AM | 9:00 AM | 0% | - | 47% | - | 92% | 20 | 20 |
| 9:00 AM | 10:00 AM | 38% | 3 | 87% | - | 83% | 18 | 21 |
| 10:00 AM | 11:00 AM | 55% | 4 | 99% | - | 79% | 17 | 21 |
| 11:00 AM | 12:00 PM | 66% | 5 | 100% | - | 71% | 15 | 20 |
| 12:00 PM | 1:00 PM | 85% | 6 | 86% | - | 68% | 15 | 21 |
| 1:00 PM | 2:00 PM | 100% | 7 | 84% | - | 65% | 14 | 21 |
| 2:00 PM | 3:00 PM | 96% | 7 | 93% | - | 62% | 14 | 21 |
| 3:00 PM | 4:00 PM | 79% | 6 | 93% | - | 66% | 14 | 20 |
| 4:00 PM | 5:00 PM | 66% | 5 | 85% | - | 66% | 14 | 19 |
| 5:00 PM | 6:00 PM | 64% | 5 | 57% | - | 67% | 15 | 20 |
| 6:00 PM | 7:00 PM | 67% | 5 | 21% | - | 70% | 15 | 20 |
| 7:00 PM | 8:00 PM | 70% | 5 | 0% | - | 78% | 17 | 22 |
| 8:00 PM | 9:00 PM | 70% | 5 | 0% | - | 77% | 17 | 22 |
| 9:00 PM | 10:00 PM | 51% | 4 | 0% | - | 80% | 17 | 21 |
| 10:00 PM | 11:00 PM | 0% | - | 0% | - | 82% | 18 | 18 |
| 11:00 PM | 12:00 AM | 0% | - | 0% | - | 88% | 19 | 19 |
| | | | | | | Peak Parking Demand | | 22 |

# Land Use: 220 Multifamily Housing—2+ BR (Low-Rise)

## Description

Low-rise multifamily housing with two-or-more bedrooms is a residential building with two or three floors (levels) of residence that contain at least one dwelling unit with two or more bedrooms.

Various configurations can fit this description, including the following:

- Walkup apartment or multiplex-access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway
- Mansion apartment-several dwelling units within what appears from the outside to be a single-family dwelling unit
- Stacked townhouse-designed to match the external appearance of a townhouse, but which have dwelling units that share both floors and walls and with access through a central entry and stairway

## Land Use Subcategory

Data are separated into two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

## Time-of-Day Distribution for Parking Demand

The following table presents a Time-of-Day distribution of parking demand (1) on a weekday (13 study sites) and a Saturday (eight study sites) in a general urban/suburban setting and (2) on a weekday (three study sites) and a Saturday (three study sites) in a dense multi-use urban setting.

| | Percent of Peak Parking Demand | | | |
|---|---|---|---|---|
| | General Urban/Suburban | | Dense Multi-Use Urban | |
| Hour Beginning | Weekday | Saturday | Weekday | Saturday |
| 12:00-4:00 a.m. | 97 | 92 | 89 | 100 |
| 5:00 a.m. | 100 | 100 | 100 | 92 |
| 6:00 a.m. | 96 | 99 | 97 | 92 |
| 7:00 a.m. | 85 | 97 | 84 | 84 |
| 8:00 a.m. | 67 | 92 | 58 | 76 |
| 9:00 a.m. | 54 | 83 | 55 | 81 |
| 10:00 a.m. | 48 | 79 | 47 | 78 |
| 11:00 a.m. | 45 | 71 | 55 | 86 |
| 12:00 p.m. | 45 | 68 | 55 | 81 |
| 1:00 p.m. | 42 | 65 | 55 | 73 |
| 2:00 p.m. | 42 | 62 | 42 | 70 |
| 3:00 p.m. | 47 | 66 | 45 | 49 |
| 4:00 p.m. | 49 | 66 | 47 | 51 |
| 5:00 p.m. | 56 | 67 | 50 | 46 |
| 6:00 p.m. | 64 | 70 | 68 | 43 |
| 7:00 p.m. | 72 | 78 | 58 | 49 |
| 8:00 p.m. | 77 | 77 | 58 | 59 |
| 9:00 p.m. | 85 | 80 | 61 | 62 |
| 10:00 p.m. | 92 | 82 | 74 | 76 |
| 11:00 p.m. | 95 | 88 | 84 | 86 |

## Additional Data

The average parking supply ratios and average peak parking occupancy for the study sites with parking supply information are shown in the table below.

| Setting | Proximity to Rail Transit | Parking Supply Per Dwelling Unit | Average Peak Parking Occupancy |
|---|---|---|---|
| Dense Multi-Use Urban | Within ½ mile of rail transit | 1.2 (21 sites) | 73% |
| | Not within ½ mile of rail transit | 1.3 (18 sites) | 70% |
| General Urban/ Suburban | Within ½ mile of rail transit | 1.6 (31 sites) | 72% |
| | Not within ½ mile of rail transit | 1.7 (114 sites) | 72% |

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), Arizona, California, Colorado, District of Columbia, Maine, Maryland, Massachusetts, New Jersey, Ontario (CAN), Oregon, Pennsylvania, Tennessee, Virginia, Washington, and Wisconsin.

## Source Numbers

209, 218, 219, 247, 255, 277, 314, 402, 414, 419, 432, 437, 505, 512, 533, 535, 536, 537, 538, 544, 545, 577, 578, 579, 580, 584, 585, 587, 603, 604, 610, 611, 617, 620, 631

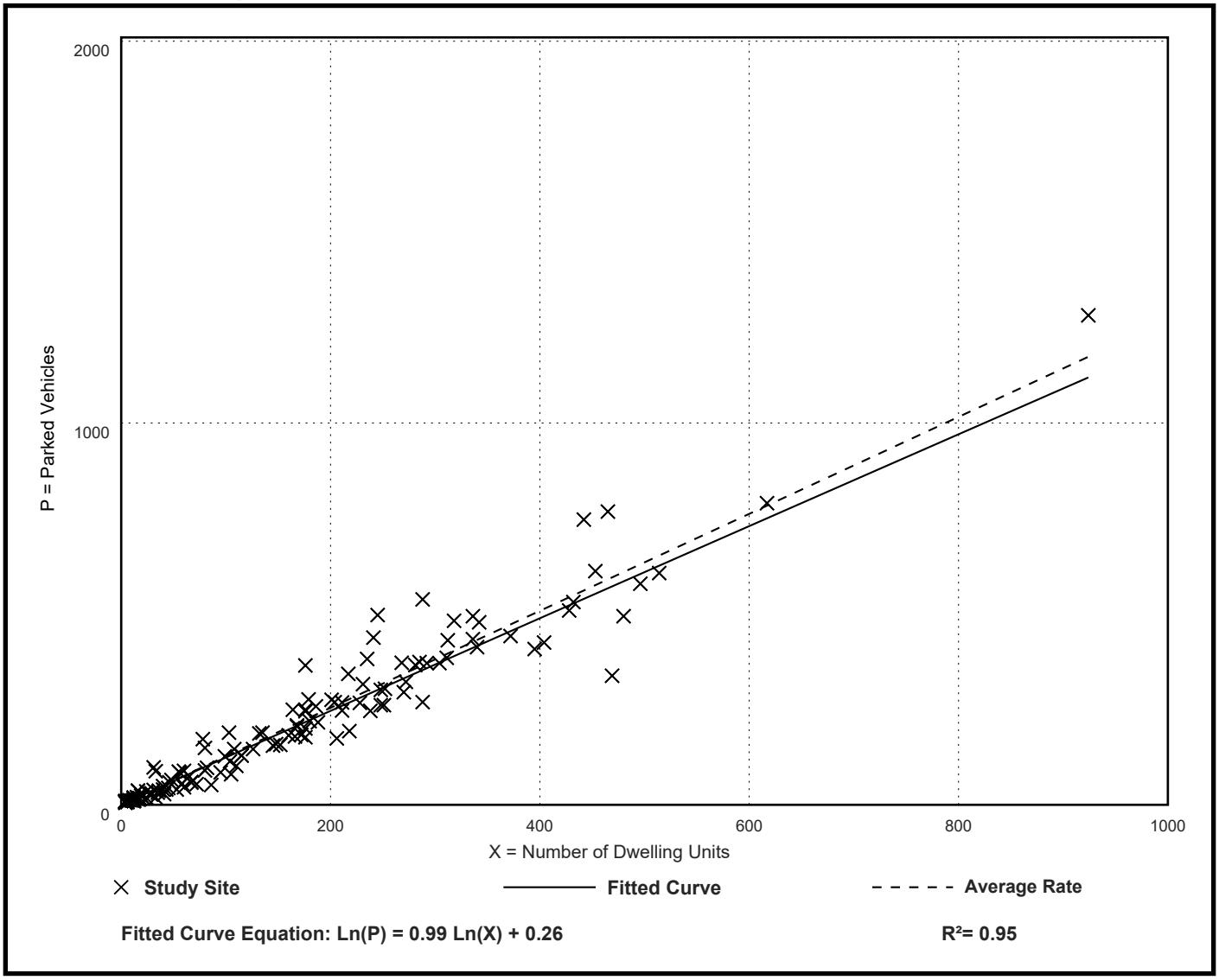
# Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

**Peak Period Parking Demand vs: Dwelling Units**
**On a: Weekday (Monday - Friday)**
**Setting/Location: General Urban/Suburban**
Number of Studies: 143
Avg. Num. of Dwelling Units: 154

## Peak Period Parking Demand per Dwelling Unit

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 1.27 | 0.58 - 3.16 | 1.07 / 1.59 | 1.22 - 1.32 | 0.29 ( 23% ) |

## Data Plot and Equation




**Fitted Curve Equation: Ln(P) = 0.99 Ln(X) + 0.26**

**$R^2$= 0.95**

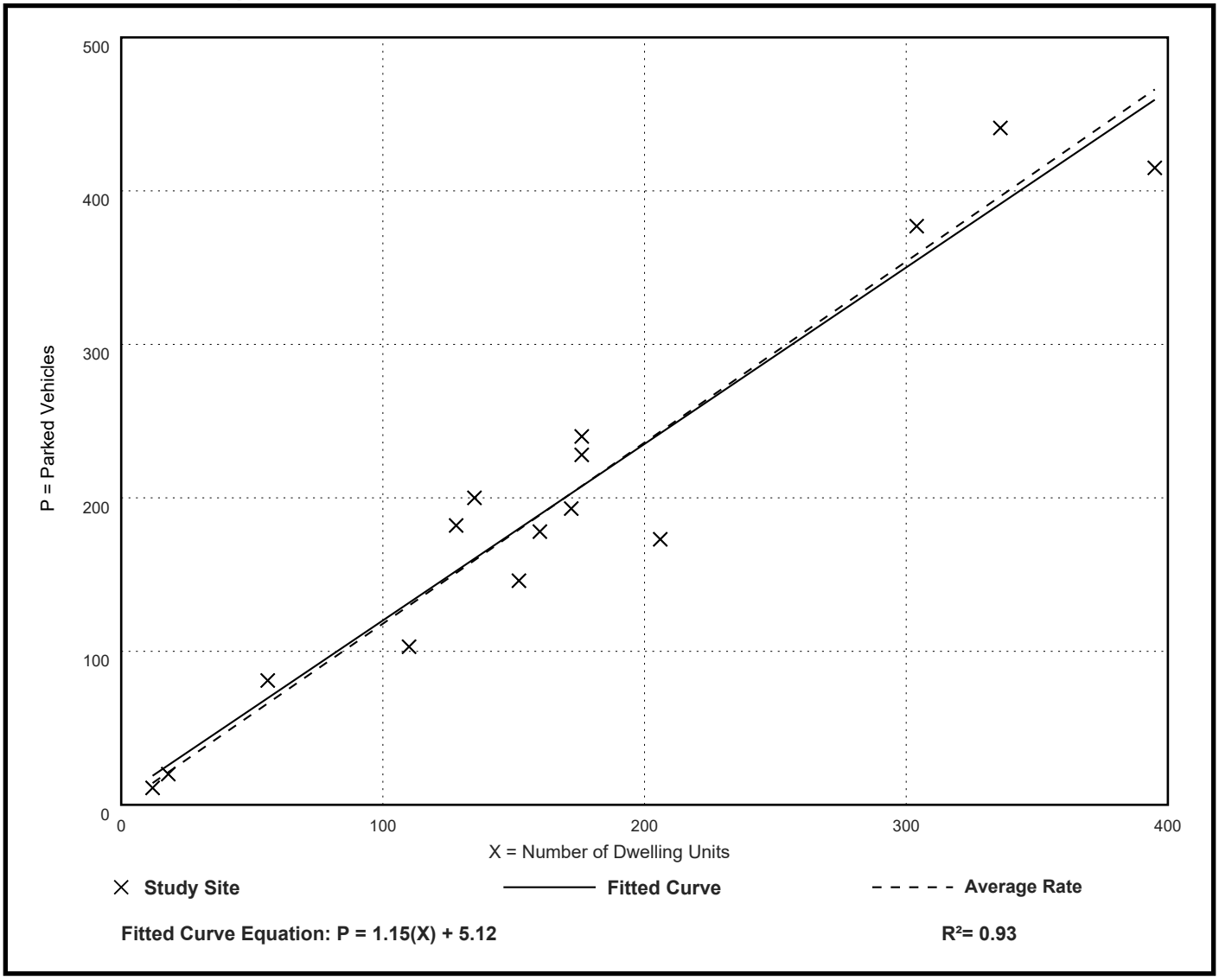
# Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

**Peak Period Parking Demand vs: Dwelling Units**
**On a: Saturday**
**Setting/Location: General Urban/Suburban**
Number of Studies: 15
Avg. Num. of Dwelling Units: 169

## Peak Period Parking Demand per Dwelling Unit

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 1.18 | 0.84 - 1.48 | 1.07 / 1.44 | *** | 0.19 ( 16% ) |

## Data Plot and Equation




**Fitted Curve Equation: P = 1.15(X) + 5.12**

**$R^2$= 0.93**

# Land Use: 710 General Office Building

## Description

A general office building is a building with multiple tenants that employ persons in the management, direction, or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712).

## Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 19 study sites in a general urban/suburban setting.

| Hour Beginning | Percent of Weekday Peak Parking Demand |
|---|---|
| | General Urban/Suburban |
| 12:00-4:00 a.m. | — |
| 5:00 a.m. | — |
| 6:00 a.m. | — |
| 7:00 a.m. | 13 |
| 8:00 a.m. | 47 |
| 9:00 a.m. | 87 |
| 10:00 a.m. | 99 |
| 11:00 a.m. | 100 |
| 12:00 p.m. | 86 |
| 1:00 p.m. | 84 |
| 2:00 p.m. | 93 |
| 3:00 p.m. | 93 |
| 4:00 p.m. | 85 |
| 5:00 p.m. | 57 |
| 6:00 p.m. | 21 |
| 7:00 p.m. | — |
| 8:00 p.m. | — |
| 9:00 p.m. | — |
| 10:00 p.m. | — |
| 11:00 p.m. | — |

## Additional Data

For the seven study sites with parking supply information and located in a dense multi-use urban setting, the average parking supply ratio is 2.9 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 56 percent.

For the 63 study sites with parking supply information and located in a general urban/suburban setting, the average parking supply ratio is 3.3 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 60 percent.

For nine study sites, parking demand data were collected on a Saturday as well as a weekday. For those sites, peak Saturday parking demand averages 13 percent of the peak weekday parking demand.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, California, Colorado, District of Columbia, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, Texas, Utah, Virginia, Washington, and Wisconsin.

## Source Numbers

122, 201, 211, 217, 276, 425, 431, 433, 436, 438, 440, 516, 531, 540, 551, 555, 556, 567, 571, 572, 588, 607, 618, 622, 633

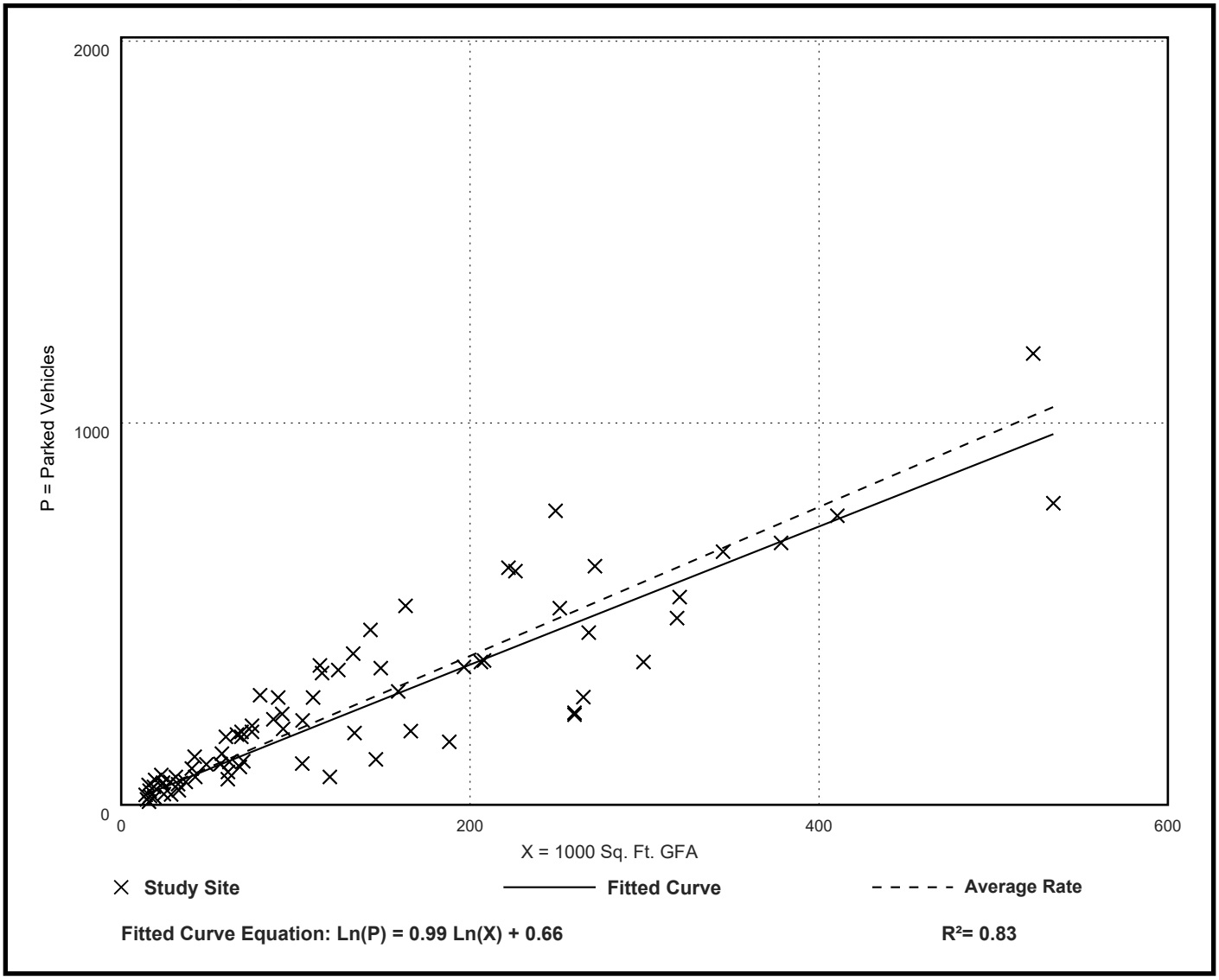
# General Office Building
# (710)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**
**On a: Weekday (Monday - Friday)**
**Setting/Location: General Urban/Suburban**
Number of Studies: 77
Avg. 1000 Sq. Ft. GFA: 131

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 1.95 | 0.50 - 3.60 | 1.68 / 2.98 | 1.79 - 2.11 | 0.70 ( 36% ) |

## Data Plot and Equation




**Fitted Curve Equation: Ln(P) = 0.99 Ln(X) + 0.66**

**$R^2$= 0.83**

# Land Use: 822 Strip Retail Plaza (<40k)

## Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area (GFA) of the building.

The 40,000 square feet GLA threshold between shopping plaza and strip retail plaza (Land Use 822) is based on an examination of the parking demand database. All shopping plazas with a supermarket as their anchor in the database are larger than 40,000 square feet GLA.

## Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday–Thursday (five study sites), a Friday (two study sites), and a Saturday (four study sites).

| Hour Beginning | Percent of Peak Parking Demand | | |
|---|---|---|---|
| | Monday–Thursday | Friday | Saturday |
| 12:00–4:00 a.m. | — | — | — |
| 5:00 a.m. | — | — | — |
| 6:00 a.m. | — | — | — |
| 7:00 a.m. | — | — | — |
| 8:00 a.m. | 19 | 19 | — |
| 9:00 a.m. | 33 | 40 | 38 |
| 10:00 a.m. | 47 | 44 | 55 |
| 11:00 a.m. | 55 | 52 | 66 |
| 12:00 p.m. | 89 | 96 | 85 |
| 1:00 p.m. | 100 | 96 | 100 |
| 2:00 p.m. | 73 | 84 | 96 |
| 3:00 p.m. | 73 | 52 | 79 |
| 4:00 p.m. | 66 | 50 | 66 |
| 5:00 p.m. | 70 | 63 | 64 |
| 6:00 p.m. | 75 | 49 | 67 |
| 7:00 p.m. | 70 | 100 | 70 |
| 8:00 p.m. | 54 | 94 | 70 |
| 9:00 p.m. | 48 | 73 | 51 |
| 10:00 p.m. | — | — | — |
| 11:00 p.m. | — | — | — |

## Additional Data

The average parking supply ratios for the study sites with parking supply information are the following:

- 5.7 spaces per 1,000 square feet GLA (24 sites) in a general urban/suburban setting
- 3.3 spaces per 1,000 square feet GLA (3 sites) in a dense multi-use urban setting

The average peak parking occupancy is 50 percent at the general urban/suburban sites and 76 percent at the dense multi-use urban sites.

The sites were surveyed in the 1990s, the 2010s, and the 2020s in Alberta (CAN), British Columbia (CAN), California, Colorado, Kansas, Maine, Manitoba (CAN), Maryland, Michigan, Minnesota, Missouri, New York, Texas, Virginia, and Washington.

*Future data submissions should attempt to provide information on the composition of each study site (types and number of stores, restaurants, or other tenants within the shopping center).*

## Source Numbers

89, 209, 219, 297, 511, 601, 605, 606, 618, 619, 621, 635

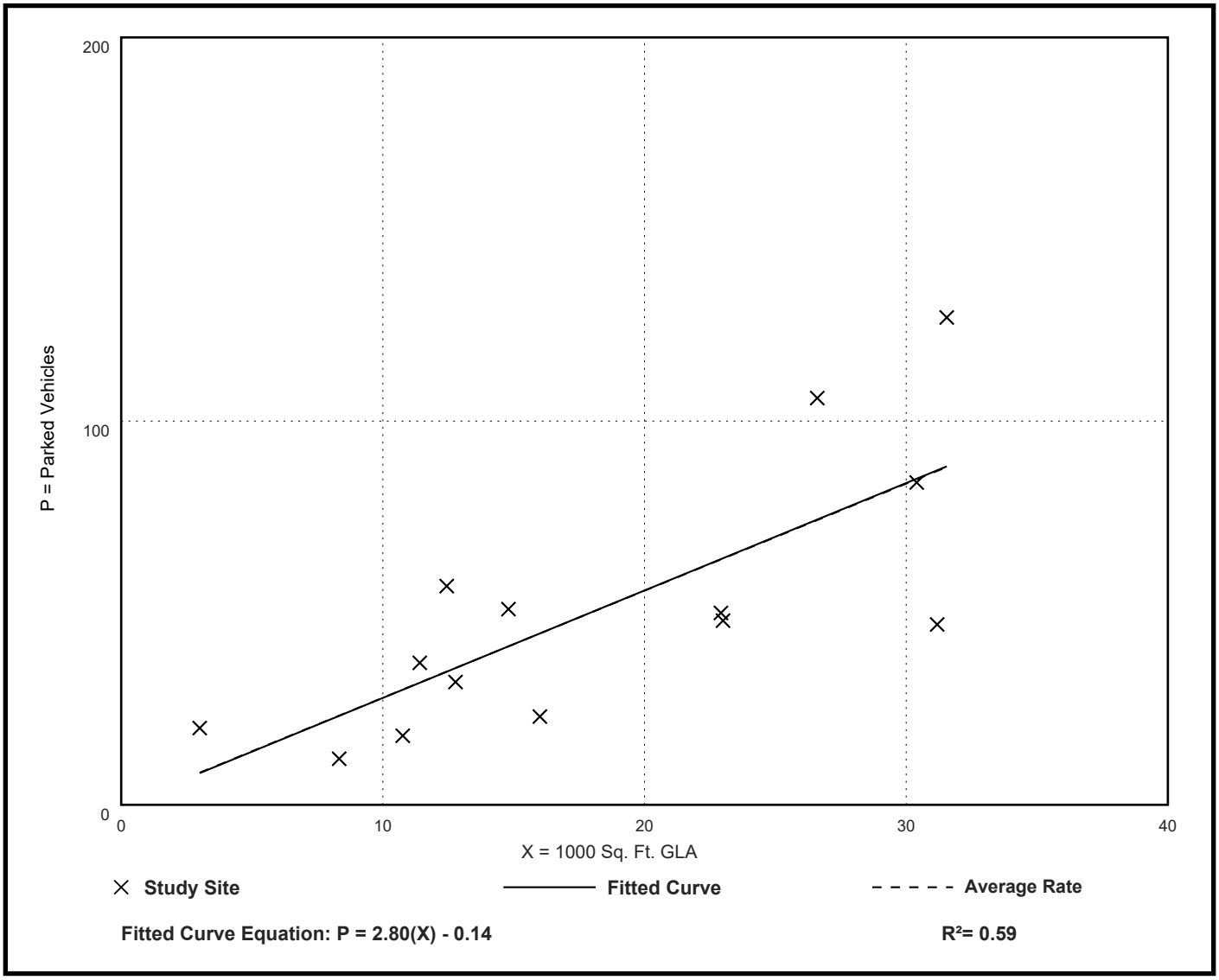
# Strip Retail Plaza (< 40k)
# (822)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GLA**
**On a: Weekday (Monday - Thursday)**
**Setting/Location: General Urban/Suburban**
Number of Studies: 14
Avg. 1000 Sq. Ft. GLA: 18

## Peak Period Parking Demand per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 2.79 | 1.44 - 6.67 | 2.07 / 4.44 | *** | 1.14 ( 41% ) |

## Data Plot and Equation




**Fitted Curve Equation: P = 2.80(X) - 0.14**

**$R^2$= 0.59**

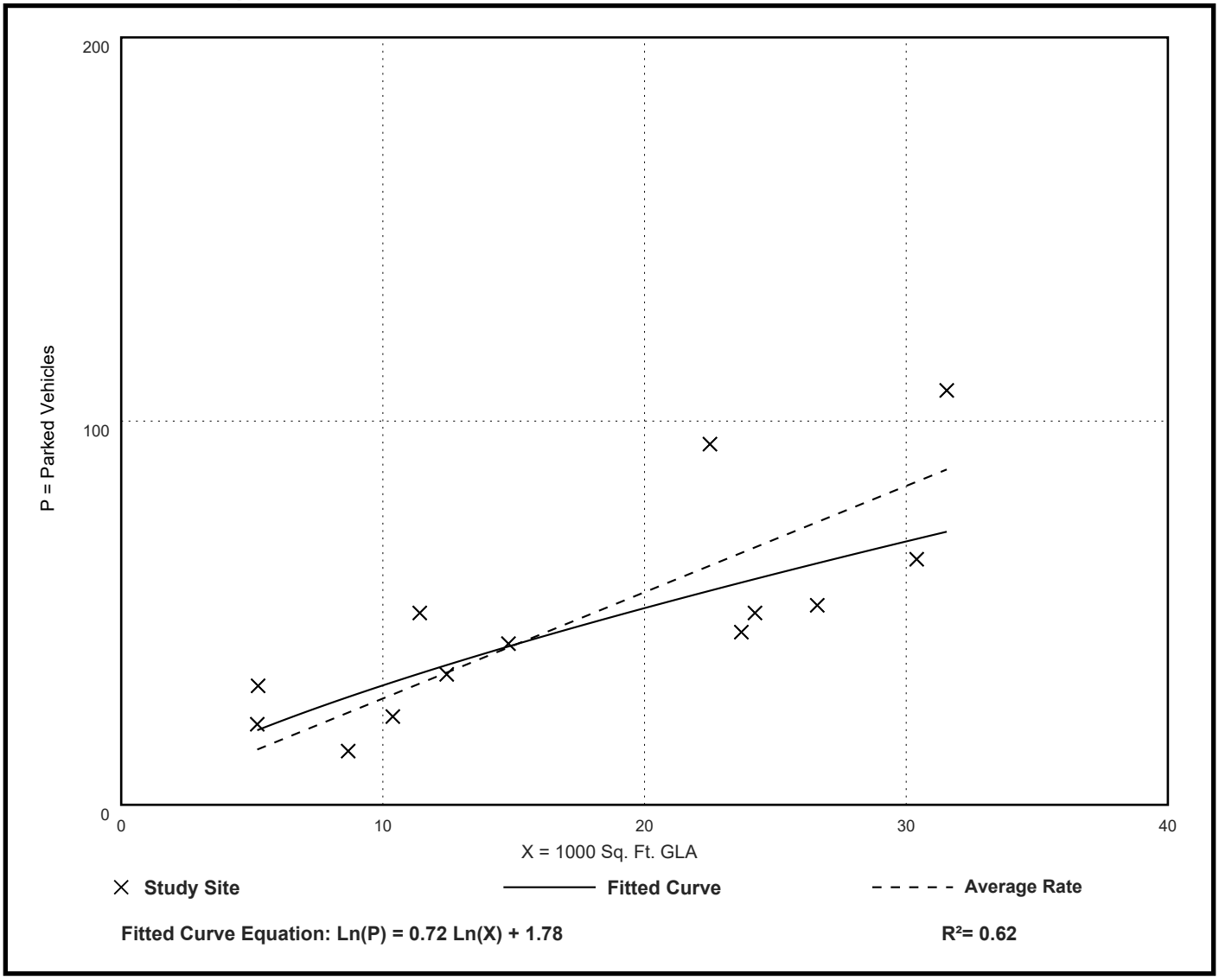
# Strip Retail Plaza (< 40k)
# (822)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GLA**
**On a: Saturday**
**Setting/Location: General Urban/Suburban**
Number of Studies: 13
Avg. 1000 Sq. Ft. GLA: 17

## Peak Period Parking Demand per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 2.77 | 1.61 - 5.93 | 2.09 / 4.36 | *** | 1.03 ( 37% ) |

## Data Plot and Equation




**Fitted Curve Equation: Ln(P) = 0.72 Ln(X) + 1.78**

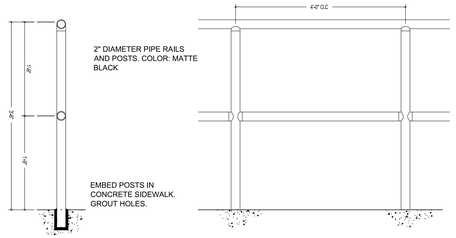
**$R^2$= 0.62**

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 11/29/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 2 | 12/27/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 3 | 01/31/23 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 4 | 02/28/23 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 5 | 03/30/23 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 6 | 06/13/23 | FINAL CONSULTANT REVIEW | AJS |
| 7 | 07/10/23 | FINAL CONSULTANT REVIEW | AJS |
| 8 | 03/31/26 | SITE PLAN AMENDMENT REVISIONS | AJS |
| | | | |
| | | | |
| | | | |

## Bulk Zoning Regulations Table

| | Required Setbacks | | | Proposed Setbacks | | | Minimum Lot Depth | Proposed Lot Depth | Allowable Building Height | Proposed Building Height | Maximum Residential Density | Proposed Residential Density | Lot Area | Required Lot Area | Proposed Floor Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Front | Side | Rear | Front | Side | Rear | | | | | | | | | |
| **Zoning District** | | | | | | | | | | | | | | | |
| **GB** | 15' | 20' | 25' | 15' | 20' | 76' | 100' | 181.83' | 35' | 48' See Note | 1,500 sf per unit | 14 units | 0.62 acres | N/A | 19,670 |

Notes:
1. The Applicant will seek a variance from the Zoning Board of Appeals to allow a building height of 4 stories / 48' where 3 stories / 35' is permitted.




