COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

May 12, 2026
7:00 PM
Planning Board Agenda

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

Approval of April 14, 2026, minutes

Regular Meeting

1. Public hearing and continue review of application for Site Plan Approval, 1154 North Avenue, Commercial, submitted by Hudson Vox LLC.
2. Public Hearing and continue 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.
3. Continue review of applications of Site Plan Approval and Special Use Permit, 1064 Wolcott Avenue, hotel and restaurant, submitted by JMARKMNG, LLC.
4. 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.
5. Continue review of Amended Concept Plan approval 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings LLC.
6. Review of application for Subdivision Approval, 84 Anderson Avenue, Residential, submitted by Sadhna Gupta.
7. Review of application for Amended Site Plan Approval, 364 Main Street, Mixed-Use Commercial and Residential, submitted by 364 Main BCN LLC.

Miscellaneous Business

1. Consider request for two (2) 90-day extensions of Site Plan and Subdivision Approval, 37 units, Beacon Views Townhouses at Conklin Street, submitted by Beacon Views LLC.

Architectural Review

1. Certificate of Appropriateness: Monell Place (Tax Grid #5955-04-583125), New Single-Family House
2. Certificate of Appropriateness: 5 Larch Street, Facade
3. Certificate of Appropriateness: 75 Oak Street, New Single-Family House
4. Certificate of Appropriateness: 74 Anderson Street; New Single-Family House

City of Beacon Planning Board Agenda
05/12/2026

Title:

Public hearing and continue review of application for Site Plan Approval, 1154 North Avenue, Commercial, submitted by Hudson Vox LLC.

ATTACHMENTS

1154 North PB 5.12.26 Response Letter__260428.pdf

1154 North PB 5.12.26_Sprinkler Analysis.pdf

1154 North PB 5.12.26 plans Submission 3_260428.pdf

1154 North PB 5.12.26 public comment Restivo redacted2.pdf

Creighton Manning 20260508_1154 North Ave_Rev 1_R245579.pdf

KARC Review PB_1154 North Avenue 2026.05.11.pdf

Lanc & Tully 1154 North Ave 05-08-26.pdf

1154 North PB 5.12.26 PH public comment Zellinger.pdf

1154 North PB 5.12.26 PH public comment Wilkes redacted2.pdf

1154 North PB 5.12.26 PH public comment Heichel redacted2.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

April 28, 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. **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: Easement and neighboring property owner's acknowledgement of the proposed scope of work has been provided.

2. **Signage.** §223-15(E)(1) provides that in nonresidential districts, not more than one sign affixed to the outer wall of a structure facing the principal street of access is permitted. The applicant is proposing two wall-mounted elements on the North Avenue façade: an LED Information Screen and a lettered "The Howl" sign. The Planning Board should consider the applicability of this provision to the proposed façade signage and whether the proposal is consistent with the intent of limiting wall-mounted signage; final determination of sign classification and code compliance shall be determined by the Building Inspector.

   Response: The applicant has revised the signage proposal. One sign, complying with the requirements of §223-15(E)(1) is *affixed to the wall facing the principal street access. The originally proposed LED screen has been eliminated.*

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

3. **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: The originally proposed LED Information Board has been eliminated.

   Note that the applicant proposes to install a glass faced display box in the location of the previously proposed LED information board. The display box is centered below the existing 2nd floor window above and helps to balance the composition of the façade in the location of a previously removed 1st floor window.

   The box will be used to display items and memorabilia associated with the karaoke bar use. Examples of possible items to be displayed include sheet music, record album covers, vintage microphones, song books, tambourines, maracas, costume props, and other items associated with karaoke activities.

4. **Lighting.** The "L2" lighting is a single, low glare spotlight directed towards the sculpture. A note on the plan indicates that the "L2" fixture is shielded and designed to minimize glare. The proposed lighting appears intended as accent illumination for the sculpture, utilizing controlled uplighting for artistic emphasis rather than general site lighting. The applicant should ensure that the fixture is adequately shielded and properly aimed to prevent glare or off-site impacts, and that the uplighting remains limited to accent purposes.

   Response: Comment acknowledged. The shielded L2 light fixture will be used and maintained for accent illumination for the sculpture.

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. 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.

   Response: An analysis of the sprinkler requirements (a copy of which is provided in this submission) was submitted to the Building Inspector, and we await his determination.

   In summary, the fire rated horizontal separation between the 1st and 2nd floors and the fact that there are exits at grade on both floors appear to indicate that sprinklers are not required.

Site Plan (Sheet 1)

1. The lighting information provided on the sheet shall be provided at a scale so all information is legible.

   Response: The lighting information has been moved to Sheet 2 and has been scaled for legibility.

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.

   Response: The note has been revised to delete reference to photometric diagrams.

Building Elevations (Sheet 3)

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.

   Response: The elevations have been updated to show proposed signage in compliance with the sign regulations found in the Zoning Code §223-15(E)(1).

Construction Details (Sheet 5)

1. The sheet title should be revised to "Construction Details", as it presently is titled "Grading & Landscaping Plan".

   Response: The title of Sheet 5 has been revised to Construction Details.

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

Sprinkler Requirement Analysis

April 17, 2026

The Howl
1154 North Avenue Renovation

Assembly (A-2) Use

1st Floor: Group A-2 79 Occupants by area (1,058sf @ 15/sf)

2nd Floor: Group A-2 80 Occupants by area (1,200sf @ 15/sf) (40 Occupants by Actual Use)

Fire Separation

The 1st and 2nd floors will be separated by a 2-hour rated floor/ceiling assembly, and the stair is enclosed in fire rated construction.

Therefore, each floor is a separate Fire Area with it's own exit discharge at the level of each floor.

Sprinkler Requirement

The requirement for sprinklers for both Alteration Level 3 and for Change of Use depends on the requirement for sprinklers in the Building Code of New York State, per the language of the Code excerpts below.

Conclusion

As demonstrated below, the Building Code of New York State does not require automatic sprinklers for the proposed project because none of the three specified conditions exist which would have required sprinklers to be installed.

Since the Building Code of New York State does not require automatic sprinklers for this use as applicable for new construction, automatic sprinklers are not required by the Existing Building Code.

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

The following **New York State Existing Building Code** sections describe the conditions under which an automatic sprinkler system is required to be installed:

Alteration Level 3

904.1.4 Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2.

In buildings with occupancies in Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2 work areas shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The work area is required to be provided with automatic sprinkler protection in accordance with the Building Code of New York State as applicable to new construction.

2. The building site has sufficient municipal water supply for design and installation of an automatic sprinkler system.

   Exception: If the building site does not have sufficient municipal water supply for design of an automatic sprinkler system, work areas shall be protected by an automatic smoke detection system throughout all occupiable spaces other than sleeping units or individual dwelling units that activates the occupant notification system in accordance with Sections 907.4, 907.5 and 907.6 of the Building Code of New York State.

Change of Use

1011.2.1 Automatic sprinkler system.

The installation of an automatic sprinkler system shall be required where there is a change of occupancy classification and Chapter 9 of the current Building Code of New York State requires an automatic sprinkler system based on the new occupancy or where there is a change of occupancy within the space where there is a different fire protection system threshold requirement in Chapter 9 of the current Building Code of New York State than exists in the current building or space. The installation of the automatic sprinkler system shall be required within the area of the change of occupancy and areas of the building not separated horizontally and vertically from the change of occupancy by a nonrated permanent partition and horizontal assemblies, fire partition, smoke partition, smoke barrier, fire barrier or fire wall.

Exceptions:

1. An automatic sprinkler system shall not be required in a one- or two-family dwelling constructed in accordance with the Residential Code of New York State.
2. Automatic sprinkler system shall not be required in a townhouse constructed in accordance with the Residential Code of New York State.
3. The townhouse shall be separated from adjoining units in accordance with Section R302.2 of the Residential Code of New York State.

The following **Building Code of New York State** sections describe the conditions under which an automatic sprinkler system is required to be installed.

Our comments describing the proposed conditions in relation to the requirement conditions are shown in BLUE UPPER CASE after each condition:

303.3 Assembly Group A-2.
Group A-2 occupancy includes assembly uses intended for food and/or drink consumption, including but not limited to:

- Banquet halls
- Casinos (gaming areas)
- Nightclubs
- Restaurants, cafeterias and similar dining facilities (including associated commercial kitchens)
- Taverns and bars

[F] 903.2.1.2 Group A-2.
An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet

    A. THE FIRE AREAS DO **NOT** EXCEED 5,000 SQUARE FEET. THE FIRE AREA FOR EACH FLOOR IS 2,238 SQUARE FEET. EACH FLOOR IS A SEPARATE FIRE AREA SEPARATED BY 2 HOUR RATED HORIZONTAL CONSTRUCTION BETWEEN FLOORS

2. The fire area has an occupant load of 100 or more.

    A. THE FIRE AREAS DO **NOT** HAVE AN OCCUPANT LOAD OF 100 OR MORE. EACH FIRE AREA HAS LESS THAN 100 OCCUPANTS.

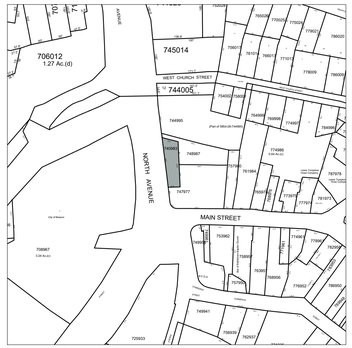
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

    A. THE FIRE AREA IS **NOT** LOCATED ON A FLOOR OTHER THAN A LEVEL OF EXIT DISCHARGE SERVING SUCH OCCUPANCIES. THERE IS AN EXIT ON BOTH LEVELS OF THE BUILDING. THEREFORE, EACH FIRE AREA IS LOCATED ON A LEVEL WITH AN EXIT

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	03/31/26	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/28/26	REVISED PER PLANNING BOARD COMMENTS	AJS

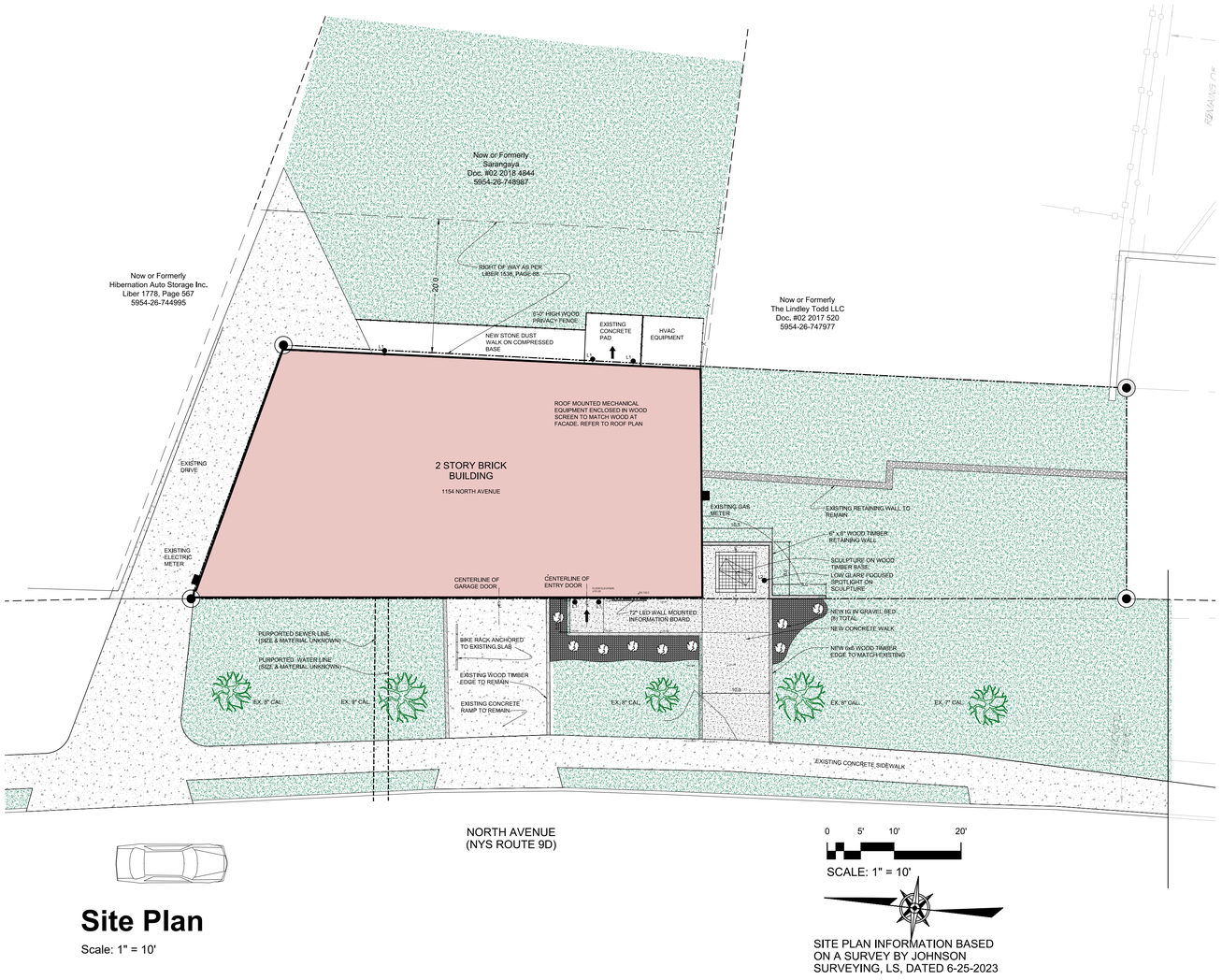
Bulk Zoning Regulations Table

	Required Setbacks			Existing Setbacks (No Change)			Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area
	Front	Side	Rear	Front	Side	Rear							
Zoning District													
CMS	0'-10'	0'	20'	0.2'	0.2' 63.5'	0.3'	75'	85' existing	3 stories / 38' & 4th Story w/ Special Permit	Existing - No Change	10% 5% if open to public	2% + Landscaping in the DOT ROW	4,646 SF



Location Map

Scale: 1" = 200'



Site Plan

Scale: 1" = 10'

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-26-740983
Lot Area:	4,636 sf
Building Footprint:	2,259 sf
Historical Overlay District:	No
Existing Use:	Gallery
Proposed Use:	Karaoke Bar / Studio

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Commercial		
0 spaces (minimum) 3 spaces per 1,000 sf GFA (maximum)	4,418 gsf	0 parking spaces minimum 12 parking spaces maximum
Total		0 parking spaces minimum 20 parking spaces maximum
Total Provided		**0 parking spaces** See Notes Below

Notes:

1. There is no space available for off-street parking on the parcel.
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 & Lighting Specifications
Sheet 3 of 5	Building Plans, Elevations & Renderings
Sheet 4 of 5	Grading & Landscaping Plan
Sheet 5 of 5	Construction 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

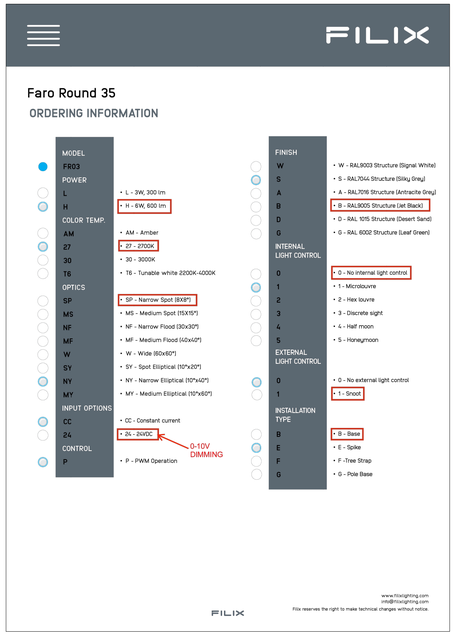
Surveyor:
Johnson Surveying
10 Meadow Lane
Pleasant Valley, NY 12569

The Howl - 1154 North Avenue

Beacon, New York
Scale: 1" = 10'
December 21, 2025

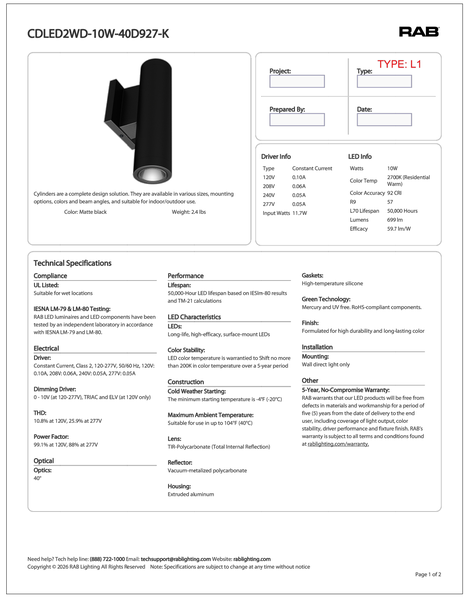
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	03/31/26	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/28/26	REVISED PER PLANNING BOARD COMMENTS	AJS





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

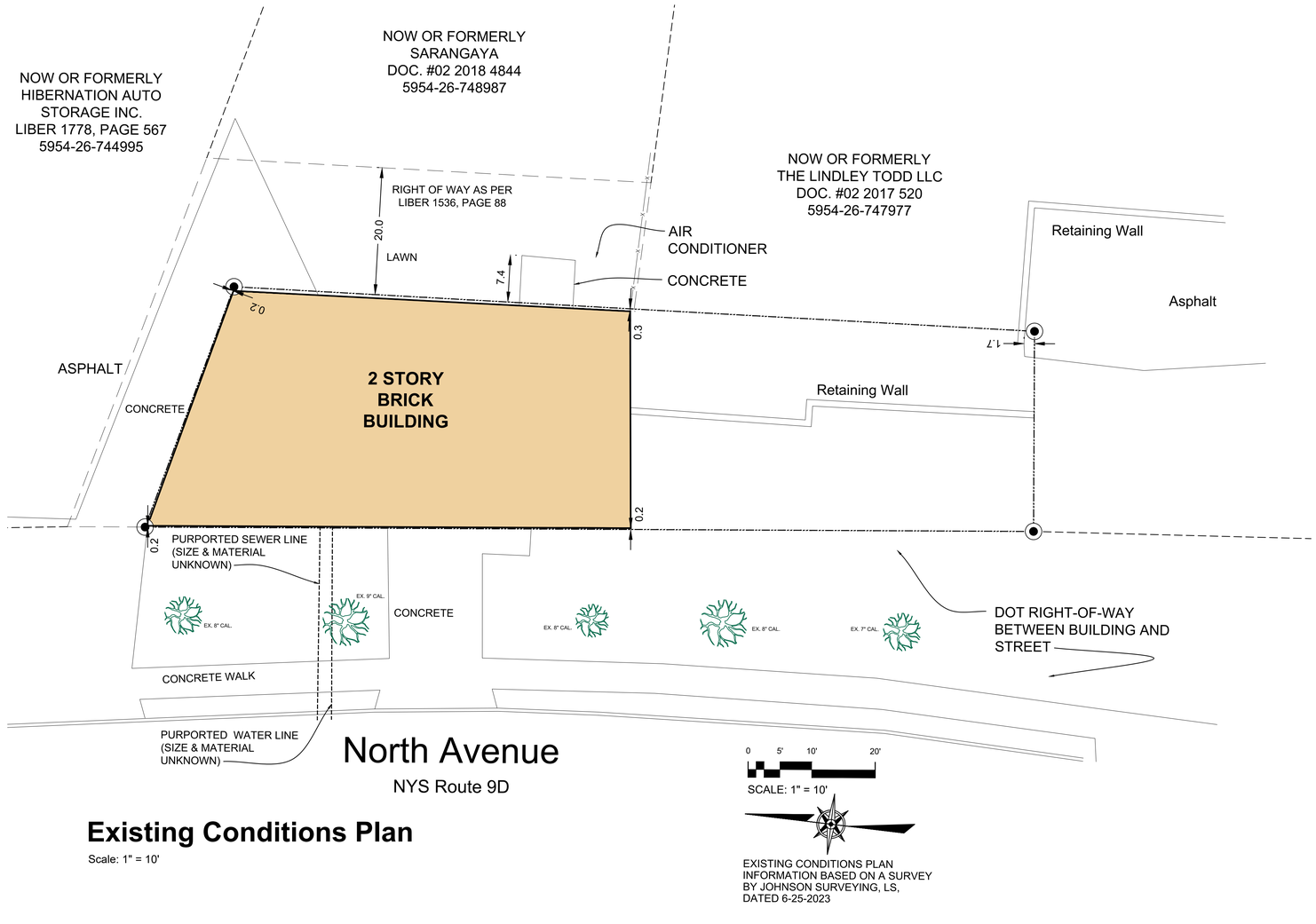


L1: WALL MOUNTED LIGHT

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. 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.



Existing Conditions Plan

Scale: 1" = 10'

Site Plan Application

Sheet 2 of 5 - Existing Conditions Plan & Lighting Specifications

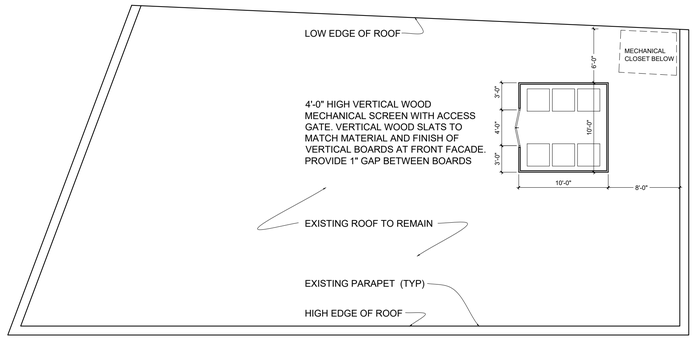
Owner:
Hudson Vox, LLC

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

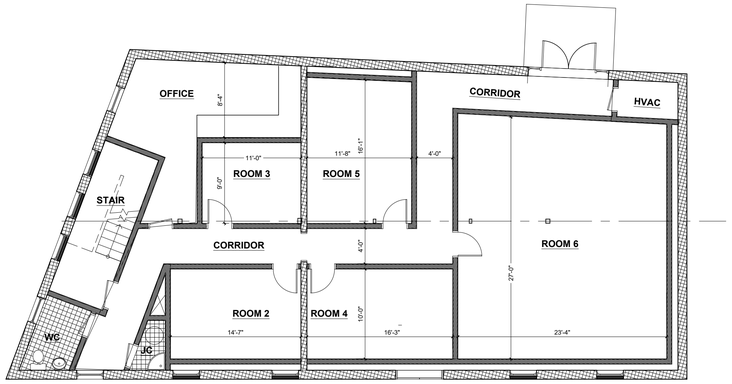
The Wolf - 1154 North Avenue
Beacon, New York
Scale: 1" = 10'
December 21, 2025



Roof Plan

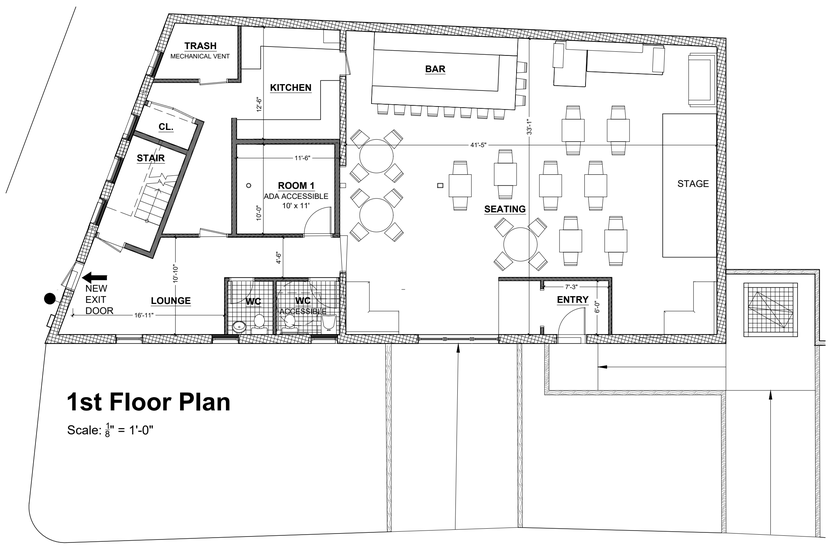
Scale: $\frac{1}{8}$" = 1'-0"

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

MATERIALS

- EXISTING BRICK
- EXISTING WINDOWS
- NEW **THERMOWOOD** PINE VERTICAL WOOD BOARDS OVER EXISTING WHITE STUCCO. STUCCO TO RECEIVE APPLIED WATERPROOFING. 6" X $\frac{3}{4}$" WOOD BOARDS TO BE INSTALLED ON HORIZONTAL PRESSURE TREATED STAND-OFFS TO ALLOW MOISTURE TO PASS FROM TOP TO BOTTOM
- SCULPTURE BASE - 6X6 WOOD TIMBER
- RETAINING WALL - 6X6 WOOD TIMBER
- 6X6 WOOD TIMBER BORDER AT NEW SIDEWALK TO MATCH EXISTING BORDER

DISPLAY BOX SPECIFICATIONS:

- TEMPERED GLASS DOOR PANEL IN BLACK METAL FRAME
- BLACK METAL BOX RECESS MOUNTED IN WOOD CLADDING
- DIMENSIONS: 42 X 24 X 4"
- SURFACE MOUNTED TO WOOD CLADDING
- CONCEALED LED FIXTURE AT TOP OF BOX - 2700K STRIP LIGHT

SIGN SPECIFICATIONS:

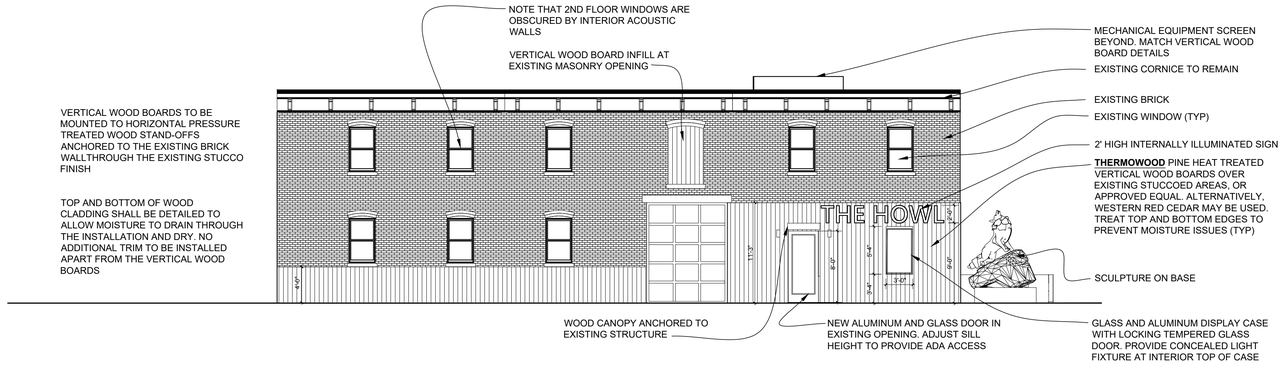
- SIGN TYPE: INDIVIDUALLY FABRICATED, FACE-LIT (INTERNALLY ILLUMINATED) CHANNEL LETTERS WITH MEDIUM WARM WHITE LED ILLUMINATION (4000K), ACRYLIC FACES, AND OPAQUE RETURNS.
- NO HALO / BACKLIGHTING OR ANIMATION.
- DIMENSIONS: 151" X 24" X 5"
- FONT: "NORTH TYPEFACE"



View 2



View 1



Elevation

Scale: $\frac{1}{8}$" = 1'-0"

Site Plan Application

Sheet 3 of 5 - Floor Plans & Elevations

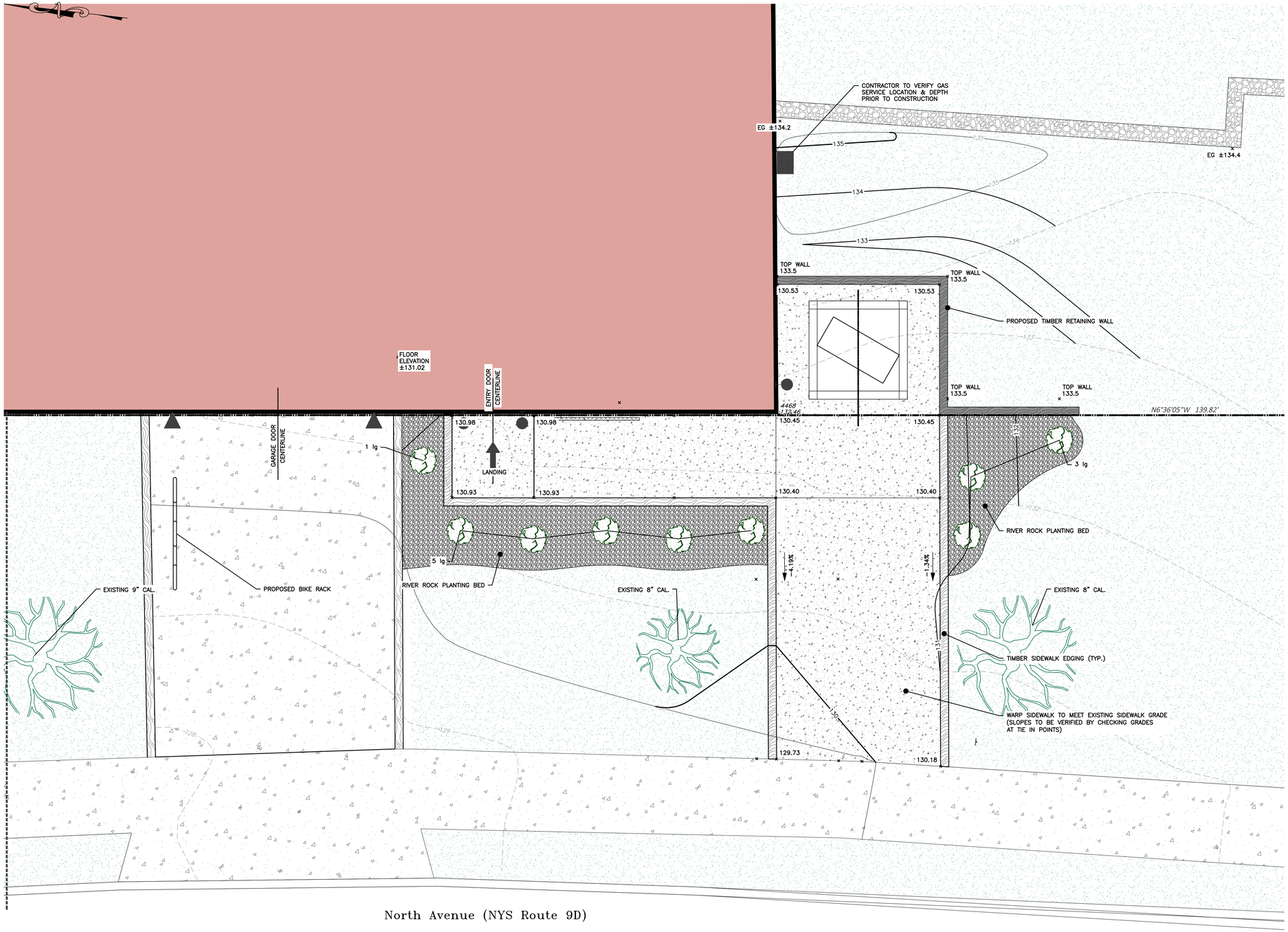
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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				
2	4/28/26	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

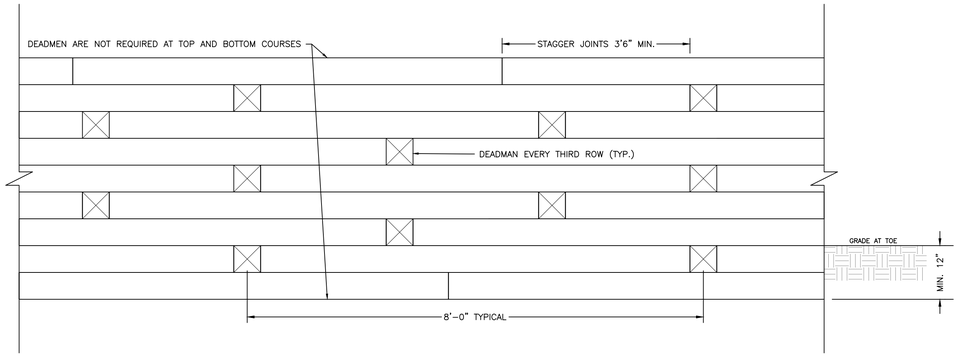
GRADING & LANDSCAPING PLAN

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

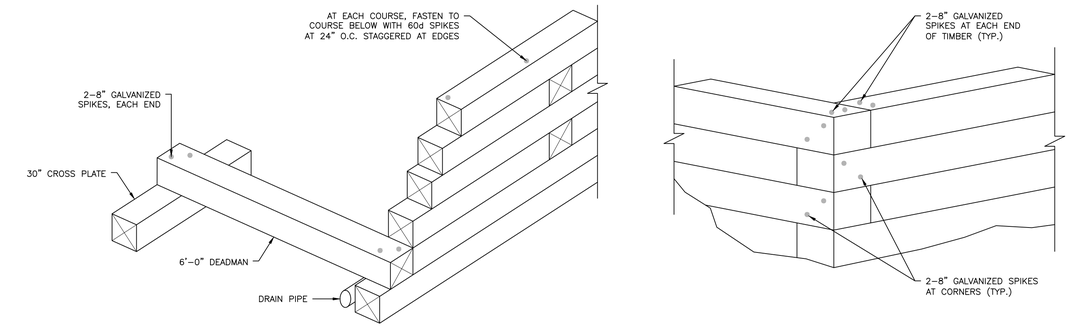
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



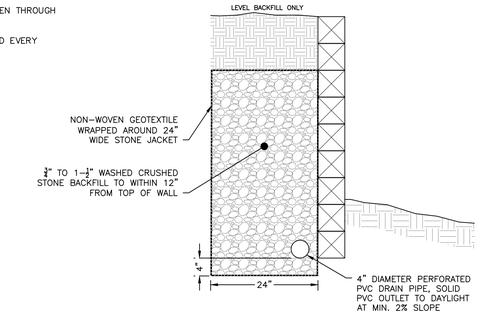
NOTES:

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.

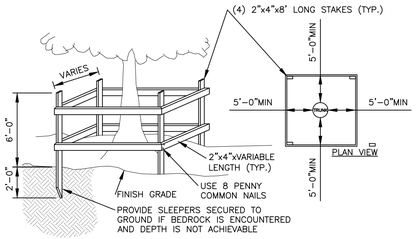
TYPICAL TIMBER RETAINING WALL DETAIL
NOT TO SCALE



TYPICAL TIMBER RETAINING WALL FASTENERS & DEADMAN DETAIL
NOT TO SCALE

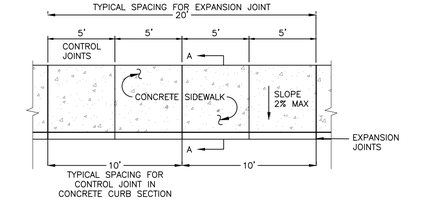


TIMBER RETAINING WALL BACKFILL AND DRAINAGE DETAIL
NOT TO SCALE

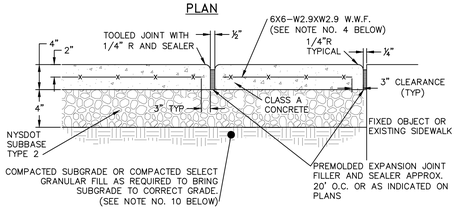


NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

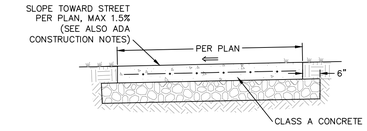
TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



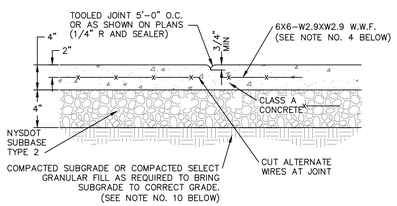
PLAN



EXPANSION JOINT



SECTION A–A

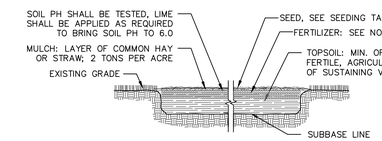


CONTROL JOINT

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



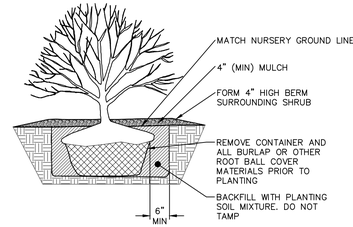
NOTES:
1. COMPACTED SECTIONS REQUIRE CHISELING OR DISKING TO PROVIDE AN ADEQUATE ROOTING ZONE TO A MINIMUM DEPTH OF 12". REMOVE ALL STONES AND OTHER DEBRIS FROM THE SURFACE THAT ARE GREATER THAN 4 INCHES, OR THAT WILL INTERFERE WITH FUTURE MOWING OR MAINTENANCE.
2. SOIL AMENDMENTS SHOULD BE INCORPORATED 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 CHEWINGS FESCUE------20 LBS./ACRE PERENNIAL RYEGRASS-----5 LBS./ACRE RED CLOVER----------10 LBS./ACRE	CREEPING RED FESCUE---10 LBS./ACRE PERENNIAL RYEGRASS----10 LBS./ACRE	SWITCHGRASS-------4 LBS./ACRE BIG BLUESTEM------ 4 LBS./ACRE LITTLE BLUESTEM-----2 LBS./ACRE INDIANGRASS---------4 LBS./ACRE COASTAL PANICGRASS---2 LBS./ACRE SIDEOATS GRAMA------2 LBS./ACRE WILDFLOWER MIX------0.5 LBS/ACRE

NOTES: ALL SEEDING RATES ARE FOR PURE LIVE SEED (PLS). LBS. = POUNDS (WEIGHT).

PERMANENT TOPSOIL, SEED, FERTILIZER, AND MULCH DETAIL (FOR ESTABLISHING LAWNS)
NOT TO SCALE



NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

SHRUB PLANTING DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	3/31/26	PER PLANNING BOARD COMMENTS	CMB				
2	4/28/26	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York. Call 811 before you dig

SEAL

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

CONSTRUCTION DETAILS

THE 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:	CD–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

Arnold Restivo

[redacted]

883 Main Street Fishkill, NY 12524

[redacted]

May 6, 2026

The City of Beacon Planning Board
One Municipal Plaza
Beacon, NY 12508

Received:
MAY 08 2026
City of Beacon
Building/Planning/Zoning

Re: 1154 North Ave. Application for Site Plan Approval

To Whom It May Concern,

I am writing to express my strong support for the proposed karaoke venue at 115 North Avenue in the City of Beacon. This project represents exactly the kind of thoughtful, community-oriented investment that continues to make Beacon a vibrant and welcoming place to live, work, and visit.

A karaoke venue would add a unique entertainment option to the city's growing cultural landscape. Beacon has long benefited from a mix of arts, music, dining, and small-business creativity, and this venue would complement those strengths by offering residents and visitors another way to gather, socialize, and enjoy local nightlife in a safe, structured environment.

Beyond its cultural value, the venue would generate meaningful economic benefits. It would attract additional foot traffic to the area, support nearby businesses, create new jobs, and boost the city's tax base. These are tangible positives that help sustain Beacon's momentum and ensure that growth is balanced with amenities that serve the community.

Importantly, a karaoke venue is an inclusive attraction—appealing to a wide range of ages and backgrounds, encouraging participation, and fostering a sense of shared experience. It aligns with Beacon's identity as a creative, community-driven city.

For these reasons, I respectfully urge the City to approve the proposal for 115 North Avenue. It is a thoughtful addition that will enrich Beacon's cultural fabric and provide lasting value to its residents.

Thank you for your consideration.

Arnold Restivo
15 Ralph Street, Beacon NY

May 8, 2026

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

RE: Site Plan, Traffic and Parking Review #1 for 1154 North Avenue, City of Beacon, Dutchess County, New York; CM Project No. R245579.03

Chairperson Gunn:

Creighton Manning Engineering & Surveying, PLLC (CM) has performed a review of the following documents:

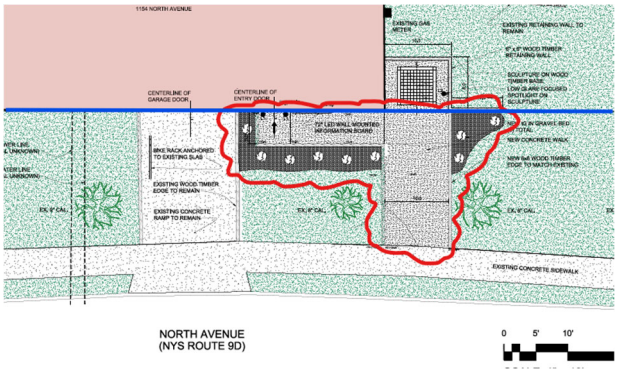
- March 30, 2026 Traffic and Parking Assessment from Colliers Engineering
- March 31, 2026 Site Plans prepared by Aryeh Siegel and Hudson Land Design

Upon review of the aforementioned documents, CM offers the following comments:

1. The application proposes to convert an existing 2-story building (+/-4,400 SF) previously occupied by an art gallery into "The Howl" karaoke bar. The site does not currently provide off-street parking. The site is located within the Central Main District (CMS) where there is no minimum parking requirement and the maximum parking requirement is three (3) spaces per 1,000 SF GFA; therefore, the application is permitted to provide 0-13 parking spaces. The project will not provide off-street parking, which complies with the City's code.
2. The Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 6th Edition, does not provide parking demand data for karaoke bars or similar establishments. As such, CM agrees with Colliers' approach of using tenant-specific information and engineering judgement to estimate the future parking demand. According to the Colliers report, a maximum occupancy of 125 persons is anticipated for the entire building. Colliers assumed 100% building occupancy and applied a 40% reduction to account for rideshare and walking trips by Beacon residents or guests of existing and future hotels near the site. A 2.0 occupancy rate was applied to the remaining vehicle trips to capture typical carpooling tendencies. With these reductions the site is expected to generate a peak parking demand of 38 vehicles. It is CM's opinion that these assumptions are reasonable based on the proposed project size and operation, and the surrounding neighborhood characteristics.
3. Colliers collected existing parking utilization counts at the nearby Municipal Plaza parking lot (141 spaces) during peak weekday and Saturday evening periods. A maximum of 32 vehicles were observed in the lot during these periods. Colliers also identified *Prophecy Theater* and *Inn at Spy Hill* as projects that would potentially rely on the Municipal Plaza parking lot for spillover parking needs. The report notes these developments as potentially generating an additional 61 vehicles during peak periods. The existing peak utilization (32 vehicles), proposed development demand (38 vehicles), and other projects' demand (61 vehicles) results in a projected parking demand of 131 vehicles (93% utilization), with a reserve of only 10 parking spaces available, not considering restricted parking spaces such as reserved and handicapped spaces. This calculation assumes that all vehicles will utilize the parking lot and that parking demand will be separate for all future uses. As noted in the Colliers study, it is possible that there will be an overlap of karaoke bar patrons and hotel patrons, hence reducing overall parking demand. Other nearby parking lots and on-street parking are also noted to be available near the site and so it is reasonable to assume that patrons will use these alternatives if the Municipal lot were to reach capacity in a worst-case scenario.
4. According to the City code requirements the development should only be responsible for justifying accommodation of up to 13 parking spaces, regardless of the anticipated demand. Based on the existing and anticipated future utilization of the Municipal Plaza lot by other planned developments described in Comment #3, it is expected that the remaining parking within the Municipal Plaza parking lot will be more than adequate to meet the maximum 13 spaces required by the development.

5. The Colliers study notes available street parking on Beekman Street. Based on existing signage the street parking on Beekman Street is permit/metered parking and requires drivers to pay at the train station. The street signs do not specify if there are days and times during which metered parking is in effect; however, Metro North and LAZ not that weekends and holidays are free. City of Beacon officials may need to clarify as to the existing regulations and additional signage may be beneficial in general for encouraging parking in this area. For visitors who are not familiar with the City's regulations, it is unrealistic that they will park in these spaces, walk to the station to pay, and then walk back to the retail uses along Main Street and North Avenue, and they may be deterred from using these spaces at the risk of being ticketed.
6. The Colliers study notes available street parking on Main Street. There are 22 street spaces provided on Main Street between North Avenue and Cross Street. These spaces are largely utilized during daytime hours, but demand may fluctuate throughout the day given the mix of uses in the area. We defer to the Planning Board as to whether they would like to see a parking utilization count along Main Street during evening peak periods to validate the statement that street parking will be available. Should the Planning Board want this data, then we would recommend a spot check between 7:00 and 9:00 PM or similar count of on-street parking utilization during one weekday and one Saturday to demonstrate on-street parking availability in the vicinity of the site.
7. Will the rollup garage door be used for anything? Patron access or ventilation in nice weather? We suggest connecting the concrete ramp to the entry walkway if there is any intended pedestrian flow between the two areas.
8. How will food/beverage deliveries be accommodated? Is there any shared agreement with the property to the north and/or east to use the north driveway for deliveries?
9. Should the curb cut be removed from North Ave?
10. Although most of the site work (red bubble) is related to building access, it is within the NYSDOT ROW (blue line) and the applicable review and permits will be necessary.





Overall, we agree that the existing off-site and on-street parking opportunities available in the vicinity of the site will likely be adequate to support the proposed 1154 North Avenue redevelopment, but additional information including clarification from the City of Beacon regarding Beekman Street parking operations and a review of existing parking utilization on Main Street during peak evening periods may be beneficial to validate this conclusion.

If you have any questions about the above comments, please do not hesitate to contact me at (518) 689-1834.

Respectfully,
Creighton Manning Engineering & Surveying, PLLC

Kenneth Wersted, PE, PTOE
Associate

Z:\2024\R245579.03 - Beacon-1154 North Ave\Working Docs\20260508_1154 North Ave_Rev 1_R245579.03.docx

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: May 11, 2026

RE: 1154 North Avenue (The Howl) Site Plan Application, Hudson Vox LLC

I have reviewed the following materials regarding the proposed change of use and façade modifications at 1154 North Avenue:

- Cover Letter by Aryeh Siegel, dated April 28, 2026
- Comment Response Letter by Aryeh Siegel, dated April 28, 2026
- Sprinkler Requirement Analysis by Aryeh Siegel, dated April 17, 2026
- Site Plan, Lighting, and Floor Plans (3 sheets) by Aryeh Siegel Architect, dated February 6, 2026, last revised April 28, 2026
- Grading and Landscaping Plan (2 sheets) by Hudson Land Design, dated January 27, 2026, last revised April 28, 2026

Project Description:
The applicant is seeking site plan approval for a change of use and façade modifications to an existing two-story commercial building, with the proposed use described as a facility for karaoke suites and immersive live-performance experiences. Minor site work is proposed, largely within the existing easement area and proposed sculpture area along North Avenue. The project site (Parcel #5954-26-740983) is 0.10 acres and is located in the Central Main Street (CMS) zoning district.

Comments & Recommendations:

1. **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. While an email thread indicating the property owner's consent has been provided, an updated executed easement agreement or amendment reflecting the proposed modifications should be provided prior to site plan signature. **The applicant states that an updated easement agreement has been submitted. The Board Attorney should confirm receipt and determine whether it adequately reflects the proposed changes.**

2. **Signage**. §223-15(E)(1) permits one wall sign facing the principal street of access in nonresidential districts. The applicant has revised the signage proposal. A sign permit will be required from the Building Department to confirm compliance.

KARC
PLANNING CONSULTANTS, INC.

All previous planning comments have been satisfactorily addressed. The remaining comments are ministerial in nature and may be addressed as conditions of Site Plan Approval. Should you have any questions, please do not hesitate to contact me.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

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

May 8, 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 April 28, 2026, from Aryeh Siegel, Architect.
- Response correspondence dated April 28, 2026, from Aryeh Siegel, Architect.
- Sprinkler Requirement Analysis, dated April 17, 2026, as prepared by Aryeh Siegel, Architect.
- Plan set titled "The Howl – 1154 North Avenue", as prepared by Aryeh Siegel, Architect, and Hudson Land Design, with the latest revision date of April 28, 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). ***Applicant states that their engineer will coordinate with the NYSDOT regarding permitting for proposed work.***

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. ***The applicant has provided a "Sprinkler requirement Analysis" to the City Building Inspector and awaits the Building Inspector's determination.***

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

RE: 1154 North Avenue, Hudson Vox LLC - Change of Use application

To: Beacon Planning Board

From: James Zellinger, resident West Church

Context

My house is located across the back parking lot from 1154 North Avenue. The proposed rear entrance to the venue is roughly 100 ft from my back yard (see Exhibit A). Two bedrooms in my house lie on the west side of the house and one on the south side; all overlook the venue with clear sightlines.

Considerations

USE

The venue is proposed as a "karaoke venue" in the letter I (and other residents) received. I think this should be clarified in the application as it presents as a bar first and foremost, with karaoke being one of many uses. Listed in the application are the following possible uses: bar, karaoke, small performance venue, open-mic, special use/corporate events, rehearsal space, vocal coaching, and instrument lessons. The use inconsistently presents as both public (open mic, bar, music performance) and private/reserved (karaoke, lessons, etc.). The distinction is important as the impact on the neighborhood is different for each use. As such, the primary purpose should be clarified as it currently seems purposely vague. (Exhibit B)

NOISE

EXTERNAL NOISE

As a bar, this venue would be no different than any other venue that serves alcohol. It would have a share of patrons that would linger outside the bar during and after hours: during hours to smoke and congregate, and after hours to do the same, most likely after drinking within the venue. This is an immediate non-starter due to the proximity and potential for noise, disruption, unwanted behavior, and negative impacts on the immediate neighborhood, and more specifically my property.

This aspect is exacerbated by the rear entrance proposed in the drawings. I am strongly against this design feature as it would place patrons essentially in my back yard at all hours, potentially drunk and disorderly. The likelihood for late night hang outs, off the main road, shielded from public view next to many residential homes is significant and unwanted. Any bar in town demonstrates the same behavioral issues from its patrons. The venue design can certainly accommodate a front entrance for any upper rooms without the rear entrance.

VENUE NOISE

As someone that has been a musician for many years, having rented rehearsal space, recorded albums, built sound isolated spaces, and played in dozens of venues I have some perspective on the way sound travels. In the diagrams provided thus far, the drawings show little to no sound mitigation. The drawings show the karaoke spaces are not decoupled from each other, the vertical building walls, floor, or ceiling in any meaningful way. (See Exhibit C and D)

Additionally, it is important to recognize that a karaoke bar with multiple independent rooms acts not as one venue but as many. Each will have its own PA system for the patrons of that room and thus its own independent controls. It more closely mirrors a rehearsal space than a venue with a singular PA and one musical event at a time. The "mix" of each PA will determine compliance with the sound ordinances, all managed independently. This obviously goes for the lower-level venue space as well.

Furthermore, the housing stock in this section of Beacon is old. My house was built in 1890 and most houses on my block were built at around the same time. These houses mostly have brick insulation, with no duct work to speak of, obviously not built with air conditioning (and do not have internal structures that allow for air conditioning). This is contextually important as many of us rely on open windows in the evening to cool our homes. The statutes related to sound do not take this into consideration (see addendum). The ordinance as written would require all neighbors of the venue to alter their behavior in order to accommodate the excess noise generated by the music and more importantly, the patrons during late hours.

PARKING

"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."

This estimate is very accommodating to the venue with extreme limits and assumptions on behavior. Without explicit instruction from the venue on all manner of advertisement and in the venue, I wouldn't assume anyone would know that the municipal parking across the road in town is available. You are also asking people driving to a bar to park in the same parking lot as the police station. I suspect people will find their way to West Church and South Avenue and other side streets. Again, the disruptions that are probable due to the nature of the venue and the hours stated in the proposal. Late night patrons (midnight on weeknights) lingering on the block and disrupting the neighborhood are not acceptable.

LIGHTING

"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."

The sister building next to the building in question has had non-conforming lights in the past and has made a significant impact on the neighborhood. As noted above, two of the three upper bedrooms of my house are on the west side. Lighting (safety, motion, or otherwise) shines directly into the upper bedroom windows of my house if not properly directed. This again speaks to how inappropriate it is to have an entrance on the back

side of the building. Lighting of some kind would be necessary and will surely impact the homes on that side of the building.

HOURS OF OPERATION

"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."

These hours, midnight on weeknights and 11pm on Sunday are unacceptable. For all the reason listed above, the noise and disruption to the neighborhood will be egregious. Nothing else on this side of Main Street keeps these hours.

SUMMARY

The potential impacts due to the use, noise (building and external), parking, lighting, and stated hours of operation are significant and would create an undue burden on myself, my family, and the surrounding neighborhood. The clarity around how the building would be used, soundproofed, accessed, and how the neighborhood would be protected from incursion (both sound and otherwise) has not been voiced in the proposal demonstrating a lack of concern. I strongly recommend that the change of use request be denied. For all practical purposes, this is a request for a noisy bar with two entrances, one that faces a quiet residential neighborhood, and no parking. There are far too many probable issues and none have adequately been addressed in the proposal.

Thank you.

REGULATIONS

§ 149-10**Sound production at commercial establishments.**

A.

A commercial establishment, such as a bar, restaurant or performance venue shall not operate, play or permit the operation or playing of any amplified or nonamplified sound production device outdoors without a noise permit, except where outdoor music is played in connection with any special event permitted under § **211-13.2**, including Spirit of Beacon Day. There shall be no outdoor use of sound production devices outside of these dates.

B.

The maximum permissible sound level limit for all sound emitted from the commercial establishment, including, but not limited to, amplified or nonamplified sound and patron noise, indoors or outdoors shall be **55 dBA during daytime hours** when measured at or within the property line of an affected person. During nighttime hours, sound admitted from the commercial establishment, including, but not limited to, amplified or nonamplified sound and patron noise, indoors or outdoors **may not be plainly audible inside the dwelling of an affected person, with all windows and doors of the dwelling of the affected person closed**.

Noise Sources That Contain 55 dB

If we want to define how loud is 55 decibels, let's take some examples. It is a sound level equal to that of:

- A normal conversation
- A residential street
- An electric fan
- An electric toothbrush

§ 149-13**Penalties for offenses.**

Any violation of any provision of this chapter or violation of a lawful abatement order shall constitute an offense.

A.

For a first offense, a fine of $500 shall be imposed.

B.

For a second offense occurring within one year of the first offense, a fine of up to $750 may be imposed for each such additional violation.

C.

For a third or further offense, a fine of no more than $1,000, and/or a Class B misdemeanor punishable by imprisonment for up to 30 days.

D.

Each day that a violation of this chapter exists may constitute a separate violation. If the sound source found to be in violation is a sound production device, each separate hour in which a violation of this chapter exists may constitute a separate violation. The owner of the property and/or the owner of the commercial establishment from which sound is emitted and the person causing the generation of the sound are separately liable for a violation of this chapter.

What is the penalty for multiple violations beyond the third? Disturbing the neighborhood after hours?

Exhibit A – Distance from my back yard

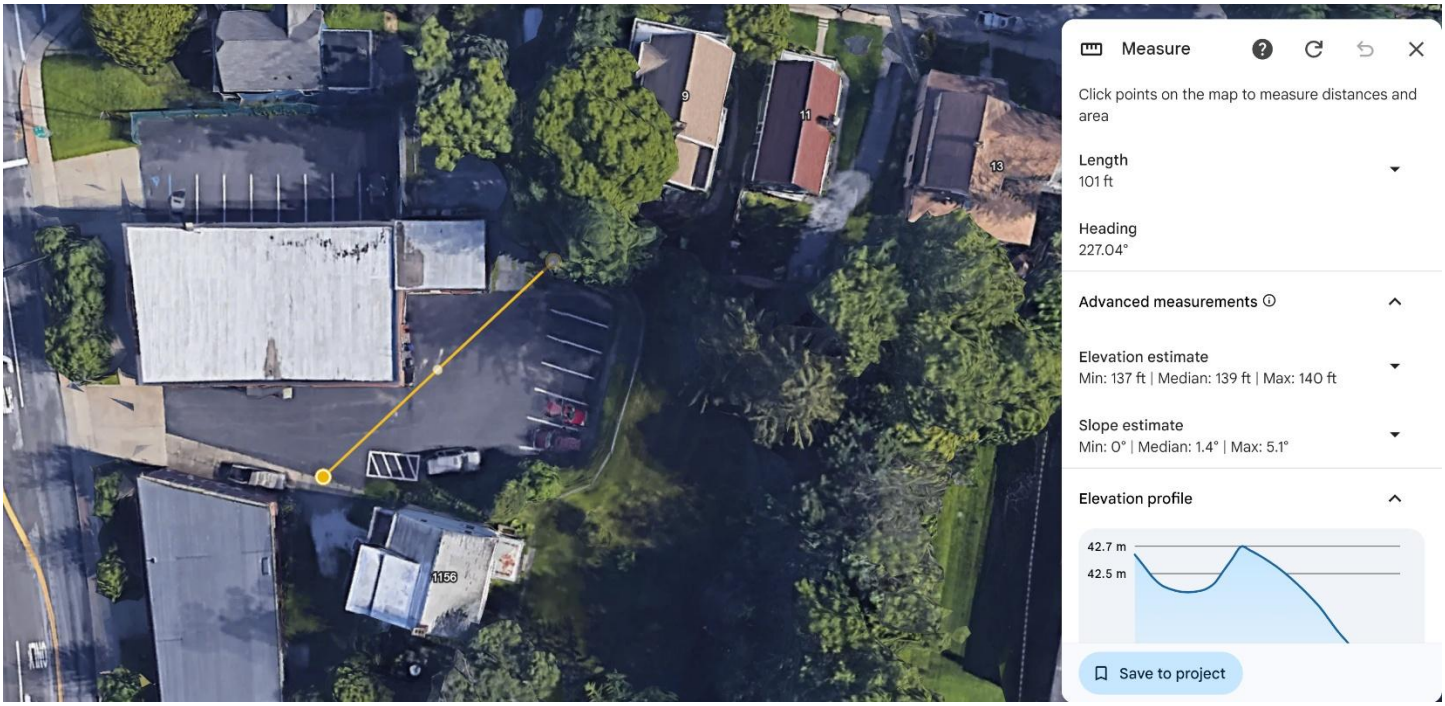
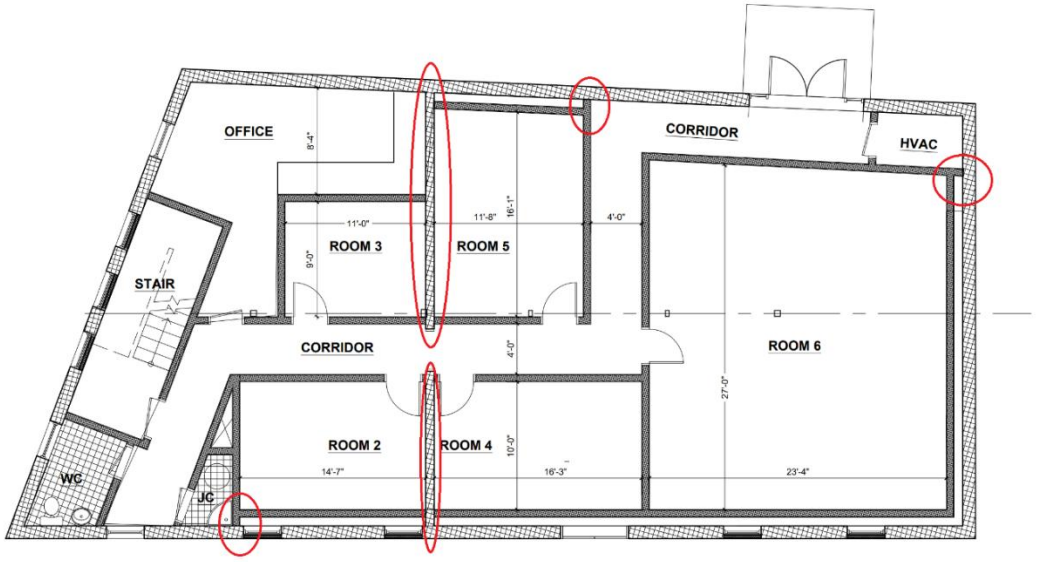


Exhibit B - Proposal for Use, Unclear

"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.

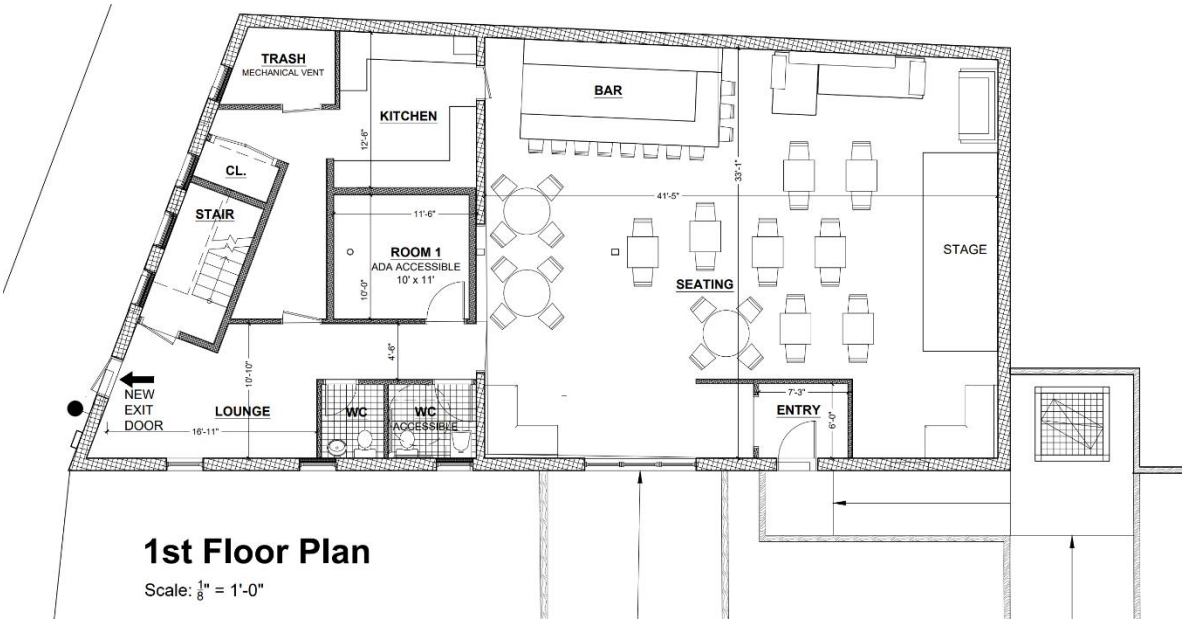
The second floor will consist of six private karaoke suites (five small-to-medium rooms and one larger room). While all rooms are available for private rental, the larger suite is intended primarily for special uses such as corporate team-building events, private celebrations, and youth birthday parties 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 C - Coupled Walls pushing sound to the exterior (P 632 of previous agenda packet)



Each **circle** represents a clear path for vibration to travel from inside to outside the building.

Exhibit C – No visible sound proofing



This drawing doesn't show any visible sound proofing or decoupling from the outside shell of the building.

From: alison wilkes
To: Mercedes Perez
Subject: Opposing application for 1154 North Ave.
Date: Tuesday, May 12, 2026 12:03:00 PM

Hi Mercedes,

I am writing to oppose the application for 1154 North Ave., Beacon, NY to become a karaoke bar. I am not able to attend the planning board meeting because I am away in Europe until the end of May. I live on West Church Street in close proximity to the proposed karaoke bar and vehemently object to the possibility of noisy and potentially drunk patrons of such a bar so close by. This is a residential neighborhood and young children live on this street.

Please acknowledge receipt of my opposition to this application.

Thank you,
-Alison

14 West Church Street,
Beacon, NY 12508

ALISON WILKES
[redacted]

From: Jackson Heichel
To: Mercedes Perez
Subject: 1154 North Ave Proposed Karaoke Bar -- The Howl
Date: Tuesday, May 12, 2026 12:58:52 PM

Hello,

I am a resident, residing on North Chestnut St in Beacon, and I am writing to express my support for the proposed karaoke bar at 1154 North Ave.

Beacon, and the Hudson Valley in general, has a lack of night activities, particularly night activities that are not simply going to a bar for a drink. A place to do karaoke would be a great start, and would give residents of Beacon a greater range of options for activities.

Beacon, as a city, is strongly characterized by the arts and by a community that is eclectic and varied. A karaoke bar represents a niche that is not only empty at the moment, but would also support local economy and local businesses.

The benefit of having a fun space for activities and cool experiences right on your doorstep is the main reason why many choose to live in or visit cities, and I believe that The Howl will provide a great boon to the city, and for that reason I hope the planning board will approve this proposal for this business.

Respectfully,

Jackson Heichel
[redacted] Chestnut St, Beacon, NY 12508

City of Beacon Planning Board Agenda
05/12/2026

Title:

Public Hearing and continue 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 PB 5.12.26 Supplemental Submission.pdf

393 & 397 FIshkill PB 5.12.26 Exhibit A - Response Memo by AJS 4-28-26.pdf

393 & 397 Fishkill PB 5.12.26 Plans by AJS and HLD rev 4-28-26.pdf

KARC Review PB_393 & 397 Fishkill Ave 2026.05.11.pdf

Lanc & Tully 397 Fishkill Ave 05-08-26.pdf

393 - 397 Fishkill Avenue - FEAF Part 2.pdf

393 - 397 Fishkill Avenue - FEAF Part 3.pdf

393 - 397 Fishkill Ave - Amended SEQRA Negative Declaration (4925-7721-6170.1).pdf

CUDDY +FEDER LLP

300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

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

April 28, 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
Supplemental Submission
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 furtherance of the Applicant's pending Application for Amended Site Plan Approval (the "Application"), proposing to add two (2) units and an additional story to the mixed-use building program (the "Project") that was previously approved by the Planning Board in 2023 (the "Approved Project").

As requested by this Board at its April 14, 2026 meeting, this supplemental submission includes additional details regarding the materials and composition of the updated corner of the new building that is part of the Project, as compared to the previously Approved Project.

PROCEDURAL INFORMATION:

As this Board is aware, at its April 14, 2026 meeting, the Project was referred to the City's Zoning Board of Appeals ("ZBA") for the ZBA to consider the Applicant's request for area variance relief pertaining to the building height and the height of certain sections of the retaining walls on the Property.[2] The Application constitutes an Unlisted Action pursuant to the State Environmental

[1] Note: 393 Fishkill Avenue, LLC owns 393 Fishkill Avenue; and 397 Fishkill Avenue, LLC owns 397 Fishkill Avenue & 7 Conklin Street.

[2] Note: As was discussed at the April 14th Planning Board meeting, the previously Approved Project also included a retaining wall along the rear property line that would exceed 6.0'. However, that feature was not flagged as requiring variance relief at the time of the original approval. Accordingly, that variance was included it in the Applicant's April 28, 2026 Application for Area Variances that was submitted to the ZBA

Quality Review Act ("SEQRA"), and during the April 14th meeting, the Planning Board also undertook the following actions regarding the Project:

1) The Planning Board declared its intent to serve as the Lead Agency for the Coordinated Review of the Project;[3]

2) The Planning Board's Public Hearing was set for the Application for the Board's May 12, 2026 regular meeting Agenda; and

3) The Planning Board authorized the preparation of a draft Negative Declaration for consideration at the May meeting Agenda.

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 July 7, 2022, last revised April 28, 2026 (collectively, the "Plans") have been revised in response to comments provided by this Board and contained in the City Planning and Engineering Consultants' comment memoranda. Point-by-point responses to the City Planning and Engineering Consultants' memoranda prepared by Aryeh Siegel is enclosed as **Exhibit A**.

Specifically, and as suggested by the Planning Board during the April 14, 2026 meeting, the Plans have been updated to increase the use of brick in the corner of the building at the intersection of Route 52 and Concklin Street. In response to this update, window sizes have been increased to fit the massing of the corner element. Additionally, the existing gas service location was added to the existing conditions and removals plan sheet after seeing it was recently marked out.

Lastly, as was discussed at the April 14th Planning Board meeting regarding the City's ongoing work within the Fishkill Avenue right-of-way, the Applicant has been coordinating with its contractor and representatives of the City on the abandonment and removal of certain utilities in and along Fishkill Avenue. We understand that this work is scheduled to be completed before the City places the now top asphalt course.

---

under separate cover, and that will be on for Public Hearing at the ZBA on May 19, 2026.

[3] Note: At its meeting on April 21, 2026 the ZBA confirmed that it had no objection to the Planning Board serving as Lead Agency for the environmental review of this Project.

INDEX OF ENCLOSURES:

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

Exhibit A: Response to Comments Memorandum prepared by Aryeh Siegel, Architect, dated April 28, 2026 providing responses to City Engineering Consultant Lanc & Tully's memorandum dated April 10, 2026 and City Planning Consultant KARC Planning Consultant memorandum dated April 14, 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 April 28, 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;
- 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 May 12, 2026 for the Public Hearing and the continued SEQR review of the Project. 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

4925-1794-9862.v1

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.

4925-1794-9862.v1

ARYEH SIEGEL
ARCHITECT

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

Re: 393-397 Fishkill Avenue, Beacon, New York
Amended Site Plan Application – Responses to Comments

April 28, 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, dated April 14, 2026. Please see responses and refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated April 10, 2026.

KARC Planning Consultants Comment Responses:

1. **Height Variance.** As indicated in the application materials, ZBA approval is required for the proposed fourth story. The Fishkill Avenue Concepts Committee Report, while not adopted policy, is before the Council as a planning reference document and recommends building heights up to four stories within the Mixed Use Corridor (State Street to Blackburn Avenue), provided that the fourth floor is recessed to reduce visual impact. The Report also identifies areas within the Public Viewshed Map (Appendix B) where three-story limits are suggested; however, the subject parcels are located outside of the identified viewshed area.

   Response: Comment acknowledged. An application to the Zoning Board of Appeals has been submitted.

2. **Site Plan Comparison.** The current proposal is generally consistent with the April 11, 2023 approved Site Plan, with the primary changes being the addition of a recessed fourth story, minor revisions to sidewalk connections along Fishkill Avenue, and two (2) additional residential units. The proposed fourth story is set back approximately 15 feet from the building façade and increases overall building height to approximately 48 feet.

   Response: Comment acknowledged.

3. **Parking Requirements.** The City of Beacon's parking regulations have been updated since the project's original approval in April 2023. The applicant is not proposing any changes to the approved 33 parking spaces. While the applicable standards have been revised to establish updated minimum and maximum parking ratios for residential and commercial uses in the GB District, the proposed parking supply remains within current Code requirements for the

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

amended project. A total of 25 minimum spaces and 60 maximum spaces are required, with 33 spaces proposed.

Response: Comment acknowledged.

4. **Exterior Material Revision.** The applicant proposes revisions to exterior materials, including the replacement of brick veneer with light grey paneling at the front corner of the building.

   Response: The building design has been revised. The corner has been changed to increase the use of brick. Proportions of brick elements have been adjusted. Window sizes in the brick corner have been increased to fit the massing of the corner element.

Lanc & Tully Comment Responses:

General Comments:

1. Applicant will need to seek variances for the proposed additional story and building height.

   Response: Comment acknowledged. An application to the Zoning Board of Appeals has been submitted.

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

Sincerely,



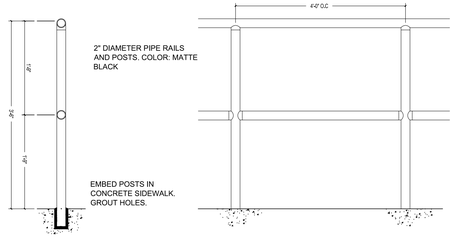
Aryeh Siegel
Aryeh Siegel, Architect

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
9	04/28/26	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 *18 units permitted*	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

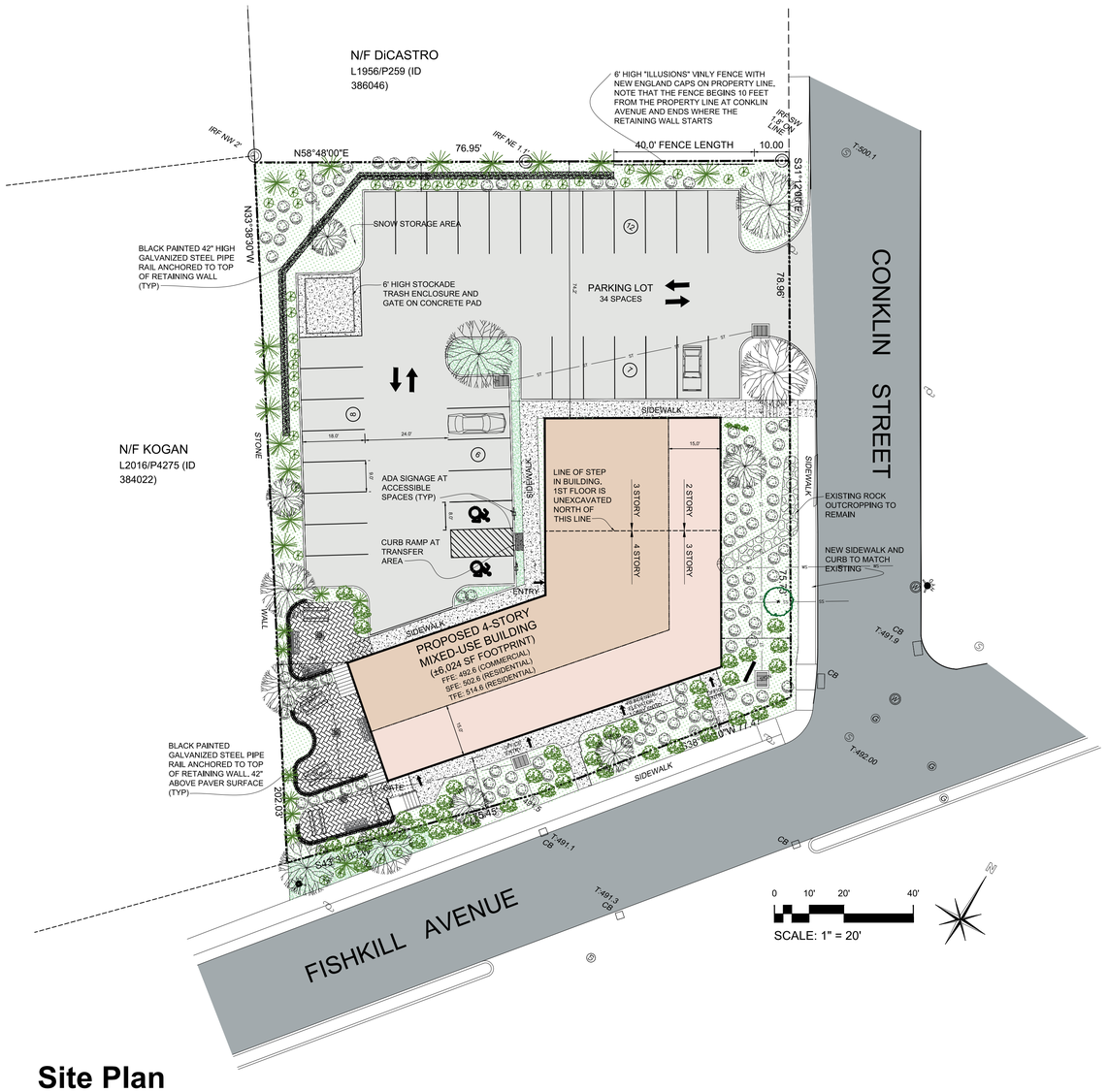
_____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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.

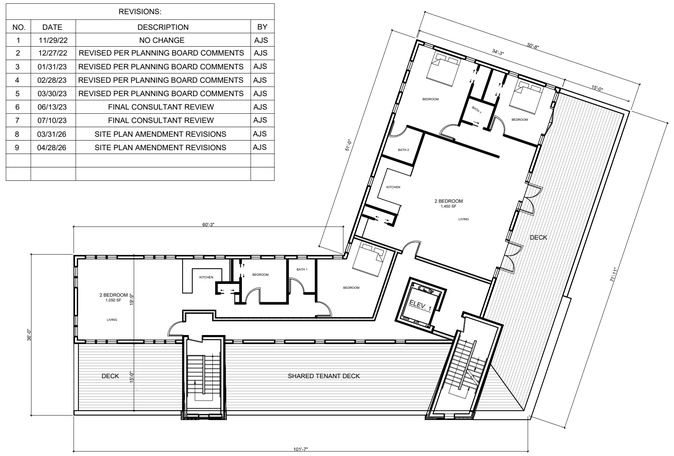


Site Plan

Scale: 1" = 20'



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
9	04/28/26	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"

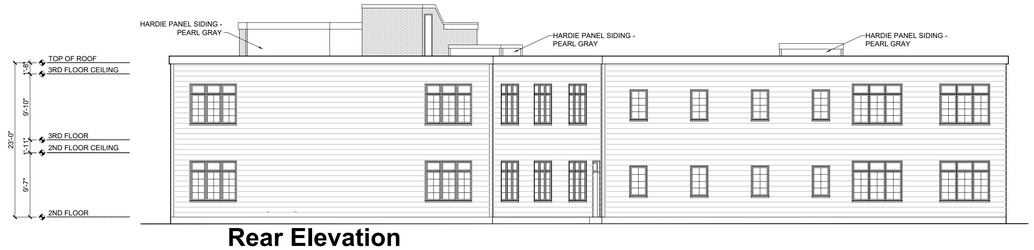


View 2



2nd & 3rd Floor Plans

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

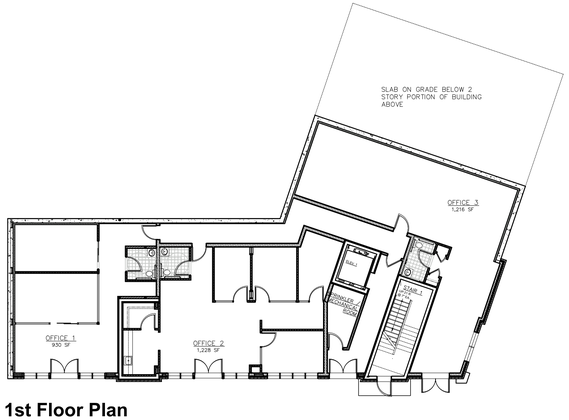


Rear Elevation

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"

Amended 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

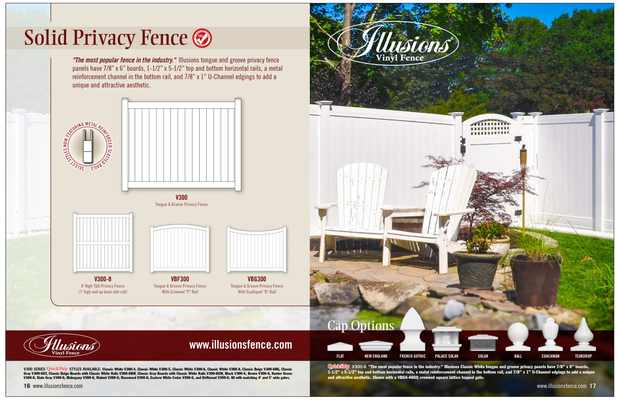
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

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



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

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
9	04/28/26	SITE PLAN AMENDMENT REVISIONS	AJS

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

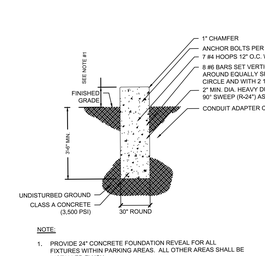
_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

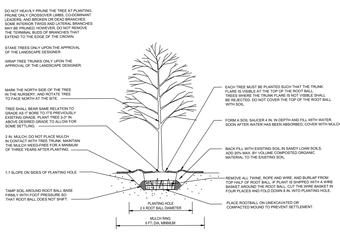
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.



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.

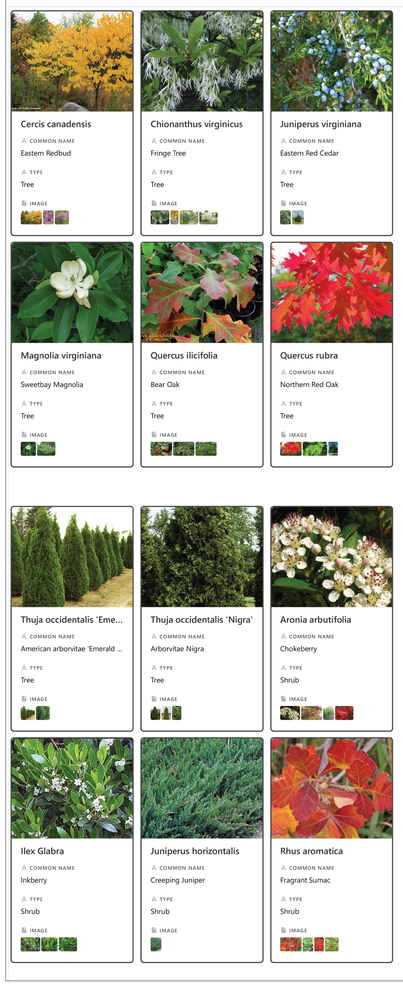


X TREE PLANTING DETAIL
X NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 5 FT. SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

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

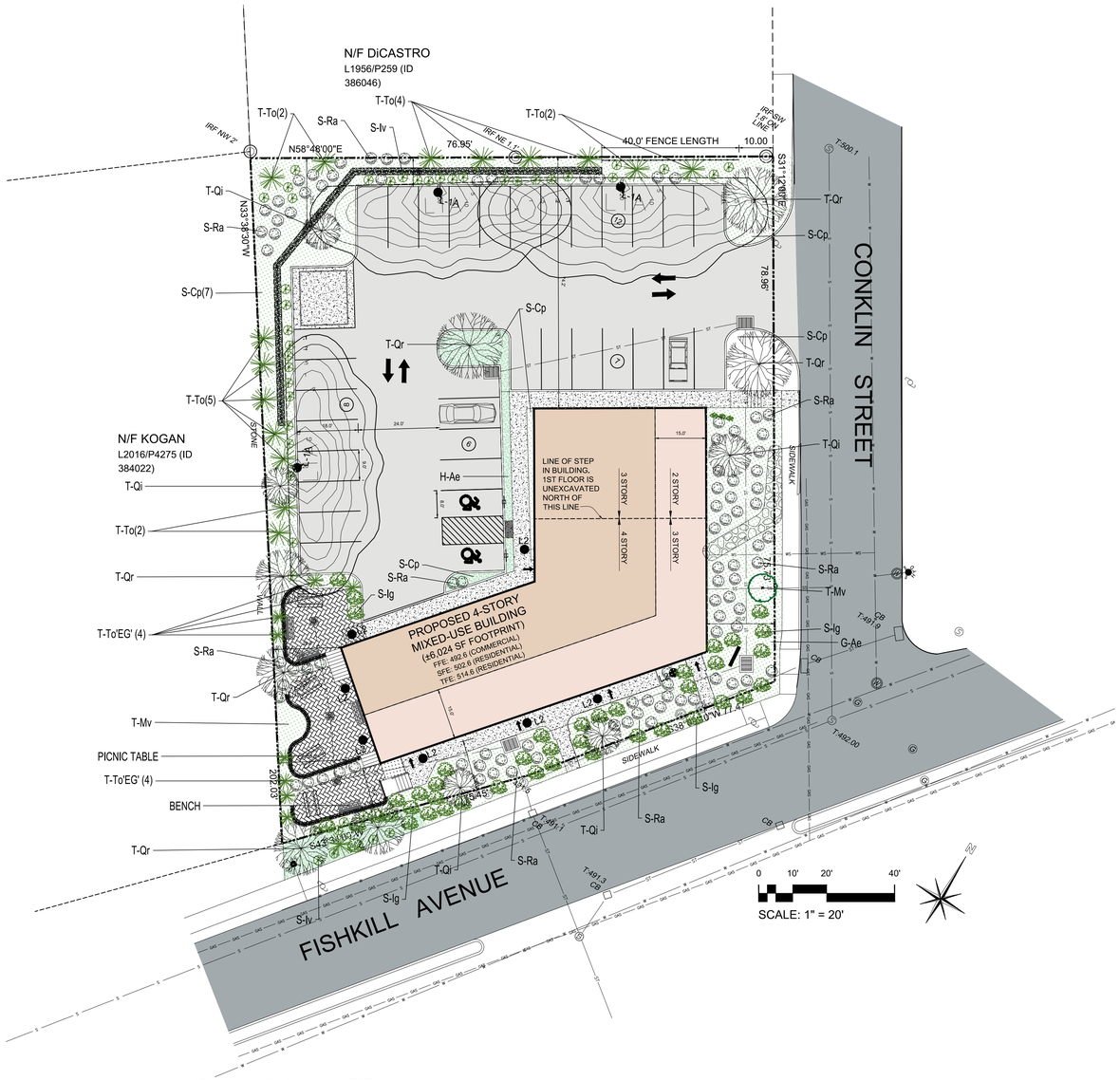
LIGHT POLE BASE DETAIL
NOT TO SCALE

Illustrated Plant List



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.



Landscape & Lighting Plan

Scale: 1" = 20'

Amended Site Plan Application

Sheet 3 of 8 - Landscaping & Lighting Plan

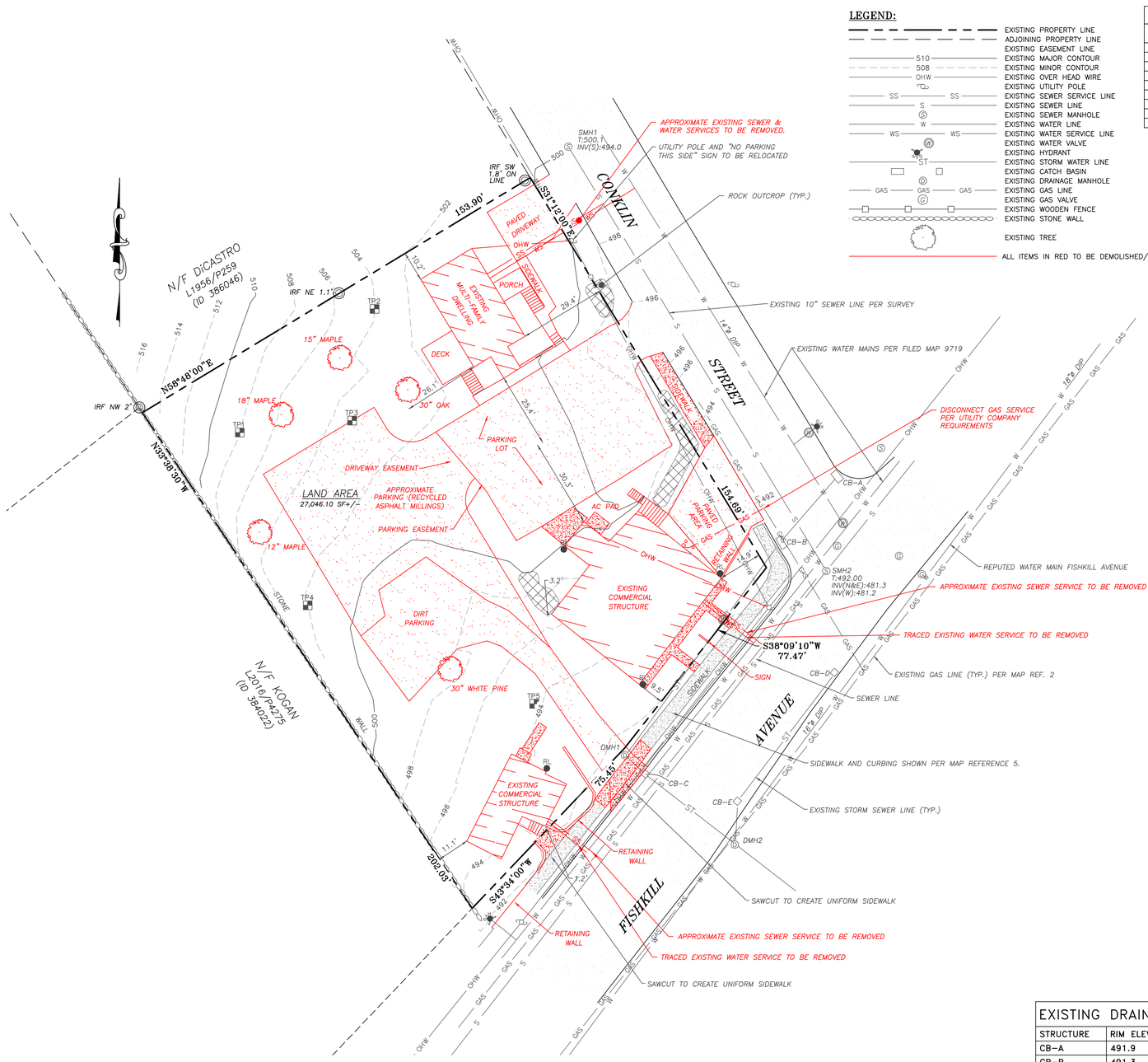
Owner:
397 Fishkill Avenue, LLC & 393 Fishkill Avenue, LLC
397 Fishkill Avenue
Beacon, NY 12508

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



EXISTING CONDITIONS & DEMOLITION 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
- 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
- EXISTING TREE
- ALL ITEMS IN RED TO BE DEMOLISHED/REMOVED

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	7	04/28/26	ADDED EXISTING GAS SERVICE	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 LICENSED PROFESSIONAL ENGINEER 082716

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

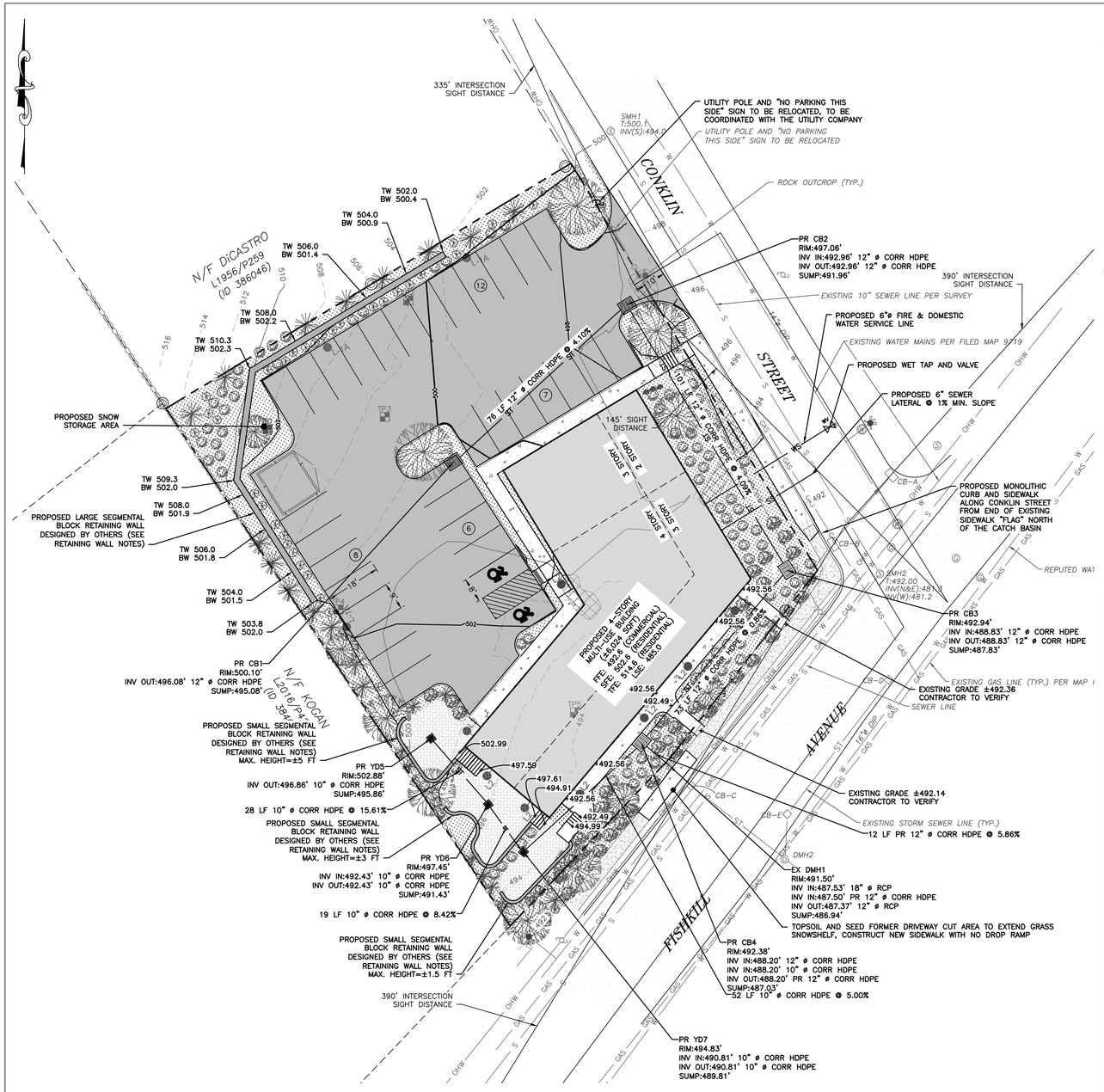
EXISTING CONDITIONS & DEMOLITION PLAN

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'

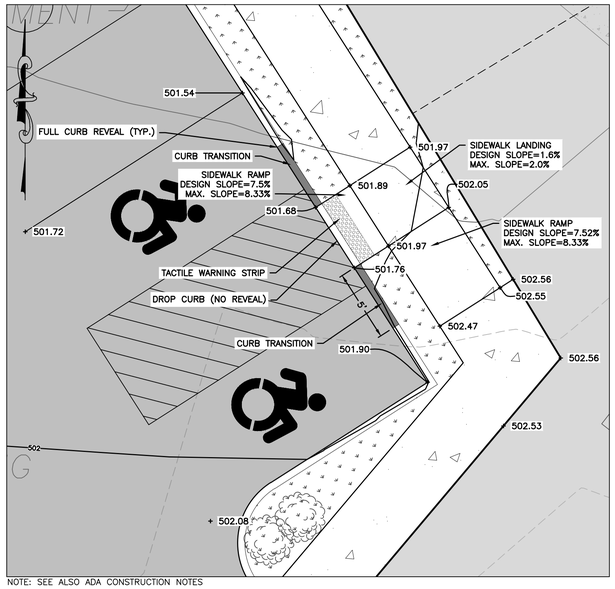
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 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



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)**
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.

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 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	7	04/28/26	NO CHANGE THIS SHEET	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 LICENSED PROFESSIONAL ENGINEER 082716

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

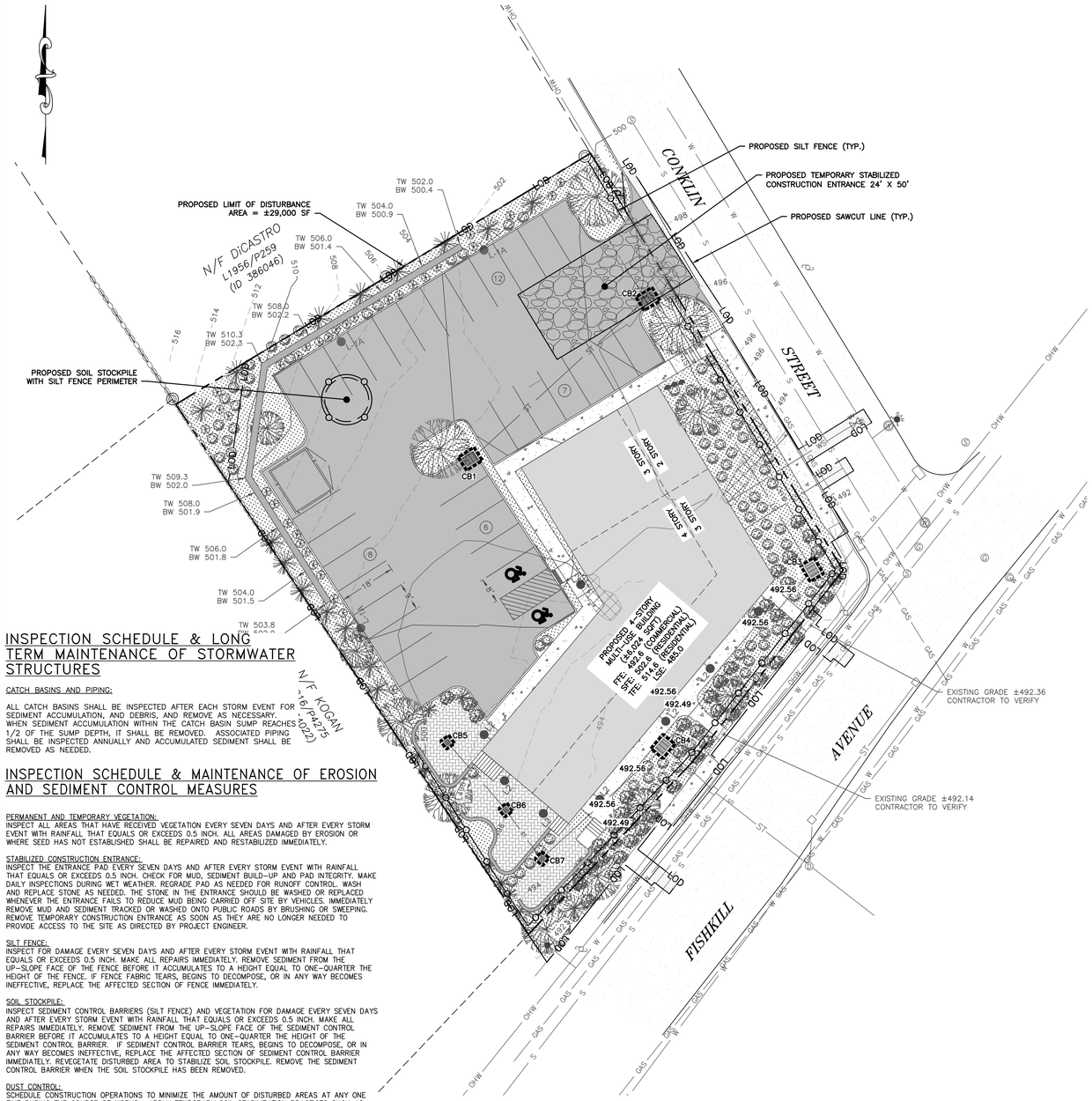
GRADING & UTILITY PLAN

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



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.

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

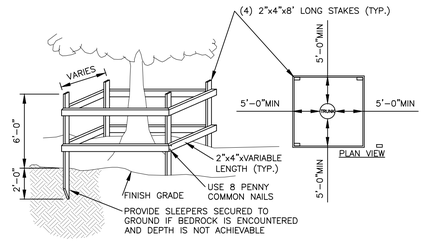
(IN FEET)
1 inch = 20 ft.

Dig Safely. New York Call 811 before you dig

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

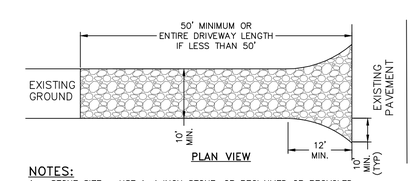
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID 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
- PROPOSED SILT FENCE
- LOD 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

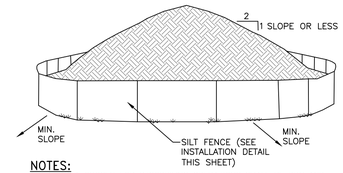
NOT TO SCALE



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

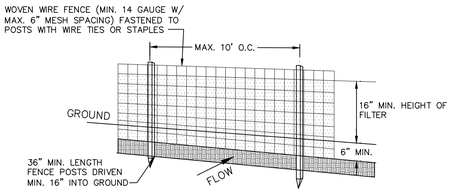
NOT TO SCALE



NOTES:
1. 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

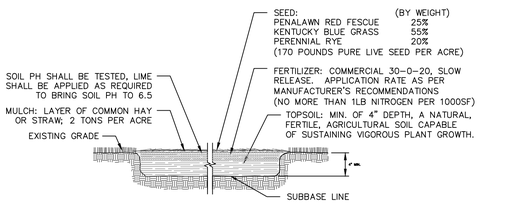
NOT TO SCALE



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.