# Pipe Rail Details

NTS




# Aerial View

Scale: Not to Scale

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

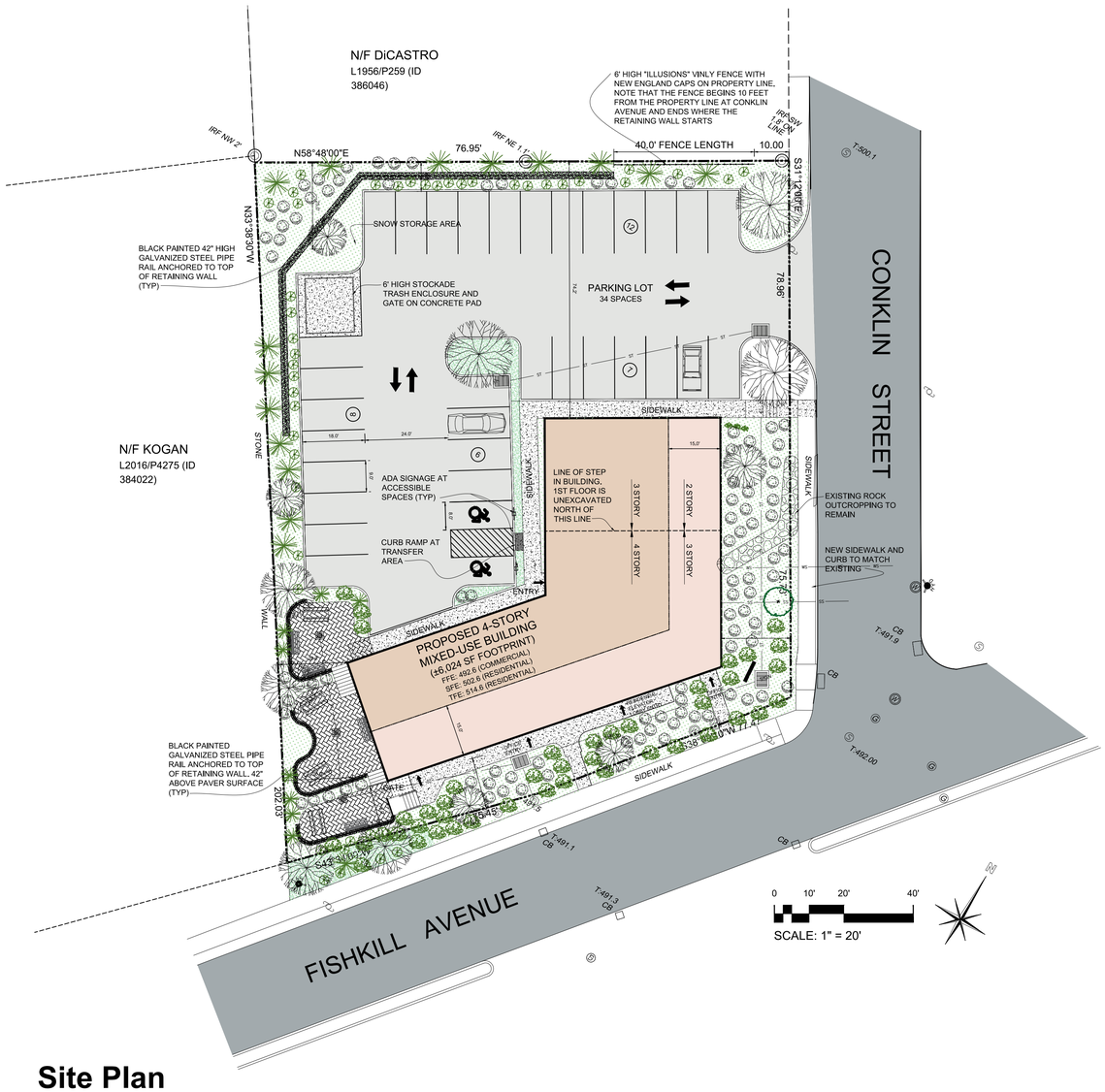
_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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.

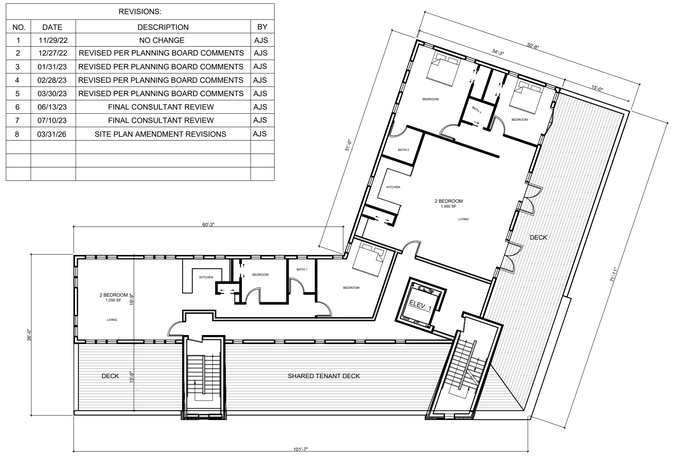



# Site Plan

Scale: 1" = 20'

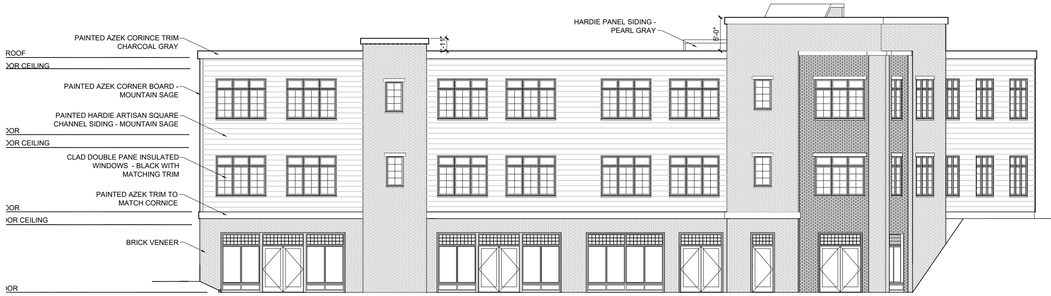

CONKLIN STREET
FISHKILL AVENUE
F.M.11142
397 Fishkill Ave
393 Fishkill Ave
N/F KOGAN L2016/P4275 (ID 384022)
N/F DiCASTRO L1956/P259 (ID 386046)
N/F CITY OF BEACON L1956/P259 (ID 386046)
N/F CITY OF BEACON L1956/P259 (ID 386046)
N/F CITY OF BEACON

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 11/29/22 | NO CHANGE | AJS |
| 2 | 12/27/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 3 | 01/31/23 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 4 | 02/28/23 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 5 | 03/30/23 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 6 | 06/13/23 | FINAL CONSULTANT REVIEW | AJS |
| 7 | 07/10/23 | FINAL CONSULTANT REVIEW | AJS |
| 8 | 03/31/26 | SITE PLAN AMENDMENT REVISIONS | AJS |
| | | | |
| | | | |
| | | | |




## 4th Floor Plan

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




## Front Elevation

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



## View 1

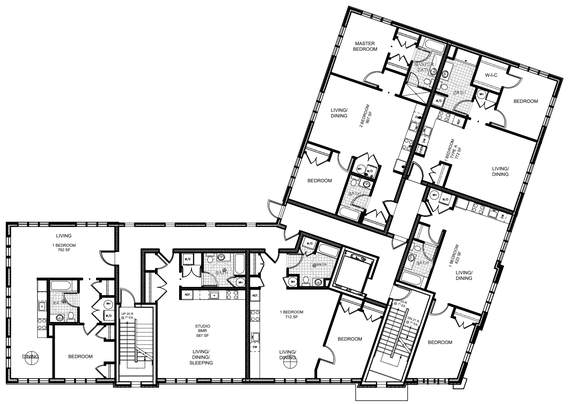



## Side Elevation: East

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

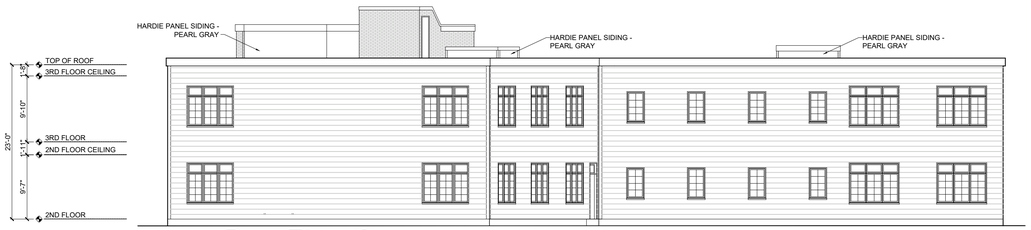


## View 2




## 2nd & 3rd Floor Plans

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

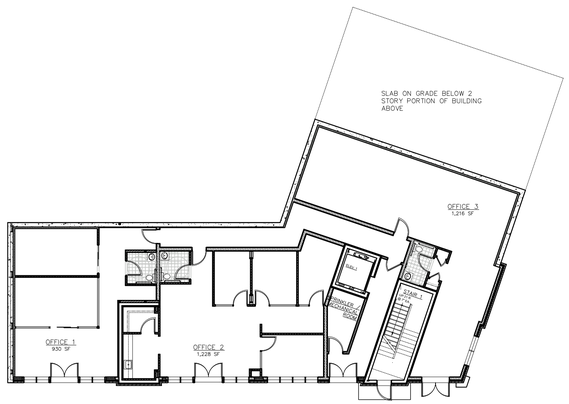



## Rear Elevation

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



## View 3




## 1st Floor Plan

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




## Side Elevation: West

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

# Site Plan Application

**Sheet 2 of 8 - Building Plans**

*Owner:*
**397 Fishkill Avenue, LLC &**
**393 Fishkill Avenue, LLC**
397 Fishkill Avenue
Beacon, NY 12508

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

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

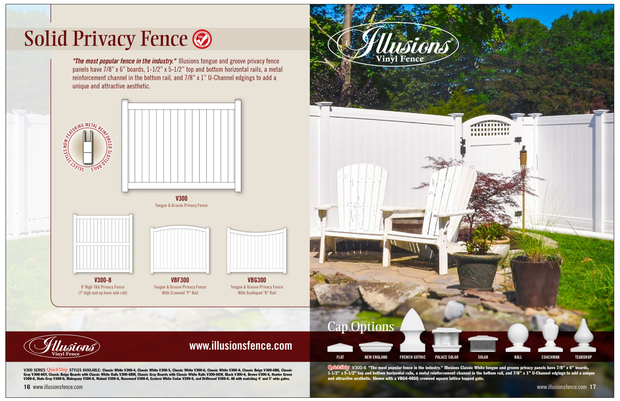
*Landscape Designer:*
**Landscape Restorations**
7 Creek Drive
Beacon, New York 12508

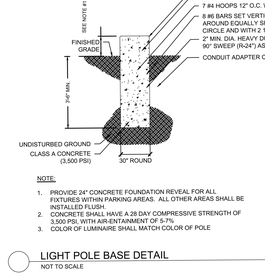
**397 Fishkill Avenue**
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
October 21,2022





POLE MOUNTED LIGHT (L1A)
GREENSHINE "L30" ARM MOUNTED 3000K LED FIXTURE. LOW GLARE CUTOFF SHIELD, DARK SKY COMPLIANT. CRI 80-100 RANGE. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON BUILDING = 10 FEET



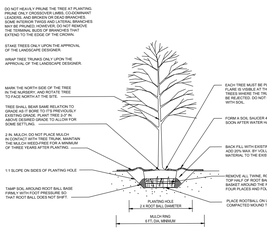



WALL MOUNTED HOUSE LIGHT (L2)

HUBBARDTON FORGE WALL MOUNTED FIXTURE. MODEL "Hood Outdoor Dark Sky Wall Sconce", 60W, 2700K. CRI 80-100 RANGE. COLOR: COASTAL BLACK, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET. NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE

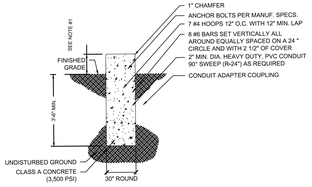
NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.

# Illustrated Plant List




X TREE PLANTING DETAIL

NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 5 FT. SQUARE. OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.




NOTE:

1. PROVIDE 24" CONCRETE FOUNDATION REVEAL FOR ALL FIXTURES WITHIN PARKING AREAS. ALL OTHER AREAS SHALL BE INSTALLED FLUSH.
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, WITH AIR-ENTAINMENT OF 5-7%
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE

LIGHT POLE BASE DETAIL
NOT TO SCALE




NOTE:

1. PROVIDE 24" CONCRETE FOUNDATION REVEAL FOR ALL FIXTURES WITHIN PARKING AREAS. ALL OTHER AREAS SHALL BE INSTALLED FLUSH.
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, WITH AIR-ENTAINMENT OF 5-7%
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE

LIGHT POLE BASE DETAIL
NOT TO SCALE

# Planting Schedule

| SYMBOL | TYPE | BOTANICAL NAME | COMMON NAME | Size | Quanitity | LOCATION |
|---|---|---|---|---|---|---|
| T-Mv | Tree | Magnolia virginiana | Sweetbay Magnolia | 2.5" | 2 | Conklin,Greenspace |
| T-Qi | Tree | Querus illicifolia | Shrub Oak | 2.5" | 5 | NW Prop Line, 52 |
| T-Qr | Tree | Quercus rubra | Red Oak | 3" | 7 | Parking Lot and street |
| T-To | Tree | Thuja occidentalis | Arborvitae | 6-7' | 16 | West Prop Line, 52 Corner |
| T-To'EG' | Tree | Thuja occidentalis | Emerald Green | 6-7' | 8 | Patios.West Property Line |
| S-Cp | Shrub | Comptonia peregrina | Sweetfern | 1 gal | 39 | Parking Lot |
| S-Ig | Shrub | Ilex glabra | Inkberry | 3 gal | 31 | Greenspace, 52, Conklin |
| S-Iv | Shrub | Ilex verticillata | Inkberry | 3 gal | 39 | NW Prop Line, W Prop Line 52 Corner |
| S-Jh | Shrub | Juniperus horizontalis | Creeping Juniper | 1 gal | tbd | Rock Outcrop? |
| S-Ra | Shrub | Rhus aromatica | Aromatic Sumac | 3 gal | 61 | 52, Conklin, Greenspace |
| H-Ae | Herb | Aster ericoides | Heath Aster | plugs | tbd | Groundcover |
| H-tbd | Herb | Mixed groundcover | Wildflowers,carex,grasses | plugs | tbd | All planted areas |

# Planting and Landscape Notes

PLANTING and LANDSCAPE NOTES

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

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 11/29/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 2 | 12/27/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 3 | 01/31/23 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 4 | 02/28/23 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 5 | 03/30/23 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 6 | 06/13/23 | FINAL CONSULTANT REVIEW | AJS |
| 7 | 07/10/23 | FINAL CONSULTANT REVIEW | AJS |
| 8 | 03/31/26 | SITE PLAN AMENDMENT REVISIONS | AJS |
| | | | |
| | | | |
| | | | |

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

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

SIGNED THIS _____ DAY OF _____, 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

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




# Landscape & Lighting Plan

Scale: 1" = 20'

# Site Plan Application

**Sheet 3 of 8 - Landscaping & Lighting Plan**

*Owner:*
**397 Fishkill Avenue, LLC & 393 Fishkill Avenue, LLC**
397 Fishkill Avenue
Beacon, NY 12508

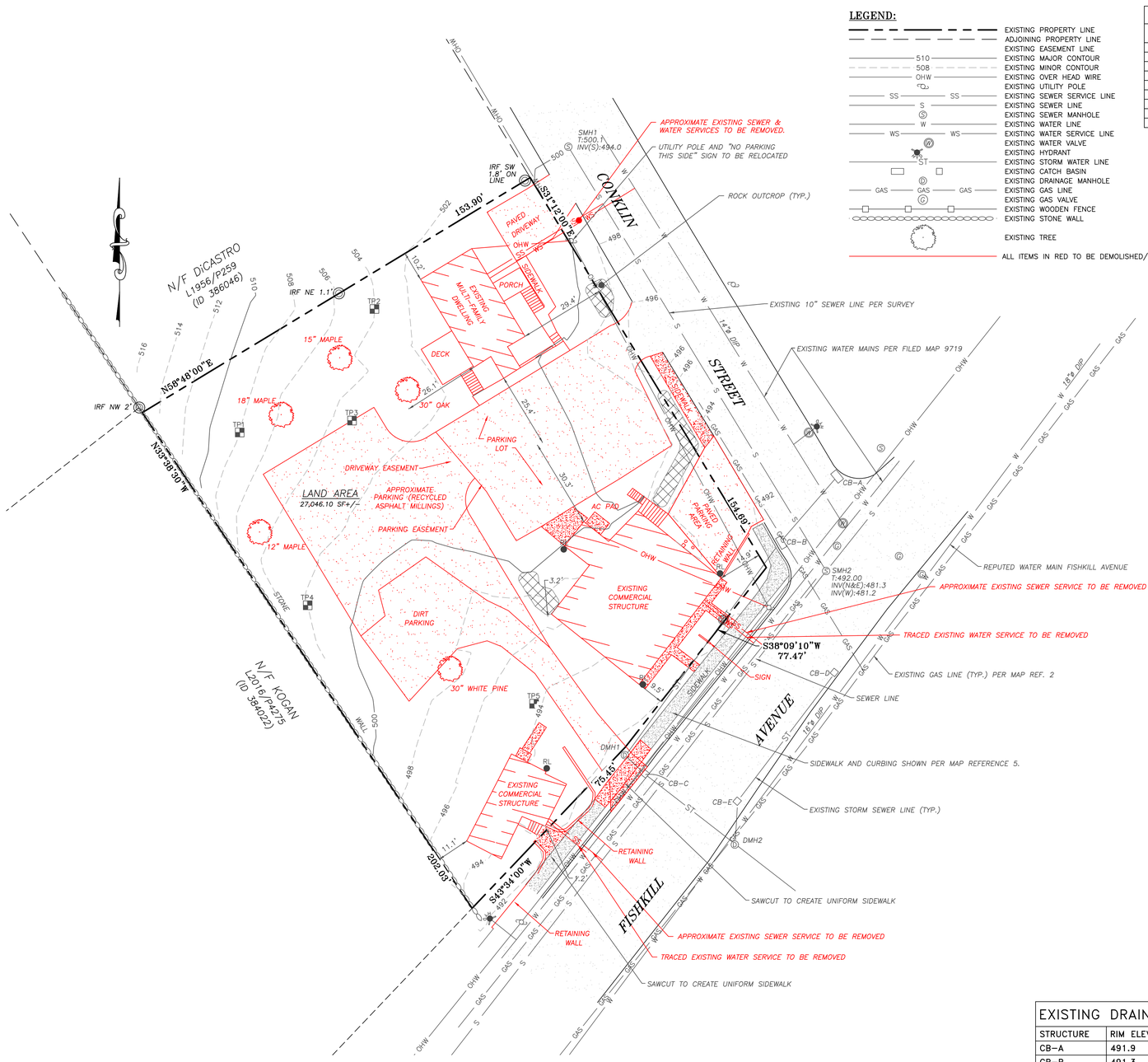
*Architect:*
**Aryeh Siegel, Architect**
84 Mason Circle
Beacon, New York 12508

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

*Landscape Designer:*
**Landscape Restorations**
7 Creek Drive
Beacon, New York 12508

**397 Fishkill Avenue**
Beacon, New York
Scale: 1" = 20'
October 21,2022

Missing or Invalid reference
File: ..\Constructs\Consultants\397 Fishkill Landscape_230130\397 Illustrated Plant List 012723_single page.pdf
Sheet: 1




EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )

1 inch = 20 ft.

| PROJECT INFORMATION: | |
|---|---|
| PARCEL OWNER: | 397 FISHKILL AVE LLC.; 397 FISHKILL AVE, BEACON NY 12508 & 393 FISHKILL AVE LLC; 397 FISHKILL AVE, BEACON NY 12508 |
| PROJECT ENGINEER: | HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508 |
| PROJECT SURVEYOR: | STEVEN J. GREEN P.L.S., PO BOX 534, GOSHEN, NY 10924 |
| PROJECT ARCHITECT: | ARYEH SIEGEL, 84 MASON CIRCLE, BEACON, NY 12508 |
| PROJECT LANDSCAPE DESIGN: | LANDSCAPE RESTORATIONS, 7 CREEK DRIVE, BEACON, NY 12508 |
| PARCEL LOCATION: | 397 & 393 FISHKILL AVE, 7 CONKLIN ST, BEACON NY 12508 |
| TAX PARCEL ID: | 6055-80-399035 (0.15 AC) & 392032 (0.33 AC) & 394041 (0.14 AC) |
| PARCEL AREA: | ±0.62-ACRES TOTAL |
| WATER SUPPLY: | MUNICIPAL – CITY OF BEACON |
| SEWAGE DISPOSAL: | MUNICIPAL – CITY OF BEACON |




LOCATION MAP SCALE: 1" = 200'

## MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY PER "SURVEY FOR JORDAN HAUG" AS PREPARED BY STEVEN J. GREEN, P.L.S. DATED MAY 29, 2022 AND UPDATED IN NOVEMBER 2022 TO PROVIDE SANITARY SEWER INVERT ELEVATIONS.
2. SANITARY SEWER RIM AND INVERT ELEVATIONS AND DRAINAGE STRUCTURE RIM ELEVATIONS PROVIDED BY MAP REFERENCE 1. DRAINAGE PIPE AND INVERT INFORMATION TAKEN FROM A PLAN SET ENTITLED "RESURFACING, RESTORATION AND REHABILITATION TELLER AVENUE AND FISHKILL AVENUE (WOLCOTT AVENUE/NYS ROUTE 9D TO BEACON CITY LINE)" AS PREPARED BY WSP DATED MAY 2022. INVERT ELEVATIONS ADJUSTED TO PROJECT SURVEYOR'S DATUM OF 500 FEET. GAS MAIN LOCATIONS SHOWN PER THE WSP PLAN SET.
3. WATER MAIN SHOWN ON CONKLIN STREET PER A MAP ENTITLED LOT LINE REALIGNMENT FOR GARY VILLANO PREPARED BY PETER R. HUSTIS, L.L.S. DATED AUGUST 13, 1991 AND LAST REVISED MAY 26, 1993 AND FILED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON JUNE 8, 1993 AS FILED MAP 9719. SIZE OF WATERMAIN ON CONKLIN STREET AND WATER MAIN LOCATION AND SIZES ALONG FISHKILL AVENUE PER MAPPING OBTAINED FROM THE CITY OF BEACON WATER DEPARTMENT.
4. LOTS COMBINED PER "LOT LINE REMOVAL PLAT, REVISION TO FILED MAP 9719, 397 FISHKILL AVENUE", FILED AT THE DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP 9719A ON 9/26/2023.
5. SIDEWALK AND CURBING ALONG FISHKILL AVENUE PER HUDSON LAND DESIGN FIELD MEASUREMENTS, BASED ON RECENT IMPROVEMENTS ALONG FISHKILL AVENUE.

## SURVEY NOTES:

1. THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD MAY 2022.
2. SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.
3. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE AN ORIGINAL OF THE LAND SURVEYOR'S SEAL OR HIS/HER HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
4. SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS.
5. DATUM: 500.00'.

## DEMOLITION NOTES:

1. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS.
2. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING.
   DISPOSAL AND STORAGE OF DEBRIS.
3. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
4. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
5. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
6. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
7. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
8. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
9. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
11. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
12. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
13. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
14. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
15. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, AND POLLUTION.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITIONS.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
22. CUTTING OF TREES CAN ONLY OCCUR DURING NOVEMBER 1ST TO MARCH 31ST TIME FRAME.

## UTILITY ABANDONMENT NOTES:

1. EXISTING WATER AND SEWER SERVICES TO BE ABANDONED IN ACCORDANCE WITH CITY OF BEACON WATER & SEWER DEPARTMENT REQUIREMENTS.
2. ANY WATER SERVICE TO BE ABANDONED SHALL BE AT THE CORPORATION VALVE BY CLOSING OF THE CORPORATION VALVE, DISCONNECTION OF THE EXISTING SERVICE LINE TO THE CORPORATION VALVE AND CAPPING OF THE CORPORATION VALVE.

## EXISTING DRAINAGE TABLE:

| STRUCTURE | RIM ELEVATION* | INV (N)** | INV (E)** | INV (S)** | INV (W)** |
|---|---|---|---|---|---|
| CB-A | 491.9 | 12": 489.90 | --- | 12": 489.84 | --- |
| CB-B | 491.3 | 12": 488.71 | --- | 18": 488.32 | --- |
| CB-C | 491.1 | 18": 487.33 | --- | 18": 487.42 | --- |
| CB-D | 491.6 | --- | --- | 12": 490.25 | --- |
| CB-E | 491.3 | 12": 489.66 | --- | 12": 489.79 | --- |
| DMH1 | 491.5 | 12": 487.53 | 12": 487.37 | --- | --- |
| DMH2 | 491.1 | UNKNOWN | UNKNOWN | --- | UNKNOWN |

* RIM ELEVATIONS AS DETERMINED BY THE PROJECT SURVEYOR.
** PIPE SIZES AND INVERT ELEVATIONS PER MAP REFERENCE #2.

Dig Safely. New York Call 811 before you dig

| DRAWN BY: CMB | | | | CHECKED BY: DGK | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 11/29/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 2 | 12/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 01/31/23 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 4 | 03/31/23 | NO CHANGE THIS SHEET | CMB | | | | |
| 5 | 06/13/23 | REMOVED FISHKILL AVE IMPROVEMENTS | CMB | | | | |
| 6 | 03/31/26 | PER UPDATED PROPOSAL | CMB | | | | |

STATE OF NEW YORK DANIEL G. KOERNER 082716 LICENSED PROFESSIONAL ENGINEER

SEAL

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

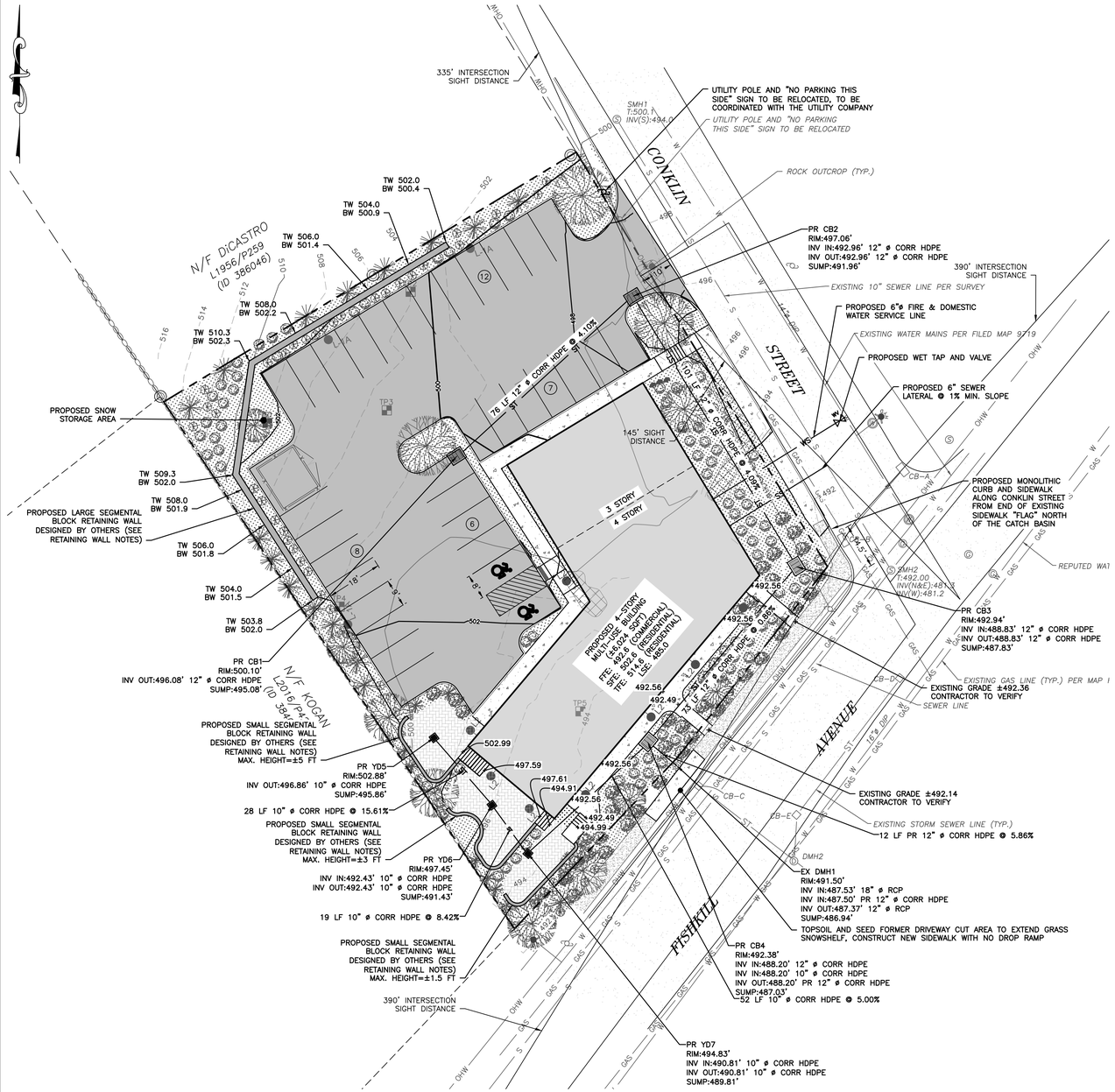
EXISTING CONDITIONS & DEMOLITION PLAN

397 FISHKILL AVENUE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

| | |
|---|---|
| JOB #: | 2022:015 |
| DATE: | 10/21/2022 |
| SCALE: | 1" = 20' |
| TITLE: | XC-1 |
| SHEET: | 4 OF 8 |

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




## GRADING & UTILITY PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

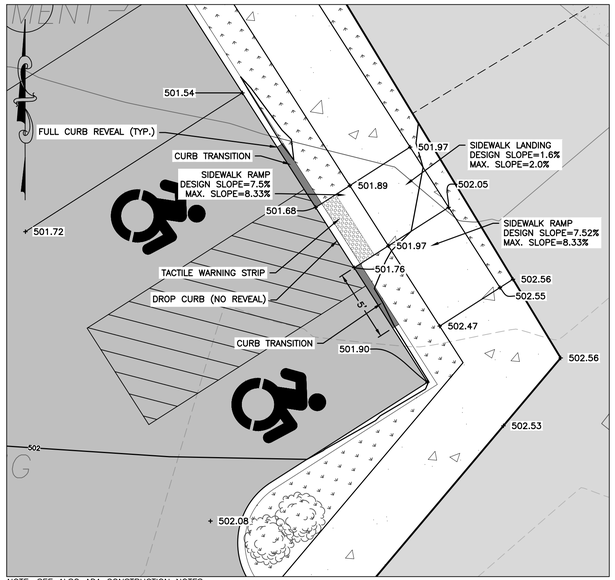
20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 510 EXISTING MAJOR CONTOUR
- 508 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
- EXISTING HYDRANT
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING DRAINAGE MANHOLE
- GAS EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING WOODEN FENCE
- EXISTING STONE WALL

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED GATE VALVE




NOTE: SEE ALSO ADA CONSTRUCTION NOTES

## ADA ACCESSIBLE ROUTE PLAN

SCALE: 1" = 5'

GRAPHIC SCALE

5 0 2.5 5 10 20

( IN FEET )
1 inch = 5 ft.

## EXISTING DRAINAGE TABLE:

| STRUCTURE | RIM ELEVATION* | INV (N)** | INV (E)** | INV (S)** | INV (W)** |
|---|---|---|---|---|---|
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| CB-B | 491.3 | 12": 488.71 | --- | 18": 488.32 | --- |
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| CB-D | 491.6 | --- | --- | 12": 490.25 | --- |
| CB-E | 491.3 | 12": 489.66 | --- | 12": 489.79 | --- |
| DMH1 | 491.5 | 12": 487.53 | 12": 487.37 | --- | --- |
| DMH2 | 491.1 | UNKNOWN | UNKNOWN | --- | UNKNOWN |

* RIM ELEVATIONS AS DETERMINED BY THE PROJECT SURVEYOR.
** PIPE SIZES AND INVERT ELEVATIONS PER MAP REFERENCE #2.

## SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE AND DRAINAGE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED BUILDING AND ADDITION SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE AND METER FOR EACH UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE NEW WATER SERVICE LINE TO THE NEW BUILDING SHALL BE 6"ø DIP, SUBJECT TO THE MEP ENGINEER'S CALCULATIONS AND VERIFICATION.
6. THE SEWER SERVICE LINE SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1% SHALL BE MAINTAINED).
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. MAIN STREET AND CROSS STREET SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. ALL SUMP PUMPS SHALL DISCHARGE TO DAYLIGHT, OR TO THE CITY OF BEACON DRAINAGE SYSTEM. SUMP PUMPS ARE NOT PERMITTED TO DISCHARGE TO THE CITY OF BEACON SANITARY SEWER SYSTEM.
10. 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.
11. DIRECT ROOF LEADERS TO PROPOSED UNDERGROUND STORMWATER CONVEYANCE SYSTEM.

## 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. PARKING SPACES AND PARKING AISLES – SLOPE SHALL NOT EXCEED 1:48 IN ANY DIRECTION.
   - 1.2. CURB RAMPS – SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
   - 1.3. LANDINGS – MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 IN ANY DIRECTION.
   - 1.4. 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.
   - 1.5. 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.

## SOIL TESTING NOTES:

TEST PITS WERE DIRECTED AND OBSERVED BY HUDSON LAND DESIGN PERSONNEL ON DECEMBER 21, 2022. THE INTENT OF THE TEST PITS WAS TO GENERALLY DETERMINE THE ELEVATION OF BEDROCK BASED ON CURRENTLY PROPOSED GRADING AND NOT FOR GEOTECHNICAL OR STRUCTURAL PURPOSES.

TP-1:
TOTAL DEPTH: 9'-6"
± 3' SANDY LOAM WITH EVIDENCE OF PREVIOUS FILL/SPOIL
± 3' VERY TIGHT SANDY/GRAVELLY LOAM
REMAINDER SANDY LOAM
NO BEDROCK

TP-2:
TOTAL DEPTH: 6'-6"
± 2.5' SANDY LOAM
± 3' VERY TIGHT SANDY/GRAVELLY LOAM
REMAINDER SANDY LOAM
NO BEDROCK

TP-3:
TOTAL DEPTH: 6'-0"
± 4' SANDY LOAM WITH EVIDENCE OF PREVIOUS FILL/SPOIL
REMAINDER SANDY LOAM
BEDROCK @ 6'

TP-4:
TOTAL DEPTH: 4'-0"
± 4' SANDY LOAM
NO BEDROCK

TP-5:
TOTAL DEPTH: 5'-0"
± 5' SANDY LOAM
BEDROCK @ 5'

## SPECIAL ROCK REMOVAL NOTES:

1. ROCK REMOVAL IS ANTICIPATED ON THE EAST SIDE OF THE SITE FOR DRIVEWAY AND DRAINAGE CONSTRUCTION. ROCK REMOVAL ASSOCIATED WITH CONSTRUCTION ACTIVITIES SHALL BE VIA MECHANICAL MEANS (E.G. HYDRAULIC HAMMERING). THESE MEASURES SHALL BE IMPLEMENTED ONLY ON WEEKDAYS BETWEEN THE HOURS OF 8:00 AM AND 4:00 PM.
2. IF THE ROCK ENCOUNTERED DURING CONSTRUCTION IS TOO HARD TO BE REMOVED BY MECHANICAL MEANS, BLASTING MAY BE CONSIDERED. HOWEVER, THERE SHALL BE NO BLASTING WITHOUT PRIOR 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 STANDARDS.

## RETAINING WALL NOTES:

1. ALL RETAINING WALLS SHOWN ON THIS PLAN SHALL BE DESIGNED BY A NEW YORK STATE LICENSED ENGINEER AND PLANS SHALL BE SUBMITTED TO THE BEACON BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
2. UPON COMPLETION OF THE CONSTRUCTION OF THE RETAINING WALL, THE DESIGN ENGINEER SHALL PROVIDE CERTIFICATION TO THE CITY OF BEACON BUILDING DEPARTMENT THAT THE WALL WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS.

## SIGHT DISTANCE NOTES:

1. SIGHT DISTANCE TRIANGLES AND NOTED INTERSECTION SIGHT DISTANCES SHOWN AS PER COLLIERS ENGINEERING & DESIGN AND ARE BASED ON AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS BASED ON THE 30 MPH SPEED LIMIT ALONG CONKLIN STREET AND AN IDENTIFIED 35 MPH 85TH PERCENTILE SPEED ALONG FISHKILL AVENUE BASED ON NYSDOT SPEED DATA.

Dig Safely. New York Call811 before you dig

| DRAWN BY: CMB | | | | CHECKED BY: DGK | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
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| 2 | 12/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 01/31/23 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 4 | 03/31/23 | NO CHANGE THIS SHEET | CMB | | | | |
| 5 | 06/13/23 | REMOVED FISHKILL AVE IMPROVEMENTS | CMB | | | | |
| 6 | 03/31/26 | PER UPDATED PROPOSAL | CMB | | | | |

STATE OF NEW YORK DANIEL G. KOERNER 082716 LICENSED PROFESSIONAL ENGINEER

SEAL

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

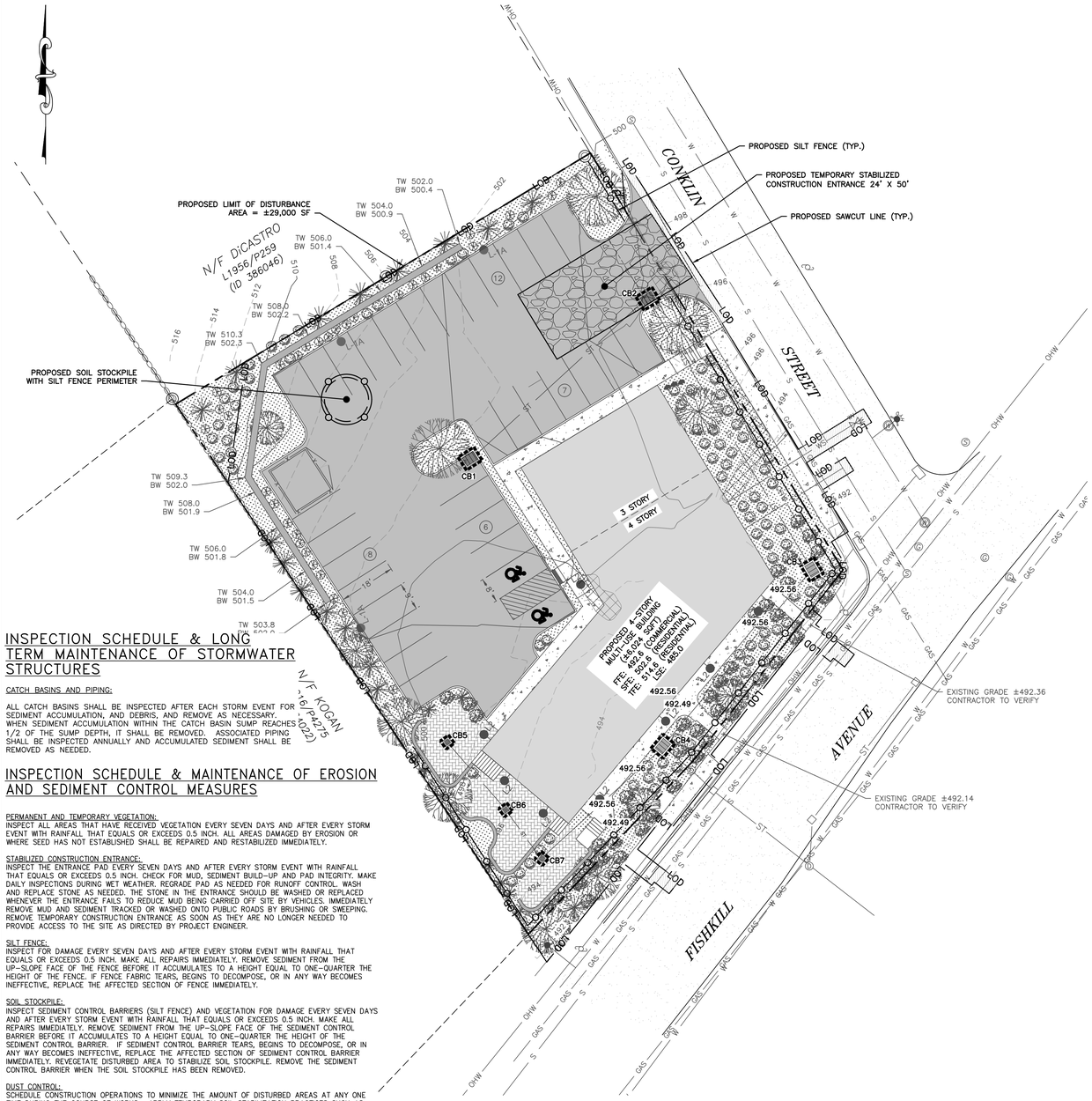
GRADING & UTILITY PLAN

# 397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

| | |
|---|---|
| JOB #: | 2022:015 |
| DATE: | 7/7/2022 |
| SCALE: | AS SHOWN |
| TITLE: | GU-1 |
| SHEET: | 5 OF 8 |

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




## EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

## 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.

## INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

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

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

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

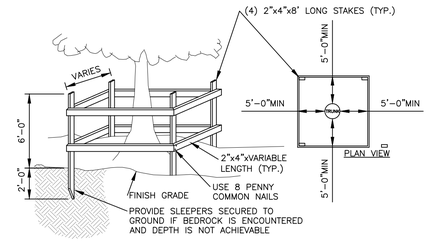
DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

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

## LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING DRAINAGE MANHOLE
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING WOODEN FENCE
- EXISTING STONE WALL

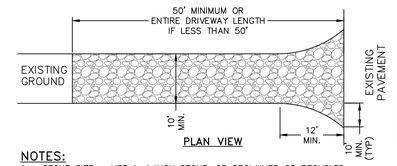
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED 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 GATE VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE




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

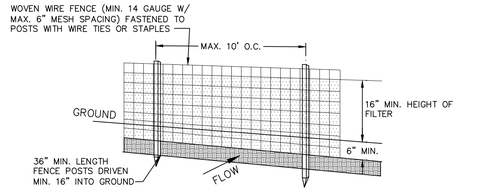



PLAN VIEW

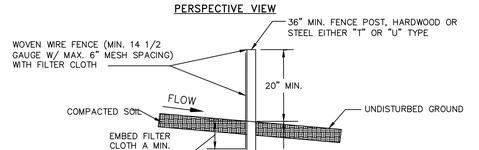
NOTES:
1. STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE – WILL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

## STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE




PERSPECTIVE VIEW

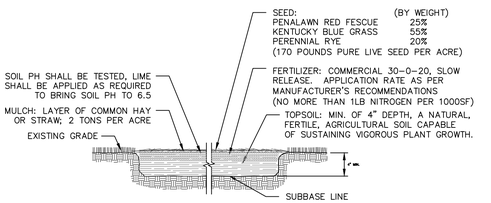



SECTION VIEW

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.

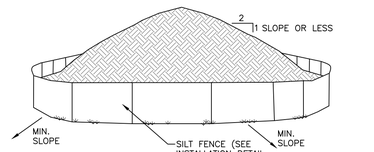
## SILT FENCE DETAIL

NOT TO SCALE




## TOPSOIL SEED, FERTILIZER AND MULCH DETAIL

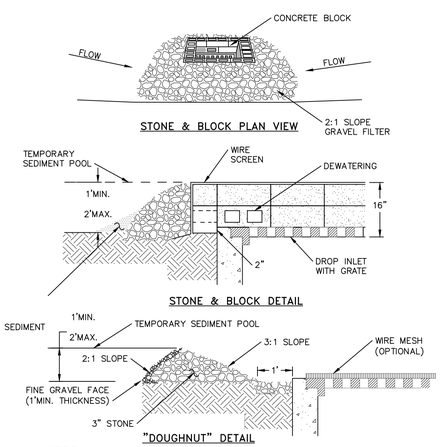
NOT TO SCALE




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. 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

Dig Safely. New York Call 811 before you dig

| DRAWN BY: CMB | | | | CHECKED BY: DGK | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 11/29/22 | SHEET ADDED | CMB | | | | |
| 2 | 12/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 01/31/23 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 4 | 03/31/23 | NO CHANGE THIS SHEET | CMB | | | | |
| 5 | 06/13/23 | REMOVED FISHKILL AVE IMPROVEMENTS | CMB | | | | |
| 6 | 03/31/26 | PER UPDATED PROPOSAL | CMB | | | | |

STATE OF NEW YORK DANIEL G. KOGAN 082716 LICENSED PROFESSIONAL ENGINEER

SEAL

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

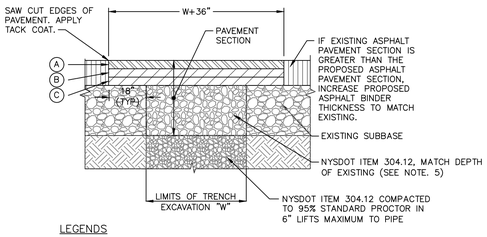
EROSION & SEDIMENT CONTROL PLAN

# 397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–80–392032 & 399035

| | |
|---|---|
| JOB #: | 2022:015 |
| DATE: | 7/7/2022 |
| SCALE: | 1" = 20' |
| TITLE: | ESC–1 |
| SHEET: | 6 OF 8 |

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




LEGENDS

**CONKLIN STREET RESTORATION COURSES:**

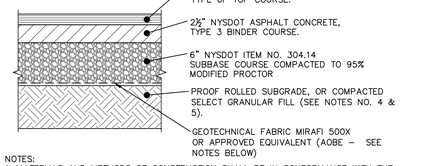
(A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 3-1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) NO ASPHALTIC BASE COURSE

**FISHKILL 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)

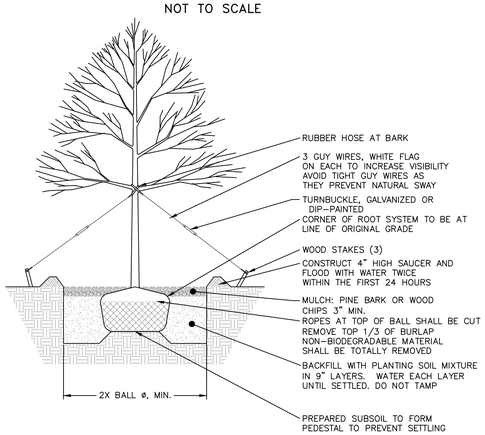
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.
5. PROVIDE 10" GRANULAR SUBBASE COURSE – NYSDOT ITEM 304.12 FOR CONKLIN STREET RESTORATION.

## PAVEMENT RESTORATION DETAIL
NOT TO SCALE

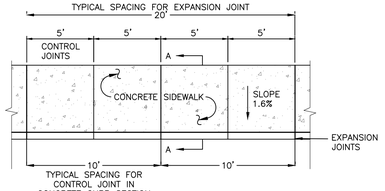



NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES 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.

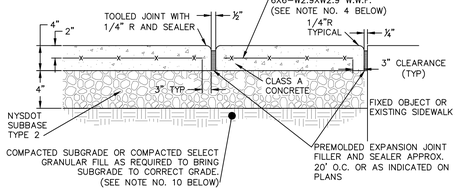
## PAVEMENT SECTION DETAIL
NOT TO SCALE



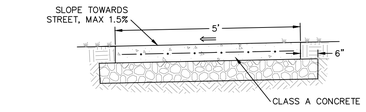

## TREE PLANTING DETAIL
NOT TO SCALE



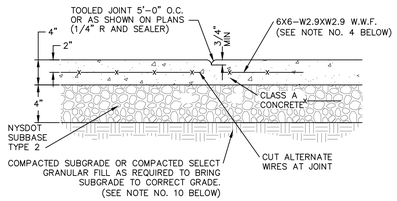

PLAN




## EXPANSION JOINT



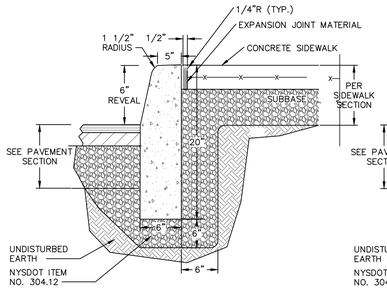

SECTION A–A



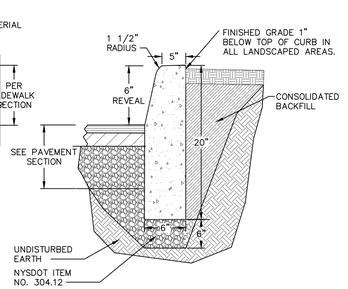

## CONTROL JOINT

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



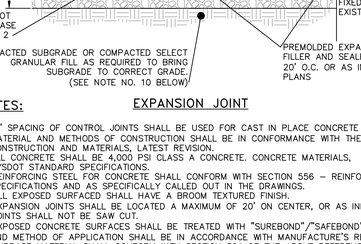

ABUTTING SIDEWALK




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

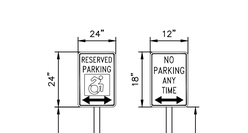



NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

## SHRUB PLANTING DETAIL
NOT TO SCALE




## VINYL STOCKADE FENCE DETAIL
NOT TO SCALE




## SIGN DETAILS
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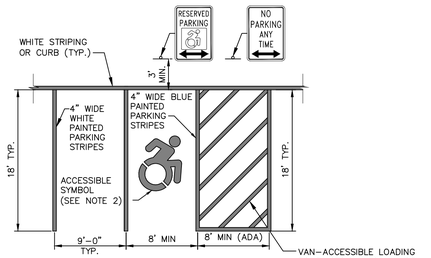
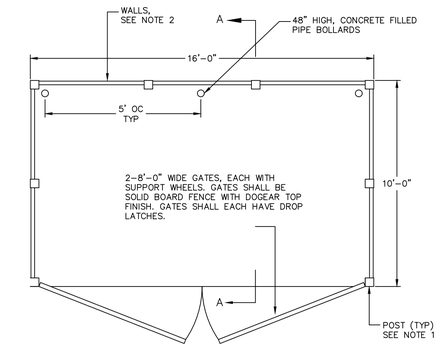



TYPICAL PARKING STRIPING

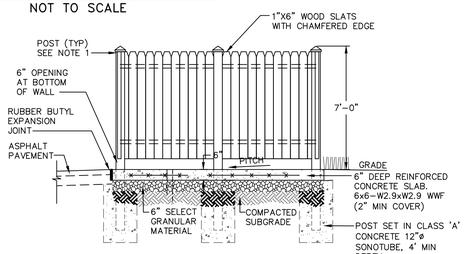
ACCESSIBLE PARKING STRIPING

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 20'L.

## PARKING AND STRIPING DETAIL
NOT TO SCALE



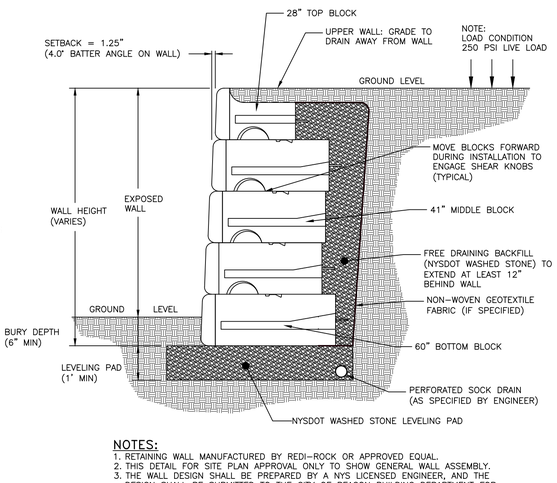

PLAN




SECTION A–A

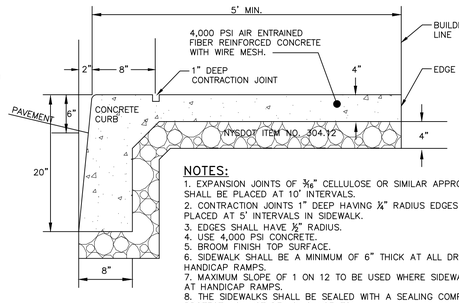
## TRASH ENCLOSURE DETAILS
NOT TO SCALE

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




NOTES:
1. RETAINING WALL MANUFACTURED BY REDI–ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY.
3. THE WALL DESIGN SHALL BE PREPARED BY A NYS LICENSED ENGINEER, AND THE DESIGN SHALL BE SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR REVIEW.
4. UPON COMPLETION OF CONSTRUCTION OF THE RETAINING WALL, THE DESIGN ENGINEER SHALL PROVIDE CERTIFICATION TO THE CITY OF BEACON BUILDING DEPARTMENT THAT THE WAL WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS.

## TYPICAL REDI–ROCK GRAVITY WALL (LARGE)
NOT TO SCALE




NOTES:
1. EXPANSION JOINTS OF 3/8" 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.
8. THE SIDEWALKS SHALL BE SEALED WITH A SEALING COMPOUND TO PROTECT AGAINST DE–ICING AGENTS.