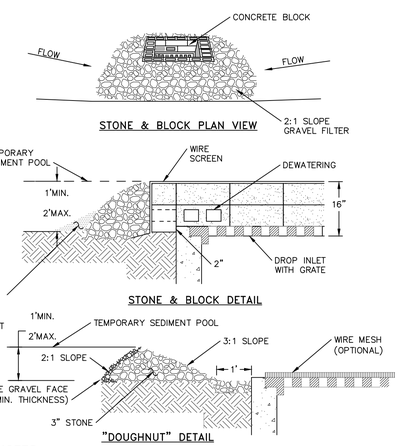
SILT FENCE DETAIL

NOT TO SCALE



TOPSOIL SEED, FERTILIZER 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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	SHEET ADDED	CMB	7	04/28/26	NO CHANGE THIS SHEET	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. KOEPPEL 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

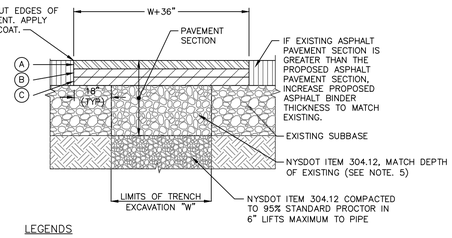
EROSION & SEDIMENT CONTROL PLAN

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:

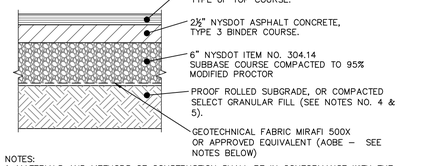
(A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 3-1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) NO ASPHALTIC BASE COURSE

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)

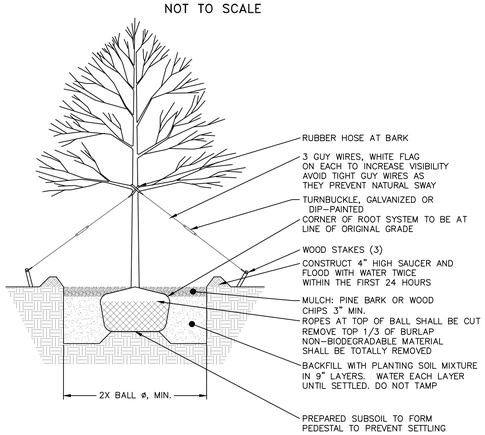
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE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

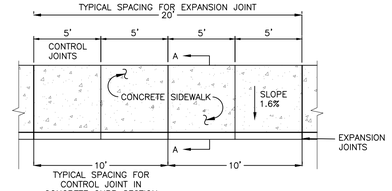


NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES 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.

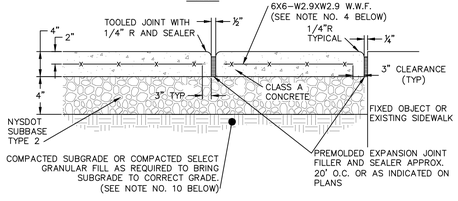
PAVEMENT SECTION DETAIL
NOT TO SCALE



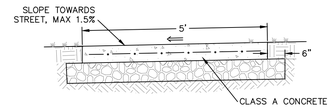
TREE PLANTING DETAIL
NOT TO SCALE



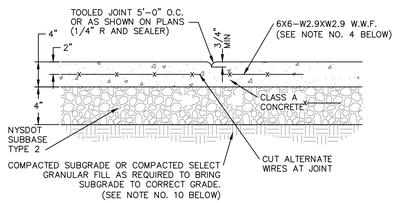
PLAN



EXPANSION JOINT



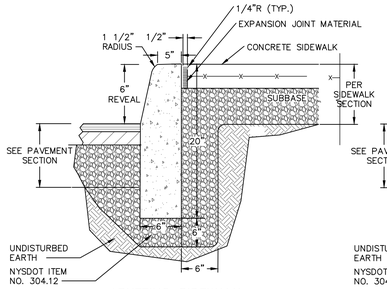
SECTION A–A



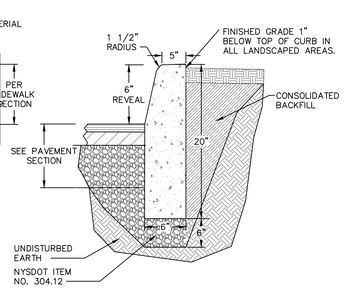
CONTROL JOINT

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



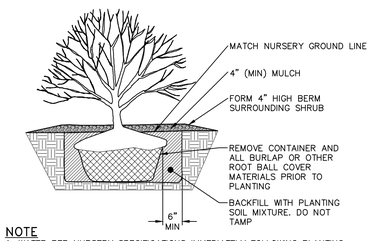
ABUTTING SIDEWALK



ABUTTING GRASS OR LANDSCAPE

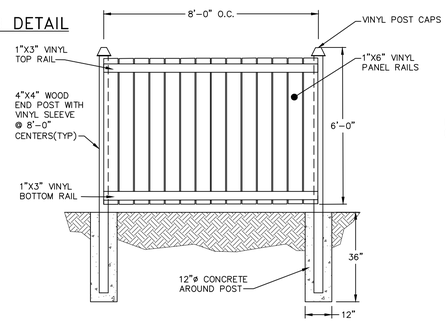
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

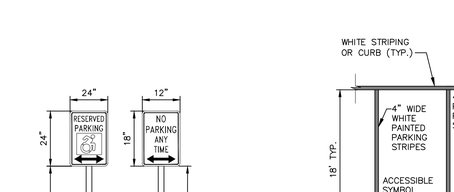


NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

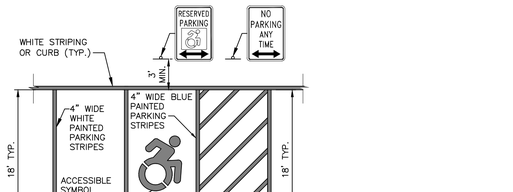
SHRUB PLANTING DETAIL
NOT TO SCALE



VINYL STOCKADE FENCE DETAIL
NOT TO SCALE



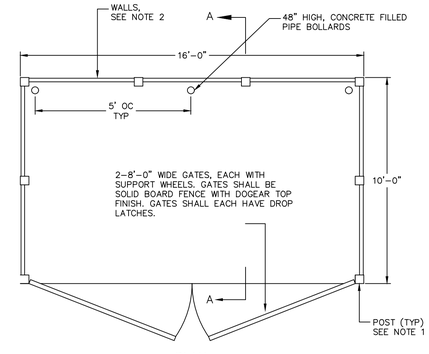
SIGN DETAILS
NOT TO SCALE



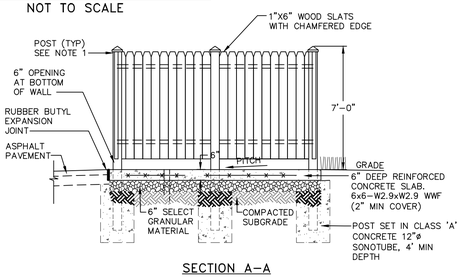
TYPICAL PARKING STRIPING — ACCESSIBLE PARKING STRIPING

NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.
4. PARALLEL SPACES SHALL BE 10'W X 20'L.

PARKING AND STRIPING DETAIL
NOT TO SCALE



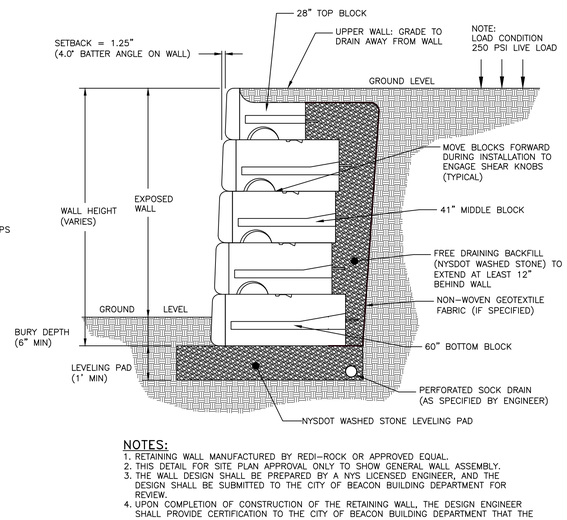
PLAN



SECTION A–A

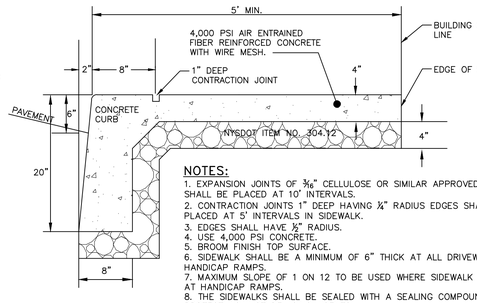
NOTES
1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

TRASH ENCLOSURE DETAILS
NOT TO SCALE



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	7	04/28/26	NO CHANGE THIS SHEET	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

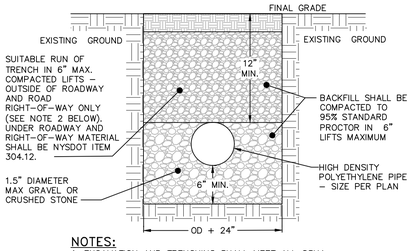
CONSTRUCTION DETAILS

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–80–392032 & 399035

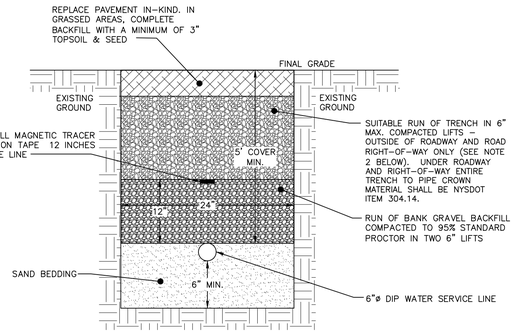
JOB #:	2022:015
DATE:	7/7/2022
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	7 OF 8

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



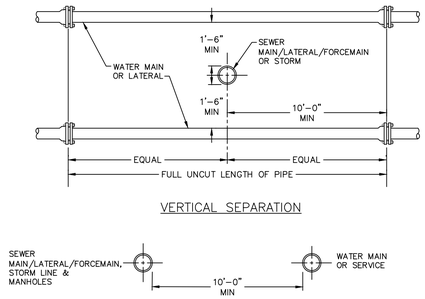
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

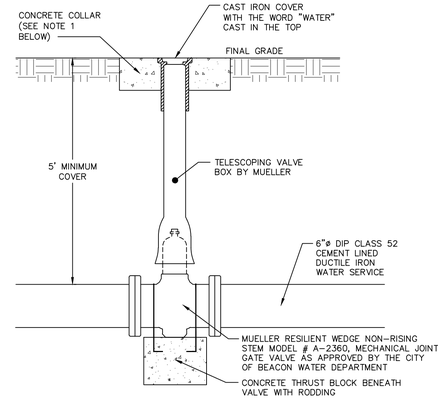


VERTICAL SEPARATION

HORIZONTAL SEPARATION

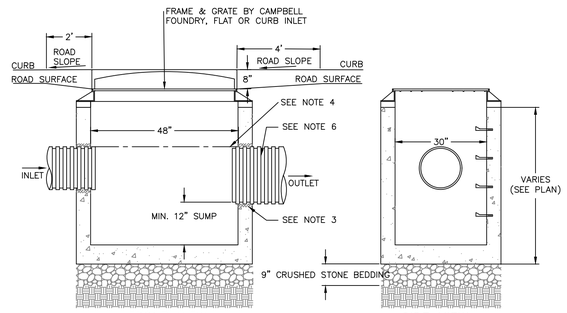
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

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.

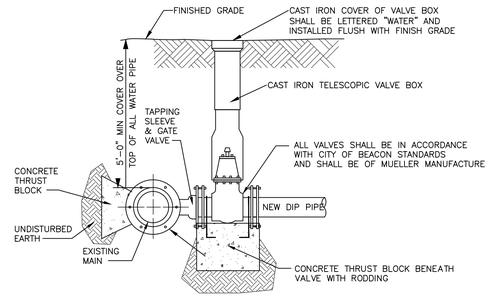
GATE VALVE DETAIL
NOT TO SCALE



FRONT VIEW SIDE VIEW

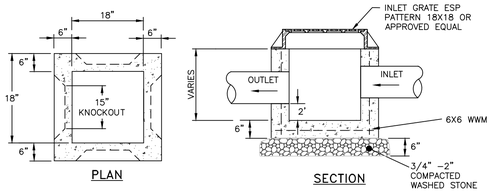
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

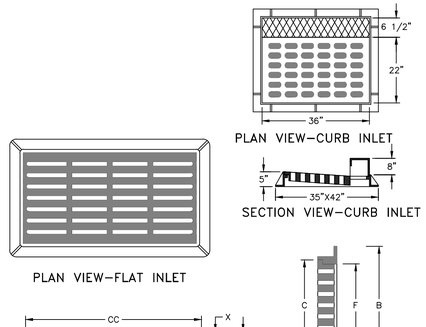
TAPPING SLEEVE DETAIL
NOT TO SCALE



PLAN SECTION

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.

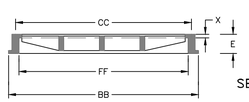
PRE-CAST CONCRETE YARD DRAIN DETAIL
NOT TO SCALE



PLAN VIEW-CURB INLET

SECTION VIEW-CURB INLET

PLAN VIEW-FLAT INLET



SECTION VIEW 1-FLAT INLET

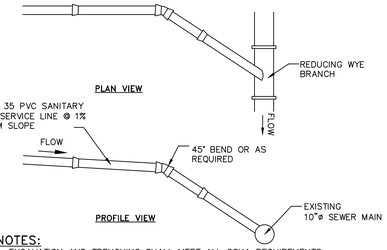
SECTION VIEW 2-FLAT INLET

DIMENSION TABLE:

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

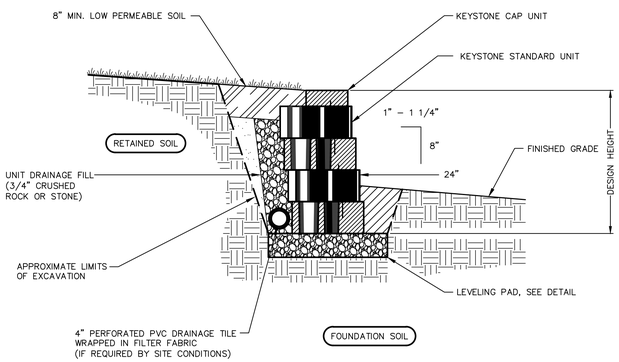
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER FLAT INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. HEAVY DUTY RECTANGULAR STORMWATER CURB INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
3. ALL CASTINGS LOCATED IN THE CITY RIGHT-OF-WAY SHALL BE DOMESTICALLY MADE.

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	7	04/28/26	NO CHANGE THIS SHEET	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-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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: May 11, 2026

RE: 393 & 397 Fishkill Ave, and 7 Conklin St Amended Site Plan

---

I have reviewed the following materials regarding an amended site plan approval for the proposed mixed-use building located at 393 Fishkill Ave, 397 Fishkill Ave, and 7 Conklin St:

- Cover Letter prepared by Taylor Palmer, Cuddy + Feder, dated April 28, 2026
- Exhibit A: Response Memo by Aryeh Siegel Architect, dated April 28, 2026
- Site Plan (8 sheets) by Aryeh Siegel Architect and Hudson Land Design, dated October 21, 2022, last revised April 28, 2026

Project Description:

The applicant is seeking amended site plan approval for a previously approved mixed-use building at 393 Fishkill Avenue (Lot #392032), 397 Fishkill Avenue (Lot #399035), and 7 Conklin Street (Lot #394041). The 2023 approval permitted a 3-story, 15,948 SF building with twelve (12) residential units and 3,500 SF of commercial space. The proposed amendment adds a fourth story containing two (2) additional dwelling units. The building footprint, commercial square footage, terraced patio spaces, curb cut, off-street parking area, and landscaping program all remain the same as previously approved. The site contains approximately 27,007 square feet and is located in the General Business (GB) zoning district.

Comments & Recommendations:

1. **Height Variance**. Approval from the Zoning Board of Appeals is required for the proposed fourth story. The applicant has indicated that a variance application has been submitted. Granting of the variance will be required prior to final site plan approval.

2. **Parking Requirements**. Based on the proposed development program, a minimum of 25 parking spaces and a maximum of 61 parking spaces are required. The applicant proposes 33 on-site parking spaces, which complies with the zoning requirements.

3. **Roof Terrance Railing.** The proposed renderings on Sheet 2 of 8 depict railing systems surrounding the shared and private fourth-floor terrace areas. However, the provided elevations do not currently indicate the proposed railings. The applicant should confirm the proposed railing design and provide corresponding material callouts and details on the architectural elevations.

4. **Mechanical Equipment.** The location of all proposed rooftop or ground-mounted mechanical equipment should be identified on the site plan and/or roof plan. Any required screening should also be detailed.

The comments above reflect items associated with the limited scope of revisions included in the current amended site plan application. Please reach out with any questions.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

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

May 8, 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 April 28, 2026, from Cuddy & Feder, LLP.
- Correspondence dated April 28, 2026, from Aryeh Siegel, Architect.
- Plan set titled "397 Fishkill Avenue" consisting of the following plans:
  - Sheet 1 of 8 titled "Site Plan", with the latest revision date of April 28, 2026, as prepared by Aryeh Siegel, Architect.
  - Sheet 2 of 8 titled "Building Plans", with the latest revision date of April 28, 2026, as prepared by Aryeh Siegel, Architect.
  - Sheet 3 of 8 titled "Landscape & Lighting Plan", with the latest revision date of April 28, 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 April 28, 2026, as prepared by Hudson Land Design.
  - Sheet 5 of 8 titled "Grading & Utility Plan", with the latest revision date of April 28, 2026, as prepared by Hudson Land Design.
  - Sheet 6 of 8 titled "Erosion & Sediment Control Plan", with the latest revision date of April 28, 2026, as prepared by Hudson Land Design.
  - Sheet 7 of 8 titled "Construction Details", with the latest revision date of April 28, 2026, as prepared by Hudson Land Design.
  - Sheet 8 of 8 titled "Construction Details", with the latest revision date of April 28, 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.

During the April 14th, 2026 meeting, the Planning Board referred the project to the Zoning Board of Appeals (ZBA) for the required variances to allow for the 4th story on the proposed building, the overall height of the building, and the height of the retaining wall.

At this time the applicant's architect has updated the plans to reflect architectural changes to the building as discussed at the April 14th meeting, to allow for further discussions with the Board regarding the architectural views of the building.

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

Agency Use Only [If applicable]

Project : 393, 397 Fishkill Ave & 7 Conklin St

Date : 5-12-2026

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

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

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

Tips for completing Part 2:

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

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

☑ NO ☐ YES

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

2. Impact on Geological Features

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

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

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

3. Impacts on Surface Water

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

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

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

l. Other impacts: _____ _____		□	□

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☑ NO ☐ YES

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

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

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑ NO ☐ YES

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

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

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

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

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

7. Impact on Plants and Animals

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

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

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

8. Impact on Agricultural Resources

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

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

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

9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) ☐ NO ☑ YES
If "Yes", answer questions a - g. If "No", go to Section 10.

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

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) ☑ NO ☐ YES
If "Yes", answer questions a - e. If "No", go to Section 11.

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

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

11. Impact on Open Space and Recreation

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

☑ NO ☐ YES

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

12. Impact on Critical Environmental Areas

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

☑ NO ☐ YES

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

13. Impact on Transportation

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

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

14. Impact on Energy

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

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

15. Impact on Noise, Odor, and Light

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

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

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

16. Impact on Human Health

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

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

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

17. Consistency with Community Plans

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

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

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

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

18. Consistency with Community Character

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

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

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

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

PRINT FULL FORM

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

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

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

Reasons Supporting This Determination:
To complete this section:

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

See attached

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

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

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

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

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

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

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

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

Name of Action:	393 & 397 Fishkill Avenue & 7 Conklin Street
Name of Lead Agency:	City of Beacon Planning Board
Name of Responsible Officer in Lead Agency:	J. Randall Williams
Title of Responsible Officer:	Acting Chairperson
Signature of Responsible Officer in Lead Agency:	Date: 5-12-2026
Signature of Preparer (if different from Responsible Officer)	Date: 5-12-2026

For Further Information:

Contact Person: Mercedes Perez, Planning Board Secretary

Address: 1 Municipal Plaza, Beacon NY 12508

Telephone Number: 845-838-5002

E-mail:

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

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

PRINT FULL FORM

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR AMENDED SITE PLAN APPROVAL
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 modification of a previously approved 3-story mixed use 15,948 square foot building with 3,500 square feet of first floor commercial space and 12 apartments to increase the height of the proposed building to 4-stories by adding a recessed 4th floor and adding 2 apartments for a total of 14 apartments. The subject property consists of approximately 27,007 square feet, or 0.62 acres, which was the subject of a previous approval to merge three separate lots into this combined parcel. Three buildings will be removed from the property to facilitate the construction of the proposed building, rear parking area and other related site improvements. The property is within the General Business District and 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").[1]

The proposed modifications are as follows:

- Adding a recessed 4th story to the previously approved 3-story mixed use building (the proposed 4th story is set back approximately 15 feet from the building façade and increases the height of the building to approximately 48 feet)
- Adding two apartments for a total of 14 apartments
- Architectural modifications along the Fishkill Avenue and Conklin Street facades
- Revisions to the sidewalk connections along Fishkill Avenue

The modifications to the Site Plan are analyzed herein to determine whether such modifications will result in a significant adverse environmental impact as compared to that which was previously studied. The building footprint, commercial square footage, terraced patio spaces, curb cut, off-street parking area, and landscaping program remain unchanged from the previously approved plan.

The City of Beacon Planning Board previously circulated notice of its intent to declare itself Lead Agency upon receipt of the original application in or around 2022. As Lead Agency, the Planning Board adopted a Negative Declaration on March 28, 2023 finding the original project did not result in any significant adverse environmental impacts. The Planning Board recently re-circulated notice of its continued intent to serve as Lead Agency of the current Proposed Action, which is an Unlisted action, and received no objections from Involved Agencies.

Summary of Rationale for Negative Declaration

The Proposed Action, as amended, 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 proposed amendments to the Site Plan do not include changes to the building footprint, disturbance area or any other physical change to the land. For this reason, and those set forth in the 2023 Negative Declaration, the proposed amendments will not have a significant adverse environmental impact as a result of any physical changes to the project site.

[1] Although Filed Map No. 9719A, which merged the referenced parcels, was filed in the Dutchess County Clerk's Office on 9/6/2023 the parcels retain their individual Parcel Numbers as title to the separate lots has not been merged. Once a merger deed is recorded, the Dutchess County Tax Maps should be modified to reflect the merged lot condition previously approved by the Planning Board.

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.

The proposed amendments to the Site Plan do not include any changes to surface or groundwater quality or quantity. No changes to impervious surface coverage is proposed and the Project will continue to be connected to the City stormwater system and existing public water distribution and sanitary sewer systems. Adequate water supply and sewer capacity continue to exist for these additional flows.

For these reasons, and those set forth in the 2023 Negative Declaration, 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.

The Property remains outside of any regulated flood plain and there continue to be no wetlands on or adjacent to the Property. The Project continues to include the implementation of erosion and sediment controls, plus post-construction discharge of stormwater drainage into the City's storm sewer.

For these reasons, and those set forth in the 2023 Negative Declaration, 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.

The proposed amendments to the Site Plan do not include any changes that would impact air quality in a way that is different than that which was previously studied.

For this reason, and those set forth in the 2023 Negative Declaration, 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 proposed amendments to the Site Plan do not include any changes that would impact flora or fauna in a way that is different than that which was previously studied.

For this reason, and those set forth in the 2023 Negative Declaration, 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 architecture of the proposed building is subject to review and approval by the Planning Board/Architectural Review Board. Although the modifications to the Site Plan would add a recessed 4th story that exceeds the General Business District's height limitations, recent recommendations from the Fishkill Avenue Concepts Committee to the City Council recommend modifying the height requirement in this area of Fishkill Avenue to allow a maximum height of 4-stories. Further, the 15-foot step back on the recessed 4th floor mitigates against potential visual impact of a 4th story.

For these reasons, and those set forth in the 2023 Negative Declaration, 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 proposed amendments to the Site Plan do not include any changes that would impact historic or archeological resources.

For this reason, and those set forth in the 2023 Negative Declaration, 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 modifications to the approved Site Plan 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, and those set forth in the 2023 Negative Declaration, 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 2023 Negative Declaration concluded that the construction of a mixed-use 3-story building will not result in a significant adverse traffic impact. Based on a traffic study prepared by Colliers Engineering & Design, dated October 24, 2023, the approved Site Plan would generate 6 trips during the weekday AM peak hour, 13 trips during the weekday PM peak hour, and 7 trips during the Saturday midday peak hour. The prior traffic study was updated for the proposed modifications to the approved Site Plan by letter dated March 27, 2026 prepared by Colliers Engineering & Design. The updated traffic analysis provides that the proposed modifications would result in a total of 19 trips during the weekday AM peak hour (increase of 13 trips), 21 trips during the weekday PM peak hour (increase of 8 trips), and 15 trips during the Saturday midday peak hour (increase of 8 trip). The modest increase in estimated traffic volume will not result in a significant adverse environmental impact.

Furthermore, the Project will still provide 33 off-street parking spaces in the rear of the building accessible via private driveway off Conklin Street. Per the Zoning Code amendments which came into effect after the approval of the original site plan, the proposed development would require a minimum of 25 parking spaces up to a maximum of 61 parking spaces. The updated traffic analysis indicates that based on a shared use of the parking area the total parking demand is 22 spaces.

For these reasons, and those set forth in the 2023 Negative Declaration, 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 proposed amendments to the Site Plan do not include any new or different impacts to energy other than the addition of two dwelling units which does not create a significant impact on energy usage. For this reason, and those set forth in the 2023 Negative Declaration, 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 modifications to the approved site plan will not result in any new or different impacts to noise, odor or light that were not previously studied.

For this reason, and those set forth in the 2023 Negative Declaration, 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.

The modifications to the approved site plan will not result in any new or different impacts to human health that were not previously studied.

For this reason, and those set forth in the 2023 Negative Declaration, 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.

Although the modifications to the approved building would increase the height beyond that permitted in the Zoning Code, the modifications to the building height are consistent with recommendations put forth to the City Council by the City of Beacon Fishkill Avenue Concepts Committee. Moreover, the Proposed Action remains generally consistent with the Comprehensive Plan and City Zoning Code.

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 Amended Negative Declaration indicates that no environmental statement need be prepared and that the SEQRA process is complete.

Adopted: May 12, 2026
Beacon, New York

Motion by _____, seconded by _____:

Kevin Byrne Voting ____ Leonard Warner Voting ____

David Jensen	Voting ____	J. Randall Williams	Voting ____
Karen Quiana	Voting ____	John Gunn, Chairman	Voting EXCUSED
James Vermeulen	Voting ____		

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
05/12/2026

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 5.12.26 Supplemental Submission Cvr Ltr.pdf

1064 Wolcott PB 5.12.26 Exhibit A - Response Memo by AJS 4-28-26.pdf

1064 Wolcott PB 5.12.26 Exhibit B - Response Memo by HLD 4-28-26.pdf

1064 Wolcott PB 5.12.26 Exhibit C - Parking License Agreement.pdf

1064 Wolcott PB 5.12.26 Exhibit D - Hydrant Flow Tests by HLD 4-24-26.pdf

1064 Wolcott PB 5.12.26 Plans by AJS, Hemlock and HLD rev 4-28-26.pdf

1064 Wolcott PB 5.12.26 SWPPP by HLD rev 4-28-26.pdf

KARC Review PB_1064 Wolcott Ave 2026.05.11.pdf

Lanc & Tully 1064 Wolcott Ave 05-08-26.pdf

1064 Wolcott - Site Plan, SUP, Cert of Appropriateness Resolution (4917-2009-5131.5).pdf

CUDDY +FEDER LLP

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

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

April 28, 2026

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

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

Dear Chairman Gunn and Members of the Planning Board:

On behalf of JMARKMNG, LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of an Application for Site Plan and Special Use Permit Approvals (the "Application"), proposing to adaptively reuse 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 during the April 14, 2026 meeting Agenda, and in consideration of a draft approval resolution for the Project, this supplemental submission includes some final details and renderings to illustrate the appearance of the Project, together with lighting and landscaping refinements, to assist the Board 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 April 28, 2026, and by Hudson Land Design Professional Engineering, P.C. ("HLD"), dated January 28, 2025 and last revised April 28, 2026, as well as by Hemlock Lighting, dated March 26, 2026 and last revised April 27, 2026 (collectively, the "Plans") has been revised to address comments provided by this Board during its April 14, 2026 meeting 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:

- All colors and materials have been identified for the proposed siding, trim, windows, columns, roofing shingles, and stone base, and material and color samples will be available for presentation during the May 12, 2026 meeting.

- Updated and additional elevations and renderings have been provided, including renderings of the rear of the hotel buildings.

- A privacy fence has been incorporated along the eastern and southern property lot lines, which will provide fall protection over adjacent retaining walls and minimize light spillage, including from headlights within the parking area.

- A decorative lightning rod feature has been proposed along the top of the turret on the historic building to match the existing historic design.

- Additional components have been incorporated into the lighting plan, including an LED flex neon around the fascia of the porte-cochere and the base of the building, a fixture near the mechanical equipment, ground-mounted floodlights to illuminate the proposed climbing hydrangea and wisteria, and lighting on the proposed fence and retaining wall.

- Tree sizes and types have been provided within the landscaping plan, and additional details have been provided to clarify the existing trees that are proposed to be removed and that will remain.

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]

[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.

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

In addition to the foregoing, and as previously discussed with this Board, the Applicant proposes to provide 39 parking spaces for the Project on the Premises,[2] and to utilize valet parking both on the Premises (for up to 49 vehicles) and off-site at the Riverview Funeral Home (for up to 14 additional vehicles) to meet the anticipated parking demand for the Project, with off-site valet parking at the Municipal Plaza and/or firehouse parking lots proposed during limited periods of simultaneous peak demand for the Project and the Riverview Funeral Home.[3] The Applicant has entered into a Parking License Agreement with the owner of the Riverview Funeral Home that provides permission for the Applicant's use of the 14 parking spaces at the Riverview Funeral Home property, a copy of which is enclosed herewith as **Exhibit C**.

Further, as discussed with the Planning Board during its April 14, 2026 meeting Agenda, the Applicant intends to review the comment provided by Dutchess County Planning regarding a potential crosswalk near the intersection of Wolcott Avenue and Beekman Street with the New York State Department of Transportation ("NYSDOT") during the NYSDOT permitting process for this Project, and will install any crosswalks and/or signage if same are recommended by the NYSDOT.[4]

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 April 28, 2026, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated April

---

[2] Note: Pursuant to § 223-26.D(4) of the City Code, a minimum of 27 spaces and a maximum of 77 parking spaces are required for the Project.

[3] Note: As discussed with the Planning Board during the April 12, 2026 meeting, Colliers has evaluated the existing and future parking utilization at the Municipal Plaza and 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. 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.

[4] Note: As discussed with the Planning Board, Colliers Engineering previously reviewed this Dutchess County comment 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. Notwithstanding, the Applicant intends to coordinate with the NYSDOT to confirm and implement any appropriate measures during the NYSDOT permitting process for the Project.

10, 2026 and City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated April 14, 2026;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated April 28, 2026, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated April 10, 2026 and City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated April 14, 2026;

Exhibit C: Parking License Agreement between JMARKMNG, LLC and CROSSIX, LLC; and

Exhibit D: Hydrant Flow Test Results, prepared by Hudson Land Design Professional Engineering, P.C., dated April 24, 2026.

In addition, attached please find four (4) full-size sets of the Plans, prepared by Aryeh Siegel, HLD, and Hemlock Lighting, along with two (2) copies of an updated Stormwater Pollution Prevention Plan for 1064 Wolcott Avenue, prepared by HLD, revised April 28, 2026.

We look forward to appearing at this Board's regular meeting on May 12, 2026, at which time the Applicant respectfully requests that the Board consider granting Site Plan and Special Use Permit Approvals for the Project, consistent with the draft Resolution authorized at the Board's March 10, 2026 meeting.[5] In the meantime, should this Board or City Staff have any questions or comments regarding the foregoing, please do not hesitate to contact me.

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

Very truly yours,

Taylor M. Palmer
Enclosures

[5] 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 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.
Hudson Land Design Professional Engineering, P.C.
Aryeh Siegel, Architect
Jessica Zalin, Esq.

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

April 28, 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 April 14, 2026; and Lanc & Tully's Engineering Memorandum dated April 10, 2026.

KARC Comment Responses:

1. **Special Permit in HDLO - Restoration:** Criteria §223-24.7(D)(1)(a) requires that the existing architectural and historic integrity of the 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. **Exterior materials and color palette.** The applicant notes that additional colors have been incorporated into the trim, porch, columns, and brackets to further highlight the color variation characteristic of the historic building. However, the note regarding "paint existing trim & porch posts" should be clarified to indicate the proposed color of the porch posts and porch detailing. A red color is shown in the renderings, but no color is noted in the proposed elevations. Similarly, the note "paint existing brackets to remain" on the west elevation should be clarified.

      Response: Colors have been specified on the elevations for the highlights on the existing historic North Building. Materials and colors are specified for siding, trim, windows, columns, roofing, and the stone base.

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

b. **Roof Shingles.** Note on sheet 7 of 17 "Building Elevations" indicates replacement of "existing roof shingles" with new asphalt shingles. The applicant should clarify the material of the existing shingles to clearly document whether replacement is in-kind or an alternation.

Response: The roofing material and color are specified on the elevations.

c. Note regarding "New porch posts" on south elevation should be clarified to clearly identify whether proposed posts are intended to match existing.

Response: The porch posts on the new construction portion of the historic North Building will match the existing porch posts. Since the existing porch is being extended south along the west façade of the existing historic North Building, we match the existing columns in the extended porch to avoid an awkward transition along a continuous element. The porch posts on the new addition are a different design to help differentiate the new and existing construction.

d. **Material samples.** The applicant states that physical samples will be reviewed with the Planning Board at the April meeting.

Response: Material and color samples will be reviewed at the May 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. 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.

4. **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. While a 2D rear elevation of the building has been provided, the requested rendering incorporating landscaping and rear parking was not provided. Such a rendering would be helpful to adequately demonstrate how the proposed landscaping and overall site design will achieve adequate visual buffering from adjacent residential properties.

Response: Comment acknowledged. Additional rear view renderings are provided in this submission. These views show the building design. A 6' high solid privacy fence has been added to the plans at the property line, with landscaping on the Applicant's side of the proposed fence. The fence runs continuously from the southwest corner of the site, east along the property line behind the trash enclosure, then north along the property line to the indented portion of the property. The trash enclosure is made of the same privacy fence material. There is landscape screening on the other shared property lines.

5. **Lighting Plan:** The applicant has provided a Lighting Package prepared by Hemlock Lighting dated March 26, 2026, which provides manufacturer details on the fixture appearance and shielding details of the proposed lighting fixtures. The Lighting Package also includes manufacturer details on color temperature, CRI, BUG Ratings, and wattage for the proposed lighting fixtures. The Applicant has indicated that the light fixture numbering, as indicated on the Lighting Package, will be incorporated into the drawing set for the following submission.

   Lighting labelled LF-7C on Sheet LTG-5 of the Site Plan Set and detailed in the Lighting Package provides uplighting along the front of the property on Wolcott Avenue. The Planning Board should review these lighting details to evaluate potential glare, light trespass onto adjacent properties, and overall consistency with dark-sky principles, including whether the fixtures are properly shielded, directed, and of appropriate intensity for the proposed location.

   Response: The lighting designer has submitted revised drawings with the following changes:

   1 - Added the LED Flex neon around the facia of the porte-cochere and along the base of the building. Both are intended to be hidden from view by millwork so that the light can be seen without seeing the fixture.

   2 - Added a note indicating that a fixture will be placed in the area of the mechanical equipment.

   3 - Added ground-mounted floods (300LM) to light the climbing hydrangea (garden in between the two buildings) and the Wisteria climbing the posts of the Porte-cochere.

6. **Shade Trees:** As discussed at the March meeting, it is recommended that the applicant incorporate shade trees along the Wolcott Avenue sidewalk where appropriate.

   Response: Two new Red Maples have been added along the sidewalk. The landscape designer recommends against adding shade trees at the sidewalk to avoid casting too much shade on the Meadow, Orchard, and Berry Garden. The Orchard adds several trees in the vicinity of the street.

Lanc & Tully Comment Responses:

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.

   Response: Sheet numbering has been updated. The lighting designer's sheets will be corrected for the following submittal.

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

   Response: Comment acknowledged. Please refer to Hudson Land Design's response letter.

Site Plan Sheet 1

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.

   Response: The xref has been removed from the drawing.

Please refer to Hudson Land Design's response letter for additional responses to engineering comments.

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

HUDSON LAND DESIGN

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

April 28, 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 April 10, 2026 comment memorandum and KARC's April 14, 2026 comment memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully April 10, 2026 Comment Memorandum

General Comments

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

Grading & Utility Plan (Sheet 10 of 17):

1. Hydrant flow testing was completed on Harbor View Court on April 14, 2026. The testing confirmed that the static pressure in the water main is 90 psi with available fire flow of 6,543 gpm within the system. Therefore, the existing 4" service line to the site is adequate for potable water and fire flow for the sprinkler system. Hydrant test calculations are provided with this submission.

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 has been revised to reflect a positive 8.3%. A revised SWPPP is included with this submission.
2. Comment acknowledged. Once the project has been approved, and prior to construction on the site, the MS4 Acceptance Form will be submitted to the City Building Department for signature, and the Notice of Intent (NOI) will be filed with the NYSDEC.

KARC April 14, 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. Applicant will consult with NYSDOT regarding the comment provided by Dutchess County.
4. Aryeh Siegel has responded to this comment under separate cover.
5. Aryeh Siegel has responded to this comment under separate cover.
6. Aryeh Siegel has responded to this comment under separate cover.

A privacy fence has been added to the east and south property lines. The privacy fence will provide adequate fall protection over the adjacent retaining walls along those property lines. Therefore, the aluminum picket fence on the wall in those locations has been removed. The picket fence fall protection remains on the other proposed walls that are over 42” in height.

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

- Updated Site Plan Set (4 copies)
- Revised SWPPP (2 copies)
- Hydrant Flow Test Data and Calculations (4 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)

PARKING LICENSE AGREEMENT

THIS PARKING LICENSE AGREEMENT (this "***Agreement***") is made as of the 28th day of March, 2026, by and between **CROSSIX, LLC**, a New York limited liability company with an address of 50 Simmons Lane, Beacon, New York 12508 (herein, "***Licensor***") and **JMARKMNG, LLC**, a New York limited liability company with an address at 1064 Wolcott Avenue, Beacon, New York 12508 (herein, "***Licensee***") (Licensee and Licensor are hereinafter each individually known as a "***Party***" and collectively as the "***Parties***").

W I T N E S S E T H:

WHEREAS, Licensor is the owner of certain real property located at 2 Beekman Street, Beacon, New York (the "***Licensor's Property***");

WHEREAS, Licensee is the owner of certain real property located at 1064 Wolcott Avenue, Beacon, New York (the "***Licensee's Property***");

WHEREAS, Licensee has Applications for Site Plan Approval and Special Permit Approval (the "***Applications***") pending before the City of Beacon Planning Board for the proposed reuse and redevelopment of Licensee's Property as a hotel with associated guest amenity spaces and an accessory restaurant (the "***Project***");

WHEREAS, Licensee is pursuing additional off-street parking to supplement the off-street parking that will be provided at Licensee's Property as part of the Project to accommodate potential excess parking demand from Licensee's Property during peak periods of operation of the Project;

WHEREAS, Licensee has requested that Licensor allow Licensee's customers and/or employees to use fourteen (14) parking spaces (each, a "***Parking Space***" and, collectively, the "***Parking Spaces***") located on Licensor's Property as shown on the attached Exhibit A on an as-needed basis;

WHEREAS, Licensor wishes provide to Licensee a non-exclusive license to allow Licensee's employees, contractors, and/or valet operators to access and use the Licensed Area (hereinafter defined) for valet parking purposes, subject to the terms and conditions hereof;

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the Licensor and Licensee hereto hereby agree as follows:

1. Preamble. The provisions of the preamble are hereby incorporated herein by this reference and made a part of this Agreement.

2. Grant of License.

(a) Licensor hereby grants to Licensee, for the term of this Agreement, a non-exclusive license (the "***License***") for the purpose of: (i) utilizing the Parking Spaces for valet automobile parking (including motorcycles) by Licensee's employees, contractors and/or valet operators; and (ii) for vehicular ingress and egress in order to allow Licensee's employees, contractors and/or valet operators the ability to enter and exit from the Parking Spaces (together with the Parking Spaces, the "***Licensed Area***") as needed and for no other purpose. This Agreement grants Licensee the rights to allow its employees, contractors and/or valet operators to park and retrieve private passenger vehicles (including motorcycles), subject to the terms and conditions set forth herein, in the Licensed Area to provide valet parking service for its customers. Nothing herein shall grant Licensee any right to occupy any other portion of Licensor's Property or to use the Licensed Area for any other purpose.

(b) Licensor and Licensee acknowledge that there may be certain instances when Licensor's operations require usage of the Licensed Area. Licensor shall provide Licensee with twenty-four (24) hours prior notice of any such instances, to allow Licensee to implement a temporary alternate parking strategy for the Project as needed.

3. License Fees.

(a) In consideration of the License, Licensee shall pay to Licensor an initial non-refundable fee of $2,850.00 (the "***Initial Payment***") within thirty (30) days of the execution of this Agreement.

(b) Licensee shall also pay to Licensor a monthly fee of $800.00 (the "***Monthly Fee***") for use of the Licensed Area during the term of the Agreement, which Monthly Fee shall be due on the 1st day of each month after the Licensee obtains all necessary Certificates of Occupancy and/or Completion for the Project from the City of Beacon and commences Project operations.

4. Term.

(a) The term of the License granted herein shall commence on the first day that the Monthly Fee is due, as described in Section 3(b) of this Agreement. In the event that the City of Beacon Planning Board denies the Applications, the Project is modified during review of the Applications such that supplemental off-street parking is not needed, or the Applications are withdrawn by Licensee, the Monthly Fee shall not be due and this Agreement may be terminated by Licensee upon five (5) days prior written notice of such termination to the Licensor.

(b) The term shall be for the period of five (5) years and shall automatically renew for successive five (5) year periods unless terminated by either Party.

(c) The License may be terminated by either Party after the completion of three (3) years of a term, with the delivery of one (1) year prior written notice to the other Party.

(d) In the event that this Agreement is terminated by either Party, Licensee understands that it will need to return to the City of Beacon Planning Board to address the parking needs for the Project.

6. Maintenance of Licensor's Parcel and Licensed Area. Licensor shall maintain the Licensed Area at its sole cost and expense. Licensor may from time to time, without liability to Licensee, restrict access to and use of the Licensed Area for such periods of time as may be reasonably necessary to perform any maintenance or repairs thereto that Licensor is required to perform. Licensor agrees to provide Licensee with five (5) business days' prior notice of any such restriction. Licensee shall reimburse Licensor, within five (5) business days after written demand, for the cost of any repair required to be made to the Licensed Area due to damage resulting from the gross negligence or willful misconduct of Licensee, its agents, employees and/or contractors.

7. Notice. Notice under this Agreement will be sufficient if given by certified mail, postage prepaid or by a nationally recognized overnight courier, to the addresses set forth hereinabove. Any such notice by certified mail shall be effective three (3) business days after mailing and notice by overnight delivery service shall be deemed effective on the day it is received. The mail delivery addresses of the parties may be changed by either Party by giving written notice as above stated.

8. Default.

(a) If either Party breaches any provision of this Agreement and does not remedy the breach within thirty (30) days after written notice of the breach is given by the non-breaching Party to the breaching Party, such breaching Party shall be in default of this Agreement and the non-breaching Party shall have the right, in addition to all other rights and remedies such non-breaching Party may have under this Agreement, at law and in equity, to revoke this License and terminate this Agreement by providing five (5) business days' prior written notice thereof to the breaching Party, whereupon the expiration of said five (5) business day period this Agreement shall terminate and be of no further force or effect and neither Party shall have any further liability to the other hereunder, but the breaching Party shall remain liable to the non-breaching Party for all obligations theretofore accrued.

(b) Anything in this Agreement to the contrary notwithstanding, and without the waiver of either Party's rights under this Agreement, at law and in equity, if at any time either Party fails to comply with any obligation under this Agreement, the complying Party shall have the right, but not the obligation, upon not less than five (5) business days' written notice to the non-complying Party to take such action and incur such costs as may be required to remedy such failure, and the non-complying Party shall pay to the complying Party all costs up to a maximum of $2,400.00 incurred by the

complying Party to remedy such failure within five (5) business days after written demand therefor.

9. Binding Agreement/Assignability. This Agreement shall be binding upon the parties and their respective successors and permitted assigns. Licensee may assign, in whole or in part, this Agreement, or its rights, duties, obligations or responsibilities hereunder without the prior written consent of the Licensor.

10. License/No Tenancy. The Parties agree that this Agreement is a license to use the Licensed Area and that nothing herein will be construed or interpreted to make this a lease agreement or convert this Agreement into a landlord-tenant relationship or easement.

11. Headings and Defined Terms. All section headings in this Agreement are for convenience of reference only and are not intended to qualify the meaning of any section.

12. Applicable Law. This Agreement shall be governed by and interpreted and enforced in accordance with the laws of the State of New York (without regard to any conflict of law provisions) and the decisions of the New York courts. The parties hereto consent to the jurisdiction of any court of the State of New York and any federal courts in New York, waiving any claim or defense that such forum is not convenient or proper. All claims, actions, proceedings, and lawsuits arising out of, or brought in connection with this Agreement shall be brought in a court of competent jurisdiction in the State of New York, County of Westchester.

13. Integration. This Agreement constitutes the entire agreement between the parties regarding parking in the Licensed Area. No agent, representative, employee or officer of either the Licensor or Licensee has authority to make, or has made, any statement, agreement or representation, oral or written, in connection with this Agreement which is any way can be deemed to modify, add to or detract from, or otherwise change or alter its terms and conditions. No negotiations between the parties, nor any custom or usage, shall be permitted to modify or contradict any of the terms and conditions of this Agreement. Except as provided herein, no modifications, alterations, changes, or waiver to this Agreement or any of its terms shall be valid or binding unless accomplished by a written amendment signed by both parties.

14. Agreement Interpretation. This Agreement shall be deemed to have been drafted jointly by the parties hereto. It is agreed and understood that the general rule that ambiguities are to be construed against the drafter shall not apply to this Agreement.

15. Waiver. The failure of either Party to enforce any of its rights hereunder or at law shall not be deemed a waiver or a continuing waiver or any of its rights or remedies against the other Party unless such failure or waiver is in writing.

16. Severability. If any provisions, or part thereof, of this Agreement is judicially declared invalid, void or unenforceable, each and every provision, or part thereof, nevertheless shall continue in full force and effect, and the unenforceable provision shall be changed or interpreted so as best to accomplish the objectives and the intent of such provision within the limits of the applicable law.

17. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same agreement. For purposes of this Agreement, a facsimile or electronic copy of a Party's signature shall be deemed an original and sufficient to bind such Party.

[Signature Page to Follow. Remainder of Page Intentionally Left Blank.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

CROSSIX LLC, a
New York limited liability company

By:_____
Name: Joseph Guarneri
Title:

JMARKMNG, LLC, a
New York limited liability company

By: _/s/ Mark DeFabio_____
Name: Mark DeFabio
Title: Member

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

CROSSIX LLC, a
New York limited liability company

By:_____
Name: Joseph Guarneri
Title: member

JMARKMNG, LLC, a
New York limited liability company

By:_____
Name: Mark DeFabio
Title:

EXHIBIT A


FM 7863 - 1
620775
107'
131'
88'
88'
FM 1463 - 12&21
610763
1.0 A(c)
BEACON CITY
213'
233'
BEEKMAN ST

Job:	1064 Wolcott Avenue		
Job No.:	2022:030		
Description:	Hydrant Flow Test		
Prep. By:	MAB	Date:	4/24/2026
Check By:		Date:	

HUDSON LAND DESIGN
174 Main Street
Beacon NY 12508
845-440-6926

Hydrant Flow Test #1

Location:	Harborview Court
Personnel:	M. Bodendorf, C. Bodendorf, G. Joseph, Justin - City of Beacon WD
Test date:	4/15/2026
Test time:	10:00 a.m.

Tested (Observed) Flow:

Hydrant ID:	1	Static Pressure:	89 psi
Location:	Harborview Court Cul-de-sac		
Calculated Discharge (Q_r):	$Q_r=29.83(c_{d)}(D^2)(P_p{}^{0.5})$		
Where:			
Nozzle Size (D):	2.5 inches		
Pitot Reading (P_p):	15 psi		
Fricition Loss Coefiicient (c_d):	0.9	(0.9 typical for smooth 2.5" opening)	
Calculated Q_r:	650 gpm		

Calculated Available Flow:

Residual Hydrant ID:	2
Location:	Front of 515 Harborview Court
Calculated Fire Flow (Q_f):	$Q_f=Q_r((P_s-P_f)/(P_s-P_r))^{0.54}$
Where:	
Static pressure (P_s):	92 psi
Residual pressure (P_r):	91 psi
Desired pressure at fire flow (P_f):	20 psi
Calculated Q_f:	6543 gpm
Hydrant Classification/Color[(1)]:	Class AA - Light Blue

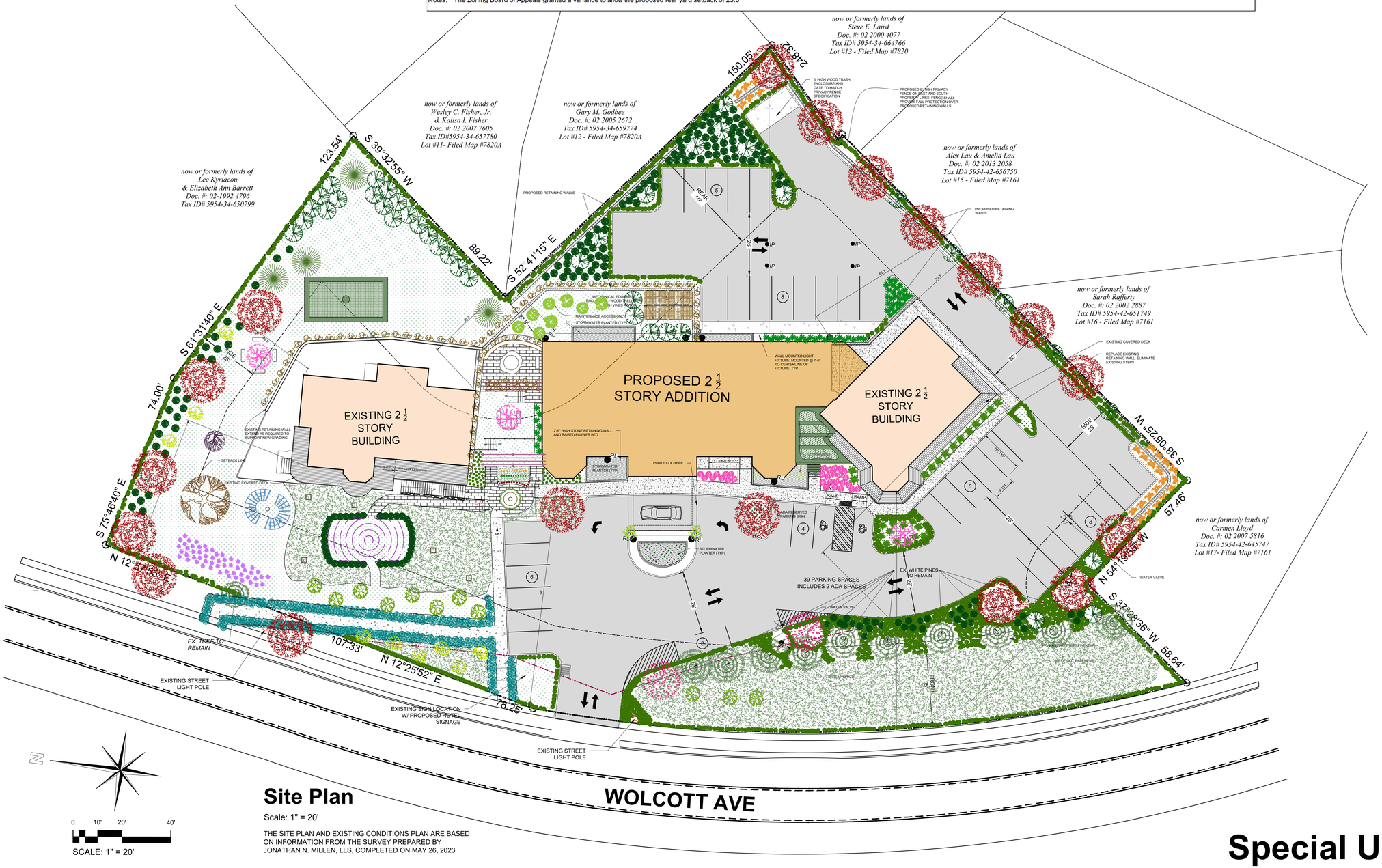
Notes:
1) Per AWWA C502. Color shall be as designated in Federal Standard 595B, top and nozzle caps to be painted.
2) Consult with local water operator to verify color schemes and parts to be painted.
3) Hydrant colors shall signify only the approximate capacity of the individual hydrant as tested alone, and not its capacity when more than one hydrant in the vicinity is in use. The marking of the hydrant is not to be considered as in any way guaranteeing the capacity indicated by the color.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS
9	02/24/26	REVISED PER PLANNING BOARD COMMENTS	AJS
10	03/31/26	REVISED PER PLANNING BOARD COMMENTS	AJS
11	04/28/26	REVISED PER PLANNING BOARD COMMENTS	AJS

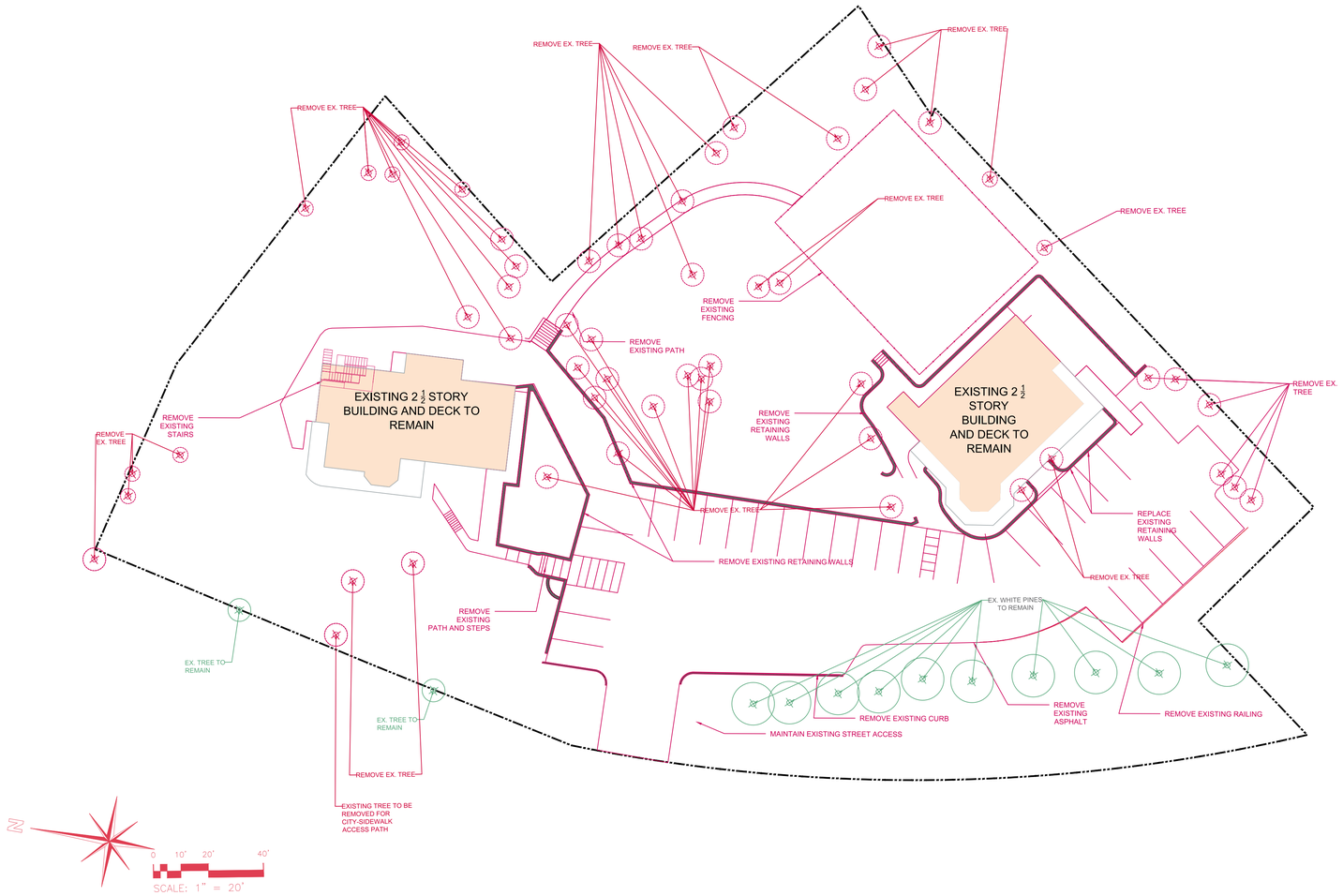
Bulk Zoning Regulations Table

	Minimum 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'


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
now or formerly lands of
Steve E. Laird
Doc. #: 02 2000 4077
Tax ID# 5954-34-664766
Lot #13 - Filed Map #7820
now or formerly lands of
Alex Lau & Amelia Lau
Doc. #: 02 2013 3058
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 Lloyd
Doc. #: 02 2007 5816
Tax ID# 5954-42-645747
Lot #17- Filed Map #7161
S 61°31'40" E 74.00'
S 39°32'55" W 123.54'
S 52°41'15" E 89.22'
N 12°25'52" E 107.33'
S 75°46'40" E 78.25'
N 12°25'52" E 78.25'
S 39°50'25" W 57.46'
N 54°19'52" W
S 37°29'36" W 58.64'
150.05'
248.32'
PROPOSED 2 1/2 STORY ADDITION
EXISTING 2 1/2 STORY BUILDING
EXISTING 2 1/2 STORY BUILDING
6' HIGH WOOD TRASH ENCLOSURE AND GATE TO MATCH PRIVACY FENCE SPECIFICATION
PROPOSED 6' HIGH PRIVACY FENCE ON EAST AND SOUTH PROPERTY LINES. FENCE SHALL PROVIDE FALL PROTECTION OVER PROPOSED RETAINING WALLS
PROPOSED RETAINING WALLS
PROPOSED RETAINING WALLS
MECHANICAL EQUIPMENT ENCLOSURE W/WOOD SLATS AND VINES ON TRELLIS
MAINTENANCE ACCESS ONLY
STORMWATER PLANTER (TYP.)
WALL MOUNTED LIGHT FIXTURE, MOUNTED @ 7'-6" TO CENTERLINE OF FIXTURE, TYP.
2'-6" HIGH STONE RETAINING WALL AND RAISED FLOWER BED
STORMWATER PLANTER (TYP)
PORTE COCHERE
RAMP
RAMP
ADA RESERVED PARKING SIGN
STORMWATER PLANTER (TYP)
39 PARKING SPACES
INCLUDES 2 ADA SPACES
EX. WHITE PINES TO REMAIN
WATER VALVE
WATER VALVE
EXISTING COVERED DECK
REPLACE EXISTING RETAINING WALL. ELIMINATE EXISTING STEPS
WATER VALVE
EXISTING RETAINING WALL TO BE REMOVED AND REPLACED
EXISTING RETAINING WALL EXTENDED AS REQUIRED TO SUPPORT NEW GRADING
SETBACK LINE
EXISTING COVERED DECK
EX. TREE TO REMAIN
EXISTING STREET LIGHT POLE
EXISTING SIGN LOCATION W/ PROPOSED HOTEL SIGNAGE
EXISTING STREET LIGHT POLE
WOLCOTT AVE
FIRE HYDRANT
50' R.O.W.
50' R.O.W.
SIDE 25'
SIDE 25'
REAR 50'
FRONT 35'
FRONT 35'
20'
36'
36'
24'
24'
24

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS
9	02/24/26	REVISED PER PLANNING BOARD COMMENTS	AJS
10	03/31/26	REVISED PER PLANNING BOARD COMMENTS	AJS
11	04/28/26	NO CHANGE	AJS



Existing Conditions & Demolition Plan

Scale: 1" = 20'

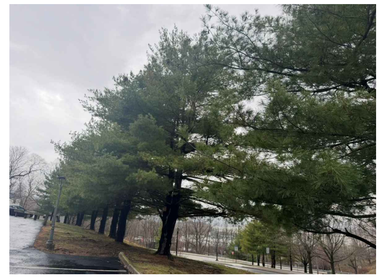
THE SITE PLAN AND EXISTING CONDITIONS PLAN ARE BASED ON INFORMATION FROM THE SURVEY PREPARED BY JONATHAN N. MILLEN, LLS, COMPLETED ON MAY 26, 2023



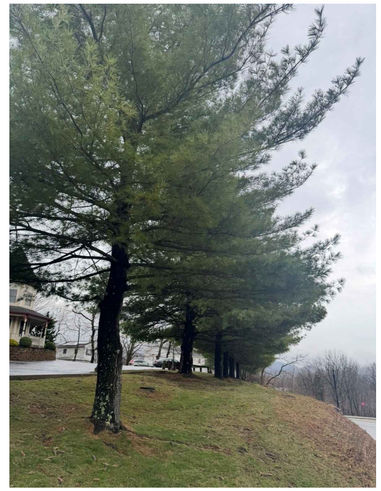
View 1: Existing Trees



View 2: Existing Trees



View 3: Existing Trees



View 4: Existing Trees

Special Use Permit Application

Sheet 2 of 21 - Existing Conditions and Demolition Plan

The Inn on Spy Hill

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

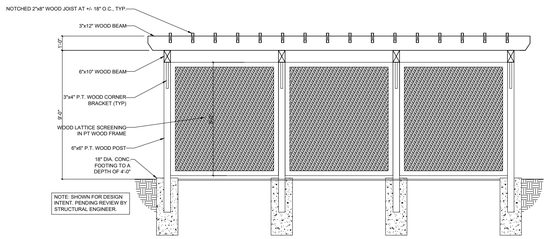
Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 12508

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

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

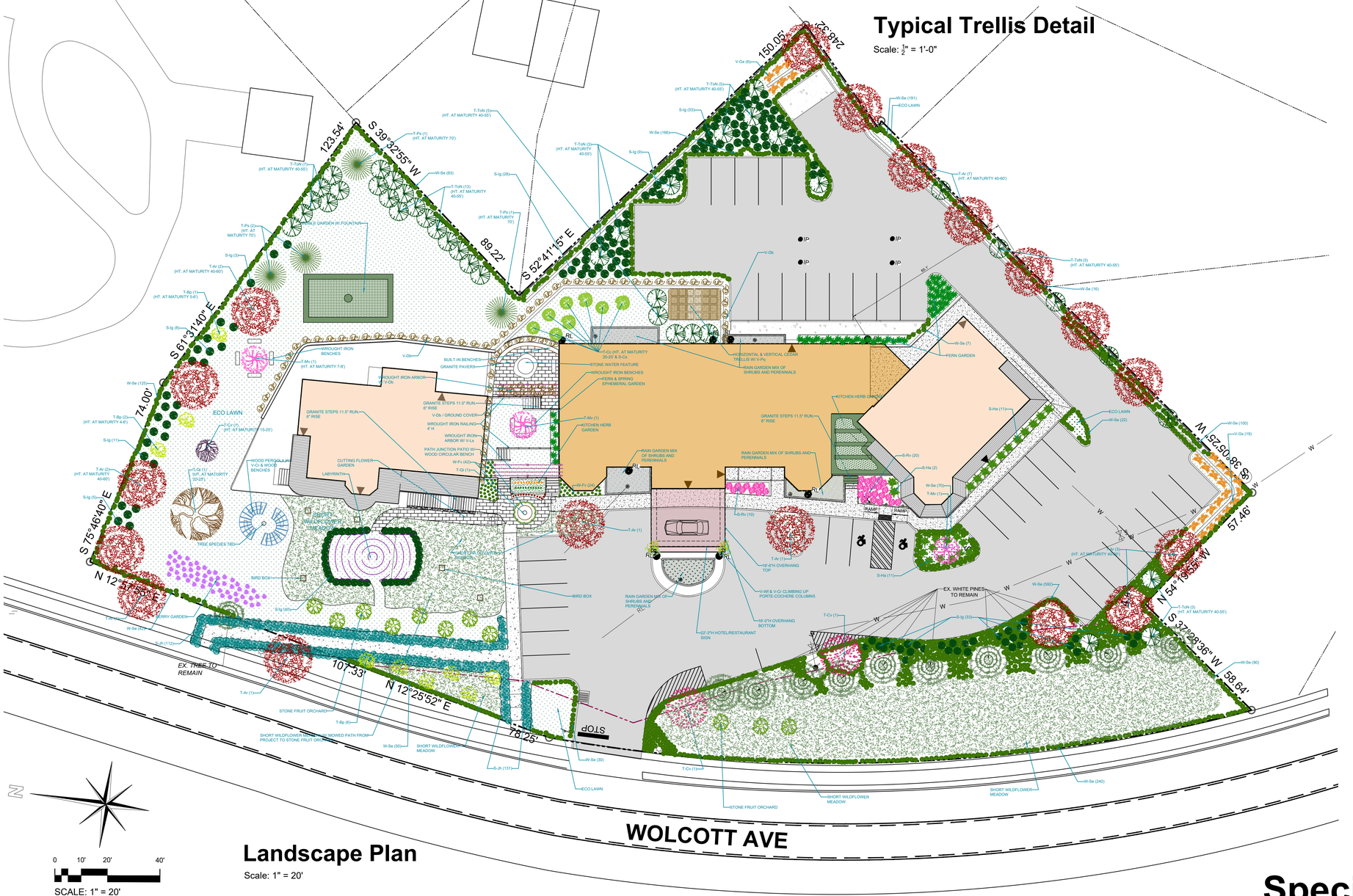
Landscape Designer:
Landscape Restorations
P.O. Box 301
Beacon, New York 12508

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS
9	02/24/26	REVISED PER PLANNING BOARD COMMENTS	AJS
10	03/31/26	REVISED PER PLANNING BOARD COMMENTS	AJS
11	04/28/26	REVISED PER PLANNING BOARD COMMENTS	AJS



Typical Trellis Detail

Scale: 1/2" = 1'-0"


S 61°31'40" E
123.54'
S 39°32'55" W
89.22'
S 52°41'15" E
150.05'
S 36°05'25" W
57.46'
S 54°19'55" W
58.64'
S 27°28'36" W
74.00'
S 75°46'40" E
N 12°25'52" E
107.33'
N 12°25'52" E
78.25'
WOLCOTT AVE
STOP
EX. TREE TO REMAIN
EX. WHITE PINES TO REMAIN
ECO LAWN
FERN GARDEN
HERB & GARDEN W/ FOUNTAIN
BUILT-IN BENCHES
GRANITE PAVERS
WROUGHT IRON BENCHES
WROUGHT IRON ARBOR W/ V-Ls
WROUGHT IRON RAILING
GRANITE STEPS 11.5" RUN, 6" RISE
GRANITE STEPS 11.5" RUN, 7" RISE
V-Db / GROUND COVER
PATH JUNCTION PATIO W/ WOOD CIRCULAR BENCH
WOOD PERGOLA W/ V-Cr & WOOD BENCHES
CUTTING FLOWER GARDEN
LABYRINTH
RAIN GARDEN MIX OF SHRUBS AND PERENNIALS
HORIZONTAL & VERTICAL CEDAR TRELLIS W/ V-Ps
RAIN GARDEN MIX OF SHRUBS AND PERENNIALS
KITCHEN HERB GARDEN
STONE WATER FEATURE
FERN & SPRING EPHEMERAL GARDEN
T-Cr (HT. AT MATURITY 20-25' & S-Cs
T-Mv (1) (HT. AT MATURITY 7-8')
T-Cr (1) (HT. AT MATURITY 15-25')
T-Cg (1) (HT. AT MATURITY 20-25')
T-Pa (1) (HT. AT MATURITY 70')
T-Pa (2) (HT. AT MATURITY 70')
T-Ar (2) (HT. AT MATURITY 40-60')
T-Bp (1) (HT. AT MATURITY 5-6')
T-Bp (2) (HT. AT MATURITY 4-6')
T-Bp (6)
T-Mv (1)
T-Ar (1)
T-Cv (1)
T-Ar (7) (HT. AT MATURITY 40-60')
T-ToN (5) (HT. AT MATURITY 40-55')
T-ToN (7) (HT. AT MATURITY 40-55')
T-ToN (13) (HT. AT MATURITY 40-55')
T-ToN (3) (HT. AT MATURITY 40-55')
T-ToN (9) (HT. AT MATURITY 40-55')
V-Ca (6)
V-Db
V-Gs (6)
S-Ig (53)
S-Ig (9)
S-Ig (28)
S-Ig (3)
S-Ig (8)
S-Ig (11)
S-Ig (5)
S-Ig (40)
S-Ig (33)
S-Rv (20)
S-Rv (10)
S-Ha (11)
S-Ha (2)
S-Jh (112)
S-Jh (131)
W-Se (191)
W-Se (166)
W-Se (63)
W-Se (125)
W-Se (16)
W-Se (7)
W-Se (22)
W-Se (70)
W-Se (100)
W-Se (592)
W-Se (50)
W-Se (30)
W-Se (240)
W-Se (90)
V-Gs (19)
T-Mv (1)
W-Fv (50)
W-Fv (42)
T-Cg (1)
RAMP
RAMP
RL
RL
RL



Coreopsis tinctoria

Common Name
Golden Tickseed

Type
Annual

Attachment



Bouteloua curtipendula

Common Name
Sideoats Grama

Type
Grass

Attachment



Bouteloua gracilis

Common Name
Blue Grama

Type
Grass

Attachment



Sporobolus heterolepis

Common Name
Prairie Dropseed

Type
Grass

Attachment



Boltonia asteroides

Common Name
False Aster

Type
Herbaceous

Attachment



Crysogonum virginianum

Common Name
Green and Gold

Type
Herbaceous

Attachment



Aster divaricatus

Common Name
White Wood Aster

Type
Herbaceous

Attachment



Coreopsis lanceolata

Common Name
Tickseed

Type
Herbaceous

Attachment



Echinacea purpurea sp.

Common Name
Purple Coneflower

Type
Herbaceous

Attachment



Liatris spicata

Common Name
Blazing Star

Type
Herbaceous

Attachment



Monarda didyma

Common Name
Beebalm

Type
Herbaceous

Attachment



Monarda fistulosa

Common Name
Beebalm

Type
Herbaceous

Attachment



Porteranthus trifoliatus

Common Name
Indian Physic

Type
Herbaceous

Attachment



Soilidago tenufolia

Common Name
Grass leaved Goldenrod

Type
Herbaceous

Attachment

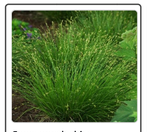


Sysyrhinchium angustifoli...

Common Name
Blue Eyed Grass

Type
Herbaceous

Attachment



Carex appalachica

Common Name
Appalachian Sedge

Type
Grass

Attachment

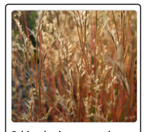


Carex pennsylvanica

Common Name
Pennsylvania Sedge

Type
Grass

Attachment



Schizachyrium scoparium

Common Name
Little Blue Stem

Type
Grass

Attachment

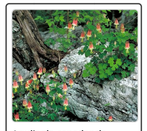


Allium cernuum

Common Name
Nodding Onion

Type
Herbaceous

Attachment



Aquilegia canadensis

Common Name
Columbine

Type
Herbaceous

Attachment



Asclepias tuberosa

Common Name
Butterfly Weed

Type
Herbaceous

Attachment



Fragaria virginiana

Common Name
Wild strawberry

Type
Herbaceous

Attachment



Geranium maculatum

Common Name
Wild Geranium

Type
Herbaceous

Attachment



Helianthus angustifolius sp.

Common Name
Narrow Leaved Sunflower

Type
Herbaceous

Attachment



Monarda punctata

Common Name
Dotted Beebalm

Type
Herbaceous

Attachment



Penstemon hirsutus

Common Name
Hairy Beardstongue

Type
Herbaceous

Attachment



Phlox stolifera

Common Name
Creeping Phlox

Type
Herbaceous

Attachment



Tradescanthia virginana

Common Name
Spider Wort

Type
Herbaceous

Attachment



Verbana canadensis 'Hom...

Common Name
Rose Vervain

Type
Herbaceous

Attachment



Vernonia lettermanii 'Iron ...

Common Name
Narrowleafed Ironeweed

Type
Herbaceous

Attachment



Vernonia noveboracensis

Common Name
New York Iron Weed

Type
Herbaceous

Attachment



Veronicastrum virginicum

Common Name
Culver's Root

Type
Herbaceous

Attachment



Viola pedata

Common Name
Birdfoot Violet

Type
Herbaceous

Attachment



Carpinus caroliniana

Common Name
Ironwood

Type
Tree

Attachment



Cercis canadensis

Common Name
Eastern Redbud

Type
Tree

Attachment



Chionanthus virginicus

Common Name
Fringe Tree

Type
Tree

Attachment



Prunus americana

Common Name
American Plum

Type
Tree

Attachment



Prunus pensylvanica

Common Name
Wild Red Cherry

Type
Tree

Attachment



Prunus serotina

Common Name
Black Cherry

Type
Tree

Attachment



Lonicera sempervirens

Common Name
Trumpet Honeysuckle

Type
Vine

Attachment

Parthenocissus quinquefolia

Common Name
Virginia Creeper

Type
Vine

Attachment

Wisteria frutescens

Common Name
American Wisteria

Type
Vine

Attachment

Fothergilla gardenia

Common Name
Dwarf Fothergilla

Type
Shrub

Attachment

Gayluccacia baccata

Common Name
Black Huckleberry

Type
Shrub

Attachment

Hamamelis vernalis

Common Name
Ozark Witch-hazel

Type
Shrub

Attachment

Zizia aurea

Common Name
Golden Alexander

Type
Herbaceous

Attachment

Acer rubrum

Common Name
Red Maple

Type
Tree

Attachment

Betula populifolia

Common Name
Grey Birch

Type
Tree

Attachment

Cornus florida

Common Name
Flowering Dogwood

Type
Tree

Attachment

Juniperus virginiana

Common Name
Juniper

Type
Tree

Attachment

Magnolia virginiana

Common Name
Sweetbay Magnolia

Type
Tree

Attachment

Quercus rubra

Common Name
Northern Red Oak

Type
Tree

Attachment

Clematis virginiana

Common Name
Woodbine

Type
Vine

Attachment

Decumaria barbara

Common Name
Climbing Hydrangea

Type
Vine

Attachment

Comptonia peregrina

Common Name
Sweet Fern

Type
Shrub

Attachment

Cornus sericea

Common Name
Red-twig Dogwood

Type
Shrub

Attachment

Diervilla lonicera

Common Name
Bush Honeysuckle

Type
Shrub

Attachment

Hamamelis virginiana

Common Name
American Witch-hazel

Type
Shrub

Attachment

Hydrangea quercifolia

Common Name
Oakleaf Hydrangea

Type
Shrub

Attachment

Hypericum prolificum

Common Name
St. John's Wort

Type
Shrub

Attachment

Ilex Glabra

Common Name
Inkberry

Type
Shrub

Attachment

Ilex verticillata 'Sparklebe...

Common Name
Winterberry 'Sparkleberry'

Type
Shrub

Attachment

Juniper communis

Common Name
Common Juniper

Type
Shrub

Attachment

Rhododendron calendula...

Common Name
Flame Azalea

Type
Shrub

Attachment

Rhus aromatica

Common Name
Fragrant Sumac

Type
Shrub

Attachment

Rosa carolina

Common Name
Carolina Rose

Type
Shrub

Attachment

Rubus occidentalis

Common Name
Black Raspberry

Type
Shrub

Attachment

Rubus odoratus

Common Name
Flowering raspberry

Type
Shrub

Attachment

Vaccinium angustifolium

Common Name
Lowbush Blueberry

Type
Shrub

Attachment

Polypodium virginianium

Common Name
Rock Polypody

Type
Fern

Attachment

Polystichum acrostichoides

Common Name
Christmas fern

Type
Fern

Attachment

Dryopteris intermedia

Common Name
Intermediate Wood Fern

Type
Fern

Attachment

Symphyotriochum erocoi...

Common Name
Heath Aster

Type
Herbaceous

Attachment

Kalmia latifolia

Common Name
Mountain-laurel

Type
Shrub

Attachment

Myrica pensylvanica

Common Name
Northern Bayberry

Type
Shrub

Attachment

Physocarpus opulifolius

Common Name
Common Ninebark

Type
Shrub

Attachment

Rosa virginiana

Common Name
Virginia Rose

Type
Shrub

Attachment

Rubus allegheniensis

Common Name
Allegheny Blackberry

Type
Shrub

Attachment

Rubus idaeus

Common Name
American Raspberry

Type
Shrub

Attachment

Vaccinium corymbosum

Common Name
Highbush Blueberry

Type
Shrub

Attachment

Viburnum dentatum

Common Name
Arrowwood Viburnum

Type
Shrub

Attachment

Viburnum lentago

Common Name
Nannyberry

Type
Shrub

Attachment

Prunus americana

Common Name
American Plum

Type
Tree

Attachment

Prunus americana

Common Name
American Plum

Type
Tree

Attachment

Thuja occidentalis 'Nigra'

Common Name
Arborvitae Nigra

Type
Tree

Attachment

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS
9	02/24/26	REVISED PER PLANNING BOARD COMMENTS	AJS
10	03/31/26	REVISED PER PLANNING BOARD COMMENTS	AJS
11	04/28/26	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Application

Sheet 4 of 21 - 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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
11	04/28/26	ADDED TO DRAWING SET FOR REFERENCE	AJS



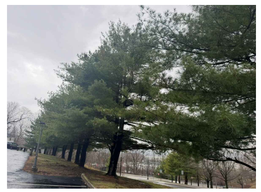
Existing & Proposed Tree Overlay

Scale: 1" = 20'





Photos: Typical Existing Tree Conditions









Photos: Existing Trees Along Wolcott Avenue

Special Use Permit Application

Sheet 5 of 21 - Existing & Proposed Tree Overlay

The Inn on Spy Hill

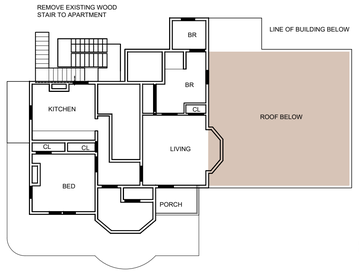
1064 Wolcott Ave
Beacon, New York
Scale: 1" = 20'
January 31, 2025

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



SHADED AREA INDICATES THE ROOF OF THE PREVIOUS ADDITION BELOW.

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

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

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

THE EXISTING ATTIC APARTMENT WILL BE REMOVED. THE ATTIC WILL BE USED ONLY FOR STORAGE.

PAINT EXISTING WOOD SIDING TO REMAIN (TYPICAL AT EXISTING NORTH BUILDING)

Existing 3rd Floor Plan - North Building

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS
9	02/24/26	REVISED PER PLANNING BOARD COMMENTS	AJS
10	03/31/26	REVISED PER PLANNING BOARD COMMENTS	AJS
11	04/28/26	REVISED PER PLANNING BOARD COMMENTS	AJS

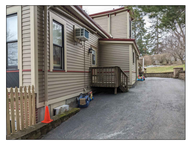


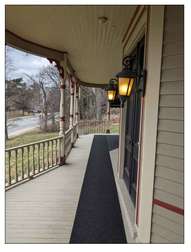






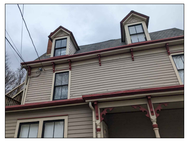


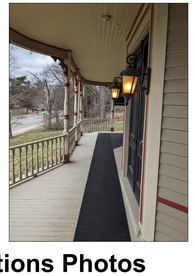




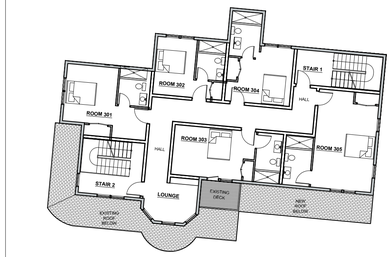


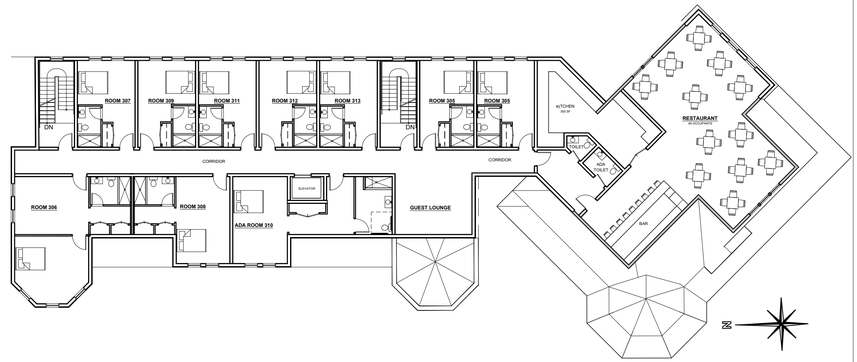






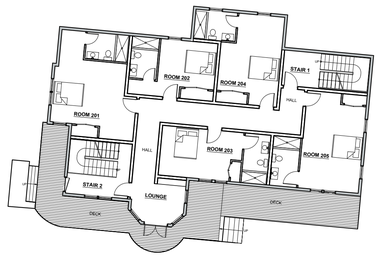
Existing Conditions Photos North Building

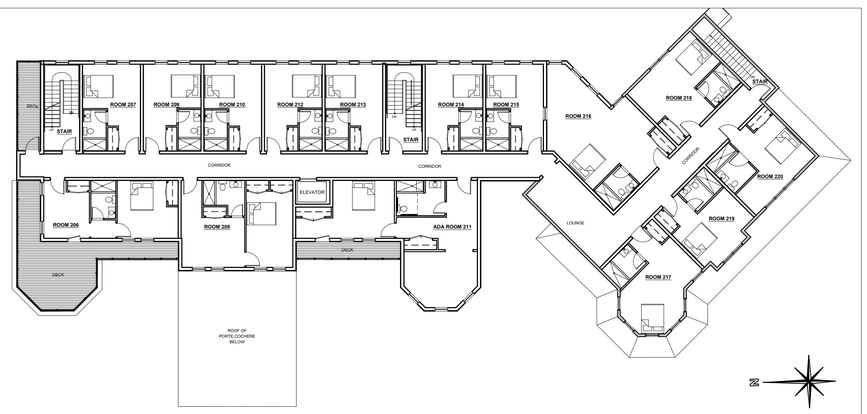




3rd Floor Plan

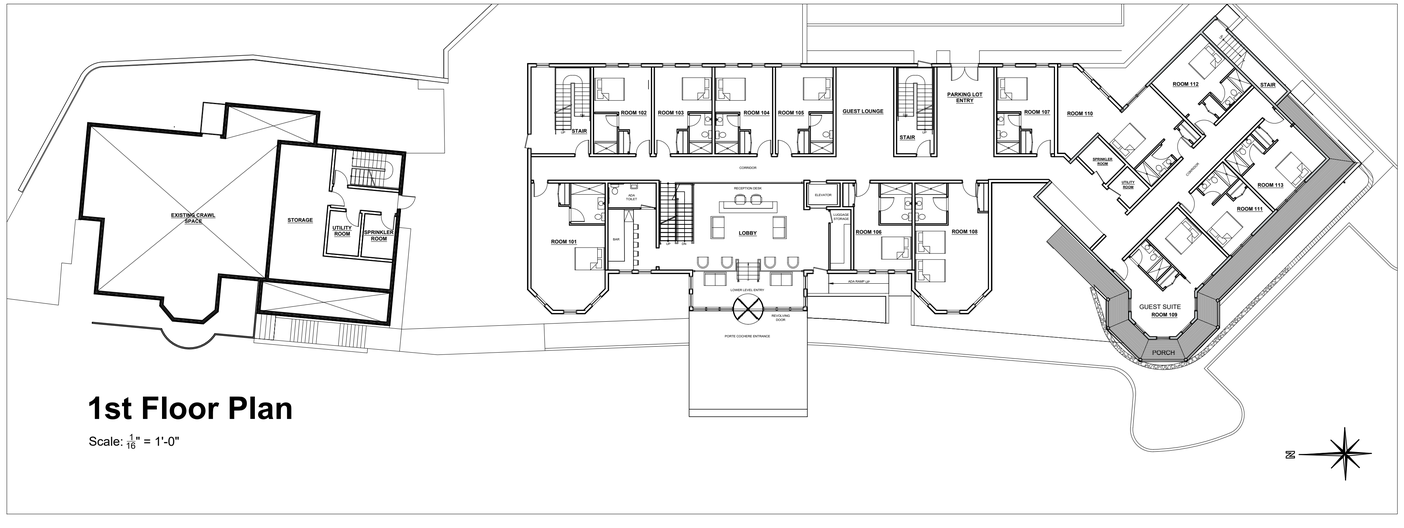
Scale: $\frac{1}{16}$" = 1'-0"





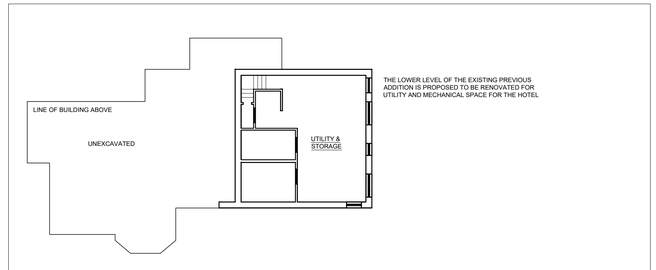
2nd Floor Plan

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



1st Floor Plan

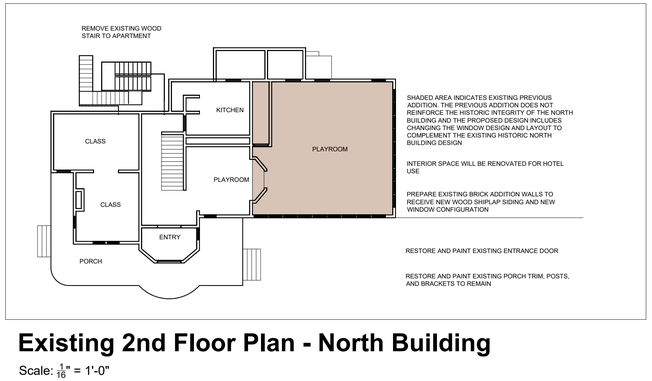
Scale: $\frac{1}{16}$" = 1'-0"



THE LOWER LEVEL OF THE EXISTING PREVIOUS ADDITION IS PROPOSED TO BE RENOVATED FOR UTILITY AND MECHANICAL SPACE FOR THE HOTEL

Existing 1st Floor Plan - North Building

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



SHADED AREA INDICATES EXISTING PREVIOUS ADDITION. THE PREVIOUS ADDITION DOES NOT REINFORCE THE HISTORIC INTEGRITY OF THE NORTH BUILDING AND THE PROPOSED DESIGN INCLUDES CHANGING THE WINDOW DESIGN AND LAYOUT TO COMPLEMENT THE EXISTING HISTORIC NORTH BUILDING DESIGN

INTERIOR SPACE WILL BE RENOVATED FOR HOTEL USE

PREPARE EXISTING BRICK ADDITION WALLS TO RECEIVE NEW WOOD SHIPLAP SIDING AND NEW WINDOW CONFIGURATION

RESTORE AND PAINT EXISTING ENTRANCE DOOR

RESTORE AND PAINT EXISTING PORCH TRIM, POSTS, AND BRACKETS TO REMAIN

Existing 2nd 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

Special Use Permit Application

Sheet 6 of 21 - Building Plans

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

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

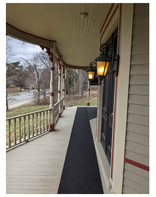
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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









Existing Conditions Photos
North Building



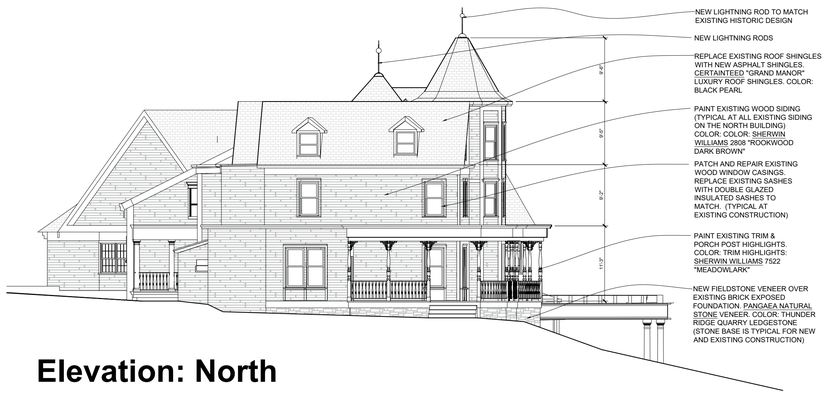
Existing Conditions Photo:
North Building - West Elevation



Elevation: East

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS
9	02/24/26	REVISED PER PLANNING BOARD COMMENTS	AJS
10	03/31/26	REVISED PER PLANNING BOARD COMMENTS	AJS
11	04/28/26	REVISED PER PLANNING BOARD COMMENTS	AJS



Elevation: North

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

NEW ALUMINUM STOREFRONT AT LOBBY ENTRY

NEW COLUMNS ON LOW STONE WALL WITH PRECAST CONCRETE COPING



Elevation: South

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



Elevation: West

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

Special Use Permit Application

Sheet 7 of 21 - 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
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	NO CHANGE	AJS
9	02/24/26	REVISED PER PLANNING BOARD COMMENTS	AJS
10	03/31/26	REVISED PER PLANNING BOARD COMMENTS	AJS
11	04/28/26	REVISED PER PLANNING BOARD COMMENTS	AJS

NOTE: THE RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE DESIGN INTENDED TO SHOW THE OVERALL CONCEPT. THE ELEVATION DRAWINGS TAKE PRECEDENCE IF THERE ARE ANY DISCREPANCIES BETWEEN THE RENDERINGS AND THE ELEVATION DRAWINGS.



VIEW 4



VIEW 1



VIEW 7



VIEW 5



VIEW 2



VIEW 8



VIEW 6



VIEW 3

Special Use Permit Application

Sheet 8 of 21 - Renderings

The Inn on Spy Hill

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

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

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

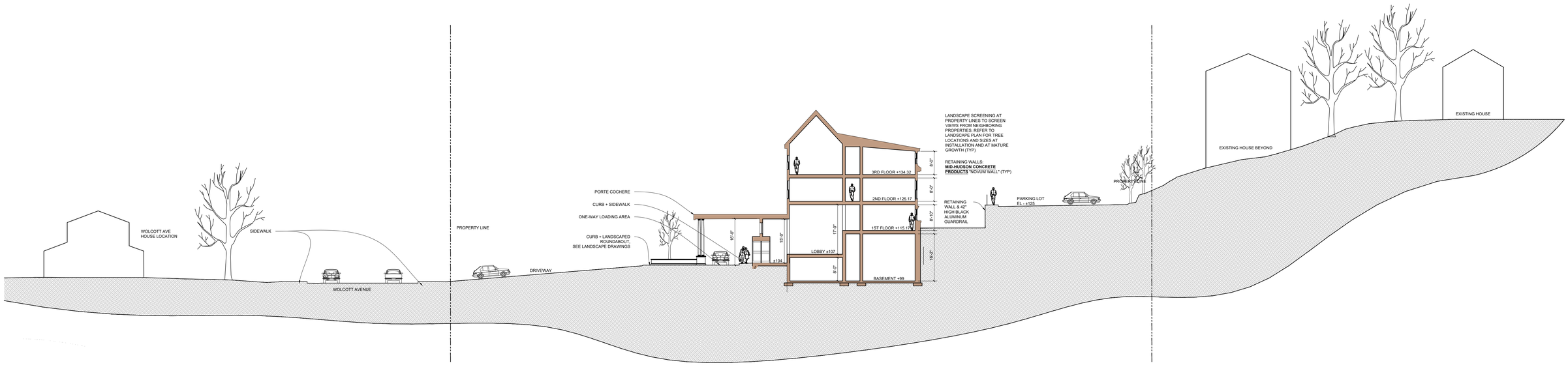
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS
9	02/24/26	NO CHANGE	AJS
10	03/31/26	NO CHANGE	AJS
11	04/28/26	REVISED PER PLANNING BOARD COMMENTS	AJS



Key Plan



SECTION AT PROPOSED ADDITION

Site Section Diagram AA

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

Special Use Permit Application

Sheet 9 of 21 - 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

NOTES:

1. ALL MOUNTING HEIGHTS (MH) ARE FROM THE BOTTOM OF THE LUMINAIRE TO FINISHED GRADE U.O.N.
2. THE LUMINAIRES LF-7A-D, & LF-8 ARE EXCLUDED FROM THE PHOTOMETRIC PLAN.
3. COORD. FINAL PLACEMENT, AIMING AND MTG. OF LANDSCAPING LUMINAIRES IN THE FEILD WITH LANDSCAPE ARCH.
4. FIXTURE TYPE LF-7B ALONG FENCE AND RETAINING WALL ARE GROUND MOUNTED AND IS INTENDED FOR ACCENT PURPOSES ONLY (DIM LUMINAIRE ACCORDINGLY). COORDINATE WITH FENCE AND LANDSCAPE ARCHITECT. RETAINING WALL ACCENTING SHALL ONLY OCCUR WHERE THE WALL IS 5' OR GREATER AND AS PER LANDSCAPE ARCH'S DIRECTION.
5. LUMINAIRE FOR OUTDOOR MECHANICAL EQUIPMENT IS TBD. COORDINATE MOUNTING TO TRELLIS. LUMINAIRE SHALL BE 2700K CCT & FULL-CUT OFF. PROVIDE CONTROLS SUCH THAT LUMINAIRE CAN ONLY BE UTILIZED FOR MAINTENANCE PURPOSES.
6. 6' PRIVACY FENCE IS EXCLUDED FROM THE PHOTOMETRIC 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	
B	4/27/2026	REVISED FOR PLANNING BOARD REVIEW	

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

now or formerly lands of Steve E. Laird Doc. #: 02 2000 4077 Tax ID# 5954-34-664766 Lot #13 - Filed Map #7820

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

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 Lee Kyriacou & Elizabeth Ann Barrett Doc. #: 02-1992 4796 Tax ID# 5954-34-650799

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

now or formerly lands of Carmen Lloyd Doc. #: 02 2007 5816 Tax ID# 5954-42-645747 Lot #17- Filed Map #7161

EXISTING 2 1/2 STORY BUILDING

EXISTING 2 STORY BUILDING

MH: 9' INTEGRAL MOTION SENSOR & PHOTOCELL

REFER TO NOTE #6

REFER TO NOTE #4

SEE NOTE #5

COORD. MOUNTING WITH TRELLIS (TYP.)

TYPE: LF-7B ILLUMINATING CLIMBING HYDRANGEA COORD. MTG. W/ LANDSCAPE ARCH.

TYPE: LF-8 ILLUMINATING FACIA OF PORTE-COCHERE. LUMINAIRE SHALL BE FULLLY SHEILDED BY MILLWORK. COOR. MTG. W/ ARCHITECT.

TYPE: LF-7A LOCATED AT ROOF SOFFIT AIMED DOWN.

TYPE: LF-7B ILLUMINATING WISTERIA COORD. MTG. W/ LANDSCAPE ARCH.

SEE NOTE #3 (TYP. FOR LANDSCAPE LIGHTING)

LUMINAIRE MOUNTING HEIGHT IS 12.6' (TYPICAL FOR ALL TYPE: LF-7I)

MUNICIPAL LUMINAIRE

STOP

WOLCOTT AVE

LTG-1

SITE LIGHTING PLAN

SCALE: 1/16" = 1'-0"

NOTES:

1. ALL MOUNTING HEIGHTS (MH) ARE FROM THE BOTTOM OF THE LUMINAIRE TO FINISHED GRADE U.O.N.
2. THE LUMINAIRES LF-7A-D, & LF-8 ARE EXCLUDED FROM THE PHOTOMETRIC PLAN.
3. COORD. FINAL PLACEMENT, AIMING AND MTG. OF LANDSCAPING LUMINAIRES IN THE FEILD WITH LANDSCAPE ARCH.
4. FIXTURE TYPE LF-7B ALONG FENCE AND RETAINING WALL ARE GROUND MOUNTED AND IS INTENDED FOR ACCENT PURPOSES ONLY (DIM LUMINAIRE ACCORDINGLY). COORDINATE WITH FENCE AND LANDSCAPE ARCHITECT. RETAINING WALL ACCENTING SHALL ONLY OCCUR WHERE THE WALL IS 5' OR GREATER AND AS PER LANDSCAPE ARCH'S DIRECTION.
5. LUMINAIRE FOR OUTDOOR MECHANICAL EQUIPMENT IS TBD. COORDINATE MOUNTING TO TRELLIS. LUMINAIRE SHALL BE 2700K CCT & FULL-CUT OFF. PROVIDE CONTROLS SUCH THAT LUMINAIRE CAN ONLY BE UTILIZED FOR MAINTENANCE PURPOSES.
6. 6' PRIVACY FENCE IS EXCLUDED FROM THE PHOTOMETRIC PLAN.

HEMLOCK LIGHTING
hemlocklighting.com
(914)886-8273

ISSUE DATE:	DESCRIPTION	DRAWN BY: JP	REVIEWED BY:
REV # DATE			
A 3/26/2026	ISSUED FOR PLANNING BOARD REVIEW		
B 4/27/2026	REVISED 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"
"HANDICAP RAMP"
"FRONT RIGHT WALKWAY"
"FRONT LEFT WALKWAY"
"PORTE COCHERE"
"LEFT BLDG. PORCH"
"ROUNDABOUT WALKWAY"
"SIDWALK PERPENDICULAR TO STREET"
"FRONT DRIVE & PARKING"
"SIDWALK PARALLEL TO STREET"
REFER TO NOTE #6
EXISTING 2 1/2 STORY BUILDING
MUNICIPAL LUMINAIRE
MUNICIPAL LUMINAIRE
WOLCOTT AVE

now or formerly lands of Steve E. Laurel Doc. #: 02 2000 4072 Tax ID# 5954-34-664766 Lot #13 - Filed Map #7820
now or formerly lands of Mary M. Godbee Doc. #: 02 2005 2672 Tax ID# 5954-34-659774 Lot #12 - Filed Map #7820A
now or formerly lands of Wesley C. Fisher, Jr. & Krista I. Fisher Doc. #: 02 2007 7605 Tax ID#5954-34-657780 Lot #11 - Filed Map #7820A
now or formerly lands of Lee Kyriacou & Elizabeth Ann Burnett Doc. #: 02-1992 4796 Tax ID# 5954-34-650799
now or formerly lands of Alan Lau & Amelia Lau Doc. #: 02 2013 1168 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 Li Doc. #: 02 2007 5816 Tax ID# 5954-42-645747 Lot #17 - Filed Map #7161

SCALE: 1/16"=1'-0"

LTG-2

SITE LIGHTING PHOTOMETRIC PLAN

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. 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. 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

GENERAL NOTE: ALL EXTERIOR LUMINAIRES SHALL BE 0-10V DIMMABLE AND SHALL OPERATE IN A DUSK-DAWN FASHION.