## MONOLITHIC CURB AND SIDEWALK DETAIL FOR SIDEWALKS ALONG CITY STREET
NOT TO SCALE

| DRAWN BY: CMB | | | | CHECKED BY: DGK | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 11/29/22 | SHEET ADDED | CMB | | | | |
| 2 | 12/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 01/31/23 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 4 | 03/31/23 | NO CHANGE THIS SHEET | CMB | | | | |
| 5 | 06/13/23 | REMOVED FISHKILL AVE IMPROVEMENTS | CMB | | | | |
| 6 | 03/31/26 | PER UPDATED PROPOSAL | CMB | | | | |




SEAL

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

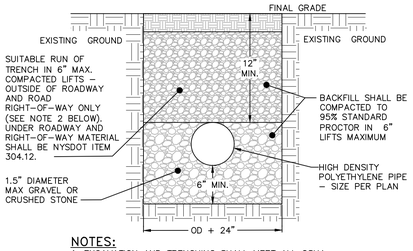
CONSTRUCTION DETAILS

# 397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–80–392032 & 399035

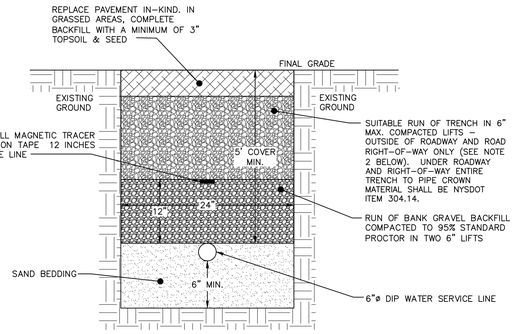
| | |
|---|---|
| JOB #: | 2022:015 |
| DATE: | 7/7/2022 |
| SCALE: | AS SHOWN |
| TITLE: | CD–1 |
| SHEET: | 7 OF 8 |

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



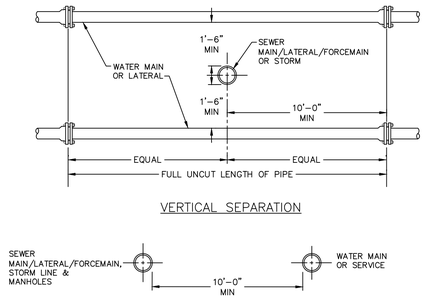

NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

## STORM LINE TRENCH DETAIL
NOT TO SCALE




NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.
4. SPLIT FIRE SERVICE AND POTABLE WATER INTERIOR OF THE BUILDING AND PROVIDE ALL NECESSARY BACKFLOW PREVENTION DEVICES PER CITY OF BEACON REQUIREMENTS.

## WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



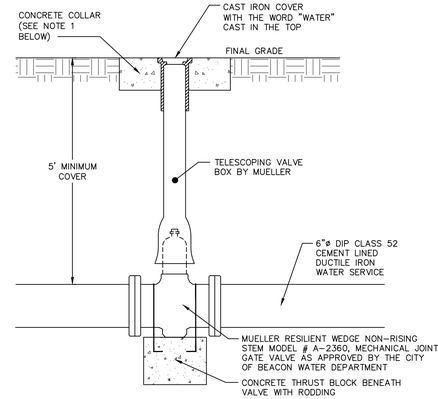

VERTICAL SEPARATION




HORIZONTAL SEPARATION

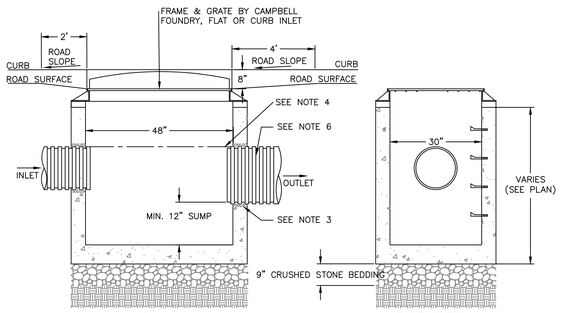
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

## WATER LINE SEPARATION DETAIL
NOT TO SCALE




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

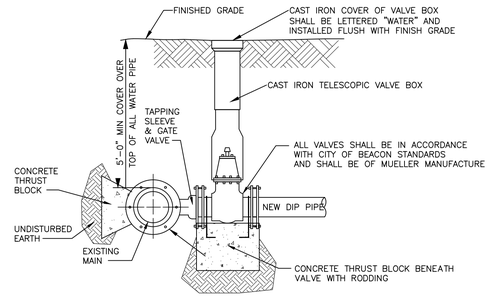
## GATE VALVE DETAIL
NOT TO SCALE




FRONT VIEW SIDE VIEW

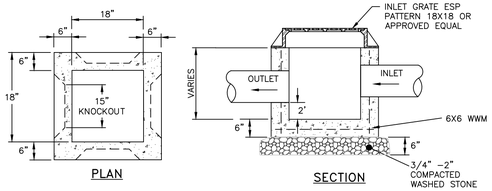
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

## CATCH BASIN DETAIL
NOT TO SCALE



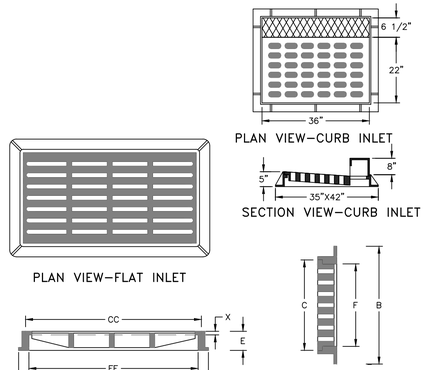

NOTES:
1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

## TAPPING SLEEVE 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. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265-3771.
2. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
3. SUMP SHALL BE 2'.
4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

## PRE-CAST CONCRETE YARD DRAIN DETAIL
NOT TO SCALE

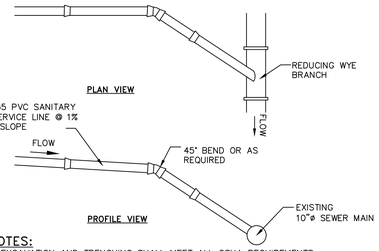



DIMENSION TABLE:

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

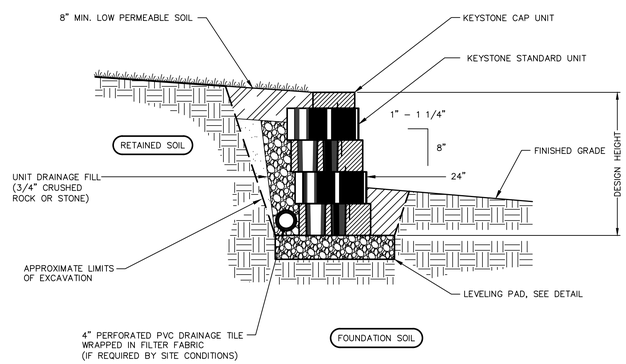
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER FLAT INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. HEAVY DUTY RECTANGULAR STORMWATER CURB INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
3. ALL CASTINGS LOCATED IN THE CITY RIGHT-OF-WAY SHALL BE DOMESTICALLY MADE.

## CAST IRON STORMWATER FLAT AND CURB INLET GRATE DETAIL
NOT TO SCALE




NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 6" PREDCO HUB TAP SADDLE.

## SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE




NOTES:
1. RETAINING WALL TO BE KEYSTONE STANDARD BLOCK WITH 1" SETBACK OR APPROVED EQUAL

## TYPICAL SEGMENTAL BLOCK GRAVITY RETAINING WALL DETAIL (SMALL)
SCALE: NOT TO SCALE

| DRAWN BY: CMB | | | | CHECKED BY: DGK | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 11/29/22 | SHEET ADDED | CMB | | | | |
| 2 | 12/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 01/31/23 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 4 | 03/31/23 | NO CHANGE THIS SHEET | CMB | | | | |
| 5 | 06/13/23 | REMOVED FISHKILL AVE IMPROVEMENTS | CMB | | | | |
| 6 | 03/31/26 | PER UPDATED PROPOSAL | CMB | | | | |

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

CONSTRUCTION DETAILS

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

JOB #: 2022:015
DATE: 7/7/2022
SCALE: AS SHOWN
TITLE: CD-2
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.

April 10, 2026

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

RE: 397 Fishkill Avenue
City of Beacon
Tax Map Nos. 6055-80-392032, 399035 & 394041

Dear Mr. Gunn:

My office has received the following in regard to the 397 Fishkill Avenue Site Plan and Subdivision:

- Cover letter dated March 31, 2026, from Cuddy & Feder, LLP.
- Copy of previously approved resolution titled "Preliminary & Final Subdivision and Site Plan Approvals for 393 & 397 Fishkill Ave and 7 Conklin Street".
- Copy of the Negative SEQR Declaration issued for the project.
- Application for Site Plan Approval.
- Full Environmental Assessment Form dated March 31, 2026.
- A traffic and parking comparison report, dated March 27, 2026, as prepared by Colliers Engineering & Design.
- Plan set titled "397 Fishkill Avenue" consisting of the following plans:
  - Sheet 1 of 8 titled "Site Plan", with the latest revision date of March 31, 2026, as prepared by Aryeh Siegel, Architect.
  - Sheet 2 of 8 titled "Building Plans", with the latest revision date of March 31, 2026, as prepared by Aryeh Siegel, Architect.
  - Sheet 3 of 8 titled "Landscape & Lighting Plan", with the latest revision date of March 31, 2026, as prepared by Aryeh Siegel, Architect and Landscape Restorations.
  - Sheet 4 of 8 titled "Existing Conditions & Demolition Plan", with the latest revision date of March 31, 2026, as prepared by Hudson Land Design.
  - Sheet 5 of 8 titled "Grading & Utility Plan", with the latest revision date of March 31, 2026, as prepared by Hudson Land Design.
  - Sheet 6 of 8 titled "Erosion & Sediment Control Plan", with the latest revision date of March 31, 2026, as prepared by Hudson Land Design.
  - Sheet 7 of 8 titled "Construction Details", with the latest revision date of March 31, 2026, as prepared by Hudson Land Design.
  - Sheet 8 of 8 titled "Construction Details", with the latest revision date of March 31, 2026, as prepared by Hudson Land Design.

The proposed project is located at the intersection of Fishkill Avenue and Conklin Street and is in the General Business (GB) Zone. The project was previously approved in April of 2023 and entailed the merging of three (3) parcels into a single parcel, the demolition of the existing buildings on the parcels, and the construction of a 6,024 square foot mixed-use commercial and residential building to provide for 12 residential units and 3,500 square feet of commercial space. At this time, the applicant is seeking to amend the previously approved plan to allow for the construction of a recessed fourth story on the proposed building to allow for two (2) additional residential units.

Based upon our review of the above-mentioned documents and plans, we offer the following comments:

General Comments:

1. Applicant will need to seek variances for the proposed additional story and building height.

As there are no changes to the site with regards to utilities, grading, parking, landscaping, lighting, etc., we have no further comments as to the plans. Further comments may be forthcoming based upon future submissions. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: Natalie Quinn, Planner
Jennifer Gray, Esq.
Bryan Murphy, Building Inspector

**City of Beacon Planning Board Agenda**
**04/14/2026**

**Title:**

Consider request for one (1) year extension of Amended Special Permit, Site Plan and Certificate of Appropriateness Approvals, hotel and restaurant, 1113 Wolcott Avenue, submitted by Prophecy Theater LLC.

**ATTACHMENTS**

1113 Wolcott PB 4.14.26 ext request.pdf

March 25, 2026

Prophecy Theater LLC
gavin@prophecyhall.com

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

Re: Prophecy Theater LLC – Hotel & and Restaurant
Request for Extension – Special Use Permit Approval

Premises: 1113 Wolcott Avenue, Beacon, New York 12508 (Tax ID: 5954-26-651901)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Prophecy Theater, LLC, we respectfully submit this letter requesting two (2) six-month extensions of the approved Application for a Special Use Permit (the "Approval") for the above-referenced matter.

A copy of the Planning Board Approval Resolution dated May 13, 2025 (filed with the City Clerk's Office on May 15, 2025) is enclosed as Exhibit A.

Pursuant to Condition C.4 on page 10-11 of the Approval Resolution ". . . this Special Permit Approval . . . shall expire if a bona fide application for a Building Permit is not filed within one (1) year of the issuance of this Special Permit Approval" (i.e., May 13, 2026).

Pursuant to Condition C.5 on page 11, the Planning Board is authorized to grant multiple six-month extensions of time periods associated with special use permit approvals.

At this time, the Applicant continues to work diligently towards addressing the Approval Resolution's conditions precedent to obtaining the Chairman's endorsement on the final site plans and submitting a bona fide building permit application. These efforts include, but are not limited to, responding to the remaining City engineering and planning comments, drafting and securing the City Attorney's approval as to form for the stormwater agreement, obtaining permits from the DOT for work in the ROW on 9D, and compiling construction drawings.

On October 27, of 2025 Prophecy Theater LLC entered a service contract with Cirone Construction to obtain the required DOT ROW work permits. The permit request is currently being processed with the NY DOT.

We respectfully submit that this extension should be granted given that there are no changes proposed to the parameters of the project, and there have been no material changes to the facts and circumstances that existed when Special Use Permit Approval was granted. Accordingly, the rationale for the issuance of the Planning Board's earlier decision supports the granting of this extension. For these reasons, we respectfully request that the Planning Board grant a one (1) year extension to begin on May 13, 2026, thus extending the Approval through to May 13, 2027.

The Applicant requests placement of this request on the Planning Board's April 14, 2026 Meeting agenda for consideration of the Applicant's extension request. 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 in this matter.

Best,

Gavin Hecker
Prophecy Theater LLC
Enclosure
cc: Jennifer L. Gray, Esq.

Received by office
of the City Clerk
5/15/2025

**RESOLUTION**

**PLANNING BOARD**
**BEACON, NEW YORK**

**AMENDED SPECIAL PERMIT, SITE PLAN AND CERTIFICATE OF APPROPRIATENESS APPROVALS FOR 1113 WOLCOTT AVENUE – PROPHECY THEATER, LLC**

Parcel No. 5954-26-651901

**WHEREAS**, the Beacon Planning Board received applications for Amended Site Plan, Special Permit and Certificate of Appropriateness approval from Prophecy Theater, LLC (the "Applicant") for the expansion of a former 2½ story parsonage building into a sixteen (16) room hotel and the repurposing of the church building into a seperate 150-seat restaurant, with thirty-six (36) off-street parking spaces, on property located at 1113 Wolcott Avenue, known and designated on the Tax Map as Parcel No. 5954-26-651901 (the "Property") located in R1-40 Zoning District, Historic District and Landmark Overlay ("HDLO") District and within the Local Waterfront Revitalization Program ("LWRP") boundary (the "Project" or "Proposed Action"); and

**WHEREAS**, on August 8, 2023, the Planning Board approved the Applicant's application for a Special Permit, Site Plan and Certificate of Appropriateness for the expansion of the former 2½ story parsonage building into a thirty (30) room hotel and the repurposing of the church building into an accessory conference center/event space and café with a maximum capacity of 150 persons, with thirty-three (33) off-street parking spaces, on the Property ("Previously Approved Project"); and

**WHEREAS,** as originally proposed in July 2021 the Previously Approved Project included a maximum capacity for the conference center/event space of 500 persons, seven (7) days per week but in response to comments from the Planning Board and the public, the Applicant reduced the proposed maximum capacity to 350, then to 198 in August 2022, then to 180 in October 2022 and finally to 150 in February 2023, and the Applicant also limited the days of the week and the hours of operations that the conference center/event space would host events; and

**WHEREAS**, prior to approving the Previously Approved Project, on July 11, 2023 the Planning Board adopted a Negative Declaration as Lead Agency pursuant to the State Environmental Quality Review Act ("SEQRA") and adopted a determination that the Previously Approved Project was consistent with the relevant policies of the City of Beacon Local Waterfront Revitalization Program ("LWRP"); and

**WHEREAS**, the Applicant now proposes to further reduce the Project by reducing the number of hotel rooms from thirty (30) to sixteen (16), eliminating the accessory conference center/event space, maintaining a separate 150-seat restaurant, and increasing the number of off-street parking spaces from thirty three (33) to thirty six (36); and

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

**WHEREAS**, the Planning Board is the approval authority for the Amended Special Permit for a hotel and a sit-down restaurant within the HDLO District pursuant to §§ 223-18.B and 223-24.7 of the City of Beacon Code; and

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

**WHEREAS**, Section 223-24.7.B(1) limits the number of seats for sit-down restaurants to 50, but Section 223-24.7.C authorizes the Planning Board to allow for a larger number of seats when it determines that the larger number of seats is warranted by the building size, building configuration, nature of the proposed preservation and/or adaptive reuse of the building, or the historic nature and context of the building and the need for preservation and/or adoptive reuse and the Proposed Action includes a request for the Planning Board to allow for an increase in the number of seats in the sit-down restaurant from 50 to 150; and

**WHEREAS**, the application consists of application materials, full environmental assessment form, correspondence, and professional studies and reports submitted to the Planning Board; and

**WHEREAS**, the Amended Site Plan is shown on the drawing, entitled "Special Use Permit Amendment – 1113 Wolcott Avenue" sheets 1-15, prepared by Hudson Land Design Engineering, Site/Civil Engineer; Aryeh Siegal, Architect; Robert Oswald, Surveyor; and Landscape Restorations, Landscape Designer, dated October 29, 2024, last revised April 29, 2025; and

| Sheet | Title |
|---|---|
| 1 of 15 | *Site Plan;* |
| 2 of 15 | *Full Site Plan;* |
| 3 of 15 | *Existing Conditions & Demolition Plan;* |
| 4 of 15 | *Landscape & Lighting Plan;* |
| 5 of 15 | *Hotel Building Plans & Elevations;* |
| 6 of 15 | *Restaurant Plans;* |
| 7 of 15 | *Restaurant Elevations;* |
| 8 of 15 | *Grading &Utility Plans;* |
| 9 of 15 | *Erosion and Sediment Control Plan;* |
| 10 of 15 | *Vehicle Tracking Plan;* |

| | |
|---|---|
| 11 of 15 | *Site Construction Details;* |
| 12 of 15 | *Stormwater Construction Details;* |
| 13 of 15 | *Water & Sewer Construction Details;* |
| 14 of 15 | *Erosion & Sediment Control Details;* |
| 15 of 15 | *Work Zone Traffic Control Plan; 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 reviewed the application at its meetings held on the following dates: February 11, 2025, March 11, 2025, April 8, 2025 and May 13, 2025; and

**WHEREAS**, on April 8, 2025, the Planning Board opened a public hearing on the Special Permit and Site Plan application, at which time all interested parties were given the opportunity to be heard and the public hearing, and the public hearing was closed on April 8, 2025; and

**WHEREAS**, the Applicant submitted an updated "Traffic and Parking Management Plan", last revised March 17, 2025; and

**WHEREAS**, during review of the Previously Approved Project the Applicant submitted additional professional studies which are incorporated herein by reference, including a "Traffic and Parking Study", prepared by Colliers Engineering & Design P.C., dated November 30, 2021, last revised February 21, 2021, and a Sound Level Report, prepared by Beacon AV Lab, dated August 29, 2022, together with memoranda prepared by B. Laing Associates, Inc., dated January 31, 2023, and supplements thereto, dated February 28, 2023 and March 31, 2023, which included additional sound monitoring conducted on January 10, 2023, which information and reports were reviewed by the City's sound consultant, The Noise Consultancy, LLC, and the Planning Board; and

**WHEREAS**, the New York State Office of Parks, Recreation and Preservation opined in its letter dated July 21, 2022, which is incorporated herein by reference, that the Previously Approved Project will not have an adverse impact on historic or cultural resources and no changes relevant to that determination are proposed as part of the current Project; and

**WHEREAS**, the Planning Board has considered the standards to issue a Special Permit set forth in § 223-18.B of the Beacon City Code; and

**WHEREAS**, the Planning Board has reviewed the applicable special permit standards for the Special Permit application within the HDLO District for the redevelopment and expansion of the parsonage into a hotel as well as to convert the existing church building into a sit-down restaurant as set forth in FEAF and all associated materials prepared in connection with the Project, finding that the Proposed Action would not result in any significant adverse environmental impacts; and

**WHEREAS**, the Planning Board is fully familiar with the Project and has reviewed the Project relative to all applicable provisions of the City Code.

**NOW, THEREFORE, BE IT RESOLVED,** that the Planning Board hereby reaffirms its July 11, 2023 determination of consistency with the City of Beacon Local Waterfront Revitalization Program as the findings provided therein remain applicable to the Project.

**BE IT FURTHER RESOLVED**, that the Planning Board hereby finds pursuant to the City of Beacon Code §§134-6 and 134-7 that the proposed alterations and expansion of the parsonage into a hotel as well as the exterior renovations to the church and interior conversion thereof into a restaurant are limited and consistent with the historic character of the surrounding area and compatible with the design standards for the Historic District Landmark Overlay Zone and accordingly, thus, the Planning Board hereby grants an Amended Certificate of Appropriateness for the Project, as shown on the application materials referenced above.

**BE IT FURTHER RESOLVED**, that upon review of the Special Permit application, the Planning Board hereby finds pursuant to Sections 223-18.B and 223-24.7.D of the City of Beacon Zoning Code:

1. The location and size of the use, the nature, hours and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the site and the existing permitted uses on adjacent blocks.
2. The location, nature and height of the buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not conflict with the existing permitted uses on adjacent blocks and will not hinder or discourage the appropriate development use of adjacent land and buildings.
3. Operations in connection with the use as a place of business for a sixteen (16) room hotel and restaurant will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.
4. Parking areas will be of adequate size for the particular use and properly located and suitably screened from the adjoining residential uses, the entrance and exit drives are laid out in a manner that achieves maximum safety, and uses will not cause unreasonable traffic congestion or create a traffic hazard.
5. Uses, buildings, and operations will be accessible for emergency services and appropriately located for water, sewer, and other infrastructure requirements.

6. The use will comply with other regulations in the Code and will be compatible with the recommendations in the City's Comprehensive Plan and Local Waterfront Revitalization Program.
7. Any exterior restoration will maintain the architectural and historic integrity of the structure and any new construction will be compatible with neighboring structures.
8. The proposed use is compatible with the neighborhood and the activities permitted within the structure can be adequately buffered from any surrounding residential homes.
9. The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.
10. The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure.

**BE IT FURTHER RESOLVED,** that pursuant to Section 223-24.7.C of the City of Beacon Code the Planning Board finds that an increase in the number of seats permitted in the proposed sit-down restaurant in the church building is warranted because of the larger size of the church building which is being adaptively reused as a restaurant and by doing so will allow a financial means for the preservation of the historic building; and

**BE IT FURTHER RESOLVED,** that pursuant to Section 223-26 of the Zoning Code a minimum of 25 off-street parking spaces are required and a maximum of 52 off-street parking spaces are permitted, and the Planning Board hereby determines that, based on its review of the professional Traffic and Parking Study submitted to the Planning Board, 36 off-street parking spaces falls within the permitted range of minimum and maximum number of off-street parking spaces and it is the appropriate and applicable number of off-street parking spaces for this development. Even though the peak parking demand is anticipated to be approximately 75 spaces on a Friday or Saturday evening, adequate public parking is available within the vicinity of the Property at the Municipal Plaza Parking Lot and the Tompkins Fire House Parking Lot to accommodate the overflow peak parking demand. Therefore, pursuant to Section 223-26.D(2) of the Zoning Code, 36 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 grants Special Permit and Site Plan Approvals to the Applicant to convert and expand the existing parsonage into a 2½ story 16-room hotel and convert the existing church building into a 150-seat restaurant at property located at 1113 Wolcott Avenue as shown on the application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

**A. Prior to 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 comments contained in the City Engineer's letter to the Planning Board dated May 6, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

3. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project and shall meet all conditions contained in such approvals, as required therein. As part of the Applicant's submission to the NYSDOT for a Highway Work Permit, the Applicant shall request the signal phasing modifications for the NYS 9D/Beekman Street/W. Church intersection set forth in the Traffic & Parking Study previously prepared by Colliers Engineering & Design.

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 special conditions which shall be fulfilled:**

1. Continued operation of the use permitted herein is conditioned upon continued compliance with the applicable special permit standards, the conditions set forth herein, and all other local and State laws and regulations.

2. The Applicant shall comply with all requirements of the approved site plan and remain in compliance at all times during operation.

3. Prior to the issuance of a Certificate of Occupancy, 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 with proof of recording submitted to the City Building Department.

4. The Project shall be subject to the Traffic & Parking Management Plan, prepared by Colliers Engineering & Design, last revised March 17, 2025, including any subsequent revisions authorized by the City Planner, City Engineer or City Traffic Consultant, which Traffic & Parking Management Plan is incorporated herein by reference. Prior to the issuance of a Certificate of Occupancy, to the extent required by the City Traffic Consultant, the Traffic Management Plan shall be revised to be consistent with the Approved Project, including the conditions set forth herein. In the event a condition set forth herein conflicts with a provision of the Traffic & Parking Management Plan, the condition set forth herein shall control.

5. The continued validity of this Special Permit approval shall be subject to the continued availability of sufficient public parking, or private parking secured with an easement or similar agreement, to ensure the availability of parking within a 1,000 ft radius of the Property to accommodate the Project.

6. No event within the restaurant shall have more than 150 attendees.

7. The hotel is proposed to operate 24 hours per day, 7 days per week, 365 days per year.

8. The hours of operation for the restaurant are 7am-9pm Sunday through Thursday (with Sunday brunch occurring 10am-3pm), and 7am-10:30pm Friday and Saturday.

9. All notes set forth on the Site Plans listed above shall be deemed to be a condition of this approval as if fully set forth in this Resolution.

10. No outdoor amplification of sound is permitted on the Property without a noise permit pursuant to Chapter 149 of the City Code.

11. The following noise mitigation measures shall be implemented by the Applicant:

    i. A 95 dB(A) limit on amplified music as measured from the opposite side of the room from the amplified source;
    ii. Neither interior nor exterior doors may be propped open during any musical performances in the restaurant;
    iii. Prior to the issuance of a Certificate of Occupancy, acoustical glass inserts (minimum of one (1) panel with a minimum STC rating of 10) shall be installed on the interior side of the stained-glass windows in the restaurant. The spacing between the existing window and the acoustical panel should be as wide as possible, given the existing structure of the window. The installation of the panel must provide an effective seal to the existing structure;
    iv. Prior to the issuance of a Certificate of Occupancy, tongue and groove construction of a rough cedar sound mitigating fence along the northwestern boundary line, as shown on the Site Plan;
    v. Prior to the issuance of a Certificate of Occupancy, acoustically-rated fencing shall be installed around all HVAC units extending to a height which is a minimum of one (1) foot above the exhausts, except that this requirement shall not apply to units installed under the rear deck of the proposed restaurant. The fencing may include acoustically-rated louvres, if required for air supply;

vi. There shall be a prohibition on garbage removal or loading/unloading with the use of mechanical equipment between 9:00pm – 7:00am; and

vii. Prior to the issuance of a Certificate of Occupancy, signage shall be installed along the property boundaries, as shown on the Site Plan, referencing the surrounding neighborhood, stating: "Residential Quiet Zone. Please be Respectful".

12. The repairs to the restaurant (church) building listed on Sheet 7 shall be implemented prior to the issuance of a Certificate of Occupancy.

13. The cemetery restoration and maintenance work shall be implemented as set forth on Sheet 8. After consultation with cemetery experts, a longer-term restoration plan for the cemetery shall be submitted to the City before the issuance of a Certificate of Occupancy.

14. The Applicant shall engage a professional traffic engineer to perform a post-occupancy monitoring report, which shall be conducted within the first nine (9) months following the issuance of a Certificate of Occupancy for the restaurant. The monitoring will be conducted by the Applicant's professional traffic engineer and shall include utilization and occupancy of off-site parking areas along with any additional elements and protocols deemed necessary in coordination with the City Traffic Consultant prior to such monitoring. The City Traffic Consultant will also be invited to take part in the monitoring to conduct their own independent observations. A report will be prepared by the Applicant's professional Traffic Consultant for submission to and review by the City. In the event the City Traffic Consultant recommends modifications to the Traffic & Parking Management Plan based on the monitoring report the Applicant shall implement such modifications except that the Applicant can submit a written request for review of such recommendations by the Planning Board.

**C. 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. If rock is encountered during excavation, it shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department. No on-site rock processing is proposed, nor shall it be permitted on-site. Further, no rock removal shall occur on the weekends.

3. A copy of this Resolution shall be attached to the Certificate of Occupancy.

4. In accordance with Section 223-18.F(1) of the City of Beacon Zoning Code, this Special Permit Approval authorizes only the particular use specified in the permit and shall expire if:

   a. A bona fide application for a Building Permit is not filed within one (1) year of the issuance of this Special Permit Approval; or

   b. If all required improvements are not made within two (2) years from the date of issuance of the Building Permit; or

   c. If said use ceases for more than six (6) months for any reason.

5. In accordance with Section 223-18.F(2) of the Zoning Law, the Planning Board may grant one (1) or more extensions of up to six (6) months each, to (a) complete the conditions of approval for the special permit use, upon a finding that the applicant is working toward completion of such conditions with due diligence and has offered a reasonable explanation of its inability to complete such improvements and file a bona fide application for a building permit, and (b) to complete construction of the improvements, upon a finding that the Applicant is prosecuting construction with due diligence and has offered a reasonable explanation of its inability to complete the Project. The Planning Board may impose such conditions as it deems appropriate upon the grant of any extension. The granting of an extension of time shall not require a public hearing.

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 "Applicants" shall include Prophecy Theater, LLC and its successors and assigns, and where applicable its contractors and employees.

8. The approval granted by this resolution does not supersede the authority of any other entity.

9. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further

environmental analysis, further project review and/or a public hearing, as it may deem appropriate.

10. If any provision or condition set forth herein, or portion thereof, is found to be invalid, inoperative or unenforceable, this Resolution shall be null and void unless otherwise determined by the Planning Board.

11. The Planning Board shall retain continuing jurisdiction, including jurisdiction to amend, supplement or otherwise modify the conditions herein subject to a duly noticed public hearing upon referral from the Building Inspector after a finding by the Building Inspector that material and essential conditions of this Approval have been continually violated resulting in adverse impacts to the immediate neighborhood.

Resolution Adopted: May 13, 2025
Beacon, New York

John Gunn, Chairman
City of Beacon Planning Board

MAY 14, 2025
Dated

Motion by: Mr. Jensen, seconded by: Mr. Warner:

| | | | |
|---|---|---|---|
| Kevin Byrne | Voting AYE | Leonard Warner | Voting AYE |
| David Jensen | Voting AYE | J. Randall Williams | Voting EXCUSED |
| Karen Quiana | Voting EXCUSED | John Gunn, Chairman | Voting AYE |
| James Vermeulen | Voting AYE | | |

Resolution: Approved 5-0

**City of Beacon Planning Board Agenda**
**04/14/2026**

**Title:**

Certificate of Appropriateness: 48 Beacon Street - Facade

**ATTACHMENTS**

48 Beacon PB 4.14.26 ARB app redacted2.pdf

48 Beacon PB 4.14.26 ARB plans redacted.pdf

BEACON

799

# 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:

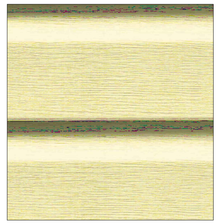
_____

_____

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

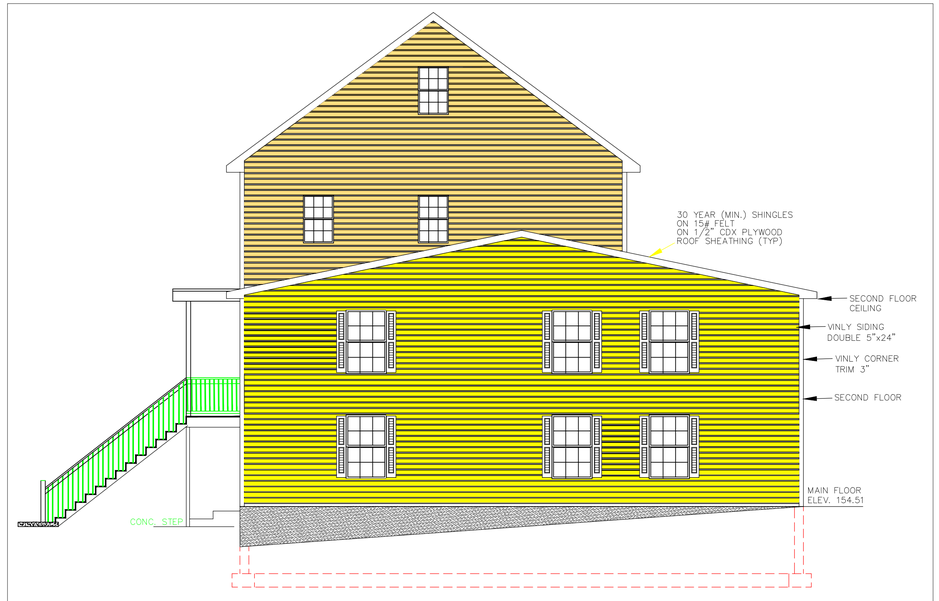


ANDERSON 200 SERIES
DOUBLE-HUNG TILT-WASH
WINDOW, PINE, EXTERIOR
OUTER FRAME IS TREATED WITH
WATER-REPELLENT
PRESERVATIVE AND COVERED
WITH A RIDID VINLY COVER
COLOR WHITE

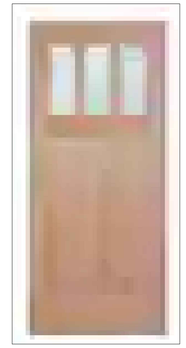



EXISTING FRONT ELEVATION
SCALE: 3/16"=1'-0"

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

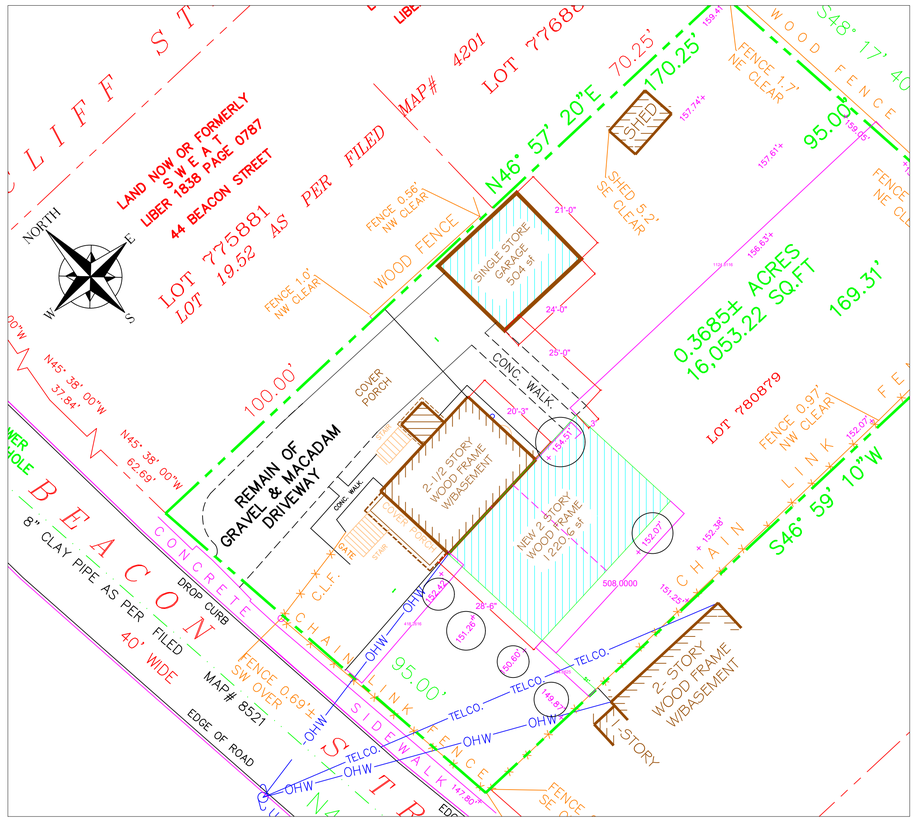


JELD-WEN STEEL DOOR WITH
GLASS, 66"x80", FULL LITE
BLAKELY PRIMED STEEL
PREHUNG DOOR COLOR BROWN




REAR EAST ELEVATION

EXISTING BUILDING




| | |
|---|---|
| JOB TITLE | ADA ADDITION<br>BEACON STREET |
| OWNER | LETICIA TLATELPA<br>48 BEACON STREET<br>BEACON, N.Y. 125 |
| PHONE NO. | |
| DESIGNER | CADD-MANS Design Service<br>ARCHITECTURAL & MECHANICAL DESIGN<br>19 DEAN HILL ROAD<br>NEW WINDSOR, N.Y. 12553<br>845-541-7457 |
| ENGINEER | Louis S. DuBois, P.E.<br>8 COOK LANE<br>NEW PALTZ , N.Y. 12561 |
| TITLE: | 48 BEACON STREET<br>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**
**04/14/2026**

**Title:**

Certificate of Appropriateness: 9 Alice Street - New Single-Family House

**ATTACHMENTS**

9 Alice PB 4.14.26 approved ARB app redacted2.pdf

802

# ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 3/10/26

Project Address: 9 Alice St

Project Architect/Engineer: Day Stokosa

Owner/Builder: DiLello Homes, Inc

Contact Phone No: [redacted] Email: [redacted]

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ___Y___ New Single-Family House

Color/Materials: ~~#~~ Plans already approved - seeking attached modifications

Siding: _____ Received:

Roofing: _____ MAR 12 2026 AP

Windows: Color: _____ Type: _____ City of Beacon Building/Planning/Zoning

Trim: _____

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 PAID 3/12/26. CHK #2331

9 Alice Street

We are seeking approval for the following modifications to the previously approved plans:

- Change columns on porch from brick to 6” black wood (see photo)
- Change roof over garage to charcoal gray standing seam metal
- Add railing to the right side of front porch due to grade, per code. Railing to match balcony railing (see photo).
- Balcony cable rail to be vertical instead of horizontal (see photo)





# ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 7/28/25

Project Address: 9 Alice Street

Received:

Project Architect/Engineer: Day Stokosa

JUL 29 2025 MP

City of Beacon
Building/Planning/Zoning

Owner/Builder: Dilello Homes Inc.

Contact Phone No.: [redacted] Email: [redacted]

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ✓ New Single-Family House

Color/Materials:

Siding: Hardie-Reel Gray and gray stained cedar

Roofing: Charcoal

Windows: Color: Black Type: casement

Trim: Same as siding where needed

Garage Door: Black

Stone/Brick: El Dorado Ironside

Lorri Dilello as pres.

Signature of Owner

**Applications for sign approval must also submit a sign permit application & supporting documents**

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

FEE: $100.00 PAID 7/29/25, chk #2209

807


black cable rail
garage door style per plans
Ironside Brick
ironside brick

NOTES:

1) ALL WINDOW SIZES CALLED OUT ON FLOOR PLANS ARE "ANDERSEN UNIT NUMBERS", IF "ANDERSEN" WINDOWS ARE NOT USED, A WINDOW OF EQUAL TYPE AND UNIT DIMENSION IS TO BE USED

2) ALL GLAZING TO BE DOUBLE INSULATED

3) ALL GLAZING TO BE "HIGH PERFORMANCE", "LOW-E" GLASS

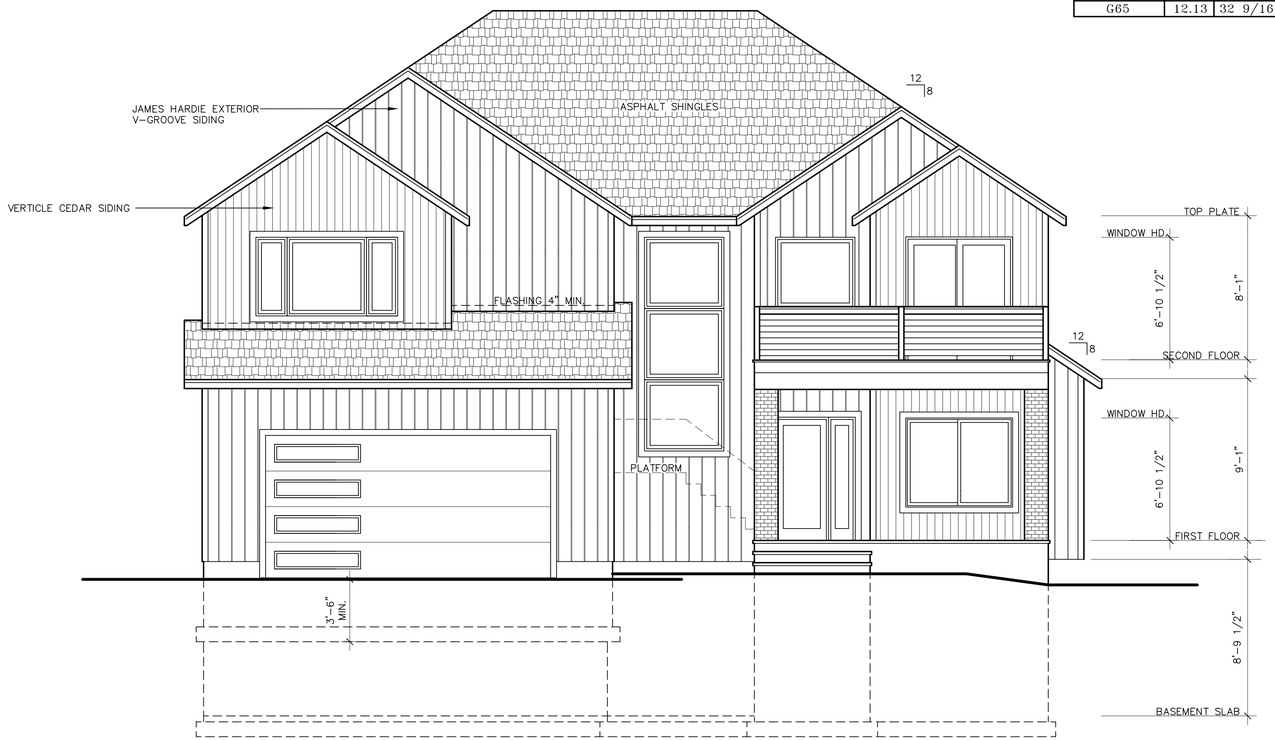
4) ALL GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED

ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT OF LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE MUST BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090

| SQUARE FOOTAGE: | |
|---|---|
| 1st FLOOR: | 1257 |
| 2nd FLOOR: | 1583 |
| TOTAL: | 2840 |
| GARAGE: | 548 |

EGRESS REQUIREMENTS

| WINDOW | SQ.FT. CLEAR | WIDTH CLEAR | HEIGHT CLEAR |
|---|---|---|---|
| G65 | 12.13 | 32 9/16" | 54 1/8" |




## FRONT ELEVATION

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

RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

TABLE R301.2(1)
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

| GROUND SNOW LOAD | WIND DESIGN | | | | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN TEMP | ICE BARRIER UNDERLYMT REQUIRED | FLOOD HAZARDS | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | SPEED (mph) | TOPOGRAPHIC EFFECTS | SPECIAL WIND REGION | WIND-BORNE DEBRIS ZONE | | WEATHERING | FROST LINE DEPTH | TERMITE | | | | | |
| 40 | 115 MPH | NO | YES | NO | B | SEVERE | 42" | MOD.-HEAVY | -1 | YES | MAY 2, 2012 | 1500 | 47.4 |

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

Revisions: 07-15-25; 07-10-25

Project No.: 2025.236

License No. 083970

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
9 Alice Street
City of Beacon
Dutchess County, New York

New Residence For:
DiLello Homes Inc.

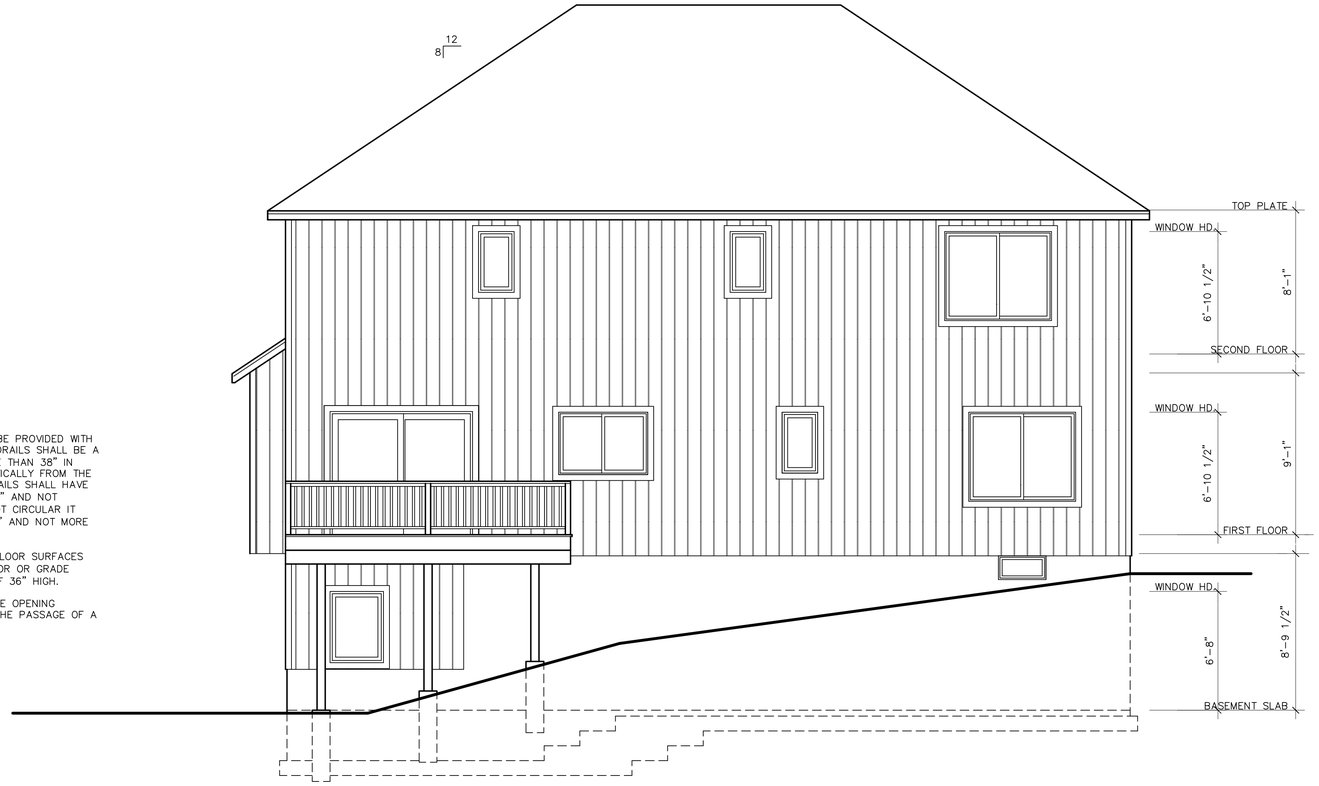
| SCALE | DRAWN BY | DRAWING No. |
|---|---|---|
| 1/4" = 1'-0" | S.M.M. | E1 |
| DATE: 06-09-25 | CHECKED BY: B.J.S. | |

RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

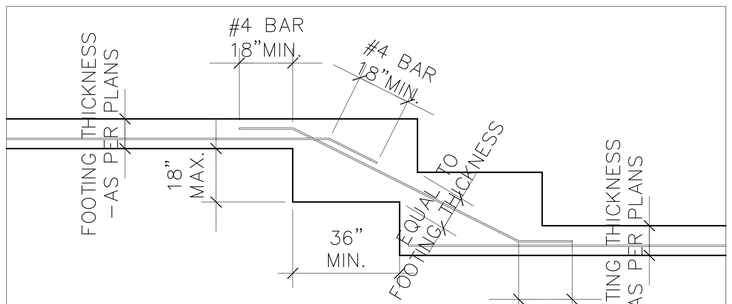
PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.



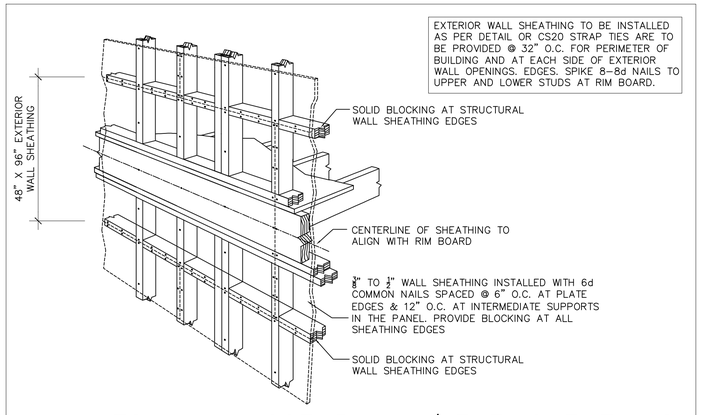

## REAR ELEVATION

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




TOP OF FOOTING SURFACE SHALL BE LEVEL. BOTTOM OF FOOTING SURFACE SHALL NOT HAVE A SLOPE GREATER THAN 10 PERCENT. A MINIMUM OF 3" OF CONCRETE IS REQUIRED AROUND ALL REINFORCING BARS.

## STEPPED FOOTING DETAIL SCALE: 1/2"= 1'-0"




## WALL TO WALL ASSEMBLY W/ EXT. SHEATHING

SCALE: N.T.S.

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| | |
|---|---|
| | Brian J. Stokosa, PE |
| 07-15-25 | |
| Revisions 07-10-25 | |
| Project No. 2025:236 | License No. 083970 |

DAY | STOKOSA
ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
9 Alice Street
City of Beacon
Dutchess County, New York

New Residence For:
DiLello Homes Inc.

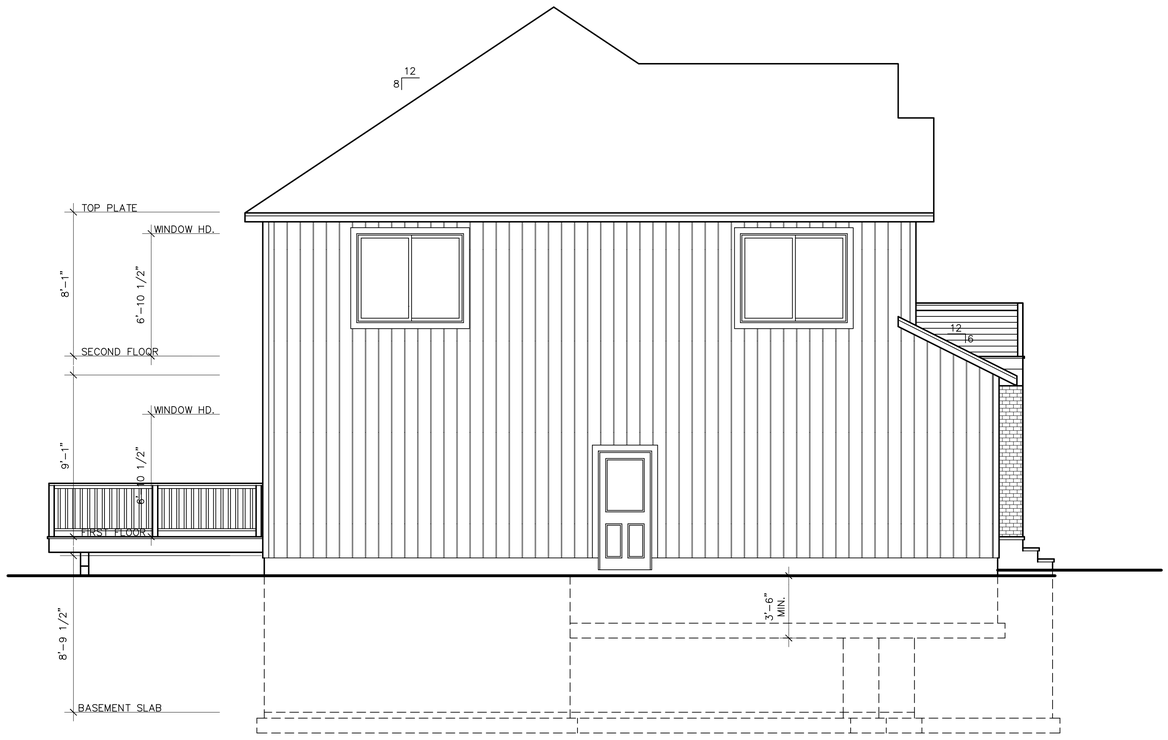
| SCALE | DRAWN BY | DRAWING No. |
|---|---|---|
| 1/4" = 1'-0" | S.M.M. | E2 |
| DATE 06-09-25 | CHECKED BY B.J.S. | |

RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

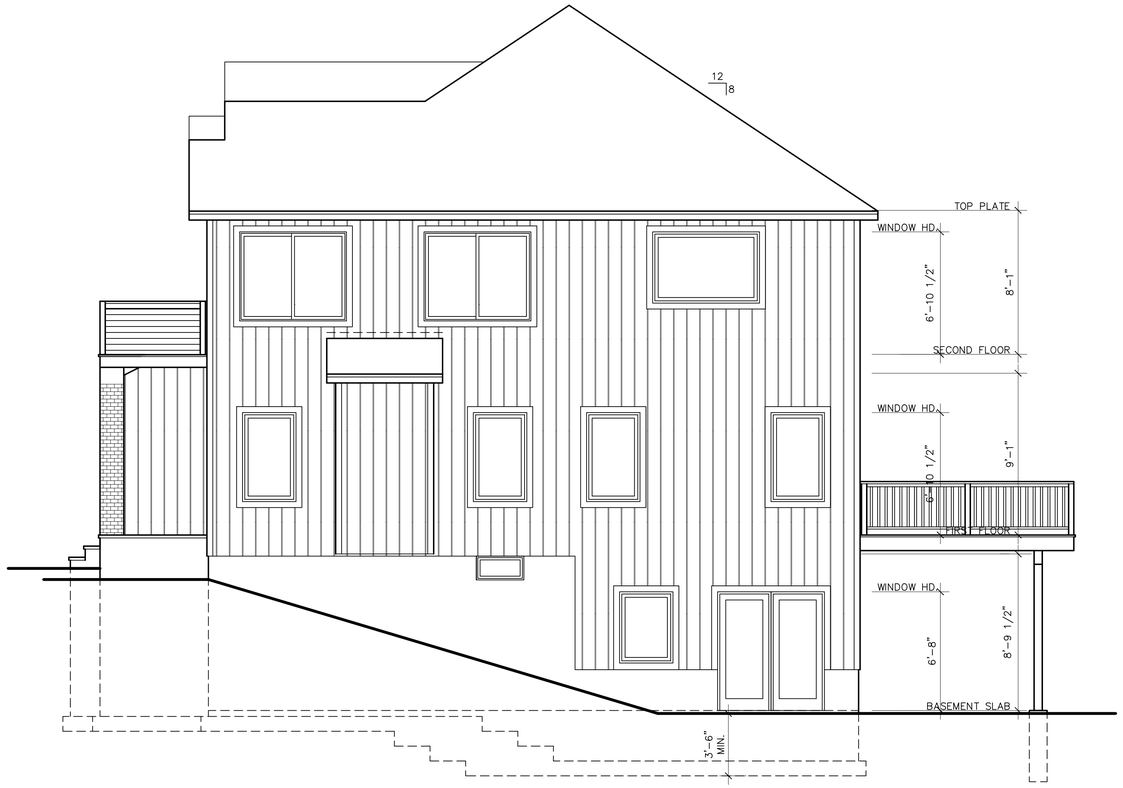
PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.




LEFT ELEVATION

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




RIGHT ELEVATION

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

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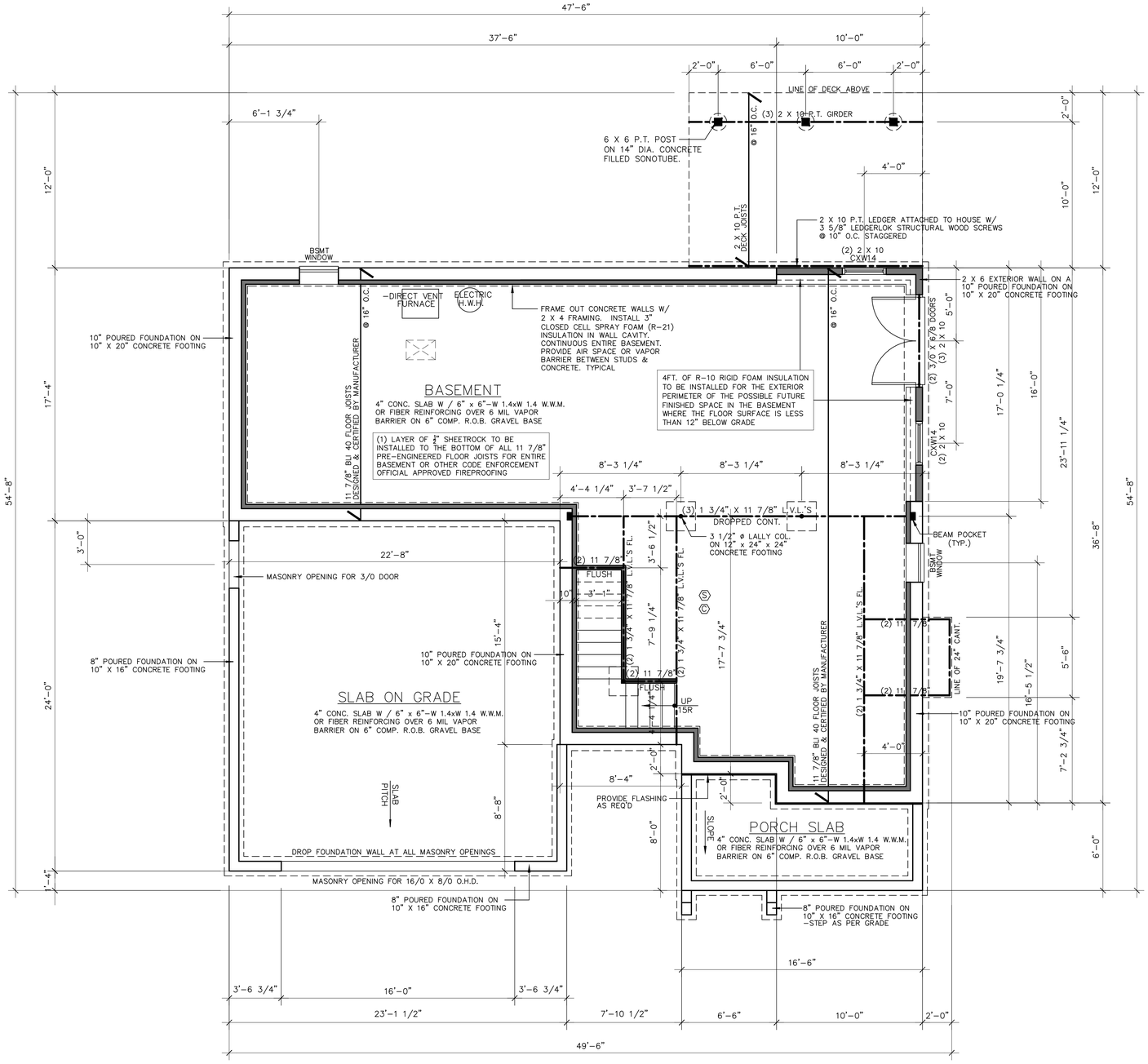


# BASEMENT PLAN

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

(S) INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

(C) INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 -TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 10 FEET OF EACH SLEEPING AREA

## NOTES:

ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS

ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS OTHERWISE NOTED ON PLAN.