HEMLOCK LIGHTING
hemlocklighting.com
(914)886-8273

ISSUE DATE:			
REV #	DATE	DESCRIPTION	DRAWN BY: JP / REVIEWED BY:
A	3/26/2026	ISSUED FOR PLANNING BOARD REVIEW	
B	4/27/2026	REVISED FOR PLANNING BOARD REVIEW	

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

LTG-3

SITE LIGHTING 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

HEMLOCK LIGHTING
hemlocklighting.com
(914)886-8273

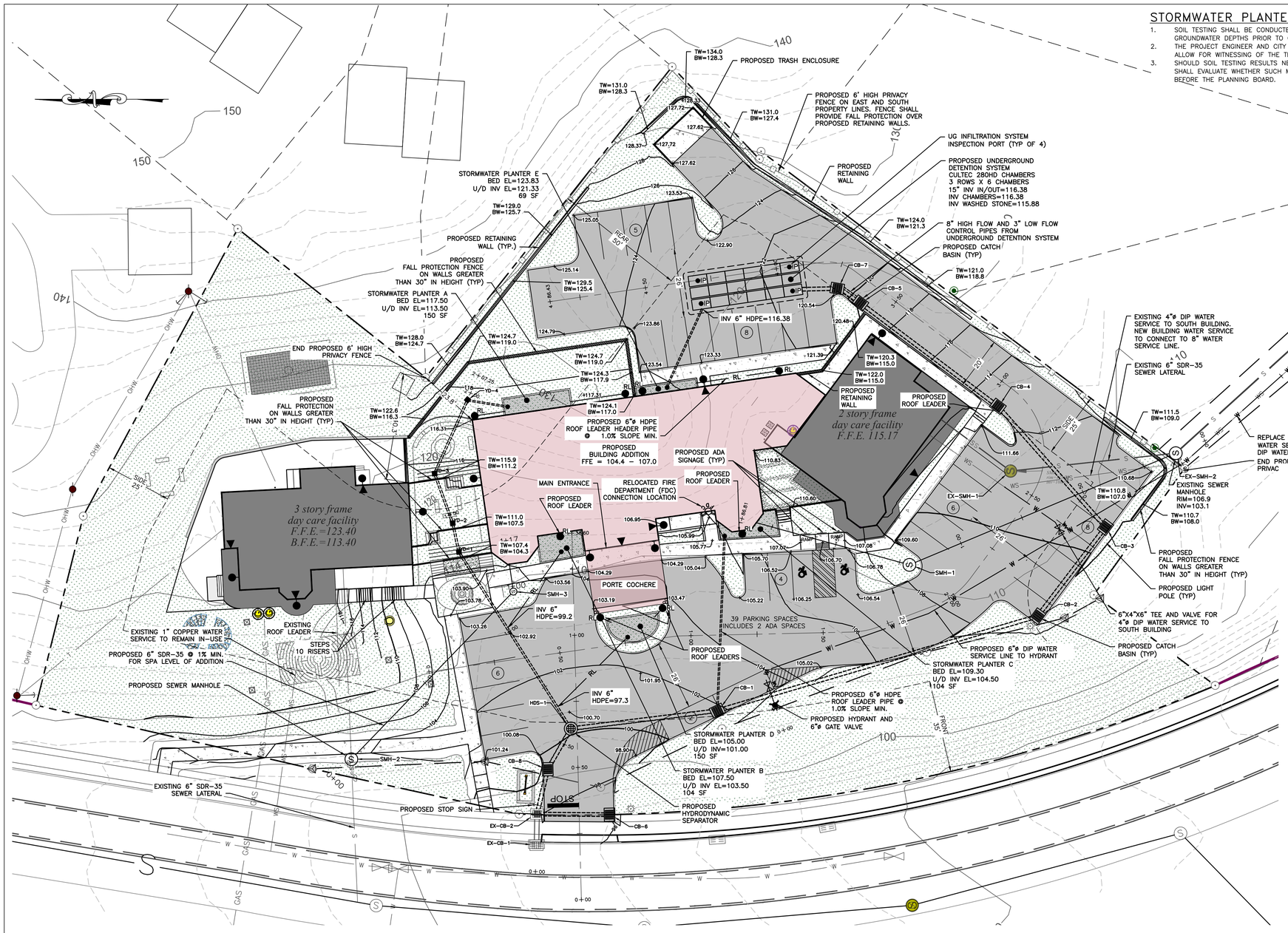
ISSUE DATE: | DRAWN BY: JP | REVIEWED BY:

REV #	DATE	DESCRIPTION
A	3/26/2026	ISSUED FOR PLANNING BOARD REVIEW
B	4/27/2026	REVISED FOR PLANNING BOARD REVIEW

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

LTG-4

SITE LIGHTING PHOTOMETRIC SUMMARY SCHED.



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 SUMP = 100.50 CB2-CB1 INV IN = 101.60 PBC-CB1 INV IN = 102.25 CB1-HDS1 INV OUT = 101.50
CB-2	RIM = 108.53 SUMP = 103.67 CB3-CB2 INV IN = 104.77 CB2-CB1 INV OUT = 104.67
CB-3	RIM = 110.29 SUMP = 104.20 CB4-CB3 INV IN = 105.30 CB3-CB2 INV OUT = 105.20
CB-4	RIM = 112.90 SUMP = 104.50 CB5-CB4 INV IN = 109.00 CB4-CB3 INV OUT = 106.00
CB-5	RIM = 120.52 SUMP = 115.07 CB7-CB5 HIGH FLOW INV IN = 118.31 CB7-CB5 LOW FLOW INV IN = 116.29 CB5-CB4 INV OUT = 116.07
CB-6	RIM = 96.71 SUMP = 92.85 CB6-EXCB2 INV OUT = 93.85
CB-7	RIM = 120.51 SUMP = 115.38 UG-CB7 INV OUT = 116.38 CB7-CB5 HIGH FLOW INV OUT = 118.38 CB7-CB5 LOW FLOW INV OUT = 116.38
CB-8	RIM = 99.35 SUMP = 95.20 HDS1-CB8 INV IN = 96.30 CB8-EXCB2 INV OUT = 96.20
EX-CB-1	RIM = 96.89 SUMP = 91.56 EXCB2-EXCB1 INV IN = 92.56
EX-CB-2	RIM = 97.43 SUMP = 92.06 CB6-EXCB2 INV IN = 93.58 CB8-EXCB2 INV IN = 93.64 EXCB2-EXCB1 INV OUT = 93.08
HDS-1	RIM = 100.20 SUMP = 93.00 CB1-HDS1 INV IN = 96.71 YD1-HDS1 INV IN = 96.71 HDS1-CB8 INV OUT = 96.61
YD-1	RIM = 107.42 SUMP = 99.85 YD2-YD1 INV IN = 103.10 YD1-HDS1 INV OUT = 100.85
YD-2	RIM = 111.02 SUMP = 102.99 YD3-YD2 INV IN = 106.09 YD2-YD1 INV OUT = 103.99
YD-3	RIM = 115.91 SUMP = 106.69 YD4-YD3 INV IN = 111.67 YD3-YD2 INV OUT = 107.69
YD-4	RIM = 117.49 SUMP = 112.24 YD4-YD3 INV OUT = 113.24

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

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

STORM SEWER PIPE TABLE					
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE	UPSTREAM INV	DOWNSTREAM INV
CB1-HDS1	56 LF	15" ø CORR HDPE	8.59%	101.50	96.71
CB2-CB1	126 LF	15" ø CORR HDPE	2.43%	104.67	101.60
CB3-CB2	42 LF	15" ø CORR HDPE	1.02%	105.20	104.77
CB4-CB3	61 LF	15" ø CORR HDPE	1.14%	106.00	105.30
CB5-CB4	65 LF	15" ø CORR HDPE	10.87%	116.07	109.00
CB6-EXCB2	27 LF	15" ø CORR HDPE	1.00%	93.85	93.58
CB7-CB5 HIGH FLOW	7 LF	8" ø CORR HDPE	1.03%	118.38	118.31
CB7-CB5 LOW FLOW	8 LF	3.0 inch PVC Pipe	1.08%	116.38	116.29
CB8-EXCB2	17 LF	15" ø CORR HDPE	14.71%	96.20	93.64
EXCB2-EXCB1	12 LF	18" ø RCP	4.41%	93.08	92.56
HDS1-CB8	18 LF	15" ø CORR HDPE	1.75%	96.61	96.30
PBA-YD4	15 LF	6" ø CORR HDPE	2.00%	113.60	113.30
PBC-CB1	66 LF	6" ø CORR HDPE	1.14%	103.00	102.25
PBE-UG	32 LF	6" ø CORR HDPE	15.25%	121.33	116.38
UG-CB7	13 LF	15" ø CORR HDPE	0.00%	116.38	116.38
YD1-HDS1	79 LF	8" ø CORR HDPE	5.23%	100.85	96.71
YD2-YD1	11 LF	8" ø CORR HDPE	8.00%	103.99	103.10
YD3-YD2	20 LF	8" ø CORR HDPE	8.00%	107.69	106.09
YD4-YD3	31 LF	8" ø CORR HDPE	5.17%	113.24	111.67

EXISTING UNDERGROUND UTILITY NOTES:

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

MAP REFERENCES:

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

WATER METER NOTES:

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

POST CONSTRUCTION NOTES:

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

BUILDING SPRINKLER NOTES:

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

WATER AND SEWER SERVICE NOTES:

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

GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS & STORM SEWER LINES, SANITARY MANHOLES & SEWER LINES, WATERLINES AND OTHER UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF SEWER MAINS (AND SERVICE LATERALS).

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				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	10	4/28/26	PER PLANNING BOARD COMMENTS	CMB
5	11/25/25	PER PLANNING BOARD COMMENTS	CMB				
6	12/30/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK — NICHOLAS A. BOSKOFF — 084466 — LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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

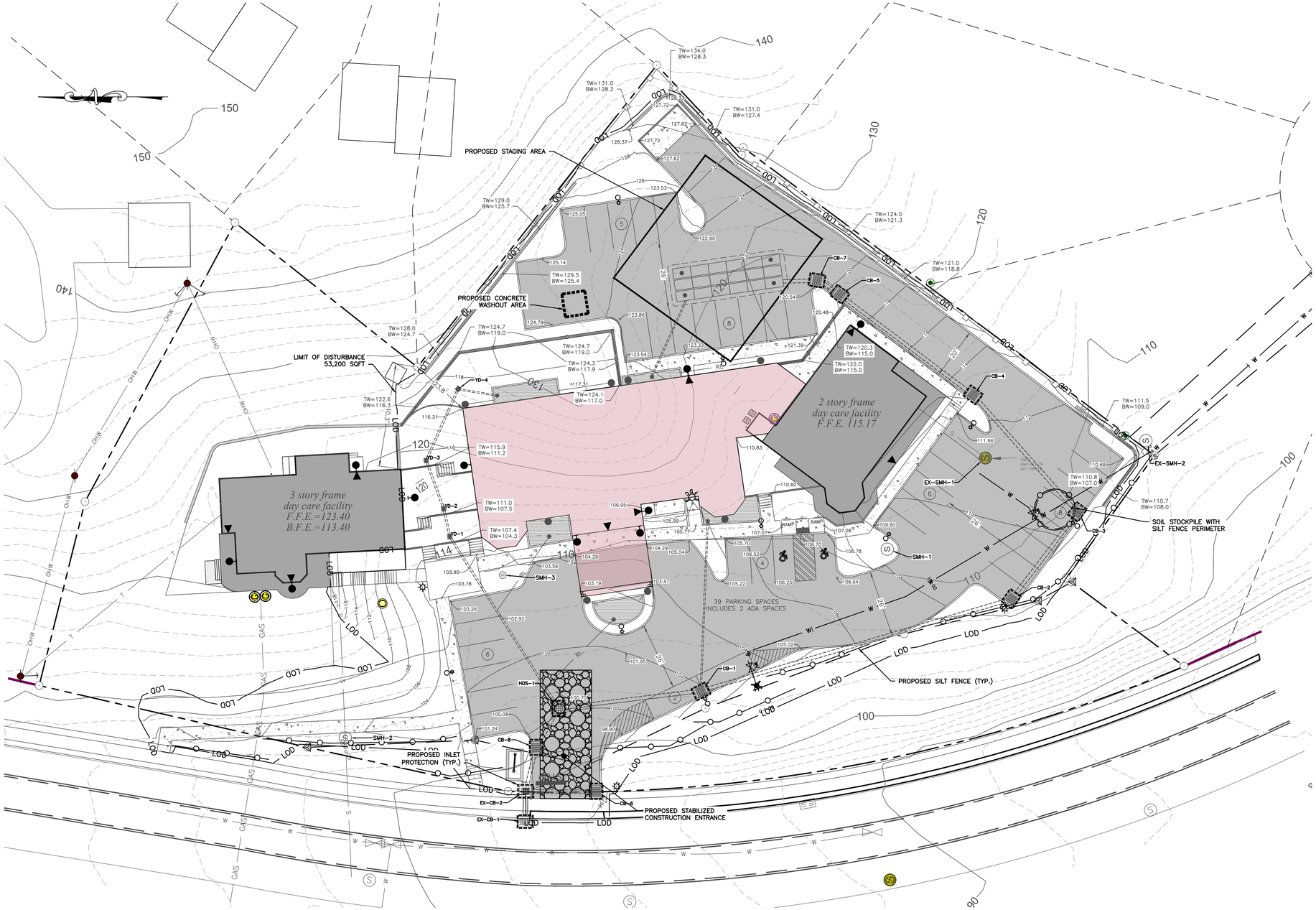
GRADING & UTILITY PLAN

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:	14 OF 21

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
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	10	4/28/26	PER PLANNING BOARD COMMENTS	CMB
5	11/25/25	PER PLANNING BOARD COMMENTS	CMB				
6	12/30/25	PER PLANNING BOARD COMMENTS	CMB				

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

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BOSENKO 084469 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 & SEDIMENT CONTROL PLAN

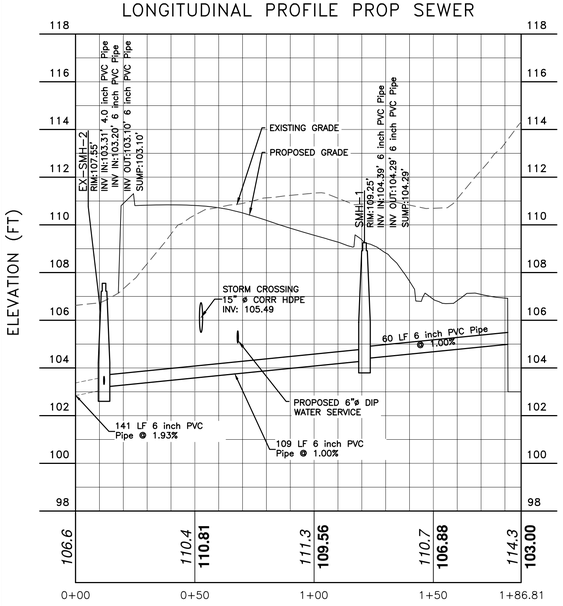
THE INN ON SPY HILL

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:	15 OF 21

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

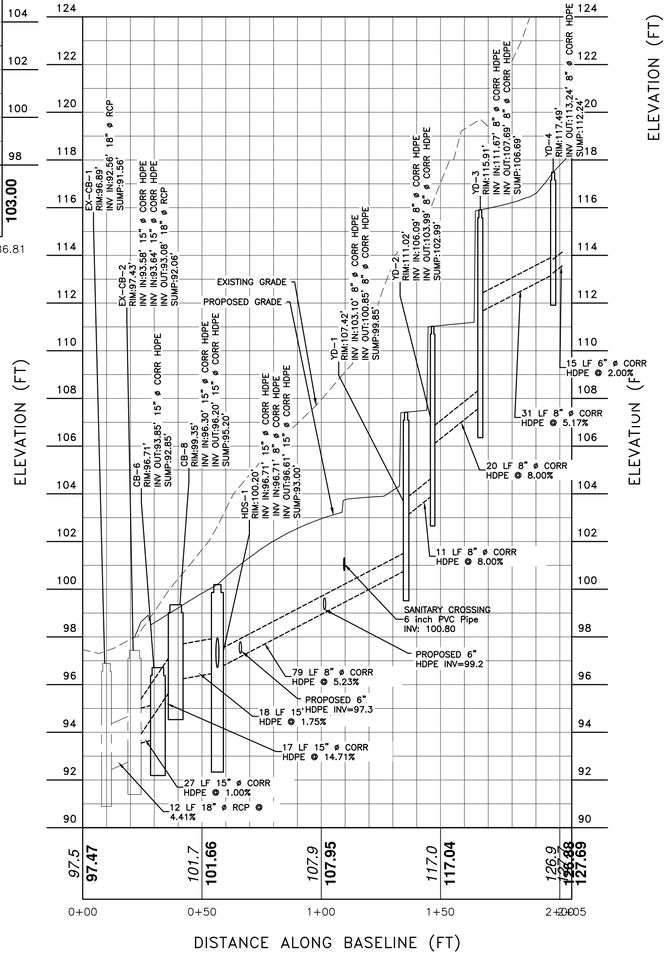
LONGITUDINAL PROFILE PROP SEWER



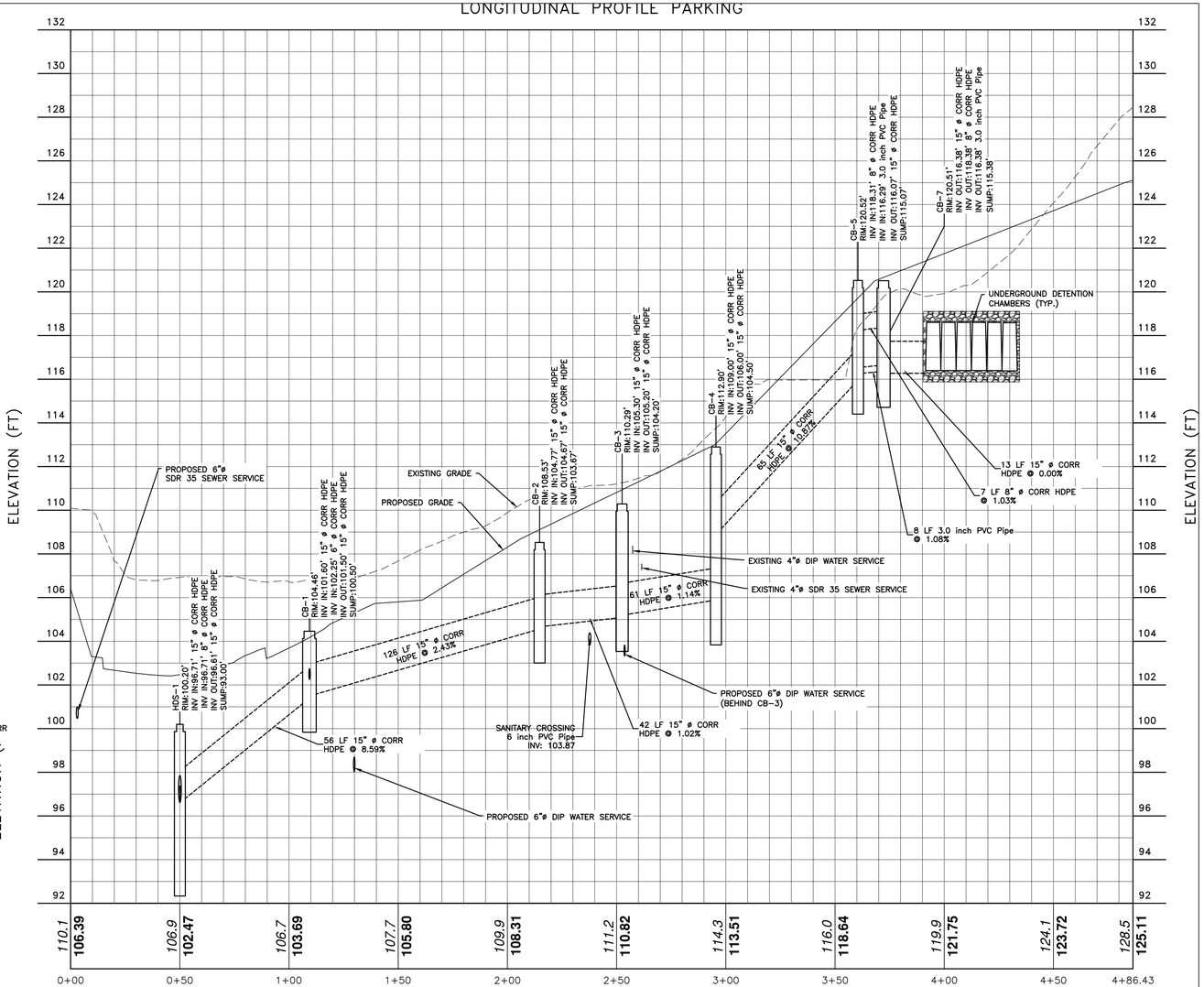
SOUTH SEWER PROFILE

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

LONGITUDINAL PROFILE STORM-YD



LONGITUDINAL PROFILE PARKING

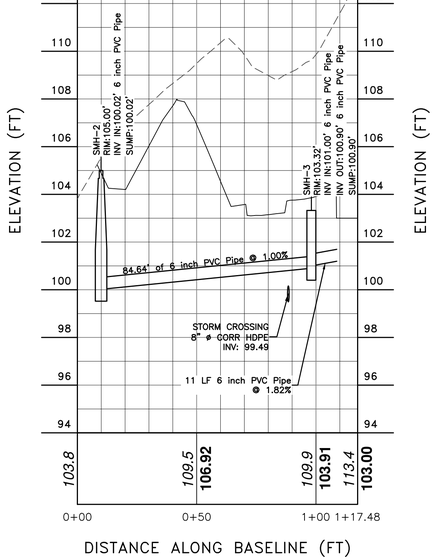


DRIVEWAY PROFILE WITH STORM

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

NORTH SEWER PROFILE

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



YARD DRAIN PROFILE

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

DISTANCE ALONG BASELINE (FT)

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

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	10	4/28/26	PER PLANNING BOARD COMMENTS	CMB
5	11/25/25	PER PLANNING BOARD COMMENTS	CMB				
6	12/30/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BIDERMAN 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

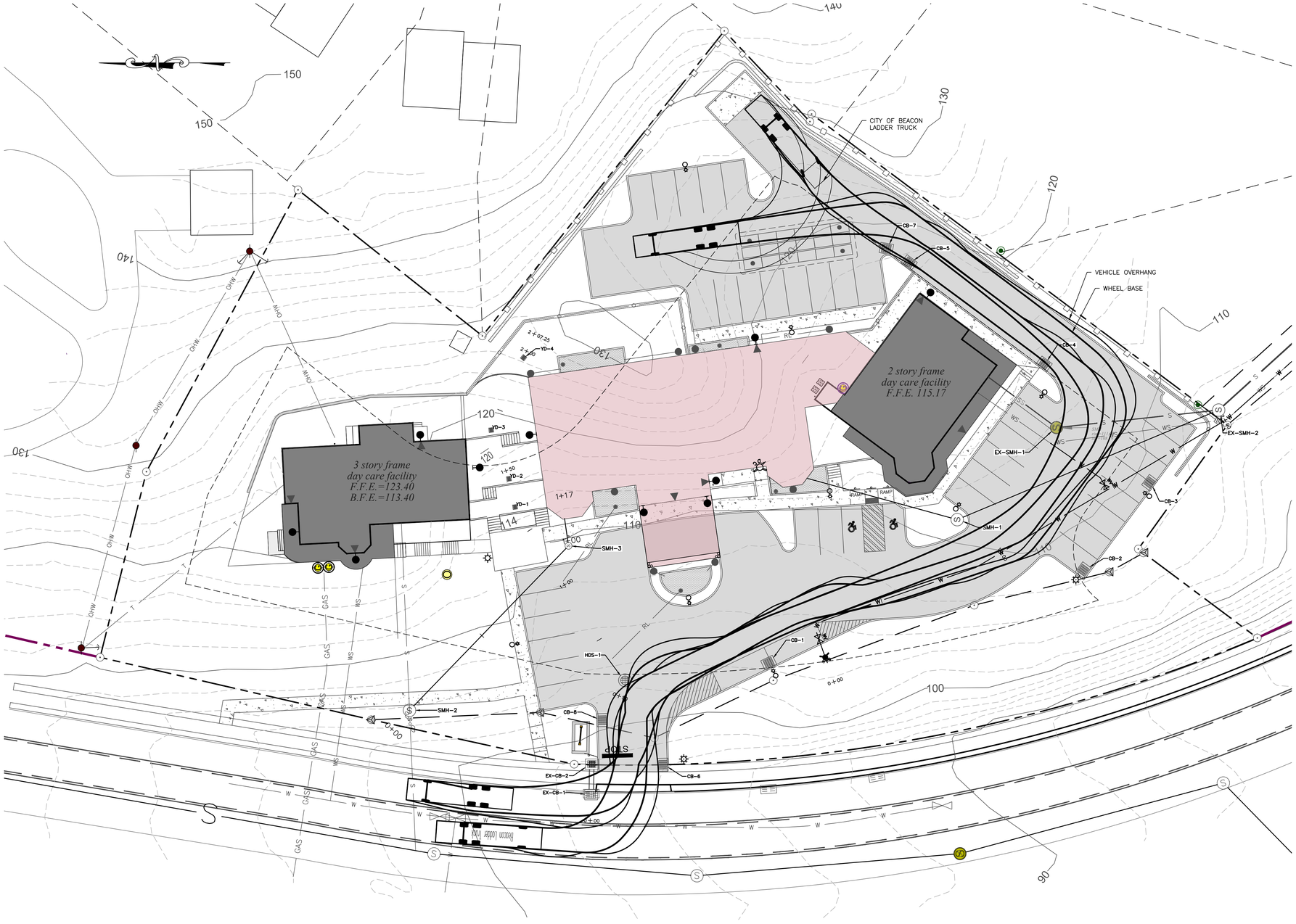
PROFILE SHEET

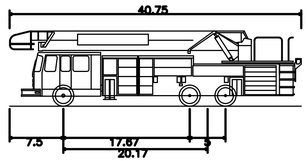
THE INN ON SPY HILL

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:	16 OF 21

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





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

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

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

REVISIONS:

NO.	DATE	DESCRIPTION	BY
7	1/27/26	PER PLANNING BOARD COMMENTS	CMB
8	2/24/26	PER PLANNING BOARD COMMENTS	CMB
9	3/31/26	PER PLANNING BOARD COMMENTS	CMB
10	4/28/26	PER PLANNING BOARD COMMENTS	CMB

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Dig Safely. New York. Call 811 before you dig

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

SEAL

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

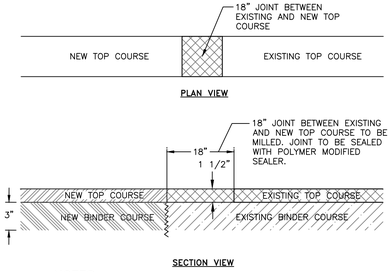
TRUCK TURNING PLAN

THE INN ON SPY HILL

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

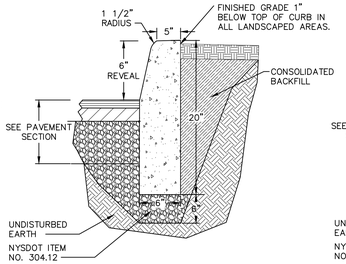
JOB #:	2022:030
DATE:	1/28/25
SCALE:	1" = 20'
TITLE:	TR-1
SHEET:	17 OF 21

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

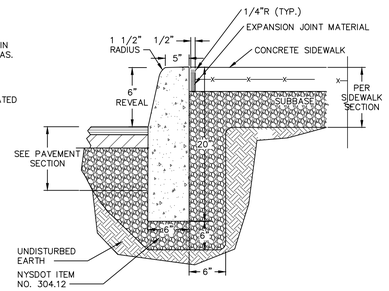


NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT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

MILLED KEYWAY DETAIL
NOT TO SCALE



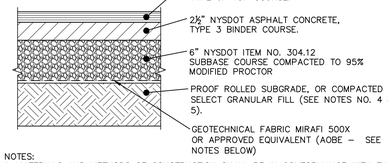
ABUTTING GRASS OR LANDSCAPE



ABUTTING SIDEWALK

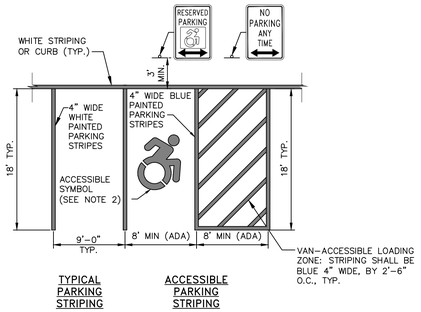
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST-IN-PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE



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

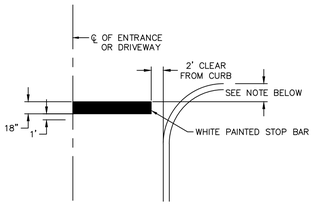
PAVEMENT SECTION DETAIL
NOT TO SCALE



TYPICAL PARKING STRIPING | ACCESSIBLE PARKING STRIPING

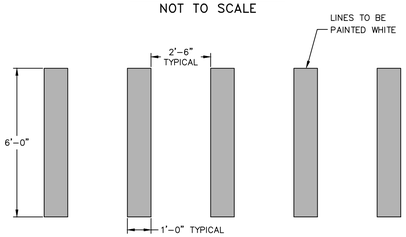
NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

PARKING AND STRIPING DETAIL
NOT TO SCALE

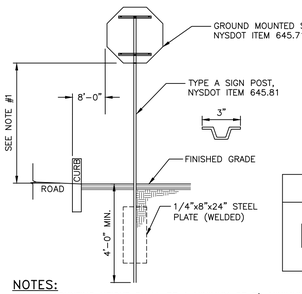


NOTE:
1. THE STOP BAR SHALL BE LOCATED NO CLOSER THAN 5' TO THE WHITE LINE OF THE INTERSECTING ROAD, OR SHALL BE LOCATED 4 FEET BEHIND THE EDGE OF THE CROSSWALK OR SIDEWALK WHERE APPLICABLE.

STOP BAR DETAIL
NOT TO SCALE



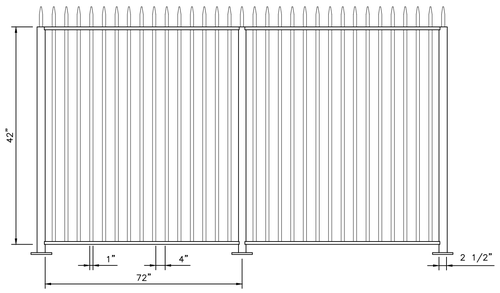
PAINTED CROSSWALK DETAIL
NOT TO SCALE



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

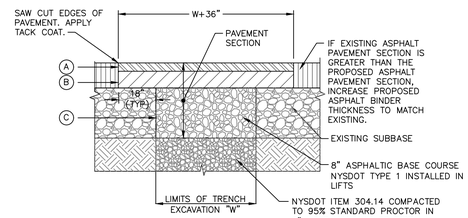
NOTES:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V-UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. SIGN BRACING PER NYSDOT STANDARD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

SINGLE POST SIGN DETAIL
NOT TO SCALE



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

ALUMINUM PICKET FENCE FALL PROTECTION SYSTEM FLANGE CONNECTION
NOT TO SCALE

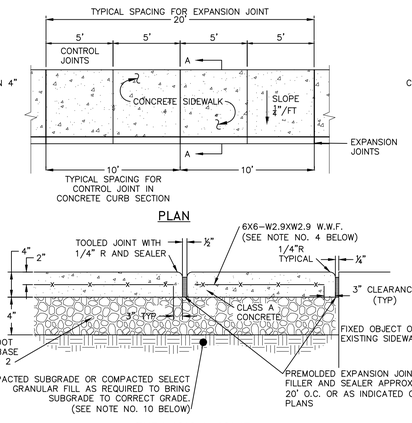


LEGEND

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

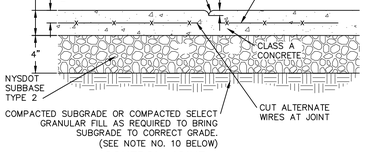
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



PLAN

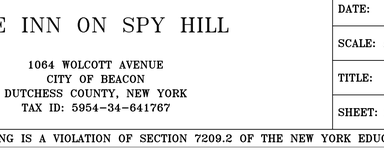
EXPANSION JOINT



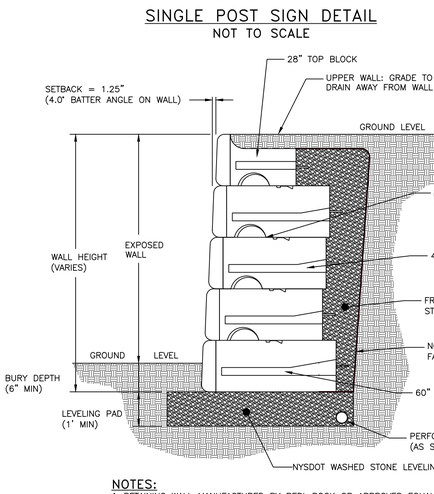
CONTROL JOINT

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

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

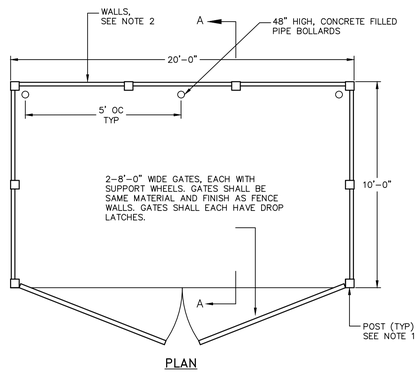


SECTION A-A

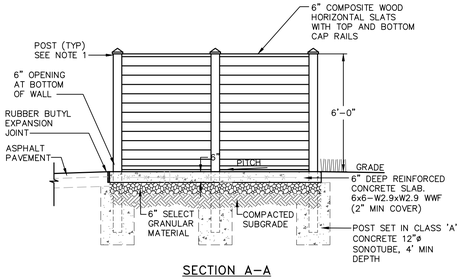


NOTES:
1. RETAINING WALL MANUFACTURED BY REDI-ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY. REFER TO THE FINAL DESIGN DOCUMENTS RELATED TO THE RETAINING WALL AS PREPARED BY TALCOTT ENGINEERING DESIGN PLLC.
3. WALLS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL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

TYPICAL REDI-ROCK GRAVITY WALL
NOT TO SCALE



PLAN



SECTION A-A

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

TRASH ENCLOSURE DETAILS
NOT TO SCALE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB	7	1/27/26	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB	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	10	4/28/26	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

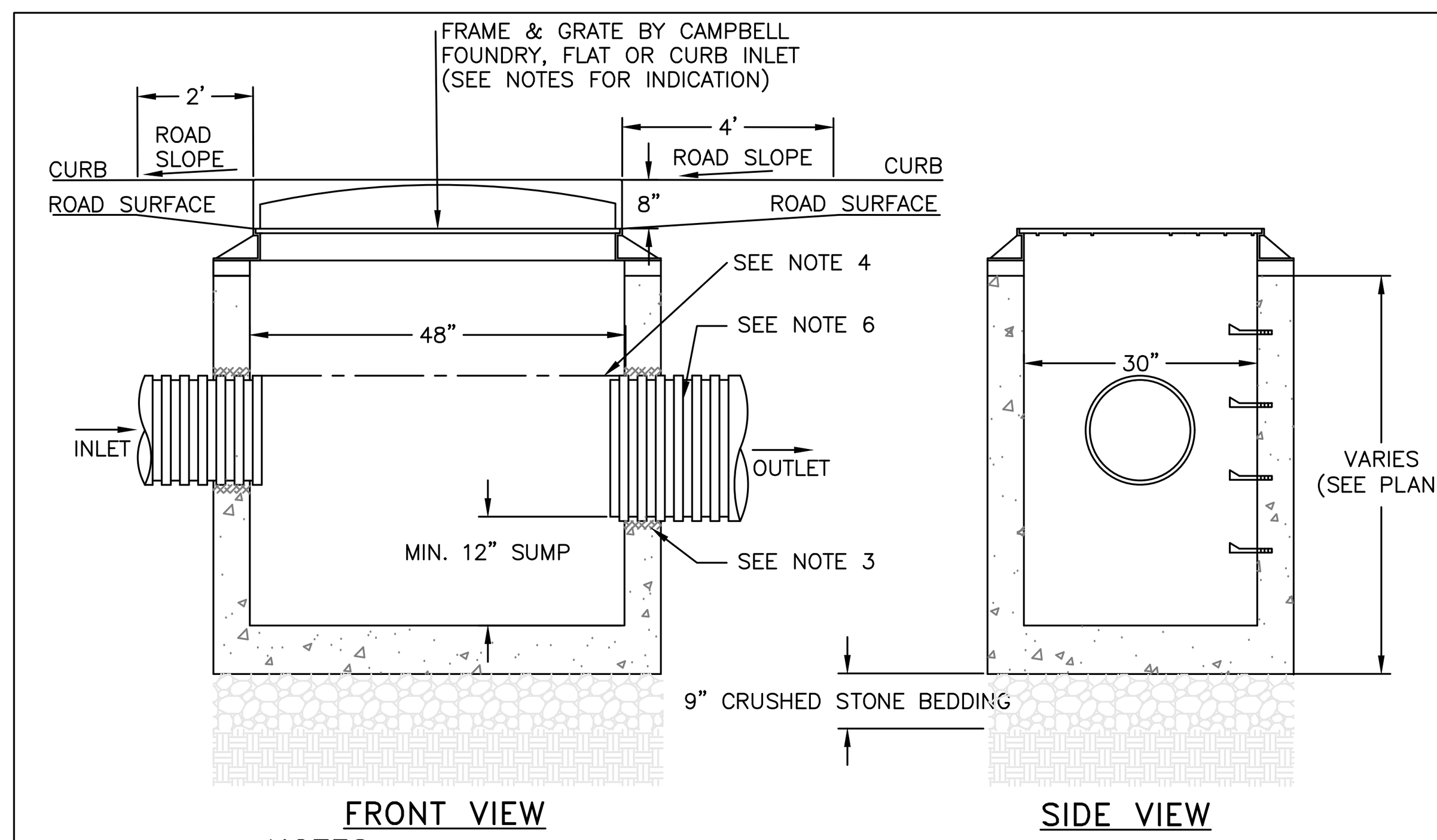
CONSTRUCTION DETAILS

THE INN ON SPY HILL

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

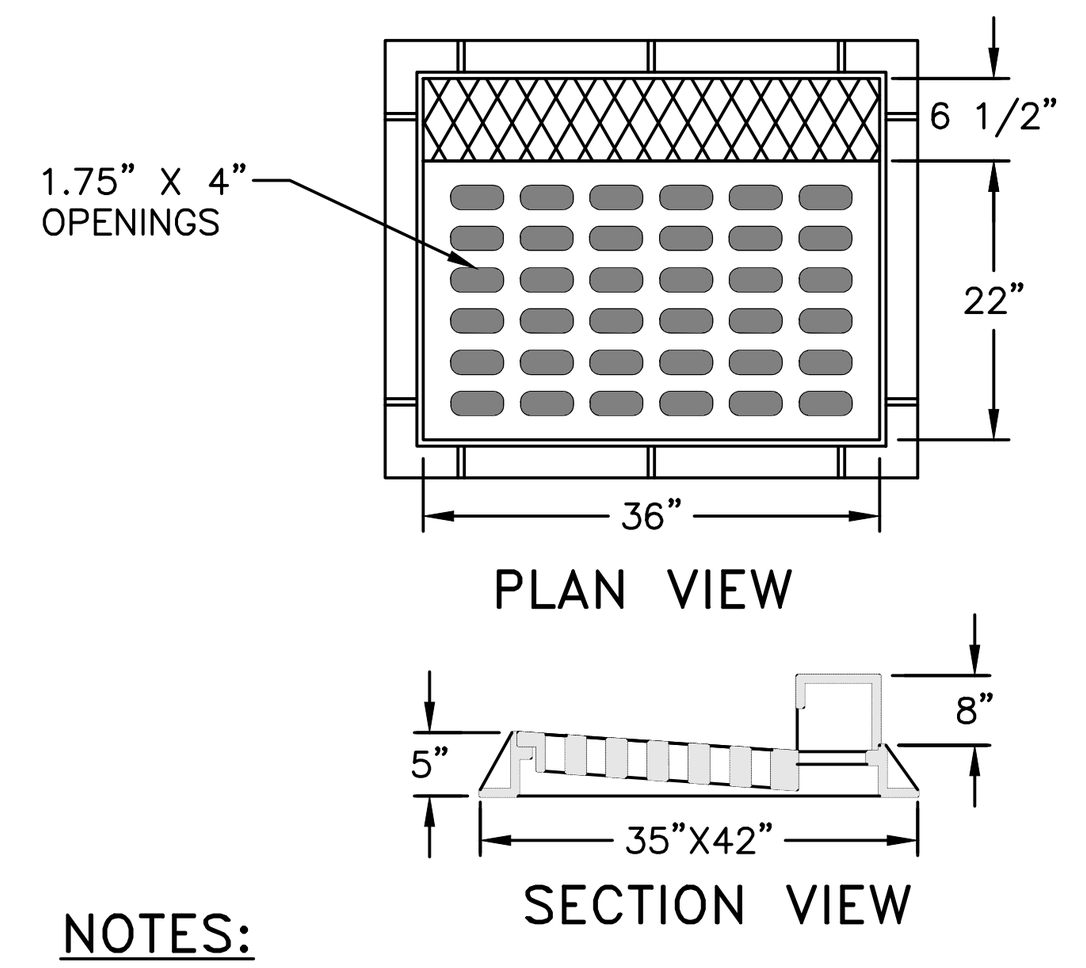
JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	18 OF 21

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



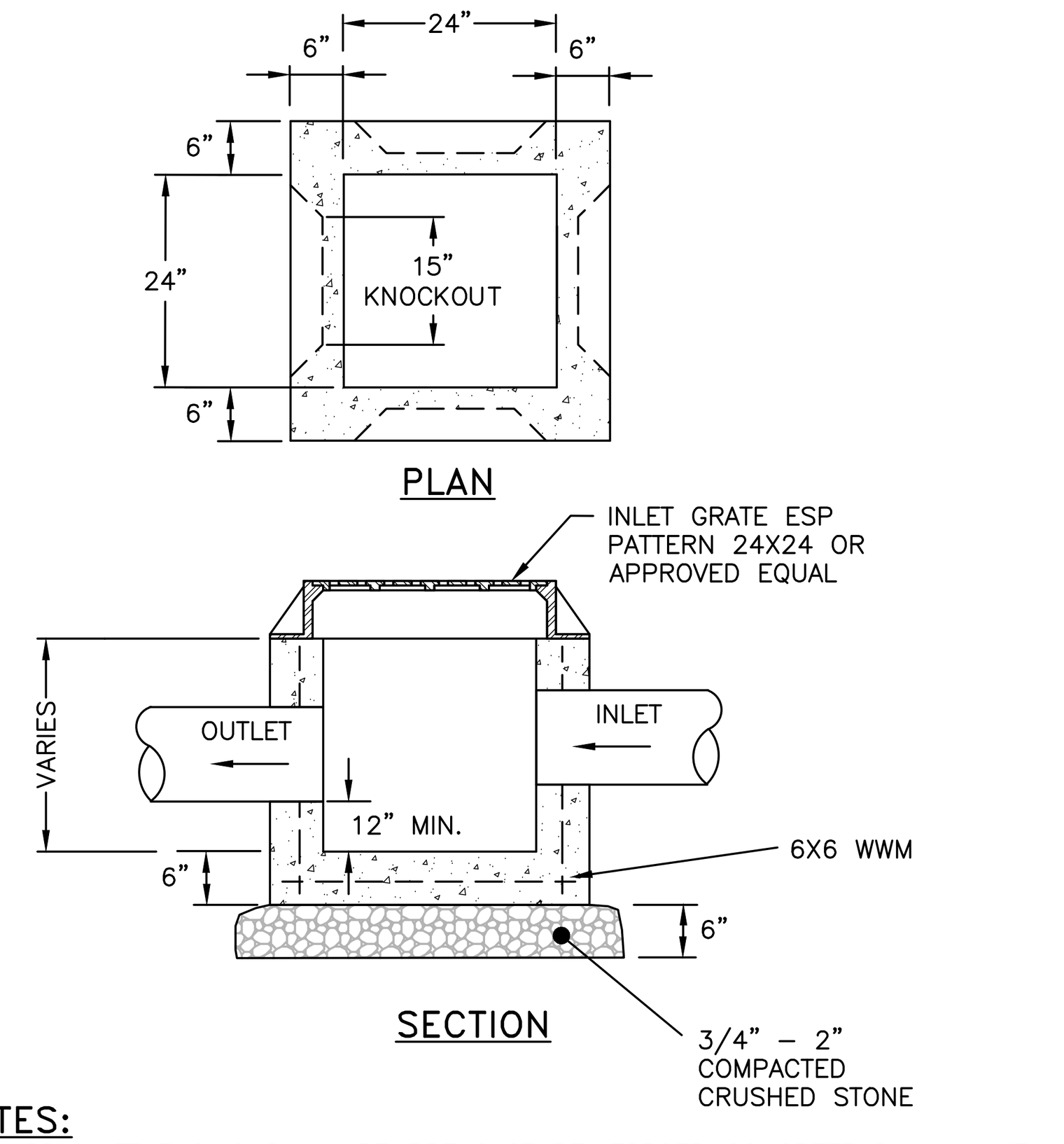
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

CATCH BASIN DETAIL
NOT TO SCALE



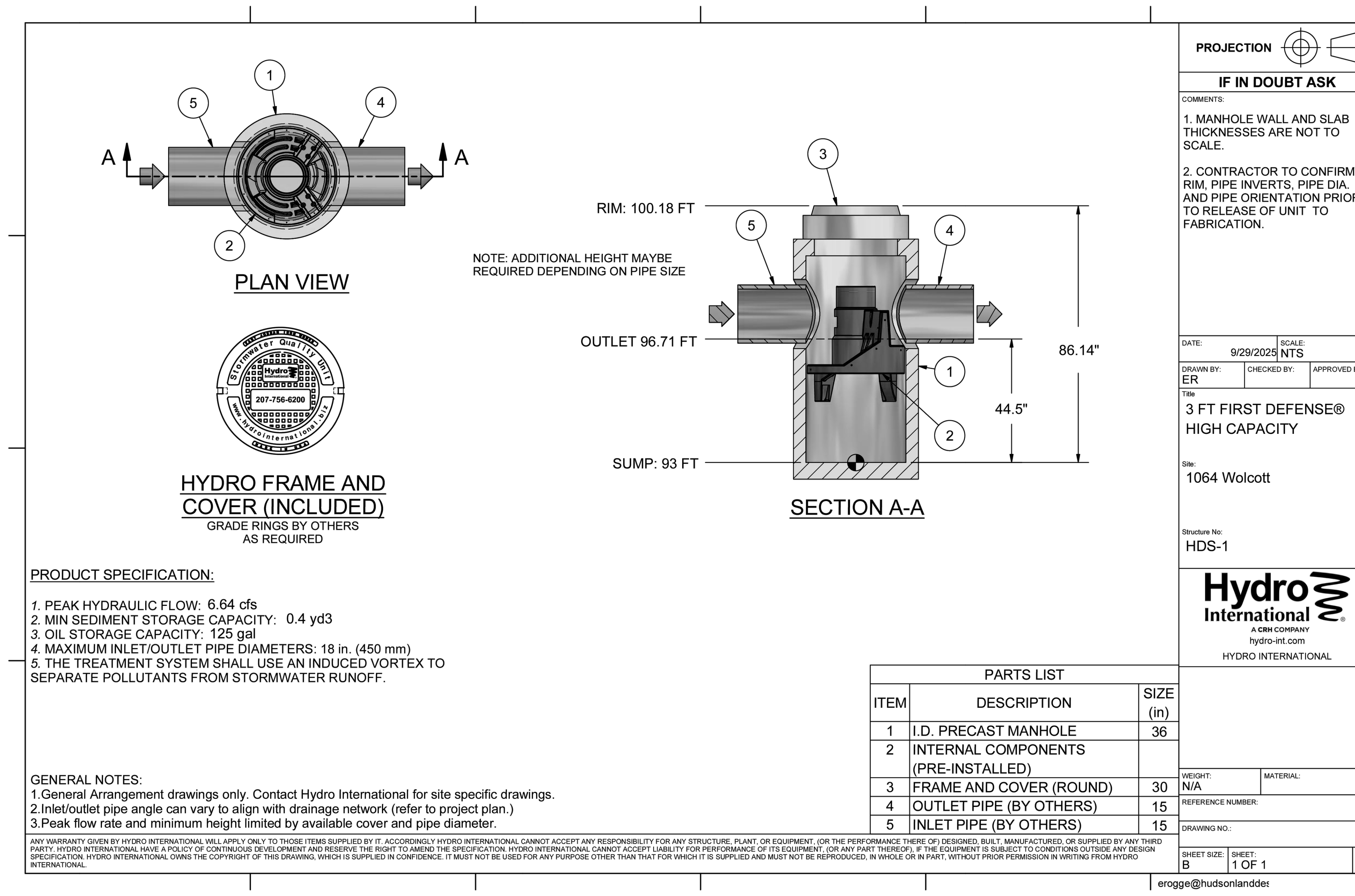
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE: CB 1–6.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE

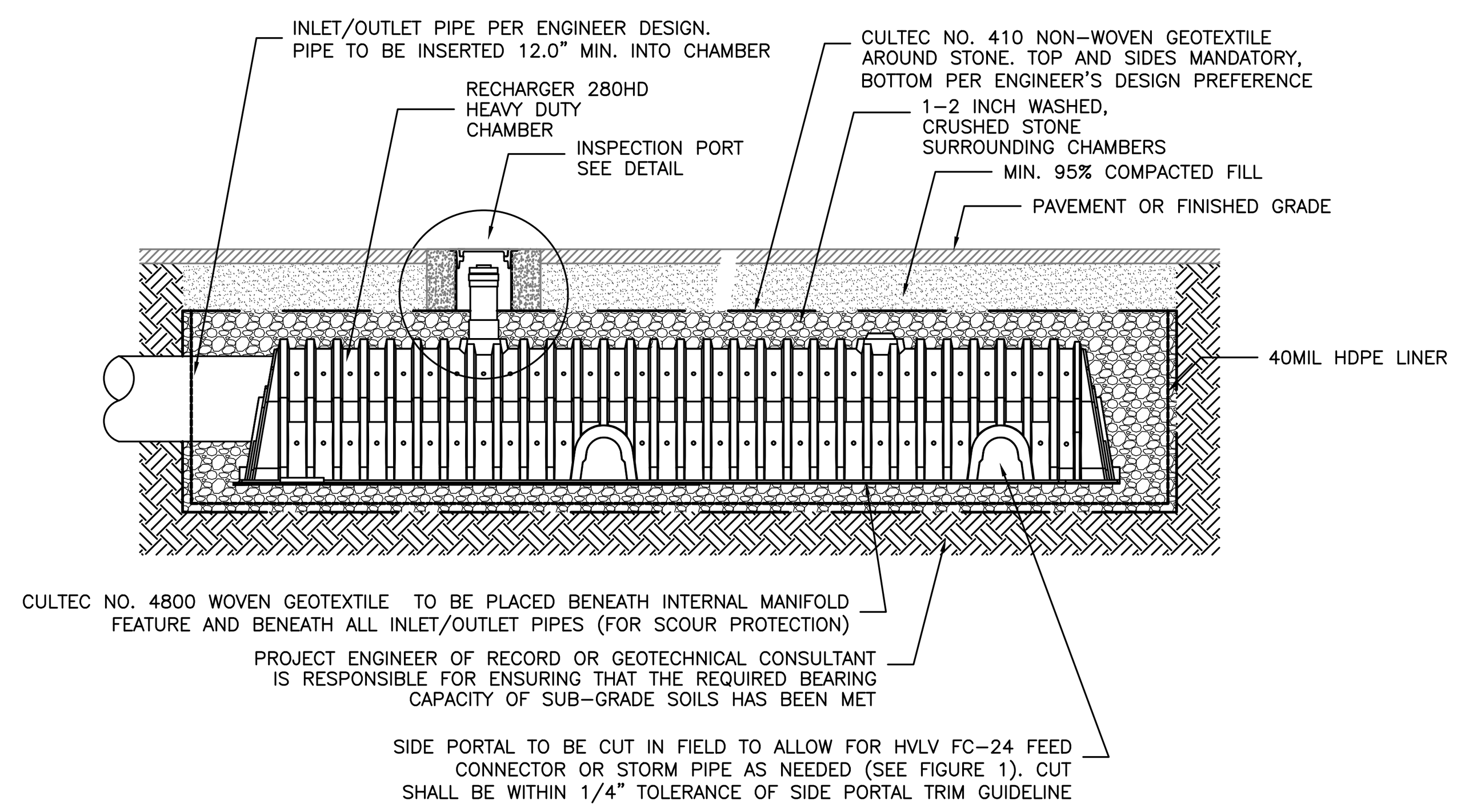


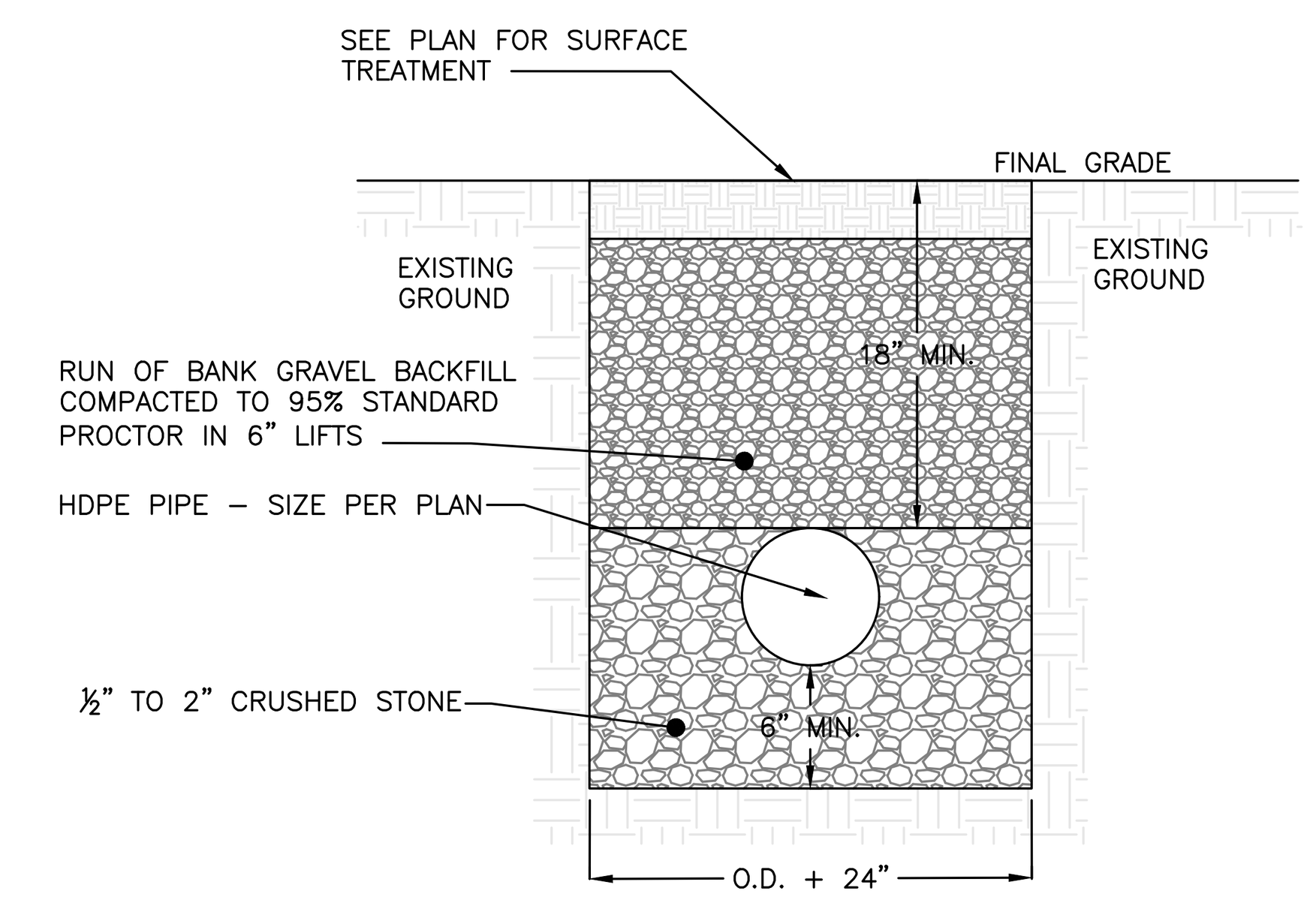
NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478–68.
2. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265–3771.
3. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE BASIN AND PARGED AROUND.
4. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
5. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
6. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
7. SUMP SHALL BE 12".
8. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

PRE–CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



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





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

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS PIPING AND FLARED END SECTIONS:

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

RIP RAP OUTLET PROTECTION AND EMERGENCY OVERFLOW WEIR:

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

BIORETENTION AREA:

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

UNDERGROUND DETENTION/INFILTRATION SYSTEM:

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

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

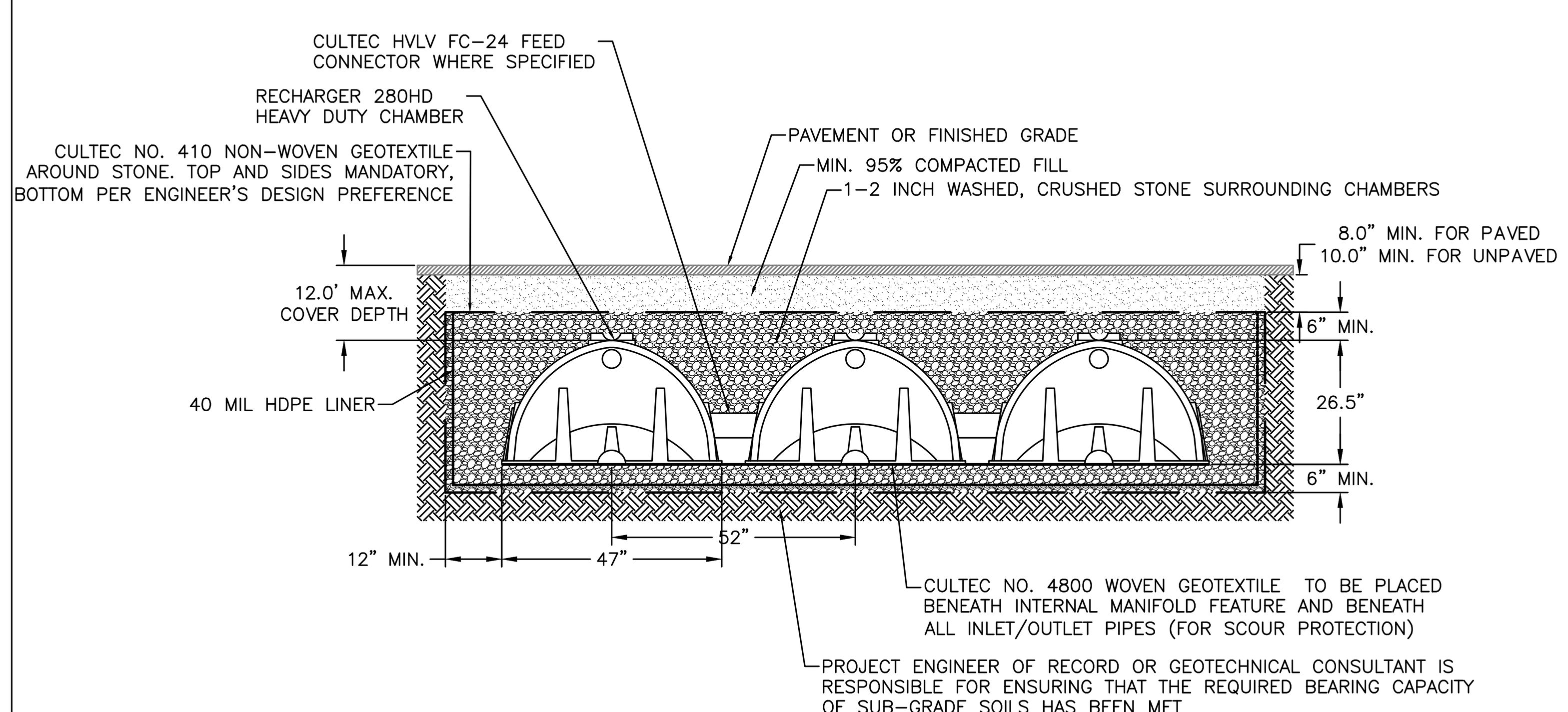
_____________ DAY OF _______________, 20_______, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _________________ DAY OF ______________, 20____, BY

___________________________ CHAIRMAN

____________________________ SECRETARY

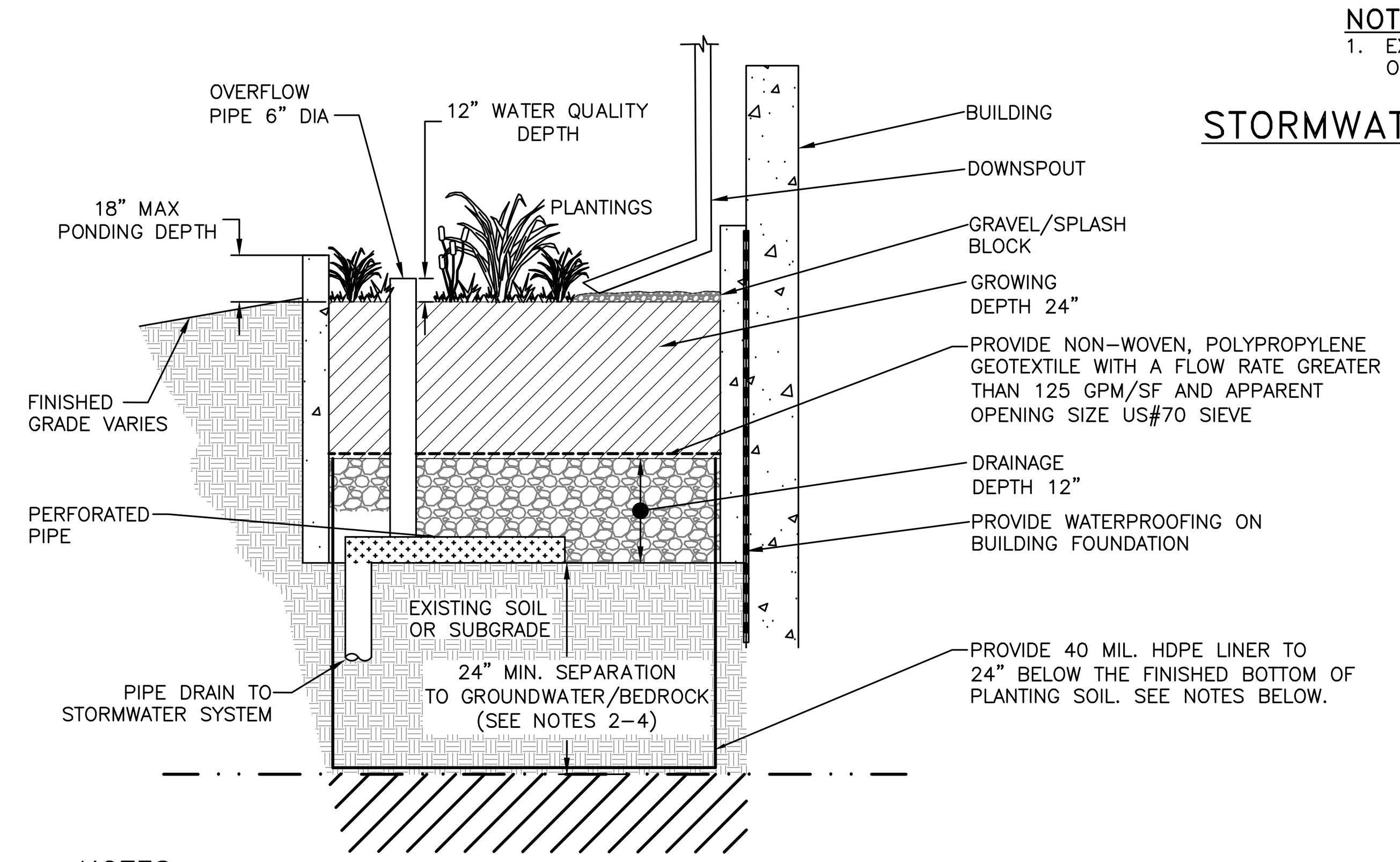
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.



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

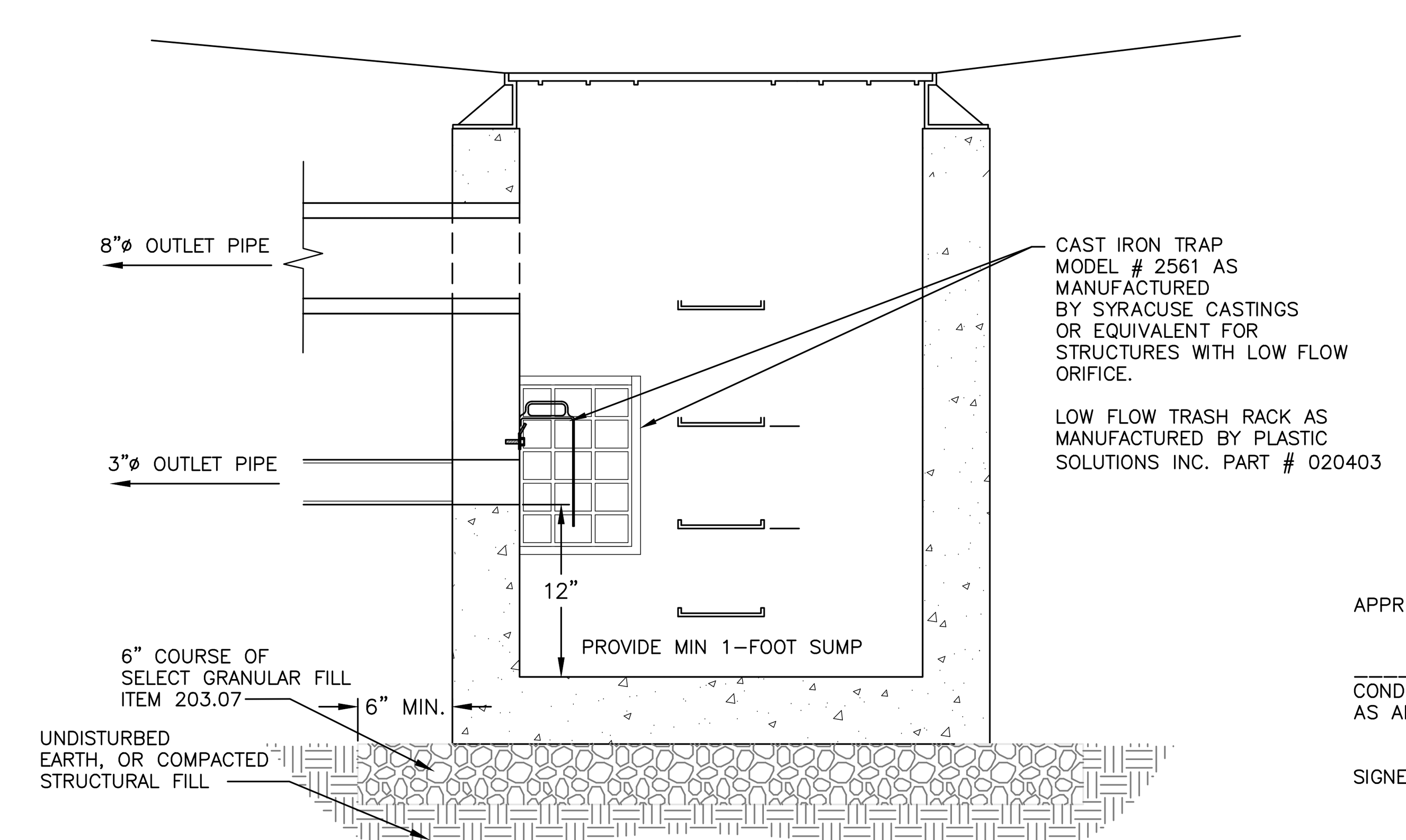
NOTES:
1. CULTEC RECHARGER 280HD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER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

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	10	4/28/26	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. 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

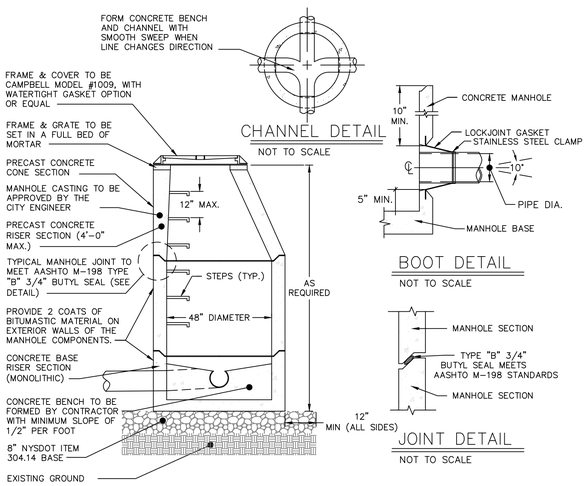
CONSTRUCTION DETAILS

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:	19 OF 21

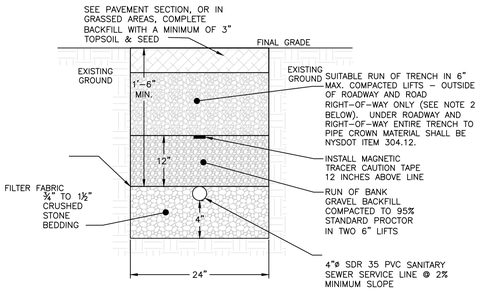
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



NOTES:

1. PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" OFF BASE OF MANHOLE (SEE DETAIL).
2. CONCRETE STRENGTH OF MANHOLE COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.
3. STEEL REINFORCMENT OF MANHOLE COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.
4. LOADING OF MANHOLE COMPONENTS TO MEET H-20 REQUIREMENTS.
5. CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.
6. 4' MAXIMUM FROM MANHOLE TO PIPE JOINT.

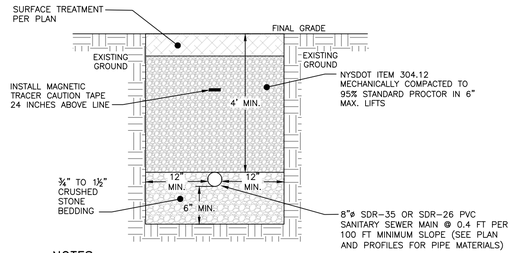
PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE



NOTES:

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

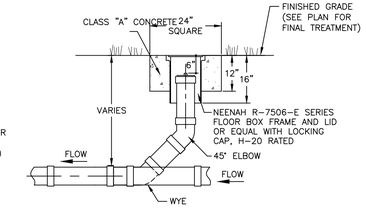
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



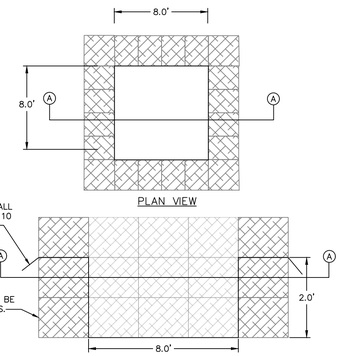
NOTES:

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

SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE



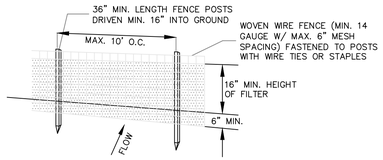
CLEANOUT DETAIL
NOT TO SCALE



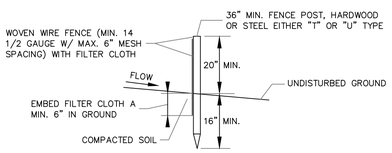
NOTES:

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

CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



PERSPECTIVE VIEW

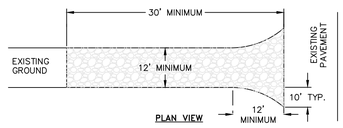


SECTION VIEW

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.

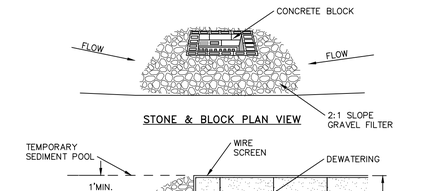
SILT FENCE DETAIL
NOT TO SCALE



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.

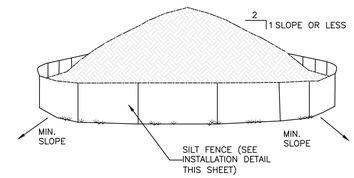
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



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

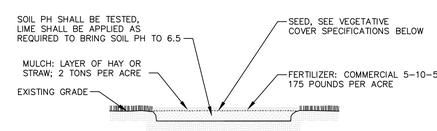
CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



NOTES:

1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:

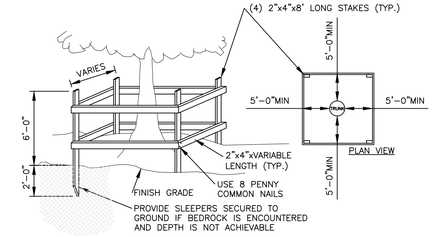
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

80% BLEND OF SHADE TOLERANT	
KENTUCKY BLUEGRASS	138 POUNDS PER ACRE
20% FINE FESCUE	37 POUNDS PER ACRE
	175 POUNDS PER ACRE

4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



NOTES:

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

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE

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	10	4/28/26	PER PLANNING BOARD COMMENTS	CMB
5	11/25/25	PER PLANNING BOARD COMMENTS	CMB				
6	12/30/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

SEAL

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

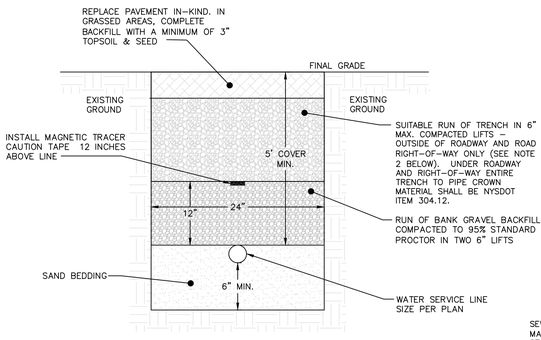
CONSTRUCTION DETAILS

THE INN ON SPY HILL

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

JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	CD-3
SHEET:	20 OF 21

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



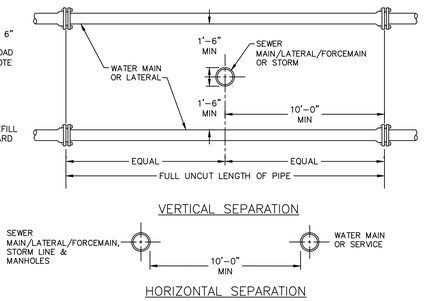
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

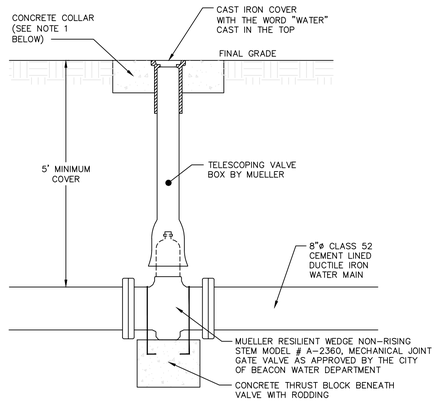
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTE:

NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

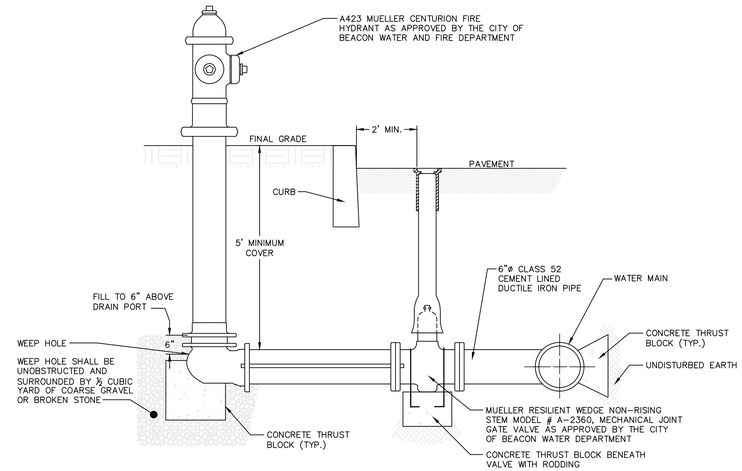
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

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

GATE VALVE DETAIL
NOT TO SCALE



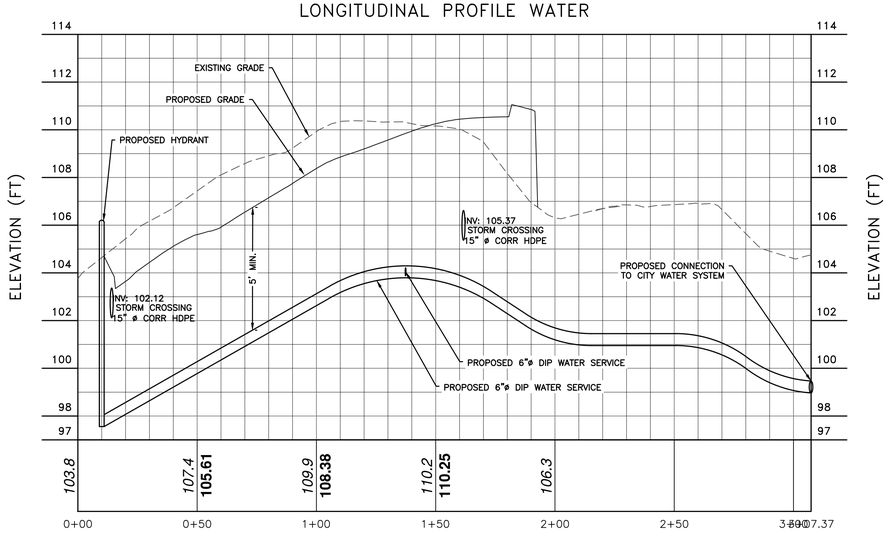
NOTES:

1. THE GATE VALVE SHALL BE LOCATED THIRTY SIX (36) INCHES FROM THE HYDRANT CENTER LINE.

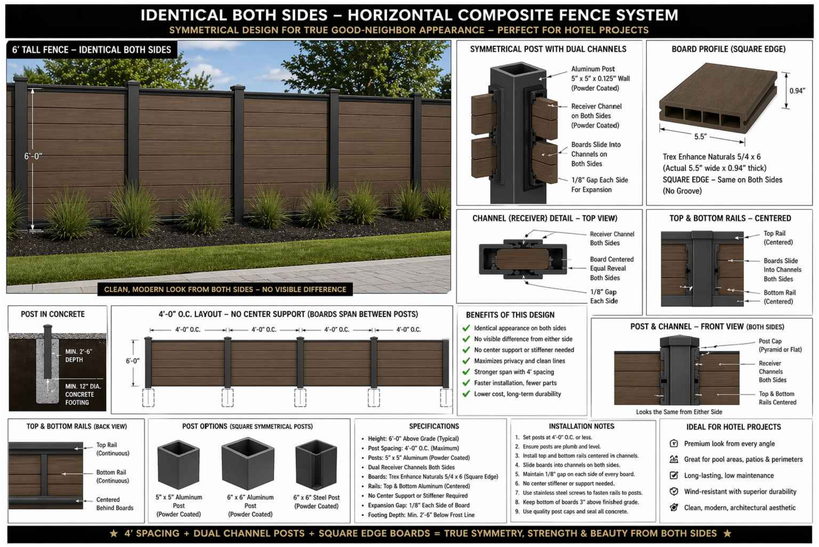
2. ½" STEEL TIE RODS TO BE PROVIDED BETWEEN THE GATE VALVE AND THE HYDRANT.

HYDRANT DETAIL
NOT TO SCALE

LONGITUDINAL PROFILE WATER



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



PRIVACY FENCE DETAIL
NOT TO SCALE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	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
5	4/28/26	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BIDERMAN 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

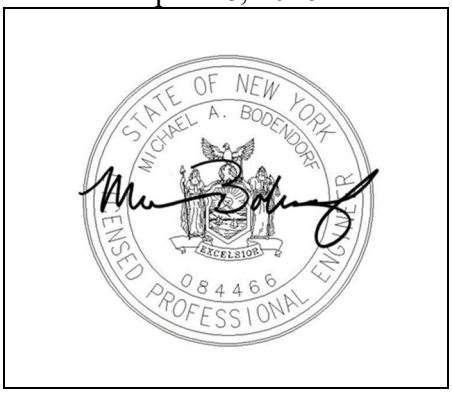
JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	CD-4
SHEET:	21 OF 21

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

Stormwater Pollution Prevention Plan
for
1064 Wolcott Avenue

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

January 24, 2025
Revised
March 25, 2025
September 30, 2025
November 25, 2025
December 30, 2025
January 27, 2026
February 24, 2026
March 31, 2026
April 28, 2026



HUDSON
LAND DESIGN

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

TABLE OF CONTENTS

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

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

3.0 NOTICE OF INTENT 4

4.0 SOILS 5

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

6.0 STORMWATER ANALYSIS AND MANAGEMENT 6
6.1 Methodology 6
6.1.1 Hydrologic Analysis 6
6.1.2 Stormwater Design Points 6
6.2 Pre-Development Watershed Conditions 7
6.3 Post-Development Watershed Conditions 7
6.4 Hydrologic Review 9
6.5 Stormwater Management System 9
6.6 Green Infrastructure for Stormwater Management 9
6.6.1 Green Infrastructure Practices 9
6.6.2 Five Step Process for Stormwater Site Planning and Selection Design 10
6.7 Qualitative Practices 10
6.7.1 Pre-Treatment Practices 11
6.7.2 Treatment Practices 12
6.8 Runoff Reduction Volume (RRv) 12
6.9 Soil Restoration 14
6.9.1 Soil Restoration Methods 15

7.0 EROSION AND SEDIMENT CONTROL 15
7.1 Overview 15
7.2 Temporary Erosion and Sediment Control Measures 16
7.2.1 Silt Fence 16
7.2.2 Stabilized Construction Entrance 16
7.2.3 Check Dams 16
7.2.4 Inlet Protection 17
7.2.5 Temporary Channels 17
7.2.6 Water Bars 17
7.2.7 Straw Bale Barriers 17
7.2.8 Temporary Soil Stockpiles 17
7.2.9 Dust Control 18
7.2.10 Temporary Soil Stabilization Practices 18
7.3 Permanent Erosion and Sediment Control Measures 19
7.3.1 Permanent Soil Stabilization Practices 19
7.4 Erosion and Sediment Control Sequencing Schedule 20
7.5 Maintenance Schedules 20
7.6 Construction Staging Areas 20
7.7 Site Assessments, Inspections and Reporting 20
7.7.1 Prior to Construction 20
7.7.2 During Construction 20
7.7.3 Quarterly Report 22
7.7.4 End of Term 23
7.8 Construction Logbook 23
7.9 Long Term Operation and Maintenance Plan of Stormwater System and Landscape Areas 23
7.9.1 Catch Basins and Piping 23
7.9.2 Hydrodynamic Separator 23
7.9.3 Underground Detention Chambers 24

8.0 GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES 24
8.1 Waste Materials 24
8.2 Chemical 24
8.3 Fuels and Oil 25
8.4 Fertilizers 25
8.5 Paint 25
8.6 Sanitary Waste Facilities 25
8.7 Container Disposal 25
8.8 Concrete and Asphalt Trucks 25
8.9 Site Supervisor 26

9.0 SWPPP AMENDMENT 26

10.0 CONTRACTOR CERTIFICATIONS 26

11.0 OWNER/OPERATOR CERTIFICATION 26

12.0 CONCLUSIONS 26

APPENDICES

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

1.0 INTRODUCTION

1.1 Overview

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

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

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

The objectives of this SWPPP are as follows:

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

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

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

1.2 Land Disturbance

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

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

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

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

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

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

1.2.1 Special Habitat Considerations

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

1.3 Redevelopment Activity

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

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

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

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

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

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

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

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

c. Water Quantity:

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

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

2.0 PROJECT DESCRIPTION

2.1 Project Location

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

2.2 Project Scope and Description

The scope of the project includes a building addition to the north side of the south building, conversion of the site use to a hotel, and expansion/reconfiguration of the existing parking area to accommodate additional vehicles. The proposed project will disturb approximately 53,200 square feet. The project site currently has 0.71 acres of impervious cover and will increase to 0.95 acres of impervious cover, an additional 0.24 acres. Option IV of the redevelopment options will be followed for this project. The site is treated with a hydrodynamic separator and five stormwater planters. Stormwater quantity control for the site is provided by an underground stormwater detention system.

2.3 Surface Water Bodies

2.3.1 Wetlands

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

2.3.2 Streams

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

2.3.3 Floodplains

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

2.4 State Historic Preservation Office (SHPO)

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

3.0 NOTICE OF INTENT

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

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

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

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

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

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

4.0 SOILS

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

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

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

5.0 RAINFALL

5.1 Overview

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

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

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

5.2 Rainfall Event Sizing Criteria

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

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

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

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

6.0 STORMWATER ANALYSIS AND MANAGEMENT

6.1 Methodology

6.1.1 Hydrologic Analysis

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

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

6.1.2 Stormwater Design Points

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

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

6.2 Pre-Development Watershed Conditions

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

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

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

The following table summarizes the pre-development watershed conditions:

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

6.3 Post-Development Watershed Conditions

The post-developed site is broken into five (5) on-site subcatchments. Stormwater treatment will be provided through a hydrodynamic separator and stormwater planters. An underground stormwater detention system will provide quantity control. The following is a description of the subcatchments:

Subcatchment 10 is comprised of approximately ±1.40 acres of onsite area tributary to SDP 1 consisting of the area tributary to Wolcott Avenue and the stormwater collection system in in Wolcott Avenue. The area consists of redeveloped areas including the existing buildings and the redeveloped parking area. Runoff from this subcatchment generally follows pre-development conditions. Runoff from the redeveloped impervious areas, primarily the reconfigured parking area, flows through a proposed hydrodynamic separator, before discharging to the existing stormwater collection system in Wolcott Avenue. All developed areas of the site, encompassing watersheds 11, 12, 13, 14, 15, and 16 flow through this watershed and through the hydrodynamic separator.

Subcatchment 11 is comprised of ±0.21 acres of onsite area. Land cover consists of a portion of the proposed building roof and parking area expansion. Runoff from the subcatchment travels via

sheet flow, shallow concentrated flow and pipe flow to the underground detention system and through the hydrodynamic separator in subcatchment 10 to the existing stormwater collection system in Wolcott Avenue.

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

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

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

Subcatchment 15 is comprised of ±0.02 acres of onsite area. Land cover consists of a portion of the proposed building roof. Roof leaders from the roof will discharge to stormwater planter D. The underdrain and overflow from the stormwater planter will travel to the hydrodynamic separator.

Subcatchment 16 is comprised of ±0.02 acres of onsite area. Land cover consists of a portion of the proposed building roof. Roof leaders from the roof will discharge to stormwater planter E. The underdrain and overflow from the stormwater planter will travel to the underground stormwater detention system in subcatchment 11.

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

The following table summarizes the post-development watershed conditions:

Post-Development Watershed Conditions						
Sub-catchment	**Area**	**Cover**	**Impervious Cover**	**Average Curve #**	**HSG**	**Time of Concentration**
10	1.40 ac.	Existing building, redeveloped parking, lawns, & woods	0.65 ac.	77	B	8.7 min.
11	0.21 ac.	Proposed building addition, parking area expansion	0.16 ac.	89	B	6.0 min.*
12	0.04 ac.	Proposed building roof	0.04 ac.	92	B	6.0 min.*
13	0.03 ac.	Proposed building roof	0.03 ac.	96	B	6.0 min.*
14	0.03 ac.	Proposed building roof	0.03 ac.	95	B	6.0 min.*
15	0.02 ac.	Proposed building roof	0.02 ac.	87	B	6.0 min.*
16	0.03 ac.	Proposed building roof	0.03 ac.	97	B	6.0 min.*

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

6.4 Hydrologic Review

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

SDP	1 – Year		10 - Year		100 - Year	
	Pre	Post	Pre	Post	Pre	Post
1	1.2	1.3	3.9	3.9	9.1	9.1
Change	+0.1 +8.3%		-0.0 -0%		-0.0 -0%	

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

6.5 Stormwater Management System

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

6.6 Green Infrastructure for Stormwater Management

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

6.6.1 Green Infrastructure Practices

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

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

Runoff from the new impervious portion of the proposed development, consisting of the proposed building roof, will be directed to an stormwater planters providing RRv capacity.

6.6.2 Five Step Process for Stormwater Site Planning and Selection Design

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

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

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

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

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

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

6.7 Qualitative Practices

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

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

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

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

Where:

WQ_v = Water Quality Volume (acre-feet)

P = 90% Rainfall Event Number

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

A = Site area in acres (contributing area)

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

Watershed	Total Required WQv (cf)	Required Pre-Treatment Volume (cf)	Pre-Treatment Practice	Treatment Practice	WQv Provided (cf)
10&11*	4,775**	N/A	N/A	Hydrodynamic Separator	3,386
12		N/A	N/A	Stormwater Planter A	375
13		N/A	N/A	Stormwater Planter B	388
14		N/A	N/A	Stormwater Planter C	285
15		N/A	N/A	Stormwater Planter D	350
16		N/A	N/A	Stormwater Planter E	161
Total	**4,775**				**4,945**

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

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

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

6.7.1 Pre-Treatment Practices

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

6.7.1.1 Overland Flow

A significant portion of the runoff will flow overland to receiving water bodies or offsite properties. Much of the site's existing natural vegetation is proposed to remain, and the post developed land cover will be restored to turf grass and landscaped areas. The meadow and landscaped areas will capture sediment and floatables prior to discharge at the stormwater discharge point. This practice is not quantified, but does provide treatment nonetheless.

6.7.2 Treatment Practices

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

6.7.2.1 Hydrodynamic Devices

Hydrodynamic devices are designed to intercept and store pollutants such as sediment and floatables for later removal and safe disposal. Hydrodynamic separators are sized to treat volume based on the flowrate. If the device is located online, it must be able to safely pass the 100-year design storm without resuspending the removed contaminants. Sizing information is provided by the manufacturer of the device, calculations are provided in Appendix E.

6.7.2.2 Stormwater Planters

A stormwater planter is intended to manage and treat small to moderate volumes of stormwater runoff from adjacent impervious surfaces. Treatment is achieved using a conditioned planting soil bed and planting materials to filter runoff stored within a shallow depression. Stormwater planters are designed as a passive filtration system without an underdrain system or with an underdrain connected to the storm drain system. The system consists of an inflow component, a shallow ponding area over a planted soil bed, mulch layer, stone drainage layer, plantings and an overflow mechanism to convey larger rain events to the storm drain system. Five filtration stormwater planters are proposed for treating runoff from the proposed building addition roof. Underdrains are proposed, therefore 40% of the treatment capacity of the system can be runoff reduction. Sizing calculations are provided in Appendix E.

6.8 Runoff Reduction Volume (RRv)

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

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

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

RRv is calculated based upon three methods:

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

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

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

HSG A = 0.55

HSG B = 0.40

HSG C = 0.30

HSG D = 0.20

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

The following equation is used to determine the minimum RRv:

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

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

Ai = impervious cover targeted for runoff reduction

(Aic) = total area of new impervious cover

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

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

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

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

Watershed	Practice	Required Total RRv (cf)	Required Minimum RRv (cf)	RRv reduced by use of runoff reduction techniques (cf)	RRv provided by standard SMP with RRv (cf)	RRv (cf) Provided*
10&11	HDS	1,156**	462**	-	-	-
12	Stormwater Planter A			150	-	150
13	Stormwater Planter B			145	-	145
14	Stormwater Planter C			114	-	114
15	Stormwater Planter D			77	-	77
16	Stormwater Planter E			69	-	64
Total		**1,156**	**462**	**555**	**-**	**555**

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

** RRv is not required for redevelopment projects and is only calculated for the new impervious areas of this watershed. RRv required is for the net increase in impervious cover to the study point. The total required RRv is calculated only for the net increase in impervious cover for the entire 1.77 acre site. See Appendix E for the runoff reduction calculation.

6.9 Soil Restoration

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

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

shrubs and deep-rooted ground covers, minimizing lawn chemical requirements, plant drowning during wet periods, and burnout during dry periods.

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

6.9.1 Soil Restoration Methods

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

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

7.0 EROSION AND SEDIMENT CONTROL

7.1 Overview

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

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

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

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

7.2 Temporary Erosion and Sediment Control Measures

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

7.2.1 Silt Fence

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

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

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

7.2.2 Stabilized Construction Entrance

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

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

7.2.3 Check Dams

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

7.2.4 Inlet Protection

Inlet protection consists of a filtering measure placed around or upstream of a storm drain used to trap sediment by temporary ponding runoff before it enters the storm drain. Inlet protection is not considered to be a primary means of sediment control and should be used with an overall integrated sediment control program. There are four types of storm drain inlet protection consisting of: excavated drop inlet protection, fabric drop inlet protection, stone and block drop inlet protection and curb drop inlet protection.

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

7.2.5 Temporary Channels

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

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

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

7.2.6 Water Bars

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

7.2.7 Straw Bale Barriers

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

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

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

7.2.8 Temporary Soil Stockpiles

Stockpiling of soil is a method of preserving soil and topsoil for regrading and vegetating disturbed areas. Stockpiles shall be located away from environmentally sensitive areas (i.e. wetlands and associated buffers, streams, water bodies) and shall be protected with a peripheral silt fence.

Slopes of stockpiles shall not exceed 2:1. Temporary stabilization measures shall be completed within fourteen (14) days of stockpile formation.

7.2.9 Dust Control

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

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

7.2.10 Temporary Soil Stabilization Practices

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

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

Temporary stabilization practices may include:

7.2.10.1 Mulching

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

7.2.10.2 Temporary Seeding

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

7.2.10.3 Temporary Erosion Control Blanket

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

7.3 Permanent Erosion and Sediment Control Measures

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

7.3.1 Permanent Soil Stabilization Practices

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

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

Permanent stabilization practices may include:

7.3.1.1 Sod

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

7.3.1.2 Permanent Vegetation

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

7.3.1.3 Hydroseeding

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

7.3.1.4 Permanent Erosion Control Blankets

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

7.4 Erosion and Sediment Control Sequencing Schedule

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

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

7.5 Maintenance Schedules

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

7.6 Construction Staging Areas

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

7.7 Site Assessments, Inspections and Reporting

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

7.7.1 Prior to Construction

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

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

7.7.2 During Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

7.7.3 Quarterly Report

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

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

7.7.4 End of Term

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

A NOT is provided in Appendix M.