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND A MODULUS OF ELASTICITY OF 1600000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN.

ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDERS AND HEADERS, LABELED ON PLAN, TO HAVE A Fb RATING OF 2950 AND A MODULUS OF ELASTICITY OF 2,000,000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

CUTS, NOTCHES & HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS.

FOR LOAD-BEARING PARTITIONS INSTALL DOUBLE JAMB STUDS UNDER HEADER FOR OPENINGS 6' AND LESS IN WIDTH. TRIPLE JAMB STUDS FOR WIDER OPENINGS. FOR NON-BEARING PARTITIONS INSTALL ONE JAMB STUD FOR OPENINGS LESS THAN 4' IN WIDTH AND DOUBLE JAMS STUDS FOR WIDER OPENINGS.

CONTRACTOR TO PROVIDE SOLID 2 X 10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOISTS BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

ALL JOISTS TO OVER LAP GIRDER OR BEARING WALL A MINIMUM OF 3".

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

INSTALL 2 X 6 COLLAR TIES AT 32" O.C. COLLAR TIES TO BE LOCATED DOWN FROM THE MAIN RIDGE A MINIMUM OF 1/3RD OF THE TOTAL HEIGHT BETWEEN THE CEILING JOISTS AND THE TOP OF THE MAIN RIDGE.

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| | Brian J. Stokosa, PE |
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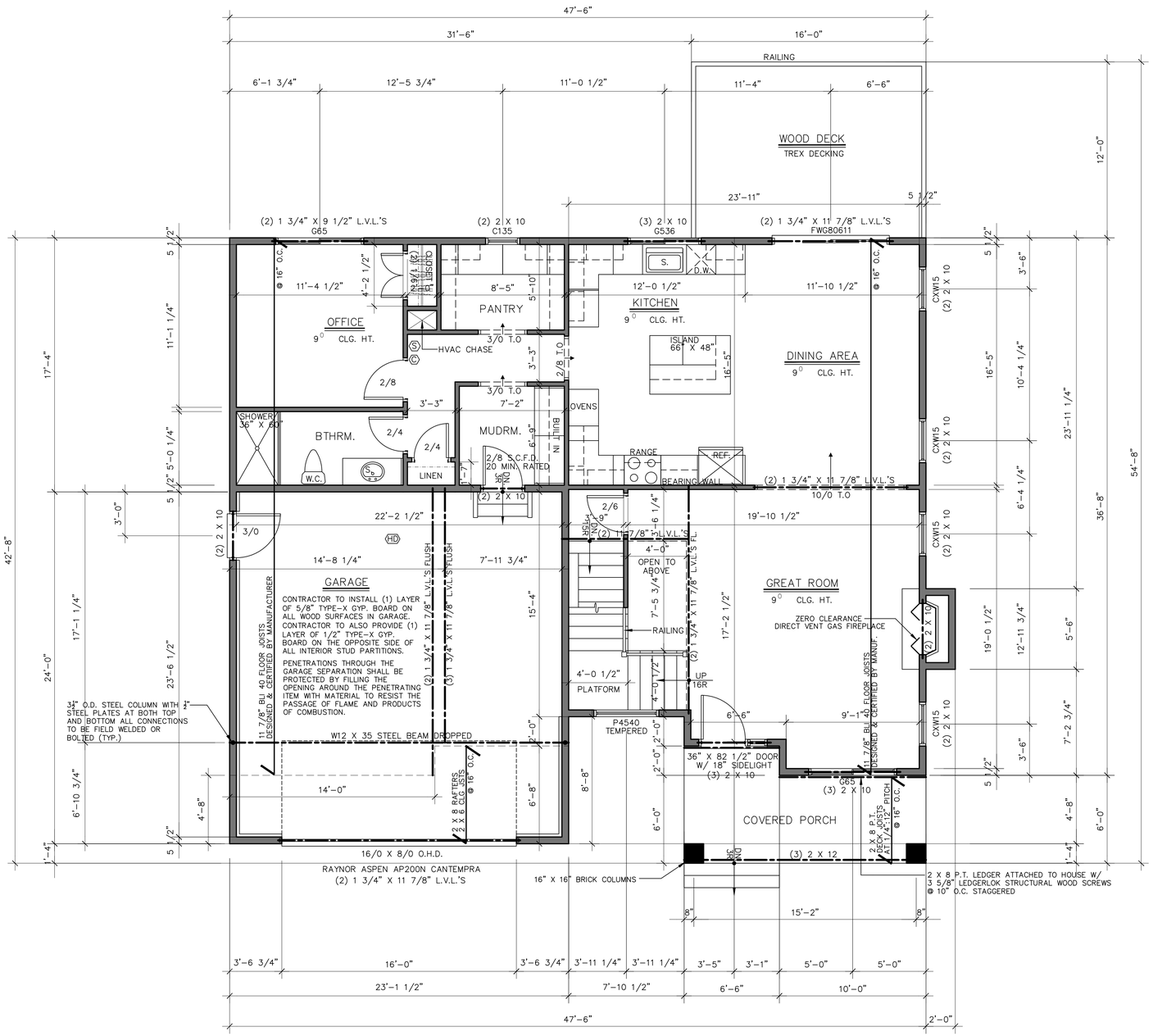
9 Alice Street
City of Beacon
Dutchess County, New York

New Residence For:
DiLello Homes Inc.

| SCALE | DRAWN BY | DRAWING No. |
|---|---|---|
| 1/4" = 1'-0" | S.M.M. | P1 |
| DATE | CHECKED BY | |
| 06-09-25 | B.J.S. | |




# FIRST FLOOR PLAN

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

(S) INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

(C) INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 – TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 10 FEET OF EACH SLEEPING AREA

(HD) INTERCONNECTED HEAT DETECTOR W/ BATTERY BACKUP – RATED FOR AMBIENT OUTDOOR TEMPERATURES

NOTES:

ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS

ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS OTHERWISE NOTED ON PLAN.

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND A MODULUS OF ELASTICITY OF 1600000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN.

ALL LAMINATED VENEER LUMBER (L.V.L) BEAMS, GIRDERS AND HEADERS, LABELED ON PLAN, TO HAVE A Fb RATING OF 2950 AND A MODULUS OF ELASTICITY OF 2,000,000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

CUTS, NOTCHES & HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS.

FOR LOAD-BEARING PARTITIONS INSTALL DOUBLE JAMB STUDS UNDER HEADER FOR OPENINGS 6' AND LESS IN WIDTH. TRIPLE JAMB STUDS FOR WIDER OPENINGS. FOR NON-BEARING PARTITIONS INSTALL ONE JAMB STUD FOR OPENINGS LESS THAN 4' IN WIDTH AND DOUBLE JAMS STUDS FOR WIDER OPENINGS.

CONTRACTOR TO PROVIDE SOLID 2 X 10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOISTS BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

ALL JOISTS TO OVER LAP GIRDER OR BEARING WALL A MINIMUM OF 3".

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

INSTALL 2 X 6 COLLAR TIES AT 32" O.C. COLLAR TIES TO BE LOCATED DOWN FROM THE MAIN RIDGE A MINIMUM OF 1/3RD OF THE TOTAL HEIGHT BETWEEN THE CEILING JOISTS AND THE TOP OF THE MAIN RIDGE.

EXHAUST AIR FROM BATHROOM FANS SHALL BE EXHAUSTED DIRECTLY TO THE EXTERIOR AND SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREA INSIDE THE BUILDING.

SIMPSON CONNECTORS OR EQUAL TO BE INSTALLED AT ALL COVERED PORCH AND BALCONY CONNECTIONS, AS PER CODE

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Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

Revisions: 07-15-25; 07-10-25

Project No. 2025.236

License No. 083970

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3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT

9 Alice Street
City of Beacon
Dutchess County, New York

New Residence For:
DiLello Homes Inc.

| SCALE | DRAWN BY | DRAWING No. |
|---|---|---|
| 1/4" = 1'-0" | S.M.M. | P2 |
| DATE | CHECKED BY | |
| 06-09-25 | B.J.S. | |

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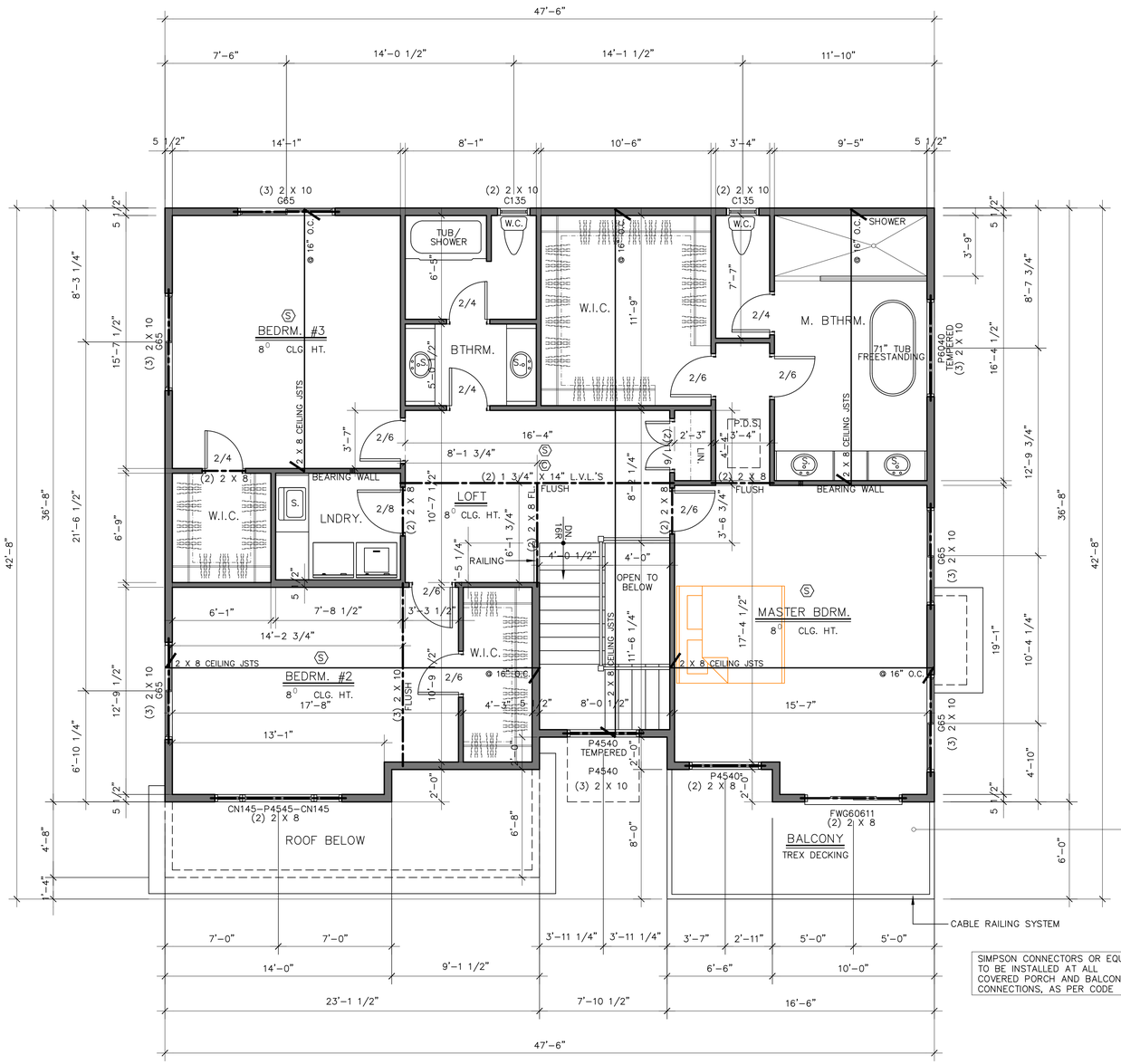


## SECOND FLOOR PLAN

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

Ⓢ INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

Ⓒ INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 –TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 10 FEET OF EACH SLEEPING AREA

CONTRACTOR TO PROVIDE ATTIC SCUTTLE WITH MINIMUM DIMENSIONS OF 30" X 22". CONTRACTOR TO PROVIDE A LARGER SCUTTLE OPENING IF AIR HANDLER UNIT IS LOCATED IN ATTIC SPACE. SCUTTLE OPENING TO BE OF ADEQUATE DIMENSION TO ALLOW FOR PASSAGE OF UNIT THROUGH SCUTTLE OPENING.

### NOTES:

ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS

ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS OTHERWISE NOTED ON PLAN.

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND A MODULUS OF ELASTICITY OF 1600000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN.

ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDERS AND HEADERS, LABELED ON PLAN, TO HAVE A Fb RATING OF 2950 AND A MODULUS OF ELASTICITY OF 2,000,000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

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CONTRACTOR TO PROVIDE SOLID 2 X 10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOISTS BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

ALL JOISTS TO OVER LAP GIRDER OR BEARING WALL A MINIMUM OF 3".

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

INSTALL 2 X 6 COLLAR TIES AT 32" O.C. COLLAR TIES TO BE LOCATED DOWN FROM THE MAIN RIDGE A MINIMUM OF 1/3RD OF THE TOTAL HEIGHT BETWEEN THE CEILING JOISTS AND THE TOP OF THE MAIN RIDGE.

CONTRACTOR TO VENT DRYER TO EXTERIOR SUCH THAT IT SHALL NOT TERMINATE LESS THAN 3 FEET FROM ANY OPENING INTO THE BUILDING. DRYER DUCT IS NOT TO EXCEED 25 FEET IN LENGTH AND IS TO BE CONSTRUCTED OF A MIN. OF 0.016 INCH THICK RIGID METAL DUCTS, HAVING A SMOOTH SURFACE & JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. PROVIDE REDUCTION FOR EACH 90 DEGREE BEND.

CONTRACTOR TO INSTALL CONTINUOUS EPDM MEMBRANE OVER 2 X 8 P.T. JOISTS. 2X P.T. SLEEPERS TO BE INSTALLED OVER MEMBRANE. TREX DECKING TO BE INSTALLED OVER P.T. SLEEPERS. A MINIMUM 6" OF FLASHING TO BE INSTALLED AT WALL.

SIMPSON CONNECTORS OR EQUAL TO BE INSTALLED AT ALL COVERED PORCH AND BALCONY CONNECTIONS, AS PER CODE

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Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

| Revisions | |
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| 1/4" = 1'-0" | S.M.M. | P3 |
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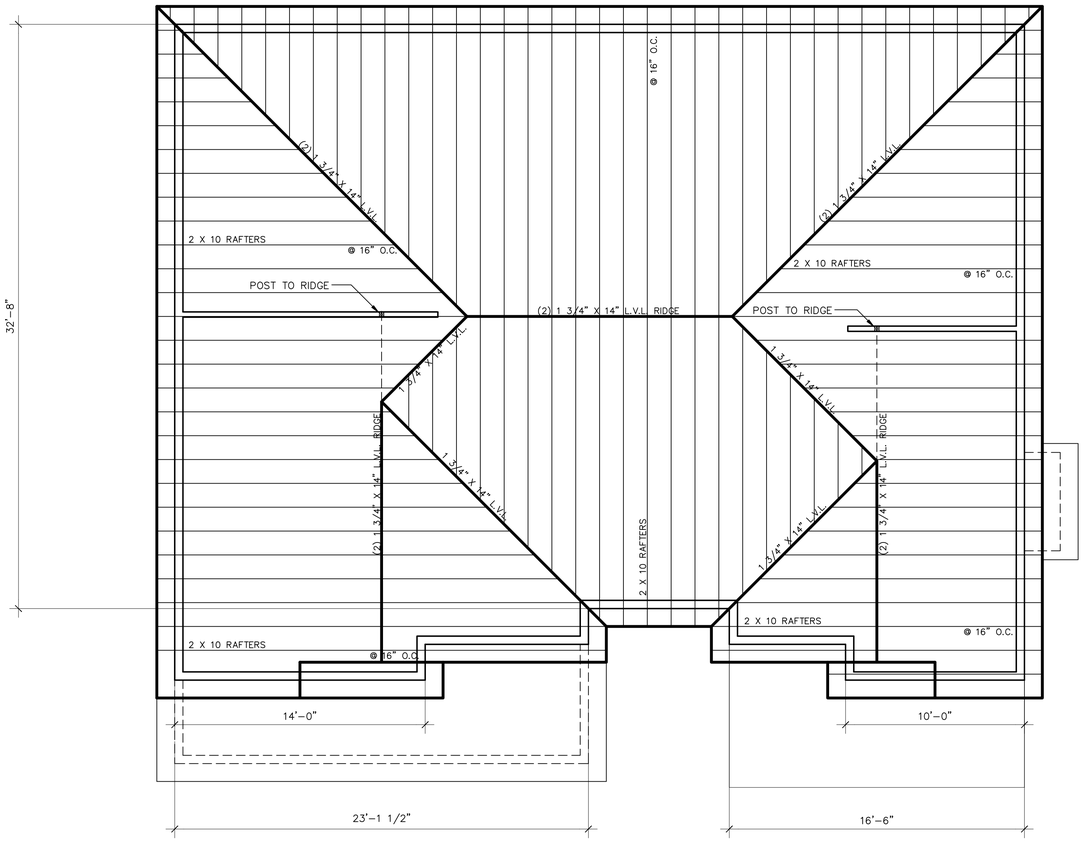


## ROOF PLAN

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

NOTES:

ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS

ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS

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CONTRACTOR TO PROVIDE SOLID 2 X 10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOISTS BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

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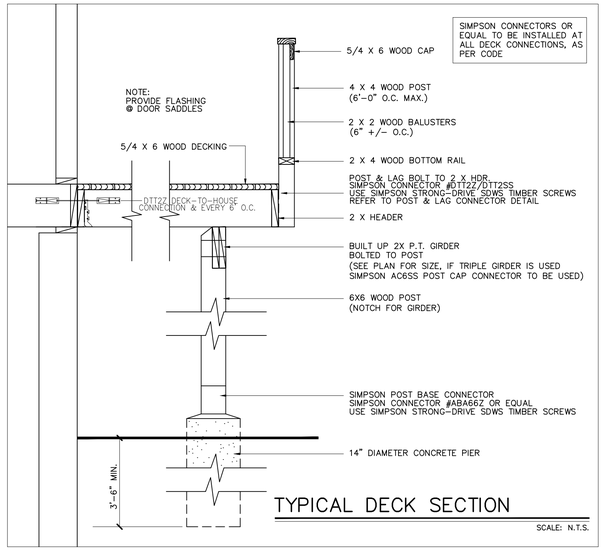
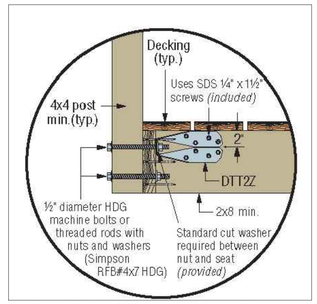
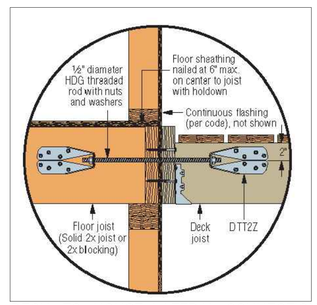



## TYPICAL DECK SECTION

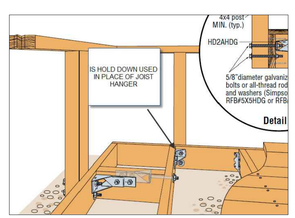
SCALE: N.T.S.




## POST & LAG CONNECTOR DETAIL




## DECK-TO-HOUSE LATERAL CONNECTION




## SIMPSON DTT2 DECK TENSION TIE (TYP.)

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Brian J. Stokosa, PE

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| 1" = 1'-0" | S.M.M. | P4 |
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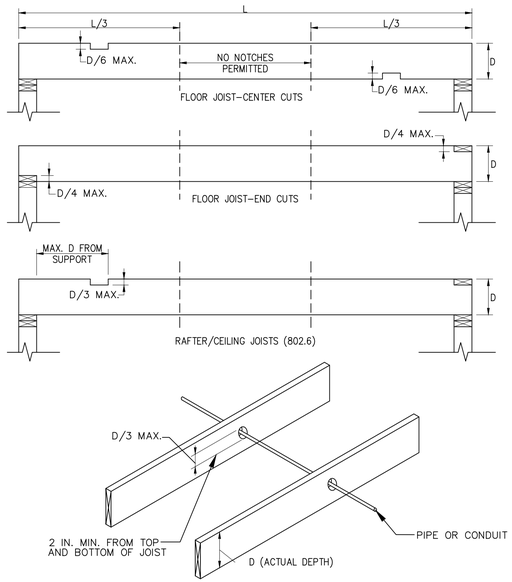
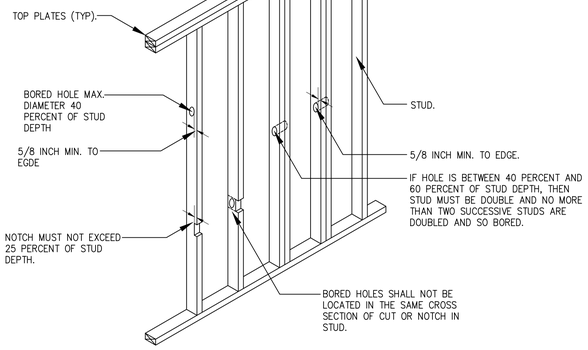
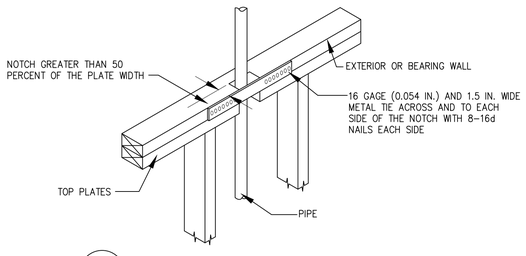



1 / D2 JOIST BORED HOLE LIMITATIONS
SCALE: 1/2" = 1'–0"




2 / D2 NOTCHING & BORED HOLE DETAIL
SCALE: N.T.S.




3 / D3 NOTCHING TOP PLATE DETAIL
SCALE: N.T.S.

# PLUMBING NOTES

PLUMBING

THE PERMIT HOLDER SHALL BE RESPONSIBLE FOR SCHEDULING THE FOLLOWING INSPECTIONS:

1. UNDERGROUND INSPECTION & TESTING SHALL BE MADE AFTER TRENCHES OR DITCHES ARE EXCAVATED AND BEDDED, PIPING INSTALLED AND BEFORE ANY BACK FILL IS PUT IN PLACE.
2. ROUGH–IN INSPECTION AND TESTING SHALL BE MADE OF COMPLETED PORTIONS OF ALL SANITARY, STORM AND WATER DISTRIBUTION PIPING, AFTER THE FRAMING, FIRE BLOCKING, FIRE STOPPING, DRAFT STOPPING AND BRACING FOR THAT PORTION IS IN PLACE AND PRIOR TO THE INSTALLATION OF ANY WALL OR CEILING MEMBRANES.
3. FINAL INSPECTIONS AND TESTING SHALL BE MADE AFTER THE BUILDING IS COMPLETE, ALL PLUMBING FIXTURES ARE IN PLACE AND PROPERLY CONNECTED, AND THE STRUCTURE IS READY FOR OCCUPANCY.

TRAPS

TRAPS SHALL BE OF STANDARD DESIGN, SHALL HAVE SMOOTH UNIFORM INTERNAL WATERWAYS, SHALL BE SELF CLEANING AND SHALL NOT HAVE INTERIOR PETITIONS.

TRAPS SHALL BE CONSTRUCTED OF LEAD, CAST IRON, CAST OR DRAWN BRASS OR APPROVED PLASTIC.

TRAPS SHALL BE SET LEVEL WITH RESPECT TO THEIR WATER SEALS_ANS SHALL BE PROTECTED FROM FREEZING. TRAP SEALS SHALL BE PROTECTED FROM SIPHONAGE, ASPIRATION OR BACK PRESSURE BY AN APPROVED SYSTEM OF VENTING.

EACH PLUMBING FIXTURE SHALL BE SEPARATELY TRAPPED BY A WATER SEAL TRAP PLACED AS CLOSE AS POSSIBLE TO THE FIXTURE OUTLET, NOT TO EXCEED 24".

FIXTURE TRAP SIZE SHALL BE SUFFICIENT TO DRAIN THE FIXTURE RAPIDLY.

FOAM PLASTIC INSULATION

–SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 75 AND A SMOKE DEVELOPING RATING OF LESS THAN 450.
–SHALL BE SEPARATED FROM INTERIOR BY 1/2" OF GYP. WALL BOARD.

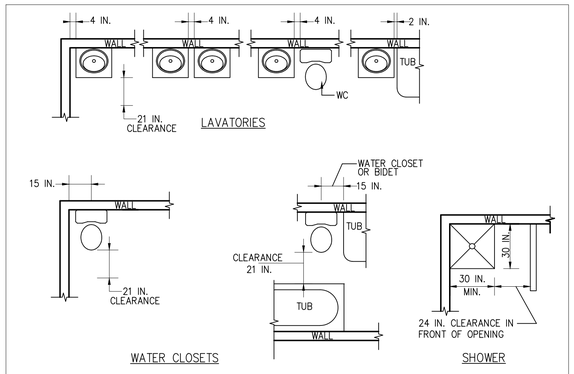
DRILLING/NOTCHING

NOTCHES AND HOLES ARE NOT PERMITTED IN L.V.L.'S UNLESS OTHERWISE SPECIFIED.

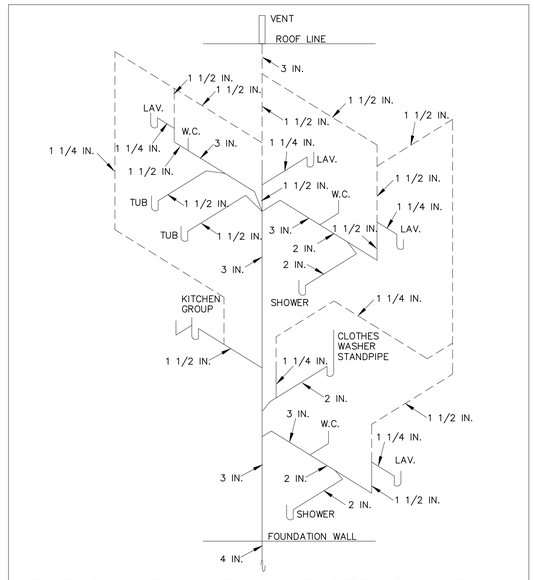
– NOTCHES ARE NOT TO EXCEED MORE THAN 1/6TH THE DEPTH.
– NOTCHES ARE NOT TO BE LONGER THAN 1/3RD THE DEPTH.
– NOTCHES ARE NOT TO BE IN THE MIDDLE THIRD OF THE MEMBER.

– THE DIAMETER OF ANY HOLE IS NOT TO EXCEED MORE THAN 1/3 THE DEPTH.
– HOLES ARE NOT TO BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF ANY MEMBER.

– FASTENER SIZING AND SPACING TO BE INSTALLED AS PER TABLES.




4 / D2 MINIMUM FIXTURE CLEARANCES
SCALE: 1/4" = 1'–0"



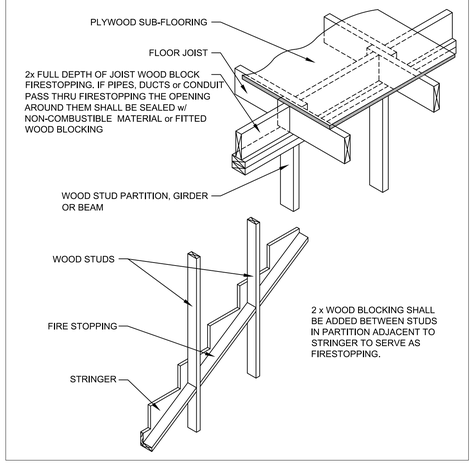

# TYPICAL PLUMBING RISER DIAGRAM

SCALE: N.T.S.

PLUMBING DIAGRAM SHOWN IS GENERIC AND IS TO BE USED FOR INFORMATIONAL PURPOSES. PLUMBING CONTRACTOR TO INSTALL PLUMBING SYSTEM AS PER STATE AND LOCAL CODES.

VENT STACKS THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED AT LEAST 18" ABOVE THE ROOF OR 6" ABOVE THE ANTICIPATED SNOW ACCUMULATION

SPACE BETWEEN JOIST W/ CEILINGS ATTACHED TO FLOOR JOIST SHALL BE FIRESTOPPED AS SHOWN AT ALL POINTS OF SUPPORT.




# DRAFT/FIREBLOCKING DETAILS

SCALE: N.T.S.

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF VERTICLE AND HORIZONTAL DRAFT OPENINGS AND TO FORM A FIRE BARRIER BETWEEN STORIES AND THE TOP STORY AND ROOF SPACE.

FIREBLOCKING IS TO BE PROVIDED IN THE FOLLOWING LOCATIONS:
– IN CONCEALED STUD WALLS VERTICALLY AT CEILING & FLOOR LEVELS AND INTERVALS NOT EXCEEDING 10'
– AT INERCONNECTIONS BETWEEN CONCEALED VERTICLE AND HORIZONTAL SPACES, SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS
– IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN.
FIREBLOCKING SHALL CONSIST OF NOMINAL TWO–INCH LUMBER, $^{23}/_{32}$" PLYWOOD, $^{3}/_{4}$" PARTICAL BOARD, $^{1}/_{2}$" GYPSUM BOARD, $^{1}/_{4}$" CEMENT BASED MILLBOARD OR BATTS/BLANKETS OF MINERAL WOOL OR GLASS FIBER SECURELY RETAINED IN PLACE.

AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT THE CEILING AND FLOOR LEVEL AN APPROVED MATERAIL IS TO BE INSTALLED TO RESIST THE FREE PASSAGE OF FLAME & PRODUCTS OF COMBUSTION.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE
STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER
07-15-25
Revisions 07-10-25
Project No. 2025.236
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3 Van Wyck Lane
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PROJECT
9 Alice Street
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Dutchess County, New York

New Residence For:
DiLello Homes Inc.

| SCALE | DRAWN BY | DRAWING No. |
|---|---|---|
| 1/4" = 1'-0" | S.M.M. | P4 |
| DATE | CHECKED BY | |
| 06-09-25 | B.J.S. | |

2020 NYSTRETCH CODE

BUILDING TYPE: SINGLE FAMILY RESIDENCE
CODE DESIGN METHOD: TABLE 402.1.2 – SEE WALL SECTIONS FOR MIN. R-VALUES
CLIMATE ZONE: 5

HEATING EQUIPMENT TYPE: SHALL BE DESIGNED BY THE H.V.A.C. CONTRACTOR

I, BRIAN J. STOKOSA CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE SECTIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE.

THE BUILDING ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE ENVELOPE SHALL BE TESTED AND VERIFIED TO HAVE AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR AND A REPORTED PRESSURE OF 0.2 INCH W.G. (50 PASCALS). ALL DUCTS, AIR HANDLERS AND FILTER BOXES ARE TO BE SEALED.

A WHOLE HOUSE VENTILATION SYSTEM IS TO BE INSTALLED FOR THE NEW DWELLING. THE SYSTEM IS TO BE DESIGNED IN ACCORDANCE WITH M1505.4, THE SQUARE FOOTAGE OF THE DWELLING AND THE NUMBER OF BEDROOMS. OUTDOOR AIR INTAKES AND EXHAUSTS ARE TO HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN SYSTEM IS NOT IN OPERATION.

TO THE BEST OF THE KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED [BRIAN J. STOKOSA, P.E.], THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION CODE AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.

## WOOD HEADER SIZES

| SPANS UP TO AND INCLUDING: | MINIMUM HEADER SIZE |
|---|---|
| 0'–0" – 3'–11" | (2) 2x8's |
| 4'–0" – 5'–11" | (2) 2x10's |
| 6'–0" – 7'–11" | (2) 2x12's |

UNLESS OTHERWISE NOTED

## GENERAL NOTES

DIVISION 1 – GENERAL CONDITIONS:

CODES: ALL WORK & MATERIALS MUST CONFORM TO THE 2020 NYS RESIDENTIAL CODE, LOCAL BUILDING CODES, NATIONAL BOARD OF FIRE UNDERWRITERS CODE AND TO THE REQUIREMENTS OF THE BOARD OF HEALTH & 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

OMISSION: ANYTHING NOT SPECIFICALLY SHOWN HEREON AND/OR SPECS, BUT WHICH IS REASONABLY IMPLIED, SHALL BE FURNISHED AS THOUGH SET FORTH IN THE PLANS AND/OR SPECIFICATIONS. ALL WRITTEN FIGURES, NOTES & DIMENSIONS ON THE FLOOR PLANS, OR SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DRAWN FIGURES. DO NOT SCALE PRINTS. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

ALL PERMITS ARE NOT THE RESPONSIBILITY OF THE ENGINEER.

MATERIALS: ALL MATERIALS SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

SUBSTITUTIONS: SUBSTITUTIONS MADE FOR STRUCTURAL MATERIALS SPECIFIED BY NAME MAY BE MADE ONLY IF APPROVED BY ENGINEER.

OWNERSHIP OF PLANS: THESE PLANS ARE PROPERTY OF DAY & STOKOSA ENGINEERING, P.C. ANY USE OR REPRODUCTION, IN WHOLE OR PART, WITHOUT THE WRITTEN CONSENT OF DAY & STOKOSA ENGINEERING, P.C. IS PROHIBITED. ANY PERSON, OR CORPORATION, USING PLANS WITHOUT CONSENT WILL BE RESPONSIBLE TO COMPENSATE DAY & STOKOSA ENGINEERING, P.C.

ENGINEER's STATUS: THE ENGINEER HAS NOT BEEN RETAINED BY OWNER TO PROVIDE PERIODIC JOB INSPECTIONS OR JOB ADMINISTRATION AND SHALL NOT BE RESPONSIBLE FOR CHANGES MADE IN THE FIELD WITHOUT WRITTEN OR GRAPHIC AUTHORIZATION.

DIVISION 2 – SITE WORK:

FOOTINGS: IF SOIL BEARING CONDITIONS ARE QUESTIONABLE, THE CONTRACTOR SHALL CONSULT A SOILS ENGINEER FOR PROPER FOOTING DESIGN. THE PLANS ARE BASED ON A MINIMUM SOIL BEARING CAPACITY 2,000 PSF.

FINISHED GRADING: FINISHED GRADING SHALL BE PERFORMED SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE.

DIVISION 3 – CONCRETE:

ALL CONCRETE USED SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. ALL CONCRETE WORK SHALL BE DONE IN COMPLETE CONFORMANCE TO APPLICABLE ACI CODES.

DIVISION 5 – METALS:

STRUCTURAL STEEL: ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATIONS A-36 FOR STRUCTURAL STEEL. ALL STEEL PIPE COLUMNS SHALL BE OF STANDARD WEIGHT PIPE UNLESS OTHERWISE NOTED. STRUCTURAL STEEL HAS BEEN DESIGNED FOR A MAXIMUM BENDING STRESS OF 24,000 PSI, IN ACCORDANCE WITH THE 9TH EDITION OF THE AISC. ALL STEEL BEAMS SHAL BE FACTORY PRIMED WITH A RUST PROHIBITOR AND FIELD PAINTED WHERE EXPOSED TO WEATHER. ALL BEAM CONNECTIONS SHALL BE THROUGH BOLTED UNLESS OTHERWISE NOTED. ALL HOLES SHALL BE DRILLED OR PUNCHED. TORCHED HOLES SHALL NOT BE PERMITTED.

REINFORCING STEEL: ALL REINFORCING STEEL BARS SHALL BE GRADE 60.

DIVISION 6 – WOOD & PLASTICS:

LUMBER: ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM BENDING STRESS OF 1,200 PSI.

FRAMING: FRAMING SHALL BE ERECTED PLUMB, LEVEL, TRUE AND SECURELY NAILED. JOISTS, STUDS AND RAFTERS ARE TO BE DOUBLED AT ALL OPENINGS. ALL FLUSH JOIST HEADERS TO BE CONNECTED WITH GALVANIZED METAL JOIST HANGERS. ALL FLUSH BEAM CONNECTIONS SHALL HAVE HEAVY DUTY JOIST HANGERS. DOUBLE FRAME UNDER ALL PARTITIONS PARALLEL TO FRAMING. SIZES OF JOISTS AND RAFTERS ARE SHOWN ON THE PLAN. IF A WOOD DECK IS PROVIDED, ALL STRUCTURAL MEMBERS SHALL BE PRESSURE TREATED LUMBER.

SHEATHING & SUBFLOOR: SHEATHING & SUBFLOOR SHALL BE APA ORIENTED STRAND BOARD WITH EXTERIOR GLUE AND NAILED TO EACH FRAMING MEMBER UNLESS OTHERWISE NOTED.

JOIST HANGERS: JOIST HANGERS SHALL BE GALVANIZED STEEL OR IRON, SIZED TO FIT THE SUPPORTED MEMBER AND OF SUFFICIENT STRENGTH TO DEVELOP THE FULL STRENGTH OF THE SUPPORTED MEMBER, AND FURNISHED COMPLETE WITH ANY SPECIAL FASTENERS REQUIRED. MANUFACTURES SHALL BE "SIMPSON" STRONG-TIE, OR EQUAL.

DIVISION 7 – THERMAL & MOISTURE PROTECTION:

ROOFING: ALL CHIMNEYS SHALL BE PROPERLY FLASHED WITH GALVANIZED STEP FLASHING. VALLEY AND VERTICAL ROOF SECTIONS SHALL BE PROPERLY SUPPORTED. ALL ROOFING SHALL BE INSTALLED IN STRICT CONFORMANCE TO THE MANUFACTURER'S SPECIFICATIONS.

ASPHALT SHINGLES: TO BE SELECTED BY OWNER OR CONTRACTOR.

VENTS: VENTILATE ALL ATTIC, RAFTER AND CRAWL SPACE AREAS WITH PROPER SIZED SCREENED VENTS AND/OR LOUVERS.

INSULATION: ALL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 IECC.

CAULKING: ALL EXTERIOR JOINTS BETWEEN WINDOWS, DOORS AND OTHER SURFACES SHALL BE CAULKED USING A WEATHERPROOF CAULKING.

DIVISION 8 – DOORS & WINDOWS:

WINDOWS: ALL WINDOWS SHALL MEET THE MINIMUM REQUIREMENTS FOR LIGHT, VENTILATION AND EGRESS. ALL WINDOWS SHALL BE OF SUFFICIENT CONSTRUCTION SO AS TO MEET THE 2018 IECC.

INTERIOR DOORS: ALL INTERIOR DOORS SHALL COME COMPLETE WITH HARDWARE. A CLASS "C" SELF-CLOSING FIRE RATED DOOR SHALL BE FURNISHED AND INSTALLED BETWEEN GARAGE & HOUSE. ALL DOORS SHALL MEET THE MINIMUM REQUIREMENTS OF THE 2018 IECC, IF APPLICABLE.

DIVISION 9 – FINISHES:

DRYWALL: DRYWALL SHALL BE 1/2" GYPSUM BOARD SECURELY SCREWED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ALL JOINTS ARE TO BE TAPED AND SHALL RECEIVE (3) COATS OF JOINT COMPOUND. FINISHES TO BE SMOOTH, EVEN AND READY FOR PAINTING.

DIVISION 15 – MECHANICAL:

HEATING: THE CONTRACTOR SHALL FURNISH & INSTALL A HEATING SYSTEM WHICH MEETS THE 2018 IECC.

FLASHING: ALL PIPES PASSING THROUGH ROOF SHALL BE MADE WATER-TIGHT.

ALL PIPES CARRYING WATER OVER 105 DEGREES MUST BE INSULATED WITH A MINIMUM OF R-3.

TESTING: THE CONTRACTOR SHALL TEST ALL WATER SUPPLY AND DRAIN, WASTE AND VENT PIPING IN ACCORDANCE WITH ALL CODES.

DIVISION 16 – ELECTRICAL:

ALL ELECTRICAL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS AND LOCAL CODES. THE SERVICE SIZE SHALL BE A MINIMUM OF 100 AMPS.

NYSTRETCH ENERGY CODE COMPLIANCE–2020 NOTES:

R402.2.2 CEILING W/O ATTIC R–38 INSULATION MINIMUM

R403.3 ALL DUCTS TO BE INSTALLED WITHIN CONDITIONED SPACES; DUCT AIR LEAKAGE TESTING EXEMPT.

R403.3.8 DUCT SIZING IN ACCORDANCE W/ ACCA MANUAL D

R403.5.4 DRAIN WATER HEAT RECOVERY UNITS REQUIRES MIN. EFFICIENCIES AND DETAILS FOR VERTICAL VS. SLOPPED DRAIN UNITS

R403.5.5 SUPPLY OF HEATED WATER REQUIRES ONE OF THE FOLLOWING:
- MAX. ALLOWABLE PIPE LENGTH BETWEEN WATER HEATER & FIXTURE.
- MAX. ALLOWABLE PIPE VOLUME BETWEEN WATER HEATER & FIXTURE.
- DRAIN–WATER HEAT RECOVERY OR RECIRCULATION SYSTEM.

R403.6.2 REQUIRED HRV/ERV SYSTEMS

R403.6.3 VERIFICATION OF VENTILATION BY APPROVED AGENCY

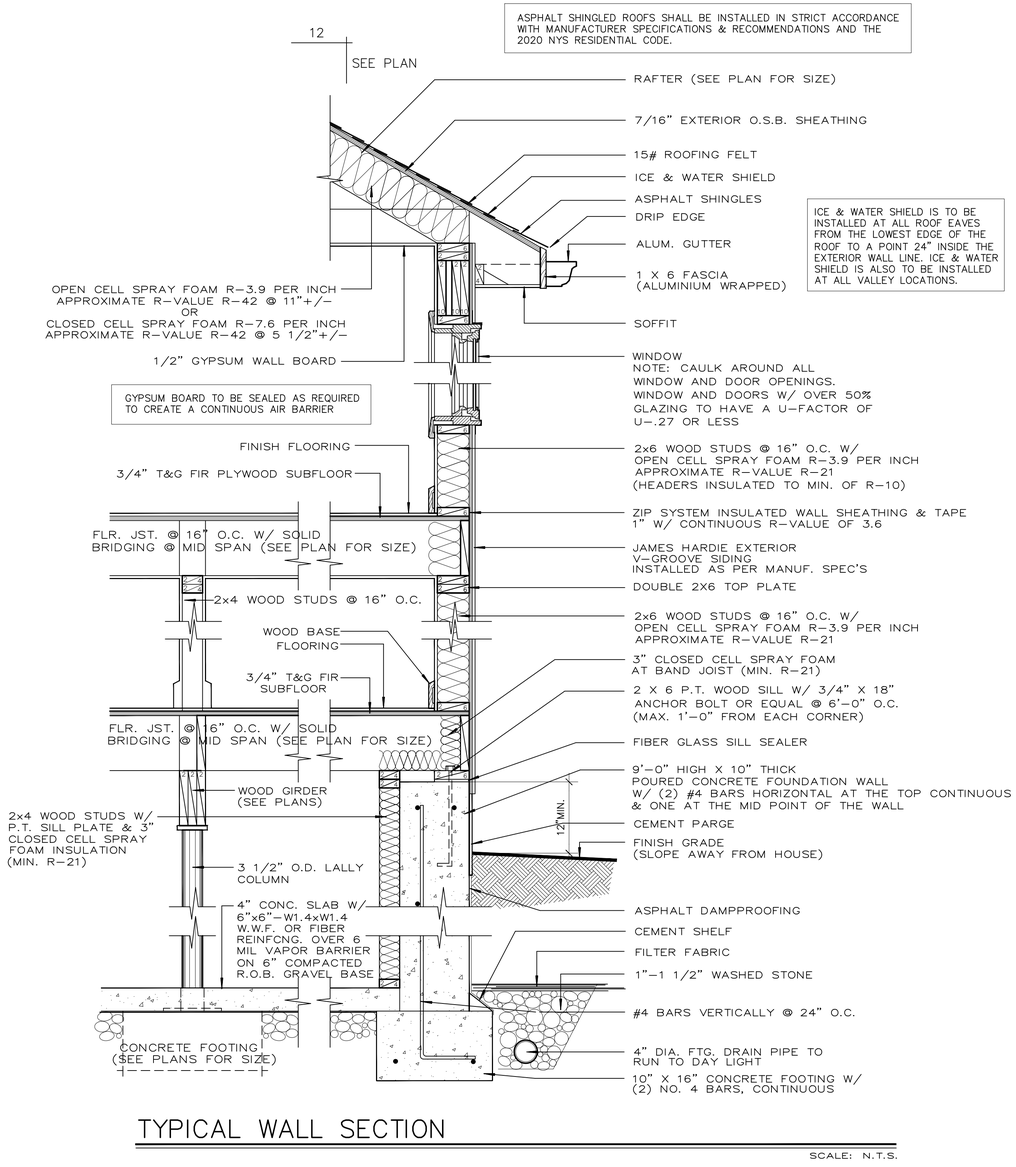
R404.1 LIGHTING: ≥90% PERMANENTYL INSTALLED FIXTURES USE LAMPS W/ EFFICACY OF ≥65 LUMENS/WATT OR HAVE A TOTAL LUMINAIRE EFFICACY OF ≥45 LUMENS/WATT

R404.2 (1) SOLAR READY ZONE REQUIRED FOR DWELLINGS >1,400 SQ. FT. APPLIES ONLY TO ROOFS ≥600 SQ. FT. OF AREA ORIENTED BETWEEN 110°–270° OF TRUE NORTH. EXCEPTIONS FOR ON–SITE RENEWABLES AND ROOFS SHADED MORE THAN 70% OF DAYLIGHT HOURS.

R404.2(2) EV CHARING CAPABILITY – REQUIRES CONDUIT AND PANEL CAPACITY OR 208/240V 40A OUTLETS W/ ONSITE PARKING.

HURRICANE CLIPS ARE TO BE INSTALLED AT RAFTER TOP PLATE CONNECTIONS FOR ALL AREAS WITH VAULTED, CATHEDRAL CEILINGS OR WHERE A CEILING JOIST IS NOT PRESENT.

ASPHALT SHINGLED ROOFS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER SPECIFICATIONS & RECOMMENDATIONS AND THE 2020 NYS RESIDENTIAL CODE.




ICE & WATER SHIELD IS TO BE INSTALLED AT ALL ROOF EAVES FROM THE LOWEST EDGE OF THE ROOF TO A POINT 24" INSIDE THE EXTERIOR WALL LINE. ICE & WATER SHIELD IS ALSO TO BE INSTALLED AT ALL VALLEY LOCATIONS.

## TYPICAL WALL SECTION

SCALE: N.T.S.

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Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

| | |
|---|---|
| Revisions | 07-15-25<br>07-10-25 |
| Project No. | 2025.236 |
| | License No. 083970 |

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ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
9 Alice Street
City of Beacon
Dutchess County, New York

New Residence For:
DiLello Homes Inc.

| SCALE | DRAWN BY | DRAWING No. |
|---|---|---|
| 1/4" = 1'-0" | S.M.M. | W1 |
| DATE | CHECKED BY | |
| 06-09-25 | B.J.S. | |

**Generated by RES*check-Web* Software**

# Compliance Certificate

Project New Residence 2025.277

| | |
|---|---|
| Energy Code: | **2020 NYStretch - 2018 IECC** |
| Location: | **Beacon, New York** |
| Construction Type: | **Single-family** |
| Project Type: | **New Construction** |
| Project SubType: | **None** |
| Conditioned Floor Area: | **2,840 ft2** |
| Glazing Area | **13%** |
| Climate Zone: | **5 (5895 HDD)** |
| Permit Date: | |
| Permit Number: | |
| All Electric | **false** |
| Is Renewable | **false** |
| Has Charger | **false** |
| Has Battery: | **false** |
| Has Heat Pump: | **false** |

Construction Site:
9 ALICE STREET
CITY OF BEACON, NY

Owner/Agent:
DILELLO HOEMS INC.
121 LEXINGTON DRIVE
NEWBURGH, NY 12550

Designer/Contractor:
Day & Stokosa
3 Van Wyck Lane
Wappingers Falls, NY 12590

**Compliance: Passes using UA trade-off**

Compliance: **0.2% Better Than Code** Maximum UA: **431** Your UA: **430** Maximum SHGC: **0.00** Your SHGC: **0.21**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

## Envelope Assemblies

| Assembly | Gross Area or Perimeter | Cavity R-Value | Cont. R-Value | Prop. U-Factor | Req. U-Factor | Prop. UA | Req. UA |
|---|---|---|---|---|---|---|---|
| Ceiling: Cathedral Ceiling | 1,679 | 42.0 | 0.0 | 0.025 | 0.026 | 42 | 44 |
| Wall: Wood Frame, 16" o.c. | 3,440 | 21.0 | 3.6 | 0.046 | 0.045 | 130 | 127 |
| Door 1: Solid Door (under 50% glazing) | 18 | | | 0.140 | 0.270 | 3 | 5 |
| Door: Glass Door (over 50% glazing) SHGC: 0.21 | 146 | | | 0.270 | 0.270 | 39 | 39 |
| Window: Vinyl Frame SHGC: 0.21 | 455 | | | 0.270 | 0.270 | 123 | 123 |
| Wall 2: Solid Concrete or Masonry | 1,380 | 21.0 | 0.0 | 0.056 | 0.056 | 77 | 77 |
| Window 2: Vinyl Frame SHGC: 0.55 | 7 | | | 0.300 | 0.270 | 2 | 2 |
| Floor: All-Wood Joist/Truss | 422 | 30.0 | 0.0 | 0.033 | 0.033 | 14 | 14 |

Project Title: New Residence 2025.277 Report date: 07/15/25
Data filename: Page 1 of 2

*Compliance Statement:* The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2020 NYStretch - 2018 IECC requirements in RES*check* Version : REScheck-Web and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Name - Title: Brian J. Stokosa, P.E.

Date: 07-15-25

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

Project Title: New Residence 2025.277 Report date: 07/15/25
Data filename: Page 2 of 2

RESCHECK – COMPLIANCE CERTIFICATE

SCALE: N.T.S.

HURRICANE CLIPS ARE TO BE INSTALLED AT RAFTER TOP PLATE CONNECTIONS FOR ALL AREAS WITH VAULTED, CATHEDRAL CEILINGS OR WHERE A CEILING JOIST IS NOT PRESENT.

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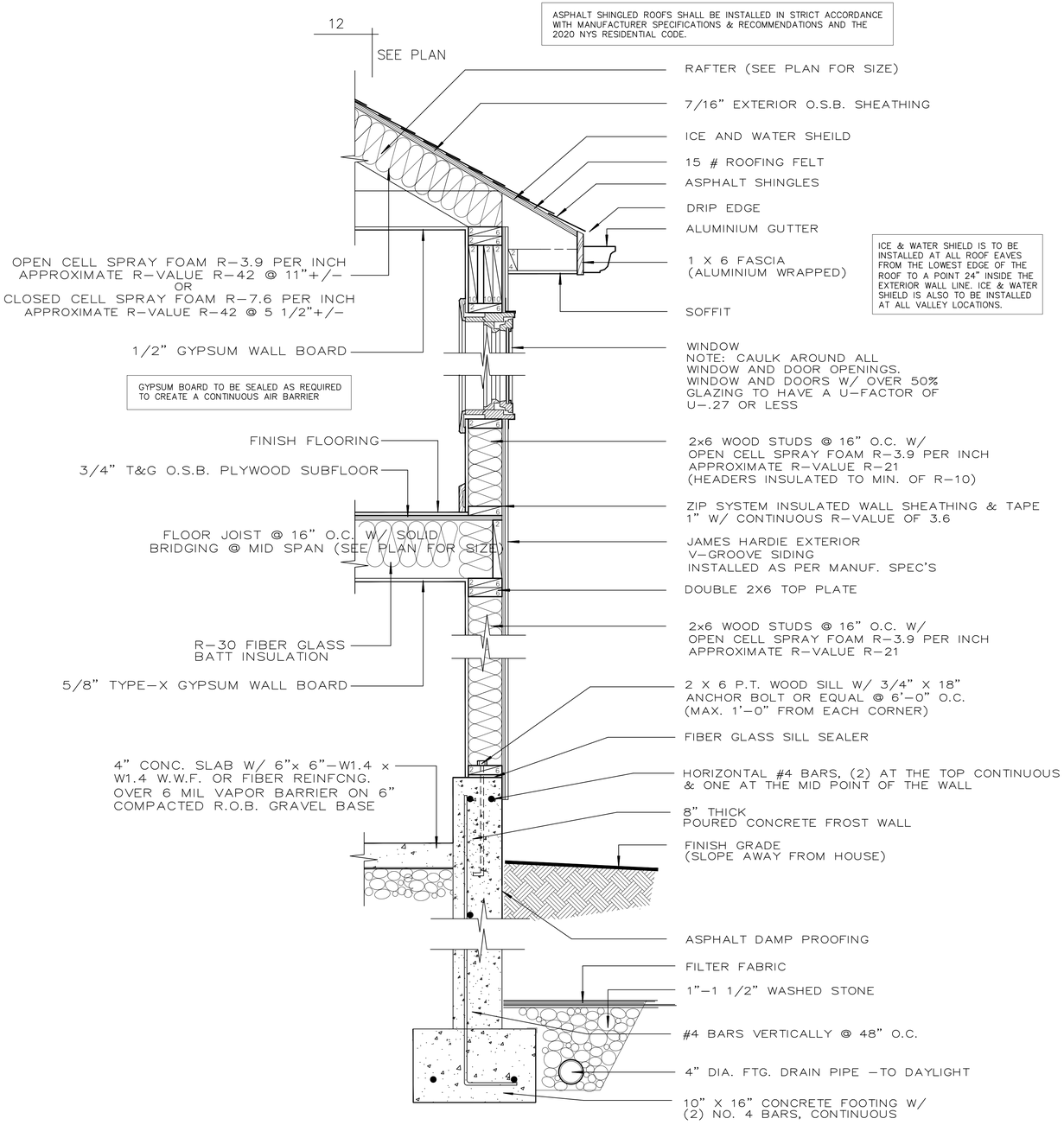


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TYPICAL WALL SECTION FOR
SLAB ON GRADE CONSTRUCTION

SCALE: N.T.S.

HEATING AND COOLING SYSTEM NOTES:

MANUAL J, MANUAL S, EQUIPMENT SPEC'S, DUCT SYSTEM SUMMARY, MECHANICAL VENTILATION SYSTEM AND DUCT LAYOUTS TO BE DESIGNED BY HVAC CONTRACTOR.

ALL THERMOSTATS ARE TO BE PROGRAMMABLE.

DUCTS IN UNCONDITIONED SPACES TO BE INSULATED:
≥ 3" DIAMETER INSULATED TO ≥ R-8 IN ATTICS AND ≥ R-6 ELSEWHERE
< 3" DIAMETER INSULATED TO ≥ R-6 IN ATTICS AND ≥ R-4.2 ELSEWHERE

DUCTS TO BE SEALED TO 4.0CFM/100 FT² OF CONDITIONED FLOOR AREA WITH UL 181 PRODUCTS APPROPRIATE FOR THE DUCT MATERIAL TYPE.

HVAC PIPING TO BE PROVIDED WITH MINIMUM R-3 INSULATION. INSULATION PROTECTION TO BE PROVIDED FOR ALL PIPES LOCATED OUTDOORS.

SERVICE HOT WATER PIPE INSULATION TO BE PROVIDED AS REQUIRED.