7.8 Construction Logbook

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

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

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

7.9.1 Catch Basins and Piping

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

7.9.2 Hydrodynamic Separator

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

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

7.9.3 Underground Detention Chambers

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

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

8.0 GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES

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

8.1 Waste Materials

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

8.2 Chemical

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

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

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

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

8.3 Fuels and Oil

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

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

8.4 Fertilizers

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

8.5 Paint

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

8.6 Sanitary Waste Facilities

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

8.7 Container Disposal

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

8.8 Concrete and Asphalt Trucks

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

8.9 Site Supervisor

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

9.0 SWPPP AMENDMENT

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

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

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

10.0 CONTRACTOR CERTIFICATIONS

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

11.0 OWNER/OPERATOR CERTIFICATION

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

12.0 CONCLUSIONS

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

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

APPENDIX A

NOTICE OF INTENT & MS4 ACCEPTANCE FORM

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

version 1.14

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

Details

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

Form Input

Eligibility

Disturbance Threshold

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

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

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

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

Other SPDES Permits

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

Threatened and Endangered Species

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

State Historic Preservation Act (SHPA)

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

4.a. Will the construction activity:

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

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

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

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

Yes

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

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

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

State Environmental Quality Review (SEQR)

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

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

Uniform Procedures Act (UPA) Permits

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

Steep Slope

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

Owner/Operator Information

8. Owner/Operator Name
JMARKMNG LLC

9. Owner/Operator Contact Person Information

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

10. Owner/Operator Mailing Address

1064 Wolcott Avenue
Beacon, NY 12508
USA

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

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

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

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

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

Site Information

13. Project/Site Name
1064 Wolcott Avenue

14. Site Address

1064 Wolcott Avenue
Beacon, NY 12508
Dutchess

DEC Region
3

15. Site Latitude & Longitude
41.5028405111102,-73.98096263408661

Project Details

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

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

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

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

19. Total Site Area (acres)
1.8

20. Total Area to be Disturbed (acres)
1.2

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

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

Nature of the project:
Redevelopment with increase in impervious area

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

---

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

A (%)
0

B (%)
93

C (%)
7

D (%)
0

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

Start Date
05/01/2026

End Date
10/29/2027

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

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

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

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

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

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

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

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

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

Required SWPPP Components

General SWPPP Requirements

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

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

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

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

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

SWPPP Preparer

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

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

41. SWPPP Preparer Organization Name
Hudson Land Design Professional Engineer

42. SWPPP Preparer Contact Information

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

43. SWPPP Preparer Address

174 MAIN ST

BEACON, NY 12508-2762

Download SWPPP Preparer Certification Form

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

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

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

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

Erosion & Sediment Control Criteria

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

Post-Construction Criteria

Site Planning and Soil Restoration

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

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

Water Quality Criteria

49. Water Quality Sizing Criteria

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

Water Quantity Criteria

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

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

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

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

Overbank Flood Control Criteria (Qp)

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

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

Total Extreme Flood Control Criteria (Qf)

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

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

Operation and Maintenance

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

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

Post-Construction SMP Identification

54. Post-Construction RR Techniques and Standard SMPs

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

55. Alternative SMPs

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

Other Permits

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

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

MS4 SWPPP Acceptance

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

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

MS4 SWPPP Acceptance Form Download

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

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

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

Owner/Operator Certification

Owner/Operator Certification Form Download

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

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

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

Additional Project Information

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

APPENDIX B

SOILS DATA

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Dutchess County, New York

1064 Wolcott Ave.



Preface

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

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

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

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

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

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

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

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

Contents

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

How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

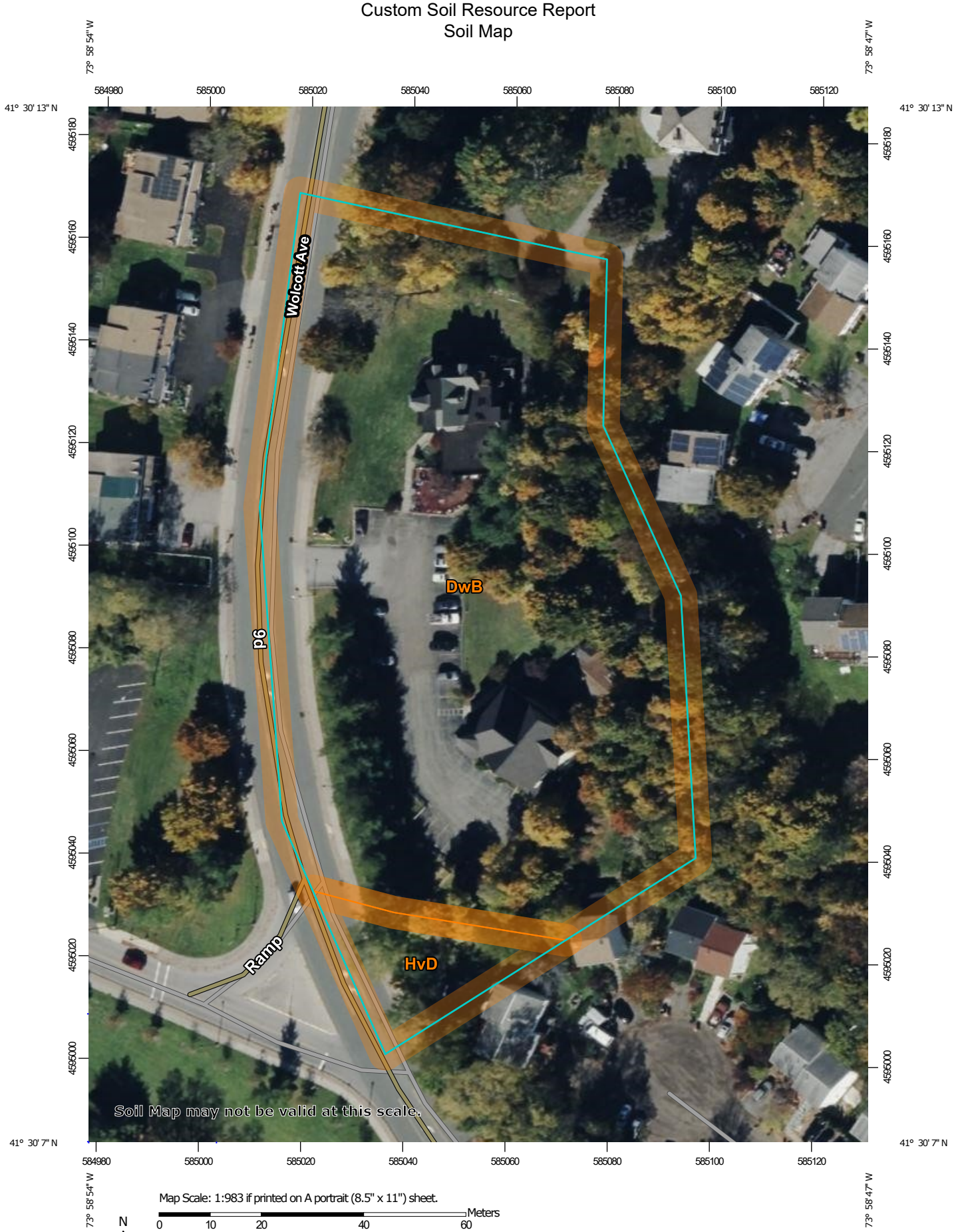
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree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

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

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

Soil Map

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



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

N

Meters
0 10 20 40 60

Feet
0 45 90 180 270

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

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

Map Unit Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

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

Dutchess County, New York

DwB—Dutchess-Cardigan complex, undulating, rocky

Map Unit Setting

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

Map Unit Composition

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

Description of Dutchess

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Description of Cardigan

Setting

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

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Georgia

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

Massena

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

Nassau

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

Sun

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

Rock outcrop

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

HvD—Hudson and Vergennes soils, hilly

Map Unit Setting

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

Map Unit Composition

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

Description of Hudson

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Hydric soil rating: No

Description of Vergennes

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Rhinebeck

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

Kingsbury

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

Livingston

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

Soil Information for All Uses

Suitabilities and Limitations for Use

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

Water Management

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

Stormwater Management - Infiltration (NY)

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

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

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

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

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

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

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

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

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

Infiltration Practices

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

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

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

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

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

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

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

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

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

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

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

References:

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

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

Map—Stormwater Management - Infiltration (NY)



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

N

Meters
0 10 20 40 60

Feet
0 45 90 180 270

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

MAP LEGEND

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

Soils

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Tables—Stormwater Management - Infiltration (NY)

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

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

Rating Options—Stormwater Management - Infiltration (NY)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Soil Properties and Qualities

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

Soil Qualities and Features

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

Hydrologic Soil Group

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

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

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

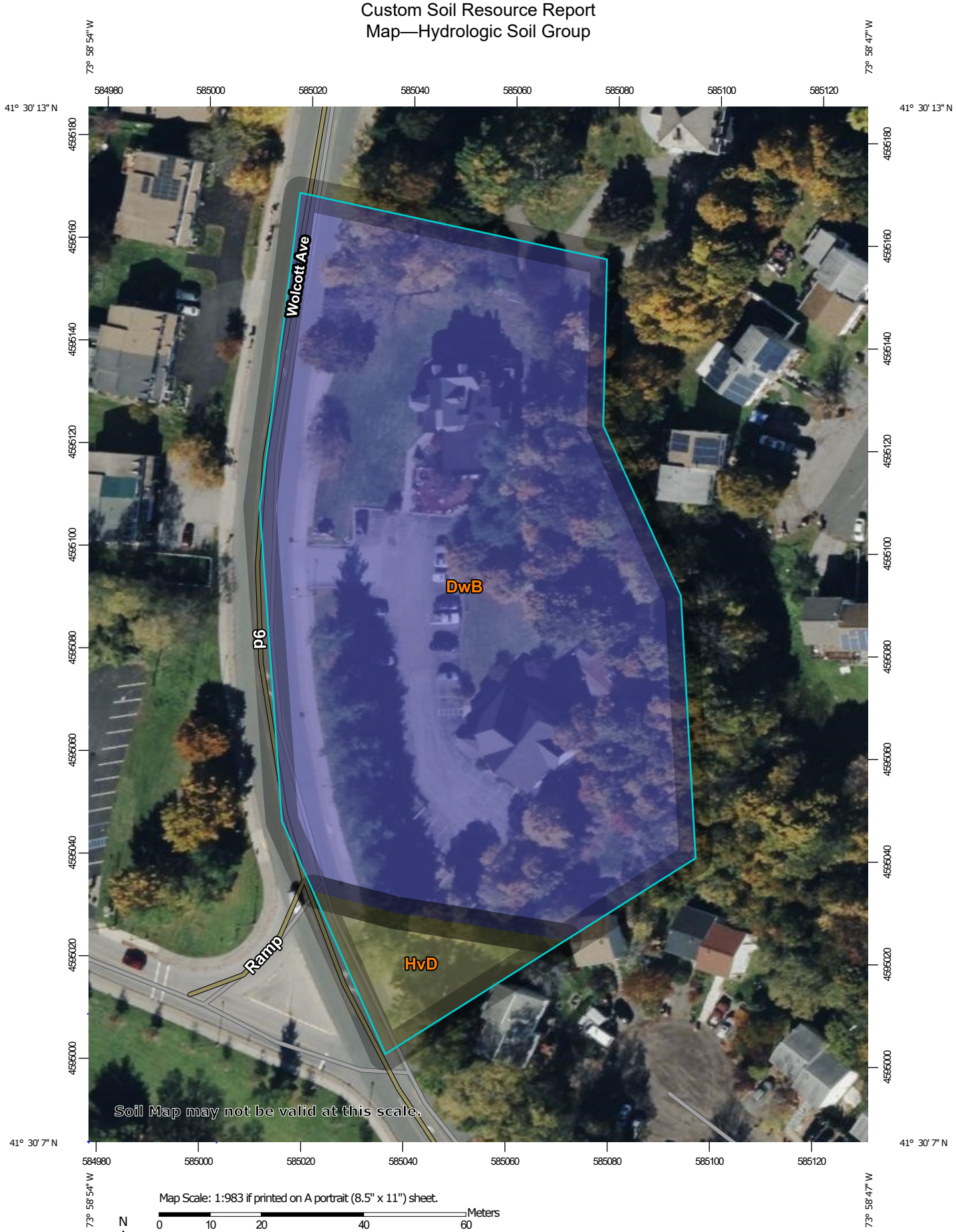
Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

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

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

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

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



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

N

Meters
0 10 20 40 60

Feet
0 45 90 180 270

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

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Table—Hydrologic Soil Group

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

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

References

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX C

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

Extreme Precipitation Tables

Northeast Regional Climate Center

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

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

Extreme Precipitation Estimates

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

Lower Confidence Limits

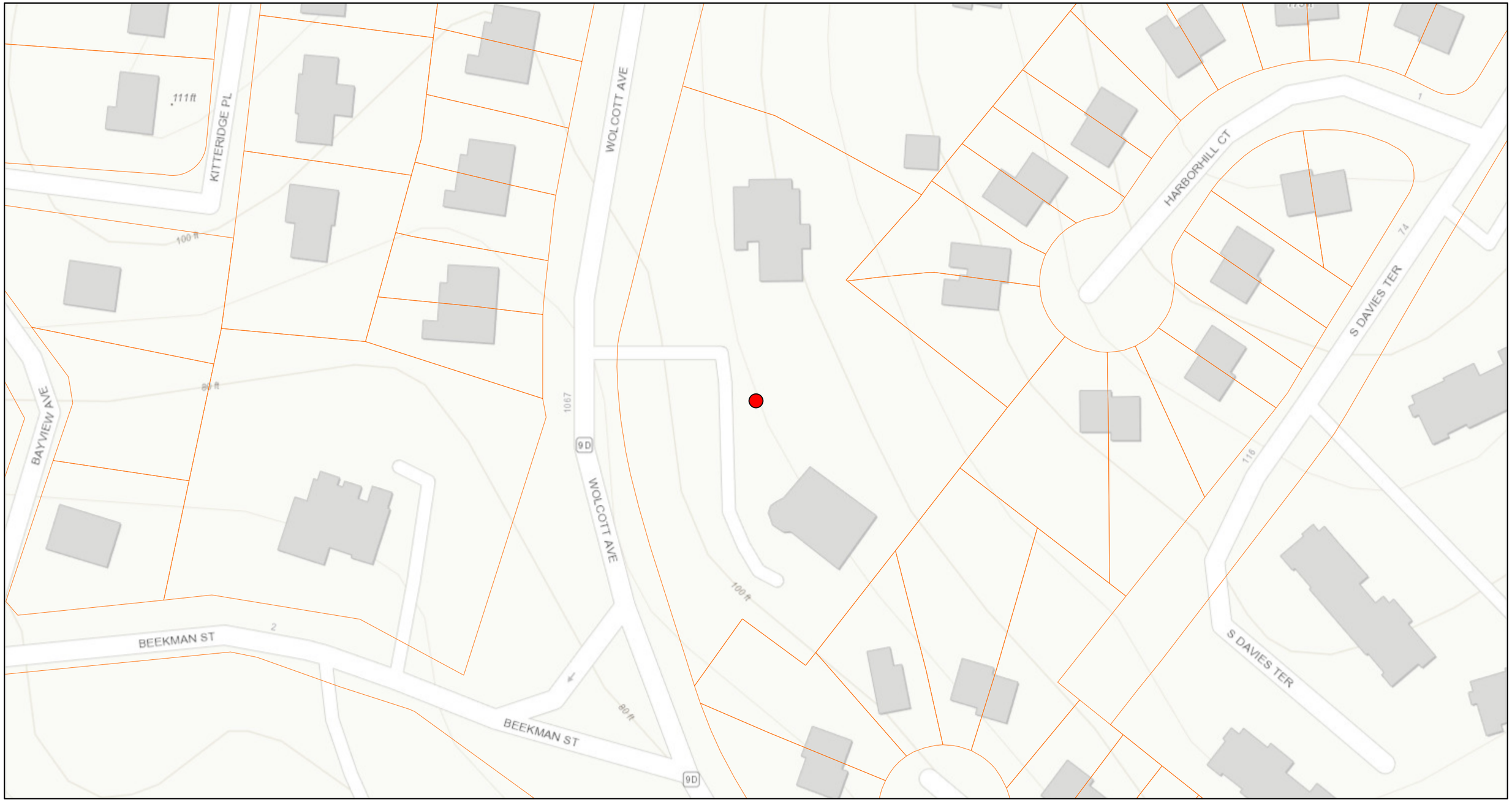
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.54	0.72	0.89	1.09	**1yr**	0.76	1.06	1.24	1.59	2.01	2.08	2.36	**1yr**	1.84	2.27	2.54	3.33	4.08	**1yr**
2yr	0.37	0.58	0.71	0.96	1.19	1.42	**2yr**	1.03	1.39	1.61	2.05	2.58	3.07	3.45	**2yr**	2.71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

Upper Confidence Limits

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

Powered by ACIS
Northeast Regional Climate Center

1064 Wolcott Avenue



January 23, 2025

1:1,128

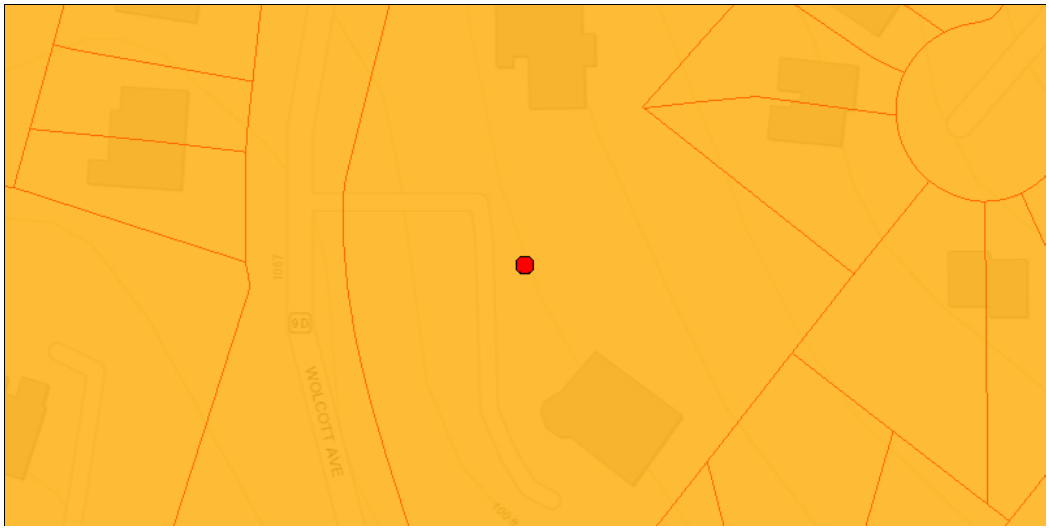
0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

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

Not a legal document

Environmental Resource Mapper



The coordinates of the point you clicked on are:

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

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

County: Dutchess
City: Beacon
USGS Quad: WAPPINGERS FALLS

Natural Communities in the Vicinity

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

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

Rare Plants and Rare Animals

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

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

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

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

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

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

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

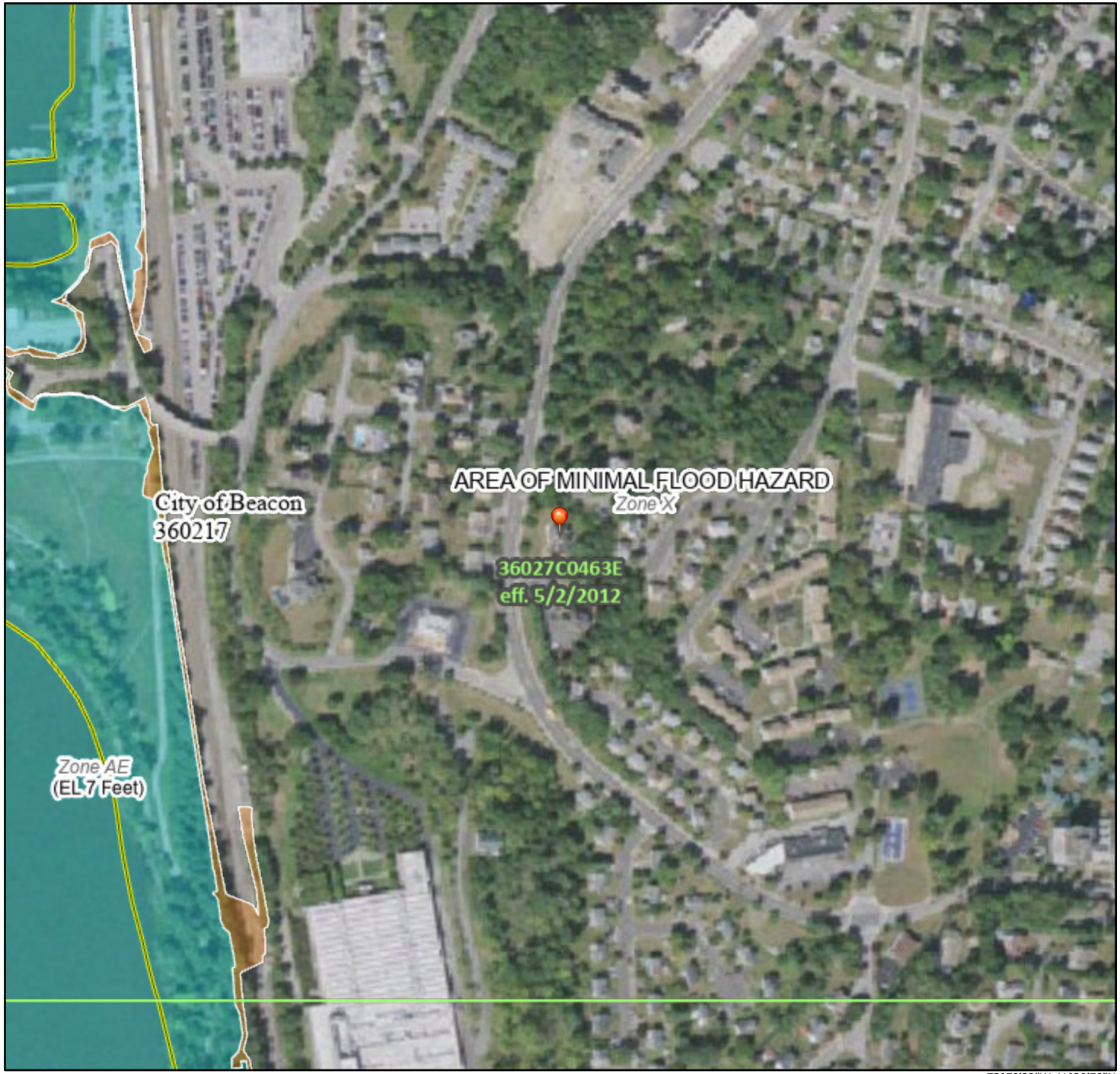
Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal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

Print Preview

National Flood Hazard Layer FIRMette

FEMA

73°59'10"W 41°30'25"N



73°58'33"W 41°29'58"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

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

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

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

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

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

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

N

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

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

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

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

U.S. Fish and Wildlife Service
National Wetlands Inventory

1064 Wolcott Avenue



January 23, 2025

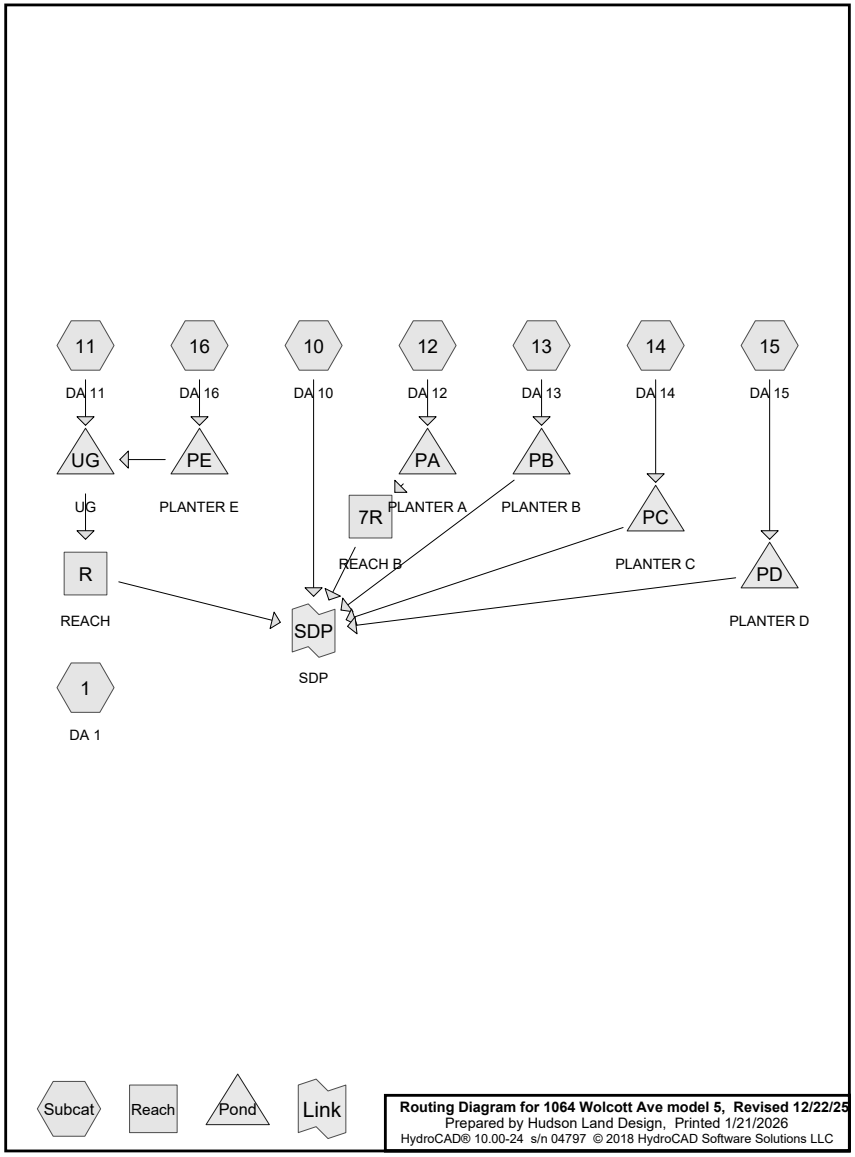
Wetlands

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

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

APPENDIX D

HYDROCAD MODEL



Summary for Subcatchment 1: DA 1

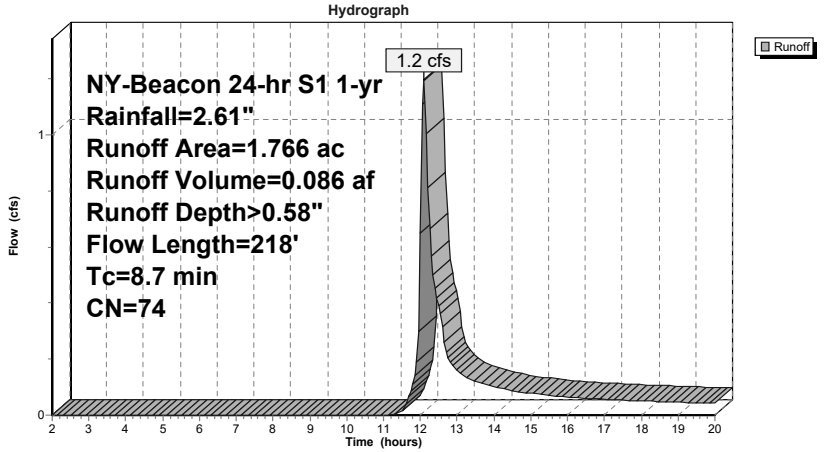
Runoff = 1.2 cfs @ 12.09 hrs, Volume= 0.086 af, Depth> 0.58"

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

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

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

Subcatchment 1: DA 1



Summary for Subcatchment 10: DA 10

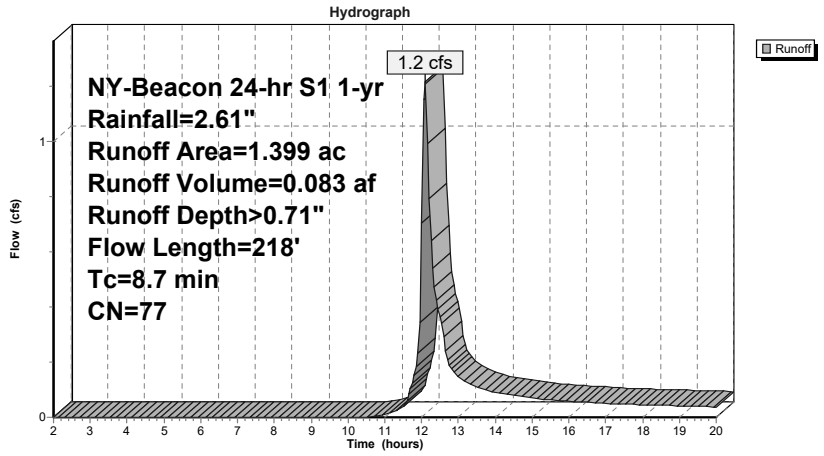
Runoff = 1.2 cfs @ 12.09 hrs, Volume= 0.083 af, Depth> 0.71"

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

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

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

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

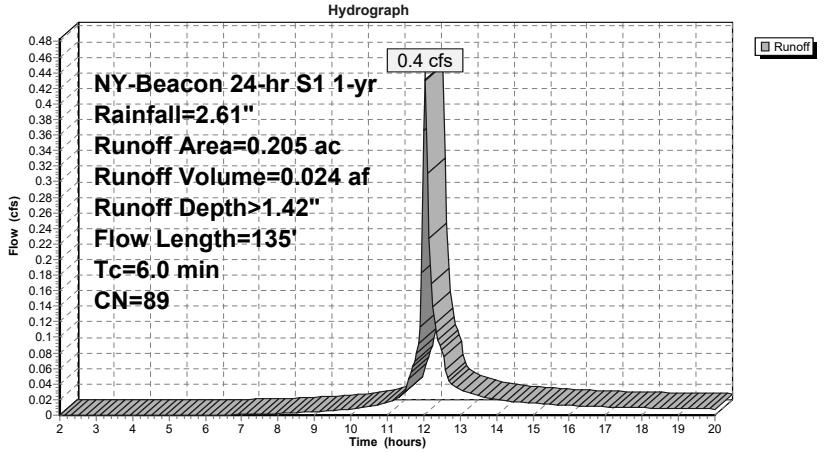
Runoff = 0.4 cfs @ 12.04 hrs, Volume= 0.024 af, Depth> 1.42"

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

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

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

Subcatchment 11: DA 11



Summary for Subcatchment 12: DA 12

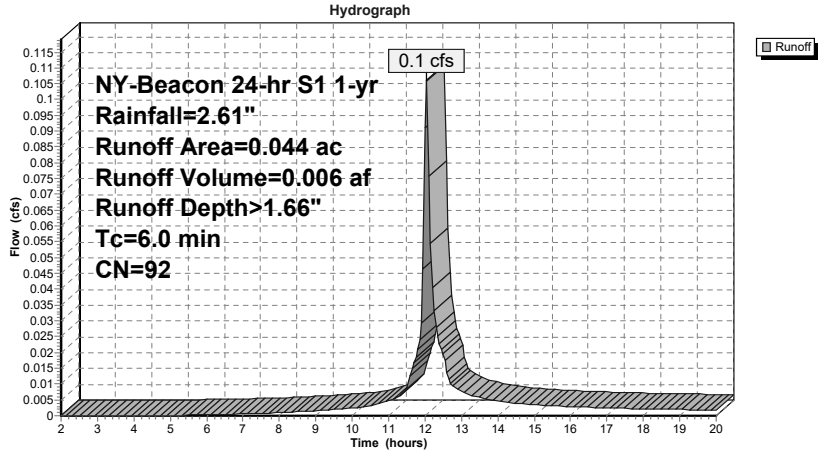
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.006 af, Depth> 1.66"

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

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

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

Subcatchment 12: DA 12



Summary for Subcatchment 13: DA 13

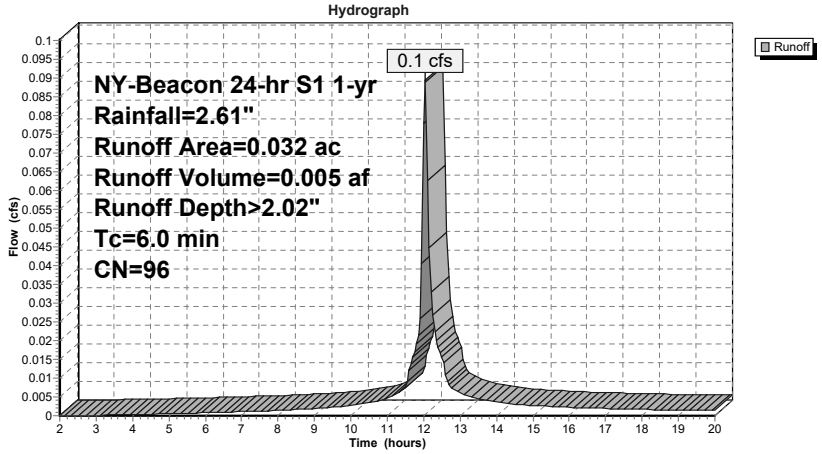
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af, Depth> 2.02"

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

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

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

Subcatchment 13: DA 13



Summary for Subcatchment 14: DA 14

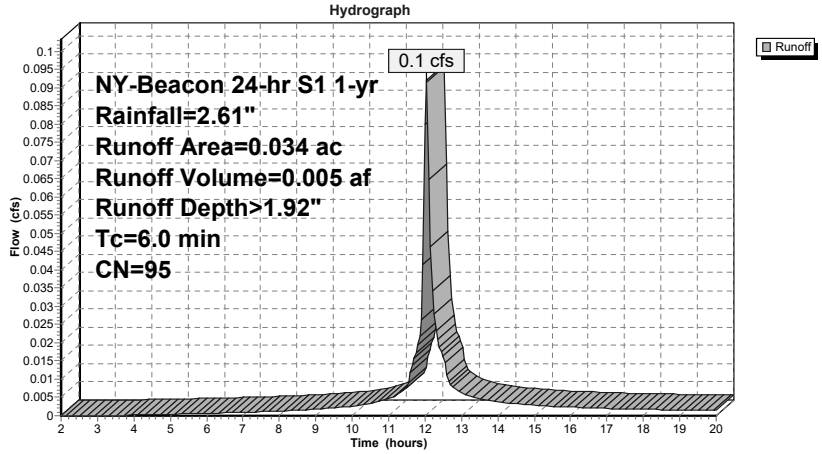
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af, Depth> 1.92"

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

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

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

Subcatchment 14: DA 14



Summary for Subcatchment 15: DA 15

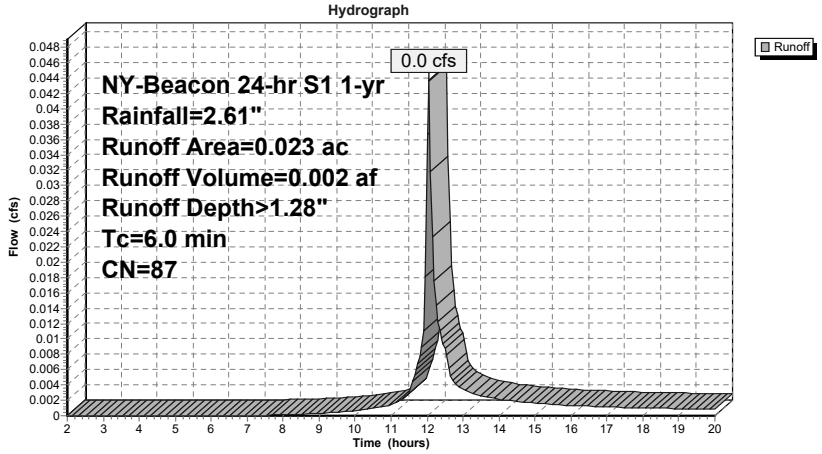
Runoff = 0.0 cfs @ 12.04 hrs, Volume= 0.002 af, Depth> 1.28"

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

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

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

Subcatchment 15: DA 15



Summary for Subcatchment 16: DA 16

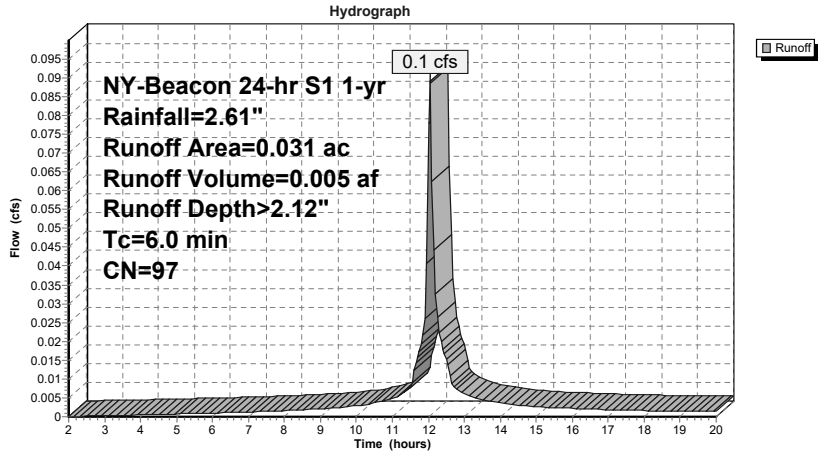
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.005 af, Depth> 2.12"

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

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

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

Subcatchment 16: DA 16



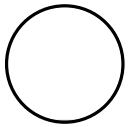
Summary for Reach 7R: REACH B

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

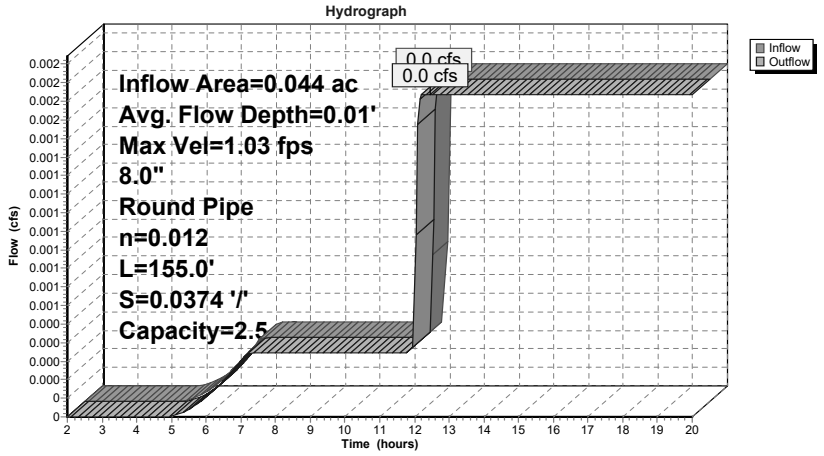
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.03 fps, Min. Travel Time= 2.5 min
Avg. Velocity = 0.86 fps, Avg. Travel Time= 3.0 min

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

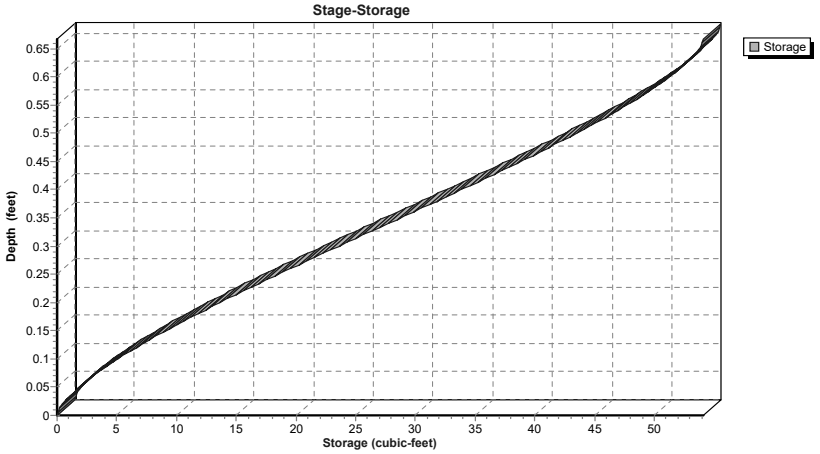
8.0" Round Pipe
n= 0.012
Length= 155.0' Slope= 0.0374 '/'
Inlet Invert= 102.50', Outlet Invert= 96.71'



Reach 7R: REACH B



Reach 7R: REACH B



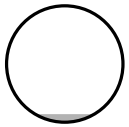
Summary for Reach R: REACH

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

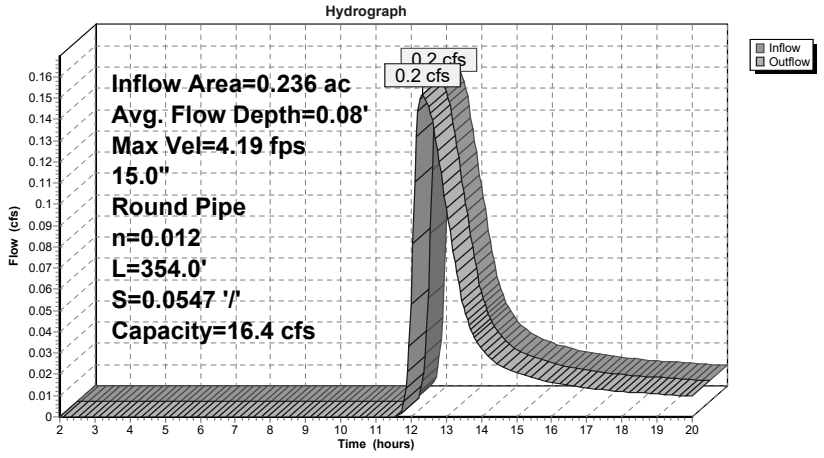
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.19 fps, Min. Travel Time= 1.4 min
Avg. Velocity = 2.42 fps, Avg. Travel Time= 2.4 min

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

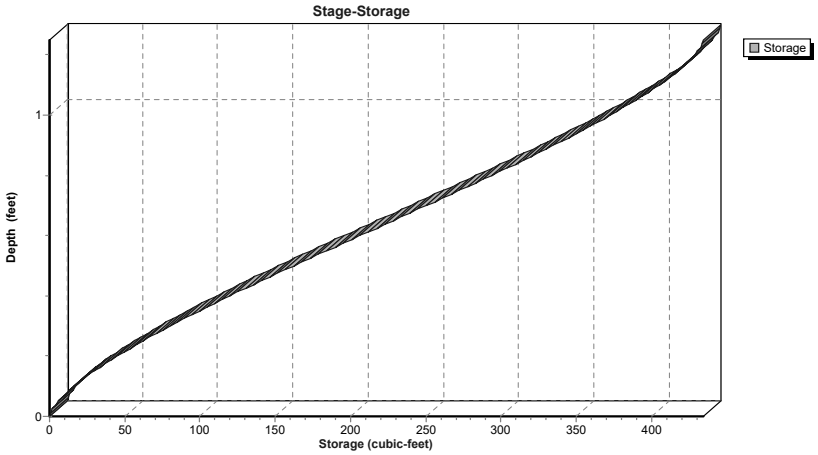
15.0" Round Pipe
n= 0.012
Length= 354.0' Slope= 0.0547 '/'
Inlet Invert= 116.07', Outlet Invert= 96.71'



Reach R: REACH



Reach R: REACH



Summary for Pond PA: PLANTER A

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

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

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

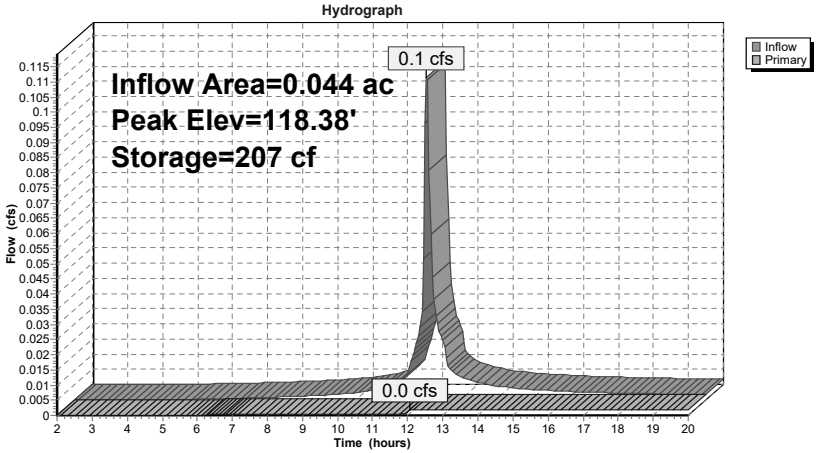
Volume	Invert	Avail.Storage	Storage Description
#1	115.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

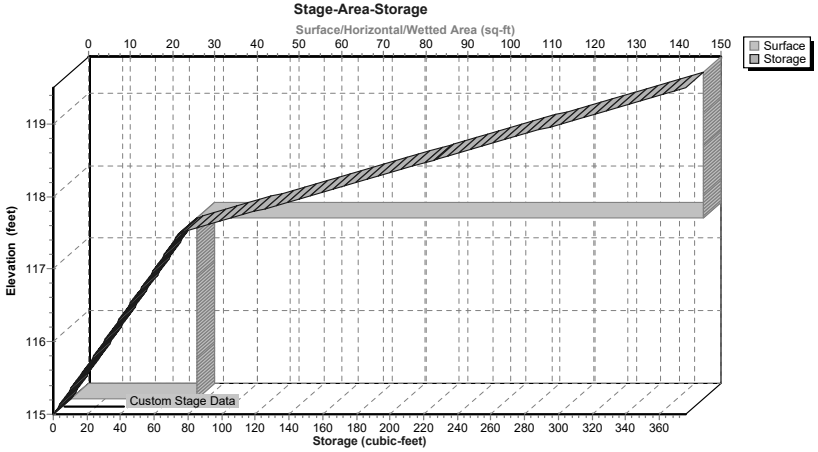
Device	Routing	Invert	Outlet Devices
#1	Primary	118.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	115.00'	**0.500 in/hr Exfiltration over Surface area**

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

Pond PA: PLANTER A



Pond PA: PLANTER A



Summary for Pond PB: PLANTER B

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

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

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

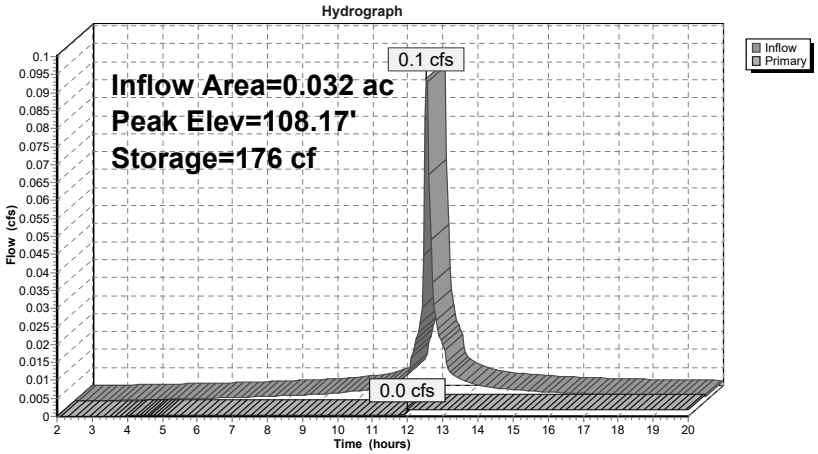
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

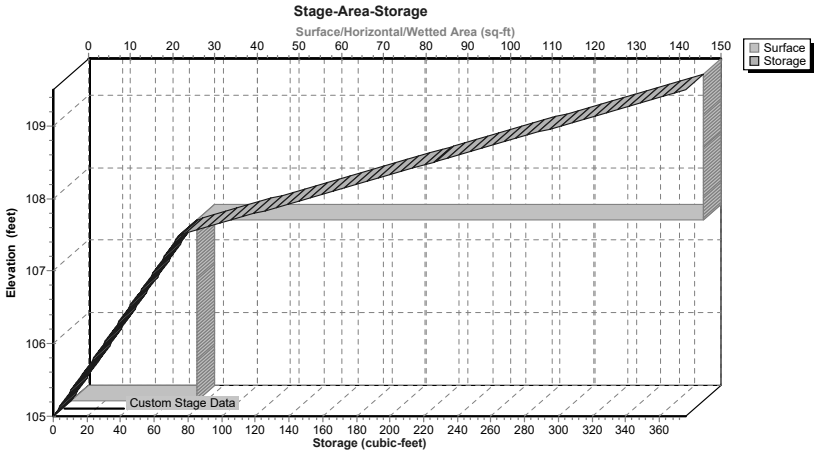
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

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

Pond PB: PLANTER B



Pond PB: PLANTER B



Summary for Pond PC: PLANTER C

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

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

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

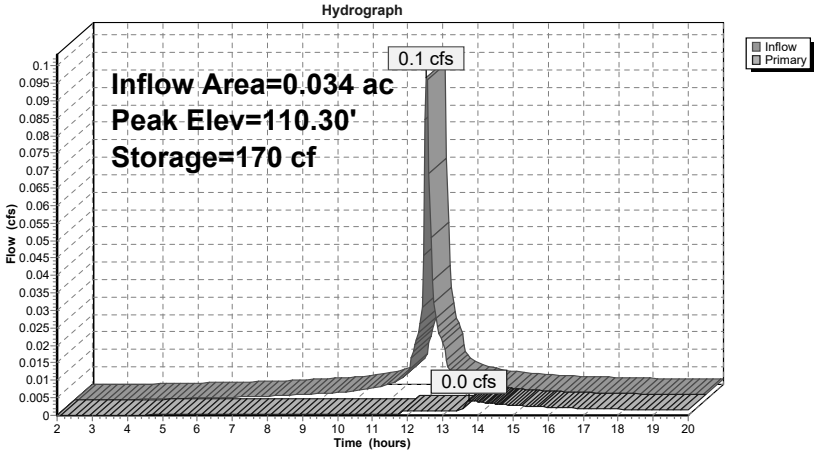
Volume	Invert	Avail.Storage	Storage Description
#1	106.80'	283 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

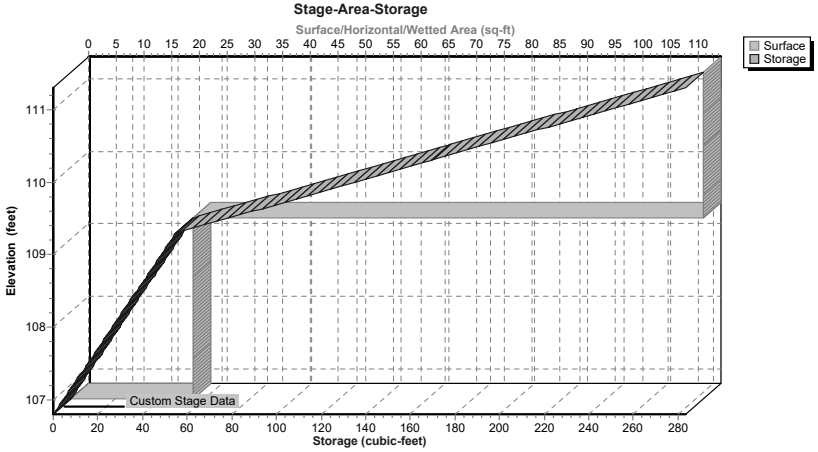
Device	Routing	Invert	Outlet Devices
#1	Primary	110.30'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	106.80'	**0.500 in/hr Exfiltration over Surface area**

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

Pond PC: PLANTER C



Pond PC: PLANTER C



Summary for Pond PD: PLANTER D

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

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

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

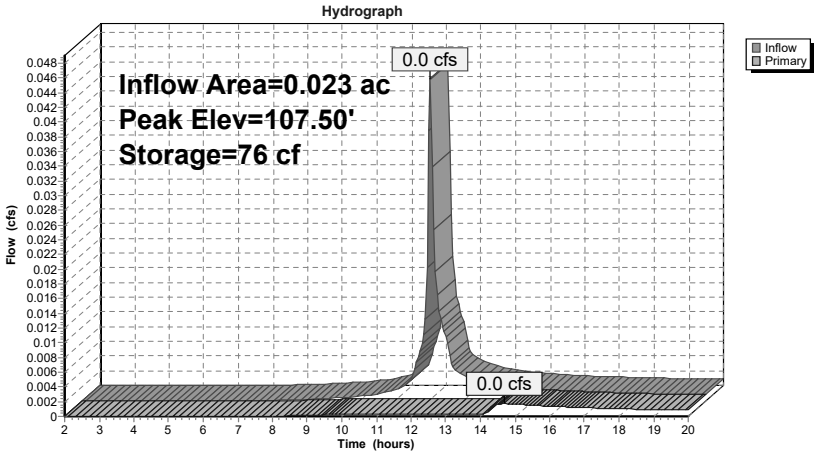
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

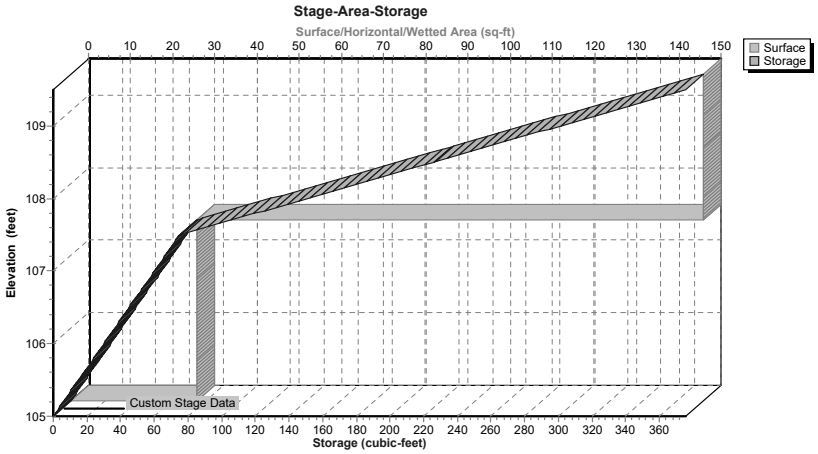
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

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

Pond PD: PLANTER D



Pond PD: PLANTER D



Summary for Pond PE: PLANTER E

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

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

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

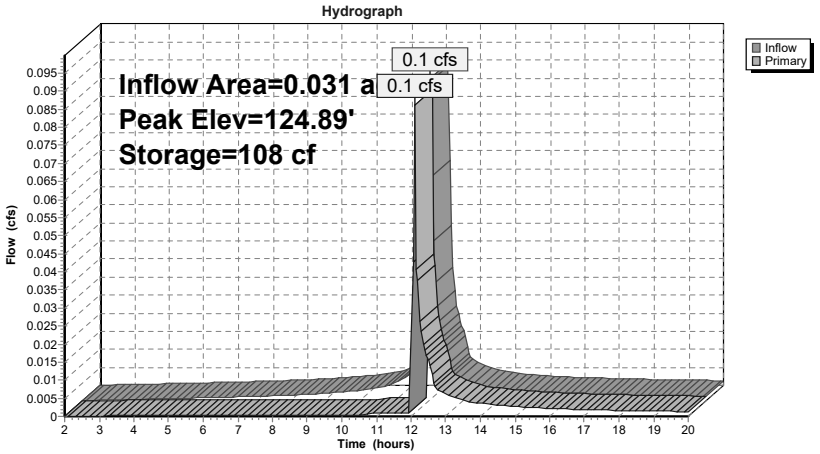
Volume	Invert	Avail.Storage	Storage Description
#1	121.33'	173 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

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

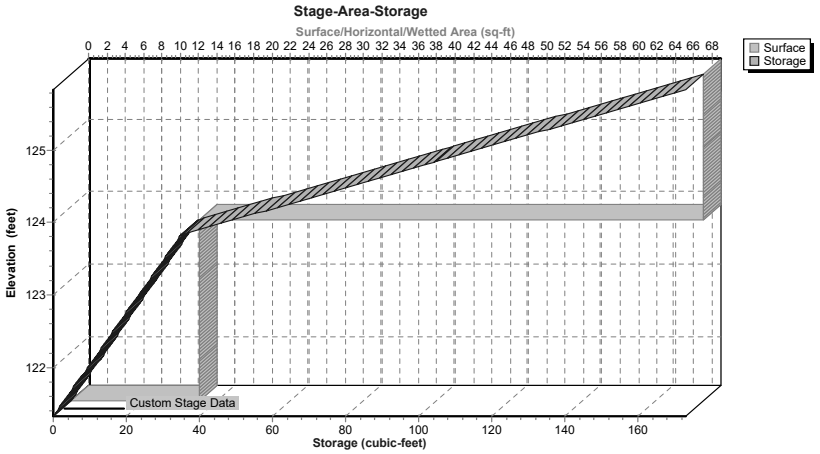
Device	Routing	Invert	Outlet Devices
#1	Primary	124.83'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	121.33'	**0.500 in/hr Exfiltration over Surface area**

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

Pond PE: PLANTER E



Pond PE: PLANTER E



Summary for Pond UG: UG

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

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

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

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

Storage Group A created with Chamber Wizard

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

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

Pond UG: UG - Chamber Wizard Field A

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

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

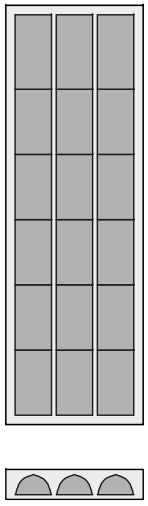
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

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

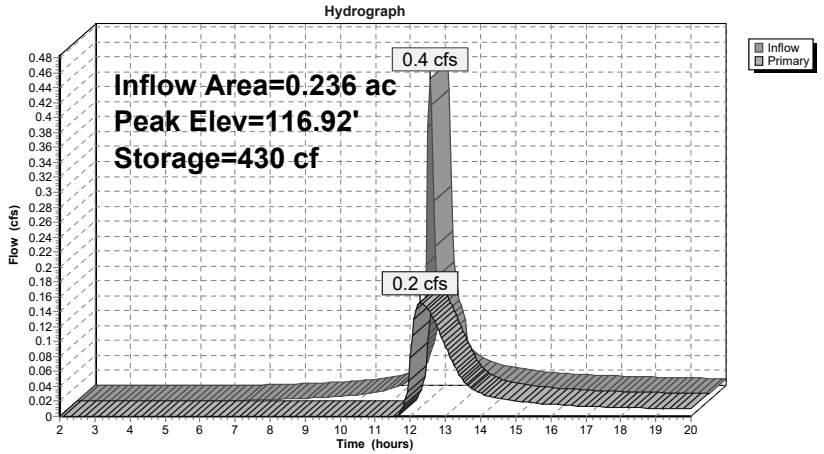
2,129.5 cf Field - 783.3 cf Chambers = 1,346.3 cf Stone x 40.0% Voids = 538.5 cf Stone Storage

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

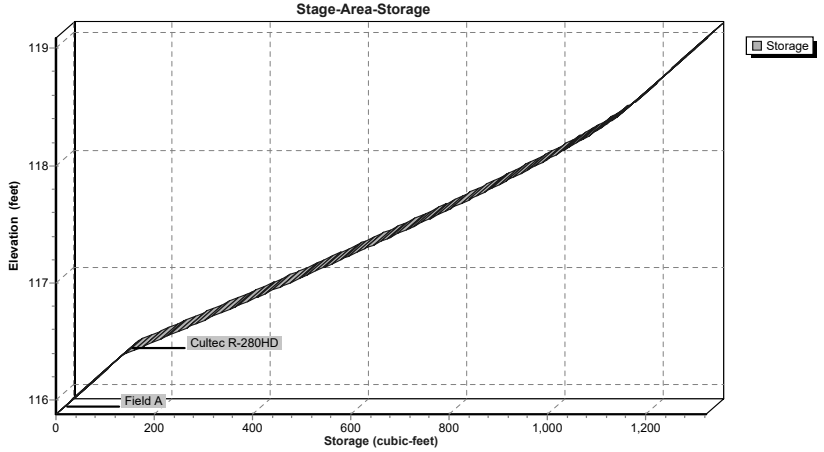
18 Chambers
78.9 cy Field
49.9 cy Stone



Pond UG: UG



Pond UG: UG

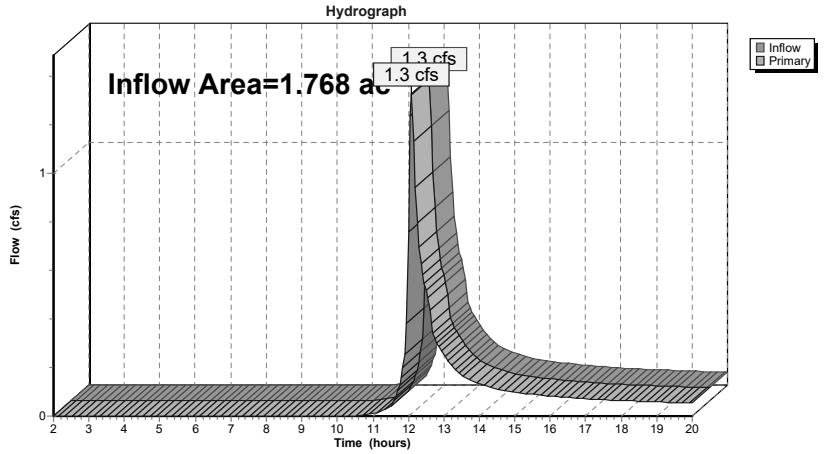


Summary for Link SDP: SDP

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

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

Link SDP: SDP



Summary for Subcatchment 1: DA 1

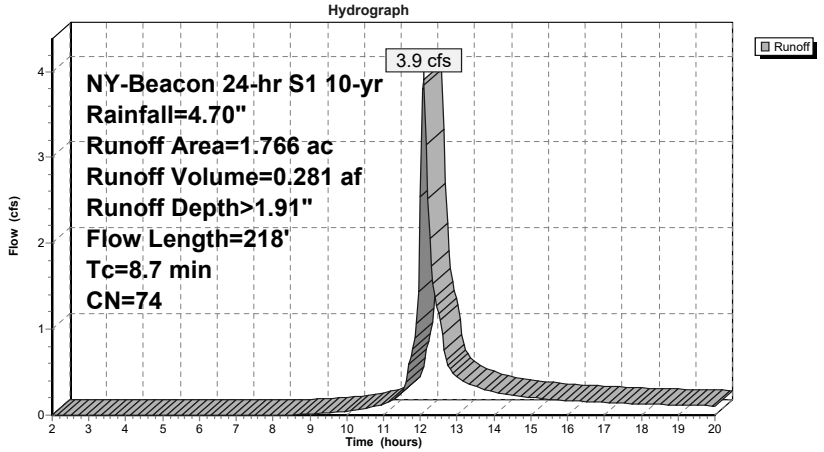
Runoff = 3.9 cfs @ 12.08 hrs, Volume= 0.281 af, Depth> 1.91"

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

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

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

Subcatchment 1: DA 1



Summary for Subcatchment 10: DA 10

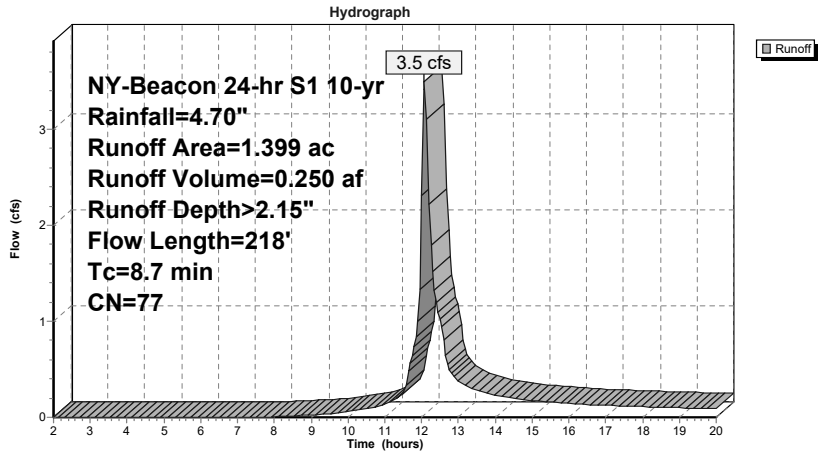
Runoff = 3.5 cfs @ 12.08 hrs, Volume= 0.250 af, Depth> 2.15"

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

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

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

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

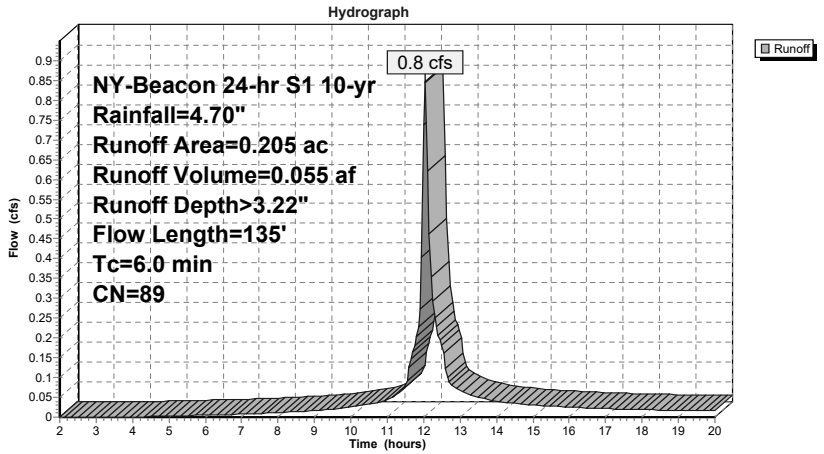
Runoff = 0.8 cfs @ 12.04 hrs, Volume= 0.055 af, Depth> 3.22"

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

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

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

Subcatchment 11: DA 11



Summary for Subcatchment 12: DA 12

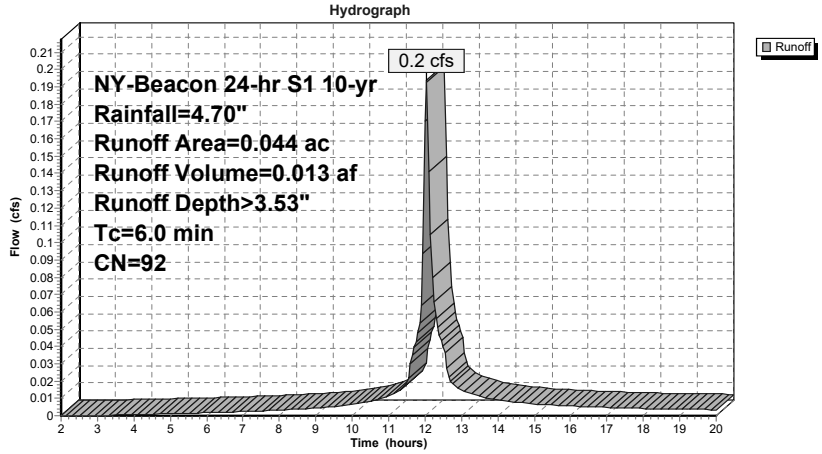
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.013 af, Depth> 3.53"

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

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

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

Subcatchment 12: DA 12



Summary for Subcatchment 13: DA 13

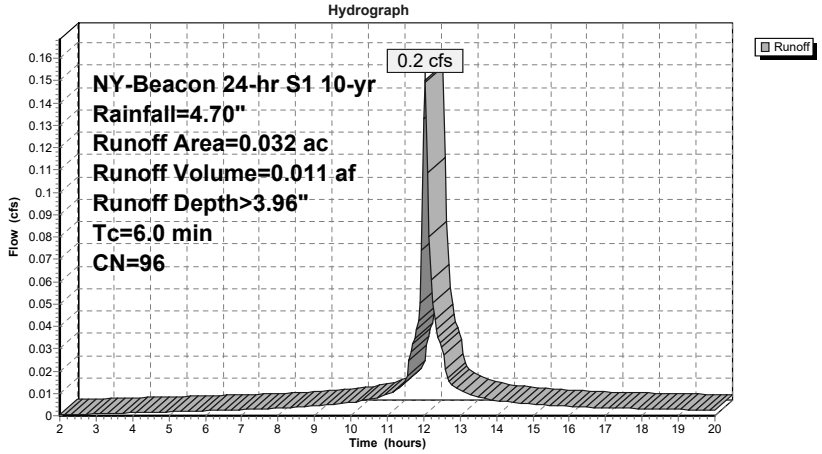
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.011 af, Depth> 3.96"

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

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

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

Subcatchment 13: DA 13



Summary for Subcatchment 14: DA 14

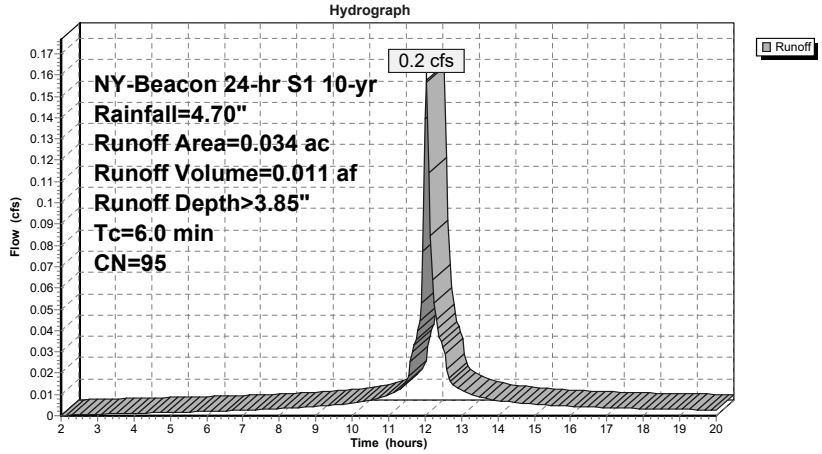
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.011 af, Depth> 3.85"

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

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

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

Subcatchment 14: DA 14



Summary for Subcatchment 15: DA 15

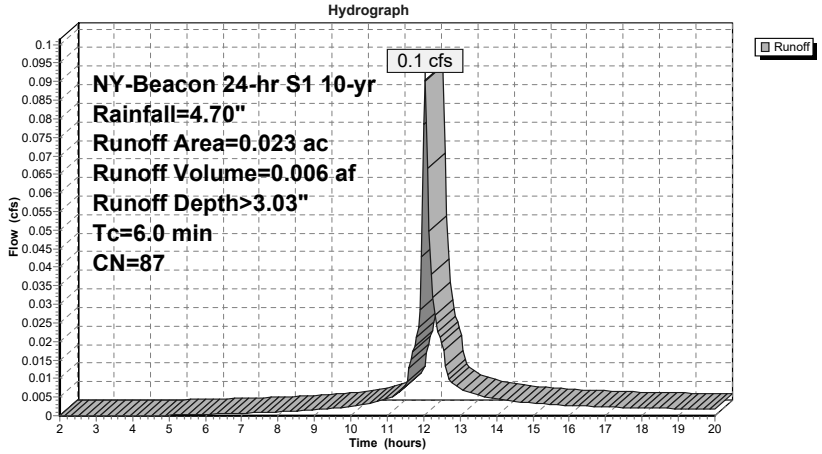
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.006 af, Depth> 3.03"

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

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

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

Subcatchment 15: DA 15



Summary for Subcatchment 16: DA 16

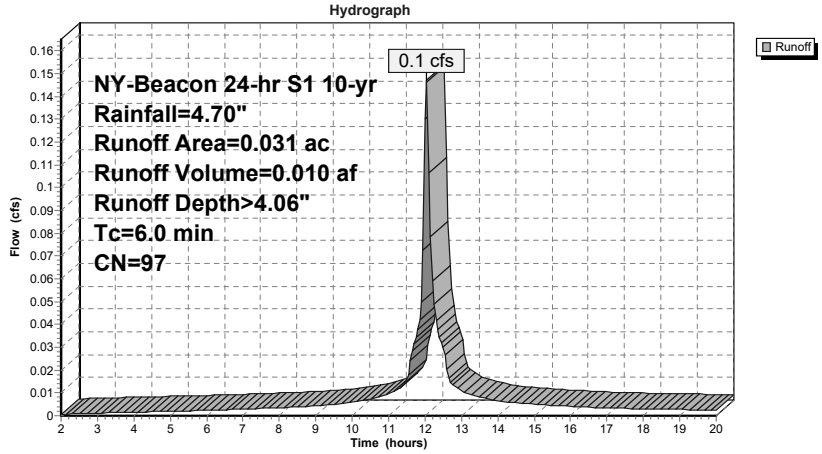
Runoff = 0.1 cfs @ 12.04 hrs, Volume= 0.010 af, Depth> 4.06"

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

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

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

Subcatchment 16: DA 16



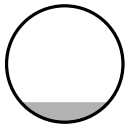
Summary for Reach 7R: REACH B

Inflow Area = 0.044 ac, 84.09% Impervious, Inflow Depth > 2.11" for 10-yr event
Inflow = 0.2 cfs @ 12.11 hrs, Volume= 0.008 af
Outflow = 0.2 cfs @ 12.14 hrs, Volume= 0.008 af, Atten= 23%, Lag= 2.1 min

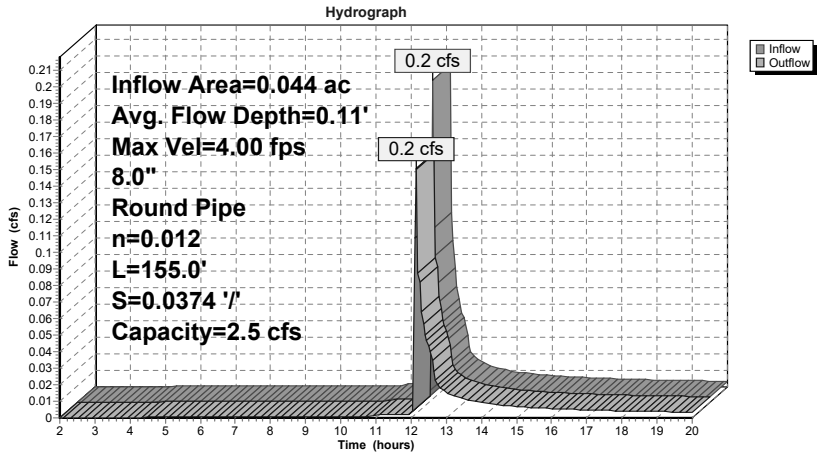
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.00 fps, Min. Travel Time= 0.6 min
Avg. Velocity = 1.15 fps, Avg. Travel Time= 2.2 min

Peak Storage= 6 cf @ 12.13 hrs
Average Depth at Peak Storage= 0.11'
Bank-Full Depth= 0.67' Flow Area= 0.3 sf, Capacity= 2.5 cfs

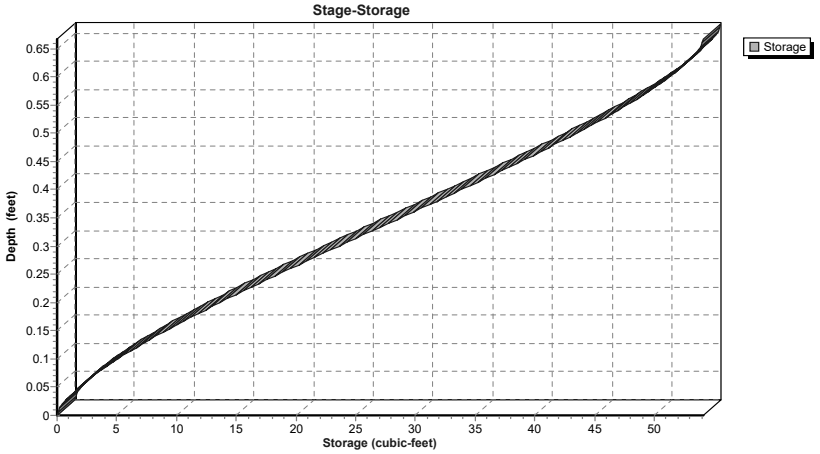
8.0" Round Pipe
n= 0.012
Length= 155.0' Slope= 0.0374 '/'
Inlet Invert= 102.50', Outlet Invert= 96.71'



Reach 7R: REACH B



Reach 7R: REACH B



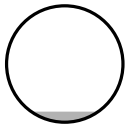
Summary for Reach R: REACH

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth > 2.99" for 10-yr event
Inflow = 0.3 cfs @ 12.34 hrs, Volume= 0.059 af
Outflow = 0.3 cfs @ 12.37 hrs, Volume= 0.059 af, Atten= 0%, Lag= 2.1 min

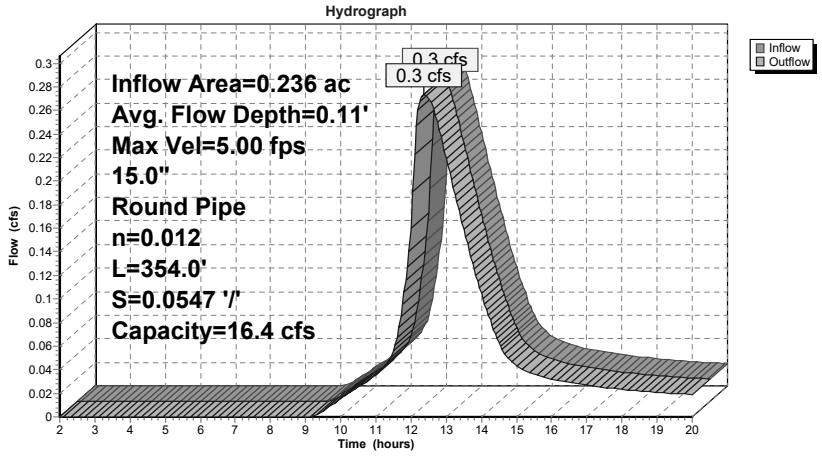
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 5.00 fps, Min. Travel Time= 1.2 min
Avg. Velocity = 2.92 fps, Avg. Travel Time= 2.0 min

Peak Storage= 19 cf @ 12.35 hrs
Average Depth at Peak Storage= 0.11'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 16.4 cfs

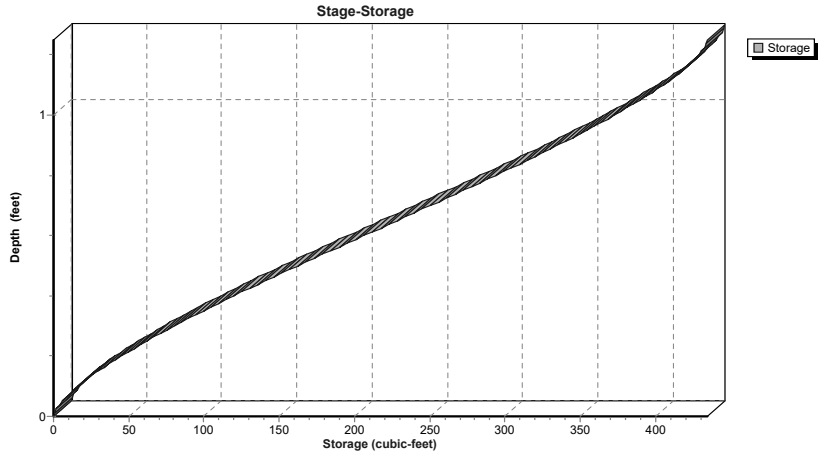
15.0" Round Pipe
n= 0.012
Length= 354.0' Slope= 0.0547 '/'
Inlet Invert= 116.07', Outlet Invert= 96.71'



Reach R: REACH



Reach R: REACH



Summary for Pond PA: PLANTER A

Inflow Area = 0.044 ac, 84.09% Impervious, Inflow Depth > 3.53" for 10-yr event
Inflow = 0.2 cfs @ 12.04 hrs, Volume= 0.013 af
Outflow = 0.2 cfs @ 12.11 hrs, Volume= 0.008 af, Atten= 0%, Lag= 4.1 min
Primary = 0.2 cfs @ 12.11 hrs, Volume= 0.008 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 118.59' @ 12.11 hrs Surf.Area= 150 sf Storage= 240 cf

Plug-Flow detention time= 160.3 min calculated for 0.008 af (60% of inflow)
Center-of-Mass det. time= 72.9 min (823.9 - 751.1)

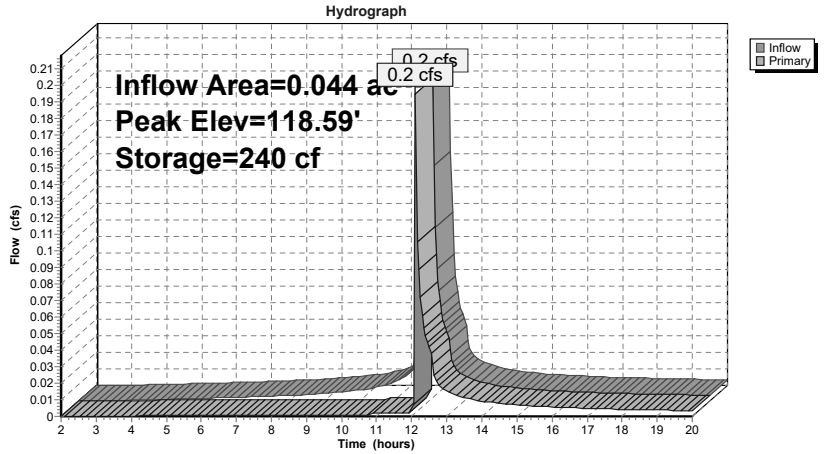
Volume	Invert	Avail.Storage	Storage Description
#1	115.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
115.00	30	0	0
117.49	30	75	75
117.50	150	1	76
119.50	150	300	376

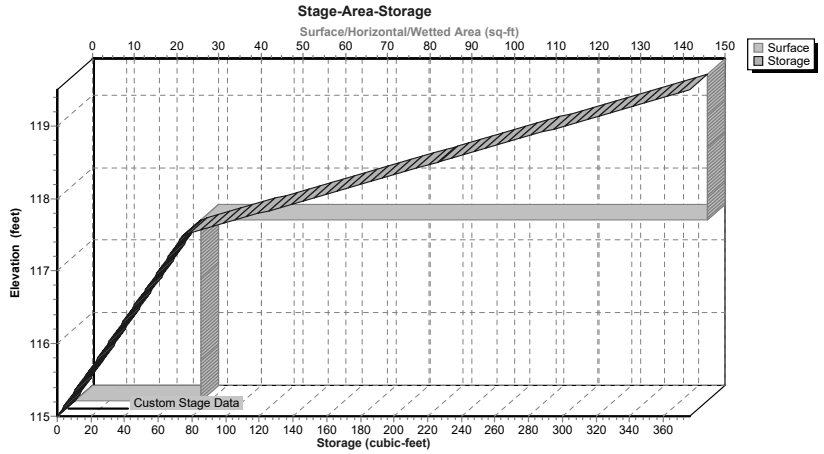
Device	Routing	Invert	Outlet Devices
#1	Primary	118.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	115.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.2 cfs @ 12.11 hrs HW=118.58' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.2 cfs @ 0.95 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PA: PLANTER A



Pond PA: PLANTER A



Summary for Pond PB: PLANTER B

Inflow Area = 0.032 ac, 93.75% Impervious, Inflow Depth > 3.96" for 10-yr event
Inflow = 0.2 cfs @ 12.04 hrs, Volume= 0.011 af
Outflow = 0.1 cfs @ 12.17 hrs, Volume= 0.005 af, Atten= 45%, Lag= 8.0 min
Primary = 0.1 cfs @ 12.17 hrs, Volume= 0.005 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.55' @ 12.15 hrs Surf.Area= 150 sf Storage= 233 cf

Plug-Flow detention time= 205.4 min calculated for 0.005 af (51% of inflow)
Center-of-Mass det. time= 95.6 min (824.6 - 729.0)

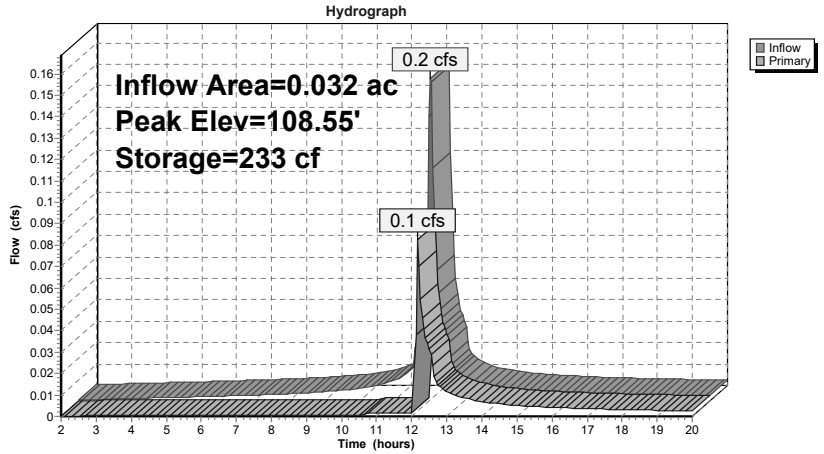
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
105.00	30	0	0
107.49	30	75	75
107.50	150	1	76
109.50	150	300	376

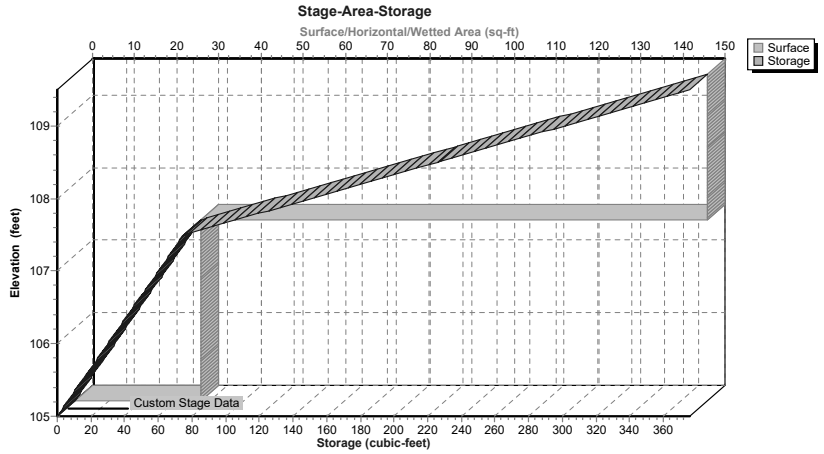
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.1 cfs @ 12.17 hrs HW=108.55' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.1 cfs @ 0.70 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PB: PLANTER B



Pond PB: PLANTER B



Summary for Pond PC: PLANTER C

Inflow Area = 0.034 ac, 91.18% Impervious, Inflow Depth > 3.85" for 10-yr event
Inflow = 0.2 cfs @ 12.04 hrs, Volume= 0.011 af
Outflow = 0.2 cfs @ 12.06 hrs, Volume= 0.007 af, Atten= 0%, Lag= 1.2 min
Primary = 0.2 cfs @ 12.06 hrs, Volume= 0.007 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 110.39' @ 12.06 hrs Surf.Area= 114 sf Storage= 180 cf

Plug-Flow detention time= 158.3 min calculated for 0.007 af (64% of inflow)
Center-of-Mass det. time= 72.8 min (808.0 - 735.1)

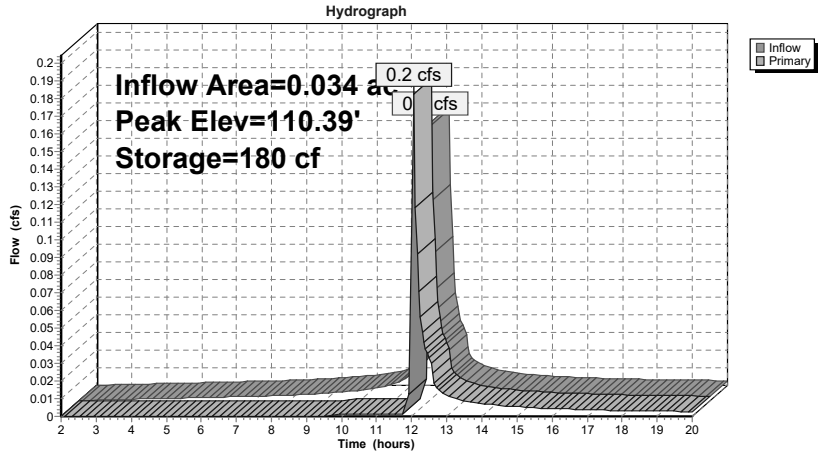
Volume	Invert	Avail.Storage	Storage Description
#1	106.80'	283 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
106.80	22	0	0
109.29	22	55	55
109.30	114	1	55
111.30	114	228	283

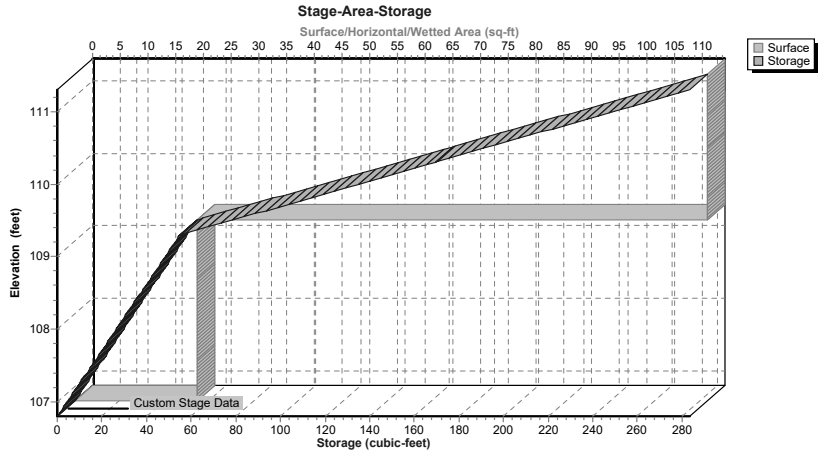
Device	Routing	Invert	Outlet Devices
#1	Primary	110.30'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	106.80'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.2 cfs @ 12.06 hrs HW=110.38' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.2 cfs @ 0.94 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PC: PLANTER C



Pond PC: PLANTER C



Summary for Pond PD: PLANTER D

Inflow Area = 0.023 ac, 69.57% Impervious, Inflow Depth > 3.03" for 10-yr event
Inflow = 0.1 cfs @ 12.04 hrs, Volume= 0.006 af
Outflow = 0.0 cfs @ 12.05 hrs, Volume= 0.001 af, Atten= 98%, Lag= 0.5 min
Primary = 0.0 cfs @ 12.05 hrs, Volume= 0.001 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.30' @ 19.83 hrs Surf.Area= 150 sf Storage= 195 cf

Plug-Flow detention time= 282.5 min calculated for 0.001 af (23% of inflow)
Center-of-Mass det. time= 134.8 min (905.7 - 770.9)

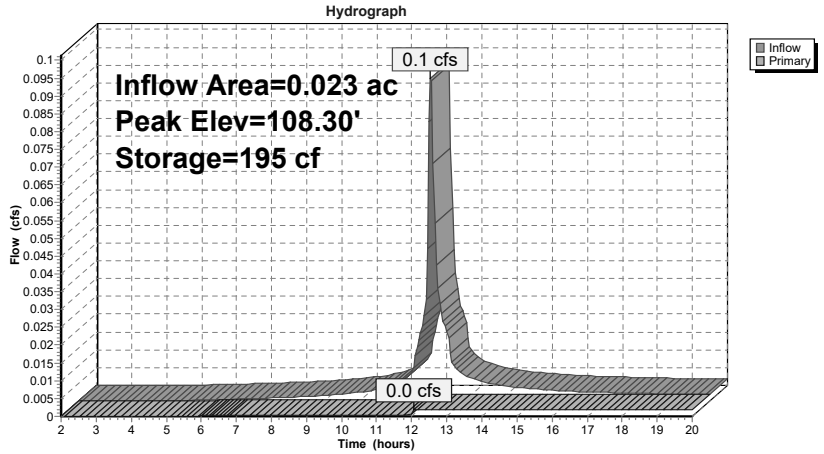
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
105.00	30	0	0
107.49	30	75	75
107.50	150	1	76
109.50	150	300	376

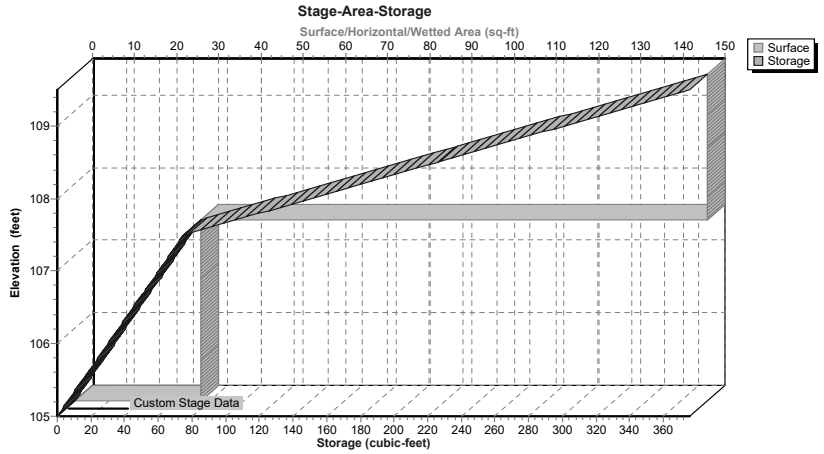
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.0 cfs @ 12.05 hrs HW=107.59' (Free Discharge)
└**1=Orifice/Grate** (Controls 0.0 cfs)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PD: PLANTER D



Pond PD: PLANTER D



Summary for Pond PE: PLANTER E

Inflow Area = 0.031 ac, 96.77% Impervious, Inflow Depth > 4.06" for 10-yr event
Inflow = 0.1 cfs @ 12.04 hrs, Volume= 0.010 af
Outflow = 0.1 cfs @ 12.05 hrs, Volume= 0.008 af, Atten= 0%, Lag= 0.5 min
Primary = 0.1 cfs @ 12.05 hrs, Volume= 0.008 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 124.91' @ 12.05 hrs Surf.Area= 69 sf Storage= 110 cf

Plug-Flow detention time= 131.5 min calculated for 0.008 af (77% of inflow)
Center-of-Mass det. time= 64.1 min (786.5 - 722.5)

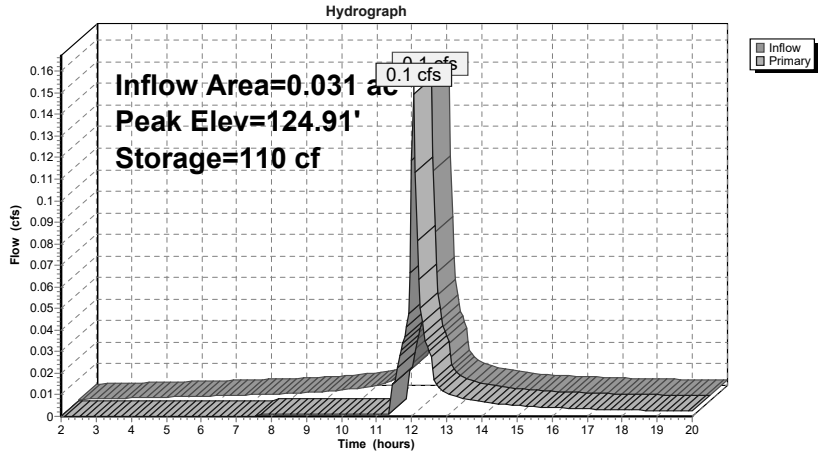
Volume	Invert	Avail.Storage	Storage Description
#1	121.33'	173 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
121.33	14	0	0
123.82	14	35	35
123.83	69	0	35
125.83	69	138	173

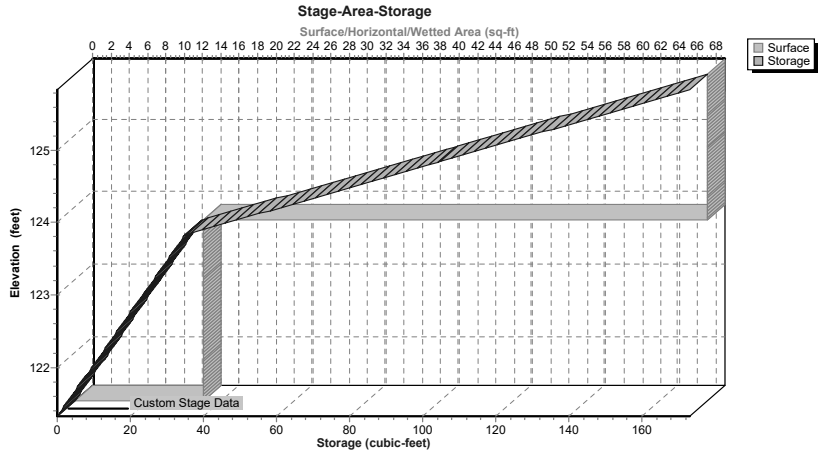
Device	Routing	Invert	Outlet Devices
#1	Primary	124.83'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	121.33'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.1 cfs @ 12.05 hrs HW=124.91' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.1 cfs @ 0.90 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PE: PLANTER E



Pond PE: PLANTER E



Summary for Pond UG: UG

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth > 3.21" for 10-yr event
Inflow = 1.0 cfs @ 12.04 hrs, Volume= 0.063 af
Outflow = 0.3 cfs @ 12.34 hrs, Volume= 0.059 af, Atten= 73%, Lag= 17.7 min
Primary = 0.3 cfs @ 12.34 hrs, Volume= 0.059 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 117.84' @ 12.34 hrs Surf.Area= 664 sf Storage= 903 cf

Plug-Flow detention time= 72.7 min calculated for 0.059 af (93% of inflow)
Center-of-Mass det. time= 46.6 min (813.2 - 766.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	115.88'	539 cf	**14.75'W x 45.00'L x 3.21'H Field A** 2,130 cf Overall - 783 cf Embedded = 1,346 cf x 40.0% Voids
#2A	116.38'	783 cf	**Cultec R-280HD** x 18 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,322 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	116.38'	**3.0" Vert. Orifice/Grate** C= 0.600
#2	Primary	118.38'	**8.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.3 cfs @ 12.34 hrs HW=117.84' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.3 cfs @ 5.57 fps)
└**2=Orifice/Grate** (Controls 0.0 cfs)

Pond UG: UG - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 3 rows

47.0" Wide + 6.0" Spacing = 53.0" C-C Row Spacing

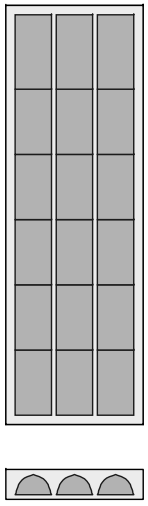
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

18 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 3 Rows = 783.3 cf Chamber Storage

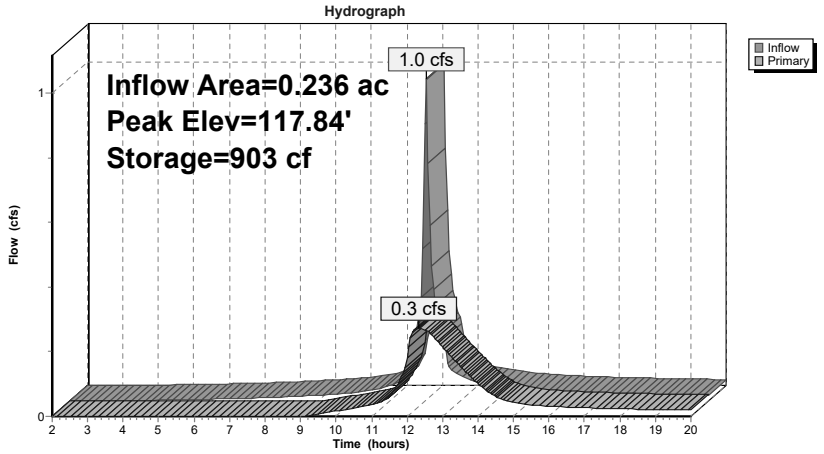
2,129.5 cf Field - 783.3 cf Chambers = 1,346.3 cf Stone x 40.0% Voids = 538.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,321.8 cf = 0.030 af
Overall Storage Efficiency = 62.1%
Overall System Size = 45.00' x 14.75' x 3.21'

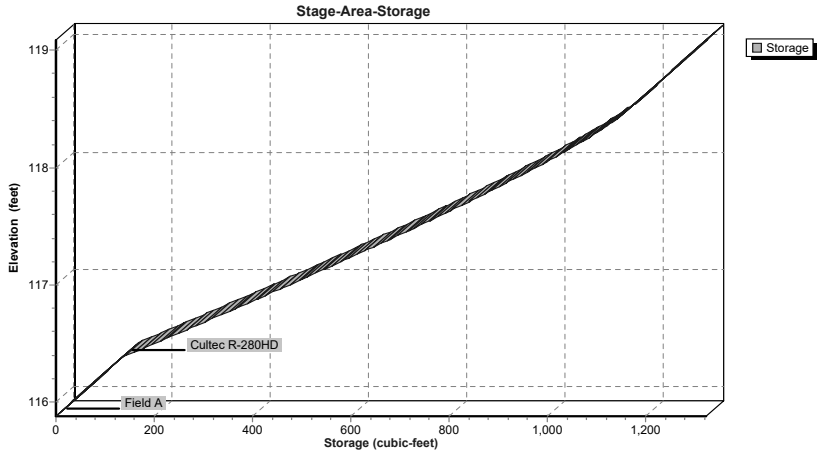
18 Chambers
78.9 cy Field
49.9 cy Stone



Pond UG: UG



Pond UG: UG

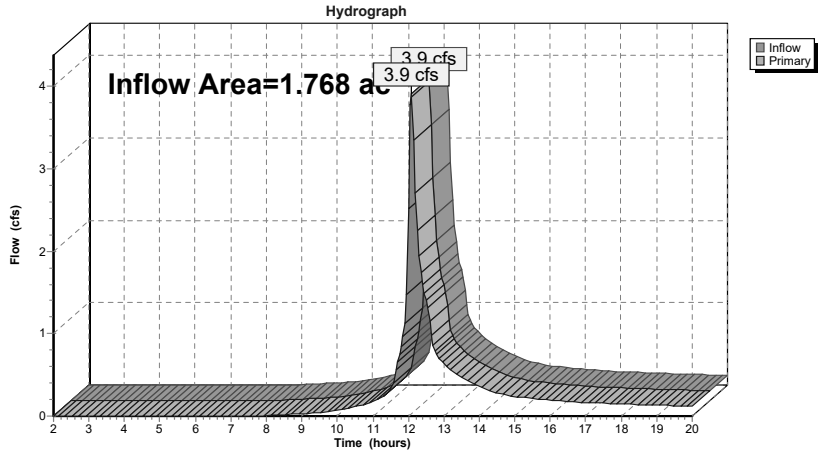


Summary for Link SDP: SDP

Inflow Area = 1.768 ac, 53.62% Impervious, Inflow Depth > 2.24" for 10-yr event
Inflow = 3.9 cfs @ 12.08 hrs, Volume= 0.330 af
Primary = 3.9 cfs @ 12.08 hrs, Volume= 0.330 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs

Link SDP: SDP



Summary for Subcatchment 1: DA 1

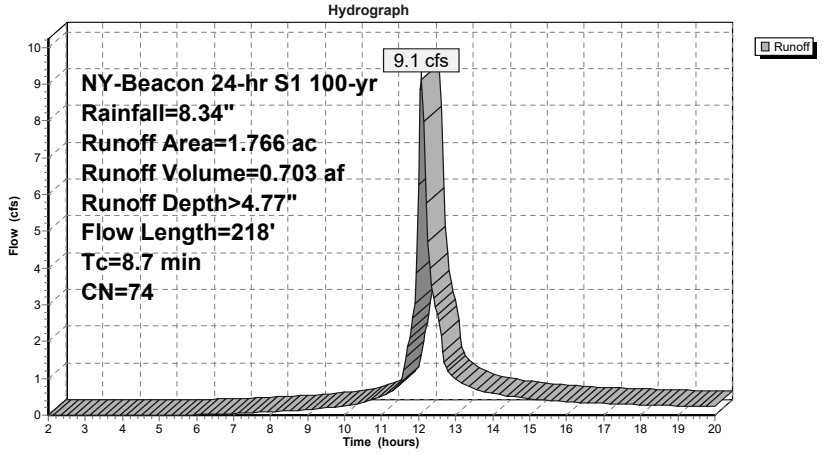
Runoff = 9.1 cfs @ 12.07 hrs, Volume= 0.703 af, Depth> 4.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.602	98	Paved parking, HSG B
0.529	55	Woods, Good, HSG B
0.531	61	>75% Grass cover, Good, HSG B
0.104	96	Gravel surface, HSG B
1.766	74	Weighted Average
1.164		65.91% Pervious Area
0.602		34.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.2100	0.20		**Sheet Flow, S1** Woods: Light underbrush n= 0.400 P2= 3.17"
0.3	118	0.1530	6.30		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
8.7	218	Total			

Subcatchment 1: DA 1



Summary for Subcatchment 10: DA 10

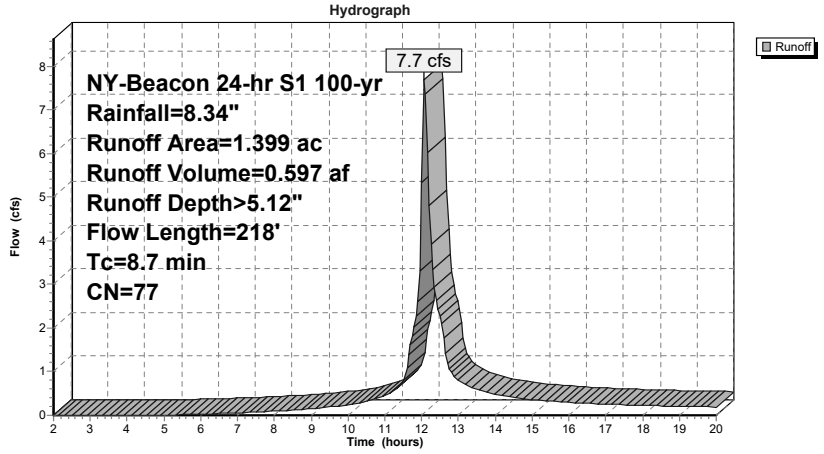
Runoff = 7.7 cfs @ 12.07 hrs, Volume= 0.597 af, Depth> 5.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.234	55	Woods, Good, HSG B
0.516	61	>75% Grass cover, Good, HSG B
0.649	98	Paved parking, HSG B
1.399	77	Weighted Average
0.750		53.61% Pervious Area
0.649		46.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.2100	0.20		**Sheet Flow, S1** Woods: Light underbrush n= 0.400 P2= 3.17"
0.3	118	0.1530	6.30		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
8.7	218	Total			

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

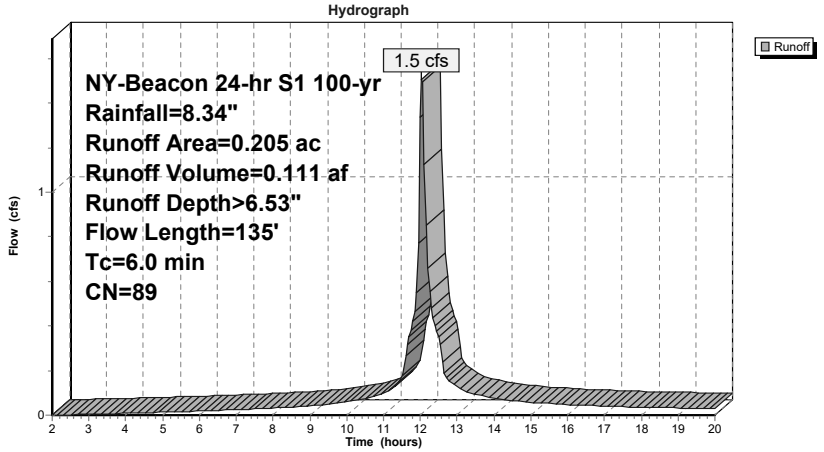
Runoff = 1.5 cfs @ 12.04 hrs, Volume= 0.111 af, Depth> 6.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.155	98	Paved parking, HSG B
0.050	61	>75% Grass cover, Good, HSG B
0.205	89	Weighted Average
0.050		24.39% Pervious Area
0.155		75.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	12	0.0200	0.08		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.8	88	0.0390	1.74		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.17"
0.1	35	0.0570	4.85		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
3.5	135	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 11: DA 11



Summary for Subcatchment 12: DA 12

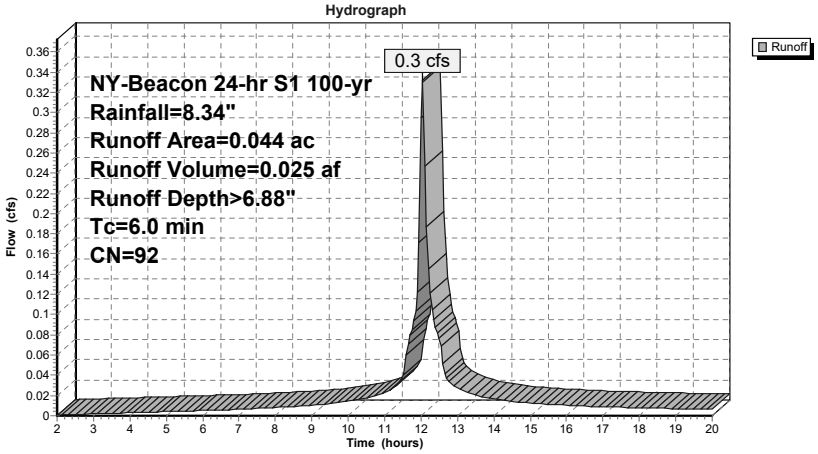
Runoff = 0.3 cfs @ 12.04 hrs, Volume= 0.025 af, Depth> 6.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.037	98	Paved parking, HSG B
0.007	61	>75% Grass cover, Good, HSG B
0.044	92	Weighted Average
0.007		15.91% Pervious Area
0.037		84.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Subcatchment 12: DA 12



Summary for Subcatchment 13: DA 13

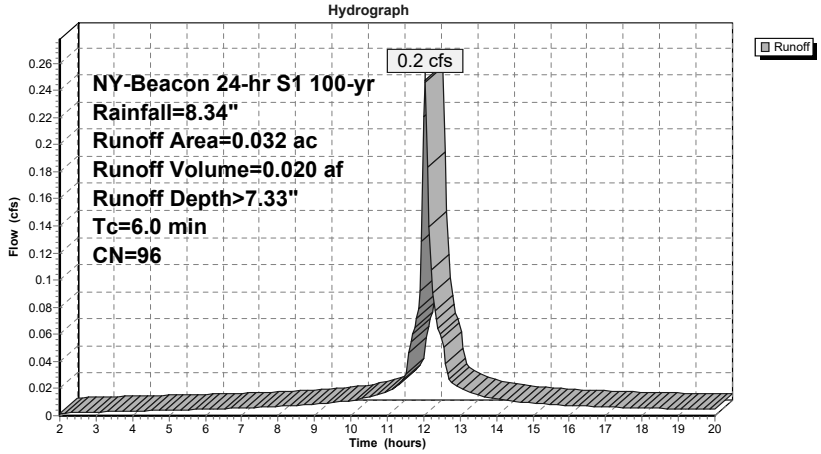
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.020 af, Depth> 7.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.030	98	Paved parking, HSG B
0.002	61	>75% Grass cover, Good, HSG B
0.032	96	Weighted Average
0.002		6.25% Pervious Area
0.030		93.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Subcatchment 13: DA 13



Summary for Subcatchment 14: DA 14

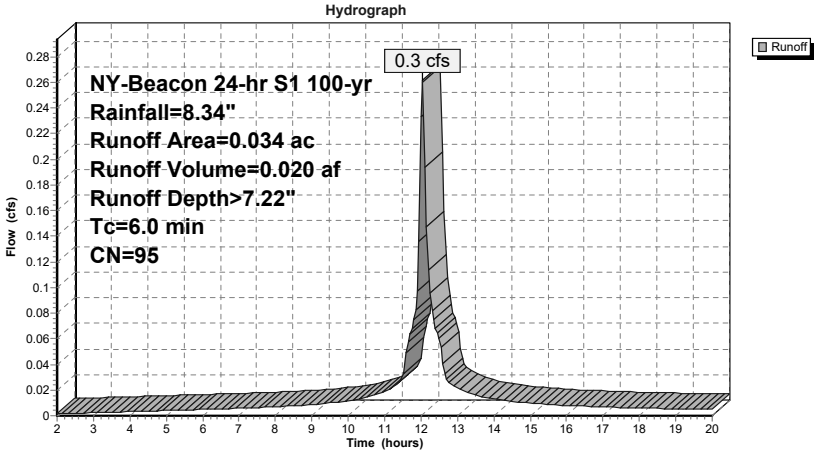
Runoff = 0.3 cfs @ 12.04 hrs, Volume= 0.020 af, Depth> 7.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.031	98	Paved parking, HSG B
0.003	61	>75% Grass cover, Good, HSG B
0.034	95	Weighted Average
0.003		8.82% Pervious Area
0.031		91.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Subcatchment 14: DA 14



Summary for Subcatchment 15: DA 15

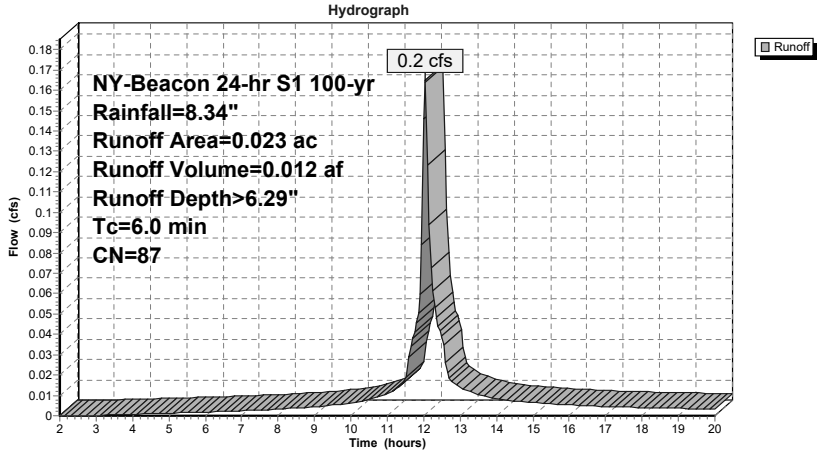
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.012 af, Depth> 6.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.016	98	Paved parking, HSG B
0.007	61	>75% Grass cover, Good, HSG B
0.023	87	Weighted Average
0.007		30.43% Pervious Area
0.016		69.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Subcatchment 15: DA 15



Summary for Subcatchment 16: DA 16

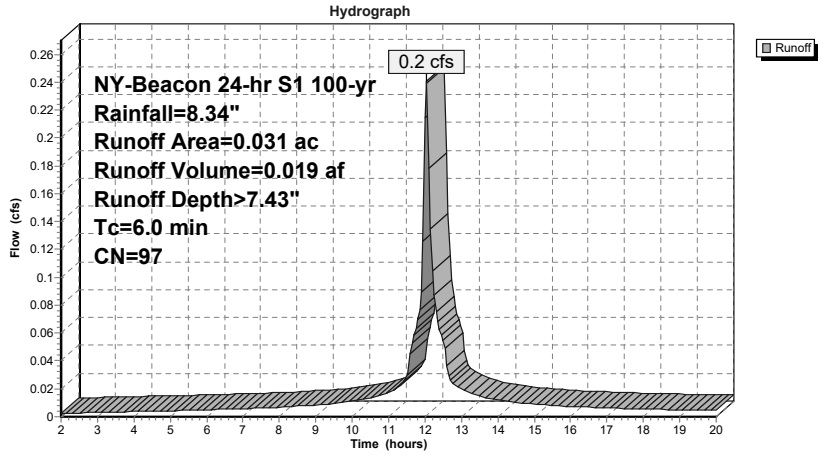
Runoff = 0.2 cfs @ 12.04 hrs, Volume= 0.019 af, Depth> 7.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
NY-Beacon 24-hr S1 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.030	98	Paved parking, HSG B
0.001	61	>75% Grass cover, Good, HSG B
0.031	97	Weighted Average
0.001		3.23% Pervious Area
0.030		96.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Subcatchment 16: DA 16



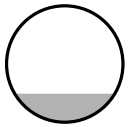
Summary for Reach 7R: REACH B

Inflow Area = 0.044 ac, 84.09% Impervious, Inflow Depth > 5.46" for 100-yr event
Inflow = 0.3 cfs @ 12.05 hrs, Volume= 0.020 af
Outflow = 0.3 cfs @ 12.07 hrs, Volume= 0.020 af, Atten= 4%, Lag= 0.8 min

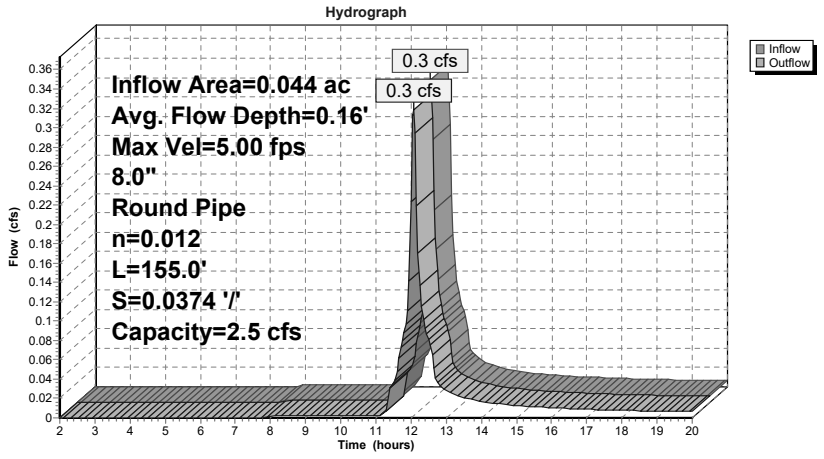
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 5.00 fps, Min. Travel Time= 0.5 min
Avg. Velocity = 1.42 fps, Avg. Travel Time= 1.8 min

Peak Storage= 10 cf @ 12.06 hrs
Average Depth at Peak Storage= 0.16'
Bank-Full Depth= 0.67' Flow Area= 0.3 sf, Capacity= 2.5 cfs

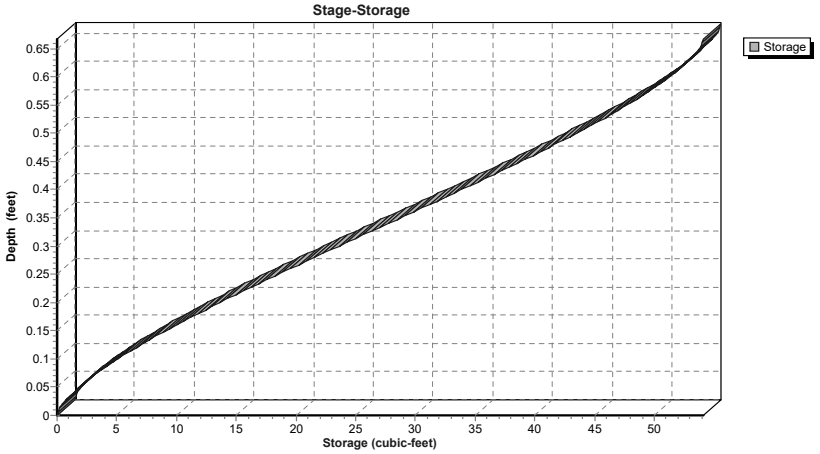
8.0" Round Pipe
n= 0.012
Length= 155.0' Slope= 0.0374 '/'
Inlet Invert= 102.50', Outlet Invert= 96.71'



Reach 7R: REACH B



Reach 7R: REACH B



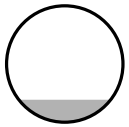
Summary for Reach R: REACH

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth > 6.28" for 100-yr event
Inflow = 1.4 cfs @ 12.12 hrs, Volume= 0.123 af
Outflow = 1.3 cfs @ 12.16 hrs, Volume= 0.123 af, Atten= 8%, Lag= 2.2 min

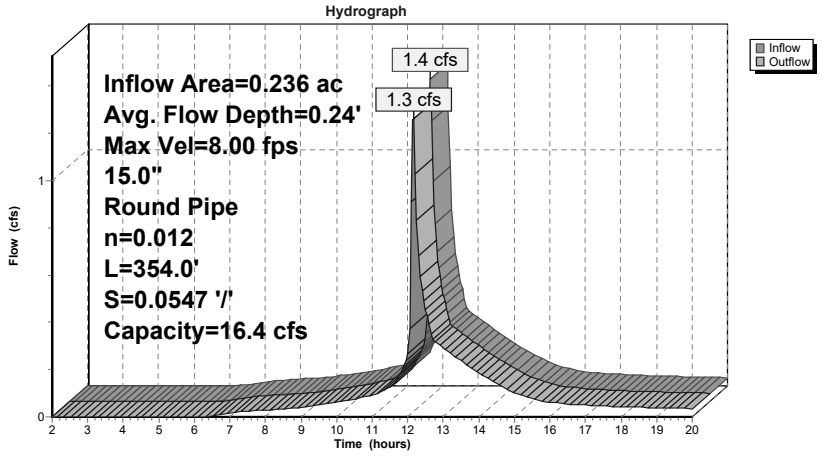
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 8.00 fps, Min. Travel Time= 0.7 min
Avg. Velocity = 3.37 fps, Avg. Travel Time= 1.8 min

Peak Storage= 58 cf @ 12.14 hrs
Average Depth at Peak Storage= 0.24'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 16.4 cfs

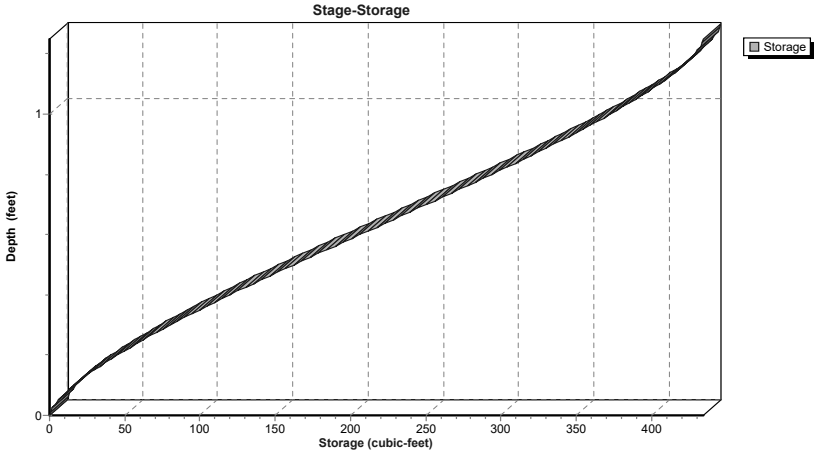
15.0" Round Pipe
n= 0.012
Length= 354.0' Slope= 0.0547 '/'
Inlet Invert= 116.07', Outlet Invert= 96.71'



Reach R: REACH



Reach R: REACH



Summary for Pond PA: PLANTER A

Inflow Area = 0.044 ac, 84.09% Impervious, Inflow Depth > 6.88" for 100-yr event
Inflow = 0.3 cfs @ 12.04 hrs, Volume= 0.025 af
Outflow = 0.3 cfs @ 12.05 hrs, Volume= 0.020 af, Atten= 0%, Lag= 0.8 min
Primary = 0.3 cfs @ 12.05 hrs, Volume= 0.020 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 118.63' @ 12.05 hrs Surf.Area= 150 sf Storage= 245 cf

Plug-Flow detention time= 121.1 min calculated for 0.020 af (79% of inflow)
Center-of-Mass det. time= 57.3 min (790.1 - 732.7)

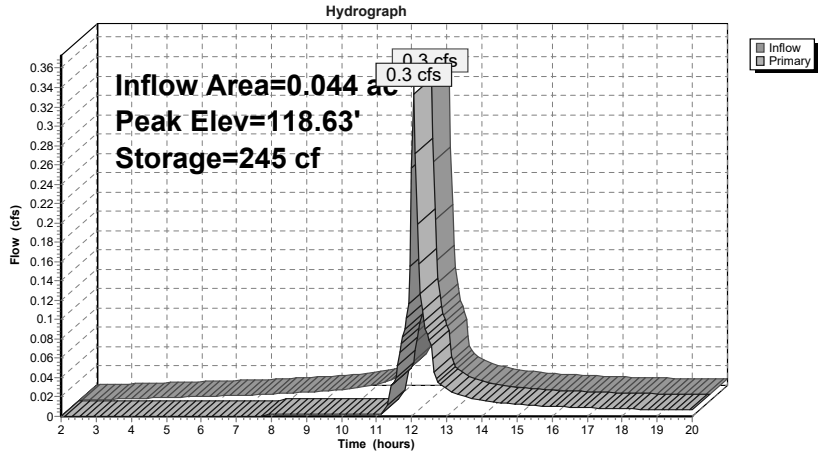
Volume	Invert	Avail.Storage	Storage Description
#1	115.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
115.00	30	0	0
117.49	30	75	75
117.50	150	1	76
119.50	150	300	376

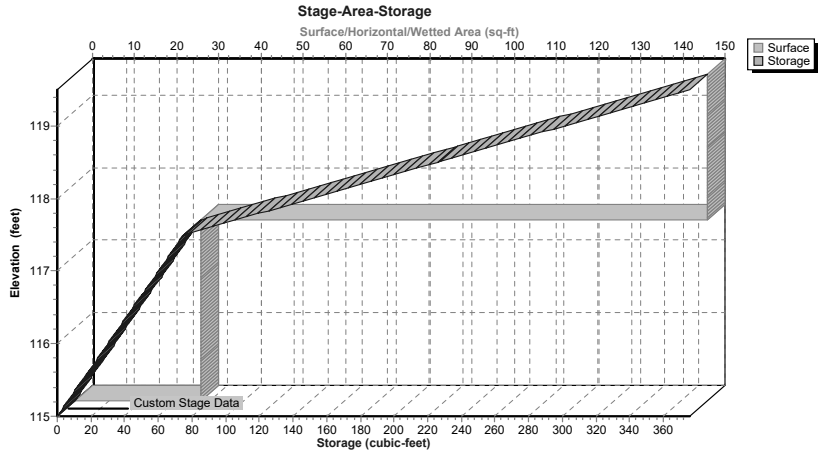
Device	Routing	Invert	Outlet Devices
#1	Primary	118.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	115.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.3 cfs @ 12.05 hrs HW=118.63' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.3 cfs @ 1.18 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PA: PLANTER A



Pond PA: PLANTER A



Summary for Pond PB: PLANTER B

Inflow Area = 0.032 ac, 93.75% Impervious, Inflow Depth > 7.33" for 100-yr event
Inflow = 0.2 cfs @ 12.04 hrs, Volume= 0.020 af
Outflow = 0.2 cfs @ 12.05 hrs, Volume= 0.014 af, Atten= 0%, Lag= 0.8 min
Primary = 0.2 cfs @ 12.05 hrs, Volume= 0.014 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.61' @ 12.05 hrs Surf.Area= 150 sf Storage= 242 cf

Plug-Flow detention time= 149.1 min calculated for 0.014 af (73% of inflow)
Center-of-Mass det. time= 73.2 min (790.3 - 717.1)

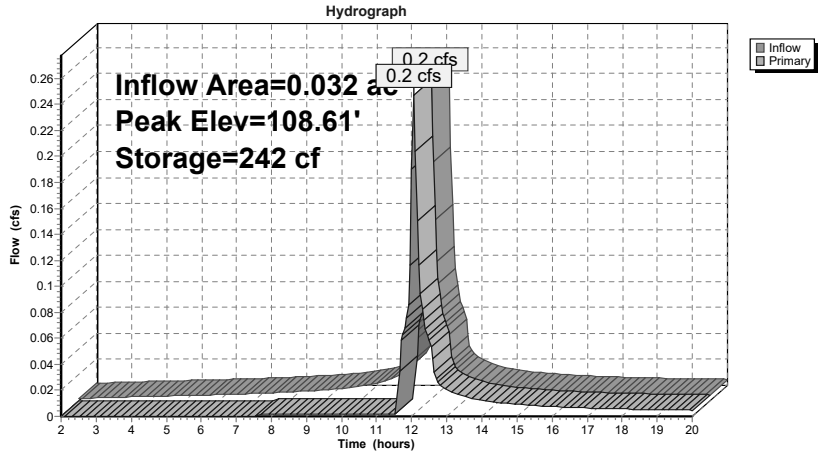
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
105.00	30	0	0
107.49	30	75	75
107.50	150	1	76
109.50	150	300	376

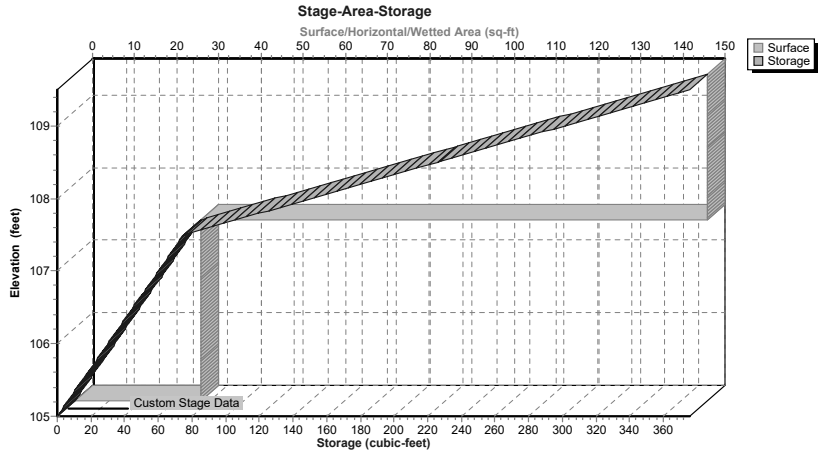
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.2 cfs @ 12.05 hrs HW=108.61' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.2 cfs @ 1.07 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PB: PLANTER B



Pond PB: PLANTER B



Summary for Pond PC: PLANTER C

Inflow Area = 0.034 ac, 91.18% Impervious, Inflow Depth > 7.22" for 100-yr event
Inflow = 0.3 cfs @ 12.04 hrs, Volume= 0.020 af
Outflow = 0.3 cfs @ 12.05 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.7 min
Primary = 0.3 cfs @ 12.05 hrs, Volume= 0.017 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 110.41' @ 12.05 hrs Surf.Area= 114 sf Storage= 182 cf

Plug-Flow detention time= 122.1 min calculated for 0.017 af (81% of inflow)
Center-of-Mass det. time= 60.7 min (781.9 - 721.1)

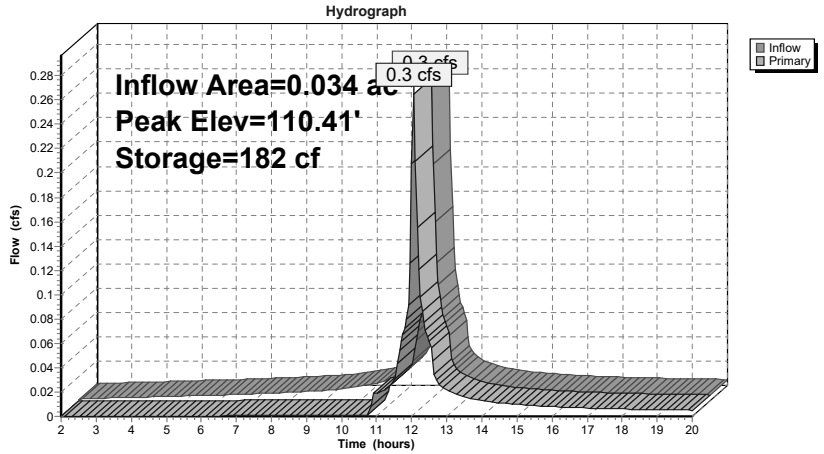
Volume	Invert	Avail.Storage	Storage Description
#1	106.80'	283 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
106.80	22	0	0
109.29	22	55	55
109.30	114	1	55
111.30	114	228	283

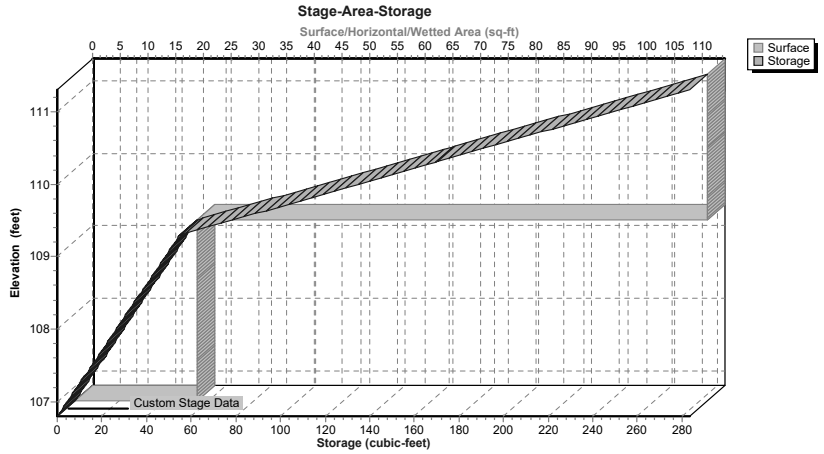
Device	Routing	Invert	Outlet Devices
#1	Primary	110.30'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	106.80'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.3 cfs @ 12.05 hrs HW=110.41' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.3 cfs @ 1.10 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PC: PLANTER C



Pond PC: PLANTER C



Summary for Pond PD: PLANTER D

Inflow Area = 0.023 ac, 69.57% Impervious, Inflow Depth > 6.29" for 100-yr event
Inflow = 0.2 cfs @ 12.04 hrs, Volume= 0.012 af
Outflow = 0.1 cfs @ 12.15 hrs, Volume= 0.007 af, Atten= 31%, Lag= 6.8 min
Primary = 0.1 cfs @ 12.15 hrs, Volume= 0.007 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.56' @ 12.15 hrs Surf.Area= 150 sf Storage= 235 cf

Plug-Flow detention time= 173.4 min calculated for 0.007 af (57% of inflow)
Center-of-Mass det. time= 79.8 min (829.6 - 749.8)

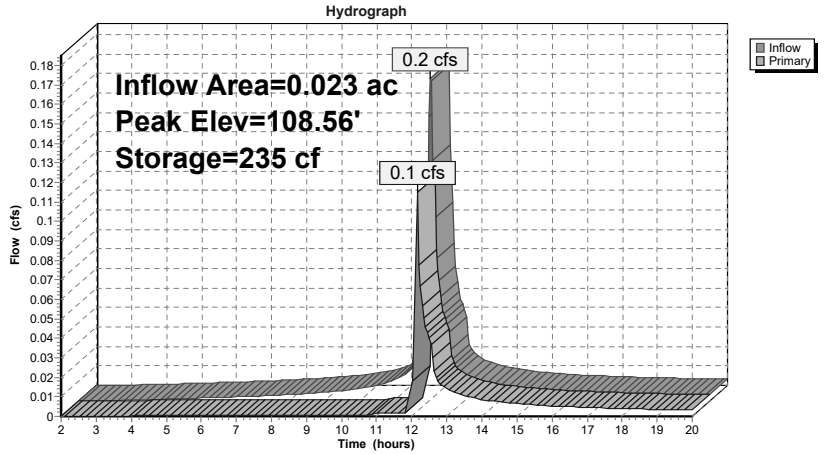
Volume	Invert	Avail.Storage	Storage Description
#1	105.00'	376 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
105.00	30	0	0
107.49	30	75	75
107.50	150	1	76
109.50	150	300	376

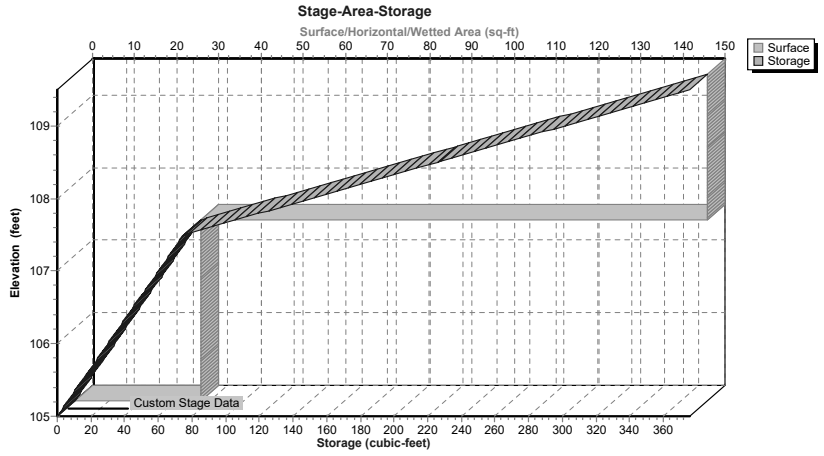
Device	Routing	Invert	Outlet Devices
#1	Primary	108.50'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	105.00'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.1 cfs @ 12.15 hrs HW=108.56' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.1 cfs @ 0.82 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PD: PLANTER D



Pond PD: PLANTER D



Summary for Pond PE: PLANTER E

Inflow Area = 0.031 ac, 96.77% Impervious, Inflow Depth > 7.43" for 100-yr event
Inflow = 0.2 cfs @ 12.04 hrs, Volume= 0.019 af
Outflow = 0.2 cfs @ 12.05 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.5 min
Primary = 0.2 cfs @ 12.05 hrs, Volume= 0.017 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 124.94' @ 12.05 hrs Surf.Area= 69 sf Storage= 112 cf

Plug-Flow detention time= 97.4 min calculated for 0.017 af (87% of inflow)
Center-of-Mass det. time= 50.9 min (763.9 - 713.1)

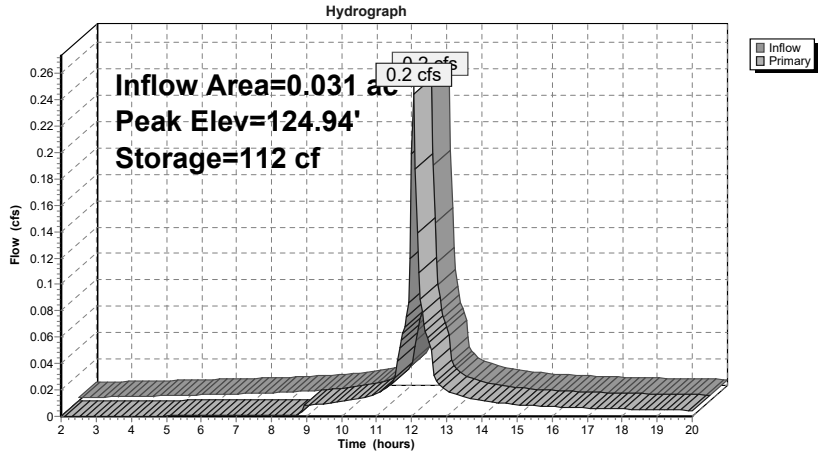
Volume	Invert	Avail.Storage	Storage Description
#1	121.33'	173 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
121.33	14	0	0
123.82	14	35	35
123.83	69	0	35
125.83	69	138	173

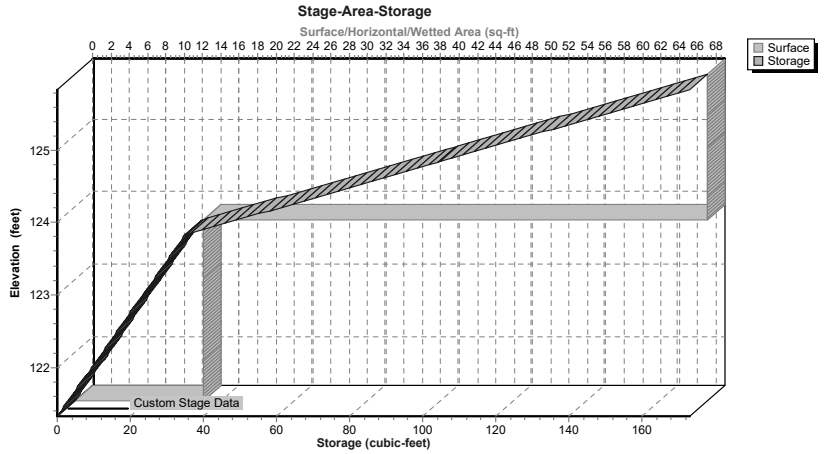
Device	Routing	Invert	Outlet Devices
#1	Primary	124.83'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	121.33'	**0.500 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.2 cfs @ 12.05 hrs HW=124.94' (Free Discharge)
└**1=Orifice/Grate** (Weir Controls 0.2 cfs @ 1.07 fps)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Pond PE: PLANTER E



Pond PE: PLANTER E



Summary for Pond UG: UG

Inflow Area = 0.236 ac, 78.39% Impervious, Inflow Depth > 6.52" for 100-yr event
Inflow = 1.7 cfs @ 12.04 hrs, Volume= 0.128 af
Outflow = 1.4 cfs @ 12.12 hrs, Volume= 0.123 af, Atten= 22%, Lag= 4.7 min
Primary = 1.4 cfs @ 12.12 hrs, Volume= 0.123 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 119.05' @ 12.12 hrs Surf.Area= 664 sf Storage= 1,310 cf

Plug-Flow detention time= 54.9 min calculated for 0.123 af (96% of inflow)
Center-of-Mass det. time= 39.1 min (785.2 - 746.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	115.88'	539 cf	**14.75'W x 45.00'L x 3.21'H Field A** 2,130 cf Overall - 783 cf Embedded = 1,346 cf x 40.0% Voids
#2A	116.38'	783 cf	**Cultec R-280HD** x 18 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,322 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	116.38'	**3.0" Vert. Orifice/Grate** C= 0.600
#2	Primary	118.38'	**8.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.3 cfs @ 12.12 hrs HW=118.99' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.4 cfs @ 7.59 fps)
└**2=Orifice/Grate** (Orifice Controls 0.9 cfs @ 2.65 fps)

Pond UG: UG - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 3 rows

47.0" Wide + 6.0" Spacing = 53.0" C-C Row Spacing

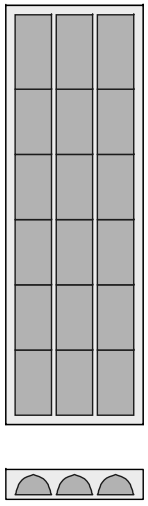
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

18 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 3 Rows = 783.3 cf Chamber Storage

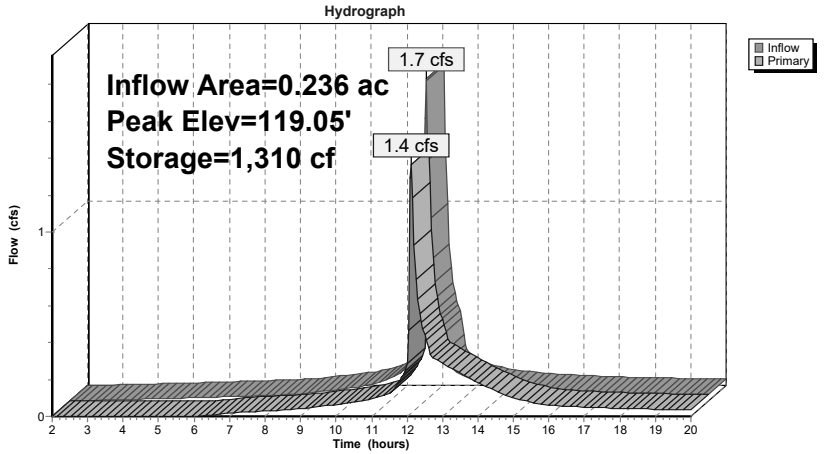
2,129.5 cf Field - 783.3 cf Chambers = 1,346.3 cf Stone x 40.0% Voids = 538.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,321.8 cf = 0.030 af
Overall Storage Efficiency = 62.1%
Overall System Size = 45.00' x 14.75' x 3.21'

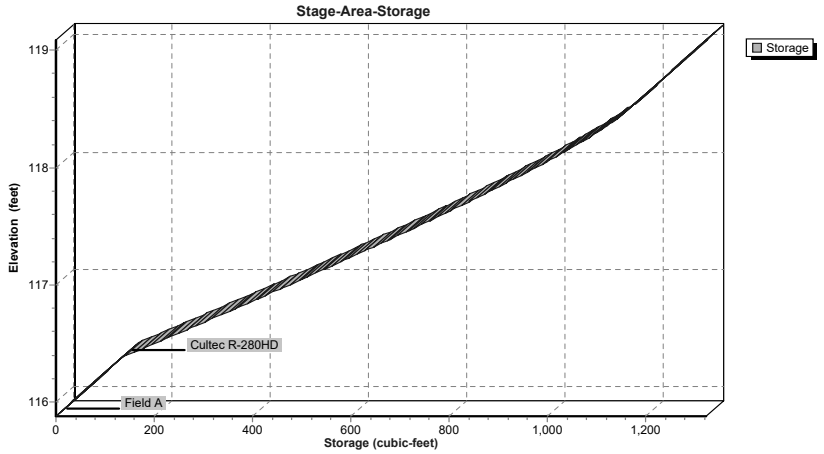
18 Chambers
78.9 cy Field
49.9 cy Stone



Pond UG: UG



Pond UG: UG

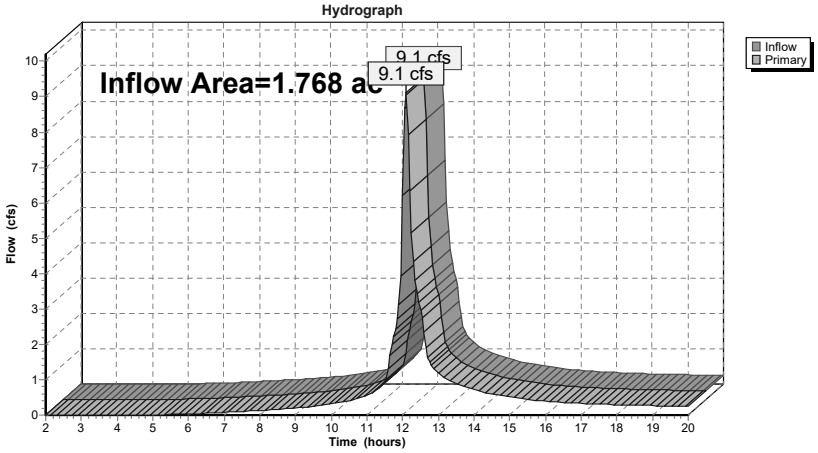


Summary for Link SDP: SDP

Inflow Area = 1.768 ac, 53.62% Impervious, Inflow Depth > 5.28" for 100-yr event
Inflow = 9.1 cfs @ 12.09 hrs, Volume= 0.778 af
Primary = 9.1 cfs @ 12.09 hrs, Volume= 0.778 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs

Link SDP: SDP



APPENDIX E

STORMWATER MANAGEMENT PRACTICE DESIGN

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	1/20/2026	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Total Required Water Quality Volume for Entire Site

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (July 2024), hereinafter referred to as NYSSDM.

$WQ_V = 43,560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)
To Study Point	1.40	0.95	54	0.53	1.77	4,775

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR 1/20/2026	Reviewed/Date:	MAB	

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Required Water Quality/Runoff Reduction for New Impervious Cover

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (July 2024), hereinafter referred to as NYSSDM.

$WQ_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)
Net Increase in Impervious Cover	1.40	0.24	100	0.95	0.24	1,156

2) Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area — R_V: 0.95
A = Watershed (ac)

100% RR_V: 1,156 cf

* Minimum Rv of of 0.2 not applicable to RR_V calculations (use actual calculated Rv).

For projects that cannot meet 100% RR_V: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable RR_V.

Drainage Area with Hydrologic Soil Group A:	0.000 acres	Corresponding S: 0.55
Drainage Area with Hydrologic Soil Group B:	0.239 acres	Corresponding S: 0.40
Drainage Area with Hydrologic Soil Group C:	0.000 acres	Corresponding S: 0.30
Drainage Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S: 0.20
Total Area:	0.239 acres	
Total Area Matches		Calculated S: 0.4

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12 — Calculated Ai: 0.0958
Calculated Rv*: 0.95
Where: — Calculated Minimum RR_V: 462 cf
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR 1/20/2026	Reviewed/Date:	MAB	

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

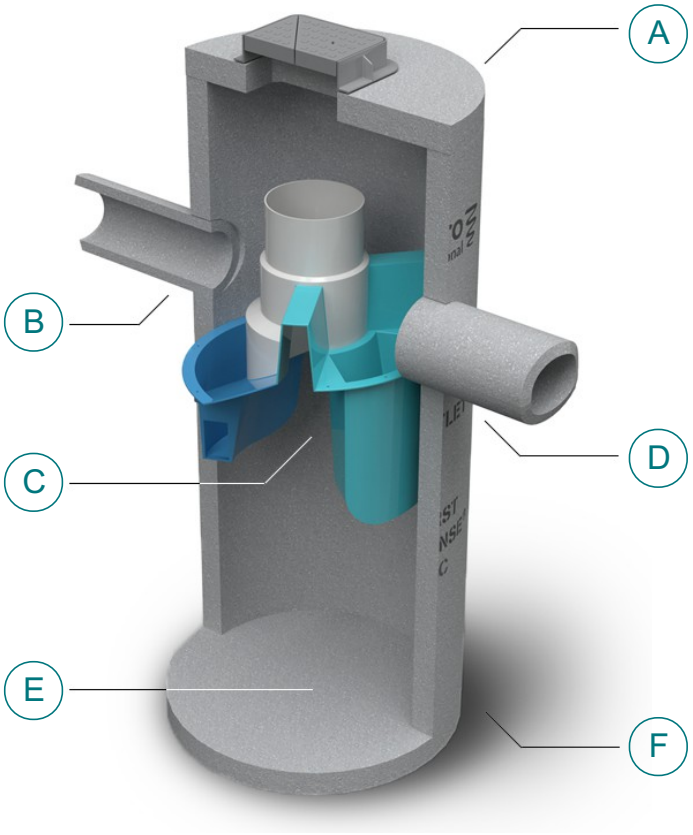
(A) Unit Size (ft)	3.00
(B) Inlet Pipe Size (in)	15
(D) Outlet Pipe Size (in)	15
(F) Unit Depth (ft)	7.28
Inlet Invert Elevation (ft)	3.71
Outlet Invert Elevation (ft)	96.61

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

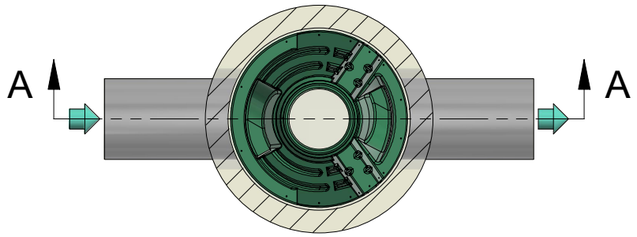
(C) Min. Oil Storage Capacity (gal)	125
(E) Min.Sediment Storage Capacity (yd³)	0.4



© Hydro International 2026

NOT FOR CONSTRUCTION

CONTACT HYDRO FOR A SITE SPECIFIC DRAWING



PLAN VIEW

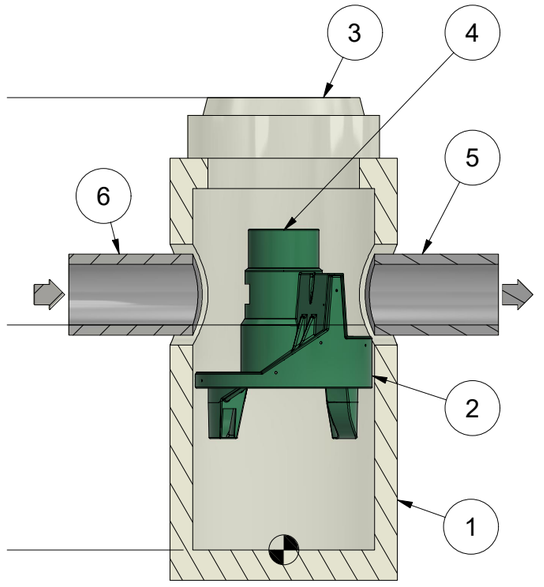
HYDRO FRAME AND COVER (INCLUDED)

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

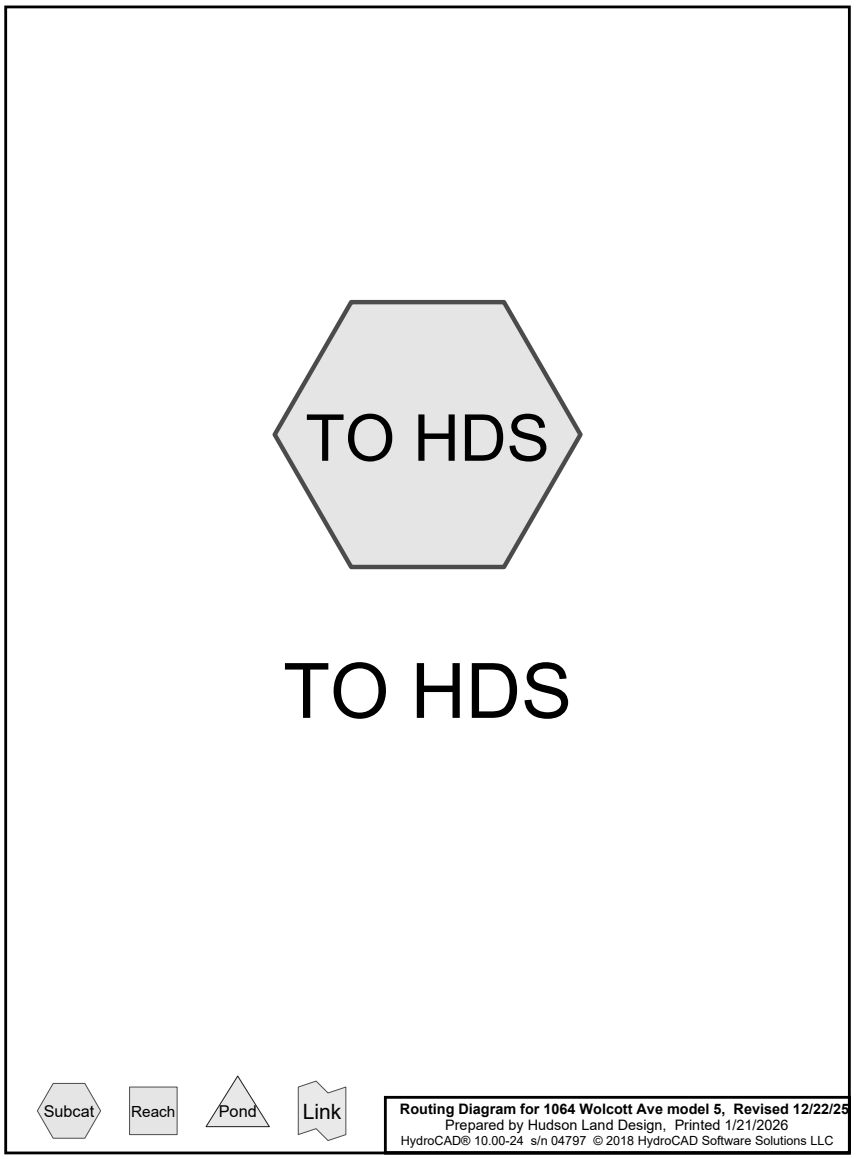
Hydro International
A CRH COMPANY
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT:	MATERIAL:

REFERENCE NUMBER:

DRAWING NO.: 3ft FD GA

SHEET SIZE:	SHEET:	Rev:
B	1 OF 1	-



Summary for Subcatchment TO HDS: TO HDS

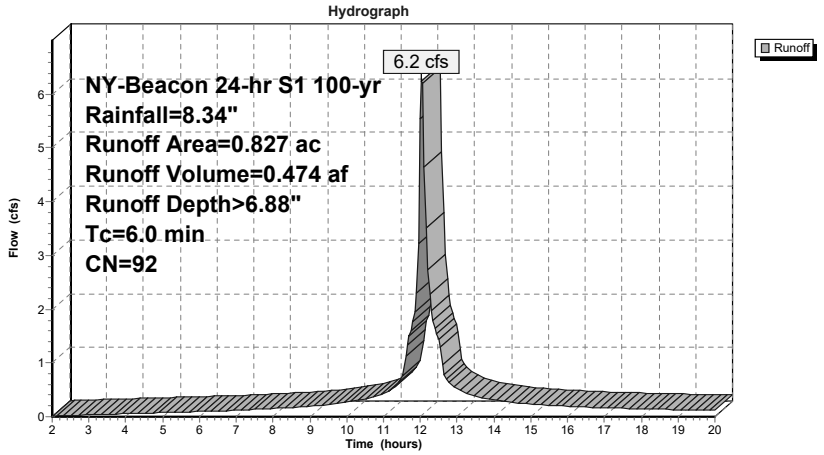
Runoff = 6.2 cfs @ 12.04 hrs, Volume= 0.474 af, Depth> 6.88"

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

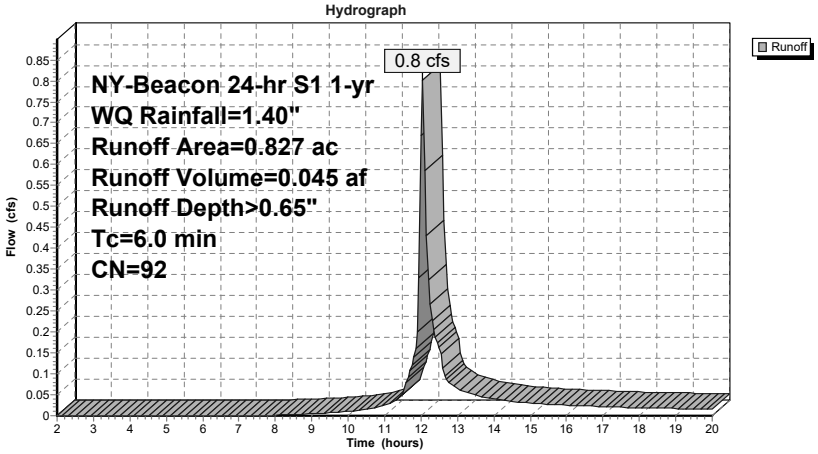
Runoff = 0.8 cfs @ 12.04 hrs, Volume= 0.045 af, Depth> 0.65"

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

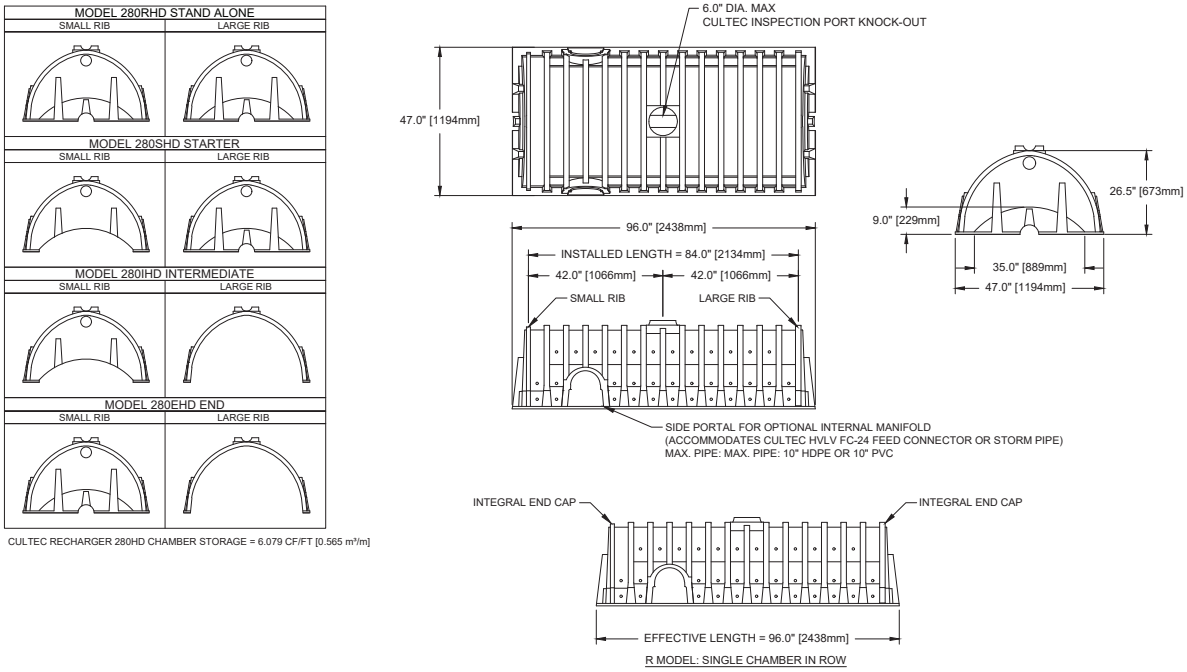
Elevation		Incremental Storage Volume				Cumulative Storage	
in.	mm	ft^3/ft	m^3/m	ft^3	m^3	ft^3	m^3
26.5	686	0.000	0.000	0.000	0.000	42.553	1.205
26	660	0.018	0.002	0.126	0.004	42.553	1.205
25	635	0.047	0.004	0.329	0.009	42.427	1.202
24	609	0.100	0.009	0.700	0.020	42.098	1.192
23	584	0.134	0.012	0.938	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.

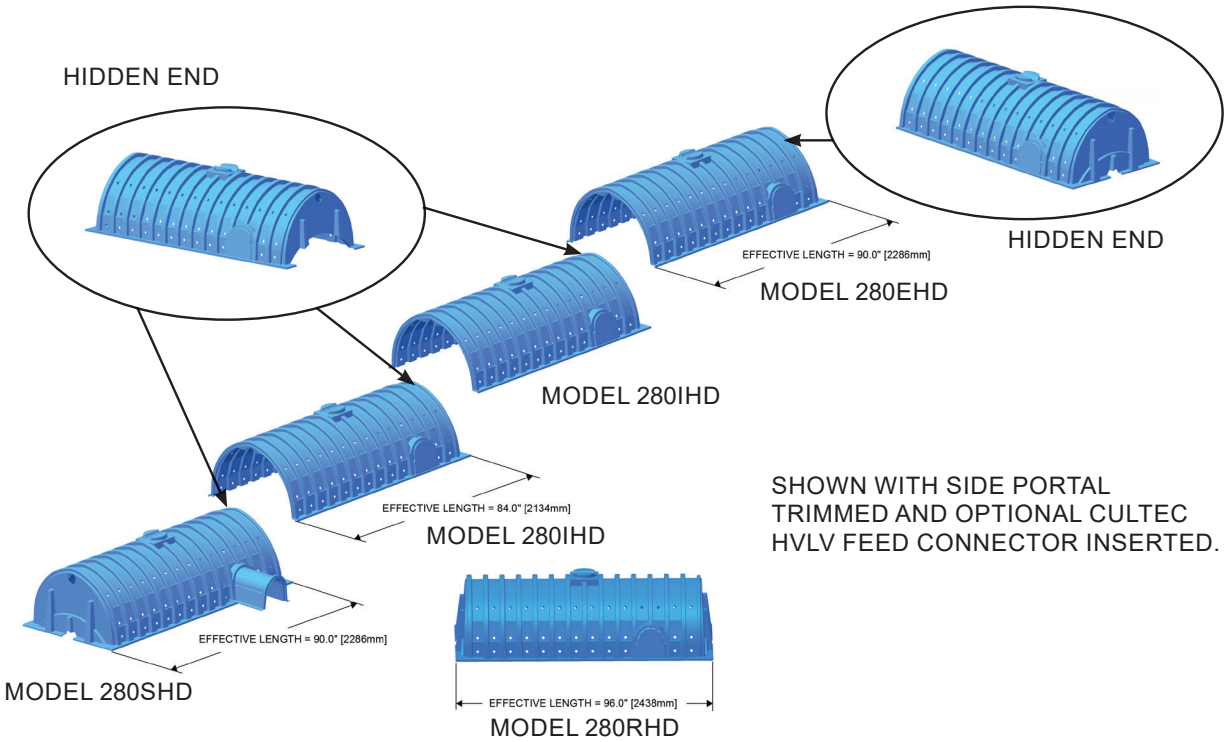
Visit www.cultec.com/downloads.html for Product Downloads and CAD details.

© CULTEC January 2026 SUB280HD 01-26

Three View Drawing

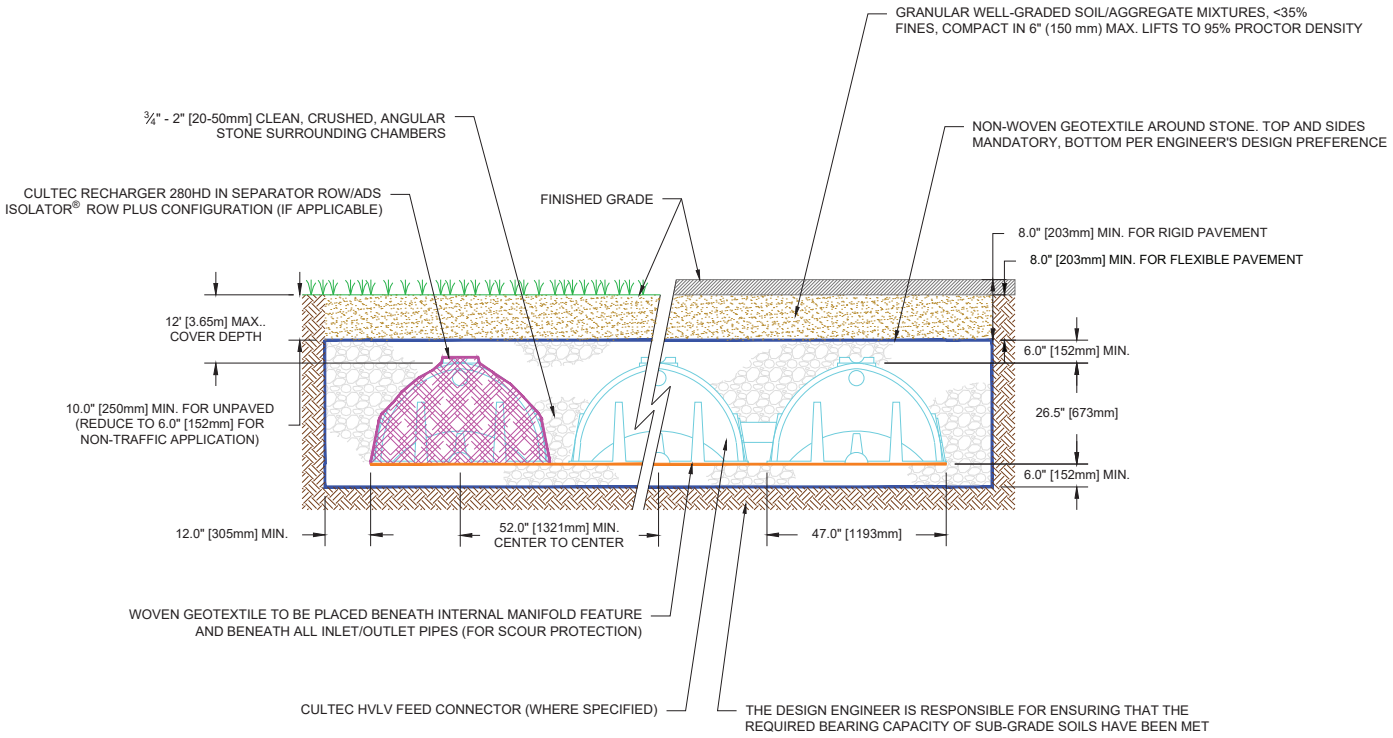


Typical Interlock Installation

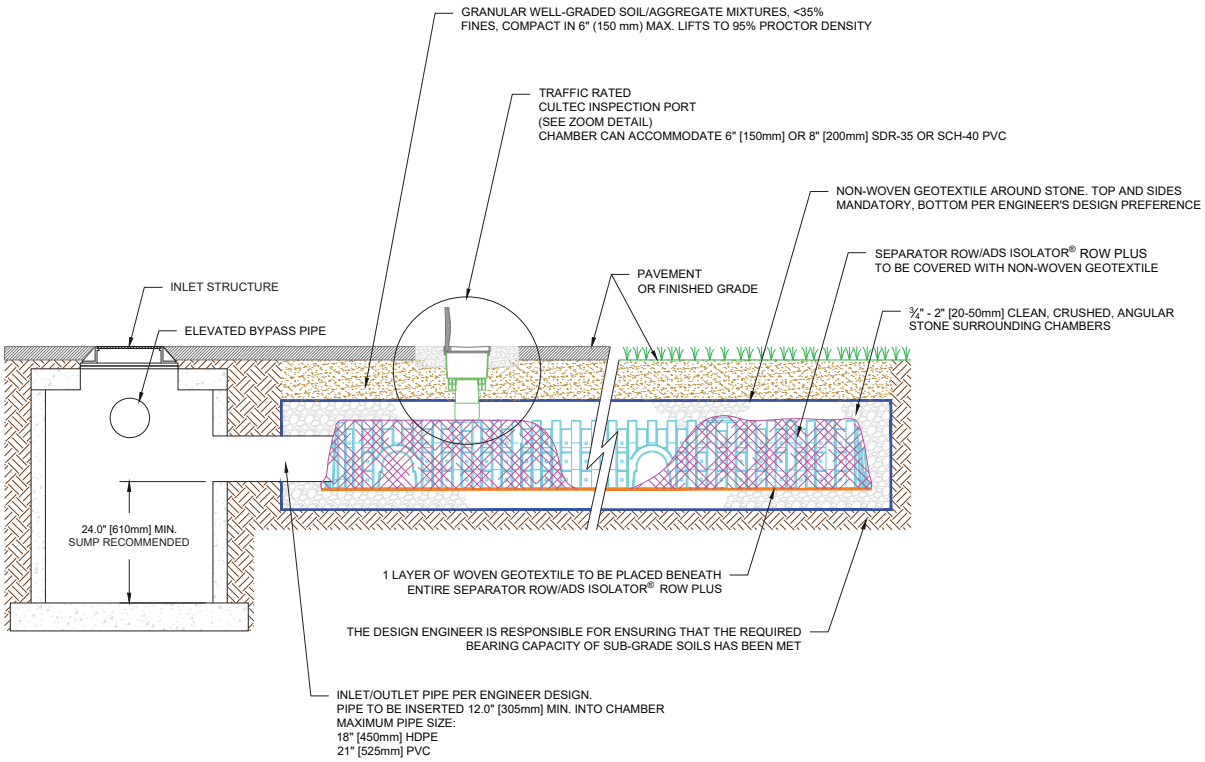


© CULTEC January 2026 SUB280HD 01-26

Typical Cross Section for Traffic Application



Typical Profile View for Traffic Application



© CULTEC January 2026 SUB280HD 01-26

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.

© CULTEC January 2026 SUB280HD 01-26

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 ☐ Other _____	☐ Seasonal ☐ Continuous Use ☐ Other	☐ Above Ground ☐ Below Ground	☐ Commercial ☐ Industrial ☐ Residential ☐ State

Inspection Date		**Inspection Time**	
Inspector			
Date of Last Inspection			

BR Drainage Area

Look for areas that are uphill from the Bioretention cell.

Problem (Check if Present)	**Follow-Up Actions**
 ☐ Bare soil, erosion of the ground (rills washing out the dirt)	☐ Seed and mulch areas of bare soil to establish vegetation. ☐ Fill in erosion areas with soil, compact, and seed and straw to establish vegetation. ☐ If a rill or small channel is forming, try to redirect water flowing to this area by creating a small berm or adding topsoil to areas that are heavily compacted. ☐ Other:

BR Drainage Area

Look for areas that are uphill from the Bioretention cell.

Problem (Check if Present)	Follow-Up Actions
	☐ Kick-Out to Level 2 Inspection: Large areas of soil have been eroded, or larger channels are forming. May require rerouting of flow paths.
 ☐ Piles of grass clippings, mulch, dirt, salt, or other materials	☐ Remove or cover piles of grass clippings, mulch, dirt, etc. ☐ Other:
 ☐ Open containers of oil, grease, paint, or other substances	☐ Cover or properly dispose of materials; consult your local solid waste authority for guidance on materials that may be toxic or hazardous. ☐ Other:

BR Inlets

Stand in the Bioretention cell itself and look for all the places where water flows in. Often there will be multiple points of inflow to the practice.

Problem (Check if Present)	Follow-Up Actions
 ☐ Inlets collect grit and debris or grass/weeds. Some water may not be getting into the Bioretention cell. The objective is to have a clear pathway for water to flow into the cell.	☐ Use a flat shovel to remove grit and debris (especially at curb inlets or openings). Parking lots generate fine grit that will accumulate at these spots. ☐ Pull out clumps of growing grass or weeds and scoop out the soil or grit that the plants are growing in. ☐ Remove any grass clippings, leaves, sticks, and other debris that is collecting at inlets. ☐ For pipes and ditches, remove sediment and debris that is partially blocking the pipe or ditch opening where it enters the Bioretention cell. ☐ Dispose of all material properly where it will not re-enter the Bioretention cell. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Inlets are blocked to the extent that most of the water does not seem to be entering the Bioretention cell.
 ☐ Some or all of the inlets are eroding so that rills, gullies, and other erosion is present, or there is bare dirt that is washing into the Bioretention cell.	☐ For small areas of erosion, smooth out the eroded part and apply rock or stone (e.g., river cobble) to prevent further erosion. Usually, filter fabric is placed under the rock or stone. ☐ In some cases, reseeding and applying erosion-control matting can be used to prevent further erosion. Some of these materials may be available at a garden center, but it may be best to consult a landscape contractor. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Erosion is occurring at most of the inlets, and it looks like there is too much water that is concentrating at these points. The inlet design may have to be modified.

BR Ponding Area

Examine the entire Bioretention surface and side slopes

Problem (Check if Present)	Follow-Up Actions
 ☐ Mulch (if used) needs to be replaced or replenished. The mulch layer had decomposed or is less than 1-inch thick.	☐ Add new mulch to a total depth (including any existing mulch that is left) of 2 to 3 inches. The mulch should be shredded hardwood mulch that is less likely to float away during rainstorms. ☐ Avoid adding too much mulch so that inlets are obstructed or certain areas become higher than the rest of the Bioretention surface. ☐ Other:
 ☐ Minor areas of sediment, grit, trash, or other debris are accumulating on the bottom.	☐ Use a shovel to scoop out minor areas of sediment or grit, especially in the spring after winter sanding materials may wash in and accumulate. Dispose of the material where it cannot re-enter the Bioretention cell . ☐ If removing the material creates a hole or low area, fill with soil mix that matches original mix and cover with mulch so that the Bioretention surface area is as flat as possible. ☐ Remove trash, vegetative debris, and other undesirable materials. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Sediment has accumulated more than 2-inches deep and covers 25% or more of the Bioretention surface. ☐ Kick-Out to Level 2 Inspection: The Bioretention cell is too densely vegetated to assess sediment accumulation or ponding; see BR-4, Vegetation.

BR Ponding Area

Examine the entire Bioretention surface and side slopes

Problem (Check if Present)	Follow-Up Actions
 ☐ There is erosion in the bottom or on the side slopes. Water seems to be carving out rills as it flows across the Bioretention surface or on the slopes, or sinkholes are forming in certain areas. ☐ Source: Stormwater Maintenance, LLC.	☐ Try filling the eroded areas with clean topsoil or sand, and cover with mulch. ☐ If the problem recurs, you may have to use stone (e.g., river cobble) to fill in problem areas. ☐ If the erosion is on a side slope, fill with clay that can be compacted and seed and mulch the area. ☐ Other: ☐ Kick-Out to Level 2 Inspection: The problem persists or the erosion is more than 3-inches deep and seems to be an issue with how water enters and moves through the Bioretention cell. ☐ Kick-Out to Level 2 Inspection: The problem does not seem to be caused by flowing water, but a collapse or sinking of the surface (e.g., “sinkhole”) due to some underground problem.
 ☐ The bottom of the Bioretention cell is not flat, and the water pools at one end, along an edge, or in certain pockets. The whole bottom is not uniformly covered with water. See design plan to verify that bioretention surface is intended to be flat. Check during or immediately after a rainstorm.	☐ If the problem is minor (just small, isolated areas are not covered with water), try raking the surface OR adding mulch to low spots to create a more level surface. You may need to remove and replace plantings in order to properly even off the surface. ☐ Check the surface with a string and bubble level to get the surface as flat as possible. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Ponding water is isolated to less than half of the Bioretention surface area, and there seem to be elevation differences of more than a couple of inches across the surface.

BR Ponding Area

Examine the entire Bioretention surface and side slopes

Problem (Check if Present)	Follow-Up Actions
 ☐ Water stands on the surface more than 72 hours after a rainstorm and /or wetland-type vegetation is present. The Bioretention cell does not appear to be draining properly.	☐ Kick-Out to Level 2 Inspection: This is generally a serious problem, and it will be necessary to activate a Level 2 Inspection.

BR Vegetation

Examine all Bioretention cell vegetation.

Problem (Check if Present)	Follow-Up Actions
 ☐ Vegetation requires regular maintenance—pulling weeds, removing dead and diseased plants, replacing mulch around plants, adding plants to fill in areas that are not well vegetated, etc.	☐ If you can identify which plants are weeds or not intended to be part of the planting plan, eliminate these, preferably by hand pulling. ☐ If weeds are widespread, check with the local stormwater authority and/or Extension Office about proper use of herbicides for areas connected with the flow of water. ☐ Even vegetation that is intended to be present can become large, overgrown, and/or crowd out surrounding plants. Prune and thin accordingly. ☐ If weeds or invasive plants have overtaken the whole Bioretention cell , bush-hog the entire area before seedheads form in the spring. It will be necessary to remove the root mat manually or with appropriate herbicides, as noted above. ☐ Re-plant with species that are aesthetically pleasing and seem to be doing well in the Bioretention cell. ☐ Other: ☐ Kick-Out to Level 2 Inspection: You are unsure of the original planting design, or the vegetation maintenance task is beyond your capabilities of time, expertise, or resources. If you are unsure of the health of the vegetation (e.g. salt damage, invasives, which plants are undesirable) or the appropriate season to conduct vegetation management, consult a landscape professional before undertaking any cutting, pruning, mowing, or brush hogging.

BR Vegetation

Examine all Bioretention cell vegetation.

Problem (Check if Present)	Follow-Up Actions
 ☐ Vegetation is too thin, is not healthy, and there are many spots that are not well vegetated.	☐ The original plants are likely not suited for the actual conditions within the Bioretention cell . If you are knowledgeable about plants, select and plant more appropriate vegetation (preferably native plants) so that almost the entire surface area will be covered by the end of the second growing season. ☐ Other: ☐ Kick-Out to Level 2 Inspection: For all but small practices (e.g., rain gardens), this task will likely require a landscape design professional or horticulturalist.

BR Outlets

Examine outlets that release water out of the Bioretention cell.

Problem (Check if Present)	Follow-Up Actions
☐ Erosion at outlet	☐ Add stone to reduce the impact from the water flowing out of the outlet pipe or weir during storms. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Rills have formed and erosion problem becomes more severe.
 ☐ Outlet obstructed with mulch, sediment, debris, trash, etc.	☐ Remove the debris and dispose of it where it cannot re-enter the Bioretention cell . ☐ Other: ☐ Kick-Out to Level 2 Inspection: Outlet is completely clogged or obstructed; there is too much material to remove by hand or with simple hand tools.

Additional Notes:

Inspector:_____ Date: 5-12-2026

Complete the following if follow-up/corrective actions were identified during this inspection:

Certified Completion of Follow-Up Actions:

"I hereby certify that the follow-up/corrective actions identified in the inspection performed on _____ (DATE) have been completed and any required maintenance deficiencies have been adequately corrected."

Inspector/Operator: _____ Date: _____

Bioretention Stormwater Management Practices Level 2 Inspection Checklist

SMP ID #		**SMP Owner**		☐ Private ☐ Public
SMP Location (Address; Latitude & Longitude)				
	Latitude		**Longitude**	

Party Responsible for Maintenance	**System Type**		**Type of Site**
☐ Same as SMP Owner ☐ Other _____	☐ Seasonal ☐ Continuous Use ☐ Other	☐ Above Ground ☐ Below Ground	☐ Commercial ☐ Industrial ☐ Residential ☐ State

Inspection Date		**Inspection Time**	
Inspector			
Date of Last Inspection			

Level 2 Inspection: BIORETENTION NOTE: Key Source for this Information *(CSN, 2013)*	
Recommended Repairs	**Triggers for Level 3 Inspection**
Observed Condition: Water Stands on Surface for More than 72 Hours after Storm	
☐ Condition 1: Small pockets of standing water Use a soil probe or auger to examine the soil profile. If isolated areas have accumulated grit, fines, or vegetative debris or have bad soil media, try scraping off top 3 inches of media and replacing with clean material. Also check to see that surface is level and water is not ponding selectively in certain areas. ☐ Condition 2: Standing water is widespread or covers entire surface Requires diagnosis and resolution of problem: • Clogged underdrain? • Filter fabric between soil media and underdrain stone? • Need to install underdrain if not present? • Too much sediment/grit washing in from drainage area? • Too much ponding depth? • Improper soil media?	• Soil media is clogged and problem is not evident from Level 2 inspection. • Level 2 inspection identifies problem, but it cannot be resolved easily or is associated with the original design of the practice. ☐ Level 3 inspection necessary
Observed Condition: Vegetation is sparse or out of control	
☐ Condition 1: Original design planting plan seems good but has not been maintained, so there are many invasives and/or dead plants Will require some horticultural experience to restore vegetation to intended condition by weeding, pruning, removing plants, and adding new plants. ☐ Condition 2: Original design planting plan is unknown or cannot be actualized A landscape architect or horticulturalist will be needed to redo the planting plan. Will likely require analysis of soil pH, moisture, organic content, sun/shade, and other conditions to make sure plants match conditions. Plan should include invasive plant management and maintenance plan to include mulching, watering, disease intervention, periodic thinning/pruning, etc.	• Vegetation deviates significantly from original planting plan; Bioretention has been neglected and suffered from deferred maintenance. • Owner/responsible party does not know how to maintain the practice. ☐ Level 3 inspection necessary
Observed Condition: Bioretention does not conform to original design plan in surface area or storage	
☐ Condition 1: Level 2 Inspection reveals that practice is too small based on design dimension, does not have adequate storage (e.g., ponding depth) based on the plan, and/or does not treat the drainage area runoff as indicated on the plan Small areas of deviation can be corrected by the property owner or responsible party, but it is likely that a Qualified Professional will have to revisit the design and attempt a redesign that meets original objectives or that can be resubmitted to the municipality for approval.	• More than a 25% departure from the approved plan in surface area, storage, or drainage area; sometimes less than this threshold at the discretion of the Level 2 inspector. ☐ Level 3 inspection necessary

Level 2 Inspection: BIORETENTION NOTE: Key Source for this Information *(CSN, 2013)*	
Recommended Repairs	**Triggers for Level 3 Inspection**
Observed Condition: Severe erosion of filter bed, inlets, or around outlets	
☐ Condition 1: Erosion at inlets The lining (e.g., grass, matting, stone, rock) may not be adequate for the actual flow velocities coming through the inlets. First line of defense is to try a more non-erosive lining and/or to extend the lining further down to where inlet slopes meet the Bioretention surface. If problem persists, analysis by a Qualified Professional is warranted. ☐ Condition 2: Erosion of Bioretention filter bed This is often caused by "preferential flow paths" through and along the Bioretention surface. The source of flow should be analyzed and methods employed to dissipate energy and disperse the flow (e.g., check dams, rock splash pads). ☐ Condition 3: Erosion on side slopes Again, the issue is likely linked with unanticipated flow paths down the side slopes (probably overland flow that concentrates as it hits the edge of the slope). For small or isolated areas, try filling, compacting, and re-establishing healthy ground cover vegetation. If the problem is more widespread, further analysis is required to determine how to redirect the flow.	• Erosion (rills, gullies) is more than 12 inches deep at inlets or the filter bed or more than 3 inches deep on side slopes. • If the issue is not caused by moving water but some sort of subsurface defect. This may manifest as a sinkhole or linear depression and be associated with problems with the underdrain stone or pipe or underlying soil. ☐ Level 3 inspection necessary
Observed Condition: Significant sediment accumulation, indicating an uncontrolled source of sediment	
☐ Condition 1: Isolated areas of sediment accumulation, generally less than 3-inches deep Sediment source may be from a one-time or isolated event. Remove accumulated sediment and top 2 to 3 inches of Bioretention soil media; replace with clean material. Check drainage area for any ongoing sources of sediment. ☐ Condition 2: Majority of the surface is caked with "hard pan" (thin layer of clogging material) or accumulated sediment that is 3-inches deep or more This can be caused by an improper construction sequence (drainage area not fully stabilized prior to installation of Bioretention soil media) or another chronic source of sediment in the drainage area. Augering several holes down through the media can indicate how severe the problem is; often the damage is confined to the first several inches of soil media. Removing and replacing this top layer (or to the depth where sediment incursion is seen in auger holes) can be adequate, as long as the problem does not recur.	• More than 2 inches of accumulated sediment cover 25% or more of the Bioretention surface area. • "Hard pan" of thin, crusty layer covers majority of Bioretention surface area and seems to be impeding flow of water down through the soil media. • New sources of sediment seem to be accumulating with each significant rainfall event. ☐ Level 3 inspection necessary

Notes:

Inspector:_____ Date: _____

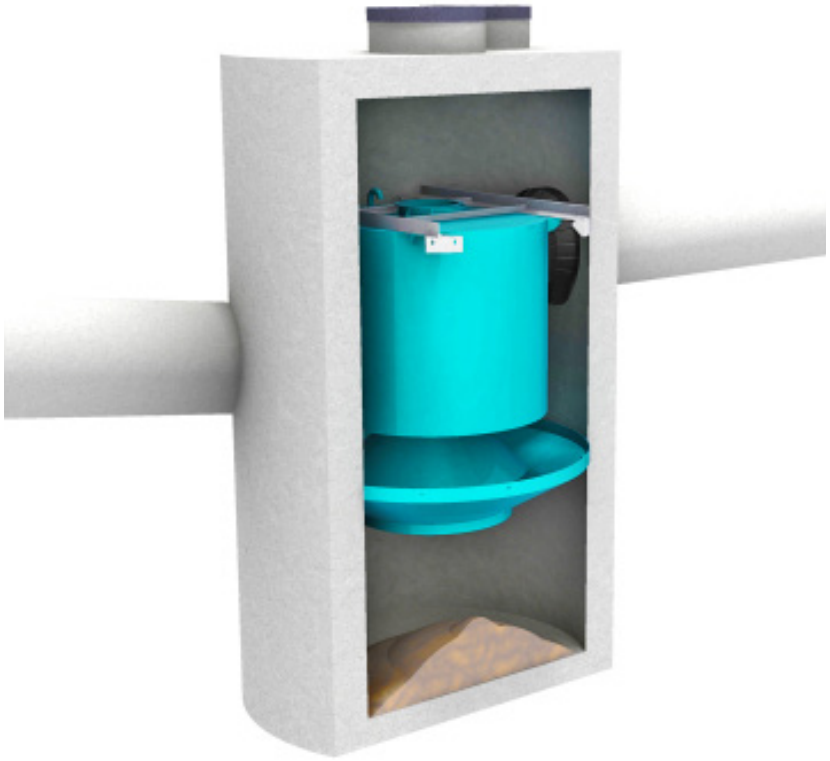
Complete the following if follow-up/corrective actions were identified during this inspection:

Certified Completion of Follow-Up Actions:

"I hereby certify that the follow-up/corrective actions identified in the inspection performed on _____ (DATE) have been completed and any required maintenance deficiencies have been adequately corrected."

Inspector/Operator: _____ Date: _____

Hydro International®



Operation and Maintenance Manual

Downstream Defender®

Vortex Separator for Stormwater Treatment

Turning Water Around ...®

Table of Contents

3 Downstream Defender® by Hydro International
- **Benefits of the Downstream Defender®**
- **Applications**
- **Downstream Defender® Components**

4 Operation
- **Introduction**
- **Pollutant Capture and Retention**
- **Wet Sump**
- **Blockage Protection**

4 Maintenance
- **Overview**
- **Determining You Maintenance Schedule**

5 Maintenance Procedures
- **Inspection**
- **Floatables and Sediment Cleanout**

8 Downstream Defender® Installation Log

9 Downstream Defender® Inspection and Maintenance Log

COPYRIGHT STATEMENT: The contents of this manual, including the drawings and specifications contained herein or annexed hereto, are intended for the use of the recipient to whom the document and all associated information are directed. Hydro International plc owns the copyright of this document (including any drawings or graphics), which is supplied in confidence. It must not be used for any purpose other than that for which it is supplied and must not be reproduced, in whole or in part stored in a retrieval system or transmitted in any form or by any means without prior permission in writing from Hydro International plc. Downstream Defender® is a trademarked hydrodynamic vortex separation device of Hydro International plc. A patent covering the Downstream Defender® has been granted.

DISCLAIMER: Information and data contained in this manual is exclusively for the purpose of assisting in the operation and maintenance of Hydro International plc's Downstream Defender®. No warranty is given nor can liability be accepted for use of this information for any other purpose. Hydro International plc have a policy of continuous product development and reserve the right to amend specifications without notice.

Hydro International (Stormwater), 94 Hutchins Drive, Portland ME 04102
Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com

Downstream Defender® by Hydro International

The Downstream Defender® is an advanced Hydrodynamic Vortex Separator designed to provide high removal efficiencies of settleable solids and their associated pollutants, oil, and floatables over a wide range of flow rates.

The Downstream Defender® has unique, flow-modifying internal components developed from extensive full-scale testing, CFD modeling and over thirty years of hydrodynamic separation experience in wastewater, combined sewer and stormwater applications. These internal components distinguish the Downstream Defender® from simple swirl-type devices and conventional oil/grit separators by minimizing turbulence and headlosses, enhancing separation, and preventing washout of previously stored pollutants.

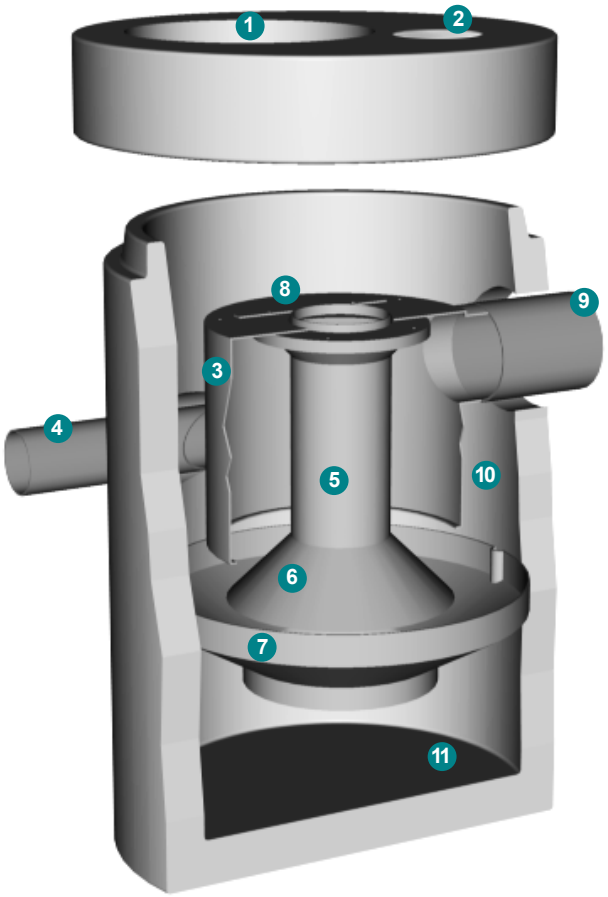
The high removal efficiencies and inherent low headlosses of the Downstream Defender® allow for a small footprint making it a compact and economical solution for the treatment of non-point source pollution.

Benefits of the Downstream Defender®

- Removes sediment, floatables, oil and grease
- No pollutant washouts
- Small footprint
- No loss of treatment capacity between clean-outs
- Low headloss
- Efficient over a wide ranges of flows
- Easy to install
- Low maintenance

Applications

- New developments and retrofits
- Utility yards
- Streets and roadways
- Parking lots
- Pre-treatment for filters, infiltration and storage
- Industrial and commercial facilities
- Wetlands protection



Downstream Defender® Components

1. Central Access Port
2. Floatables Access Port (6-ft., 8-ft. and 10-ft. models only)
3. Dip Plate
4. Tangential Inlet
5. Center Shaft
6. Center Cone
7. Benching Skirt
8. Floatables Lid
9. Outlet Pipe
10. Floatables Storage
11. Isolated Sediment Storage Zone

Operation

Introduction

The Downstream Defender® operates on simple fluid hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The Downstream Defender® has been designed to allow for easy and safe access for inspection/monitoring and clean-out procedures. Entry into the unit or removal of the internal components is not necessary for maintenance, thus safety concerns related to confined-space-entry are avoided.

Pollutant Capture and Retention

The internal components of the Downstream Defender® have been designed to protect the oil, floatables and sediment storage volumes so that separator performance is not reduced as pollutants accumulate between clean-outs. Additionally, the Downstream Defender® is designed and installed into the storm drain system so that the vessel remains wet between storm events. Oil and floatables are stored on the water surface in the outer annulus separate from the sediment storage volume in the sump of the unit providing the option for separate oil disposal, and accessories such as adsorbant pads. Since the oil/floatables and sediment storage volumes are isolated from the active separation region, the potential for re-suspension and washout of stored pollutants between clean-outs is minimized.

Wet Sump

The sump of the Downstream Defender® retains a standing water level between storm events. The water in the sump prevents stored sediment from solidifying in the base of the unit. The clean-out procedure becomes more difficult and labor intensive if the system allows fine sediment to dry-out and consolidate. Dried sediment must be manually removed by maintenance crews. This is a labor intensive operation in a hazardous environment.

Blockage Protection

The Downstream Defender® has large clear openings and no internal restrictions or weirs, minimizing the risk of blockage and hydraulic losses. In addition to increasing the system headloss, orifices and internal weirs can increase the risk of blockage within the unit.

Maintenance

Overview

The Downstream Defender® protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the Downstream Defender®. The Downstream Defender® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the Downstream Defender® will no longer be able to store removed sediment and oil. Maximum pollutant storage capacities are provided in Table 1.

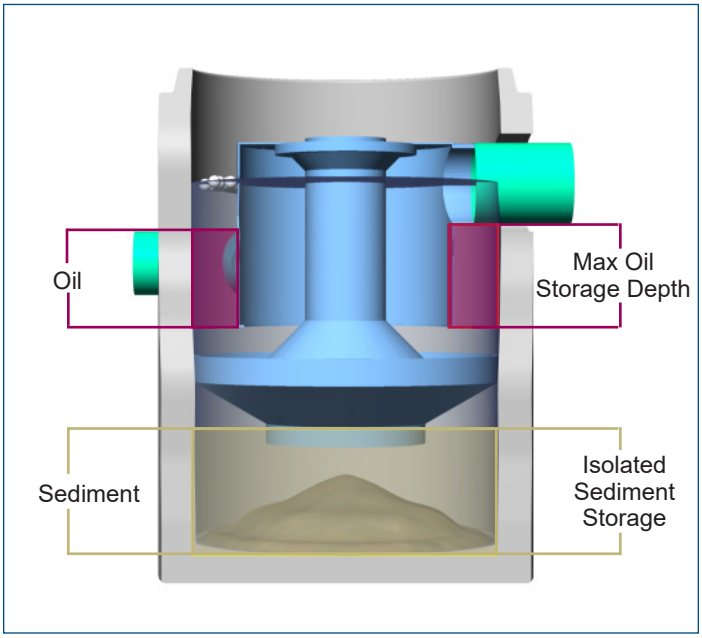


Fig.1 Pollutant storage volumes of the Downswtream Defender®.

The Downstream Defender® allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole. On the 6-ft, 8-ft and 10-ft units, the floatables access port is above the outlet pipe between the concrete manhole wall and the dip plate. The sediment removal access ports for all Downstream Defender® models are located directly over the hollow center shaft.

Maintenance events may include Inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the Downstream Defender®, nor do they require the internal components of the Downstream Defender® to be removed. In the case of inspection and floatables removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

Determining Your Maintenance Schedule

The frequency of cleanout is determined in the field after installation. During the first year of operation, the unit should be inspected every six months to determine the rate of sediment and floatables accumulation. A simple probe such as a Sludge Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and oil/flotables removal, for a 6-ft Downstream Defender® typically takes less than 30 minutes and removes a combined water/oil volume of about 500 gallons.

Inspection Procedures

Inspection is a simple process that does not involve entry into the Downstream Defender®. Maintenance crews should be familiar with the Downstream Defender® and its components prior to inspection.

Scheduling

- It is important to inspect your Downstream Defender® every six months during the first year of operation to determine your site-specific rate of pollutant accumulation
- Typically, inspection may be conducted during any season of the year
- Sediment removal is not required unless sediment depths exceed 75% of maximum clean-out depths stated in Table 1

Recommended Equipment

- Safety Equipment and Personal Protective Equipment (traffic cones, work gloves, etc.)
- Crow bar or other tool to remove grate or lid
- Pole with skimmer or net
- Sediment probe (such as a Sludge Judge®)
- Trash bag for removed floatables
- Downstream Defender® Maintenance Log

Table 1. Downstream Defender® Pollutant Storage Capacities and Max. Cleanout Depths.

Unit Diameter	Total Oil Storage	Oil Clean-out Depth	Total Sediment Storage	Sediment Clean-out Depth	Max. Liquid Volume Removed
(feet)	(gallons)	(inches)	(gallons)	(inches)	(gallons)
4	70	<16	141	<18	384
6	216	<23	424	<24	1,239
8	540	<33	939	<30	2,884
10	1,050	<42	1,757	<36	5,546
12	1,770	<49	2,970	<42	9,460

NOTES

1. Refer to Dowmstream Defender® Clean-out Detail (Fig. 1) for measurement of depths.

2. Oil accumulation is typically less than sediment, however, removal of oil and sediment during the same service is recommended.

3. Remove floatables first, then remove sediment storage volume.

4. Sediment removal is not required unless sediment depths exceed 75% of maximum clean-out depths stated in Table 1.


Fig.4


Fig.5


Fig.6

Inspection Procedures

1. Set up any necessary safety equipment around the access port or grate of the Downstream Defender® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.

2. Remove the lids to the manhole (Fig. 4). NOTE: The 4-ft Downstream Defender® will only have one lid.

3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. See Fig.7 and 8 for typical inspection views.

4. Without entering the vessel, use the pole with the skimmer net to remove floatables and loose debris from the outer annulus of the chamber.

5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel (Fig.5).

6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.

7. Securely replace the grate or lid.

8. Take down safety equipment.

9. Notify Hydro International of any irregularities noted during inspection.

Floatables and Sediment Cleanout

Floatables cleanout is typically done in conjunction with sediment removal. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables (Fig.6).

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vactor hose and skimmer pole to be lowered to the base of the sump.

Scheduling

- Floatables and sump cleanout are typically conducted once a year during any season.
- If sediment depths are greater than 75% of maximum clean-out depths stated in Table 1, sediment removal is required.
- Floatables and sump cleanout should occur as soon as possible following a spill in the contributing drainage area.


Fig.7 View over center shaft into sediment storage zone.


Fig.8 View of outer annulus of floatables and oil collection zone.

Recommended Equipment

- Safety Equipment (traffic cones, etc)
- Crow bar or other tool to remove grate or lid
- Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge®)
- Vactor truck (6-inch flexible hose recommended)
- Downstream Defender® Maintenance Log

1. Set up any necessary safety equipment around the access port or grate of the Downstream Defender® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
2. Remove the lids to the manhole (NOTE: The 4-ft Downstream Defender® will only have one lid).
3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.
4. Using the Floatables Port for access, remove oil and floatables stored on the surface of the water with the vactor hose or the skimmer net (Fig.9).
5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (Pg.9).
6. Once all floatables have been removed, drop the vactor hose to the base of the sump via the Central Access Port. Vactor out the sediment and gross debris off the sump floor (Fig.6).
7. Retract the vactor hose from the vessel.
8. On the Maintenance Log provided by Hydro International, record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
9. Securely replace the grate or lid.

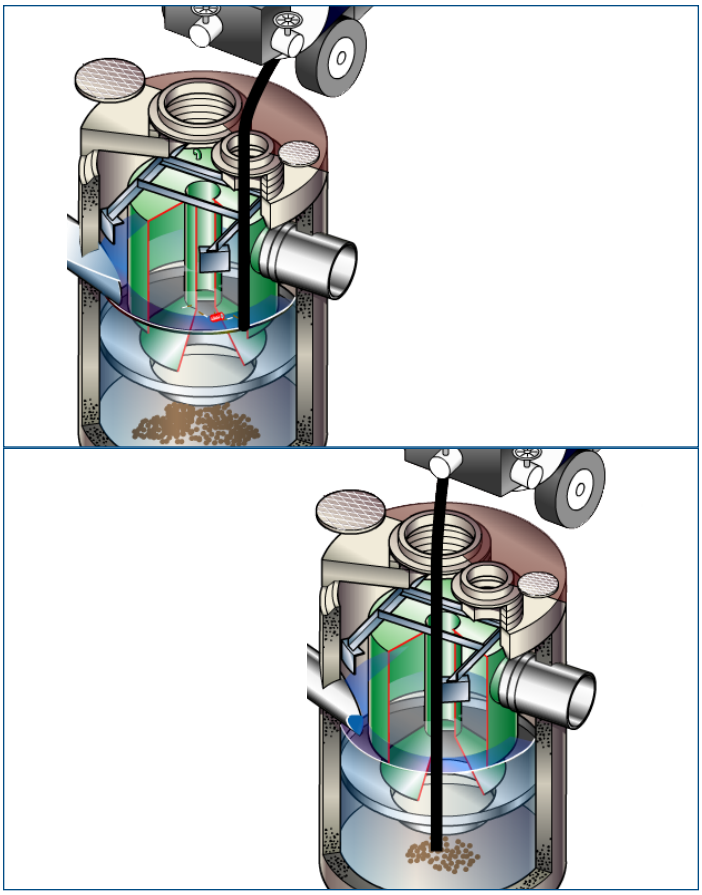


Fig.9 Floatables and sediment are removed with a vactor hose

Maintenance at a Glance

Activity	Frequency
Inspection	- Regularly during first year of installation - Every 6 months after the first year of installation
Oil and Floatables Removal	- Once per year, with sediment removal - Following a spill in the drainage area
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area
NOTE: For most cleanouts it is not necessary to remove the entire volume of liquid in the vessel. Only removing the first few inches of oils/floatables and the sediment storage volume is required.	

Downstream Defender® Installation Log

HYDRO INTERNATIONAL REFERENCE NUMBER:	
SITE NAME:	
SITE LOCATION:	
OWNER:	CONTRACTOR:
CONTACT NAME:	CONTACT NAME:
COMPANY NAME:	COMPANY NAME:
ADDRESS:	ADDRESS:
TELEPHONE:	TELEPHONE:
FAX:	FAX:

INSTALLATION DATE: / /

MODEL (CIRCLE ONE): **4-FT** **6-FT** **8-FT** **10-FT** **CUSTOM**

Hydro International (Stormwater), 94 Hutchins Drive, Portland ME 04102
Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com

Downstream Defender® Inspection and Maintenance Log

Date	Initials	Depth of Floatables and Oils	Sediment * Depth Measured	Volume of Sediment Removed	Site Activity and Comments

*Note: Sediment removal is not required unless sediment depths exceed 75% of maximum clean-out depths stated in Table 1.

Hydro International (Stormwater), 94 Hutchins Drive, Portland ME 04102
Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com

Hydro International®

Do it Right the First Time

Learn more at hydro-int.com/service



CALL **1 (888) 382-7808** TO SCHEDULE AN INSPECTION

Stormwater Solutions

94 Hutchins Drive
Portland, ME 04102

Tel: (207) 756-6200
Fax: (207) 756-6212
stormwaterinquiry@hydro-int.com

www.hydro-int.com

Turning Water Around...®

©Hydro International DD_O+M_ **288**

Contactor® & Recharger®
Stormwater Chambers The Chamber With The Stripe®



Operation and Maintenance Guidelines

CULTEC™ 289

Operation & Maintenance

This manual contains guidelines recommended by CULTEC, Inc. and may be used in conjunction with, but not to supersede, local regulations or regulatory authorities. OSHA Guidelines must be followed when inspecting or cleaning any structure.