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Z:\2025 AutCad Dwgs\DiLello, LLC\Alice Street - 2025.236\arch\2025.236.dwg

**City of Beacon Planning Board Agenda**
**04/14/2026**

**Title:**

Certificate of Appropriateness: 142-146 Main Street - Facade

**ATTACHMENTS**

142-146 Main PB 4.14.26 ARB app redacted2.pdf

# ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 27 March 2026

Project Address: 142-146 Main Street, Beacon, NY

Project Architect/Engineer: Joseph Torhan, RA

Owner/Builder: HudsonTodd, LLC

Contact Phone No.: [redacted] Email: [redacted]

Approval Requested: ✓ Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: na

Roofing: membrane roofing

Windows: Color: black frame to match existing Type: operable to match existing

Trim: match existing

Garage Door: na

Stone/Brick: existing brick and cast stone/color to match existing sandstone

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)

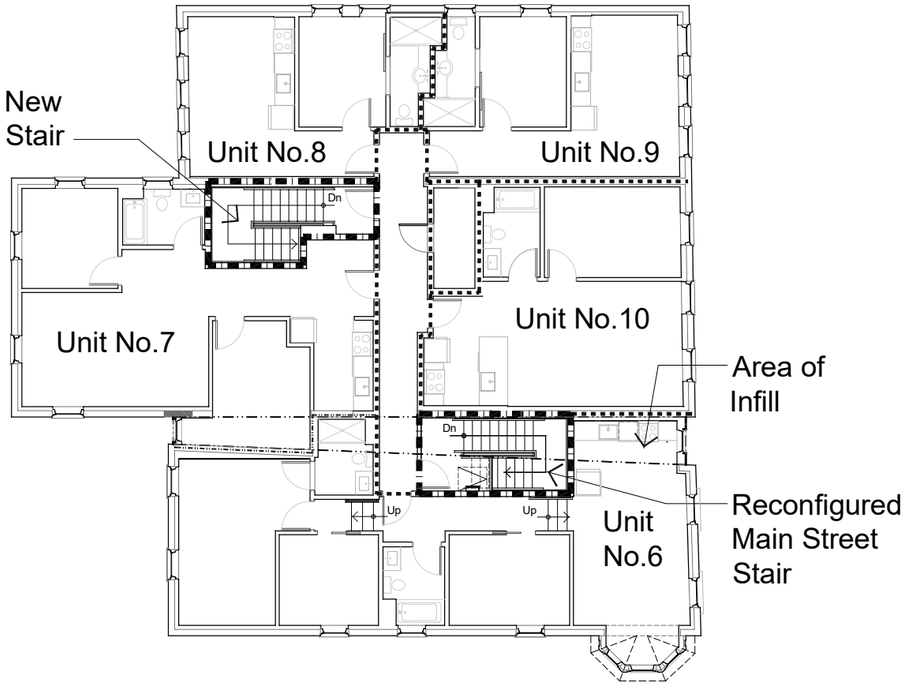
Plan Approved _____
(Date)

Subject to the following:

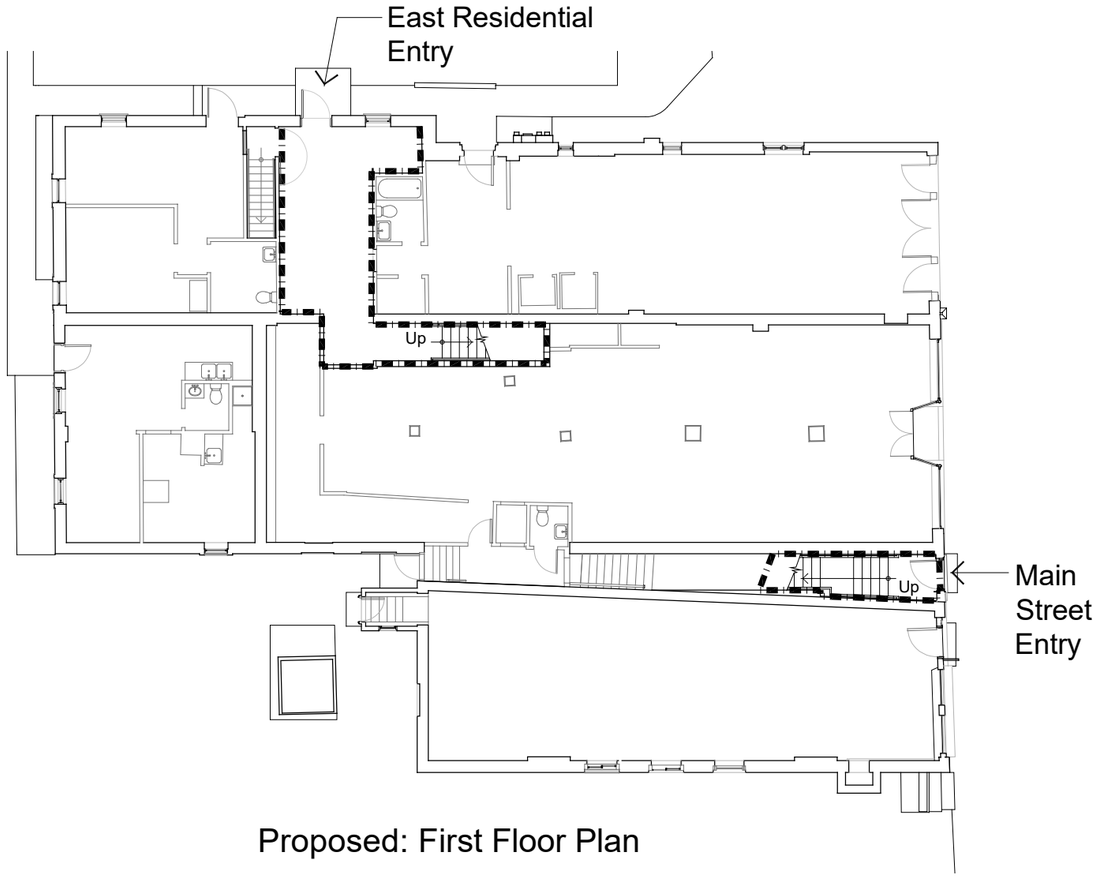
_____

_____

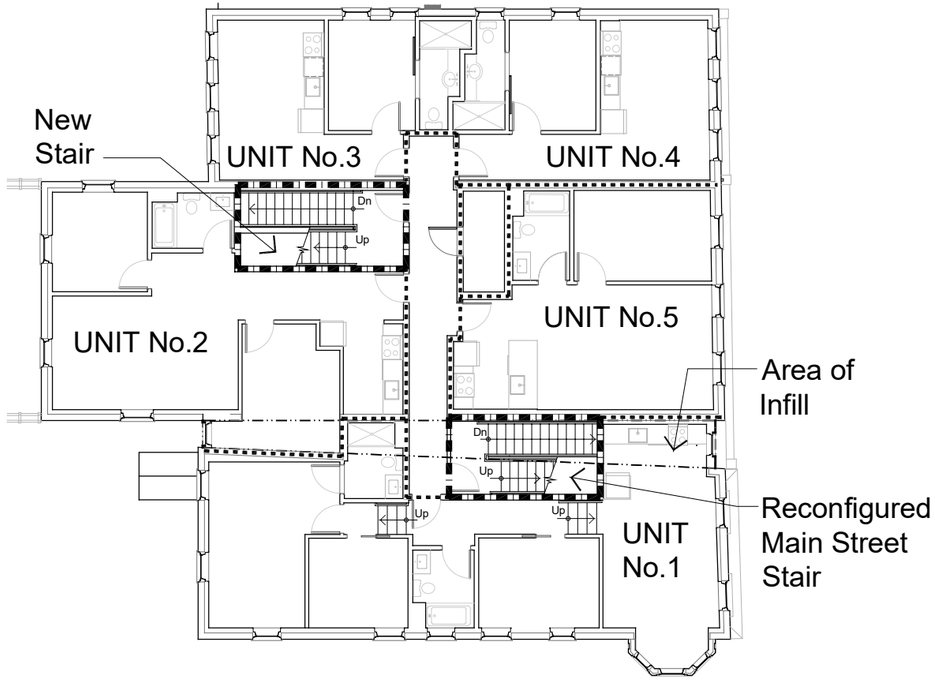
FEE: $100.00



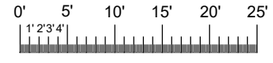

Proposed: Third Floor Plan




Proposed: First Floor Plan




Proposed: Second Floor Plan




Floor Plan Scale

# Architectural Review Board Submission
# 142-146 Main Street Beacon NY 12508

New painted roof frieze at addition. vertical dimensions and color to match existing adjacent roof frieze of 144–146 Main Street.

New painted roof cornice at addition. Cornice profile, dimensions and color to match existing adjacent roof cornice of 144–146 Main Street.

Clean and repoint existing exterior brick walls where required, typical for all existing exterior brick walls scheduled to remain. Replace all existing deteriorated and/or compromised brick. New face brick shall be toothed–in and match existing adjacent brick wall for size, color, texture, and bond pattern.

New facade infill, cast stone panels color and texture to match existing head and sill stone of 144–146 Main Street.

New painted storefront door and cornice. Profiles, dimensions and color to match existing adjacent roof cornice of 142 Main Street.

New window in existing opening. Black frame to match existing windows of 142 Main Street, Typical.




## Proposed: Main Street Elevation

0' 1' 2' 3' 4' 5' 10' 15' 20'

All existing metal fire escapes and exterior wood stairs to be removed.



Existing Conditions Photo:
Main Street Elevation



Existing Conditions Photo:
Roof Cornices



Existing Conditions Photo:
Storefront Cornices

# Architectural Review Board Submission
# 142-146 Main Street Beacon NY 12508




## Proposed: West Elevation

0' 5' 10' 15' 20'



Existing Conditions Photo:
West Elevation



Existing Conditions Photo:
Roof Bay

# Architectural Review Board Submission
# 142-146 Main Street Beacon NY 12508

New painted roof cornice, Cornice profile, vertical dimensions and color to match existing adjacent roof cornice on Main Street facade of 144–146 Main Street

New window in existing opening. Black frame to match existing windows of 142 Main Street, Typical.

New painted door and storefront cornice. Profiles, dimensions and color to match existing adjacent roof cornice of 142 Main Street.



# Proposed: East Elevation

0' 1' 2' 3' 4' 5' 10' 15' 20'



Existing Conditions Photo: East Elevation

## Architectural Review Board Submission
## 142-146 Main Street Beacon NY 12508

**City of Beacon Planning Board Agenda**
**04/14/2026**

**Title:**

Certificate of Appropriateness: 178 Main Street - Sign

**ATTACHMENTS**

178 Main PB 4.16.26 ARB app sign redacted2.pdf

# ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 2-10-2026

Project Address: 178 Main St Beacon, NY 12508

Project Architect/Engineer: _____

Owner/Builder: 1215-18th Ave Realty Corp.

Contact Phone No.: [redacted] Email: [redacted]

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: _____

Roofing: _____

Windows: Color: _____ Type: _____

Trim: _____

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

# BUILDING DEPARTMENT

# City of Beacon

**Approved:** _____ 20___

**Disapproved:** _____ 20___

_____

**Building Inspector**

***Application for Sign Permit***

**Date:** 2-9-2026

**Address of Sign:** 178 Main St Beacon, NY 12508

**Property Owner**

**Name:** 7215-18th Ave Realty Corp **Phone:** [redacted]

**Address:** PO Box 417 Shrub Oak, NY 10588

**Business Owner**

**Name of Business Owner:** Marisa Passafume **Phone:** [redacted]

**Name of Business:** Forenzo Management

**Sign Company**

**Name:** Apple Valley Signs **Phone:** 845 566 7913

**Address:** 221 South Plank Rd Newburgh, NY 12550

**Type of Sign:**

_____ **Ground ($35)** ___✓___ **Wall ($25)** _____ **Temporary Sign ($10)**

**Sign Content:** Forenzo Property Management

**Height of Sign (if Applicable):** _____ **Sign Dimensions:** 2ft x 1.5ft

**Type of Materials to be Used:** Durabond metal

**Means of Anchoring:** Scroll metal ~~(existing)~~ on chain link

**APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Sign Permit pursuant to the City of Beacon Code of Ordinances. The applicant agrees to comply with all applicable laws, ordinances, and regulations.**

_____

**(Signature of Property Owner)**

# City of Beacon
# Building Department

## APPLICATION PROCESSING RESTRICTION LAW
### Affidavit of Property Owner

Property Owner: 7215-18th Avenue Realty Corp.
**(Applicant)**

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

Michele Sarlo
Beatrice Perilli-Martin

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

174, 176, 178 Main St.
458, 460, 462 Main St.

Applicant Address: 178 Main St Beacon
Project Address: 178 Main St Beacon
Project Tax Grid #: 130200595427805964 0000
Type of Application: Sign Permit

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

I, Michele Sarlo, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.
(Check statements that are **true**)

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

Signature of Owner

Vice President + Secretary
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) | ___ | ___ | ___ |

FASTSIGNS
Make Your Statement

1839 South Road
Suite 2B
Wappingers Falls, NY 12590
(845) 298-5600

fastsigns.com/wappingers-falls-hudson-valley-ny/

PAID IN FULL

# INVOICE

[redacted]

Payment Terms: Payment In Advance

**Order Due Date:** 4/3/2026
**Created Date:** 3/27/2026

**DESCRIPTION:** Hanging Sign - Main Street

**Bill To:** Fiorenzo Management
178 Main Street
Beacon, NY 12508
US

**Pickup At:** FASTSIGNS of Wappingers
1839 South Road
Suite 2B
Wappingers Falls, NY 12590
US

**Ordered By:** Marisa Passafiume
Email: [redacted]
Work Phone:

**Salesperson:** Emily Dalrymple
Entered By: Emily Dalrymple

| NO. | Product Summary | QTY | UNIT PRICE | TAXABLE | AMOUNT |
|---|---|---|---|---|---|
| 1 | **19mm - PVC \| 24W"x12H" (1) DS** | 1 | $383.35 | $383.35 | $383.35 |
| 1.1.1 | **19mm PVC -**<br>**Part Qty:** 1<br>**Width:** 24.00"<br>**Height:** 12.00"<br>**Sides:** 2<br>**Notes:**<br>Exterior grade PVC | | | | |
| 1.1.2 | **Vinyl - Calendered (Overlay) -**<br>**Part Qty:** 2<br>**Width:** 24.00"<br>**Height:** 12.00"<br>**Creative Services/ Design**<br>- Custom Quote (Design Hours): 0.75<br>- Type of Artwork/File::<br>**Lamination**<br>- Laminate Type: Calendered - UV Gloss Laminate<br>**Text:**<br>Logo<br>Fiorenzo Property Management<br>--------> (pointed down the alley)<br>**Notes:**<br>Off white colored background with black lettering<br><br>Logo will need to be recreated unless a vector file can be supplied. This is quoted with logo recreation for now - please note, we may not be able to match the exact font that was originally used | | | | |

| | | | | | |
|---|---|---|---|---|---|
| 1.2 | **Hardware -**<br>**Part Qty:** 1<br>**Width:** 1.00"<br>**Height:** 1.00"<br>**Notes:**<br>Custom fabricated straight arm bracket | | | | |
| **2** | **Installation** | 1 | $340.00 | $340.00 | $340.00 |
| 2.1 | **Signage Installation -**<br>**Part Qty:** 1<br>**Rate & Crew**<br>- Crew: 2<br>- Rate: 1 Hour<br>**Travel time (hours)**<br>- Total Hours (Round Trip): 0.50<br>**Travel distance (miles)**<br>- Travel Distance (miles): 18.00<br>**Elevated Install Options**<br>- Equipment Required: Ladder (10 - 15ft install)<br>**Text:**<br>Installation of new bracket and sign panel at the end of the alley over the sidewalk.<br><br>178 Main Street, Beacon<br>**Notes:**<br>Travel time and mileage are included on this quote and not included on ES-W-83059. The quotes are for both signs to be installed during the same trip. If the sign form 83059 is not installed on the same day, travel time and mileage will be added to that order. | | | | |

| | |
|---|---|
| **Subtotal:** | $723.35 |
| **Taxable Amount:** | $723.35 |
| **Taxes:** | $58.77 |
| **Grand Total:** | $782.12 |
| **Amount Paid:** | $782.12 |
| **BALANCE DUE:** | $0.00 |

Design charges may be applied to the final invoice for artwork that is not provided print ready. Setup charges will apply to all canceled orders.

Our company requires that orders under $500.00 be paid in full upon approval of the estimate. A 50% deposit payment is required for estimate approvals exceeding $500.00. We will begin production and your order will be sent to design for a proof, if needed, AFTER PAYMENT HAS BEEN RECEIVED. Final payment is due upon order pick-up delivery, or installation. Credit cards stored on file will be charged the final remaining balance.

Our order minimum is $150.

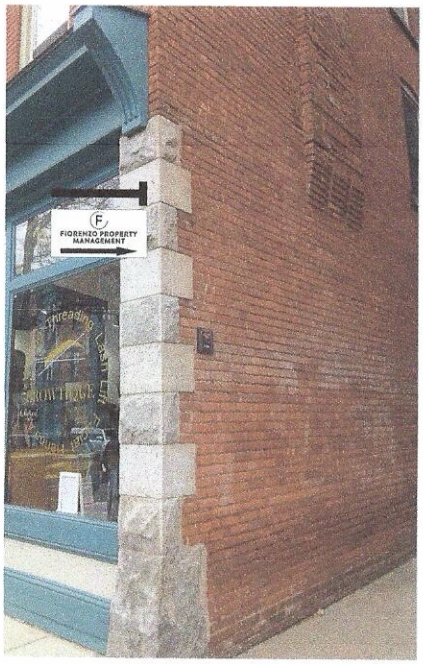
** Please note – Completed order totals may vary from estimated costs as adjustments are made with project requirement modifications.

| TRANSACTIONS | | |
|---|---|---|
| **Date** | **Type** | **Amount** |
| 3/27/2026 | [redacted] | $782.12 |

**Thank you for your valued business.**

FASTSIGNS
Make Your Statement

**View proof** for Installation




* The distance from the bottom of the sign to the sidewalk is 98 inches.

FASTSIGNS
Make Your Statement

**View proof** for 19mm - PVC | 24W"x12H" (1) DS



**City of Beacon Planning Board Agenda**
**04/14/2026**

**Title:**

Certificate of Appropriateness: 5 Larch Street - Facade

**ATTACHMENTS**

5 Larch PB 4.14.26 ARB app redacted2.pdf

# ARCHITECTURAL REVIEW BOARD APPLICATION

Date: March 28, 2026

Project Address: 5 Larch Streeet, Beacon NY 12508

Project Architect/Engineer: Roy A. Fredriksen, PE

Owner/Builder: Stephen Spaccarelli and Claire Tipley

Contact Phone No. [redacted] Email: [redacted]

Approval Requested: x Certificate of Appropriateness _____New Single-Family House
(sign or façade change) Addition to an existing structure

Color/Materials:

Siding: 5" Stained Pine Clapboard Siding, Color: Arborcoat "Spellbound" 1659

Roofing: Architectural Shingle, Owenings Corning Oakridge "Driftwood"

Windows: Color: Black Type: Pella Lifestyle Series

Trim: Stained pine to match the siding

Garage Door: N/A

Stone/Brick: N/A

Signature of Owner

**Applications for sign approval must also submit a sign permit application & supporting documents**

FOR OFFICE USE ONLY:

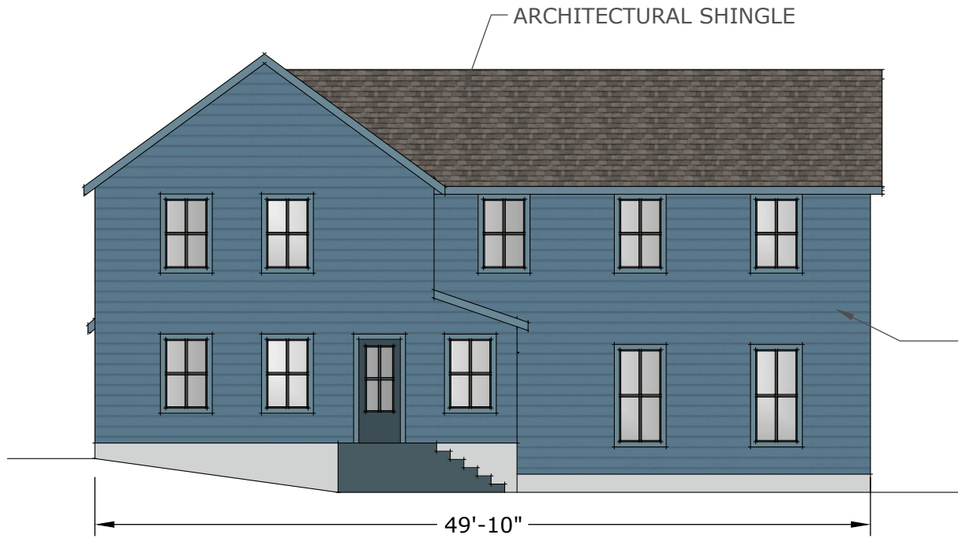
The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

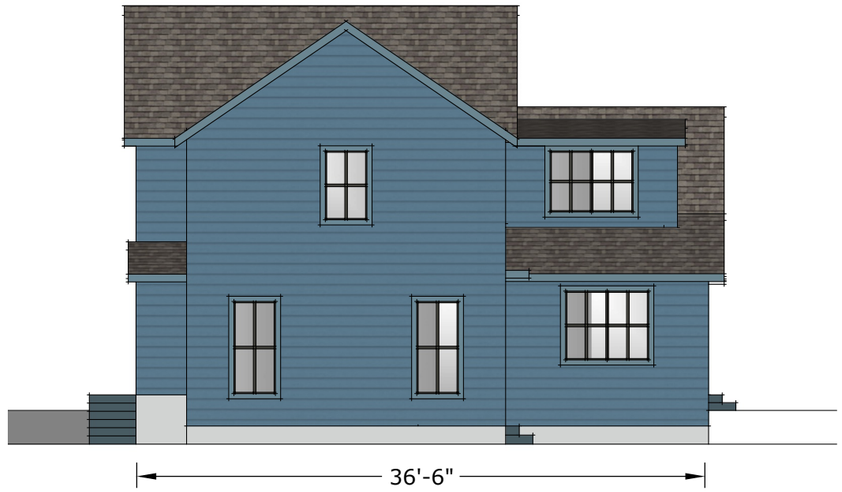
Plan Approved _____
(Date)

Subject to the following:

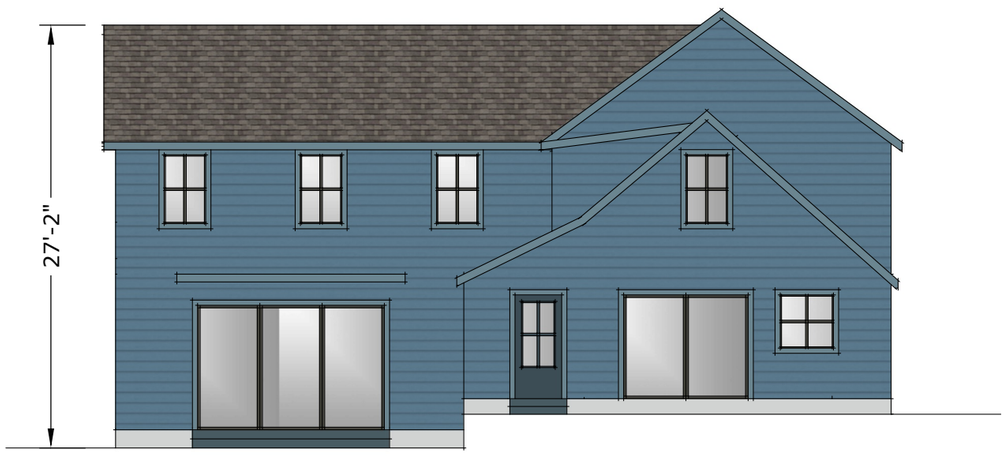
FEE: $100.00




FRONT ELEVATION




RIGHT SIDE ELEVATION




REAR ELEVATION



LEFT SIDE ELEVATION

APRIL 2026

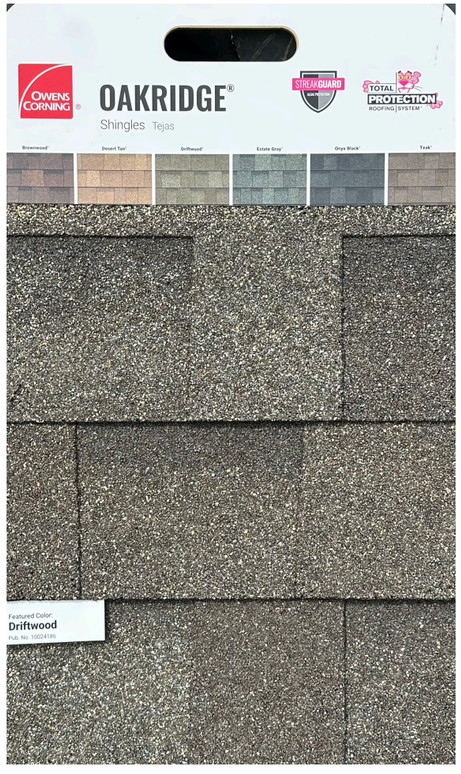
**5 LARCH STREET** ARCHITECTURAL REVIEW APPLICATION

EXISTING HOUSE
(VIEW FROM LARCH STREET)





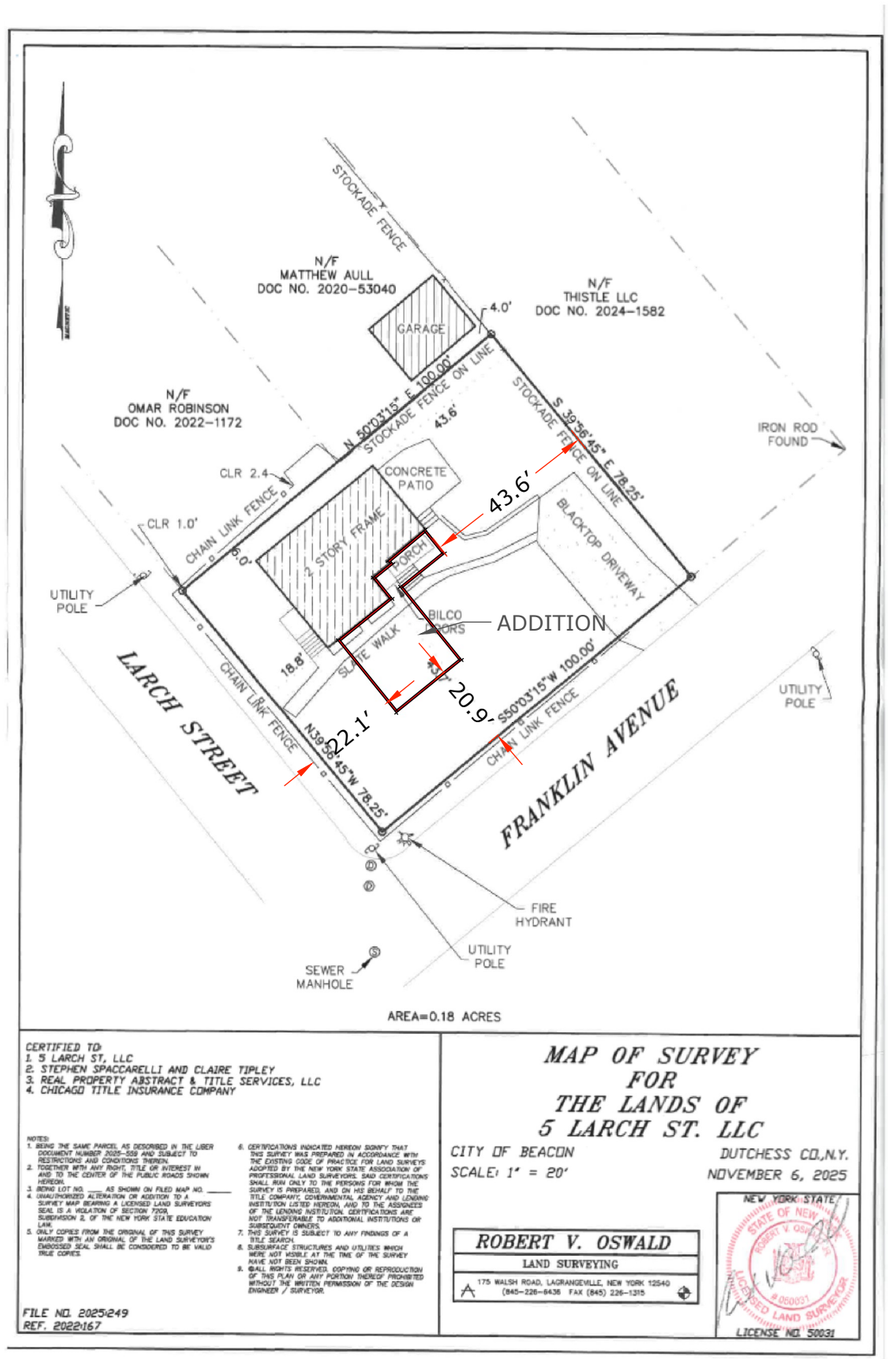

EXISTING HOUSE
(VIEW FROM FRANKLIN AVENUE)




ARCHITECTURAL SHINGLE



EXAMPLE OF 5” STAINED PINE SIDING
AT 12 COYNE HILL RD, BEACON NY




CERTIFIED TO:
1. 5 LARCH ST, LLC
2. STEPHEN SPACCARELLI AND CLAIRE TIPLEY
3. REAL PROPERTY ABSTRACT & TITLE SERVICES, LLC
4. CHICAGO TITLE INSURANCE COMPANY

NOTES:
1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER DOCUMENT NUMBER 2025-559 AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
3. BEING LOT NO. ___ AS SHOWN ON FILED MAP NO. ___
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
6. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
8. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY MAY HAVE NOT BEEN SHOWN.
9. ©ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

FILE NO. 2025249
REF. 2022167

# MAP OF SURVEY FOR THE LANDS OF 5 LARCH ST. LLC

CITY OF BEACON — DUTCHESS CO.,N.Y.
SCALE: 1" = 20' — NOVEMBER 6, 2025

ROBERT V. OSWALD
LAND SURVEYING
175 WALSH ROAD, LAGRANGEVILLE, NEW YORK 12540
(845-226-6436 FAX (845) 226-1315

NEW YORK STATE
ROBERT V. OSWALD
050031
LICENSED LAND SURVEYOR
LICENSE NO. 50031