Introduction

The CULTEC Subsurface Stormwater Management System is a high-density polyethylene (HDPE) chamber system arranged in parallel rows surrounded by washed stone. The CULTEC chambers create arch-shaped voids within the washed stone to provide stormwater detention, retention, infiltration, and reclamation. Filter fabric is placed between the native soil and stone interface to prevent the intrusion of fines into the system. In order to minimize the amount of sediment which may enter the CULTEC system, a sediment collection device (stormwater pretreatment device) is recommended upstream from the CULTEC chamber system. Examples of pretreatment devices include, but are not limited to, an appropriately sized catch basin with sump, pretreatment catchment device, oil grit separator, or baffled distribution box. Manufactured pretreatment devices may also be used in accordance with CULTEC chambers. Installation, operation, and maintenance of these devices shall be in accordance with manufacturer's recommendations. Almost all of the sediment entering the stormwater management system will be collected within the pretreatment device.

Best Management Practices allow for the maintenance of the preliminary collection systems prior to feeding the CULTEC chambers. The pretreatment structures shall be inspected for any debris that will restrict inlet flow rates. Outfall structures, if any, such as outlet control must also be inspected for any obstructions that would restrict outlet flow rates. OSHA Guidelines must be followed when inspecting or cleaning any structure.

Operation and Maintenance Requirements

I. Operation

CULTEC stormwater management systems shall be operated to receive only stormwater run-off in accordance with applicable local regulations. CULTEC subsurface stormwater management chambers operate at peak performance when installed in series with pretreatment. Pretreatment of suspended solids is superior to treatment of solids once they have been introduced into the system. The use of pretreatment is adequate as long as the structure is maintained and the site remains stable with finished impervious surfaces such as parking lots, walkways, and pervious areas are properly maintained. If there is to be an unstable condition, such as improvements to buildings or parking areas, all proper silt control measures shall be implemented according to local regulations.

II. Inspection and Maintenance Options

A. The CULTEC system may be equipped with an inspection port located on the inlet row. The inspection port is a circular cast box placed in a rectangular concrete collar. When the lid is removed, a 6-inch (150 mm) pipe with a screw-in plug will be exposed. Remove the plug. This will provide access to the CULTEC Chamber row below. From the surface, through this access, the sediment may be measured at this location. A stadia rod may be used to measure the depth of sediment if any in this row. If the depth of sediment is in excess of 3 inches (76 mm), then this row should be cleaned with high pressure water through a culvert cleaning nozzle. This would be carried out through an upstream manhole or through the CULTEC StormFilter Unit (or other pre-treatment device). CCTV inspection of this row can be deployed through this access port to determine if any sediment has accumulated in the inlet row.

B. If the CULTEC bed is not equipped with an inspection port, then access to the inlet row will be through an upstream manhole or the CULTEC StormFilter.

1. Manhole Access

This inspection should only be carried out by persons trained in confined space entry and sewer inspection services. After the manhole cover has been removed a gas detector must be lowered into the manhole to ensure that there are not high concentrations of toxic gases present. The inspector should be lowered into the manhole with the proper safety equipment as per OSHA requirements. The inspector may be able to observe sediment from this location. If this is not possible, the inspector will need to deploy a CCTV robot to permit viewing of the sediment.

2. StormFilter Access
Remove the manhole cover to allow access to the unit. Typically a 30-inch (750 mm) pipe is used as a riser from the StormFilter to the surface. As in the case with manhole access, this access point requires a technician trained in confined space entry with proper gas detection equipment. This individual must be equipped with the proper safety equipment for entry into the StormFilter. The technician will be lowered onto the StormFilter unit. The hatch on the unit must be removed. Inside the unit are two filters which may be removed according to StormFilter maintenance guidelines. Once these filters are removed the inspector can enter the StormFilter unit to launch the CCTV camera robot.

C. The inlet row of the CULTEC system is placed on a polyethylene liner to prevent scouring of the washed stone beneath this row. This also facilitates the flushing of this row with high pressure water through a culvert cleaning nozzle. The nozzle is deployed through a manhole or the StormFilter and extended to the end of the row. The water is turned on and the inlet row is back-flushed into the manhole or StormFilter. This water is to be removed from the manhole or StormFilter using a vacuum truck.

III. Maintenance Guidelines

The following guidelines shall be adhered to for the operation and maintenance of the CULTEC stormwater management system:

A. The owner shall keep a maintenance log which shall include details of any events which would have an effect on the system's operational capacity.

B. The operation and maintenance procedure shall be reviewed periodically and changed to meet site conditions.

C. Maintenance of the stormwater management system shall be performed by qualified workers and shall follow applicable occupational health and safety requirements.

D. Debris removed from the stormwater management system shall be disposed of in accordance with applicable laws and regulations.

IV. Suggested Maintenance Schedules

A. Minor Maintenance
The following suggested schedule shall be followed for routine maintenance during the regular operation of the stormwater system:

Frequency	Action
Monthly in first year	Check inlets and outlets for clogging and remove any debris as required.
Spring and Fall	Check inlets and outlets for clogging and remove any debris as required.
One year after commissioning and every third year following	Check inlets and outlets for clogging and remove any debris as required.

B. Major Maintenance
The following suggested maintenance schedule shall be followed to maintain the performance of the CULTEC stormwater management chambers. Additional work may be necessary due to insufficient performance and other issues that might be found during the inspection of the stormwater management chambers. (See table on next page)

Major Maintenance *(continued)*

	Frequency	Action
Inlets and Outlets	Every 3 years	• Obtain documentation that the inlets, outlets and vents have been cleaned and will function as intended.
	Spring and Fall	• Check inlet and outlets for clogging and remove any debris as required.
CULTEC Stormwater Chambers	2 years after commissioning	• Inspect the interior of the stormwater management chambers through inspection port for deficiencies using CCTV or comparable technique. • Obtain documentation that the stormwater management chambers and feed connectors will function as anticipated.
	9 years after commissioning every 9 years following	• Clean stormwater management chambers and feed connectors of any debris. • Inspect the interior of the stormwater management structures for deficiencies using CCTV or comparable technique. • Obtain documentation that the stormwater management chambers and feed connectors have been cleaned and will function as intended.
	45 years after commissioning	• Clean stormwater management chambers and feed connectors of any debris. • Determine the remaining life expectancy of the stormwater management chambers and recommended schedule and actions to rehabilitate the stormwater management chambers as required. • Inspect the interior of the stormwater management chambers for deficiencies using CCTV or comparable technique.
	45 to 50 years after commissioning	• Replace or restore the stormwater management chambers in accordance with the schedule determined at the 45-year inspection. • Attain the appropriate approvals as required. • Establish a new operation and maintenance schedule.
Surrounding Site	Monthly in 1st year	• Check for depressions in areas over and surrounding the stormwater management system.
	Spring and Fall	• Check for depressions in areas over and surrounding the stormwater management system.
	Yearly	• Confirm that no unauthorized modifications have been performed to the site.

For additional information concerning the maintenance of CULTEC Subsurface Stormwater Management Chambers, please contact CULTEC, Inc. at 1-800-428-5832.

CULTEC™
Chamber of Choice™

CULTEC, Inc.
878 Federal Road • P.O. Box 280 • Brookfield, CT 06804
Phone: 203-775-4416 • Toll Free: 800-4-CULTEC • Fax: 203-775-1462
Web: www.cultec.com • E-mail: custservice@cultec.com

© Copyright 2010 CULTEC, Inc. All rights reserved.

APPENDIX L

CONSTRUCTION INSPECTION REPORT

II. CONSTRUCTION DURATION INSPECTIONS

a. Directions:

Inspection Forms will be filled out during the entire construction phase of the project.

Required Elements:

1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

4) Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and

6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

SITE PLAN/SKETCH

Inspector (print name)	**Date of Inspection**
Qualified Inspector (print name)	**Qualified Inspector Signature**

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Maintaining Water Quality

Yes No NA
[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions at the outfalls?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease at the outfalls?
[ ] [ ] [ ] All disturbance is within the limits of the approved plans.
[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping

1. General Site Conditions

Yes No NA
[ ] [ ] [ ] Is construction site litter, debris and spoils appropriately managed?
[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?
[ ] [ ] [ ] Is construction impacting the adjacent property?
[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing

Yes No NA
[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.
[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.
[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?
[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

3. Stabilized Construction Access

Yes No NA
[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

Runoff Control Practices

1. Excavation Dewatering

Yes No NA
[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.
[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.
[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.
[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

Runoff Control Practices (continued)

2. Flow Spreader

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.
[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales

Yes No NA

[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.
[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.
[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

4. Stone Check Dam

Yes No NA

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

Soil Stabilization

1. Topsoil and Spoil Stockpiles

Yes No NA

[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation

Yes No NA

[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control Practices

1. Silt Fence and Linear Barriers

Yes No NA

[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
Sediment accumulation is ___% of design capacity.

Sediment Control Practices (continued)

2. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated; Filter Sock or Manufactured practices)

Yes No NA

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
[ ] [ ] [ ] Manufactured insert fabric is free of tears and punctures.
[ ] [ ] [ ] Filter Sock is not torn or flattened and fill material is contained within the mesh sock.

Sediment accumulation ___% of design capacity.

3. Temporary Sediment Trap

Yes No NA

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.
[ ] [ ] [ ] Sediment trap slopes and disturbed areas are stabilized.

Sediment accumulation is ___% of design capacity.

4. Temporary Sediment Basin

Yes No NA

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.
[ ] [ ] [ ] Sediment basin dewatering pool is dewatering at appropriate rate.

Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design. All practices shall be maintained in accordance with their respective standards.

Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

CONSTRUCTION DURATION INSPECTIONS

b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:

1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
   a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
   b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

Modification & Reason:

APPENDIX M

NOTICE OF TERMINATION

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ___ ___ ___ ___ ___ ___

I. Owner or Operator Information

1. Owner/Operator Name:

2. Street Address:

3. City/State/Zip:

4. Contact Person: | 4a.Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name:

6. Street Address:

7. City/Zip:

8. County:

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:

Title/Position:

Signature:	Date:

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

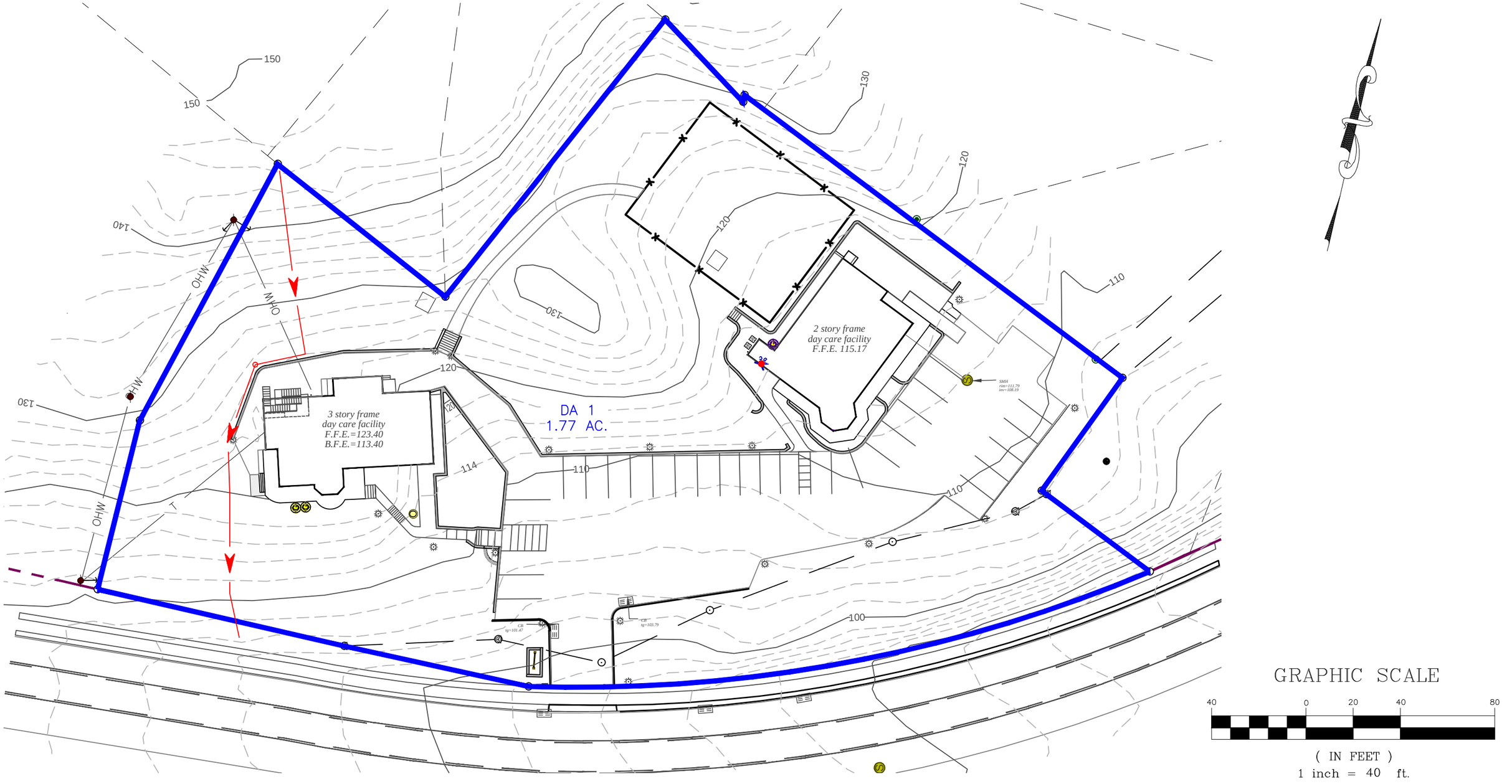
I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

APPENDIX N

WATERSHED MAPS



DRAWN BY: ESR		CHECKED BY: MAB	
REVISIONS:			
NO.	DATE	DESCRIPTION	BY

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

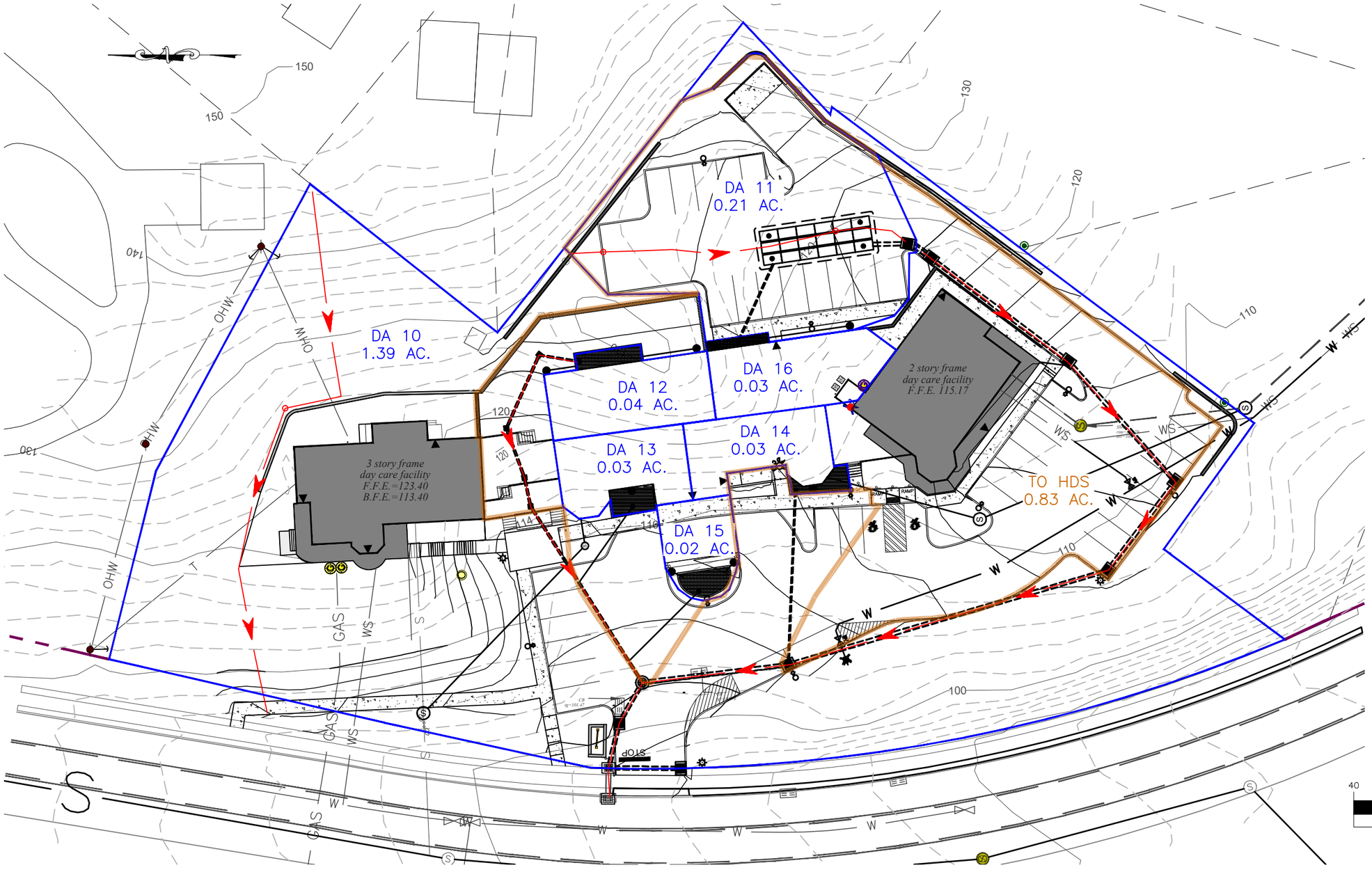
PRE-DEVELOPMENT CONDITIONS MAP

1064 WOLCOTT AVENUE

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #:	2022:030
DATE:	1/25/23
SCALE:	1" = 40'
TITLE:	DR-1
SHEET:	1 OF 2

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION L



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

DRAWN BY: ESR CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PB COMMENTS	ESR
2	9/30/25	REVISED PER PB COMMENTS	ESR
3	11/25/25	REVISED PER PB COMMENTS	ESR
4	12/30/25	REVISED PER PB COMMENTS	ESR
5	1/27/26	REVISED PER PB COMMENTS	ESR
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

KARC
PLANNING CONSULTANTS, INC.

TO: John Gunn, Chair, and the City of Beacon Planning Board

FR: KARC Planning Consultants, Inc.

DATE: May 11, 2026

RE: 1064 Wolcott Ave Site Plan & Special Use Approval, JMARKMNG, LLC (Mark DiFabio)

I have reviewed the following materials regarding the proposed site plan and special use permit application for the project located at 1064 Wolcott Ave:

- Cover letter by Taylor Palmer of Cuddy + Feder, dated April 28, 2026
- Exhibit A: Responses to Comments by Aryeh Sigel, Architect, dated April 28, 2026
- Exhibit B: Responses to Comments by Hudson Land Design, dated April 28, 2026
- Exhibit C: Parking License Agreement
- Exhibit D: Hydrant Flow Tests by Hudson Land Design, dated April 24, 2026
- SWPPP prepared by Hudson Land Design, last revised April 28, 2026
- Site Plan (Sheets 1-9) prepared by Aryeh Siegel, Architect, last revised April 28, 2026, Lighting Plan (Sheets 10-13) prepared by Hemlock Lighting, last revised April 27, 2026, Site Plan (Sheets 14-21) prepared Hudson Land Design, last revised April 28, 2026.

Project Description:
The proposed project entails adaptive reuse of two existing buildings that currently comprise the Rose Hill Manor Day School. The project includes construction of an addition to the existing two-story South Building to redevelop the site for use as a hotel with 48 guest rooms, associated guest amenity spaces, a spa facility, and a 49-seat restaurant. The proposed project is located on a 1.77-acre lot in the R1-40 zoning district and Historic District and Landmark Overlay (HDLO) Zone.

At its June 2025 meeting, the Planning Board indicated that the proposed hotel development could meet the screening requirements for new hotel structures within the Historic District and Landmark Overlay (HDLO), pursuant to §223-24.7(B)(6), through appropriate landscaping, lighting, and physical separation from the historic building. At its November 2025 meeting, the Board further noted that the proposal would not constitute an undue enlargement under §223-24.7(D)(1)(d), given the size of the site and surrounding context. These determinations remain part of the record and continue to inform the Board's review. Subsequent submissions should demonstrate consistency with these findings through finalized landscaping, lighting, and site design details.

A variance was granted by the ZBA on February 18, 2026 for the proposed 23.8 foot rear setback where 50 feet is required.

KARC
PLANNING CONSULTANTS, INC.

Comments & Recommendations:

1. **Special Permit in HDLO – Restoration:** Criteria §223-24.7(D)(1)(a) requires that the existing architectural and historic integrity of the designated structure be maintained. The applicant has provided additional details and elevations with material callouts, which confirm the retention of existing historic features, including dentil molding, brackets, porch posts, and other architectural elements. The applicant has also revised the proposed accent color to a more subtle, yellow-based tone ("Meadowlark") for key architectural details on the historic structure. Physical color samples are anticipated to be reviewed with the Planning Board at the May meeting.

2. **OPRHP Comments:** A construction protection plan for historic resources located within 90 feet of construction will be provided prior to site plan signature.

3. **Crosswalk near Wolcott and Beekman Intersection:** The County recommended coordination with NYSDOT and/or the City regarding a potential marked crosswalk near the Wolcott Avenue / Beekman Street intersection, noting existing curb cuts and the possible need for signage or RRFBs due to the roadway curve. The applicant's responses in the May cover letter and Aryeh Siegel comment response letter are inconsistent. Prior to site plan approval or signature, correspondence from NYSDOT confirming their position on the addition of a crosswalk or other pedestrian improvements at this location should be provided. Pending NYSDOT response, a crosswalk with appropriate safety improvements should be installed.

4. **Fence Details:** Construction Details Sheets CD-1 and CD-4 provide details for both aluminum picket fencing and privacy fencing; however, the site plan only identifies a "proposed 6' high privacy fence" for fall protection along the retaining walls. Additional clarification should be provided identifying where the composite privacy fence is proposed versus the aluminum picket fence.

Please feel free to contact me with any questions or if additional information is needed.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

LANC & TULLY
Engineering and Surveying, D.P.C.

May 8, 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 April 28, 2026, from Cuddy & Feder, LLP.
- Correspondence dated April 28, 2026, from Aryeh Siegel, Architect.
- Correspondence dated April 28, 2026, from Hudson Land Design.
- Hydrant Fire Flow Test Data, dated April 24, 2026, as prepared by Hudson Land Design.
- Parking License Agreement between CROSSIX, LLC and JMARKMNG, LLC
- Report titled "Stormwater Pollution Prevention Plan for 1064 Wolcott Avenue", with the latest revision date of April 28, 2026, as prepared by Hudson Land Design.
- Plan set titled "Special Use Permit Application – The Inn on Spy Hill - 1064 Wolcott Avenue", with the latest revision date of April 28, 2026, and consisting of Sheets 1 of 21 through 21 pf 21, as prepared by Aryeh Siegel, Architect, Hudson Land Design, Landscape Restorations, 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. A stormwater maintenance and easement agreement shall be prepared for the project and submitted for review. ***Applicant's consultant states that this will be provided as a condition of approval.***

Grading & Utility Plan (Sheet 14 of 21):

1. Fire flow testing was conducted by the applicant's consultant on April 24, 2026. Based upon the results of the testing it was determined that the 4" service line to the site is adequate for potable water and fire flow for the sprinkler system. As such, the plans now show the reconnection of the existing 4" water service line connecting to the proposed 6" water line to be run across the front of the site to service the proposed hydrant located at the front of the parking lot.

2. The call-out reading "Existing 4" diam. DIP water service to south building. New building water service line to connect to 8" water service line" should be removed. This call out is located between the subject property and the Harbor View Court cul-de-sac.

SWPPP Comments:

1. 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 April 28, 2026, as prepared by Aryeh Siegel, Architect, and Hudson Land Design, Engineer consisting of Sheets 1-17 as follows, and plans prepared by Hemlock Lighting, dated March 26, 2026, last revised April 27, 2026 consisting of Sheets

LTG-1 through LTG-9:

Sheet	**Title**
1	*Site Plan;*
2	*Existing Conditions and Demolition Plan;*
3	*Landscape Plan*;
4	*Illustrated Plant List;*
5	*Not Used;*
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);*
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*
Sheet LTG-6	*Partial Site Photometric Plan*
Sheet LTG-7	*Partial Site Photometric Plan*
Sheet LTG-8	*Luminaire Schedule*
Sheet LTG-9	*Photometric Summary Schedule; and*

WHEREAS, the Proposed Action is Unlisted pursuant to the New York State Environmental Quality Review Act ("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, 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, the Planning Board reviewed the application at its meetings on February 11, 2025, April 8, 2025, June 10, 2025, August 12, 2025 September 9, 2025, November 12, 2025, December 9, 2025, January 13, 2026, February 10, 2026, March 10, 2026, April 14, 2026 and May 12, 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. As part of the Applicant's application to NYSDOT, the Applicant shall pursue the installation of a crosswalk on Wolcott Avenue and install any crosswalks and/or signage approved by NYSDOT. The Applicant shall copy the City on correspondence with NYSDOT on this issue.
3. The comments contained in the City Engineer's letter to the Planning Board dated May 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 May 11, 2026, 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.
7. The Applicant shall provide a Construction Protection Plan for historic resources located within 90 feet of construction.

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: May 12, 2026
Beacon, New York

_____, Dated _____2026
J. Randall Williams, Acting Chairman
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 EXCUSED
James Vermeulen	Voting		

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
05/12/2026

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 5.12.26 Supplemental Submission Cvr Ltr.pdf

193-195 Main PB 5.12.26 Exhibit A - Response Memo by AJS 4-28-26.pdf

193-195 Main PB 5.12.26 Exhibit B - Response Memo by HLD 4-29-26.pdf

193-195 Main PB 5.12.26 Exhibit C - Correspondence from Royal Carting 4-23-26.pdf

193-195 Main PB 5.12.26 Exhibit D - Vehicle Maneuvering Plans by Colliers 4-27-26.pdf

193-195 Main PB 5.12.26 Exhibit E - Survey by Badey & Watson 4-1-26.pdf

193-195 Main PB 5.12.26 Lot Consolidation Plat by Badey & Watson 4-1-26.pdf

193-195 Main PB 5.12.26 Plans by AJS and HLD rev 4-28-26.pdf

KARC Review PB_193-195 Main St 2026.05.11.pdf

Lanc & Tully 193-195 Main Street 05-11-26.pdf

193-195 Main Street - Site Plan, Subdivision, Cert of Appropriateness Resolution (4912-1419-5870.2).pdf

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

April 28, 2026

VIA EMAIL AND HAND DELIVERY
Hon. John Gunn
and Members of the Planning Board
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application for Subdivision Approval (Lot Merger) and Site Plan Approval for Proposed Residential Addition to Existing Mixed-Use Building
Premises: 193-195 Main Street and Cliff Street, Beacon, New York 12508
Tax Parcel IDs: 5954-27-806934 and 796928

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Kosova Lane Properties, LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of an Application for Subdivision Approval (Lot Merger) and Site Plan Approval (the "Application"), proposing to merge the two (2) lots which comprise the Premises and construct a new one-story, and partial three-story addition (the "Addition") to the existing mixed-use commercial and residential building (the "Building") located at the Premises (the "Project").

As requested by this Board during the April 14, 2026 meeting Agenda, and in consideration of a draft approval resolution for the Project, this supplemental submission includes some final 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 rendering 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 April 28, 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, and as suggested by the Planning Board during the April 14, 2026 meeting, the Plans have been updated to remove the previously proposed planters along Main Street, and to incorporate a green roof design on the one-story section of the Addition and on a portion of the one-story section of the Building. With this modification, ten percent (10%) of the Premises will be landscaped, in conformance with City Code Section 223-41.18(E)(12).[1]

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).

PROPOSED REFUSE MANAGEMENT PLAN AND EXISTING RIGHTS-OF-WAY:

As was also discussed with the Planning Board during the April 14, 2026 meeting, and to further address the concerns presented by this Board and its consultants related to the refuse collection plan and associated ingress and egress to the Premises, the Applicant consulted again with local waste services provider, Royal Carting, who confirmed that its refuse truck will enter the Premises via the driveway from Cliff Street, remain in the driveway while the refuse and recycling toters are collected from the garbage room, emptied, and returned to the garbage room, and exit the Premises onto Cliff Street. *See* Correspondence from Royal Carting, dated April 23, 2026, enclosed herewith as **Exhibit C**. If the driveway is blocked or in use and Royal Carting's refuse collection truck is unable to enter the driveway, Royal Carting could bypass the property and return to collect refuse at a different time of day, or if space is available, could park the refuse truck on Cliff Street for a limited time while refuse is collected from the Premises. *See* **Exhibit C**. Royal Carting has further confirmed "that there is adequate room to back its truck up into the driveway connecting to Cliff Street, and to pull its truck forward to exit the property and turn onto Cliff Street."[2] *See* **Exhibit C**. This strategy for ingress and egress to the Premises is further illustrated in the Vehicle Maneuvering Plans, prepared by Colliers Engineering & Design,

[1] As the Planning Board is aware, during the April 14, 2026 meeting, the Board indicated that rooftop green space improvements could contribute to the overall percentage of landscaping proposed at the Premises. Please note that the currently proposed ten percent (10%) of landscaped area *does not* include any portion of the proposed grasscrete paver system, which provides additional greenery at the Premises on top of the required ten percent (10%) landscape requirement.

[2] On March 20, 2026, Royal Carting visited the Premises with its waste hauling truck, and confirmed that it was 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. Video evidence of this site visit was shared with the Planning Board during the April 14, 2026 meeting.

Architecture, Landscape Architecture, Surveying, CT P.C. ("Colliers"), dated April 27, 2026 and enclosed herewith as **Exhibit D**.[3]

In addition, in response to the City Engineer's comments requesting additional clarity regarding the locations of the existing rights-of-way benefitting the adjacent properties at 8 Cliff Street and 10 Cliff Street, the Applicant has provided an updated survey of the Premises, prepared by Badey & Watson Surveying & Engineering, D.P.C, dated April 1, 2026, and enclosed herewith as **Exhibit E**, which identifies the legal instruments that give rise to such access rights and provides a visual representation of the areas subject to the rights-of way. The rights-of-way are also depicted within the Plans on Sheet 2: Existing Conditions and Demolitions Plan. As previously discussed with the Planning Board, the Applicant does not intend to limit or otherwise modify any rights-of-way over any portion of the Premises held by the adjacent property owners.

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 April 28, 2026 providing responses to City Engineering Consultant Lanc & Tully's memorandum dated April 10, 2026 and City Planning Consultant KARC Planning Consultants' memorandum dated April 14, 2026;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated April 28, 2026, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated April 10, 2026 and City Planning Consultant KARC Planning Consultants' memorandum dated April 14, 2026;

Exhibit C: Additional correspondence from Royal Carting, dated April 23, 2026;

Exhibit D: Vehicle Maneuvering Plans, prepared by Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C., dated April 27, 2026; and

[3] As the Board may recall, Colliers previously prepared similar truck turning diagrams demonstrating that emergency services vehicles could safely enter and exit the Premises. As the Board may also recall, the Applicant has obtained an Access Easement Agreement that provides pedestrian and vehicular access over a small portion of the adjacent property located at 8 Cliff Street, Beacon, New York, which widens the driveway and facilitates vehicular turning movements onto the Premises, including for emergency services and refuse collection vehicles.

Exhibit E: Updated Survey of the Premises, prepared by Badey & Watson Surveying & Engineering, D.P.C, dated April 1, 2026.

In addition, enclosed please find four (4) full-size sets of the updated Plans prepared by Aryeh Siegel and HLD, along with four (4) full-size copies of a Lot Consolidation Plat, prepared by Badey & Watson Surveying & Engineering, D.P.C, dated April 1, 2026.

CONCLUSION:

We look forward to appearing at this Board's regular meeting on May 12, 2026, at which time the Applicant respectfully requests that the Planning Board considering granting Subdivision (Lot Merger) and Site Plan Approvals for the Project, consistent with the draft Resolution authorized at the Board's March 10, 2026 meeting.[4] In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact us.

Thank you in advance for your consideration of this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Bryan Murphy, City of Beacon Building Inspector
Jennifer L. Gray, Esq., City of Beacon Planning Board Attorney
Natalie Quinn, KARC Planning Consultants, Inc.
John Russo, P.E., Lanc & Tully, P.C.
Aryeh Siegel, Architect
Colliers Engineering and Design, P.C.
Hudson Land Design Professional Engineering, P.C.
Jessica Zalin, Esq.

[4] 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.

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

April 28, 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, April 14, 2026, and Lanc & Tully's comment letter dated April 10, 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: Rights-of-way are shown on Sheet 2 – Existing Conditions and Demolition Plan

2. **Landscaped Area.** The applicant has revised the landscaping plan to include five (5) planter boxes totaling 55 SF along the Main Street frontage of the property, and indicates that 10.7% landscaped area is provided, consisting of approximately 594 SF of planted landscape area and 426 SF of turf. However, the Planning Board previously indicated that, as a matter of precedent, artificial turf is not considered landscaped area. Excluding turf, the site appears to provide approximately 594 SF of planted landscaping (approximately 6% of the lot).

   Response: Landscaping has been added to the roof of the proposed 1-story connector and the existing 1-story building. The grasscrete pavers (referred to as artificial turf in the comment above) are not used in the calculation of the landscaping percentage. The minimum landscape requirement of 10% is met with this revision. Planter boxes have been removed from the site plan.

3. **Refuse:** The proposed trash room layout accommodates eleven (11) 95-gallon bins. A letter provided by Royal Carting indicates the need for weekly residential collection and twice a week restaurant collection. Note 6 on the Site Plan Sheet identifies an agreement between Royal Carting and the Property Owner for garbage trucks to back into the driveway off of Cliff Street for refuse service. If followed, this arrangement leaves the sidewalk clear and ensures pedestrian safety and ADA compliance. A truck turning diagram should be included (or re-included if previously provided) to demonstrate that the proposed maneuvering can be safely accommodated on-site. The applicant also previously offered a video documenting safe access for refuse vehicles along the existing narrow driveway.

84 Mason Circle | ajs@ajsarch.com | *Tel* 845 838 2490
Beacon, New York 12508 | www.ajsarch.com | *Fax* 845 838 2657

Response: Comment acknowledged. A truck turning diagram is included in this submittal, along with a revised letter from Royal Carting clarifying the details of the refuse pickup and management of the trash bins.

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: Rights-of-way are shown on Sheet 2 – Existing Conditions and Demolition Plan.

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. Stormwater maintenance and easement agreement will be provided as a condition of approval.

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.

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: Rights-of-way are shown on the Lot Consolidation Plat.

Site Plan (Sheet 1)

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.***

   Response: Rights-of-way are shown on Sheet 2 – Existing Conditions and Demolition Plan.

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

April 28, 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 April 10, 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. 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 is now provided on the Existing Conditions and Demolition Plan and the Lot Consolidation Plat. Labels have also been added to the grading and utility plan indicating the existing right-of-way for 8 and 10 Cliff Street as well as the access easement over 8 Cliff Street. 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.

Lot Consolidation Plat (Sheet 1 of 1):

1. A new Plat Sheet prepared by the project surveyor demonstrating the existing ingress/egress easements is provided with this submission.

Site Plan (Sheet 1 of 9):

1. Aryeh Siegel has responded to this comment under separate cover.

KARC Planning Consultants, Inc. Review Letter, Dated April 14, 2026:

1. See response to Lanc & Tully General comment #2. A new Plat Sheet is provided to demonstrate the existing right-of-way easements.
2. Two rooftop rain gardens have been added to the building. One is located on the one-story portion of the existing 193 Main St. building, and another is located on the proposed one-story connector building. The proposed grass paver area has been removed from the landscape calculations, and the planter boxes along the building frontage have bene removed. The total landscaped area now totals 539 sqft of landscape on the ground surface, and 420 sqft of green roof which is 10% of the total parcel area.
3. Aryeh Siegel has responded to this comment under separate cover.

We look forward to continuing our discussions regarding this Application at your May 12, 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

April 23, 2026

193-195 Main Street
Beacon, NY 12508

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. The vehicle that will service this location is a Mack truck, Rear End Load system.

Refuse collection hours will be between 8 am and 4pm. To service the toters, Royal Carting will back a refuse collection truck into the driveway connecting to Cliff Street. The truck will remain in the driveway while the toters are collected from the garbage room, emptied, and returned to the garbage room, and will then pull forward to exit the property. Royal Carting has visited the property with a refuse collection truck to confirm that there is adequate room to back its truck up into the driveway connecting to Cliff Street, and to pull its truck forward to exit the property and turn onto Cliff Street. This plan for entering and exiting the property can be done safely, including during times that other vehicles are parked along Cliff Street.

(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

If the driveway is blocked or in use, and the refuse collection truck is unable to enter the driveway, Royal Carting could bypass the property and return to collect refuse at a different time of day, or if space is available, could use the street parking on Cliff Street to park the refuse collection truck for the limited time needed to collect refuse from the property and return the toters to the garbage room.

RETAIL BAKERY –

(4) 95GAL TOTERS REFUSE SERVICED 2X WEEKLY, (2) 95GAL RECYCLE TOTERS SERVICED 2X WEEKLY

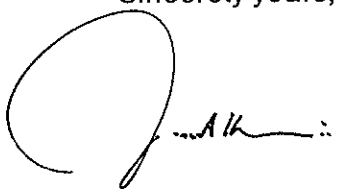
RESIDENTIAL UNITS –

(4) 95GAL TOTERS REFUSE SERVICED 1X WEEKLY, (1) 95GAL RECYCLE TOTER SERVICED 1X WEEKLY

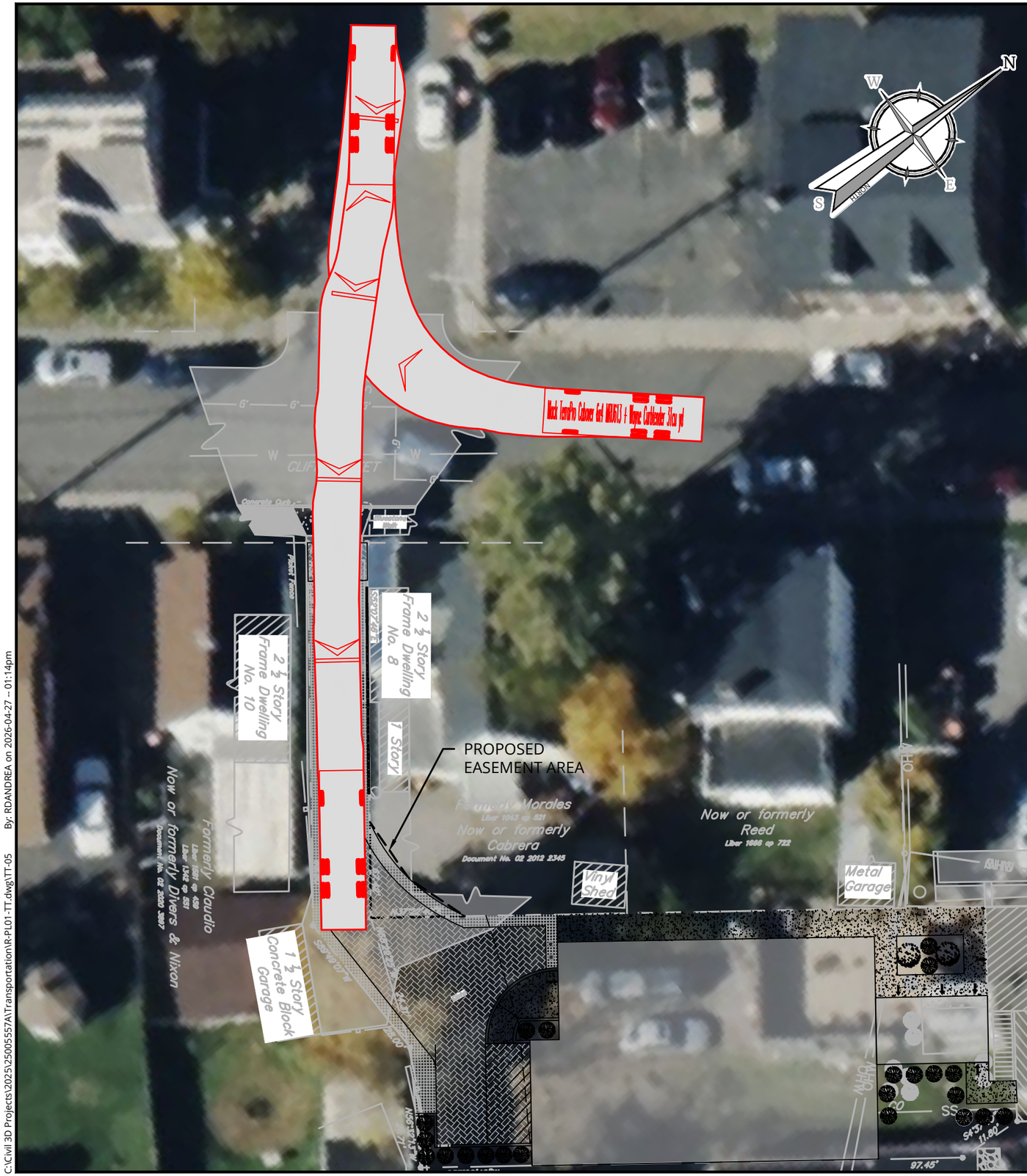
* Number of toters and service frequency can be adjusted as dictated by volume.

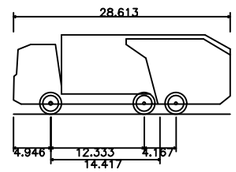
Please let me know if you have any questions or comments. Thank you.

Sincerely yours,



Jonathan Kaplan
Territory Sales Rep.





Mack TerraPro Cabover 6x4 MRU613 + Wayne Curbtender 31cu yd	
Overall Length	28.613ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	33.500ft

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
1	12/29/25	UPDATED SITE PLAN FOR ADA ACCESSIBLE PARKING SPACE
2	4/27/26	ADD REFUSE VEHICLE TURNING

KOSOVA LANE PROPERTIES, LLC.

PRELIMINARY CONCEPT PLAN

193-195 MAIN STREET RESIDENTIAL

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design
WESTCHESTER
400 Columbus Avenue, Suite 180E
Valhalla, NY 10595
Phone:914.347.7500
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE: AS SHOWN	DRAWN BY: R.V.V.
DESIGNED BY: R.V.V.	REVIEWED BY: R.G.D.
DATE ISSUED: 6/9/25	PROJECT NUMBER: 25005557A

SHEET NAME:

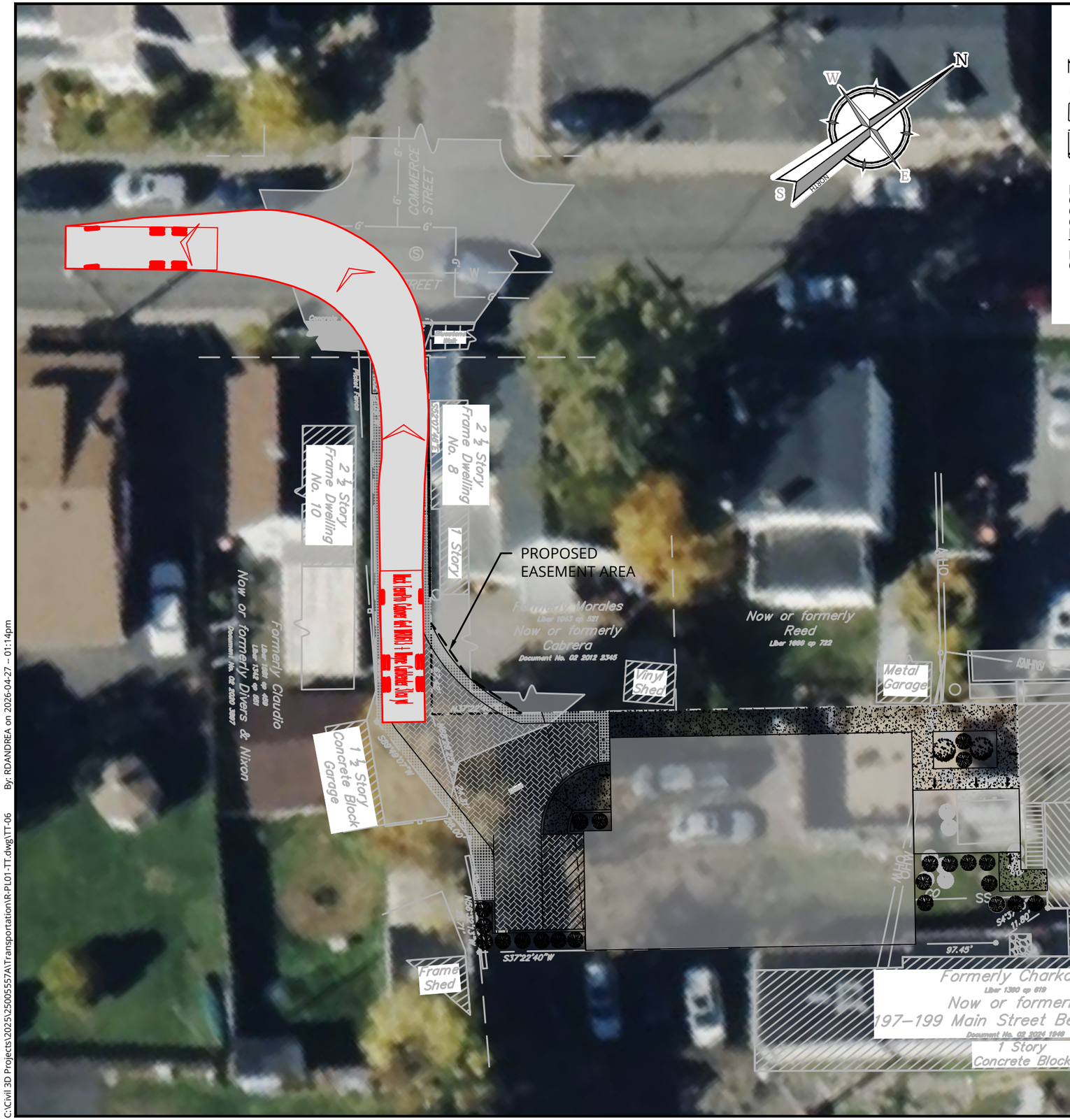
VEHICLE MANEUVERING PLAN REFUSE VEHICLE ENTERING

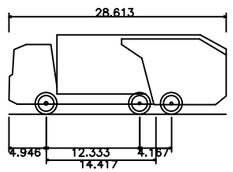
DRAWING NUMBER:

TT-05

C:\Civil 3D Projects\2025\25005557A\Transportation\R-PL01-TT.dwg\TT-05 By: RDANDREA on 2026-04-27 -- 01:14pm

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





Mack TerraPro Cabover 6x4 MRU613 + Wayne Curbtender 31cu yd	
Overall Length	28.613ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	33.500ft

20 0 20

SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers

Engineering & Design

www.colliersengineering.com

Copyright © 2025. Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
1	12/29/25	UPDATED SITE PLAN FOR ADA ACCESSIBLE PARKING SPACE
2	4/27/26	ADD REFUSE VEHICLE TURNING

KOSOVA LANE PROPERTIES, LLC.

PRELIMINARY CONCEPT PLAN

193-195 MAIN STREET RESIDENTIAL

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design
WESTCHESTER
400 Columbus Avenue, Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE: AS SHOWN	DRAWN BY: R.V.V.
DESIGNED BY: R.V.V.	REVIEWED BY: R.G.D.
DATE ISSUED: 6/9/25	PROJECT NUMBER: 25005557A

SHEET NAME:

VEHICLE MANEUVERING PLAN REFUSE VEHICLE EXITING

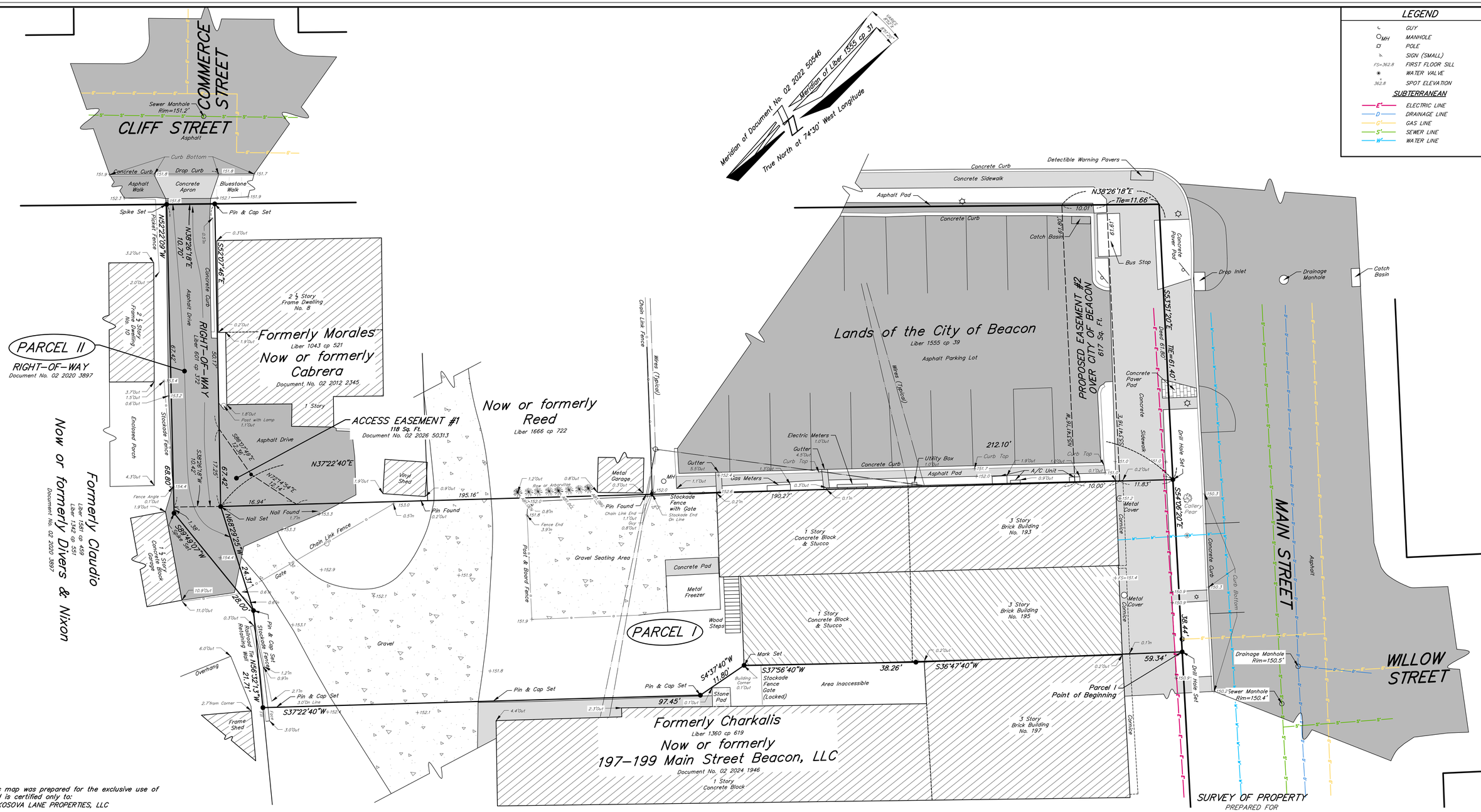
DRAWING NUMBER:

TT-06

C:\Civil 3D Projects\2025\25005557A\Transportation\R-PL01-TT.dwg\TT-06 By: RDANDREA on 2026-04-27 -- 01:14pm

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

T.M. : 5954-27-806934 & 5954-27-796928 On 03-26-26 Closed by GJW Spell checked by MEY
W.O. No. 30274 Checked by GJW
Layout: SURVEY Drawn by MEY
Drawing Name: LS30274__R02_V25.DWG



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

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)

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
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 50389

PRINTED
April 1, 2026
BADEY & WATSON
Surveying & Engineering, D.P.C.

FILE No. 71-9007

GEOGRAPHIC INDEX 41-30-27.3 -73-58-29.0

T.M. : 5954-27-806934 & 5954-27-796928

Closed by GJW On 08-13-24

Drawn by JFT

Spell checked by JFT

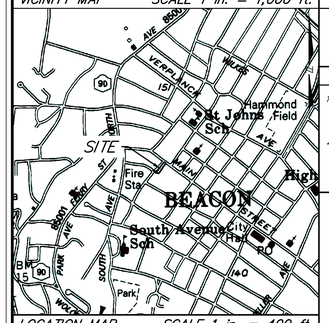
Checked by GJW

W.O. No. 30274

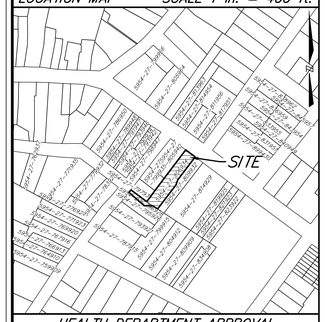
Layout: SURVEY

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

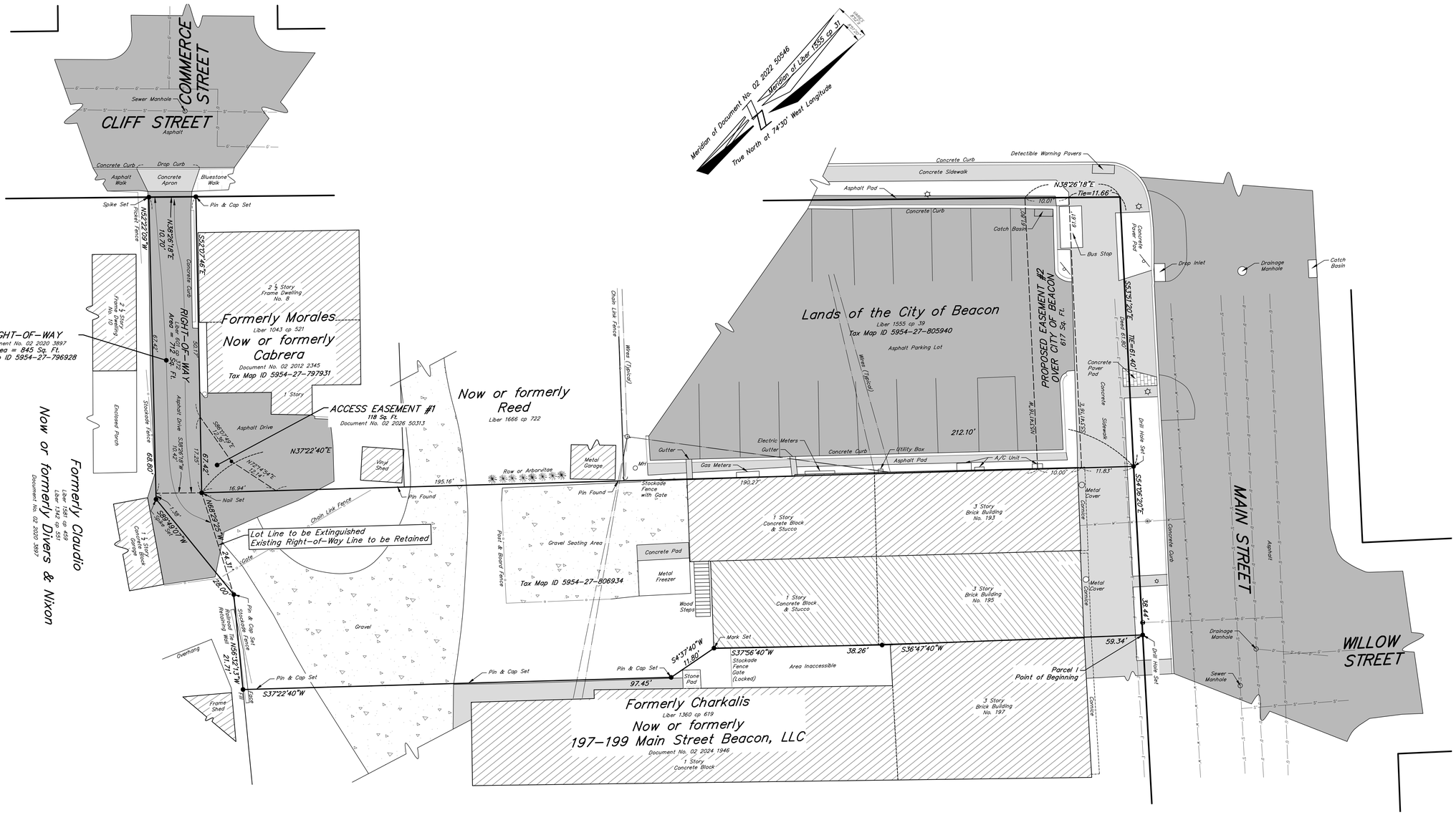
PARAMETER	REQUIREMENT CMS	PROPOSED COMBINED PARCEL
LOT AREA:	N/A	9543 S.F.
LOT DEPTH:	75' MIN.	125'
MAIN STREET FRONTAGE:	100% MIN.	100% MIN.
FRONT YARD:	0' MIN. - 10' MAX.	9'
SIDE YARD:	0'	0'
REAR YARD:	20'	104.1'

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.

BADEY & WATSON
Surveying & Engineering, D.P.C.
by _____
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 50389

SURVEYOR

STATE OF NEW YORK JENNIFER W. REAP 50389 LICENSED LAND SURVEYOR

License No. 50389

OWNER & APPLICANT

Kosova Lane Properties, LLC
Shaban Berisha, Sole Member
169 Main Street
Beacon, NY 12508

OWNERS' APPROVAL

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.

Signed this ____ day of _____, 2026.

_____
Shaban Berisha, Sole Member

PROPERTY DATA

Tax Map Designation:
5954-27-806934 & 5954-27-796928

Zoning District: T & CMS
Total Area: 9,543 Sq. Ft.

STATEMENT OF INTENT

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



L2: WALL MOUNTED HOUSE LIGHT

ANTO L1010-200 WALL LIGHT. WALL MOUNTED FIXTURE. LED 100W EQUIVALENT, DARK SKY COMPLIANT. MOUNTING HEIGHT = 7 FEET.

NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE. THE FIXTURE IS SHADED AND DOES NOT EMIT GLARE



L1: WALL MOUNTED LIGHT

HESS "BARCELONA" WALL MOUNTED FIXTURE.
MODEL #LEVO3-01 WITH DIMMING & PHOTOCELL CONTROL. 350mA 20W. 2750 lm, 2700K. CRI 80. COLOR: BLACK. OR APPROVED EQUAL. MOUNTING HEIGHT = 12 FEET. DARK SKY COMPLIANT

NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.

AVERAGE LIGHTING LEVELS ON SITE WILL NOT EXCEED THE MAXIMUM AVERAGE OF 1 FOOTCANDLE.

EXTERIOR LIGHTS ARE CAPABLE OF BEING DIMMED & SHALL BE CONTROLLED BY A PHOTOCELL (DUSK-TO-DAWN) SENSOR.

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area
	Front	Side	Rear	Front	Side	Rear							
Zoning District													
CMS	0'-10'	0'	20'	109.07'	0' (South) 5' (North)	20'	75'	194' existing	3 stories / 38' & 4th Story w/ Special Permit	3 stories / 30'	10% 5% if open to public	10.0%	8,697 SF Parcel 1 844.8 sf Parcel 2

Luminaire Schedule

Light Fixture	Quantity	Manufacturer	Model	Color Temperature	CRI
L1 - Wall mounted light	1	Hess	Barcelona	2,700 K	80
L2 - Wall mounted house light	4	Lampas	Anto	2,700 K	80



Location Map

Scale: 1" = 200'

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-27-806934 & 5954-27-796928
Lot Area:	8,697 sf (Parcel 1) & 844.8 sf (Parcel 2)
Building Footprint:	2,735 sf
Historical Overlay District:	Yes
Parking Overlay District:	Yes
Existing Use:	Vacant lot behind existing mixed use multi-family/commercial building
Proposed Use:	Multifamily residential addition to existing mixed-use building

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
0 spaces (minimum) 1 space per dwelling unit (maximum)	6 dwelling units	0 parking spaces minimum 6 parking spaces maximum
Total Required		**0 parking spaces minimum** **6 parking spaces maximum**
Total Provided		**1 parking space**

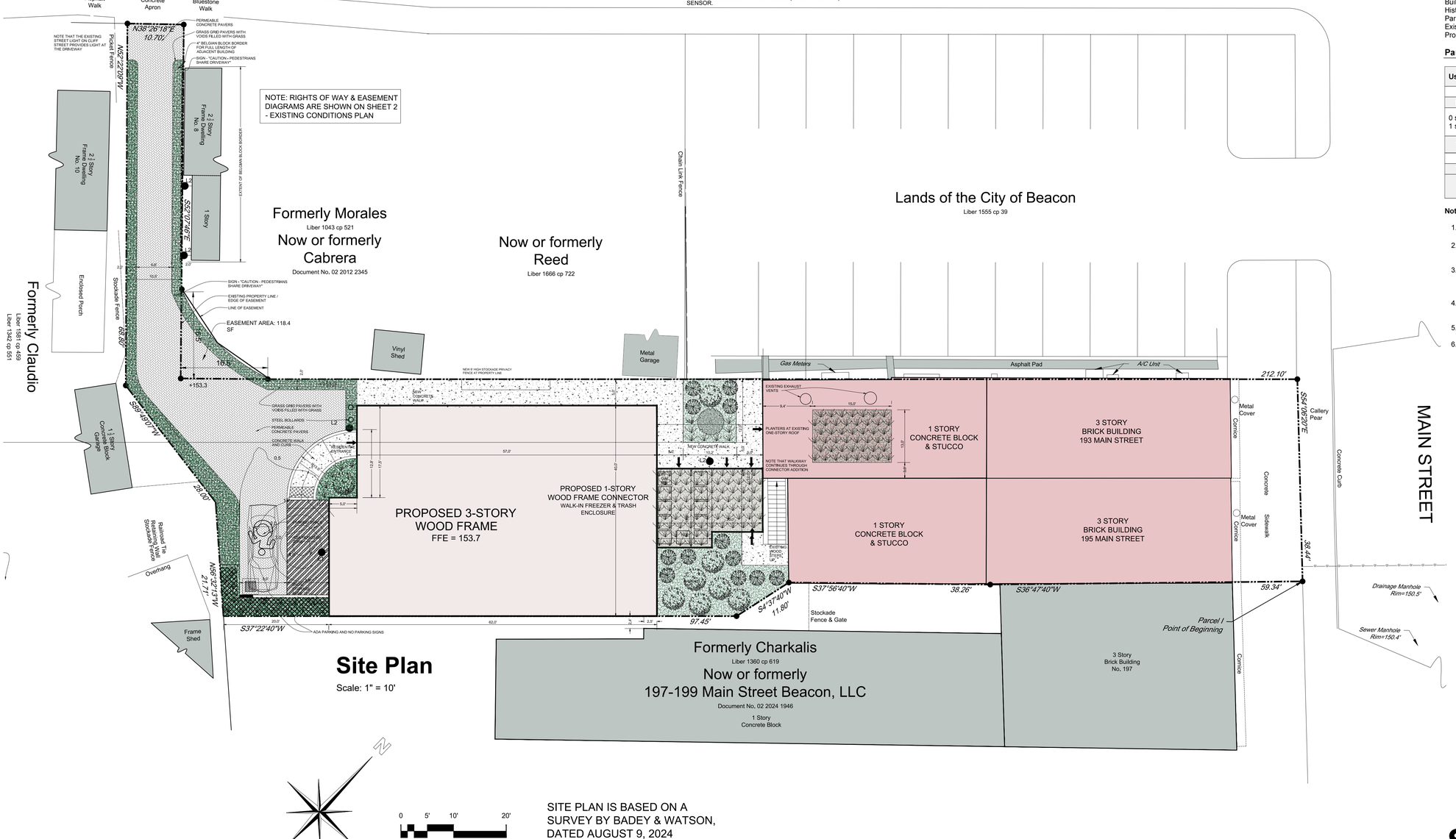
Notes:

1. There are municipal parking lots and ample street parking within walking distance from the property.
2. Snow removal note: Snow shall be removed from the site when the snow storage area is at capacity. Onsite snow storage shall not impede the functionality of the access drive, parking area, or pedestrian walkways.
3. Note that the Applicant's representatives met with the Fire Chief regarding site access for fire vehicles. It was determined that aerial access and fire truck access are not required by the Fire Code if the building is fully sprinklered, and no more than 30' high. Both of those requirements are met.
4. Note that the Building Inspector determined that the proposed project is an addition to the existing building at 193-195 Main Street.
5. The building shall be fully sprinklered per NFPA 13R
6. 95 Gallon trash bins to be rolled out of the trash enclosure 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
11	04/28/26	REVISE PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

Sheet 1 of 1	Lot Consolidation Plat
Sheet 1 of 9	Site Plan
Sheet 2 of 9	Existing Conditions & Demolition Plan
Sheet 3 of 9	Building Plans
Sheet 4 of 9	Building Elevations & Renderings
Sheet 5 of 9	Grading & Utility Plan
Sheet 6 of 9	Erosion and Sediment Control Plan
Sheet 7 of 9	Landscaping Plan
Sheet 8 of 9	Construction Details 1
Sheet 9 of 9	Construction Details 2



Site Plan

Scale: 1" = 10'

SITE PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024

0 5' 10' 20'

SCALE: 1" = 10'

Site Plan Application

Sheet 1 of 9 - Site Plan

Owner:
Berisha
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

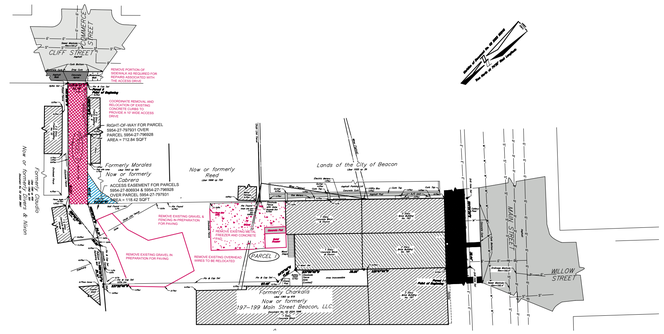
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street

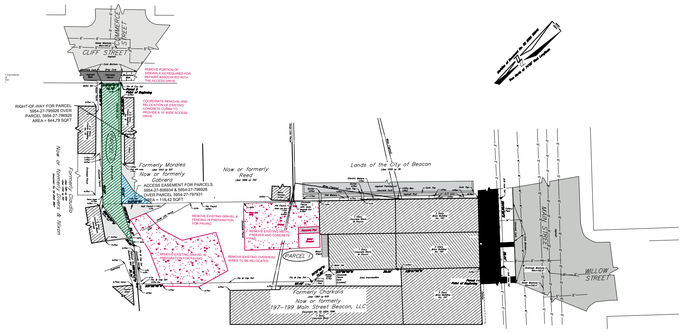
Beacon, New York
Scale: 1" = 10'
January 1, 2025

REVISIONS:			
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
11	04/28/26	REVISE PER PLANNING BOARD COMMENTS	AJS



Right of Way & Easement Diagram 1

Scale: 1" = 40'



Right of Way & Easement Diagram 2

Scale: 1" = 40'

Existing Conditions & Demolition Plan

Scale: 1" = 10'

EXISTING CONDITIONS AND DEMOLITION PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024

0 5' 10' 20'
SCALE: 1" = 10'

Site Plan Application

Sheet 2 of 9 - Existing Conditions & Demolition Plan

Owner:
Berisha
Beacon, NY 12508

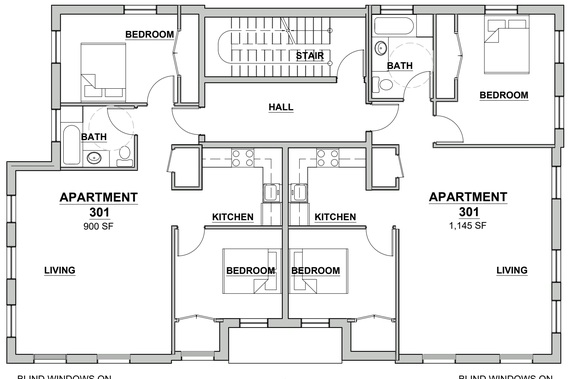
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

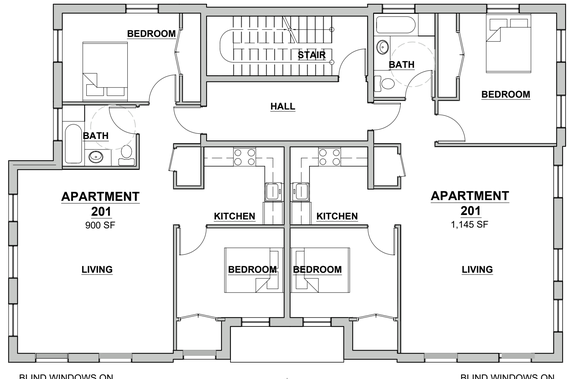
Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street
Beacon, New York
Scale: 1" = 10'
January 1, 2025

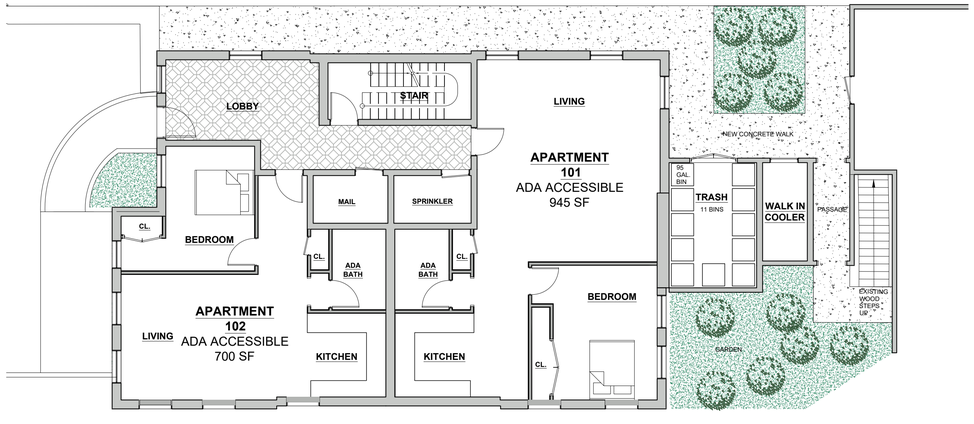
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
2	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
4	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	09/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS
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
11	04/28/26	NO CHANGE	AJS



3 3rd Floor Plan
1/8" = 1'-0"



2 2nd Floor Plan
1/8" = 1'-0"



1 1st Floor Plan
1/8" = 1'-0"

Site Plan Application

Sheet 3 of 9 - Floor Plans

Owner:
Berisha
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street

Beacon, New York
Scale: 1" = 10'
January 1, 2025



Rendering 3
View from Cliff Street Towards Building



Rendering 2
View from Main Street Towards Building



Rendering 1
View from Driveway Towards Building Entrance



CORNICE & TRIM:
PAINTED CELLULAR PVC
COLOR: BENJAMIN MOORE - MOHEGAN SAGE (2138-30)

BRICK: GLEN-GERY 53DD MIX W/
MORTAR COLOR 'G601'

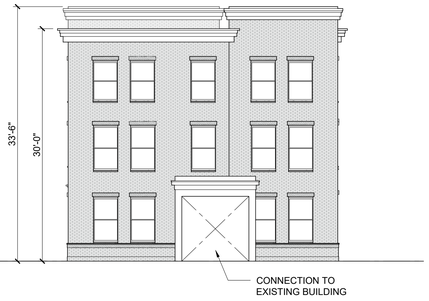
DOUBLE GLAZED ALUMINUM CASEMENT WINDOWS
COLOR: STEEL GRAY

CAST STONE SILLS & LINTELS
CORINTHIAN CAST STONE
COLOR: MEDIUM GRAY LIMESTONE

ALUMINUM & GLASS STOREFRONT
COLOR: STEEL GRAY

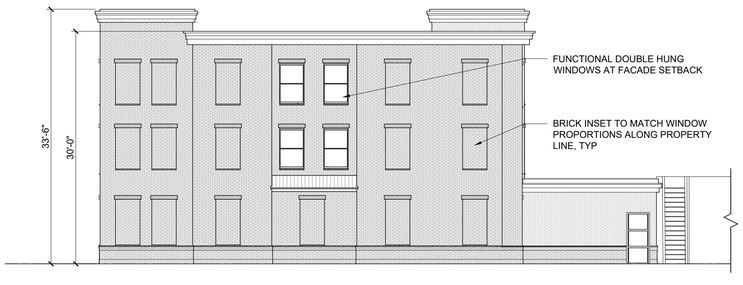
West Elevation

Scale: 3/32" = 1'-0"



East Elevation

Scale: 3/32" = 1'-0"



South Elevation

Scale: 3/32" = 1'-0"



North Elevation

Scale: 3/32" = 1'-0"

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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
11	04/28/26	NO CHANGE	AJS

Site Plan Application

Sheet 4 of 9 - Building Elevations & Views

Owner:
Berisha
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street
Beacon, New York
Scale: As Noted
January 1, 2025

EXISTING SIDEWALK, CURBING AND ASPHALT PAVEMENT REPAIR NOTES:

1. THE CONTRACTOR SHALL REPAIR AND REPLACE IN-KIND EXISTING CONCRETE SIDEWALKS AND CURBING, AND ASPHALT PAVEMENT WITHIN THE CITY R.O.W. AS A RESULT OF UTILITY WORK.
2. THE SIDEWALKS SHALL BE SAW CUT AT AN EXISTING CONSTRUCTION JOINT OR CONTROL JOINT SO THAT THE FINISHED CONSTRUCTION AND CONTROL JOINT SPACING MATCHES EXISTING.
3. CUTS THROUGH EXISTING PAVEMENT SHALL BE MADE VIA SAW CUT AND REPAIRED IN ACCORDANCE WITH THE DETAILS ON CD-1.

GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.

2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.

3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, SANITARY MANHOLES AND WATERLINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.

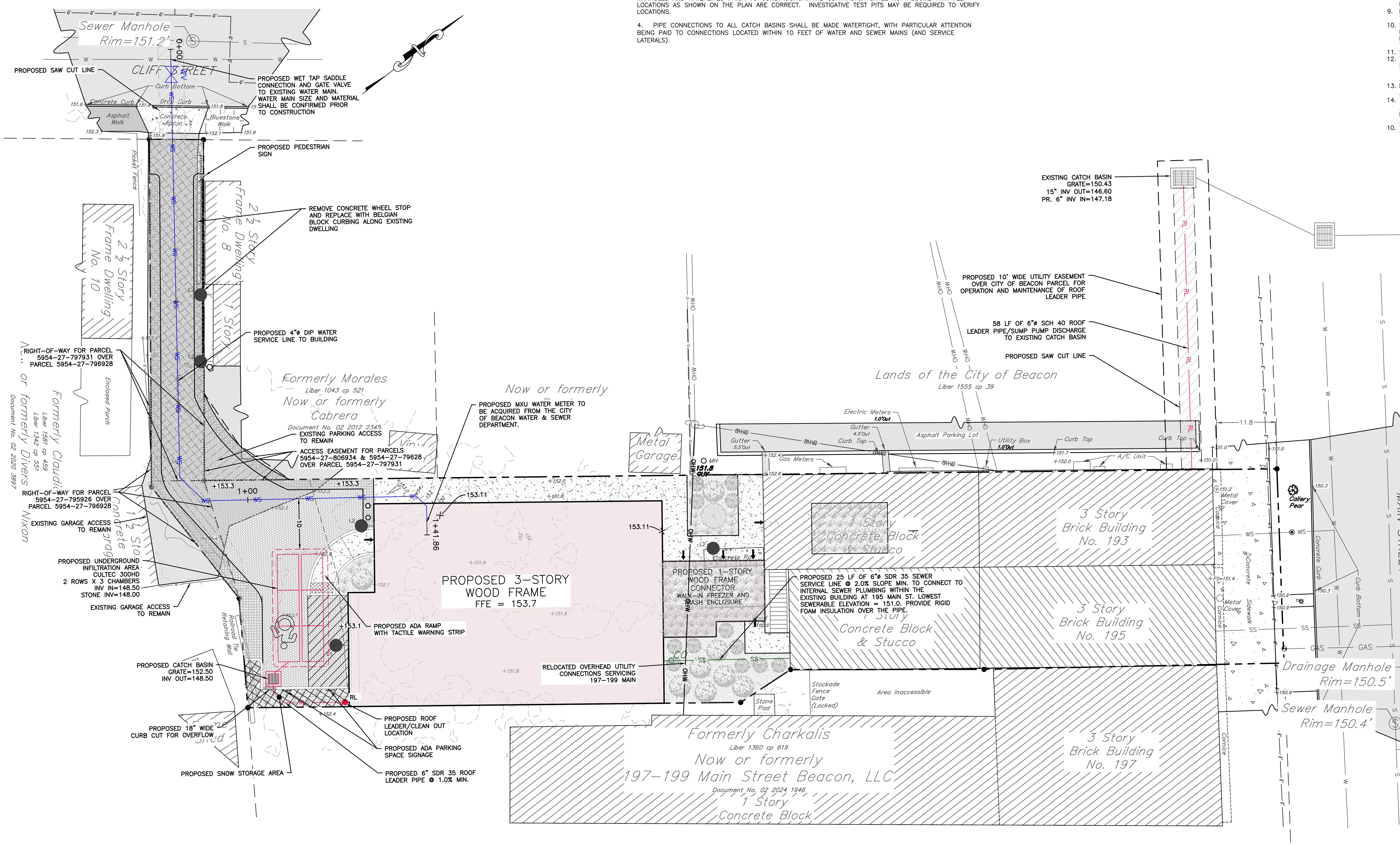
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

INFILTRATION AND INFLOW MITIGATION NOTES:

1. THE ROOF DRAIN PIPES FROM THE 3RD STORY ROOF PORTION OF THE EXISTING BUILDING ARE CONNECTED TO THE INTERIOR SANITARY SEWER PLUMBING WITHIN THE BUILDING. TWO SUMP PUMPS ARE LOCATED WITHIN THE BASEMENT OF THE EXISTING BUILDING ARE TIED INTO THE SEWER SERVICE PIPE.
2. THE BASEMENT SUMP PUMPS WILL BE DISCONNECTED FROM THE BUILDING SEWER AND REDIRECTED TO THE PROPOSED 8" STORM PIPE SHOWN ON THIS PLAN, PRIOR TO SIGNING OF THE PLANS. THE DISCONNECTION SHALL BE VERIFIED/CONFIRMED BY THE CITY OF BEACON BUILDING DEPARTMENT.
3. ROOFTOP DRAINAGE FROM THE PROPOSED BUILDING WILL BE ROUTED TO A NEARBY CATCH BASIN PER THIS PLAN. ANY NEW SUMP PUMPS SHALL BE IN ACCORDANCE WITH SITE SPECIFIC NOTE 15 ON THIS PLAN.
4. THE ROOF LEADER PROPOSED TO CROSS THE CITY OF BEACON IS A PRIVATE UTILITY AND THE CITY OF BEACON IS NOT RESPONSIBLE FOR MAINTENANCE AND/OR REPAIRS OF THE ROOF LEADER.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE SITE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF UTILITY LINES WITHIN CLIFF STREET VIA INVESTIGATIVE TEST PIT EXCAVATIONS. ANY UTILITY CONFLICTS SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.
4. THE PROPOSED BUILDING SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
5. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
6. THE WATER SERVICE LINE TO THE BUILDING SHALL BE 4"ø CLASS 52 DUCTILE IRON PIPE. THE PIPE SIZE SHALL VERIFIED WITH THE MEP ENGINEER.
7. THE SEWER SERVICE LINE TO BUILDING SHALL BE 6"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE EXISTING DRIVEWAY AND CLIFF STREET SHALL BE SWEPT CLEAN DAILY DURING CONSTRUCTION.
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 6"ø SDR 35 PVC OR HDPE @ 2.0% MIN. AND DIRECTED TOWARDS THE PROPOSED LOCATION ON PLAN.
10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAINS. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. BACKFLOW PREVENTION DEVICES SHALL BE PLACED ON THE FOOTING DRAINS TO PREVENT BACKFLOW INTO THE FOOTING DRAIN. SUMP PUMP DISCHARGE SHALL NOT ENTER THE SANITARY SEWER SYSTEM.
11. SUMP PUMP DISCHARGE SHALL CONNECT TO THE PROPOSED ROOF LEADER DRAINAGE SYSTEM.
12. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.
13. BEDROCK SHALL REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.
14. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR THE AMI SYSTEM (ADVANCED METERING INFRASTRUCTURE) FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION.
10. THE CITY OF BEACON BUILDING DEPARTMENT SHALL BE PROVIDED ACCESS TO VERIFY THE LOCATION OF THE EXISTING ROOF LEADERS AND SUMP PUMPS AND THE AREA THEY DRAIN TO.



LEGEND:

EXISTING PROPERTY LINE
ADJOINING PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING MAJOR CONTOUR (250)
EXISTING MINOR CONTOUR (252)
EXISTING OVER HEAD WIRE (OHW)
EXISTING UTILITY POLE
EXISTING SEWER SERVICE LINE (SS)
EXISTING SEWER LINE (S)
EXISTING SEWER MANHOLE
EXISTING WATER LINE (W)
EXISTING WATER SERVICE LINE (WS)
EXISTING WATER VALVE
EXISTING STORM WATER LINE (ST)
EXISTING CATCH BASIN
EXISTING GAS LINE (GAS)
EXISTING STOCKADE FENCE
EXISTING CHAIN LINK FENCE
PROPOSED PROPERTY LINE
PROPOSED SET BACK LINE
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED EASEMENT
PROPOSED TREE LINE
PROPOSED SEWER LINE (S)
PROPOSED SEWER SERVICE LINE (SS)
PROPOSED SEWER MANHOLE
PROPOSED SEWER CLEAN OUT (CO)
PROPOSED SDS LATERAL
PROPOSED SDS SOLID LINE
PROPOSED STORM WATER LINE (ST)
PROPOSED ROOF LEADER LINE (RL)
PROPOSED ROOF LEADER
PROPOSED WATER LINE (W)
PROPOSED WATER SERVICE LINE (WS)
PROPOSED WELL
PROPOSED HYDRANT
PROPOSED WATER SHUT OFF VALVE
PROPOSED WATER VALVE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_______________ DAY OF _________________, 20_______, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS ___________________ DAY OF _______________, 20____, BY

______________________________ CHAIRMAN

______________________________ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

DRAWN BY: CMB — CHECKED BY: MAB

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	11	4/28/26	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 — MICHAEL A. BODENDORF — 084466 — LICENSED PROFESSIONAL ENGINEER
SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

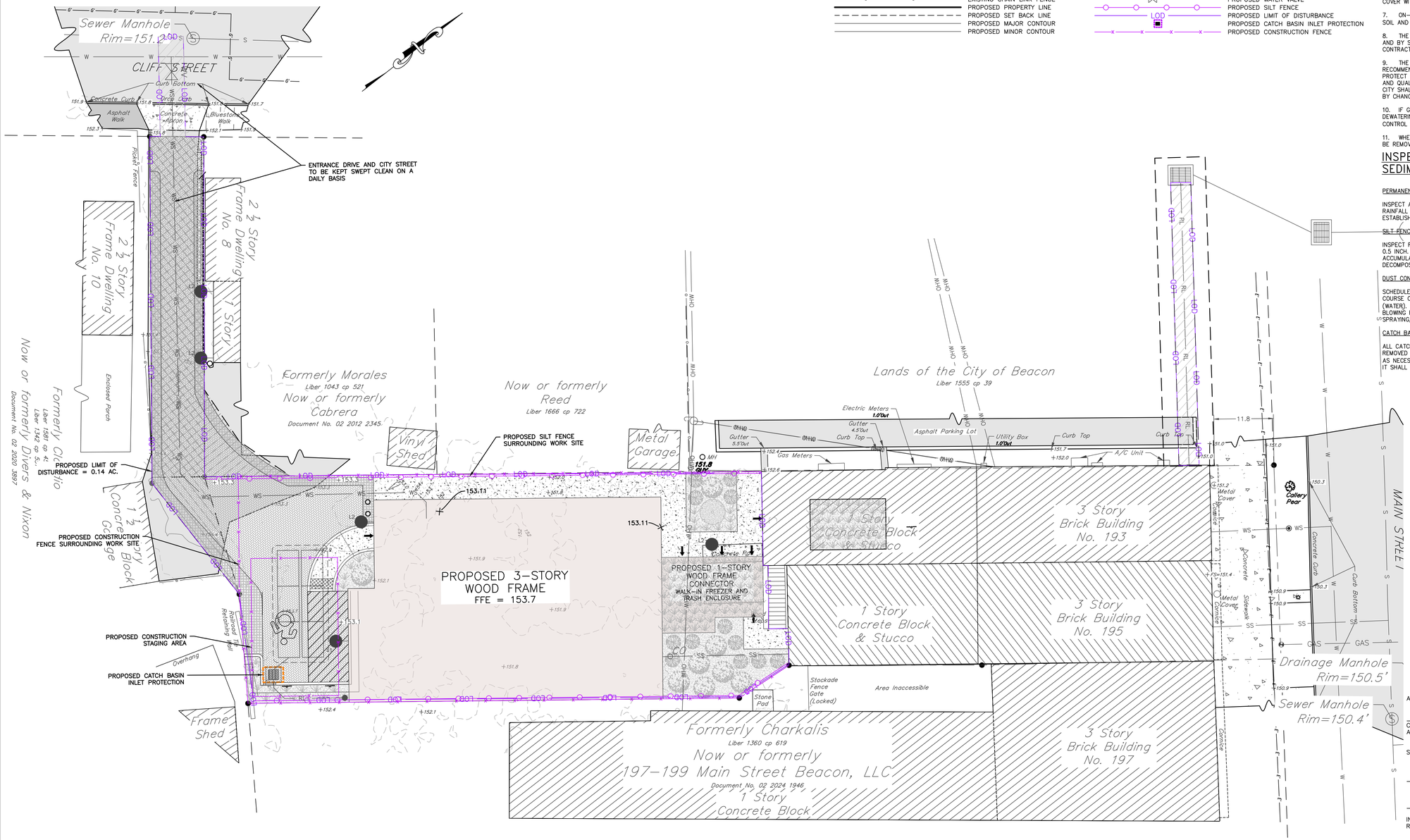
GRADING & UTILITY PLAN

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #: 2024:052
DATE: 4/29/2025
SCALE: 1" = 10'
TITLE: GU-1
SHEET: 5 OF 9

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING GAS LINE
- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK FENCE
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION FENCE

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.

2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.

3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.

5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE APPROVED SITE PLAN DETAIL SHEET.

6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.

7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.

8. THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.

9. THE CITY MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE CITY SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.

10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.

11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE ENGINEER SUPERVISING CONSTRUCTION.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

SILT FENCE:

INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

DUST CONTROL:

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

CATCH BASINS:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION AND DEBRIS, AND REMOVED AS NECESSARY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/28/25	PER PLANNING BOARD COMMENTS	CMB	7	12/30/25	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB	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	11	4/28/26	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

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

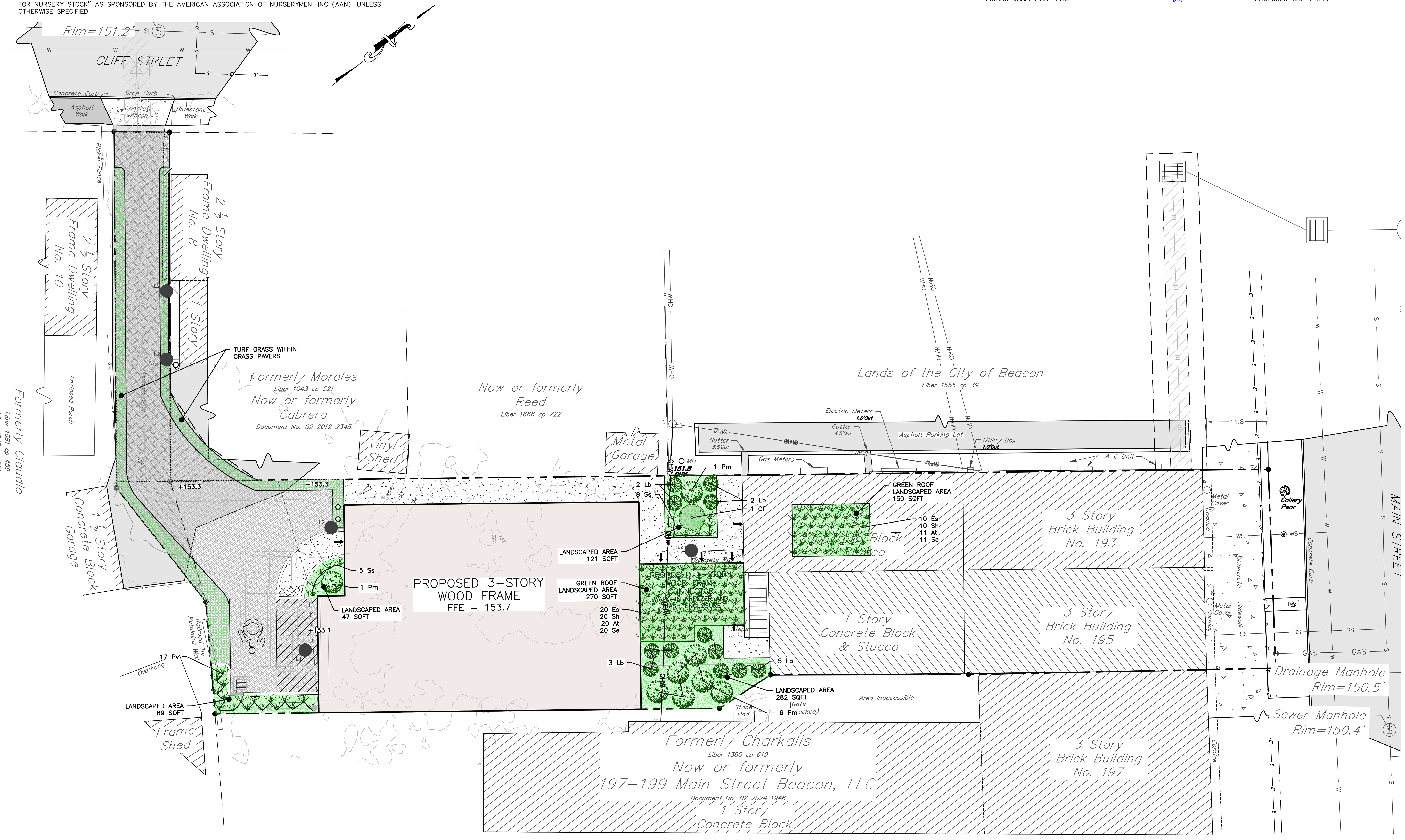
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

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.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- GAS EXISTING GAS LINE
- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK FENCE
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- CO PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- RL PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- WV 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/ORNAMENTAL GRASSES

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
Pv	17	PANICUM VIRGATUM	SWITCHGRASS	1 GALLON	2 FT
Ss	13	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GALLON	1 FT

GREEN ROOF PERENNIALS/ORNAMENTAL GRASSES

KEY	QTY	BOTANICAL NAME	COMMON NAME	POT/CONT.	SPACING
Es	30	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	CONTAINER	2 FT
Sh	30	SPOROBOLUS HETEROLEPIS	PRAIRIE DROP SEED	CONTAINER	2 FT
At	31	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	CONTAINER	2 FT
Se	31	SYMPHYOTRICHUM ERICOIDES	WHITE HEATH ASTER	CONTAINER	2 FT

LANDSCAPED AREA:

1. THE TOTAL LANDSCAPED AREA CONSISTS OF 539 SQFT OF GROUND PLANTING AREA AND 420 SQFT OF GREEN ROOF TOTALING 959 SQFT WHICH IS APPROXIMATELY 10.0% OF THE TOTAL LOT AREA (9,543 SQFT) OF PARCELS 5954-27-806934 AND 5954-27-796928.

GREEN ROOF NOTES:

1. THE GREEN ROOF SYSTEM SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, AS REFERENCED BY THE NYSDEC CONSTRUCTION GENERAL PERMIT (CGP).
2. THE GREEN ROOF IS INTENDED TO FUNCTION AS A GREEN INFRASTRUCTURE STORMWATER MANAGEMENT PRACTICE (SMP) BY REDUCING AND DELAYING STORMWATER RUNOFF FROM ROOF AREAS THROUGH INTERCEPTION, EVAPOTRANSPIRATION, AND STORAGE WITHIN THE GROWING MEDIA.
3. STRUCTURAL DESIGN OF THE ROOF SYSTEM, INCLUDING VERIFICATION OF ALLOWABLE DEAD LOAD, SATURATED LOAD, AND LIVE LOAD, SHALL BE PROVIDED BY THE PROJECT STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
4. THE GREEN ROOF TRAY ASSEMBLY SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING COMPONENTS (FROM BOTTOM TO TOP), CONSISTENT WITH NYSDEC GUIDANCE:

A. WATERPROOFING MEMBRANE
B. ROOT BARRIER (TRAY SYSTEM)
C. DRAINAGE LAYER
D. FILTER FABRIC
E. ENGINEERED GROWING MEDIA
F. VEGETATION LAYER

PLANTING AND MEDIA REQUIREMENTS

VEGETATION SHALL CONSIST OF DROUGHT-TOLERANT, NON-INVASIVE PLANT SPECIES SUITABLE FOR ROOFTOP CONDITIONS IN NEW YORK STATE, CAPABLE OF WITHSTANDING WIND EXPOSURE, TEMPERATURE EXTREMES, AND SHALLOW SOIL DEPTHS, WITH MINIMAL IRRIGATION REQUIREMENTS AFTER ESTABLISHMENT. PLANT MATERIAL SHALL BE INSTALLED AS PRE-VEGETATED MATS, PLUGS, CUTTINGS, OR A COMBINATION THEREOF, AS APPROPRIATE FOR THE APPROVED GREEN ROOF SYSTEM AND INSTALLATION SEASON. GROWING MEDIA SHALL BE A LIGHTWEIGHT, ENGINEERED SOIL MIX SPECIFICALLY MANUFACTURED FOR GREEN ROOF APPLICATIONS, DESIGNED TO PROVIDE ADEQUATE WATER HOLDING CAPACITY WHILE MAINTAINING POSITIVE DRAINAGE AND STRUCTURAL WEIGHT LIMITATIONS.

STORMWATER PERFORMANCE AND DRAINAGE

THE GREEN ROOF SHALL BE DESIGNED SUCH THAT ALL ROOF DRAINS, SCUPPERS, AND OVERFLOW STRUCTURES REMAIN FUNCTIONAL, ACCESSIBLE, AND FREE OF OBSTRUCTION BY VEGETATION OR GROWING MEDIA AT ALL TIMES.
DRAINAGE LAYERS AND MEDIA DEPTHS SHALL BE INSTALLED TO PROMOTE POSITIVE DRAINAGE AND PREVENT PROLONGED PONDING THAT COULD COMPROMISE ROOF INTEGRITY OR VEGETATION SURVIVABILITY.
STORMWATER RETAINED BY THE NEW BUILDING GREEN ROOF AND SUBSEQUENTLY DISCHARGED TO DOWNSTREAM SYSTEMS SHALL BE CONVEYED IN ACCORDANCE WITH THE ARCHITECTURAL AND MEP PLANS. THE EXISTING ROOF GREEN ROOF WILL DISCHARGE TO THE ROOF AND COLLECTED BY THE EXISTING GUTTER SYSTEM.

INSTALLATION AND PROTECTION

INSTALLATION OF THE GREEN ROOF SYSTEM SHALL BE PERFORMED BY CONTRACTORS EXPERIENCED IN GREEN ROOF CONSTRUCTION AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS.
WATERPROOFING MEMBRANE TESTING (FLOOD TESTING OR ELECTRONIC LEAK DETECTION), WHERE REQUIRED BY THE PROJECT SPECIFICATIONS, SHALL BE COMPLETED AND APPROVED PRIOR TO PLACEMENT OF ANY GREEN ROOF MATERIALS.
GREEN ROOF AREAS SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC, MATERIAL STOCKPILING, AND SEDIMENT DEPOSITION DURING ALL PHASES OF CONSTRUCTION.

MAINTENANCE AND INSPECTION

THE GREEN ROOF SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:

A. REPLACEMENT OF DEAD OR FAILING VEGETATION
B. REMOVAL OF INVASIVE OR VOLUNTEER SPECIES
C. INSPECTION AND CLEARING OF ROOF DRAINS AND OVERFLOWS
D. REPAIR OR REPLACEMENT OF ERODED OR DISPLACED GROWING MEDIA

THE OWNER SHALL ENSURE THE CONTINUED FUNCTIONALITY OF THE GREEN ROOF SYSTEM FOR THE LIFE OF THE PROJECT, AS REQUIRED BY THE NYSDEC CONSTRUCTION GENERAL PERMIT AND ANY APPLICABLE MS4 OR MUNICIPAL APPROVALS.

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	11	4/28/26	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 · 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

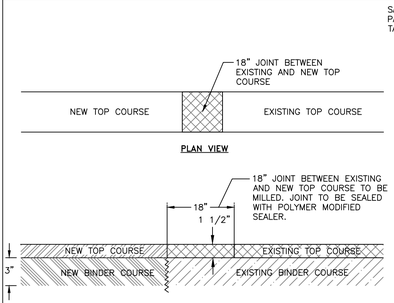
LANDSCAPING PLAN

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #: 2024:052
DATE: 4/29/2025
SCALE: 1" = 10'
TITLE: LS-1
SHEET: 7 OF 9

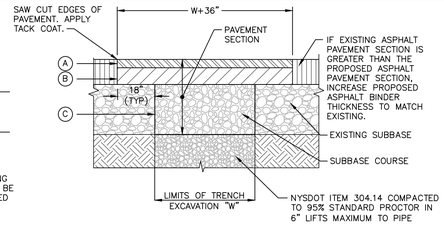
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



NOTES:

1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

MILLED KEYWAY DETAIL
NOT TO SCALE



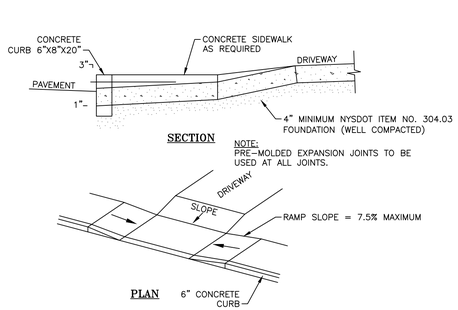
LEGEND

(A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 4" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

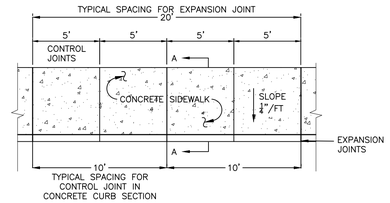
NOTES:

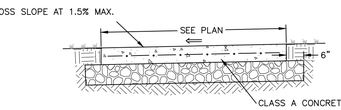
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE

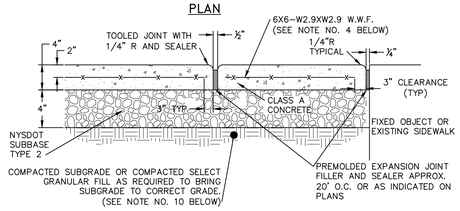


DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

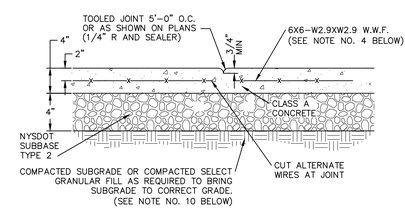




SECTION A–A



EXPANSION JOINT

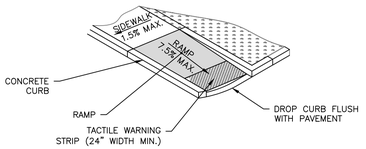


CONTROL JOINT

NOTES:

1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

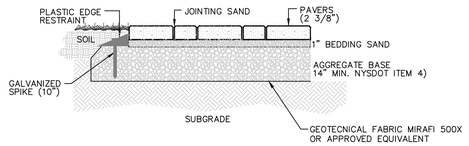
CONCRETE APRON REPAIR DETAIL
NOT TO SCALE



NOTES:

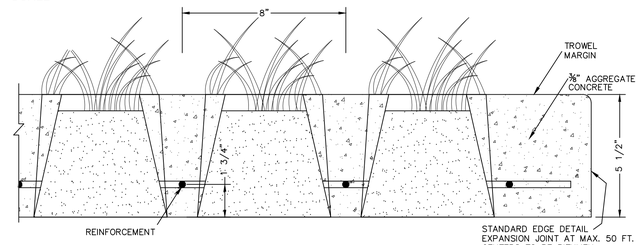
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS LATEST EDITION; SPECIFICALLY SECTION 608–SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND CURBING CONFIGURATION AS INDICATED IN THE PLANS.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

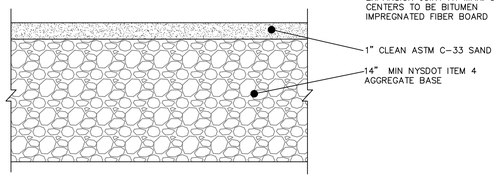
ADA RAMP DETAIL
NOT TO SCALE



NOTE:
THE CONCRETE PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2020 INTERNATIONAL BUILDING CODE

CONCRETE PAVER DETAIL
NOT TO SCALE

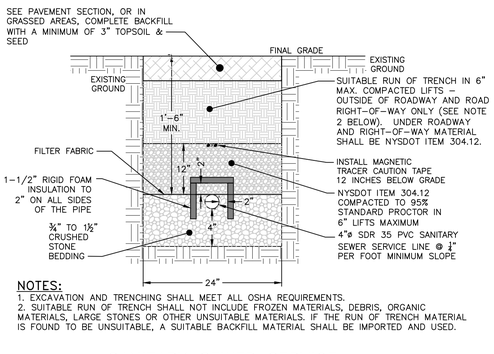




CROSS SECTION OF BASE

NOTE:
THE CONCRETE GRASS PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2025 INTERNATIONAL BUILDING CODE

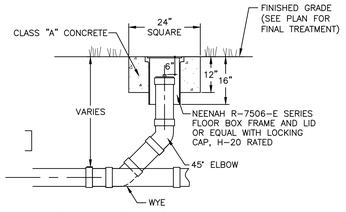
CONCRETE GRASS PAVER DETAIL
NOT TO SCALE



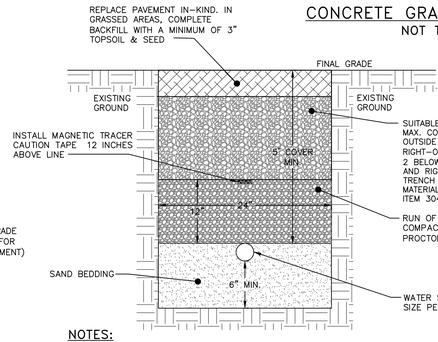
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



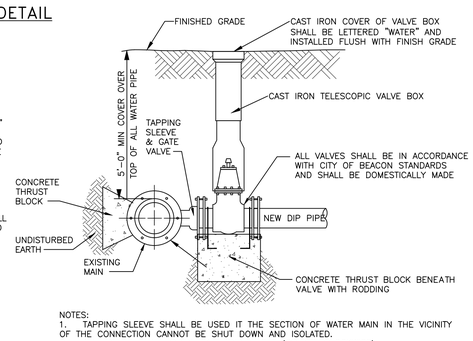
CLEANOUT DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

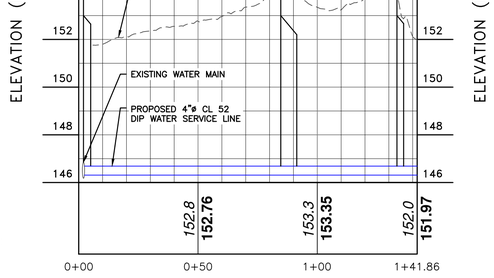
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2–INCH SQUARE–OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
4. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H–615, AND T–2630 RESPECTIVELY.

TAPPING SLEEVE DETAIL
NOT TO SCALE



LONGITUDINAL PROFILE WATER SERVICE PROFILE
WATER SERVICE LINE PROFILE

HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=3'

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/28/25	PER PLANNING BOARD COMMENTS	CMB	7	12/30/25	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB	8	1/27/26	PER PLANNING BOARD COMMENTS	CMB
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB	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	11	4/28/26	PER PLANNING BOARD COMMENTS	CMB
6	11/25/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York. Call 811 before you dig

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845–440–6926

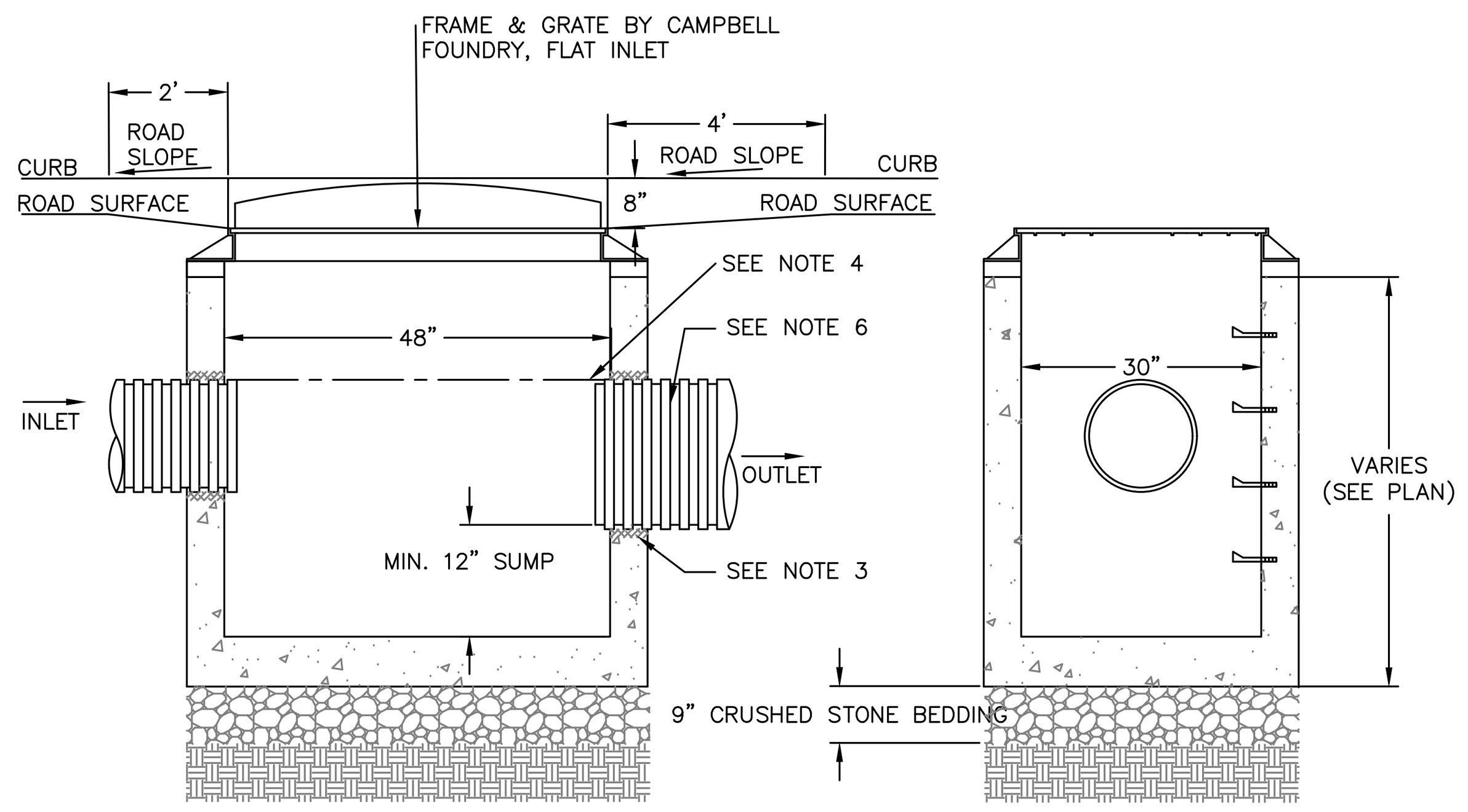
CONSTRUCTION DETAILS 1

193–195 MAIN STREET

193–195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–27–806934 & 796928

JOB #:	2024:052
DATE:	1/28/2025
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	8 OF 9

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

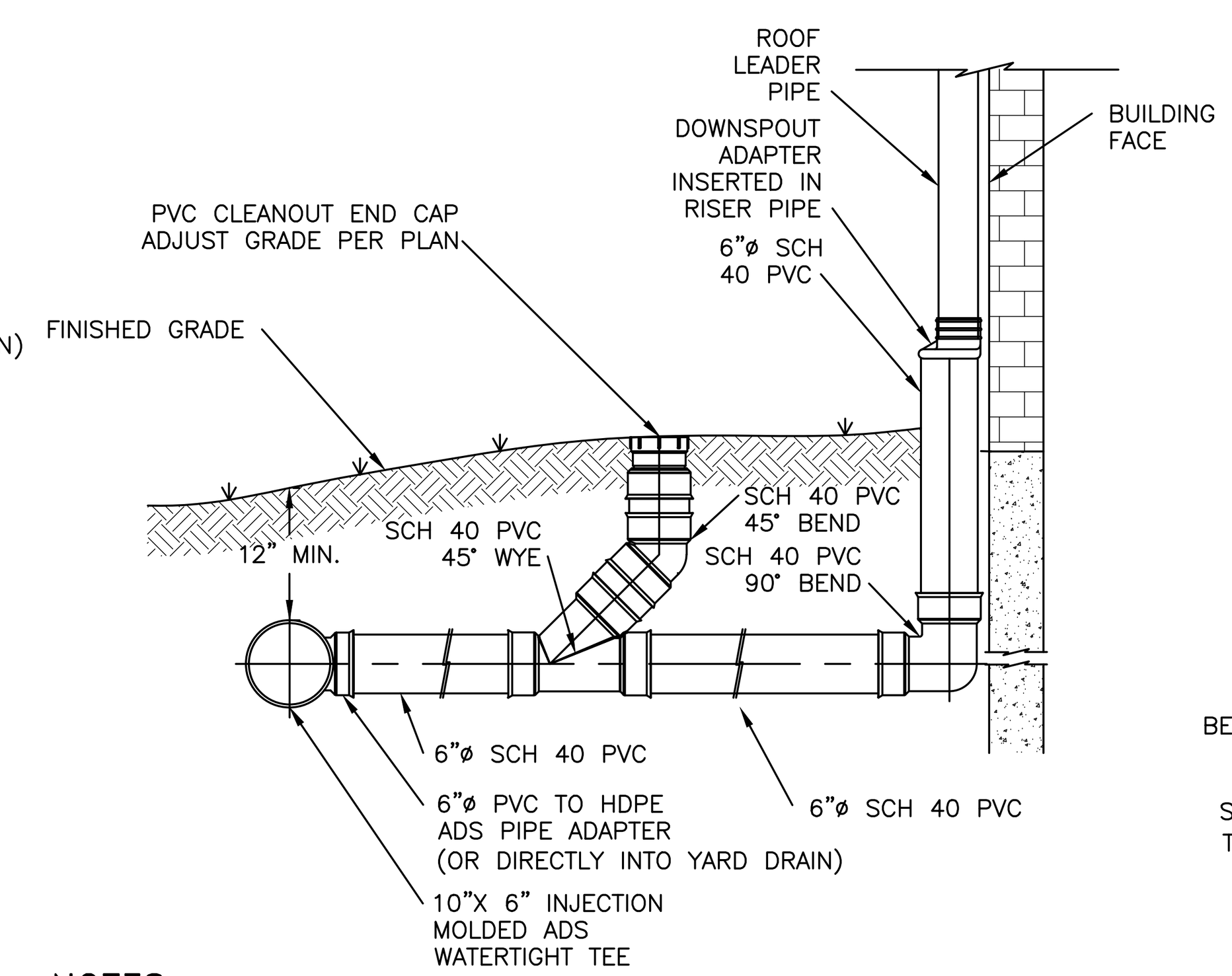


FRONT VIEW SIDE VIEW

NOTES:

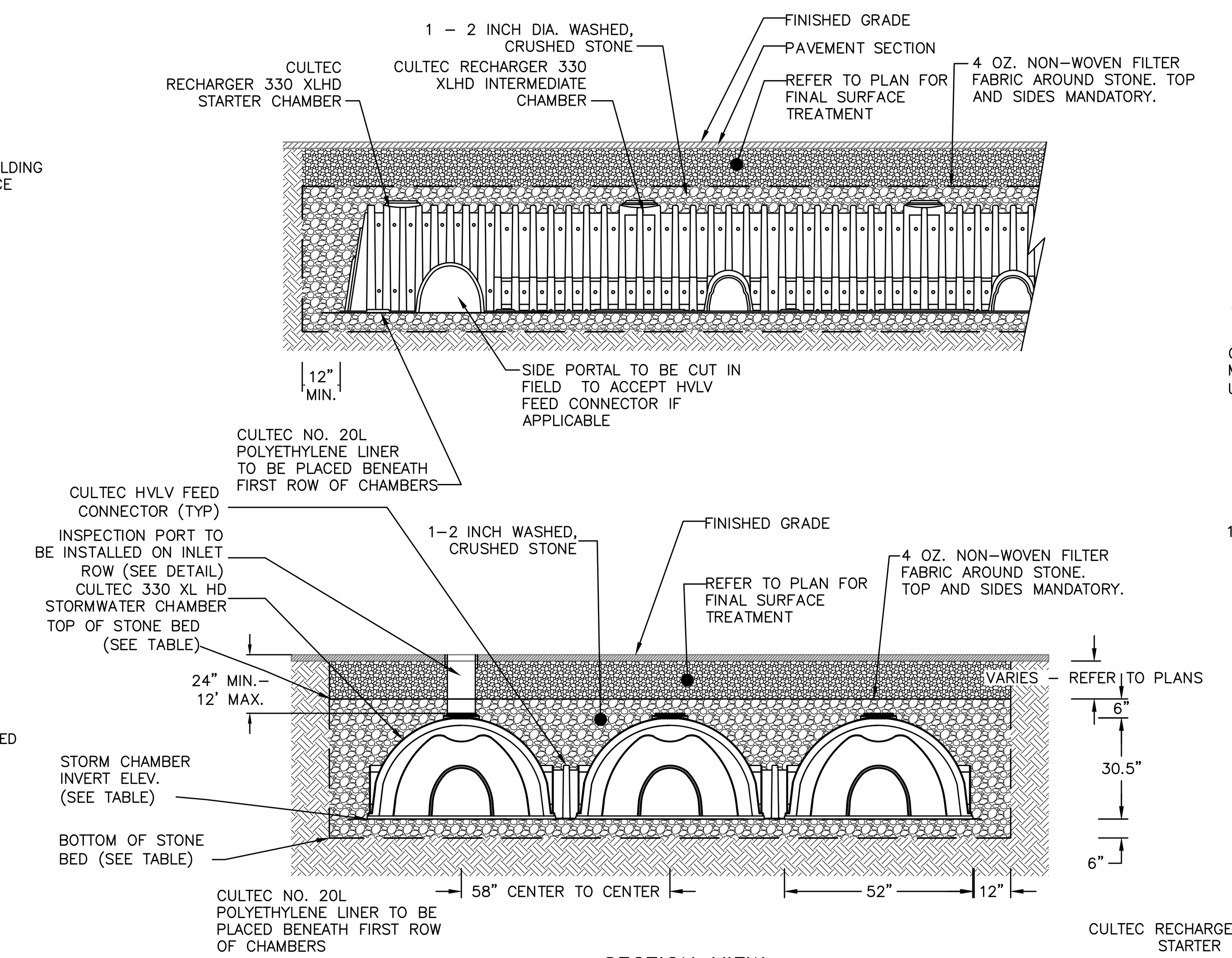
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 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

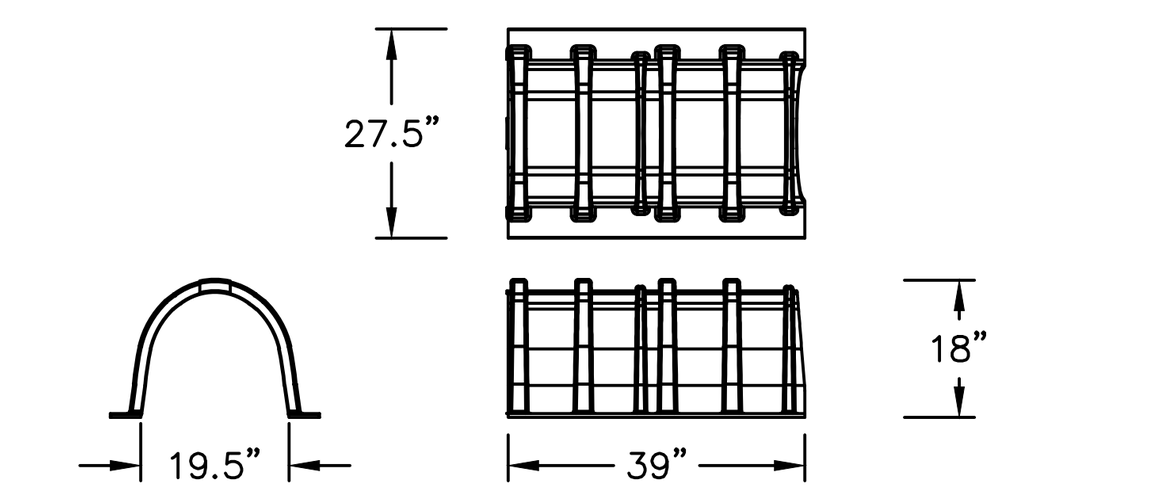


NOTES:
1. ALL ROOF LEADER PIPES SHALL BE 6"ø SCH 40 PVC @ 2.0% SLOPE MIN. UNLESS SPECIFIED OTHERWISE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF LEADER HEADER PIPES SHALL BE 10"ø HDPE PIPE.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION FOR REVIEW.

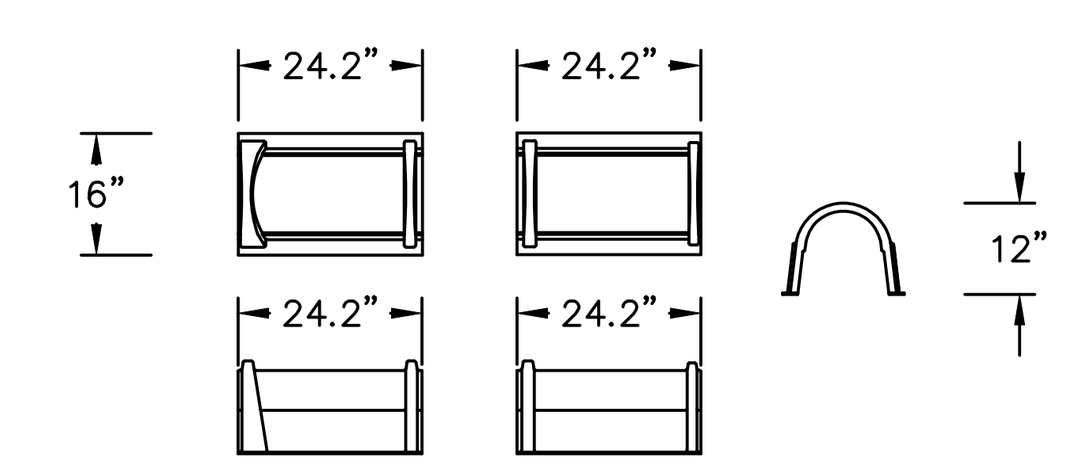
ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



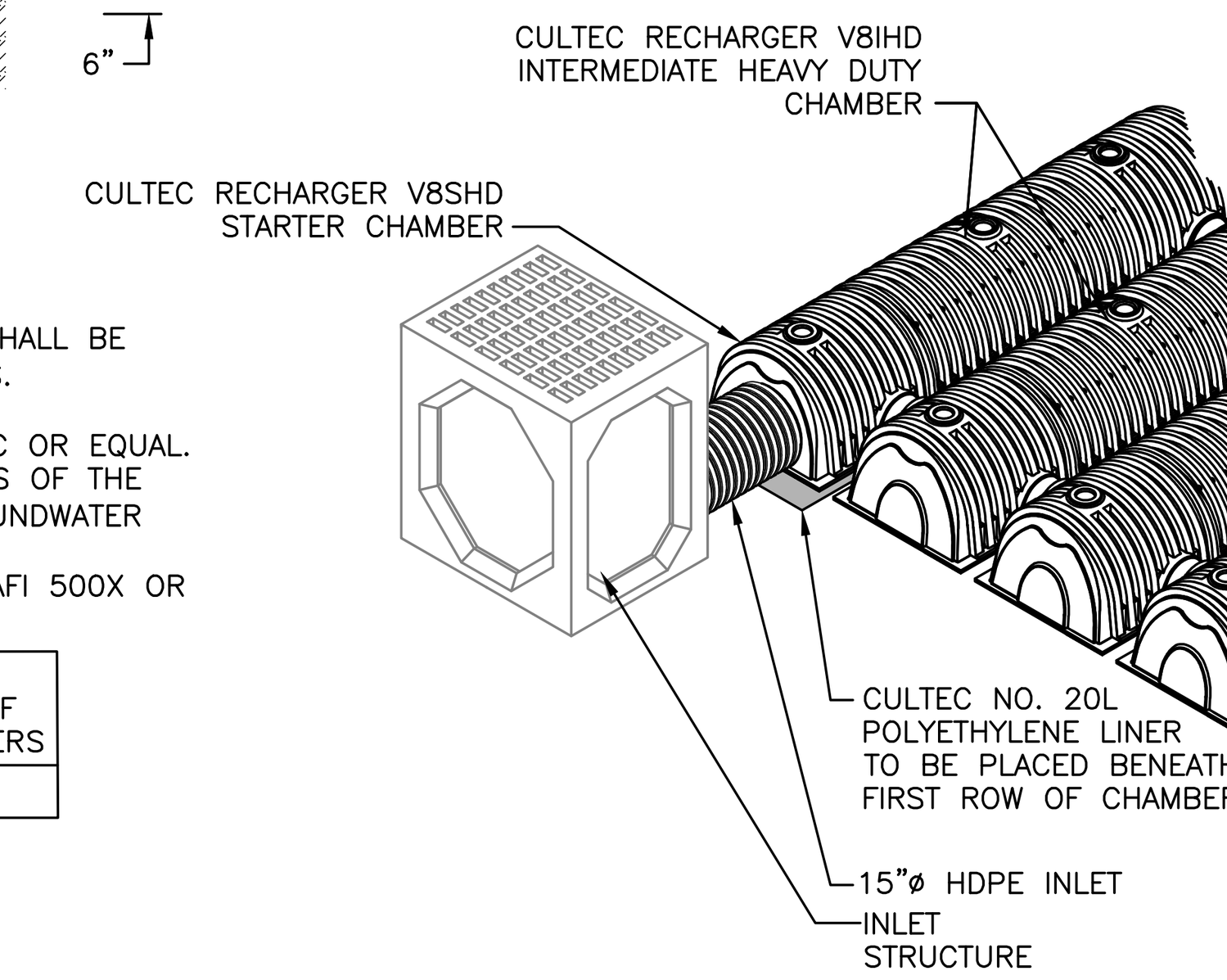
SECTION VIEW



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]



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

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:

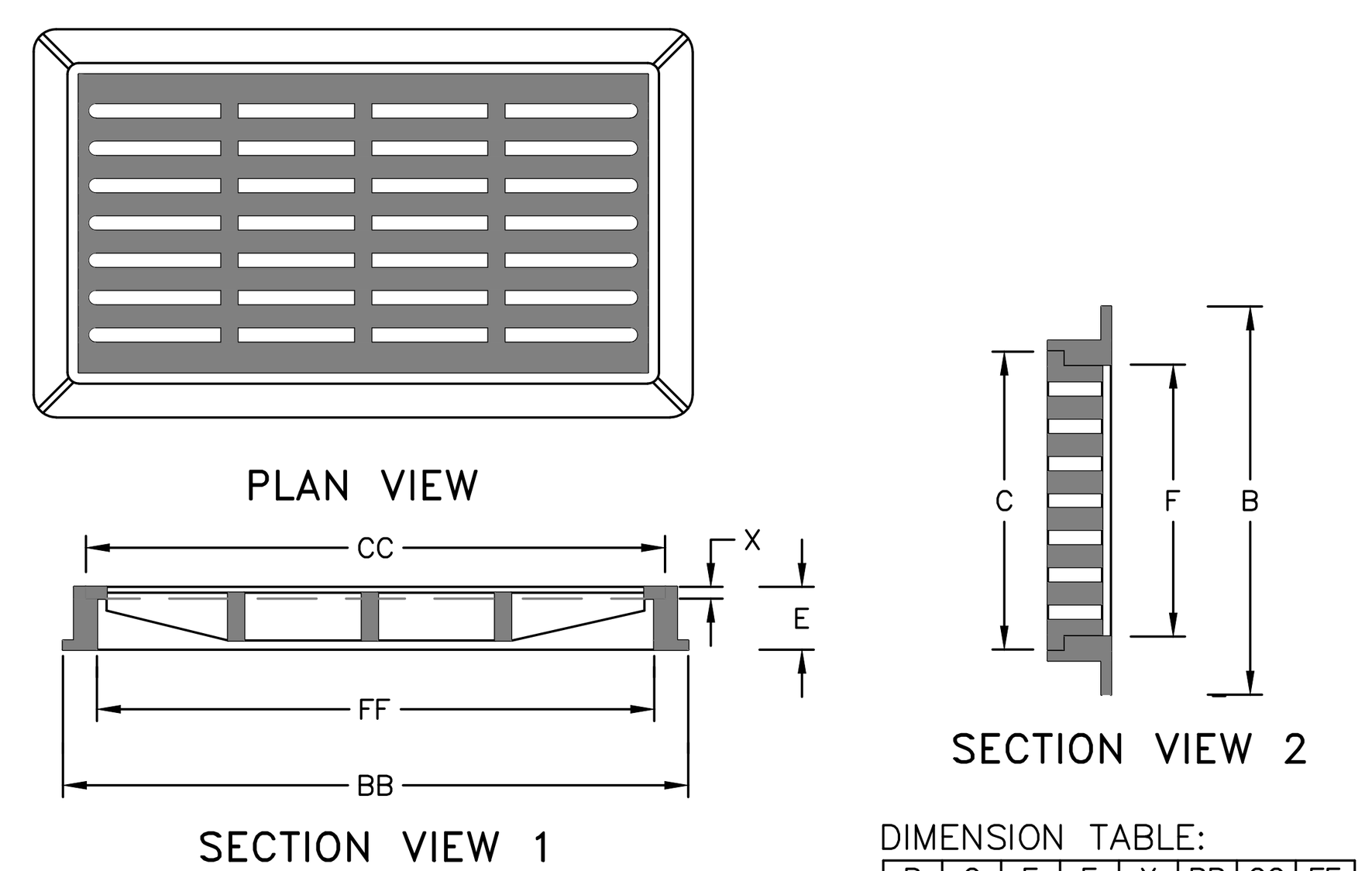
BEST MANAGEMENT PRACTICE FOR MAINTAINING OPTIMUM PERFORMANCE OF THE UNDERGROUND DETENTION SYSTEM IS A COMBINATION OF THE FOLLOWING:
1. REMOVAL OF ACCUMULATED SEDIMENT FROM THE UPSTREAM CATCH BASIN AND STORMWATER COLLECTION SYSTEM, AND
2. MAINTAINING THE SITE IMPERVIOUS AND LAWN AREAS IN A STABLE CONDITION. 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.



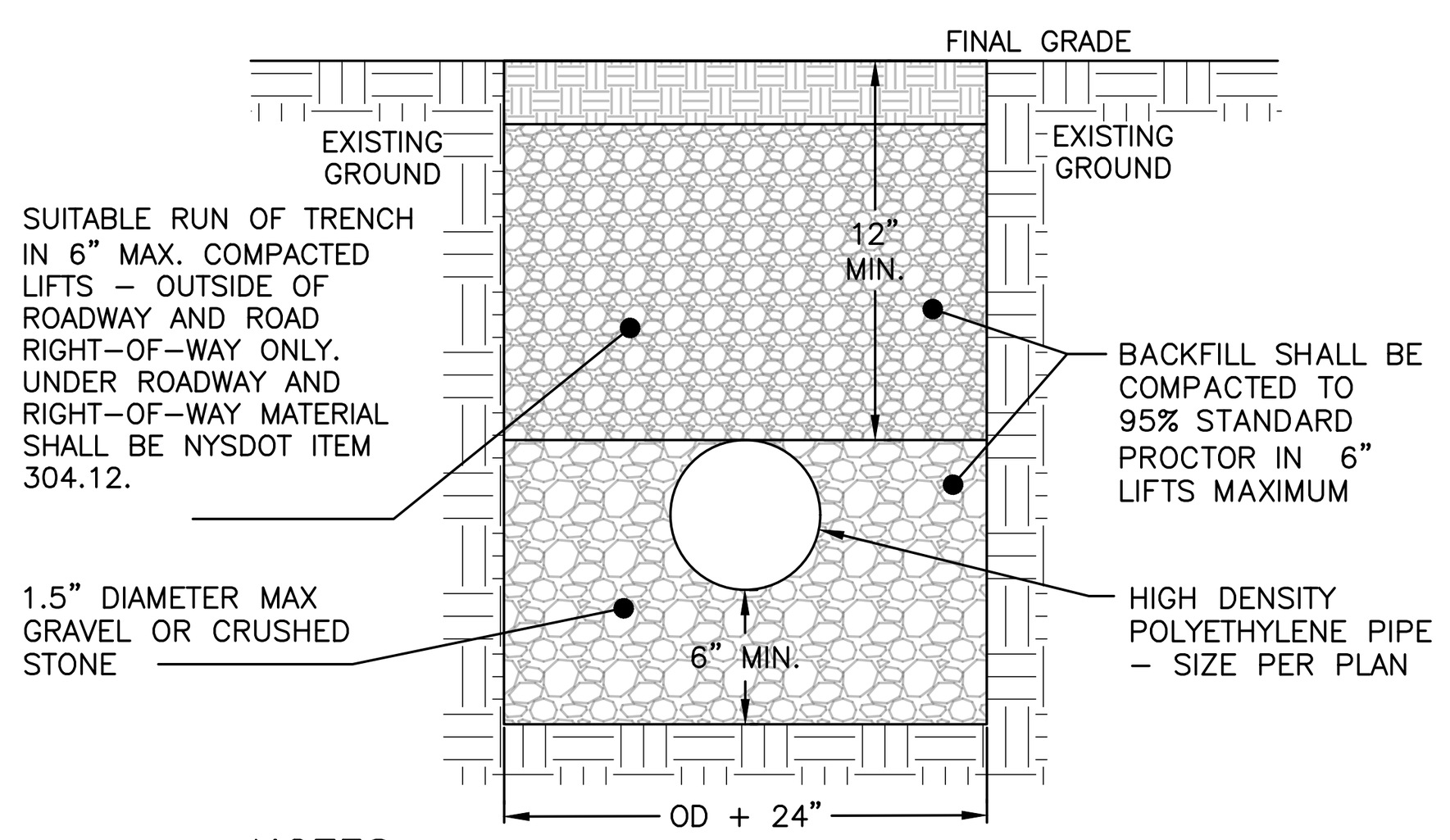
DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
30½"	24⅞"	4"	22"	1⅛"	41⅞"	36⅞"	34"

NOTES:

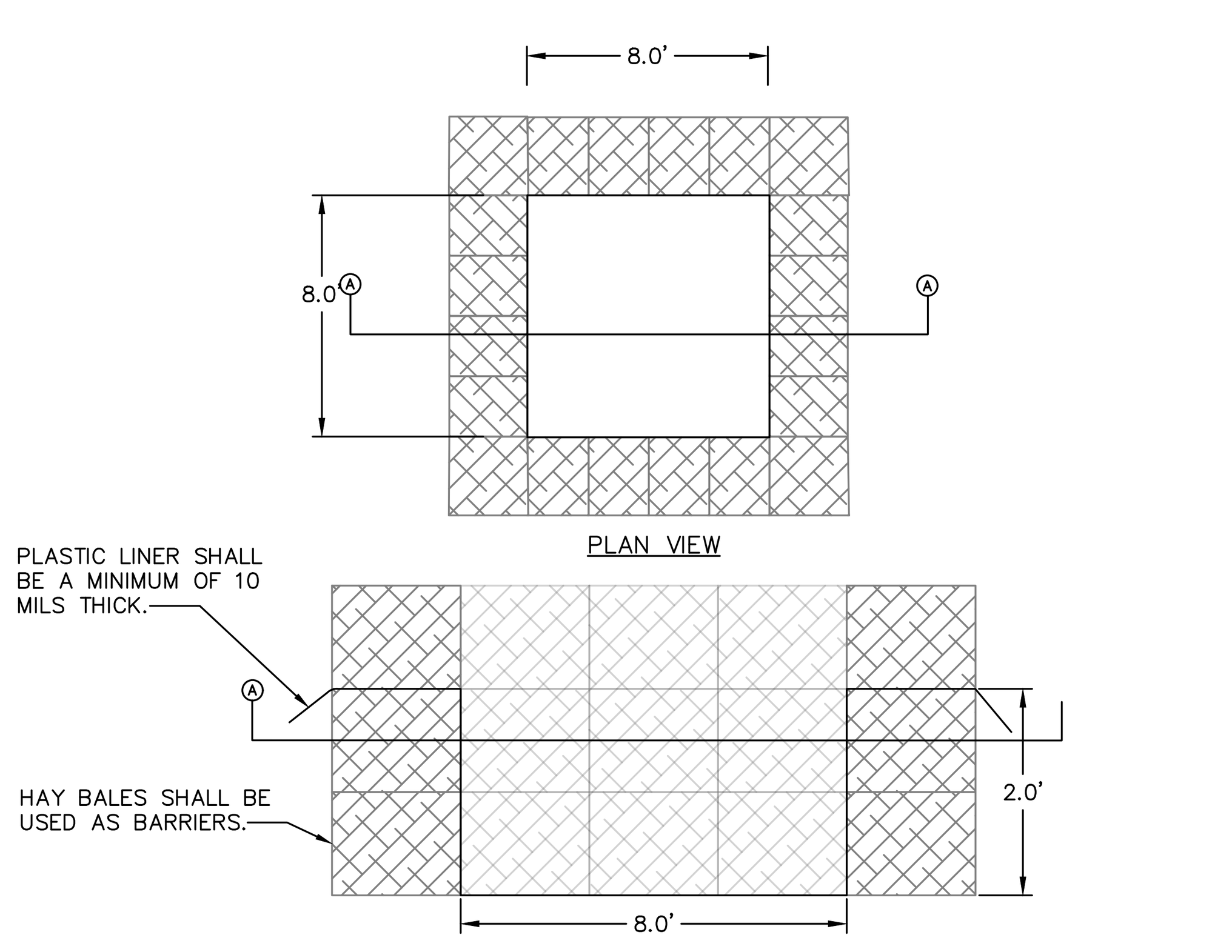
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE FLAT INLETS ARE: CB 101, CB 101A, CB 102, CB 103, CB 202, CB 208, CB 304A, CB 305A AND CB 305B.
3. DMH 1 AND DMH 3 RECEIVE SOLID CAST IRON COVERS.

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



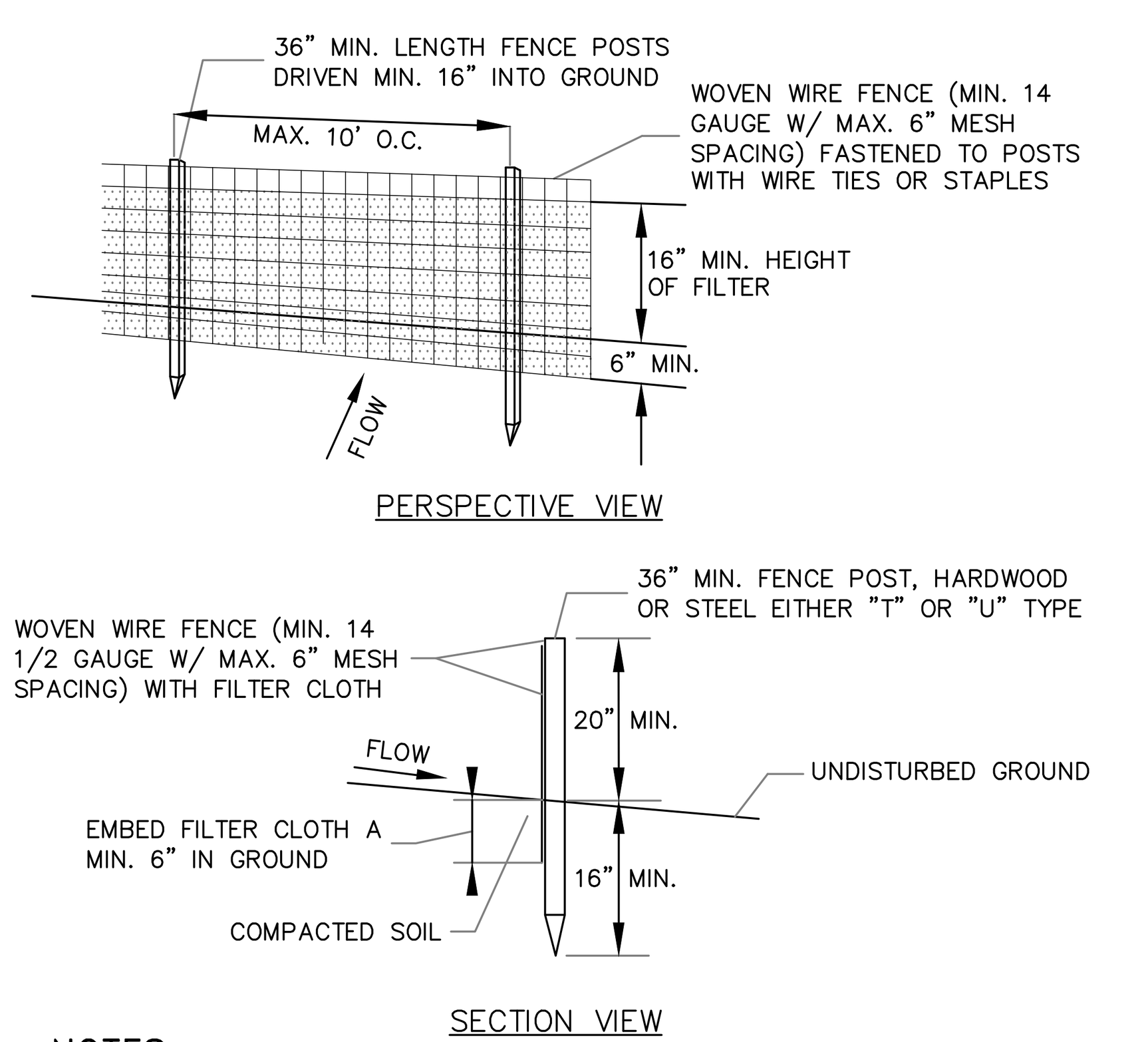
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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



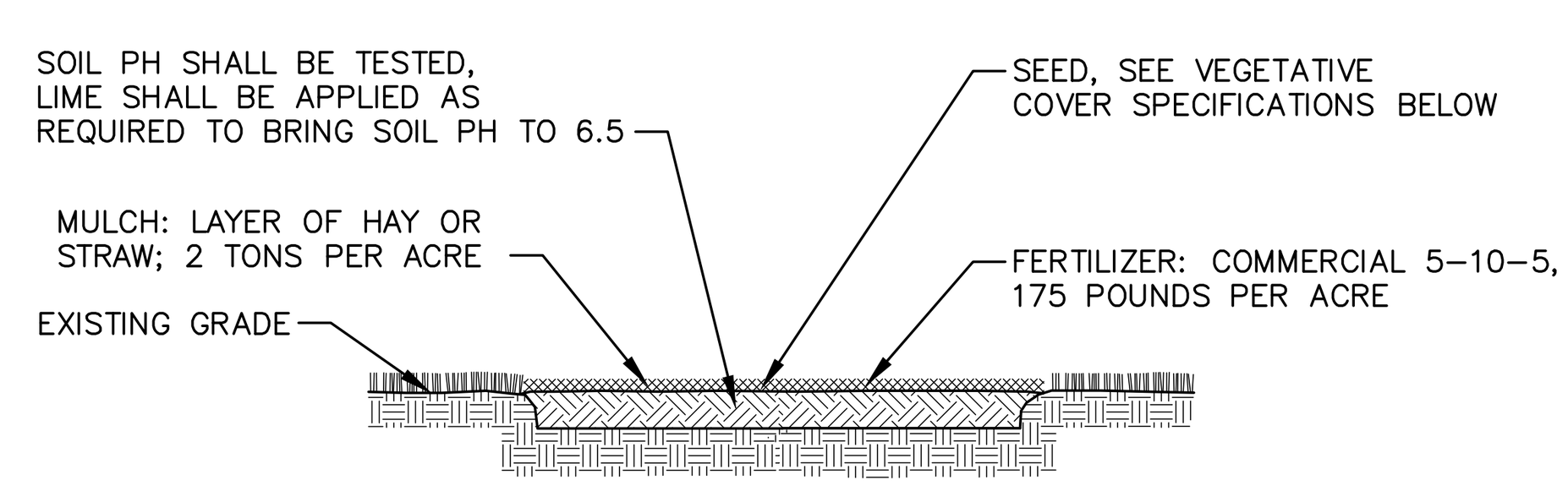
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

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:

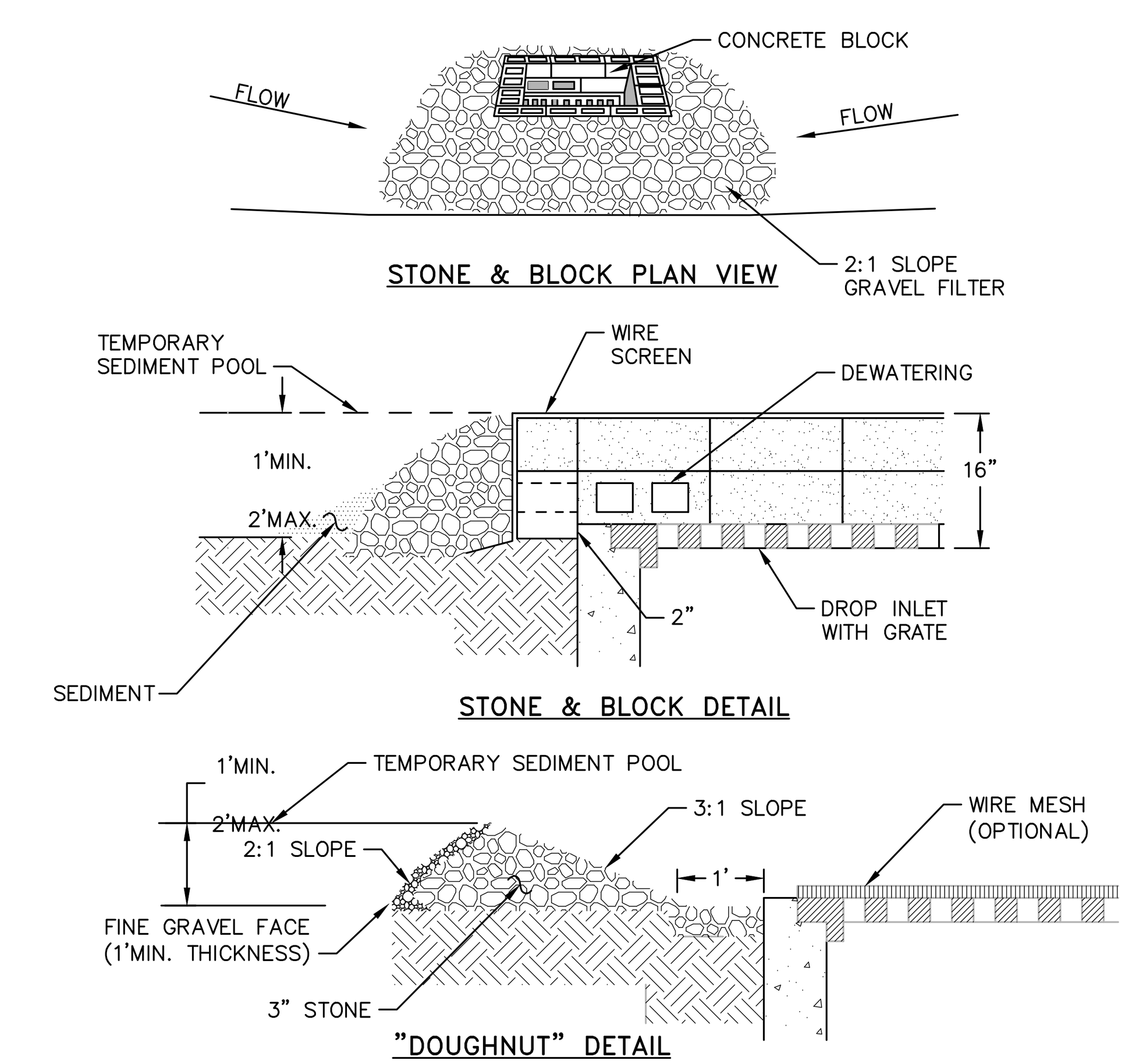
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

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

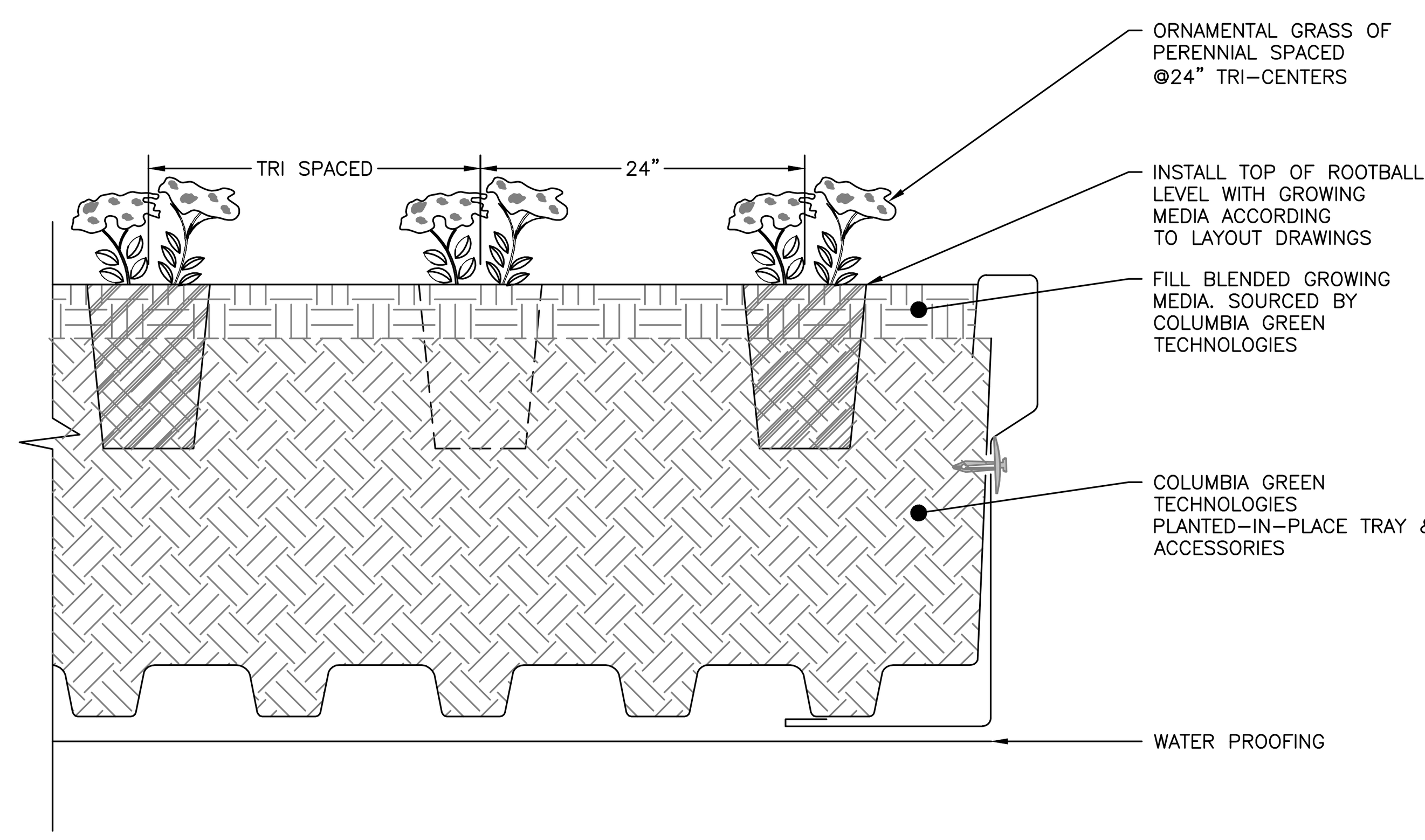
4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 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



GREEN ROOF SEMI-INTENSIVE TRAY SYSTEM 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	11	4/28/26	PER PLANNING BOARD COMMENTS	CMB
6	11/25/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig



SEAL

HUDSON LAND DESIGN
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

KARC
PLANNING CONSULTANTS, INC.

TO: John Gunn, Chair, and the City of Beacon Planning Board

FR: KARC Planning Consultants, Inc.

DATE: May 11, 2026

RE: 193-195 Main Street Site Plan Application and Subdivision Approval (Lot Merger), Kosova Lane Properties, LLC

I have reviewed the following materials regarding the proposed residential building located at 193-195 Main Street:

- Cover letter by Taylor Palmer of Cuddy + Feder, dated April 28, 2026
- Exhibit A: Response to Comments Memo prepared by Aryeh Siegel, dated April 28, 2026
- Exhibit B: Response to Comments Memo prepared by HLD, dated April 29, 2026
- Exhibit C: Correspondence from Royal Carting, dated April 23, 2026
- Exhibit D: Vehicle Maneuvering Plans by Colliers dated April 27, 2026
- Exhibit E: Survey by Badey & Watson dated April 1, 2026
- Lot Consolidation Plat by Badey & Watson dated April 1, 2026
- Site Plan Set (9 sheets) by Aryeh Siegel, and Hudson Land Design, last revised April 28, 2026

Project Description:

The proposed project involves the merger of two parcels (Lot #806934 and #796928) to facilitate the construction of a new 3-story residential addition to an existing mixed-use building. The residential addition will contain six (6) residential units, to be located at the rear of the lot, connected to the existing building via a proposed single-story trash room and walk-in cooler. The resulting 0.21-acre lot is located within the CMS zoning district and HDLO overlay district, with the proposed access lot located within the T zoning district.

Comments & Recommendations:

1. **Landscaped Area.** The applicant has revised the landscaping plan to include green roof areas on the proposed one-story connector and the existing one-story building. The planter boxes previously proposed along Main Street have been removed from the site plan. Based on the proposed parcel size, a minimum of 954 square feet of landscaped area is required to satisfy the 10% landscaped area requirement of the zoning code. The applicant proposes a total of 959 square feet of landscaped area, consisting of approximately 420 square feet of green roof area and 539 square feet of ground-level plantings.

Section 223-41.18(E)(12) states that landscaped areas "shall be landscaped with trees, shrubs, or grasses in locations approved by the Planning Board that enhance the streetscape, provide a landscaped rear yard or courtyard, and are found to be consistent with the intent of the CMS District." The purpose of the CMS District, as stated in Section 223-41.16, includes promoting "a vibrant, economically successful, and environmentally sustainable Main Street with pedestrian-oriented public realm and mixed uses."

If the Planning Board determines that the proposed green roof areas promote environmental sustainability and therefore satisfy the intent of the landscaped area requirement, the proposed landscaping plan would comply with the zoning requirements.

2. **Refuse.** Note 6 on the Site Plan indicates that refuse collection will occur pursuant to an agreement between the property owner and Royal Carting, whereby garbage trucks will back into the project driveway from Cliff Street for pickup operations. A turning movement exhibit submitted by the applicant demonstrates that refuse vehicles would pull onto Commerce Street and reverse across Cliff Street into the project driveway.

    a. The applicant has indicated that refuse pickup is proposed between the hours of 8:00 a.m. and 4:00 p.m. Given prior Planning Board discussion regarding nearby school traffic and pedestrian activity, the Board may wish to consider whether more limited pickup hours should be established to avoid peak school drop-off and dismissal periods.

    b. The Board may also wish to consider conditions requiring continued coordination with the City Engineer and/or Highway Department regarding the operational safety of backing maneuvers across Cliff Street.

This completes our review at this time. Please contact our office with any questions or requests for clarification.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

LANC & TULLY
Engineering and Surveying, D.P.C.

May 11, 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 April 28, 2026, from Cuddy & Feder LLP.
- Correspondence dated April 28, 2026, from Aryeh Siegel, Architect.
- Correspondence dated April 28, 2026, from Hudson Land Design.
- Correspondence dated April 23, 2026, from Royal Carting.
- Refuse truck turning movement plans, with the latest revision date of April 27, 2026, as prepared by Colliers Engineering & Design.
- Plan titled "Survey of Property prepared for Kosova Lane Properties, LLC", with the latest revision date of April 1, 2026.
- Plan titled "Lot Consolidation Plat – 193-195 Main Street", with the latest revision date of April 1, 2026, as prepared by Hudson land Design.
- Plan set titled "193-195 Main Street", with the latest revision date of April 28, 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. 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.***

3. 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.***

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 six 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 walkway, and Preliminary and Final Subdivision Plat Approvals for a merger of two lots, together a 9542 +/- 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 9542 +/- 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 April 28, 2026; and a plan entitled "193-195 Main Street," including five sheets (5 through 9) prepared by Hudson Land Design, P.C., dated April 29, 2025, last revised April 28, 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, April 14, 2026 and May 12, 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 May 11, 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 May 11, 2026, 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 six 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: May 12, 2026
Beacon, New York

_____ _____, 2026
J. Randall Williams, Acting 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 EXCUSED
James Vermeulen	Voting ____		

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
05/12/2026

Title:

Continue review of Amended Concept Plan approval 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings LLC.

ATTACHMENTS

248 Tioronda PB 5.12.26 Submission Cvr Ltr.pdf

248 Tioronda PB 5.12.26 FEAF Report redacted2.pdf

248 Tioronda PB 5.12.26 Updated Renderings.pdf

Lanc & Tully 248 Tioronda 05-11-26.pdf

248 Tioronda Ave - FEAF Part 2.pdf

248 Tioronda Ave - FEAF Part 3.pdf

248 Tioronda Ave - Third Amended SEQRA Determination Narrative (2026) (4916-4559-4794.1).pdf

248 Tioronda Ave - LWRP Consistency Determination (2026) (4920-5145-8218.1).pdf

Chai Developers LLC
35 Main Street, Suite 311
Poughkeepsie, NY 12601

April 27, 2026

Mr. John Gunn
Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

RE: Updated Submission regarding 248 Tioronda Ave Concept Plan

Dear Mr. Gunn,

On behalf of Beacon 248 Holdings LLC, I am submitting an updated package in response to requests from the Planning Board and City Council.

Attached, please find the file containing all project renderings. This includes the additional three vantage points requested, along with an additional perspective from the Greenway Trail.

An updated EAF is also included. In accordance with the City Council's request, the response to the question regarding the presence of an existing dam on the property has been marked "yes."

Thank you very much.

Respectfully,

Jay Blumenfeld
Chai Developers LLC
Beacon 248 Holdings LLC

Full Environmental Assessment Form Part 1 Report with Endnotes

248 Tioronda Ave Project

Location:

248 Tioronda Ave
City of Beacon
Dutchess County, New York

Prepared for:

Beacon 248 Holdings LLC
248 Tioronda Ave
City of Beacon,
Dutchess County, NY

Prepared by:

LaBella Associates, D.P.C.
21 Fox Street, Suite 201
Poughkeepsie, NY 12601
845-454-3980

Original: July 30, 2024
Revised: April 27, 2026

LaBella
Powered by partnership.

21 Fox Street | Poughkeepsie, New York 12601 | p 845-454-3980

Table of Contents

PROJECT DESCRIPTION

FULL ENVIRONMENTAL ASSESSMENT FORM PART 1

ENDNOTES

FIGURES
- Figure 1: USGS Location Map
- Figure 2: Orthophoto Tax Map
- Figure 3: Land Use Map
- Figure 4: Soils Map
- Figure 5: Wetland, Stream, and Floodplain Map
- Figure 6: NYSDEC Environmental Resource Map
- Figure 7: NYSOPRHP Cultural Resource Information System (CRIS) Map

ATTACHMENTS
- ATTACHMENT A: January 28, 2026 Trip Generation Memo
- ATTACHMENT B: USFWS IPaC Trust Resource Report
- ATTACHMENT C: 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.

FULL ENVIRONMENTAL ASSESSMENT FORM PART 1

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: 248 Tioronda Ave Proposed Multifamily Development and Office Building		
Project Location (describe, and attach a general location map): 248 Tioronda Avenue (along Fishkill Creek), City of Beacon, Dutchess County, NY (Tax Parcel 6054-45-012574)		
Brief Description of Proposed Action (include purpose or need): The Applicant, CHAI Developers (FKA Chai Builders or Beacon 248 Holdings LLC), is seeking approval for a revised concept plan from the Beacon City Council and subsequent site plan approval from the Planning Board for the proposed redevelopment of the northern portion of the former Tuck Industries manufacturing site, located at 248 Tioronda Avenue (along Fishkill Creek), City of Beacon, Dutchess County, NY (Tax Parcel 6054-45-012574). The revised concept plan changes the use of Building 100 from a two-story office to a three-story multifamily apartment building with associated parking modifications. Pending City Council approval, amended site plan approval from the Planning Board will also be sought. The project site is situated in the Fishkill Creek Development (FCD) district, as designated by the City of Beacon Zoning Map. Development within this District requires both City Council and Planning Board approvals. A multifamily residential development is a permitted use in the FCD Zoning District. On December 16, 2024, the Beacon City Council adopted Resolution No. 117 of 2025, which waived the requirement of providing commercial space for provision of additional housing including a substantial number of below market rate units. In an effort to increase public benefit, the Applicant has revised the Greenway Trail to include the island in Fishkill Creek, is in efforts to revise the easement to include the full island, removed the steps to increase ADA accessibility, and dedicated four public parking spaces for Greenway Trail users. Buildings 100A and B will add 27 Below Market Rate (BMR) units. See Figure 1 for a USGS location map of the project site and see Figure 2 for an orthophoto map of the project site. The 9.18-acre project site consists of tax parcel 6054-45-012574 on the City of Beacon tax map, and is located at 248 Tioronda Ave, City of Beacon, Dutchess County, NY 12508. Building 100 was formerly approved as a 25,400 SF two-story office building. The Applicant now proposes Building 100A as a 71,833 SF residential building with 78 dwelling units and Building 100B as a 66,853 SF residential building with 58 dwelling units, including a total of 27 BMR units between the two buildings. Buildings 200 and 300 have been constructed and will remain multifamily residential as previously approved. With the proposed dwelling units from Buildings 100A and 100B, the total number of proposed dwelling units for the entire project site is now 200 total dwelling units. Municipal water and sewer service will continue to serve the site.		
Name of Applicant/Sponsor: CHAI Developers (FKA CHAI Builders)	Telephone: [redacted] E-Mail:	
Address: 147 Union Street, Suite 101		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): (Same as Applicant)	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Beacon 248 Development, LLC	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes☐No	FCD Concept Plan Approval	Winter/Spring 2026
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Amended Site Plan approval	Winter/Spring 2026
c. City, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	DCDOH for water/sewer; DC Planning 239m referral	DCDOH Original Approval 11/9/20; Amended 1/5/25; Expected Amended Approval Summer 2026
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	NYSDEC GP0-25-001	NOI Approved March 2021 - will be amended
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No

If Yes, identify the plan(s):

Remediaton Sites:546031, Remediaton Sites:314044

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Fishkill Creek Development (FCD) District; refer to FEAF Narrative.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?
City of Beacon Police Department with support from Dutchess County Sheriff's Department and NYS Police

c. Which fire protection and emergency medical services serve the project site?
City of Beacon Fire District

d. What parks serve the project site?
Hudson Highlands State Park, Memorial Park, South Avenue Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 9.18 acres
b. Total acreage to be physically disturbed? 7.08 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 9.18 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)	
Initial Phase				200	Increase of 136 units from approved plan.
At completion of all phases				200	

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☑ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

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

Refer to FEAF Narrative.

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:
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: 16 feet
- Dam length: 135 feet
- Surface area: Unknown acres
- Volume impounded: Unknown gallons OR acre-feet

ii. Dam's existing hazard classification: Class A - Low Hazard Dam

iii. Provide date and summarize results of last inspection:

N/A per NYSDEC Regulations Part 673 (Class A - Low Hazard Dam)

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.

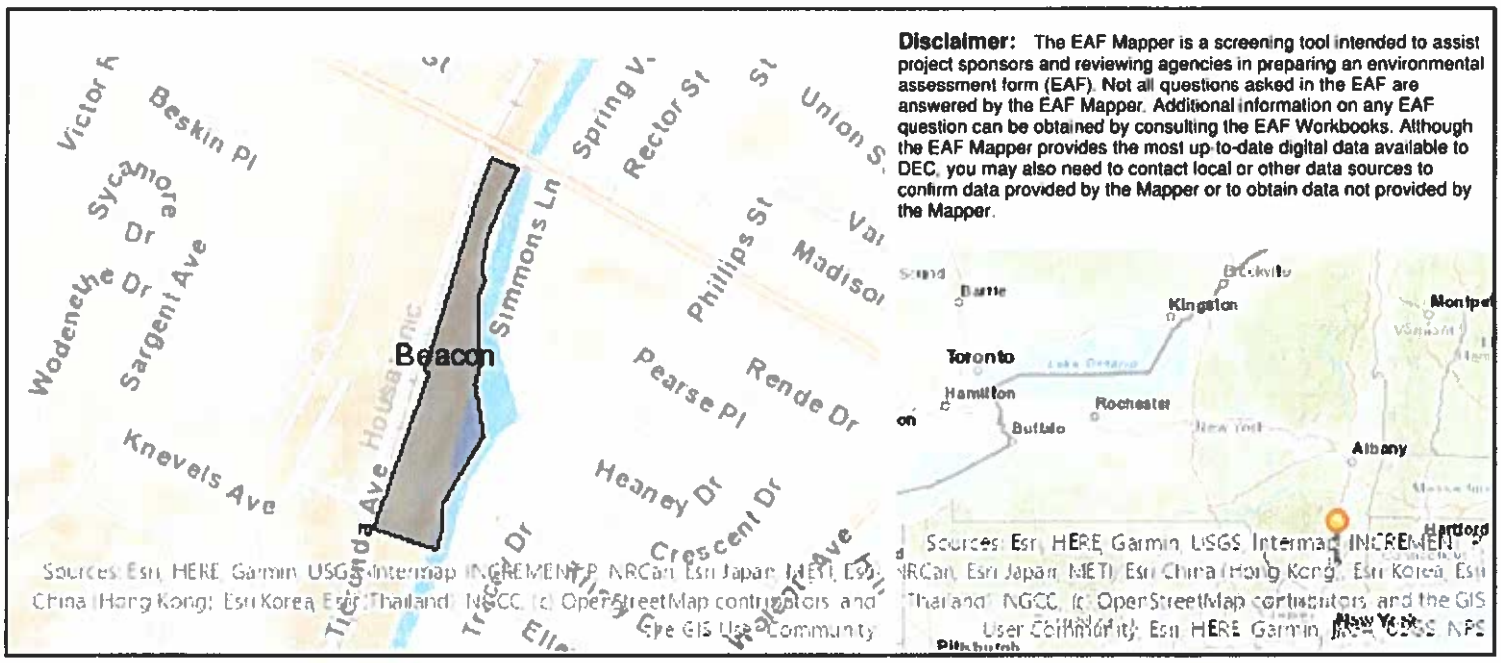
Applicant/Sponsor Name CHAI Developers (FKA CHAI Builders) Date April 27, 2026

Signature Kyle Ahearn Kyle Ahearn, Agent for Applicant Title Senior Civil Engineer, LaBella Associates

PRINT FORM

EAF Mapper Summary Report

Monday, March 9, 2026 10:45 AM



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.

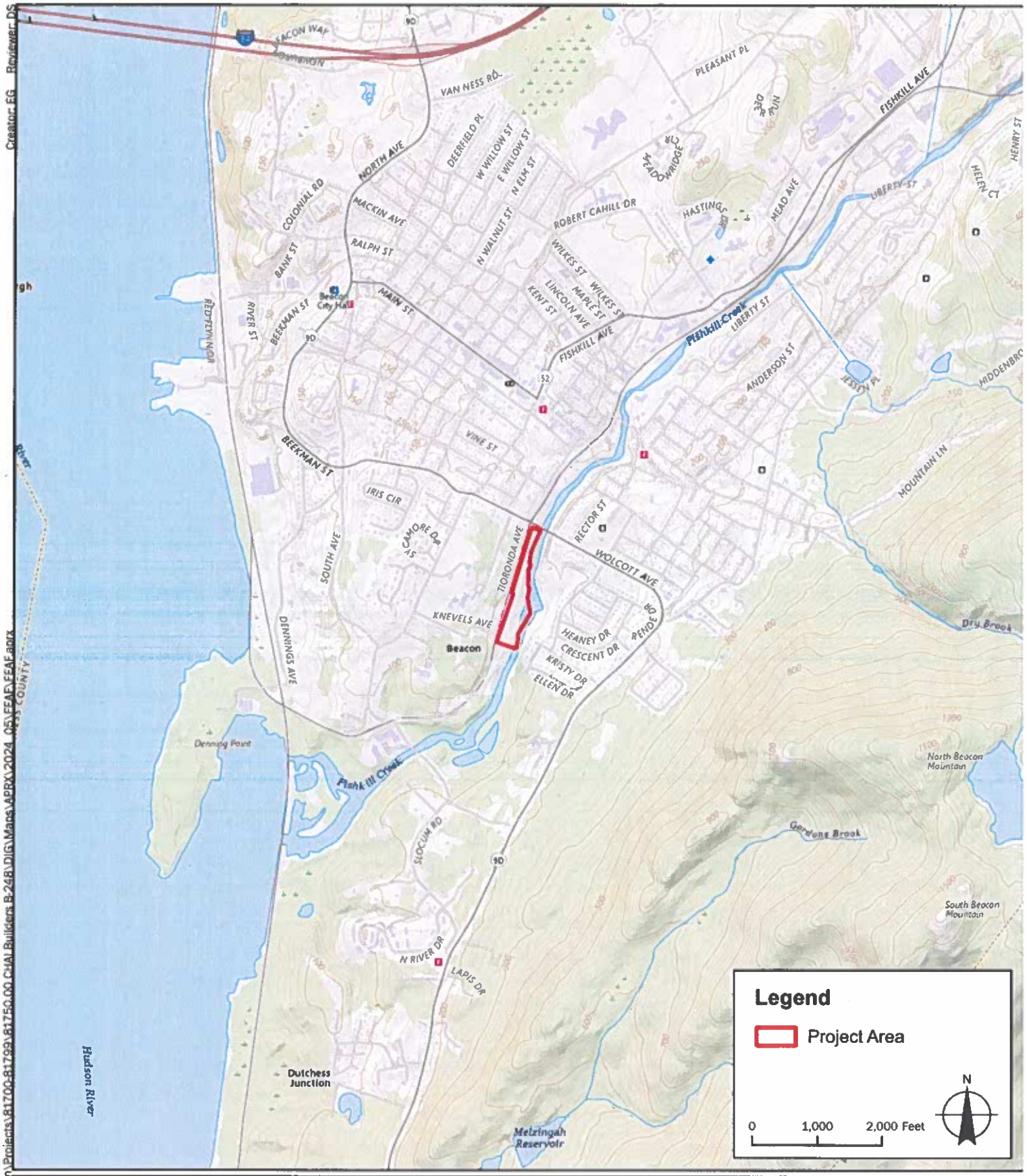
Species Name	Regulatory Status	Preferred Habitat
Monarch Butterfly (Danaus Plexippus)	Federally-Proposed Threatened	According to USFWS and NYSDEC, monarchs are found in open meadows and fields that usually contain a variety of wildflowers including milkweed, coastal beaches with dunes, and man-made butterfly 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

LaBella
Powered by partnership

248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

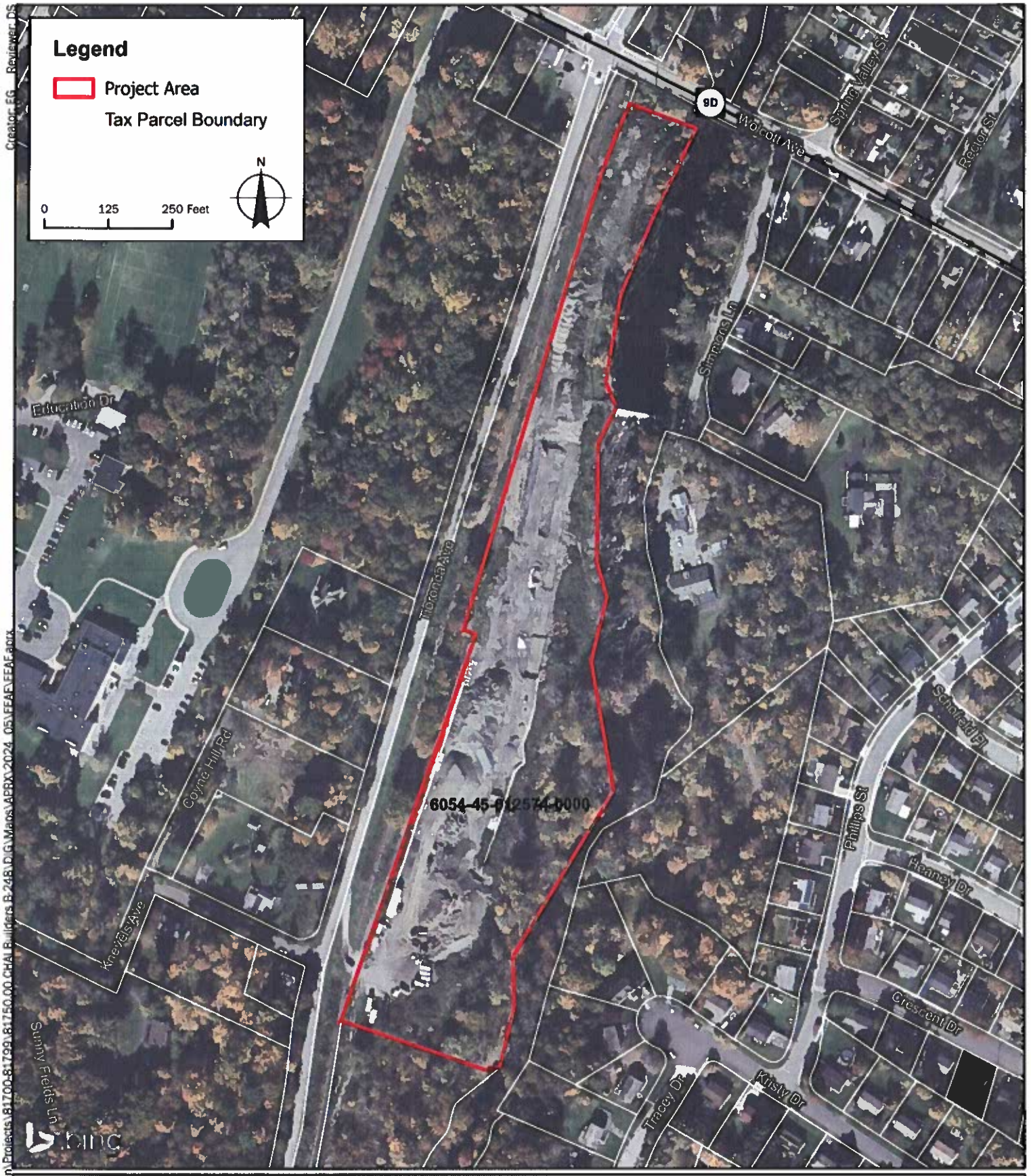
CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

USGS Location Map

FIGURE 1

Path: \\cash.lab\w\Legacy\Chazen\Projects\81700-81799\81750.00 CHAI Builders B-248\DIG\Maps\APRX\2024_05\EAF\EAF.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

LaBella
Powered by partnership.

248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

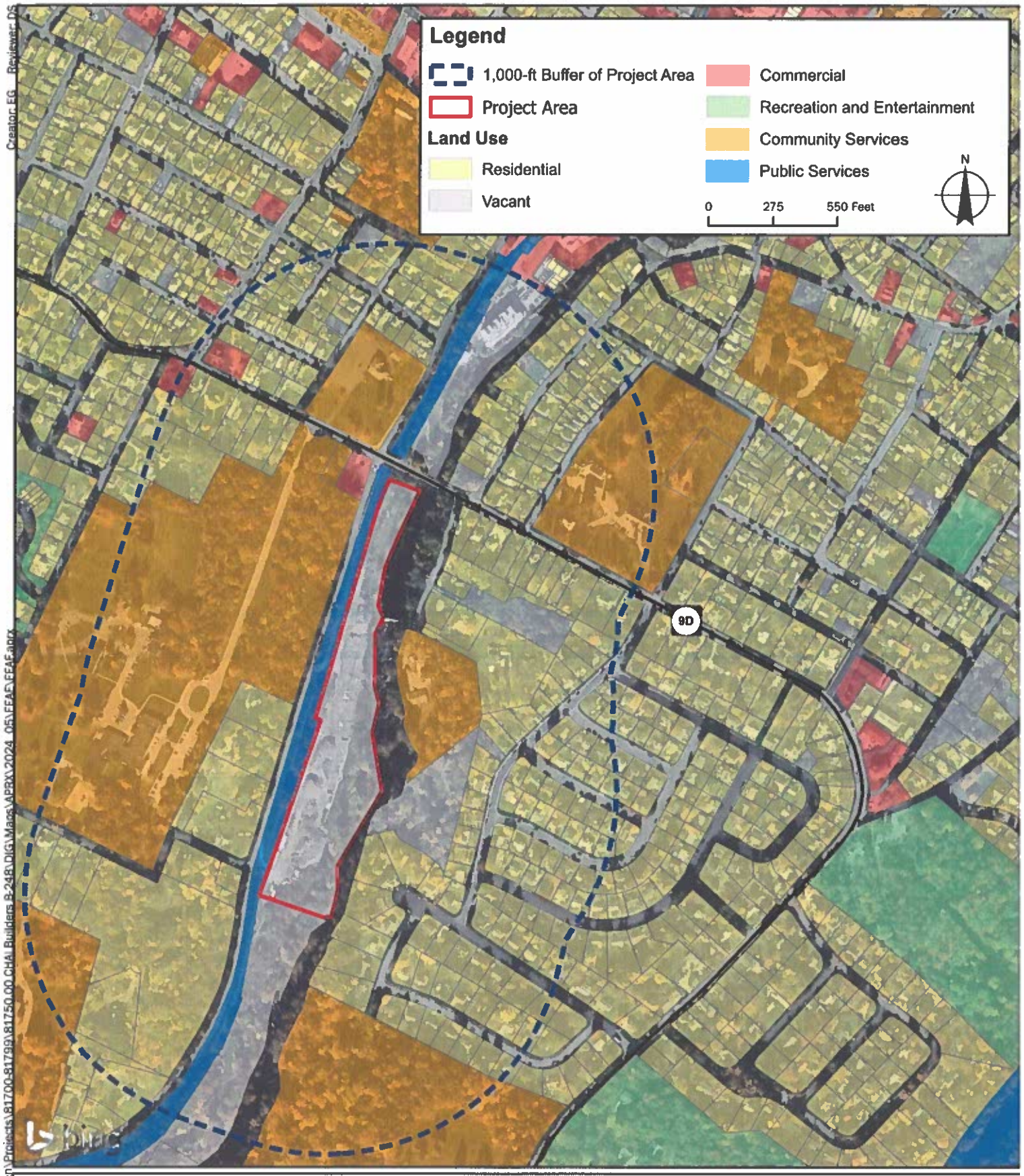
CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

Orthophoto Tax Map

FIGURE 2

Path: \\cashlab\u\Legacy\Chazen\Projects\81700-81799_81750.00_CHAI Builders B-248\GIS\Maps\APRX\2024_05\FEAF\FEAF.aprx
Creator: EG Reviewer: DS



Sources:
1. Project Area: LaBella, 2024
2. Tax Parcels: Regrid, 2024
3. Land Use: Regrid, 2024
4. Streets: NYS GIS Program Office, 2023
5. Basemap: Bing Maps

LaBella
Powered by partnership.

248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

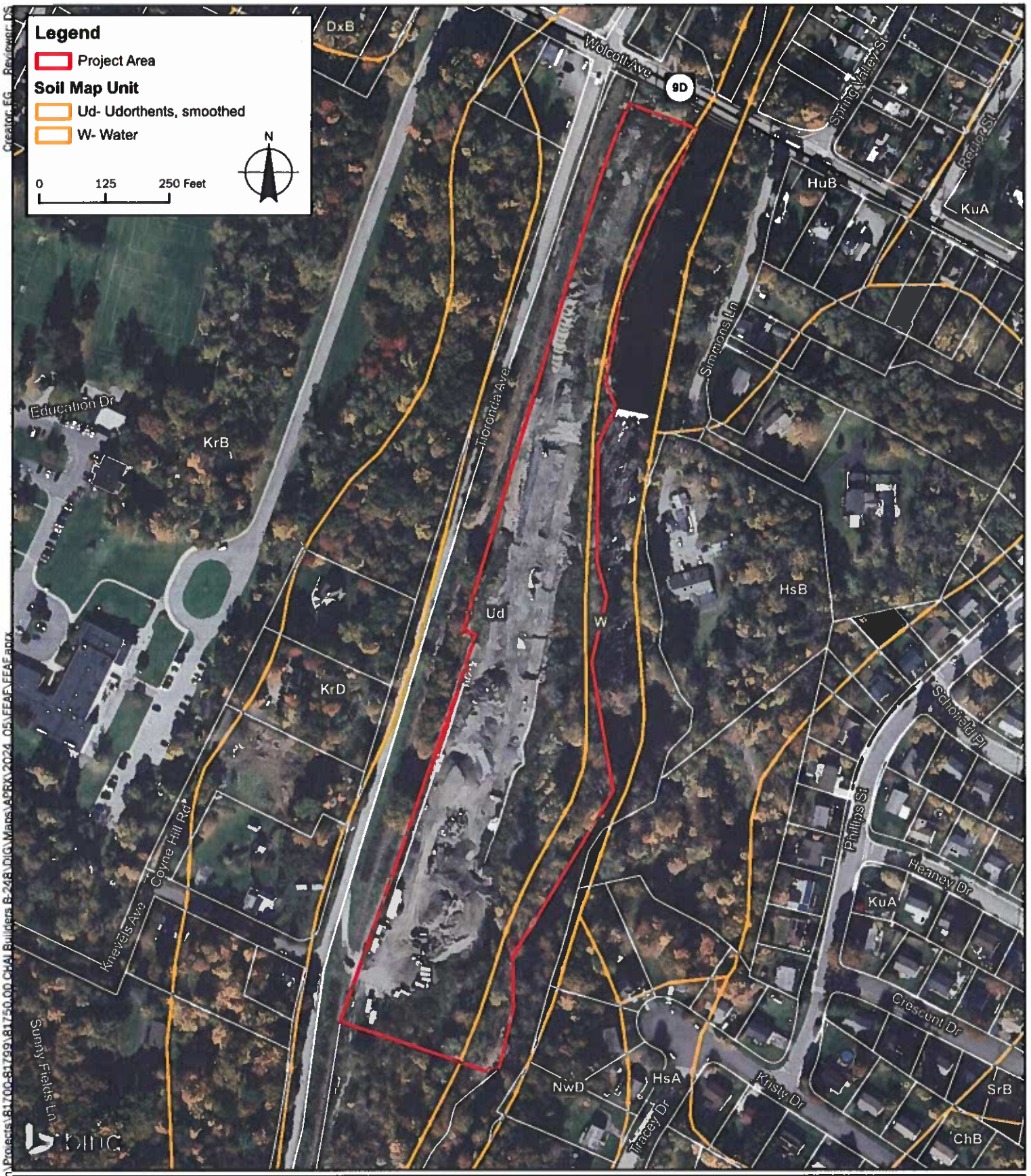
CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

Land Use Map

FIGURE 3

Path: \\cashlab\u\Legacy\Chazen\Projects\81700-81799\81750.00 CHAI Builders B-248\DIG\Maps\APRX\2024_05\FEAF\FEAF.aprx
Creator: EG Reviewer: DS



Sources:
1. Project Area: LaBella 2024; Regrid 2024
2. Soil Map Unit: USDA/NRCS 2021
3. Streets: NYS GIS Program Office 2023
4. Basemap: Bing Maps

LaBella
Powered by partnership

248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

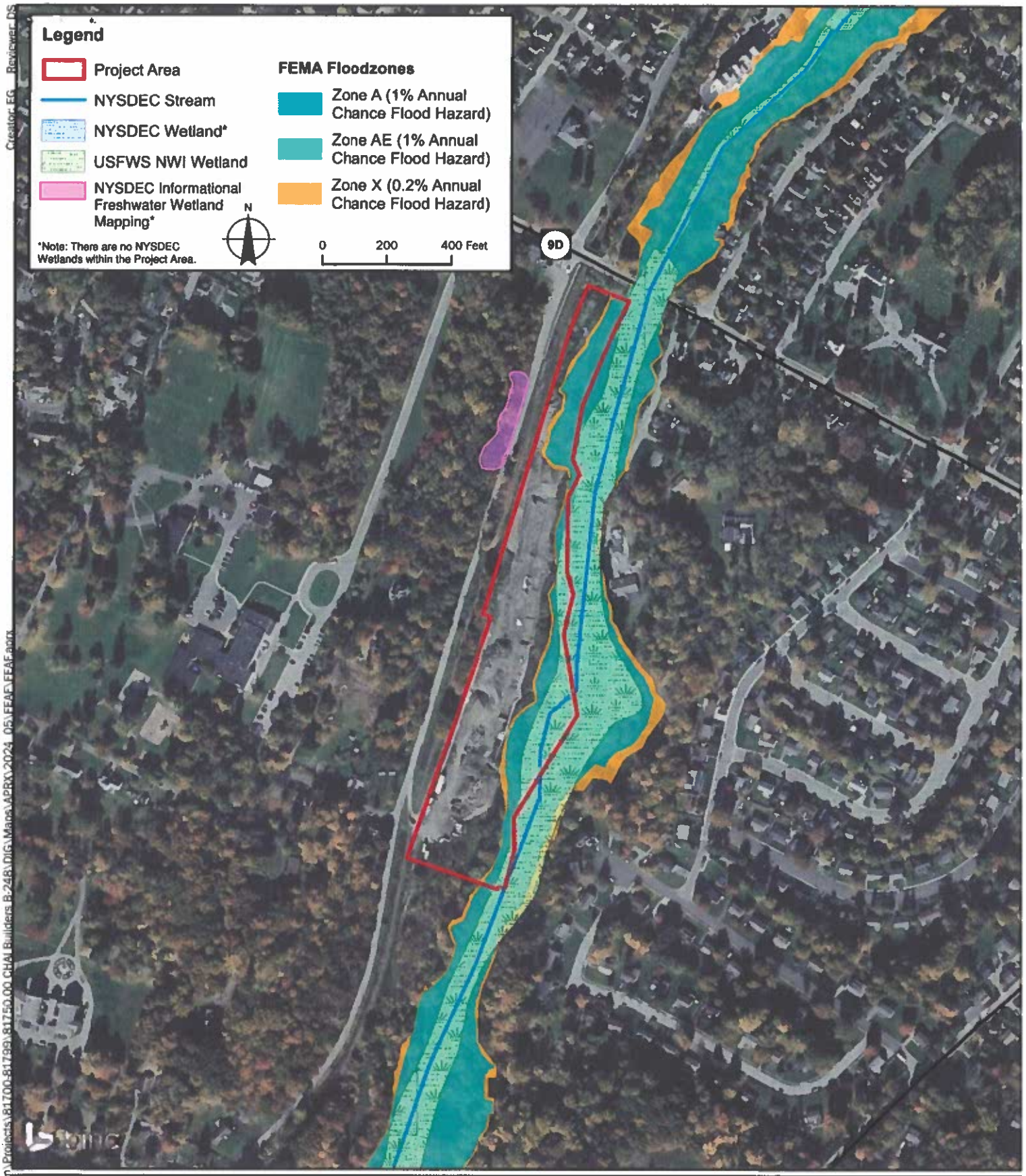
CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

Soil Map

FIGURE 4

Path: \\cash.lab\ul\Legacy\Chazen\Projects\81700-81799\81750.00 CHAI Builders B-248\DIG\Maps\APRX\2024_05\EFAF\EFAF.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

LaBella
Powered by partnership

248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

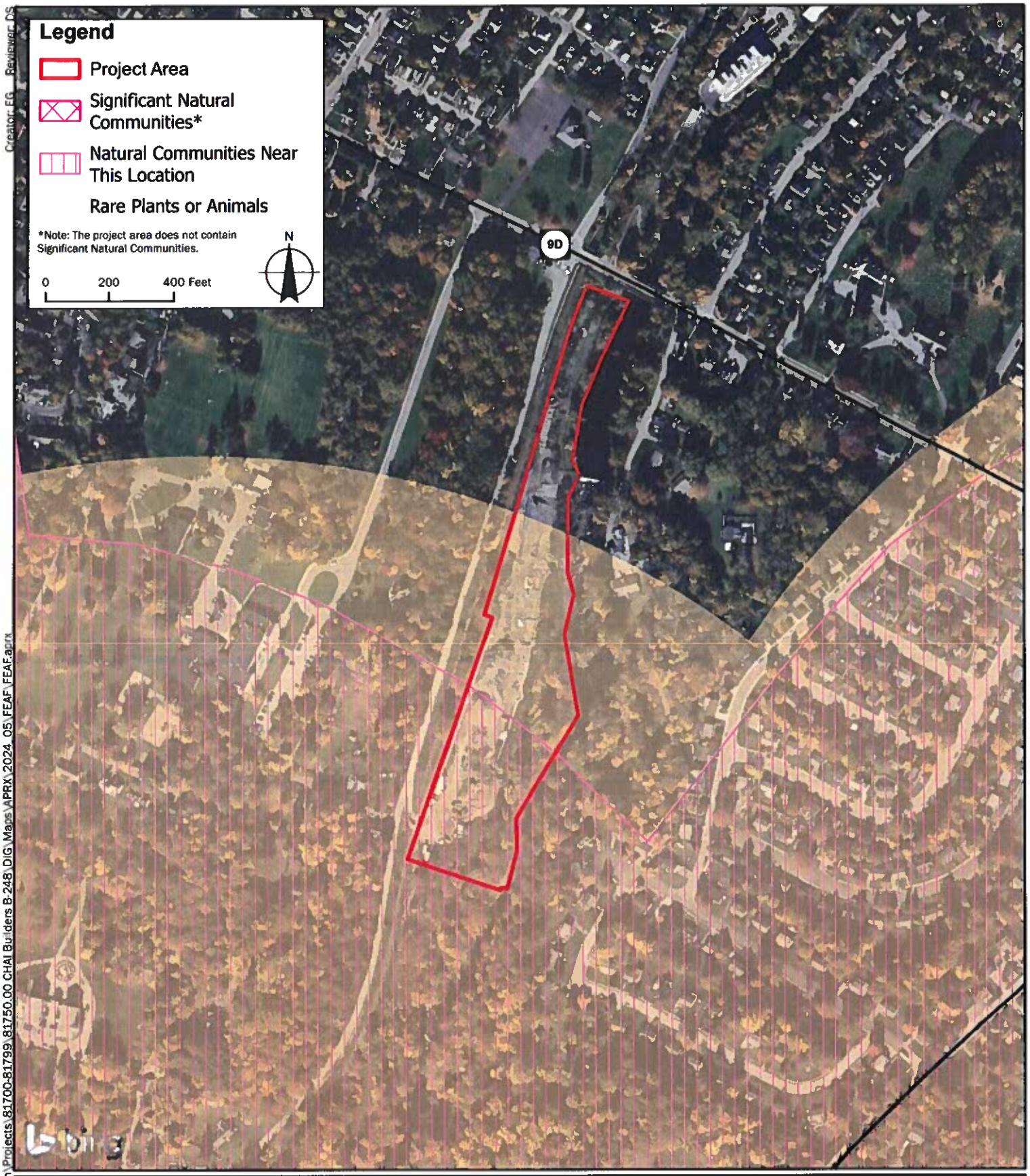
CHAI Builders
B-248

LaBella Project No: CZ81750
Original: 6/3/2024. Revised: 1/28/2026.

Wetland, Stream, and Floodplain Map

FIGURE 5

Path: \\cash.lab\w\Legacy\Chazen Projects\81700-81799\81750.00 CHAI Builders B-248\GIS\Maps\APRX\2024_05\FEAF\FEAF.aprx
Creator: EG Reviewer: DS



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

LaBella
Powered by partnership

248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

CHAI Builders
B-248

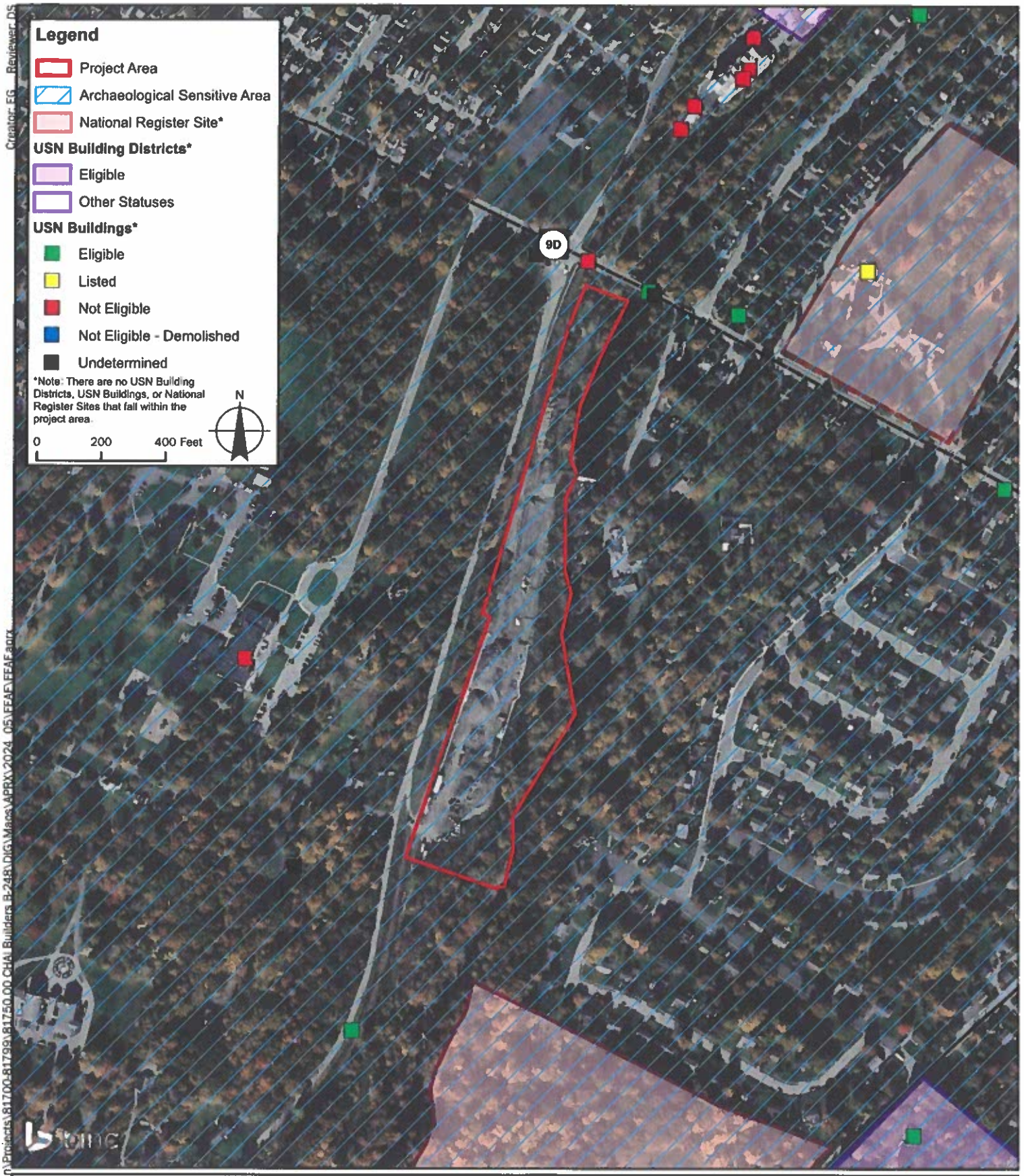
LaBella Project No: CZ81750
Date: 6/3/2024

NYSDEC Environmental Resource Map

FIGURE 6

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. 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

LaBella
Powered by partnership

248 Tironda Avenue,
City of Beacon,
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\vLegacy\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

LaBella
Powered by partnership.

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

ically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., in proposed activities) information.

mmary of the project information you provided and contact information for the USFWS office(s) with jurisdictic ct area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFV lands) for additional information applicable to the trust resources addressed in that section.

n

County, New York



ffice

ological Services Field Office

753-9334
753-9699
nyfo@fws.gov

er Road
NY 13045-9385

T FOR CONSULTATIO

list are not guaranteed to be found on or near the project area. To fully determine any potential effects to spe
specific and project-specific information is often required.

e Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any sp
or proposed to be listed may be present in the area of such proposed action" for any project that is conducted
ised by any Federal agency. A letter from the local office and a species list which fulfills this requirement can
questing an official species list from either the Regulatory Review section in IPaC (see directions below) or fro
ctly.

luations that require USFWS concurrence/review, please return to the IPaC website and request an official sp
ving:

oject location and click CONTINUE.
NE PROJECT.
ected to do so).
ame and description for your project.
JEST SPECIES LIST.

and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Serv
the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

itical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOA
ler their jurisdiction.

ed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are cand
or listing. See the listing status page for more information. IPaC only shows species that are regulated by USI

eries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and A
ion within the Department of Commerce.

pecies are potentially affected by activities in this location:

ls

	STATUS
Myotis sodalis	Endangered

l
al critical habitat for this species. Your location does not overlap the critical habitat.
.fws.gov/ecp/species/5949

g-eared Bat Myotis septentrionalis	Endangered

l
abitat has been designated for this species.
.fws.gov/ecp/species/9045

: Perimyotis subflavus	Proposed Endangered

l
abitat has been designated for this species.
.fws.gov/ecp/species/10515

‹ Golden Eagles

den Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act
r organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their ha
appropriate regulations and consider implementing appropriate avoidance and minimization measures, as de
on this page.

ormation can be found using the following links:

nagement https://www.fws.gov/program/eagle-management
for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-
atory-birds
e avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwid
ion-measures.pdf
ntal Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-
bald-and-golden-eagles-may-occur-project-action

ld Eagles and/or Golden Eagles in your project area.

r **Proactively Minimizing Eagle Impacts**
on on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eag
Guidelines. You may employ the timing and activity-specific distance recommendations in this document whe
ctivity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald
Sensitivity to Human Activity.

s not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-sp
tions regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or E
l Office.

or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that res
purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do
or assistance making this determination for golden eagles, please consult with the appropriate Regional Migr
ogical Services Field Office.

Eagle List is Accurate and Complete
area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other r
at species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review t
l Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified locatio
there is sufficient data to ensure your list is accurate.

on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald
ır list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most lik
ıreeding in your project area.

AQs
low provide important additional information and resources.

BREEDING SEASON

T FOR CONSULTATIO

Report" before using or attempting to interpret this report.

Presence ( )

r represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a pa
ar. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence
ee below) can be used to establish a level of confidence in the presence score. One can have higher confider
e if the corresponding survey effort is also high.

bability of presence score calculated? The calculation is done in three steps:

ility of presence for each week is calculated as the number of survey events in the week where the species w
he total number of survey events for that week. For example, if in week 12 there were 20 survey events and t
s found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
present the pattern of presence across the year, the relative probability of presence is calculated. This is the
divided by the maximum probability of presence across all weeks. For example, imagine the probability of pr
the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any we
lative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
probability of presence calculated in the previous step undergoes a statistical conversion so that all possible
and 10, inclusive. This is the probability of presence score.

probability of presence score, simply hover your mouse cursor over the bar.

son ( )

note a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are
a bird, it does not breed in your project area.

( )

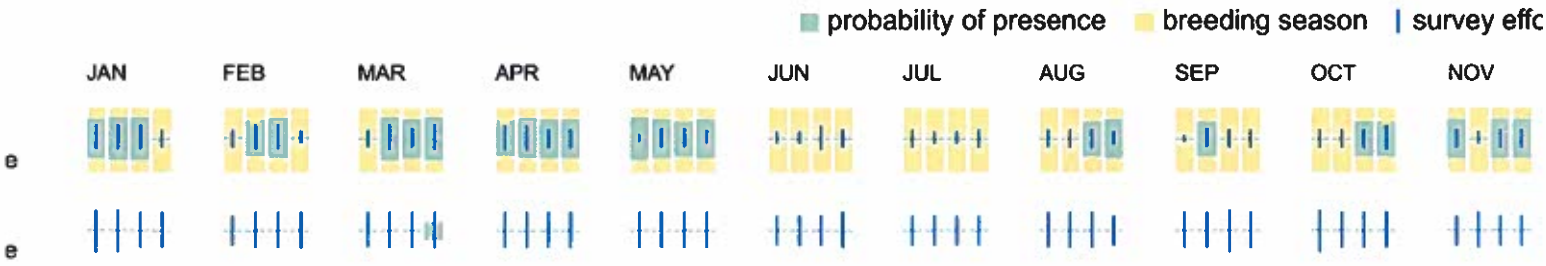
nes superimposed on probability of presence bars indicate the number of surveys performed for that species
project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

survey effort range, simply hover your mouse cursor over the bar.

ed as having no data if there were no survey events for that week.

ame

nly the last 10 years are used in order to ensure delivery of currently relevant information. The exception to th
coast, where bird returns are based on all years of available data, since data in these areas is currently much



en Eagles FAQs

represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular we of
tes a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence s

bability of presence score calculated? The calculation is done in three steps:

of presence for each week is calculated as the number of survey events in the week where the species was detected divided
ey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of the
esence of the Spotted Towhee in week 12 is 0.25.

sent the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presen
robability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee i
ility 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
0.05/0.25 = 0.2.

babability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between
s the probability of presence score.

on ()

ote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars sh
d in your project area.

)

nes superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid
erlaps.

ed as having no data if there were no survey events for that week.

ame

nly the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the
ns are based on all years of available data, since data in these areas is currently much more sparse.

T FOR CONSULTATI

ory birds

Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of prot
species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

tory Birds Treaty Act of 1918.
and Golden Eagle Protection Act of 1940.

ormation can be found using the following links:

nagement https://www.fws.gov/program/eagle-management
for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-i
atory-birds
e avoidance and minimization measures for birds
ntal Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-
bald-and-golden-eagles-may-occur-project-action

r Proactively Minimizing Migratory Bird Impacts

gratory Bird list showcases birds of concern, including Birds of Conservation Concern (BCC), in your project l
rehensive list of all birds found in your project area. However, you can help proactively minimize significant im

.fws.gov/ecp/species/1626

uckoo Coccyzus erythropthalmus — Breeds May 15 to Oct 10
d of Conservation Concern (BCC) throughout its range in the continental USA and

.fws.gov/ecp/species/9399

Chickadee Poecile atricapillus practicus — Breeds Apr 10 to Jul 31
d of Conservation Concern (BCC) only in particular Bird Conservation Regions
ıe continental USA

ichonyx oryzivorus — Breeds May 20 to Jul 31
d of Conservation Concern (BCC) throughout its range in the continental USA and

ler Cardellina canadensis — Breeds May 20 to Aug 10
d of Conservation Concern (BCC) throughout its range in the continental USA and

bler Setophaga cerulea — Breeds Apr 27 to Jul 20
d of Conservation Concern (BCC) throughout its range in the continental USA and

.fws.gov/ecp/species/2974

t Chaetura pelagica — Breeds Mar 15 to Aug 25
d of Conservation Concern (BCC) throughout its range in the continental USA and

Aquila chrysaetos — Breeds elsewhere
ı Bird of Conservation Concern (BCC) in this area, but warrants attention because of
ct or for potential susceptibilities in offshore areas from certain types of development

.fws.gov/ecp/species/1680

ɜr Setophaga discolor — Breeds May 1 to Jul 31
d of Conservation Concern (BCC) throughout its range in the continental USA and

Warbler Protonotaria citrea — Breeds Apr 1 to Jul 31
d of Conservation Concern (BCC) throughout its range in the continental USA and

Woodpecker Melanerpes erythrocephalus — Breeds May 10 to Sep 10
d of Conservation Concern (BCC) throughout its range in the continental USA and

T FOR CONSULTATIO

re if the corresponding survey effort is also high.

obability of presence score calculated? The calculation is done in three steps:

ibility of presence for each week is calculated as the number of survey events in the week where the species
the total number of survey events for that week. For example, if in week 12 there were 20 survey events and
as found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
y present the pattern of presence across the year, the relative probability of presence is calculated. This is the
e divided by the maximum probability of presence across all weeks. For example, imagine the probability of p
or the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any v
relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
/e probability of presence calculated in the previous step undergoes a statistical conversion so that all possibl
) and 10, inclusive. This is the probability of presence score.

s probability of presence score, simply hover your mouse cursor over the bar.

ason (■)

enote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are
or a bird, it does not breed in your project area.

t (|)

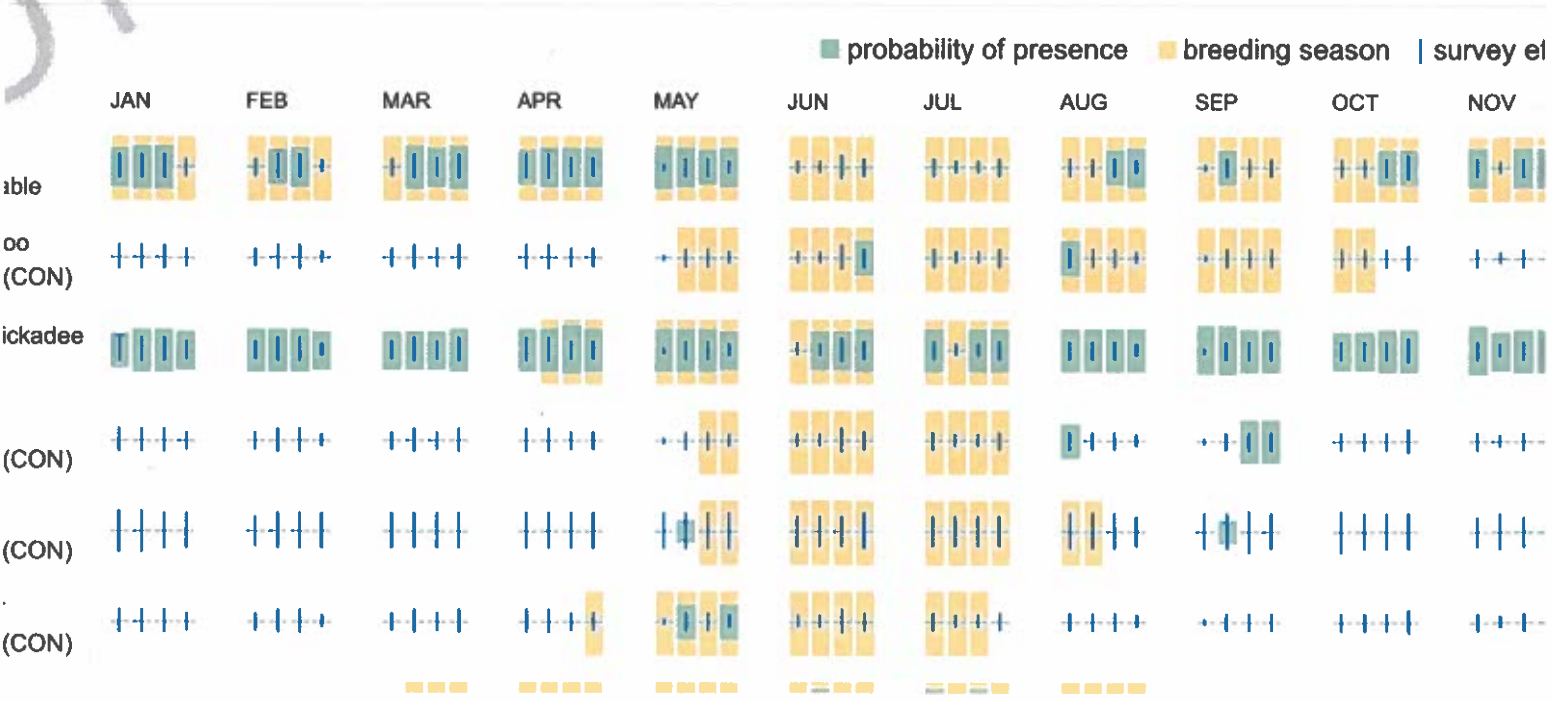
lines superimposed on probability of presence bars indicate the number of surveys performed for that specie
ur project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

s survey effort range, simply hover your mouse cursor over the bar.

rked as having no data if there were no survey events for that week.

frame

only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to
coast, where bird returns are based on all years of available data, since data in these areas is currently muc



OT FOR CONSULTATIO

cts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. Add nits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species prese

use to generate the list of migratory birds that potentially occur in my specified location?

d Resource List is comprised of Birds of Conservation Concern (BCC) and other species that may warrant special attention in those listed under the Endangered Species Act or the Bald and Golden Eagle Protection Act and those species marked as "V iat are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory

d list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is basec ı of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurrin hich your project intersects. These species have been identified as warranting special attention because they are BCC specie ald and Golden Eagle Protection Act requirements may apply), or a species that has a particular vulnerability to offshore activi

ory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds tha ea. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please v Locator (RAIL) Tool.

cies showing up on my list?

es are included on the list of species present in your project area because observations in the AKN for **the species** are being resent, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on o rmine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified locat

presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN) owing collection of survey, banding, and citizen science datasets.

sence data is continuously being updated as new and better information becomes available. To learn more about how the prol are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about thes

f a bird is breeding, wintering, or migrating in my area?

of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your lc l 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 bi rd species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPa F PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe spec e" is indicated, then the bird likely does not breed in your project area.

els of concern for migratory birds?

elivered through IPaC fall into the following distinct categories of concern:

vide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (inc acific Islands, Puerto Rico, and the Virgin Islands);
birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
/ulnerable" birds are not BCC species in your project area, but appear on your list either because of the Bald and Golden Eag ents (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (

e Probability of Presence Graphs

represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of
tes a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence s

bability of presence score calculated? The calculation is done in three steps:

of presence for each week is calculated as the number of survey events in the week where the species was detected divided
ey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of th
esence of the Spotted Towhee in week 12 is 0.25.

sent the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presen
robability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee
ility 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
0.05/0.25 = 0.2.

bability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between
s the probability of presence score.

on ()

iote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars sh
d in your project area.

)

nes superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid
erlaps.

ed as having no data if there were no survey events for that week.

ame

nly the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the
ns are based on all years of available data, since data in these areas is currently much more sparse.

T FOR CONSULTATI

es

al Wildlife Refuge lands

roposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determinati
the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

no refuge lands at this location.

tcheries

no fish hatcheries at this location.

s.

r mapped features may have changed since the date of the imagery or field work. There may be occasional differences in poly
ssifications between the information depicted on the map and the actual conditions on site.

abitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data sour
These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estu
l waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. Thes
lepth, go undetected by aerial imagery.

s

d local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that u
s no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, sta
establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activitie
in or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified a
ms and proprietary jurisdictions that may affect such activities.

T FOR CONSULTATIO

ATTACHMENT C

March 20, 2026 NYSOPRHP SHPO Letter

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

KATHY MOSER
Acting Commissioner

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

PERSPECTIVE - WEST

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten



PERSPECTIVE - EAST

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

PERSPECTIVE - NW

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

PERSPECTIVE - FROM KNEVELS AVE

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten



PERSPECTIVE - FROM WOLCOTT AVE

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten



PERSPECTIVE - FROM KRISTY DR

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

PERSPECTIVE - GREENWAY TRAIL

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

LANC & TULLY
Engineering and Surveying, D.P.C.

May 11, 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 April 27, 2026, from CHAI Developers.
- Seven project renderings from different vantage points, as prepared by ab architekten.
- Full Environmental Assessment Form Part 1 Report with Endnotes for 248 Tioronda Ave Project, with the latest revision date of April 27, 2026, prepared by LaBella with attachments A, B and C.

The applicant has sought and received a waiver from the Beacon City Council waving 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:

<u>General Comments:</u>

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. The applicant has provided several renderings of the project from different vantage points for the Board to review and discuss as to possible visual impacts from the project. The Board should carefully review these perspectives and provide recommendations as to any mitigation that should be considered by the applicant.

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 shall 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

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☑	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☑	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☑	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☑	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☑	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☑	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☑	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	□	□
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	□	□
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	□	□
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	□	□
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	□	□
j. Other impacts: _____ _____		□	□

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) ☐ NO ☑ YES
If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☑ ☑	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☑ ☑	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) ☑ NO ☐ YES
If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		□	□
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	□	□
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	□	□
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	□	□

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☑ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☑	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☑	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☑	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☑	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☑	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☑	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☑	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☑	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☑	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☑	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☑	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☑	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☑ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☑	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☑	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☑	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☑	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☑	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☑	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All application materials and studies submitted by the Applicant, memoranda from City staff and consultants, and testimony during public meetings.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
City of Beacon Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:	248 Tioronda Avenue
Name of Lead Agency:	City of Beacon Planning Board
Name of Responsible Officer in Lead Agency:	J. Randall Williams
Title of Responsible Officer:	Acting Chairperson
Signature of Responsible Officer in Lead Agency:	Date: 5-12-2026
Signature of Preparer (if different from Responsible Officer)	Date: 5-11-2026

For Further Information:

Contact Person: Mercedes Perez, Planning Board Secretary

Address: 1 Municipal Plaza, Beacon NY 12508

Telephone Number: 845-838-5002

E-mail: mperez@beaconny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

City of Beacon Planning Board
248 Tioronda Avenue
May 12, 2026

ATTACHMENT TO
THIRD AMENDED NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SECOND AMENDED SITE PLAN APPROVAL
FOR 248 TIORONDA AVENUE

Parcel ID No. 6054-45-012574

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 narrative will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in the 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 application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Applicant is proposing several modifications to the approved Second Amended Site Plan. The modifications to the Second Amended Site Plan are analyzed herein to determine whether such modifications will result in a significant adverse environmental impact as compared to that which was previously studied. The proposed modifications are as follows:

- In lieu of constructing the previously approved 25,400 s.f. office building (Building 100), two residential buildings are proposed: Building 100A consisting of 71,833 square feet with 78 dwelling units and Building 100B consisting of 66,853 square feet with 58 dwelling units. Of the 136 proposed new dwelling units, 27 dwelling units will be below-market-rate pursuant to Section 223-41.10 of the City Zoning Code. This is in addition to the 64 dwelling units already constructed on the Property situated in Buildings 200 and 300.
- Proposed outdoor amenity plaza, including swimming pool
- Publicly accessible dog run
- Publicly accessible pollinator and community garden
- Extension of the Greenway Trail area to include the island in Fishkill Creek

Site History:

On June 11, 2019, the Planning Board adopted a SEQRA Negative Declaration (the "2019 SEQRA Negative Declaration"). Thereafter, on November 18, 2019, the City Council adopted a Fishkill Creek Development Concept Plan Approval and on April 14, 2020 the Planning Board adopted Subdivision (lot merger)[1] and Site Plan approval. Thereafter, the Applicant submitted an application for amended Site Plan approval which was approved on November 9, 2021, as well as the Planning Board's granting of an LWRP Consistency Determination. In connection with the 2021 Amended Site Plan approval the Planning Board adopted an Amended SEQRA Negative Determination on September 14, 2021 (the "2021 SEQRA Negative Declaration"). [2]

On September 14, 2021 the Planning Board adopted an Amended SEQRA Negative Declaration, reaffirmed its June 11, 2019 LWRP Consistency Determination, and thereafter on November 9, 2021 the Planning Board approved an Amended Site Plan which was sought by the Applicant to eliminate an emergency access ramp to Wolcott Avenue and replace it with an emergency turn around north of Building 300, relocate the proposed Greenway Trail from the Wolcott Avenue ramp to the MTA right-of-way, relocate parking spaces and a stormwater retention basin, and modify Building 100 to reduce the height to two stories and expand the footprint.

On May 14, 2024 the Planning Board adopted a Second Amended SEQRA Negative Declaration, again reaffirmed its June 11, 2019 LWRP Consistency Determination, and approved a Second Amended Site Plan which was sought by the Applicant to revise the location of the Greenway Trail, revise the approved Erosion and Sediment Control Plan and Landscape Plan, add low-height lighted bollards along the front of each building, revise the

[1] As part of this approval, former Beacon Tax Map Parcel No. 5954-16-993482 was merged into this parcel, *See* Dutchess County Map No. 10970A, filed on April 14, 2021.

[2] Additional history concerning the redevelopment of the Property is as follows: Approvals were previously granted by the City for a project on the Site consisting of a 100-unit multifamily residential development with four (4) buildings, a 1,200 s.f. clubhouse, swimming pool and associated parking ("Prior Project"). The Prior Project also included a Greenway Trail and an access easement was granted by the MTA for the Tioronda Avenue access drive. The Planning Board served as Lead Agency for the environmental review of the Prior Project and a Negative Declaration was adopted on April 8, 2014 along with a determination of the Prior Project's consistency with the Local Waterfront Revitalization Program (LWRP). The Prior Project then received Concept Plan and Special Permit approvals from the City Council on August 4, 2014, followed by Subdivision (lot consolidation) and Site Plan approvals from the Planning Board on January 13, 2015. The approvals were extended from time to time by the City Council and the Planning Board. The City Council adopted zoning amendments in 2017 which resulted in a reduction of the number of dwelling units that would be permitted for the Site. The amendments also eliminated the requirement for a Special Permit in the Fishkill Creek Development District. Following the adoption of the 2017 amendments, the 100-unit multifamily residential development was no longer a permitted use of the Site.

site plan in relation to refuse pick-up, add 10 EV charging stations and revise the sewer collection system.

The property is identified on the City of Beacon Tax Map as **Parcel No. 6054-45-012574** and located within the Fishkill Creek Development (FCD) Zoning District (the "Property" or "Site"). Access to the development is provided from Tioronda Avenue across the Metropolitan Transit Authority (MTA) property via an easement.

The Proposed Action is an Unlisted Action. The Planning Board circulated its Notice of Intent to be Lead Agency and received no objections.

Summary of Rationale for Negative Declaration: The Proposed Action, as amended, will not result in any significant adverse environmental impacts.

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 proposed amendment to the Site Plan will not have a significant adverse environmental impact as a result of any physical changes to the project site.

Under the third proposed amendment to the Site Plan, the disturbance area is proposed to increase by 0.33 acres from 6.75 acres to 7.08 acres, as reflected in the EAF submitted and relied upon in 2024 for the Second Amended Negative Declaration and the EAF submitted and relied upon in 2026 in support of this Third Amended Negative Declaration. Such disturbance area continues to be almost entirely within the areas previously disturbed by the former Tuck Tape Industries development area. Additionally, the Third Amended Site Plan proposes an approximate 1.03 acre increase in impervious surface coverage as compared to the previously approved plan which called for a reduction of approximately 0.14 acres of impervious coverage as compared to the prior approved plan. As set forth below, the additional impervious surface coverage will be accounted for in the forthcoming revised Stormwater Pollution Prevention Plan ("SWPPP") which will include erosion and sediment control measures during construction, post-construction stabilization, and water quantity and quality treatment of stormwater runoff.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, no significant adverse impacts are expected as a result of any physical change to the Property.

Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual landforms on the site.

There continue to be no unique geological features on the Property.

Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.

Stormwater: The Third Amended Site Plan provides an increase of approximately 1.03 acres of impervious surface coverage as compared to the previously approved plan which called for a reduction of approximately 0.14 acres of impervious coverage as compared to the prior approved plan. A revised SWPPP will be prepared for review by the City of Beacon Planning Board during the Site Plan review process. The revised SWPPP will provide a comparison between the previously approved project and the currently proposed project as to the additional areas of impervious coverages, and any revisions to the previously approved stormwater facilities constructed or to be constructed at the Property.

Water resources: The Site is contiguous to the Fishkill Creek, a NYSDEC stream identified as H-95, a tributary of the Hudson River. This stream is classified as a Class C stream in the vicinity of the Site; therefore, it is not regulated by NYSDEC as a protected water, as confirmed by letter from NYSDEC dated March 21, 2019. The Greenway Trail improvements are in close proximity to the Fishkill Creek but have been designed in a manner to avoid any significant adverse impacts to the creek both during and after construction.

Groundwater: The Project will continue to be connected to the existing public water distribution and sanitary sewer systems. No change is proposed in the Third Amended Site Plan that would have a significant adverse impact on groundwater resources.

Water & Wastewater: According to the NYSDEC Design Standards for Intermediate-Sized Wastewater Treatment Systems (March 2014), a dwelling unit is expected to generate 110 gallons per day (gpd) of water/wastewater usage per bedroom, which incorporates a reduction for the use of water saving plumbing features. In total, the Project is proposed to include 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 200 dwelling units. The total water/wastewater demand for 258 bedrooms is 28,380 gpd which represents an increase of 16,504 gpd over the previously approved office use of Building 100. Water and wastewater capacity exists and therefore there will be no significant adverse environmental impacts as a result of the Project.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, the Project will not result in a significant adverse impact on 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 National Flood Insurance Program Flood Insurance Rate Map (FIRM), City of Beacon, New York, Community Panel 360217, a portion of the Site along the Fishkill Creek is located within Flood Zone AE, which is described as an area of the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual (100-year) chance flood can be carried without substantial increases in flood heights. No building construction is proposed within Zone AE.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, the Project will not have a significant adverse impact on or alter drainage flows or patterns, or on surface water runoff.

Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.

Potential impacts on air quality remain unchanged since the prior SEQRA Determination.

Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.

The Third Amended Site Plan does not result in any changes to potential impacts to endangered, threatened or rare species. The Third Amended Site Plan includes a pollinator garden which will provide potential habitat for bees, butterflies and birds and aid in pollination.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, no significant adverse impacts to endangered, threatened or rare species are anticipated as a result of the Project.

Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.

There continues to be no agricultural resources in the vicinity of the Property.

Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

Proposed amendments will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views. The Proposed Action is not currently within any officially designated viewsheds.

Buildings 100A and 100B maintain the same or similar roofline to the existing residential buildings (Buildings 200 and 300), but are taller in terms of height and stories due to the change of grade. The proposed buildings will appear as 5 story buildings at the Fishkill Creek rear elevation which will differ from the existing buildings, but renderings of the proposed condition do not reveal publicly accessible viewsheds that are significantly out of character for

the area, particularly considering the site was formerly occupied by an industrial factory building. However, further information concerning screening of rooftop equipment shall be provided during detailed site plan review to ensure rooftop mechanicals are sufficiently screened from view.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, no significant adverse impacts to aesthetic resources are anticipated as a result of the Project.

Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.

The impacts to Historic and Archeological Resources examined by the Planning Board during its prior environmental review of the Proposed Action and the conclusions set forth in the prior Negative Declarations are unaffected by this Proposed Action. Further, the State Historic Preservation Office (SHPO) of the NYS Office of Parks, Recreation and Historic Preservation issued a letter dated March 20, 2026 confirming that no adverse impacts are anticipated due to the Third Amended Site Plan.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, no significant adverse impacts on historic or archaeological resources are anticipated to result from the Project.

Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.

No changes are proposed which will impact open space or recreation. For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, there will be no significant adverse environmental impact on open space or recreation as a result of the Project.

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 Amended Concept Plan and Third Amended Site Plan does not propose any changes in access to the Property. The Applicant's professional consultant, LaBella, P.C., prepared a Trip Generation Memorandum, dated January 28, 2026, to analyze the proposed traffic generation from a multifamily development of 200 dwelling units as compared to the previously approved project consisting of 64 dwelling units with 25,400 square feet of office space. As compared

to the previously approved project, the proposed project would result in 24 additional vehicle trips during the Weekday AM Peak Hour and 18 additional vehicle trips during the Weekday PM Peak Hour. Based on the analysis set forth in the expanded FEAF Part 1, the intersection of Wolcott Avenue and Tioronda Avenue has sufficient capacity and the proposed vehicle trip generation will not result in significant adverse impacts to the traffic network. Regarding parking, the City of Beacon Zoning Code requires a total of 200 parking spaces (1 space per dwelling unit) in the FCD and the proposed plans include 222 parking spaces.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, there will be no significant adverse environmental impact on transportation as a result of the Project.

Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.

The existing energy infrastructure will adequately serve the additional demand. The Proposed Action does not require a new, or an upgrade to any existing substation.

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.

Detailed lighting plans will be produced by the Applicant during Site Plan review. It is anticipated that the lighting associated with Buildings 100A and 100B will be typical residential lighting consistent with the existing lighting at Buildings 200 and 300 and will therefore have no significant environmental impact. All lighting must comply with the standards set forth at Section 223-14 of the Zoning Code. No changes are proposed from what was previously reviewed and approved with respect to odors or noise, except for the proposed community dog run which may result in elevated noise from barking dogs. While noise from the proposed dog run will not result in a significant adverse environmental impact, consideration will be made during Site Plan review for any mitigation measures that may be necessary including hours of operation.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, there will be no significant adverse environmental impact as a result of objectionable odors, noise or light.

Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

The 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.

By letter dated May 1, 2003, NYSDEC notified the owner of the Site that it had been "deleted from the Registry effective with receipt of this letter."

Further, all prior conditions related to prior site contamination remain in effect and the Third Amended Site Plan proposes no changes that would create new or different impacts on human health, except for the proposal for a community garden. Prior to allowing construction of a community garden, the Applicant shall provide data confirming that the site meets the required clean-up criteria for that proposed activity. For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, there will be no significant adverse environmental impact on human health as a result of the Project.

Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.

The Third Amended Site Plan does not present any new or different impacts as compared with that which was previously reviewed and determined to be consistent with community plans and community character. The 2007 Comprehensive Plan encouraged residential development at the old industrial sites and called for a 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."

Further, in terms of fiscal impacts, the Applicant's professional consultant prepared an analysis, dated March 24, 2026, estimating the number of school-aged children to be generated by the additional dwelling units proposed to be added to the Project. It was projected that approximately 29 school-aged children may be generated by the Project based on a mix of bedrooms spanning 200 dwelling units. This is an approximate 16 student increase from the 13 students that were estimated to be generated from Buildings 200 and 300. Overall, the total projected number of school-aged children represents only a 1.18% increase in student enrollment in the Beacon City School District.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, there will be no significant adverse environmental impact on adopted community plans or community character as a result of the Project.

Based upon this information and the information in the Environmental Assessment Form including the Project Narrative, the Planning Board finds that the Proposed Action, as amended, will not have any significant adverse impacts upon the environment. This Third Amended

Negative Declaration indicates that no environmental impact statement needs be prepared and that the SEQRA process is complete.

Dated: May 12, 2026
Beacon, New York

_____ _____, 2026
J. Randall Williams, Acting Chairperson 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 EXCUSED
James Vermeulen	Voting ____		

Resolution: Approved
Denied

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP) CONSISTENCY DETERMINATION FOR 248 TIORONDA AVENUE

PARCEL NO. 6054-45-012574

WHEREAS, the City Council received an application from Beacon 248 Holdings LLC (the "Applicant") to amend its previously granted Concept Plan in connection with a waiver granted by the City Council on December 15, 2025 by Resolution No. 117 of 2025 which provided that the Applicant is not required to construct previously approved "Building 100" as a commercial building, provided that 136 dwelling units are instead constructed, including 27 below-market-rate dwelling units pursuant to Section 223-41.10 of the City of Beacon Zoning Code ("Zoning Code"), on property in the Fishkill Creek Development (FCD) Zoning District (the "Project" or "Proposed Action"); and

WHEREAS, the Project consists of the construction of Building 100A at 71,833 square feet with 78 dwelling units and Building 100B at 66,853 square feet with 58 dwelling units, and also includes revisions to the Greenway Trail to include the island in Fishkill Creek and remove steps to increase ADA accessibility, construction of a publicly accessible dog run, and development of a publicly accessible pollinator and community garden; and

WHEREAS, the subject property is located at the intersection of Wolcott Avenue and Tioronda Avenue and designated on the City tax maps as Parcel No. 6054-45-012574 (the "Site" or "Property"); and

WHEREAS, the Project requires Amended Concept Plan approval from the City Council and a Third Amended Site Plan approval from the Planning Board; and

WHEREAS, the Property is in the Coastal Management Zone as defined by the City's LWRP and the Proposed Action includes a request for an LWRP Consistency Determination; and

WHEREAS, by way of background, on August 4, 2014, the City Council issued Concept Plan and Special Permit Approvals for the redevelopment of the Site for a 100-unit multifamily residential development; and

WHEREAS, on January 13, 2015, the Planning Board granted approvals for Subdivision (lot consolidation) and Site Plan for 100 residential units located in four residential buildings, a 1,200 SF clubhouse, and a swimming pool; and

WHEREAS, thereafter, the City Council amended the dimensional regulations for all development involving a total lot area of more than three acres within an R1, RD, or FCD

zoning district, to require that the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment slopes of 25% or more as defined in Section 223-63 of the Zoning Code; and

WHEREAS, in 2017, the City Council again amended the Zoning Code to, among other changes, require that for projects in the FCD a minimum of 25% of the total development's floor area must consist of nonresidential uses other than dwelling units or artist live/work spaces, which must be constructed before or concurrently with the residential development of the site; and

WHEREAS, due to the changes to the City's Zoning Code, the Applicant was required to seek amended approvals; and

WHEREAS, on June 11, 2019 the Planning Board adopted a SEQRA Negative Declaration and a Local Waterfront Revitalization Program ("LWRP") Consistency Determination, on November 18, 2019 the City Council adopted an FCD Concept Plan Approval, and on April 14, 2020 the Planning Board adopted Subdivision[1] (lot consolidation) and Site Plan approval for the construction of two multifamily buildings (Buildings 200 and 300) with a total of 64 dwelling units (6 of which were designated as below-market-rate units per Zoning Code Section 223-41.10) and a separate office building with 25,400 square feet (Building 100), along with a Greenway Trail on the Site; and

WHEREAS, on September 14, 2021 the Planning Board adopted an Amended SEQRA Negative Declaration, reaffirmed its June 11, 2019 LWRP Consistency Determination, and thereafter on November 9, 2021 the Planning Board approved an Amended Site Plan which was sought by the Applicant to eliminate an emergency access ramp to Wolcott Avenue and replace it with an emergency turn around north of Building 300, relocate the proposed Greenway Trail from the Wolcott Avenue ramp to the MTA right-of-way, relocate parking spaces and a stormwater retention basin, and modify Building 100 to reduce the height to two stories and expand the footprint; and

WHEREAS, on May 14, 2024 the Planning Board adopted a Second Amended SEQRA Negative Declaration, again reaffirmed its June 11, 2019 LWRP Consistency Determination, and approved a Second Amended Site Plan which was sought by the Applicant to revise the location of the Greenway Trail, revise the approved Erosion and Sediment Control Plan and Landscape Plan, add low-height lighted bollards along the front of each building, revise the site plan in relation to refuse pick-up, add 10 EV charging stations and revise the sewer collection system; and

[1] The "Beacon 248 Holdings LLC Final Lot Consolidation Plat," dated February 22, 2020, last revised September 2, 2020, was filed in the Dutchess County Clerk's Office on March 23, 2021 as Map No. 10970A.

WHEREAS, the Applicant now seeks an Amended Concept Plan and Third Amended Site Plan to replace Building 100 with two buildings consisting of a total of 136 dwelling units, of which 27 units will be below-market rate; and

WHEREAS, on February 2, 2026 the City Council referred the Amended Concept Plan to the City of Beacon Planning Board for report and recommendation, requested that the Planning Board continue to serve as Lead Agency for environmental review pursuant to SEQRA, and evaluate the Project for consistency with the City's LWRP policies; and

WHEREAS, the Amended Concept Plan is shown on a plan entitled, "Concept Plan," prepared by LaBella, dated January 29, 2026, and undated architectural drawings and renderings consisting of 11 sheets, prepared by ab architeketen, as follows:

Schematic Concept Design – Massing Diagram – SE
Schematic Concept Design – Massing Diagram – NW
Schematic Concept Design – Aerial View – SW
Schematic Concept Design – Aerial View – SE
Schematic Concept Design – Perspective – NW
Schematic Concept Design – Perspective – West
Schematic Concept Design – Perspective – East
Schematic Concept Design – Perspective – From Knevels Ave
Schematic Concept Design – Perspective – From Wolcott Ave
Schematic Concept Design – Perspective – From Kristy Dr
Schematic Concept Design – Perspective – Greenway Trail; and

WHEREAS, the application also consists of application forms, correspondence, the Environmental Assessment Form (EAF), Coastal Assessment Form and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Planning Board reviewed the application materials at its meetings on February 10, 2026, March 10, 2026, April 14, 2026 and May 12, 2026; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA) and on May 12, 2026 after hearing public comment and taking a "hard look" at the EAF and all of the associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration, finding the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, in accordance with Section 220-6 of Chapter 220, Waterfront Consistency Review, of the City Code, all "actions to be undertaken within the City's Coastal Management Zone shall be evaluated for consistency in accordance with the…..LWRP policy standards…."

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby readopts and reaffirms its June 11, 2019 LWRP Consistency Determination for the Project, as reaffirmed on November 9, 2021 and May 14, 2024, as set forth therein and finds that the Amended

Local Waterfront Revitalization Program (LWRP) Consistency Determination
248 Tioronda Avenue

Concept Plan and Third Amended Site Plan continues to be consistent with the relevant policies of the LWRP for the reasons set forth in the June 11, 2019 LWRP Consistency Determination.

Resolution Adopted: May 12, 2026
Beacon, New York

_____ _____, 2019
J. Randall Williams, Acting 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 EXCUSED
James Vermeulen	Voting ____		

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
05/12/2026

Title:

Review of application for Subdivision Approval, 84 Anderson Avenue, Residential, submitted by Sadhna Gupta.

ATTACHMENTS

84 Anderson PB 5.12.26 Cvr Ltr_2026-0428.pdf

84 Anderson PB 5.12.26 Deed.pdf

84 Anderson PB 5.12.26 Subdivision-App-2022-1 (EXECUTED) redacted2.pdf

84 Anderson PB 5.12.26 Short EAF (executed) redacted2.pdf

84 Anderson PB 5.12.26_I&I Report COMPLETE).pdf

84 Anderson PB 5.12.26 sudvision plans.pdf

KARC Review PB_84 Anderson St 2026.05.11.pdf

Lanc & Tuly 84 Anderson Street 05-11-26.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

April 28, 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: 84 Anderson Street Subdivision
Sadhna Gupta (Applicant)
84 Anderson Street
Tax Parcel ID: 6054-31-371850 (±0.53 acres) & 6054-31-358838 (±0.34 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 a subdivision application with supporting documentation to the City of Beacon planning board for initial review. The proposed project site is located at 84 Anderson Street and consists of 0.87 acres (in total) located in the R1-10 residential zoning district, in the City of Beacon, NY. The existing property currently contains a single-family dwelling, a detached garage and has driveway access and frontage on Anderson Street.

The Applicant wishes to subdivide the lot into two (2) residential building lots. The existing structures on site, including the single-family dwelling, garage, and driveway will be razed/removed and a new single-family dwelling with be built on each of the new building lots.

The existing parent lot is bound by Anderson Street on its southwestern property boundary and has no frontage with any other streets along its other boundaries. Proposed Lots A & B will each have their own independent driveway to provide access from Anderson Street.

The existing water and sewer services for the parent lot will be abandoned and new service lines will be constructed for the new dwellings which will connect to the existing water and sewer mains within Anderson Street.

Lot A is deficient in lot width calculation; therefore, the owner/applicant has control of the recently approved 74 Anderson Street subdivision, and is proposing to transfer land from Lot 1 of that subdivision to reduce the lot width deficiency on Lot A of the currently proposed subdivision. An area variance will be sought for that slight deficiency.

The following documents in support of the proposal are being submitted for initial review:

- Four (4) copies of the Application for Subdivision Approval.
- One (1) private check in the amount of $950.00 for the subdivision application fee (private check #115).
- One (1) private check in the amount of $3,000.00 for the initial escrow (private check #116).
- Four (4) preliminary subdivision sets (7 Sheets each).
- Four (4) copies of the property deed.
- Four (4) copies of the I&I Study.
- Four (4) copies of the Short EAF.

With the exception of the checks, electronic copies of the above items will also be submitted to the Planning Board via email.

We look forward to discussing this project at your May 2026 planning board meeting. Should you have any questions, please feel free to contact me on my direct line at 845-765-8955.

Sincerely,



Daniel G. Koehler, P.E.
Principal

cc: Sadhna Gupta, Applicant (via email)
HLD file

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 23rd day of January Two Thousand Twenty-Five

BETWEEN **MONICA H. COOPER,**
residing at: 84 Anderson Street,
Beacon, New York 12508

party of the first part, and

SUCHIRA GUPTA AND SADHNA GUPTA, h&w
residing at: 17 Weston Road,
Westport, Connecticut 06880

party of the second part,

WITNESSETH, that the party of the first part, in consideration of
TEN Dollars and 00/100----------($10.00)----------dollars,

lawful money of the United States, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Beacon, County of Dutchess and State of New York, more particularly bounded and described on Schedule "A" attached hereto and made a part hereof.

BEING the same premises conveyed to Grantor by deed dated 11/12/1999 and recorded in the Dutchess County Clerk's Office 12/14/1999 as Document No. 02-1999-11759.

PREMISES ARE NOT SUBJECT TO A CREDIT LINE MORTGAGE

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

SCHEDULE A

Policy No: O-NY0126-2622102821
File No.: RGD 23440

LEGAL DESCRIPTION

ALL that certain plot piece or parcel of land, situate, lying and being in the **CITY OF BEACON, COUNTY OF DUTCHESS**, State of New York, bounded and described as follows:

BEGINNING on a point on the northerly side of Anderson Street, said point being North 73° 39' 00" East 105.19 feet and North 56° 00' 00" East 99.15 feet from the intersection of the easterly line of lands formerly Van Nosdall, now DiCastro;

RUNNING THENCE along other lands of Catalano, North 28° 41' 00" West 155.07 feet to lands of the Beacon City School District (Forrestal School);

THENCE along said lands of the Beacon City School District (Forrestal School), North 63° 00' 40" East 90.37 feet and North 51° 08' 00" East 70.10 feet to lands now or formerly Boss;

THENCE along the westerly line of said lands of Boss, South 28° 41' 00" East 150.00 feet to the northerly side of Anderson Street;

THENCE along the said northerly side of Anderson Street, South 56° 00' 00" West 160.00 feet to the point or place of BEGINNING.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In Presence of:

MONICA H. COOPER

STATE OF North Carolina)
) SS:
COUNTY OF Durham)

On the 31 day of December, 2025, before me, the undersigned, a notary public in and for said state, personally appeared Monica H. Cooper personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is(are) subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity and that by his/her signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

TIRON K GUION NOTARY PUBLIC DURHAM COUNTY, N.C.

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. RGD-23440

COOPER

TO

GUPTA

Section 6054-
Block 31-
Lot 371850-00
City of Beacon

RECORD AND RETURN TO:

Suchira + Sadhna Gupta
17 Weston Rd.
Westport, CT 06880

APPLICATION FOR SUBDIVISION APPROVAL

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: Sadhna Gupta

Address: 17 Weston Road
Westport, CT 06880

Signature: Sadhna Gupta

Date: 4/22/26

Phone: [redacted]

(For Official Use Only)

	Date	Initials
Preliminary Application Rec'd		
Application Fee:		
Public Hearing		
Preliminary Plat Approved:		
Final Plat Approved:		
Recreation Fee:		
Performance Bond:		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Daniel G. Koehler, P.E.

Address: 174 Main Street
Beacon, NY 12508

Phone: (845) 440-6926

Fax: None

Email address: DKoehler@HudsonLandDesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:
84 Anderson Street Subdivision

Street which property abuts: Anderson Street

Current Tax Map Designation: Section 6054 Block 31 Lot(s) 371850

Property ~~(does)~~ (does not) connect directly into a (State) (County) highway.

Land in subdivision ~~(is)~~ (is not) within 500 feet of a Municipal boundary.

Total area of property is +/- 0.526 acres

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** copies of a subdivision plat showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

c. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

APPLICATION FEES

Site Plan	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Subdivision	$ 750 for 2-4 lots + $100 per lot $1,000 for 5 or more lots + $300 per lot

$750 + ($100/lot * 2 lots) = $950 (for application fee)

ESCROW FEES

$3,000 (for initial escrow)

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: Sadhna Gupta

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

List all properties in the City of Beacon that you hold a 5% interest in:

66 Spring Valley Street (Tax ID#: 6054-38-141679); U nnumbered (vacant) parcel on west side of Monell Avenue (Tax ID#: 5955-04-580136); 74 Anderson Street (Since Subdivided in Filed Map # 12891, filed w/ the DC Clerk's Office on 3/11/2026).

Applicant Address: 17 Weston Road, Westport, CT 06880

Project Address: 84 Anderson Street, Beacon, NY 12508

Project Tax Grid # 130200-6054-31-371850

Type of Application Residential Subdivision

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Sadhna Gupta, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon **X**
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon ____
3. ALL tax payments due to the City of Beacon are current **X**
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon ____
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon ____
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current **X**

Sadhna Gupta

Signature of Owner

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	___	___	____
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	___	___	____
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	___	___	____

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 84 Anderson Street Subdivision

PRELIMINARY SUBDIVISION PLAT	YES	NO
The preliminary plat shall be clearly marked "Preliminary Plat", shall be drawn to a convenient scale but not less than 1" = 100', and shall contain the following information:	X	
Proposed subdivision name or identifying title, name, and address of property owner and subdivider (if other than owner), name and address of the surveyor and/or engineer preparing the plan, scale, approximate true North point, and date.	X	
The approximate location and dimensions of all property lines, the total acreage of the proposed subdivision, the location of any zoning, special district or municipal boundary lines affecting the subdivision, and the names of owners of record of properties adjoining and directly across the street from proposed subdivision.	X	
The location of all existing structures and pertinent features, including railroads, water bodies, water courses, wetlands, rock outcroppings, wooded areas, major trees, and stone walls, that may influence the design of the subdivision, plus accurate topography at a vertical contour interval of not more than two (2) feet. The topographic data shall be determined by field survey unless the Planning Board specifically waives this requirement and/or permits the substitution of topographic information obtained from other sources determined satisfactory for the particular case.	X	
The location and status of existing streets or private roads, easements and rights-of-way (if any), proposals for the layout of new streets or private roads (including widths and approximate curve radii) and any proposed easements, rights-of-way and/or reservations.	X	
The names of existing streets or private roads and proposed names for new streets or private roads.	X	
The proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.	X	
Location, size and nature of any area proposed to be reserved for park purposes.		X
A site location sketch, at a scale of one inch equals 400 feet, showing the general situation within 1,000 feet of the applicant's property with respect to surrounding properties, streets and private roads.	X	
Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street or private road system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than five feet plus any other information determined necessary by the Planning Board.		X
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	

PRELIMINARY CONSTRUCTION PLANS	YES	NO
The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:	X	
Location and sizes of any existing water, sewer storm drainage and other utility lines and structures within and nearby the proposed subdivision.	X	
The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage, and other utility services.	X	
Proposed street or private road profiles and cross-sections showing the approximate grade of proposed streets or private roads, the relationship of existing to proposed grades, and the proposed grades, and the proposed vertical curvature along the center line of all new streets or private roads.		X
Location of all existing and proposed monuments and other subdivision improvements.	X	
Such additional information as may be required by this chapter, the Zoning chapter, or the Planning Board.	X	

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 84 Anderson Street Subdivision

FINAL SUBDIVISION PLAT	YES	NO
The final subdivision plat shall be drawn clearly and legibly on transparent tracing cloth with black waterproof ink, at a scale no smaller than one inch equals 100 feet but preferably at a scale of one inch equals 50 feet. The sheet size shall not exceed 36 inches by 48 inches. If the size of proposed subdivision required a drawing larger than this, two or more sheets may be submitted, with match lines clearly indicated, and an index map shall be prepared on the same size sheet.	X	
The final plat shall contain the following information:		
Proposed subdivision name or identifying title, name, and address of owner of record and of subdivider (if other than owner), certification and seal of the registered engineer or licensed land surveyor who prepared the plat, names of the owners of record of adjoining properties and of properties directly across the street or private road, graphic scale, approximate true North point, and date.	X	
The location and dimensions of all boundary lines of the proposed subdivision, and all existing and proposed streets, private roads, lot lines, easements and rights-of-way, with sufficient data to readily determine the location, bearing and length of all such lines and to reproduce such lines upon the ground.	X	
The names of all existing and proposed streets and private roads.	X	
The locations of all water bodies and watercourses.		X
The location of all existing buildings, including identification of all buildings to be removed as a condition of plat approval.	X	
The total acreage included in the entire subdivision, and the identification number and acreage of all lots and land reservations within the proposed subdivision.	X	
Location of all existing and proposed monuments.	X	
A site location map, at a scale of one inch equals 400 feet, showing the location of the subject property with respect to neighboring properties, streets and private roads.	X	
Notations explaining any drainage, sight slope, street widening, park area or other reservations or easements, including any self-imposed restrictions or covenants.	X	
Endorsement of approval by the Dutchess County Health Department.	X	
Plan for the provisional delivery of mail, as approved by the local postmaster.	X	
Endorsement of the owner as follows: "Approved for filing: _____ _____" Owner Date	X	

FINAL SUBDIVISION PLAT ***(continued)***	**YES**	**NO**
Form for endorsement by Planning Board Chairman as follows: "Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of _____, 20_____, subject to All requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plat, as approved, shall void this approval.	X	
Signed this _____ day of _____, 20_____, by _____, Chairman _____, Secretary In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place.		
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	
Stormwater pollution prevention plan. A stormwater pollution prevention plan consistent with the requirements of Chapter 190 and with the terms of preliminary plan approval shall be required for final subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 190, Article II. The approved final subdivision plat shall be consistent with the provisions of Chapter 190.		X

FINAL CONSTRUCTION PLANS	**YES**	**NO**
Final construction plans and profiles shall be prepared for all proposed streets, private roads and other required improvements. Plans shall be drawn at the same scale as the final plat and on the same size sheets, but not on the same sheets. The following information shall be shown:		X
Plans and profiles showing the location and a typical cross-section of street and/or private road pavements including curbs and gutters, sidewalks, manholes and catch basins; the location of street or private road trees, lighting and signs; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants; the location and size of all water, gas or other underground utilities or structures; and the location and design of any other required improvements.	X	
Profiles showing existing and proposed elevations along the center line of all streets and private roads. Where a proposed street or private road intersects an existing street or private road, the elevation along the center line of the existing street or private road within 100 feet of intersection, shall be shown. All elevations must be referred to established U.S. Government of approved local benchmarks, where they exist within ½ mile of the boundary of the subdivision.		X
The Planning Board may require, where steep slopes exist, cross-sections showing existing and proposed elevations of all new streets and private roads every 100 feet at five points on a line at right angles to the center line of the street or private road, said elevation points to be at the center line of the street or private road, each property line, and points 30 feet inside each property line.		X
Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision.	X	

FINAL CONSTRUCTION PLANS *(continued)*		
Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas.	X	
Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet_____ of _____.	X	
A notation of approval, on all sheets as follows "Approved by: _____ _____ Owner Date and _____ _____ Planning Board Chairman Date"	X	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	

For all items marked "NO" above, please explain below why the required information has not been provided:

All items marked "NO" are not applicable to this particular application/project.

Applicant/Sponsor Name: Sadhna Gupta

Signature: Sadhna Gupta

Date: 04/22/26

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 · http://beaconny.gov/

INDIVIDUAL DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any person(s))

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: Sadhna Gupta

Address of Applicant: 17 Weston Road, Westport, CT 06880

Telephone Contact Information: [redacted]

SECTION B. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Suchira Gupta and Sadhna Gupta	17 Weston Road, Westport, CT 06880	[redacted]	1/23/2025- Sale of Property	1/28/2026- Recorded with the Dutchess County Clerk's Office (Document # 50343).

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☒ NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ **YES** ☒ **NO**

I, Sadhna Gupta being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Sadhna Gupta

(Signature) Sadhna Gupta

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

84 Anderson Street Subdivision

Project Location (describe, and attach a location map):

84 Anderson Street, Beacon, NY 12508

Brief Description of Proposed Action:

The subject property is a developed residential parcel located at 84 Anderson Street in the City of Beacon, Dutchess County (Tax ID #:130200-6054-31-371850). The owner of the property, Ms. Sadhna Gupta, wishes develop the property through the razing of the existing house on the parcel and the subdivision of the property into two (2) individual residential lots. Each lot will then be developed through the construction of a new, single-family, residence. Water & sewer service for the new residences will be supplied via connections to the City of Beacon Water and Sewer Districts on Anderson Street (to which the house to be razed had existing connections to). Independent driveways for each lot shall be constructed for access to Anderson Street.
Proposed Lot A is slightly deficient in lot width. The applicant controls the recently approved adjacent lot, and is proposing a lotline realignment with that lot (#:130200-6054-31-358838, also Lot 1 of Filed map 12891) to reduce the lot width deficiency, which still requires an area variance for 3.6 feet.

Name of Applicant or Sponsor:	Telephone: [redacted]
Sadhna Gupta	E-Mail: [redacted]

Address:

17 Weston Road

City/PO:	State:	Zip Code:
Westport	Connecticut	06880

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Beacon Planning Board- Subdivision Approval; Beacon ZBA - Area Variance; Beacon Water & Sewer	☐	☑

3. a. Total acreage of the site of the proposed action? 0.87 acres
   b. Total acreage to be physically disturbed? 0.77 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.19 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
New house(s) will conform with the latest building and energy codes.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

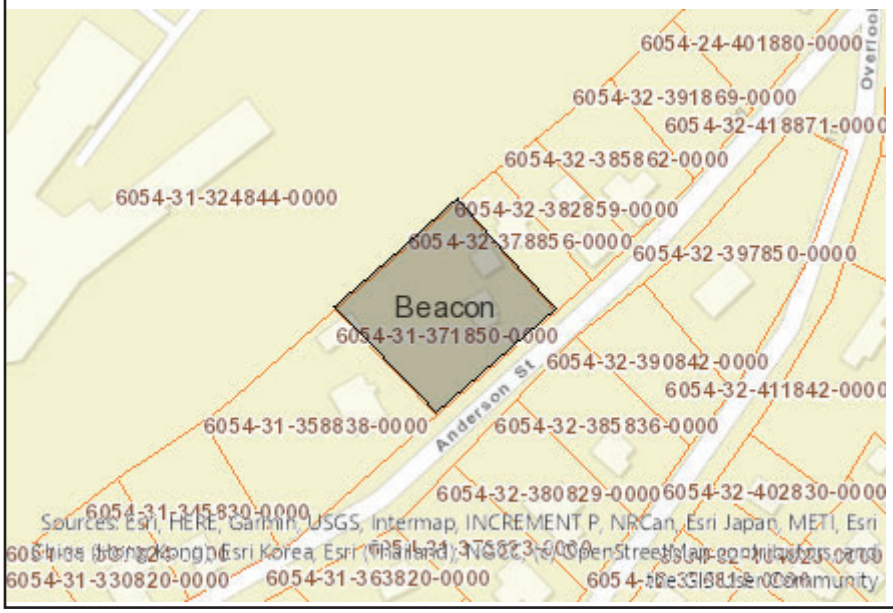
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Stormwater surface runoff from site will be directed towards the roadside conveyance system along Anderson Street.	☐	☑
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Daniel G. Koehler, P.E. Date: 4/28/2026

Signature: _____ Title: Engineer for Applicant

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Civil and Environmental Engineering Consultants
174 Main Street Beacon, NY 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926
www.HudsonLandDesign.com

INFILTRATION AND INFLOW (I&I) REPORT

April 21, 2026

Mr. John Gunn, Chairman, & Members of the City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Infiltration and Inflow Investigation
84 Anderson Street Subdivision
Tax ID: 6054-31-371850 (±0.526 Acres Total)
City of Beacon, New York

As required by the City of Beacon code §179-6, Hudson Land Design has conducted an infiltration and inflow investigation (I&I study) of the parcel at 84 Anderson Street to determine if any illicit inflow connections to the City's sewage system exist on the site. Illicit inflows encompass any type of discharge (water) that is not sanitary wastewater. Types of illicit inflows can include: stormwater runoff, pumped groundwater, and other prohibited inflow sources (flow that is not from water fixtures).

On April 20th, 2026, Hudson Land Design personnel visited 84 Anderson Street (the project site) to conduct an I&I study. Below is a summary of the investigation carried out during the visit and the conclusions obtained from the study.

The project site is a developed residential parcel located on the north side of Anderson Street. The buildings/structures within the parcel consists of: a 1-story single-family frame house, with a basement and attic, and a single-story detached garage with a driveway that provides access to Anderson Street.

For the first part of the study (Phase I), the exterior of the existing buildings were visually inspected to determine if the building had stormwater collection practices (gutters and downspouts) and if the practices were connected to the City's sanitary sewer system(s).

On 4/20/2026, the outside of the house was visually inspected and it was found that the structure does not have any stormwater collection practices. Based on our observations, the house does not have any rain gutters, downspouts, or header leaders along any part of the structure.

View of the existing house's front (south) side. No rain gutters or downspouts were observed.



View of the existing house's east side (right in picture). No rain gutters or downspouts were observed.



View of the existing house's rear (north) side. No rain gutters or downspouts were observed.



View of the existing house's west side (left in picture). No rain gutters or downspouts were observed.



The exterior of the detached garage was also inspected for potential illicit stormwater connections. On 4/20/2026, the outside of the garage was visually inspected and it was found that the structure does not have any stormwater collection practices. Based on our observations, the garage does not have any rain gutters, downspouts, or leaders along any part of the structure.

View of the detached garage's front (south) side. No rain gutters or downspouts were observed.



View of the detached garage's west side. No rain gutters or downspouts were observed.



View of the detached garage's rear (south) and west (left on picture) sides. No rain gutters or downspouts were observed.



For the second part of the study (Phase II), the interior of the garage and house were inspected to determine if any illicit connections exist within the structures. Illicit connections inside of structures included internal connections from sump pumps, floor drains, or other non-sanitary wastewater discharges to the internal sewer plumbing of a building or other types of connections that can convey non-sanitary discharges to the public sanitary sewer system.

On 4/20/2026, the basement of the existing house was accessed and visually inspected to determine if any sump/dewatering pumps were installed in the house. During the inspection, the outlet point for the house's sewer system (where all internal sewer plumbing conveys to before leaving the house) was found and then traced back to determine if any connections from anything other than from the house's water fixtures exists. The sewer outlet point (located on the southeast corner of the house's basement level) was found and it was determined that no connections, other than from the house's regular water fixtures, exist in the sewer system or sewer service line. The basement was carefully inspected to see if any sump pumps existed in the basement for dewatering. Based on our observations, no illicit discharges or connections were found on/around the existing house at 84 Anderson Street.

View of the house's sewer outlet point (4" iron pipe), the house's water service line (1" copper line) and a discharge line (right in picture) that connect to the laundry room in the house's basement. It is assumed the laundry room line connects to the sewer service line below ground.



View of the laundry room on the house's basement.



View of the basement's west portion.



View of the basement's east portion.



On 4/20/2206, the interior of the garage was also inspected to determine if any illicit discharge sources/connections exist. No sump pumps or other illicit discharge sources/connections were found inside of the garage, nor were any waste pipes observed. Based on our observations, no illicit discharges or connections were found on/around the existing garage on 84 Anderson Street.

View of the inside of the detached garage.



Through our investigation, HLD did not find any illicit connections to the City of Beacon's sanitary sewer collection system from either the existing house or garage on 84 Anderson Street. Therefore, it is our determination that the site does not pose a risk to the City's sanitary sewer systems or requires abandonment measures to be implemented in its design plans.

Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,

Daniel G. Koehler, P.E.
Principal

cc: Sadhna Gupta, Owner (via email)
HLD file

84 ANDERSON STREET

RESIDENTIAL SUBDIVISION

84 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 6054-31-371850 & PORTION OF 6054-31-358838
PARCEL 371850 LOT AREA: ±0.526 ACRES
ZONING DISTRICT: R-10



SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS WITHIN 200'
PARCEL: OWNER & ADDRESS
1. SADHNA GUPTA, 17 WESTON ROAD, WESTPORT CT 06880
2. CITY OF BEACON SCHOOL DISTRICT, 10 EDUCATION DRIVE, BEACON NY 12508
3. ANN MCGOWAN, 335 EAST 86TH STREET 5A, NEW YORK NY 10028
4. ANDREY NETBOY, 85 ANDERSON STREET, BEACON NY 12508
5. PHILOMENA KIERNAN, 80 OVERLOOK AVENUE, BEACON NY 12508
6. TRACY DROSS, 72 OVERLOOK AVENUE, BEACON NY 12508
7. CHARLES DEL BENE JR, 54 OVERLOOK AVENUE, BEACON NY 12508
8. GREGORY MARTIN WHITE, 65 ANDERSON STREET, BEACON NY 12508
9. CRAIG HEITCZMAN, 30 TILLOTT STREET, BEACON NY 12508
10. THOMAS CERCHIARA, 10 TILLOT STREET, BEACON NY 12508
11. WILLIAM TOBAR, 48 ANDERSON STREET, CORNWALL ON THE HUDSON NY 12520
12. CHRISTOPHER WOLFE, 52 ANDERSON STREET, BEACON NY 12508
13. ANA JOANES, 60 ANDERSON STREET, BEACON NY 12508

PROJECT ENGINEER:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926

OWNER/APPLICANT:
SADHNA GUPTA
17 WESTON ROAD
WESTPORT CT 06880
PH: 321-381-2135

PROJECT SURVEYOR:
RAPPA & BURNETT
LAND SURVEYORS, P.C.
6 CIRCLE DRIVE
WALDEN NY 12586
PH: 845-802-3687

DRAWING INDEX:
SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN (XC-1)
SHEET 3: PRELIMINARY SUBDIVISION PLAT (PL-1)
SHEET 4: SUBDIVISION PLAN (SP-1)
SHEET 5: EROSION & SEDIMENT CONTROL PLAN (ESC-1)
SHEET 6: CONSTRUCTION DETAILS (CD-1)
SHEET 7: CONSTRUCTION DETAILS (CD-2)

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.

_____ _____
SADHNA GUPTA DATE

I HEREBY DECLARE THIS MAP TO BE PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, ADOPTED OCTOBER, 1996 AND REVISED THROUGH JULY 18, 1997

BY: _____
JOSEPH RAPPA JR., L.S. N.Y. State Lic. no. 051206

DCDBCH 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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

Dig Safely. New York. Call 811 before you dig

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

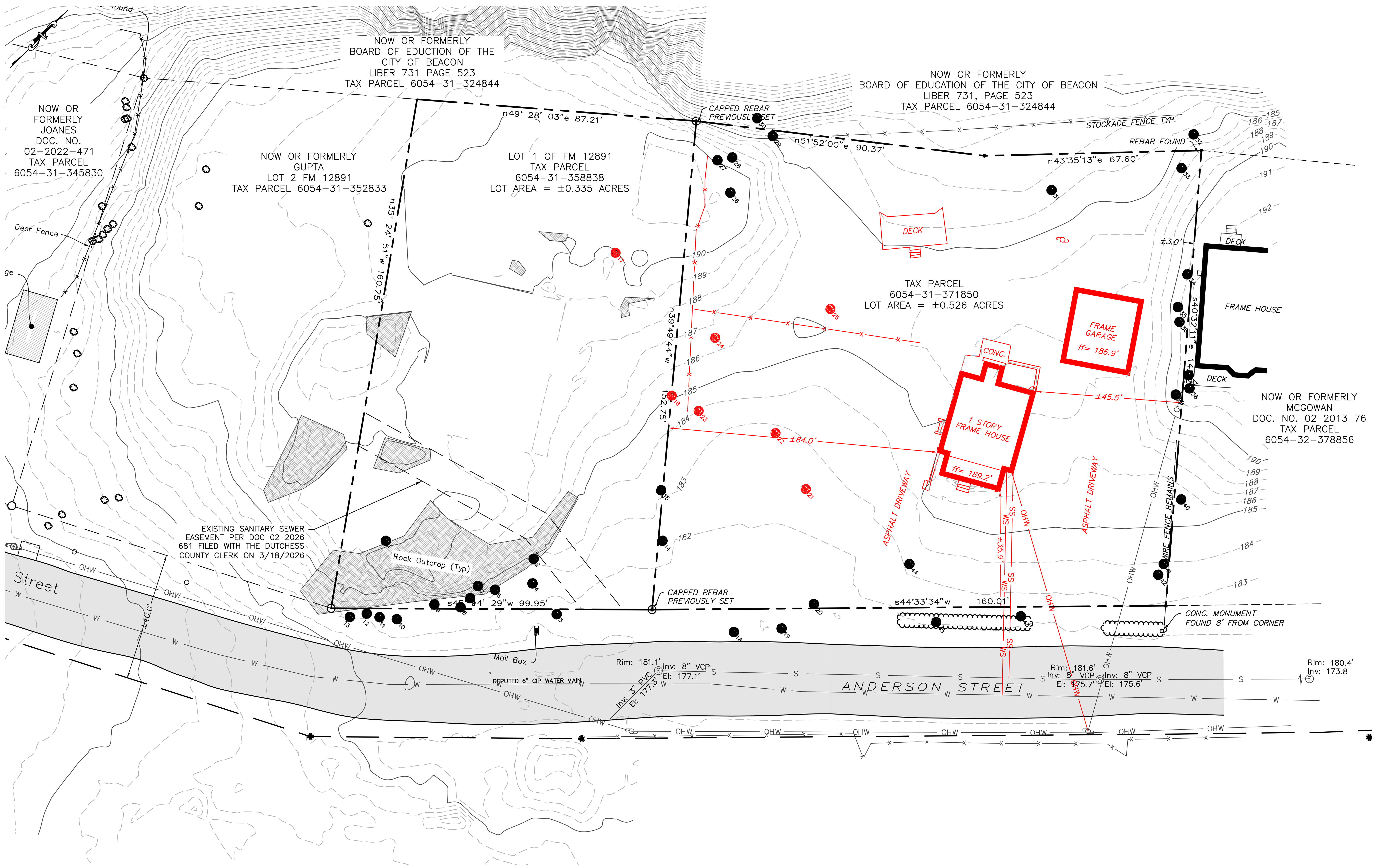
COVER SHEET

84 ANDERSON STREET SUBDIVISION
REVISION TO FILED MAP 12891

84 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-371850

JOB #:	2026:009
DATE:	4/28/2026
SCALE:	AS SHOWN
TITLE:	CV-1
SHEET:	1 OF 7

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW — EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS — EXISTING SEWER SERVICE LINE
- S — EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- CO — EXISTING SEWER CLEAN OUT
- W — EXISTING WATER LINE
- WS — EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- WSO — EXISTING WATER SHUT OFF VALVE
- WV — EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- RL — EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- TO BE REMOVED

PROJECT INFORMATION:

PARCEL OWNER:	SADHNA GUPTA, 17 WESTON ROAD, WESTPORT CT 06880
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	84 & 74 ANDERSON STREET, BEACON NY 12508
TAX PARCEL ID:	6054-31-371850 (±0.526 AC) & 6054-31-358838 (±0.335 AC)
PARCEL AREA:	±0.861-ACRE TOTAL
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY PER "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED OF 84 ANDERSON STREET" PREPARED BY RAPPA AND BURNETT LAND SURVEYORS, P.C., DATED MARCH 16, 2026.
2. LOT 1 OF FILED MAP 12891 PER MAP FILED AT DUTCHESS COUNTY CLERK'S OFFICE ON 3/11/2026 "74 ANDERSON STREET SUBDIVISION" PREPARED BY HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C.

SURVEY NOTES:

1. COPYRIGHT RAPPA & BURNETT LAND SURVEYORS, P.C. 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 LOCATIONS 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 IF ANY.
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 REAL-TIME KINEMATIC GPS OBSERVATIONS.
11. CONTOUR INTERVAL IS ONE FOOT AND IS REFERENCED TO NAVD88. THE TOPOGRAPHY SHOWN HEREON IS DERIVED FROM UAV PHOTOGRAMMETRY UTILIZING BASE-ROVER GPS WITH AN ON-SITE BASE AND 10 INDEPENDENT CHECK POINTS. CHECK POINTS HAVE THE FOLLOWING ACCURACY: HRMS 0.093' (NORTHING), 0.089' (EASTING), VRMS 0.137' (ELEVATION).
12. PARCEL AREA NOTED HEREON DERIVED FROM BOTH MEASURED AND RECORD EVIDENCE.
13. BEARINGS AND DISTANCES SHOWN HEREON ARE FOR COMPUTATIONAL PURPOSES ONLY.

DEMOLITION NOTES:

1. 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.

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.

EXISTING TREE & REMOVAL SCHEDULE:

1. 6" MAPLE	16. 24" BLACK WALNUT	**TBR**	31. 24" MAPLE
2. 10" QUAD MAPLE	17. 24" OAK	**TBR**	32. 18" MAPLE
3. 21" BLACK WALNUT	18. 21" BLACK WALNUT		33. 21" MAPLE
4. 10" FIR	19. 18" BLACK WALNUT		34. 13" MAPLE
5. 9" FIR	20. 24" BLACK WALNUT		35. 17" BLACK WALNUT
6. 10" DEAD FIR	21. 22" BLACK WALNUT	**TBR**	36. 22" OAK
7. 10" MAPLE	22. 15" RED MAPLE	**TBR**	37. 25" TWIN MAPLE
8. 8" DEAD FIR	23. 16" BLACK WALNUT	**TBR**	38. 12" MAPLE
9. 6" FIR	24. 30" MAPLE	**TBR**	39. 12" MAPLE
10. 10" MAPLE	25. 28" BLACK WALNUT	**TBR**	40. 10" CEDAR
11. 7" FIR	26. 8" MAPLE		41. 7" MAPLE
12. 14" OAK	27. 22" MAPLE		42. 6" TWIN MAPLE
13. 8" FIR	28. 26" MAPLE		43. 8" MAPLE
14. 24" BLACK WALNUT	29. 10" MAPLE		44. 18" MAPLE
15. 21" BLACK WALNUT	30. 7" MAPLE		45. 8" MAPLE

NOTES:
1. TREE LOCATIONS, SIZES AND IDENTIFICATION BY HUDSON LAND DESIGN PERSONNEL. TREES ON LOT 1 WERE LOCATED ON MARCH 18, 2025. TREES ON LOTS A & B WERE LOCATED ON APRIL 27, 2026.
2. **TBR** = TO BE REMOVED

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.

______________________________ ___________
SADHNA GUPTA DATE

I HEREBY DECLARE THIS MAP TO BE PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, ADOPTED OCTOBER, 1996 AND REVISED THROUGH JULY 18, 1997

BY:______________________________
JOSEPH RAPPA JR., L.S. *N.Y. State Lic. no. 051206*

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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Dig Safely. New York
Call 811 before you dig

STATE OF NEW YORK
DANIEL G. KOEHLER
LICENSED PROFESSIONAL ENGINEER
082716
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

EXISTING CONDITIONS & REMOVALS PLAN

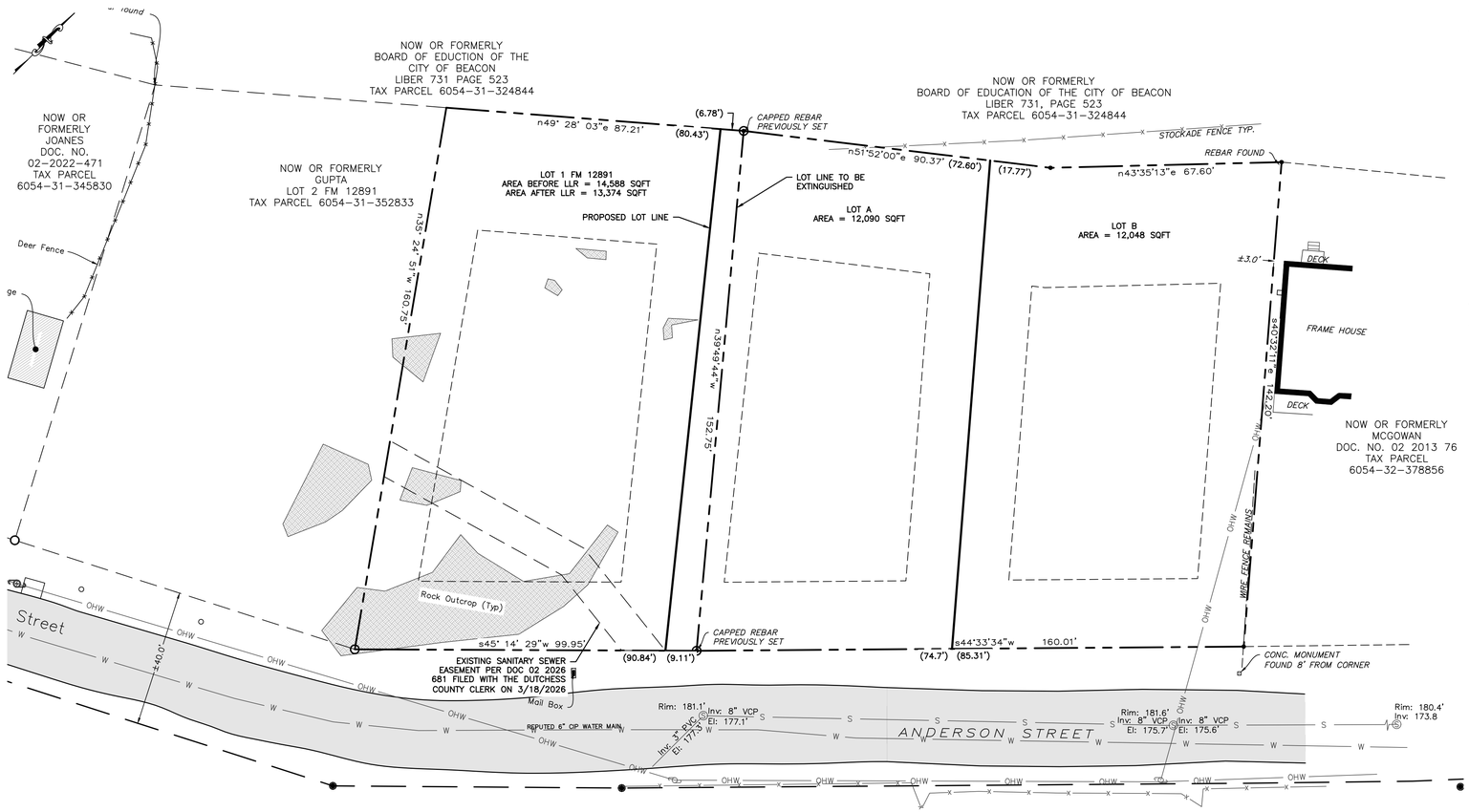
84 ANDERSON STREET SUBDIVISION

REVISION TO FILED MAP 12891

84 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-371850

JOB #:	2026:009
DATE:	4/28/2026
SCALE:	1" = 20'
TITLE:	XC-1
SHEET:	2 OF 6

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

SCHEDULE OF REGULATIONS (R1-10 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT
LOT AREA:	10,000 SQFT MIN./UNIT
LOT WIDTH:	85 FEET MINIMUM
LOT DEPTH:	100 FEET MINIMUM
YARD SETBACKS (RESIDENTIAL USE):	
FRONT YARD:	20 FEET
SIDE YARD:	15 FEET
REAR YARD:	35 FEET MINIMUM
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES
MAX. BUILDING COVERAGE:	25% MAX.

MAP REFERENCE:

1. BOUNDARY AND TOPOGRAPHIC SURVEY PER "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED OF 84 ANDERSON STREET" PREPARED BY RAPPA AND BURNETT LAND SURVEYORS, P.C., DATED MARCH 16, 2026.
2. LOT 1 OF FILED MAP 12891 PER MAP FILED AT DUTCHESS COUNTY CLERK'S OFFICE ON 3/11/2026 "74 ANDERSON STREET SUBDIVISION" PREPARED BY HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C.

TOTAL PARCEL AREA:

±37,505 S.F. OR ±0.861 ACRE

TAX MAP REFERENCE:

CITY OF BEACON 130200-6054-31-371850
CITY OF BEACON 130200-6054-31-358838

HORIZONTAL DATUM:

NAD 83-NY EAST

VERTICAL DATUM:

NAVD 88

FLOOD BOUNDARY:

SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.

WETLAND NOTE:

NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

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.

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.

_____ _____
SADHNA GUPTA DATE

I HEREBY DECLARE THIS MAP TO BE PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, ADOPTED OCTOBER, 1996 AND REVISED THROUGH JULY 18, 1997

BY: _____
JOSEPH RAPPA JR., L.S. *N.Y. State Lic. no. 051206*

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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Dig Safely. New York. Call 811 before you dig

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

PRELIMINARY SUBDIVISION PLAT

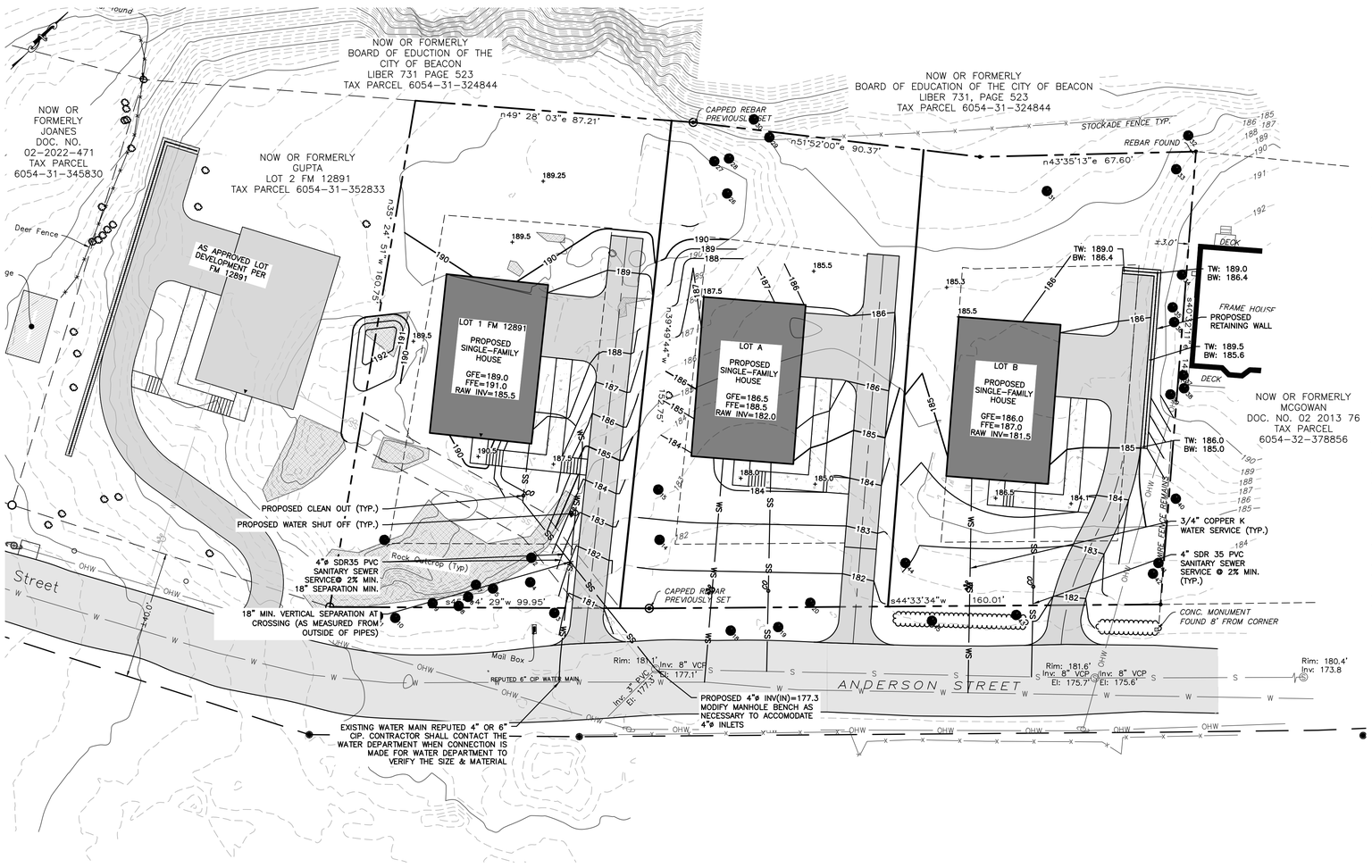
84 ANDERSON STREET SUBDIVISION

REVISION TO FILED MAP 12891

84 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-371850

JOB #:	2026:009
DATE:	4/28/2026
SCALE:	1" = 20'
TITLE:	PL-1
SHEET:	3 OF 6

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

SCHEDULE OF REGULATIONS (R1-10 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT 1	LOT A	LOT B
LOT AREA:	10,000 SQFT MIN./UNIT	±14,588 SQFT	±14,118 SQFT	±12,048 SQFT
LOT WIDTH:	85 FEET MINIMUM	±85.0 FEET	±81.4 FEET*	±85.0 FEET
LOT DEPTH:	100 FEET MINIMUM	±153.5 FEET	±143.3 FEET	±142.2 FEET
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	20 FEET	51.4 FEET	44.8 FEET	38.0 FEET
SIDE YARD:	15 FEET	18.7 FEET	15.8 FEET	15.0 FEET
REAR YARD:	35 FEET MINIMUM	53.0 FEET	52.5 FEET	50.5 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES	≤35 FEET	≤35 FEET	≤35 FEET
MAX. BUILDING COVERAGE:	25% MAX.	±11.9%	±13.2%	±11.3%

*REQUIRES AREA VARIANCE WHERE THE LOT WIDTH IS 81.4 FEET, AND 85 FEET IS REQUIRED, REQUIRING RELIEF OF 3.6 FEET.

WATER & SEWER NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
4. 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.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
2. WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED FOLLOWING SITE PLAN APPROVAL. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
4. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A VARIATION FROM THE PLAN SET SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE OR OFF-SITE DAMAGES TO VEGETATION OR PROPERTY CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS COST TO THE SATISFACTION OF THE ENGINEER, PROPERTY OWNER OR AGENCY HAVING JURISDICTION.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.

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.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED LOTS SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE TO EACH LOT SHALL BE 3/4"ø K-COPPER.
6. THE SEWER SERVICE LINES TO EACH LOT SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW BUILDING. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. 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.
10. THE PROPOSED DRIVEWAY SIGHT DISTANCE SHALL BE IN COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. IN CASES WHERE INTERSECTION SIGHT DISTANCE IS DEFICIENT, A MINIMUM STOPPING SIGHT DISTANCE OF 200 FEET IS REQUIRED. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

LOT 1: INTERSECTION SIGHT DISTANCE RIGHT = ±200 FEET
INTERSECTION SIGHT DISTANCE LEFT = ±285 FEET
STOPPING SIGHT DISTANCE (WESTBOUND) = ±480 FEET
STOPPING SIGHT DISTANCE (EASTBOUND) = ±240 FEET

LOT A: INTERSECTION SIGHT DISTANCE RIGHT = ±225 FEET
INTERSECTION SIGHT DISTANCE LEFT = ±425 FEET
STOPPING SIGHT DISTANCE (WESTBOUND) = ±395 FEET
STOPPING SIGHT DISTANCE (EASTBOUND) = ±325 FEET

LOT B: INTERSECTION SIGHT DISTANCE RIGHT = ±290 FEET
INTERSECTION SIGHT DISTANCE LEFT = ±360 FEET
STOPPING SIGHT DISTANCE (WESTBOUND) = ±330 FEET
STOPPING SIGHT DISTANCE (EASTBOUND) = ±380 FEET

11. BEDROCK SHALL REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.

INFILTRATION AND INFLOW MITIGATION NOTES:

1. AT AN INSPECTION PERFORMED ON APRIL 20, 2026, HUDSON LAND DESIGN OBSERVED NO ILLICIT STORMWATER OR SUMP PUMP CONNECTIONS TO THE CITY OF BEACON'S SANITARY SEWER COLLECTION SYSTEM.

RETAINING WALL NOTES:

1. THE DESIGN OF THE RETAINING WALL SHALL BE COMPLETED BY A NYS LICENSED ENGINEER, AND SUBMITTED TO THE CITY OF BEACON FOR REVIEW.
2. TOP WALL AND BOTTOM WALL ELEVATIONS SHOWN. BOTTOM WALL REPRESENTS THE FINAL GRADE AT EXPOSED FACE OF WALL.
3. RETAINING WALL SHALL INCLUDE FALL PROTECTION.

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.

_____ _____
SADHNA GUPTA 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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Dig Safely. New York. Call 811 before you dig

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

SUBDIVISION PLAN

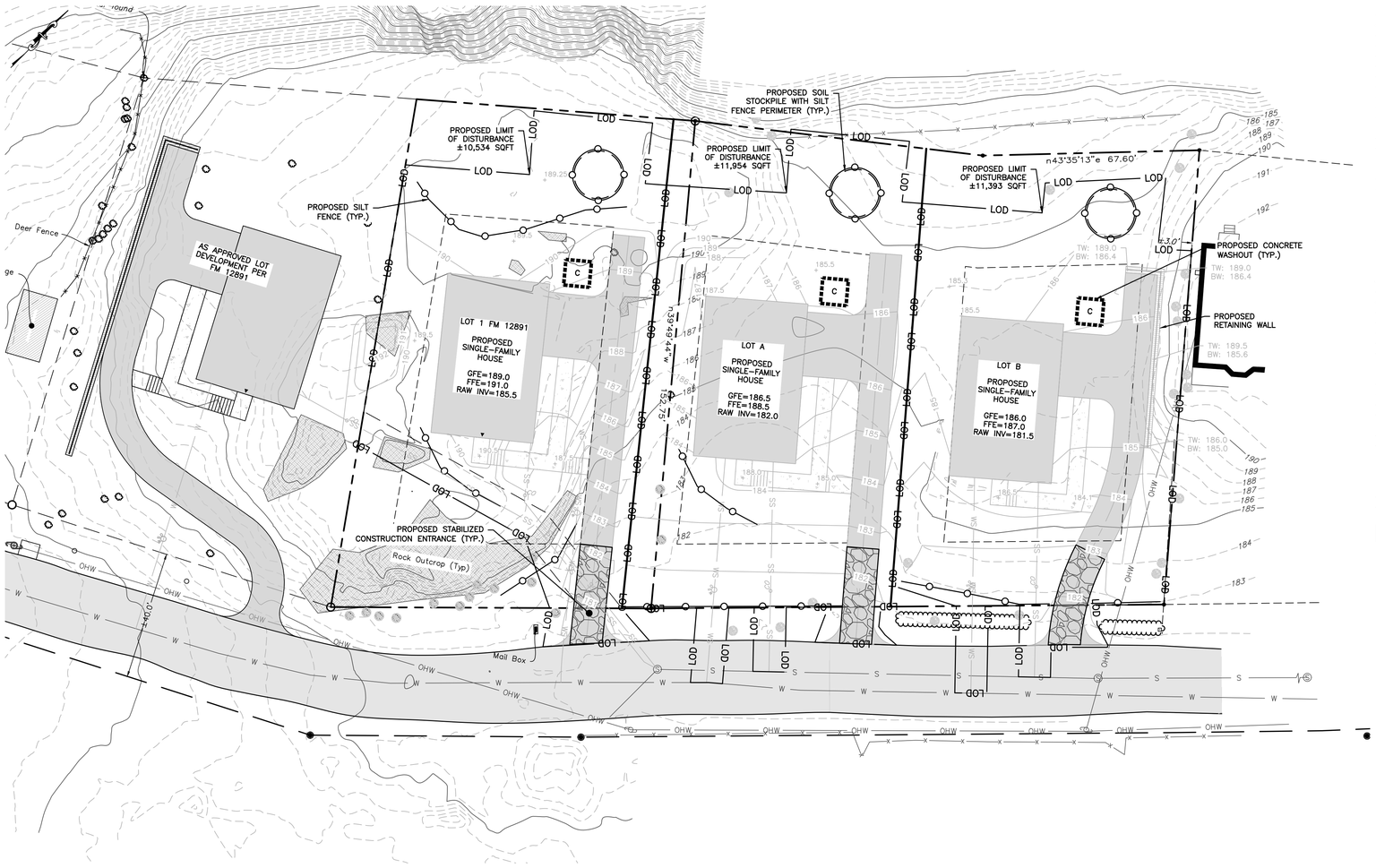
84 ANDERSON STREET SUBDIVISION

REVISION TO FILED MAP 12891

84 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-371850

JOB #:	2026:009
DATE:	4/28/2026
SCALE:	1" = 20'
TITLE:	SP-1
SHEET:	4 OF 6

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS PLAN.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. 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.

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.

_____ _____
SADHNA GUPTA 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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Dig Safely. New York. Call 811 before you dig

SEAL
STATE OF NEW YORK DANIEL G. KEGERIES 082716 LICENSED PROFESSIONAL ENGINEER

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

EROSION & SEDIMENT CONTROL PLAN

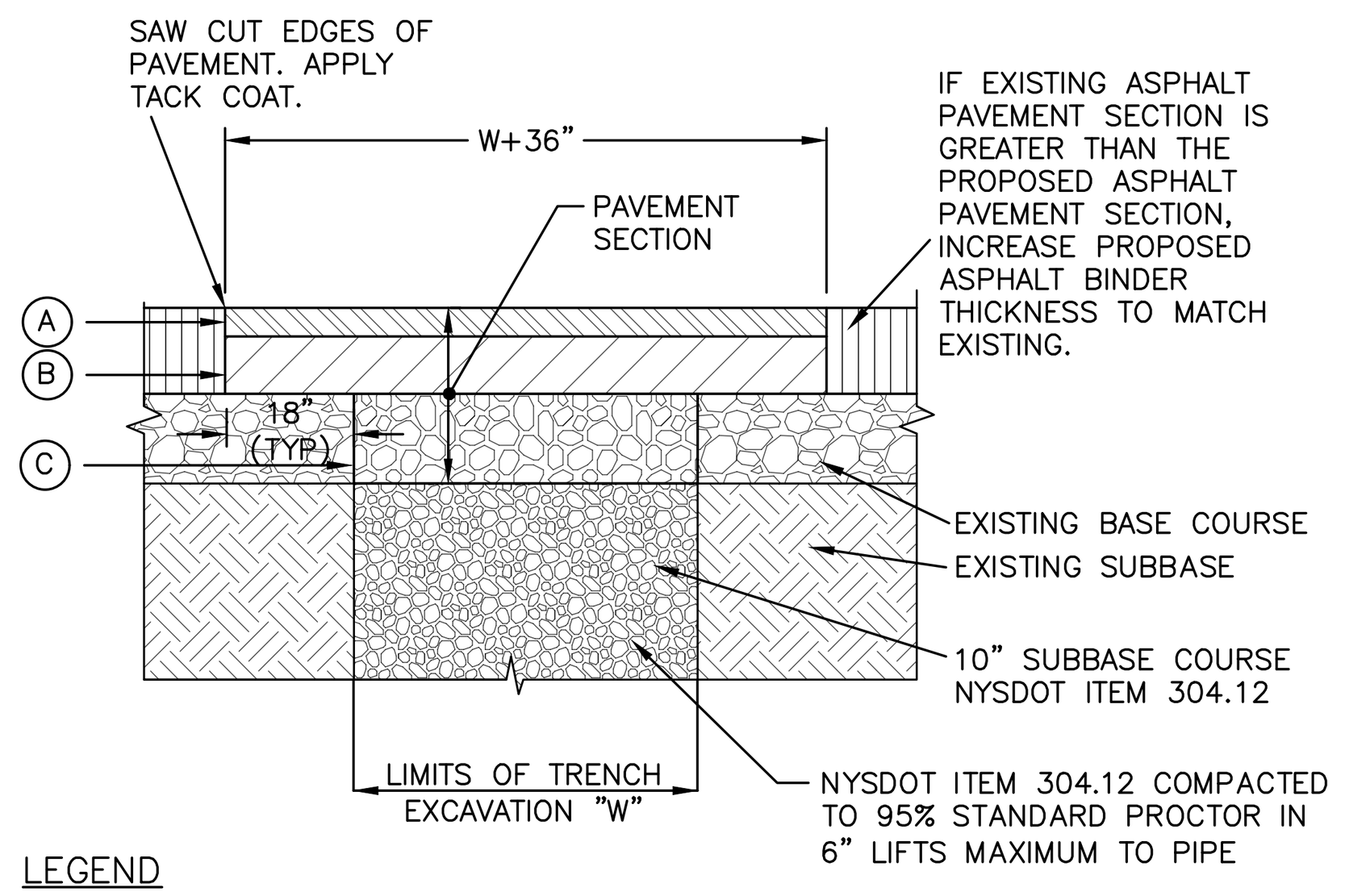
84 ANDERSON STREET SUBDIVISION

REVISION TO FILED MAP 12891

84 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-371850

JOB #:	2026:009
DATE:	4/28/2026
SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	5 OF 7

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



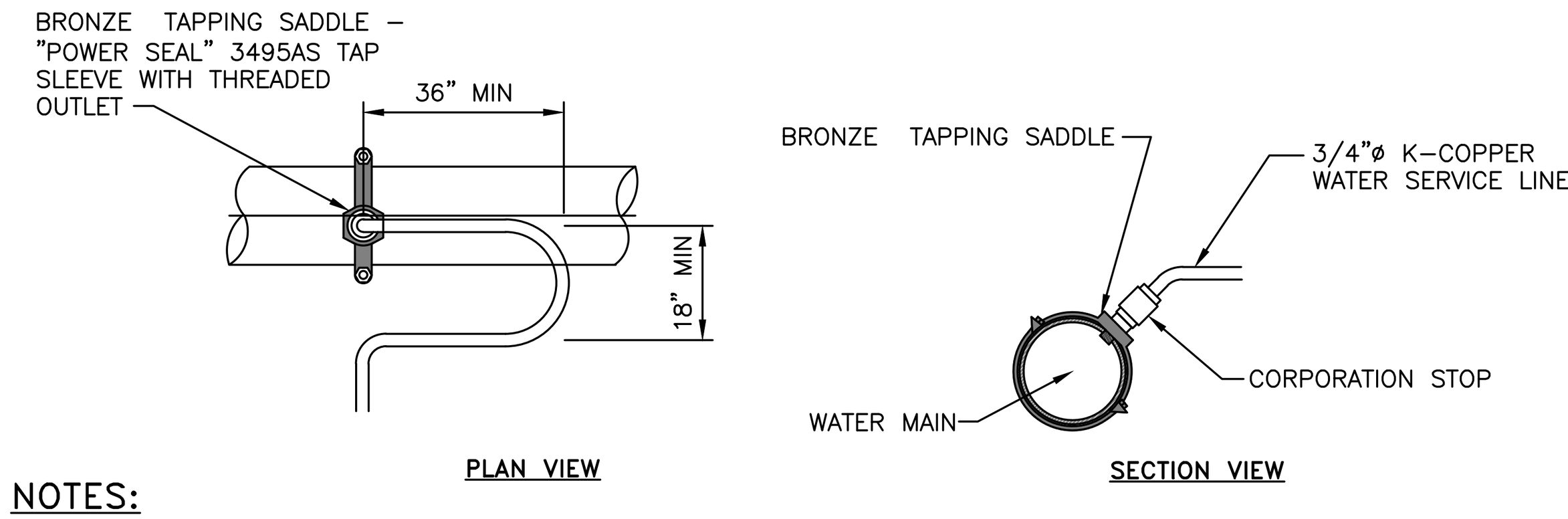
LEGEND

- (A) 1.5" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE F1
- (B) 3.0" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE F9
- (C) 3.0" ASPHALT BASE COURSE– NYSDOT TYPE F9

NOTES:

1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

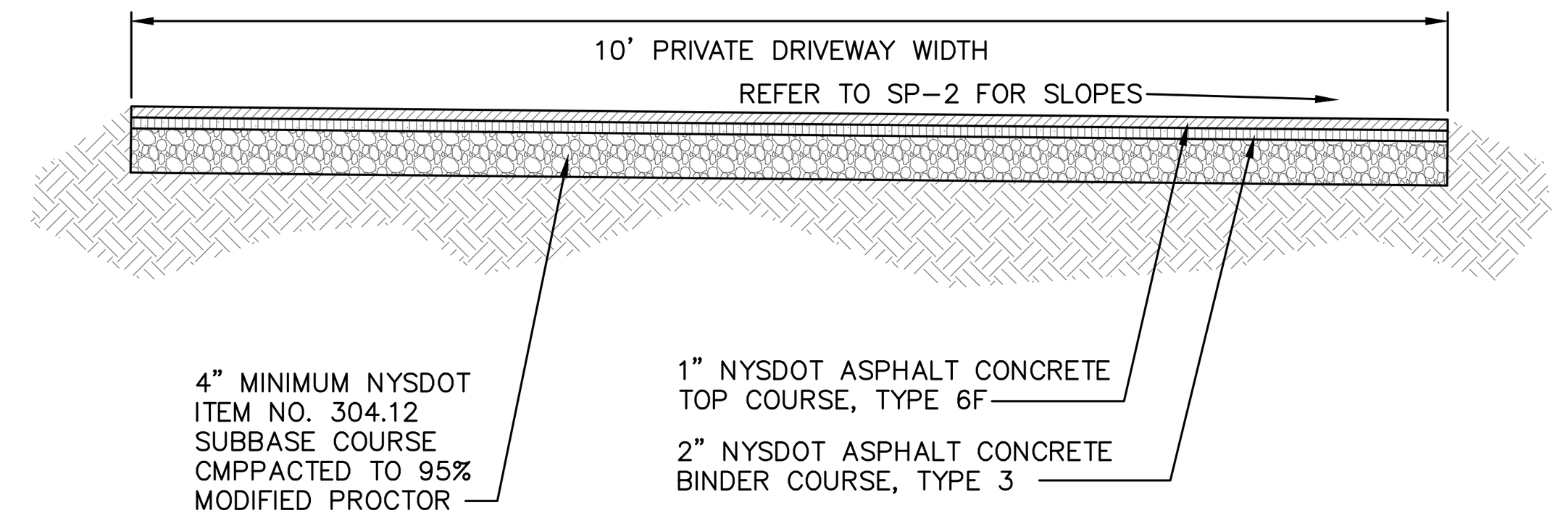
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



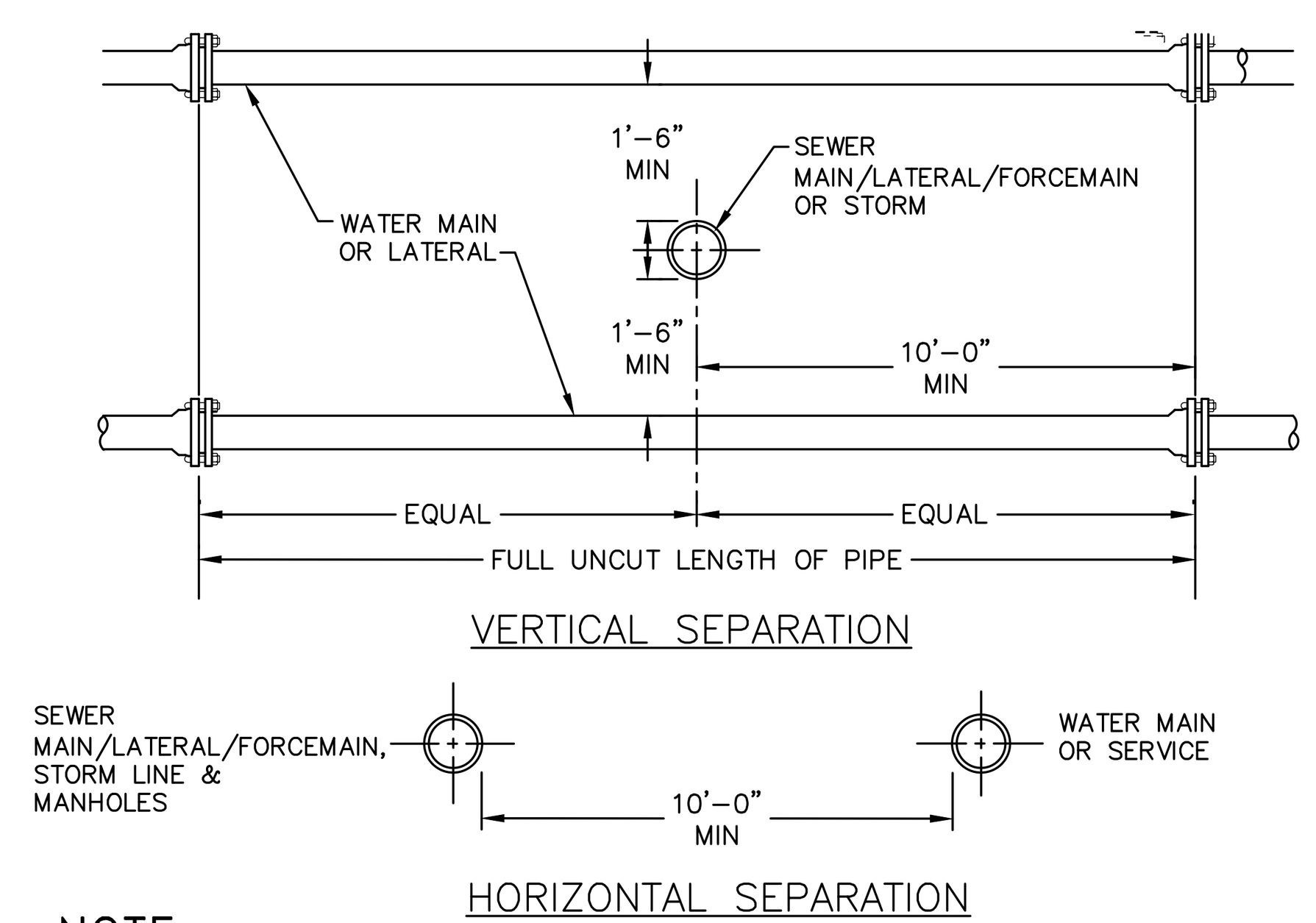
NOTES:

1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.
5. THE CONTRACTOR SHALL INSTALL A FULL BODIED STAINLESS STEEL TAPPING SLEEVE AT THE PROPOSED WATER SERVICE LOCATION.

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



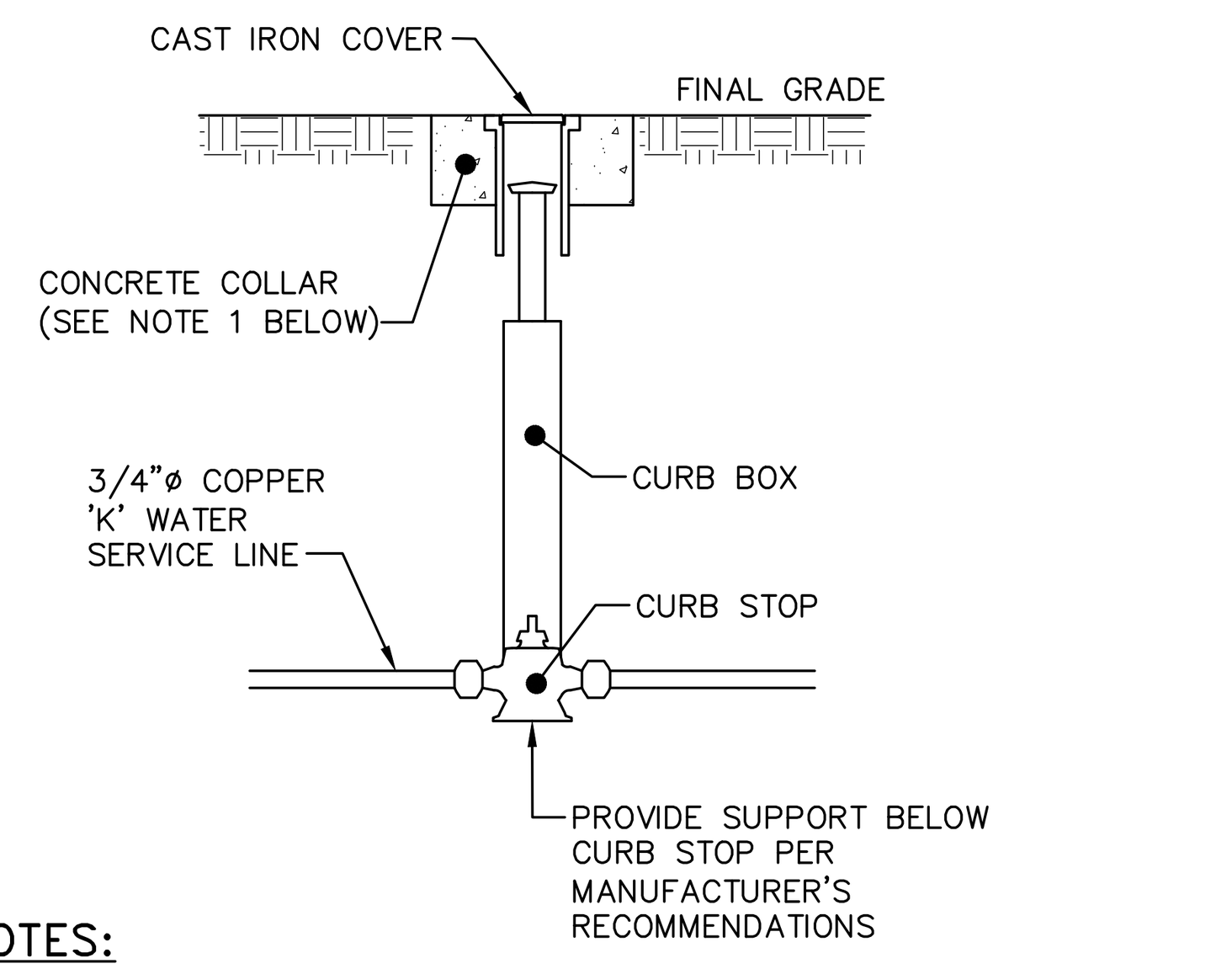
PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



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.

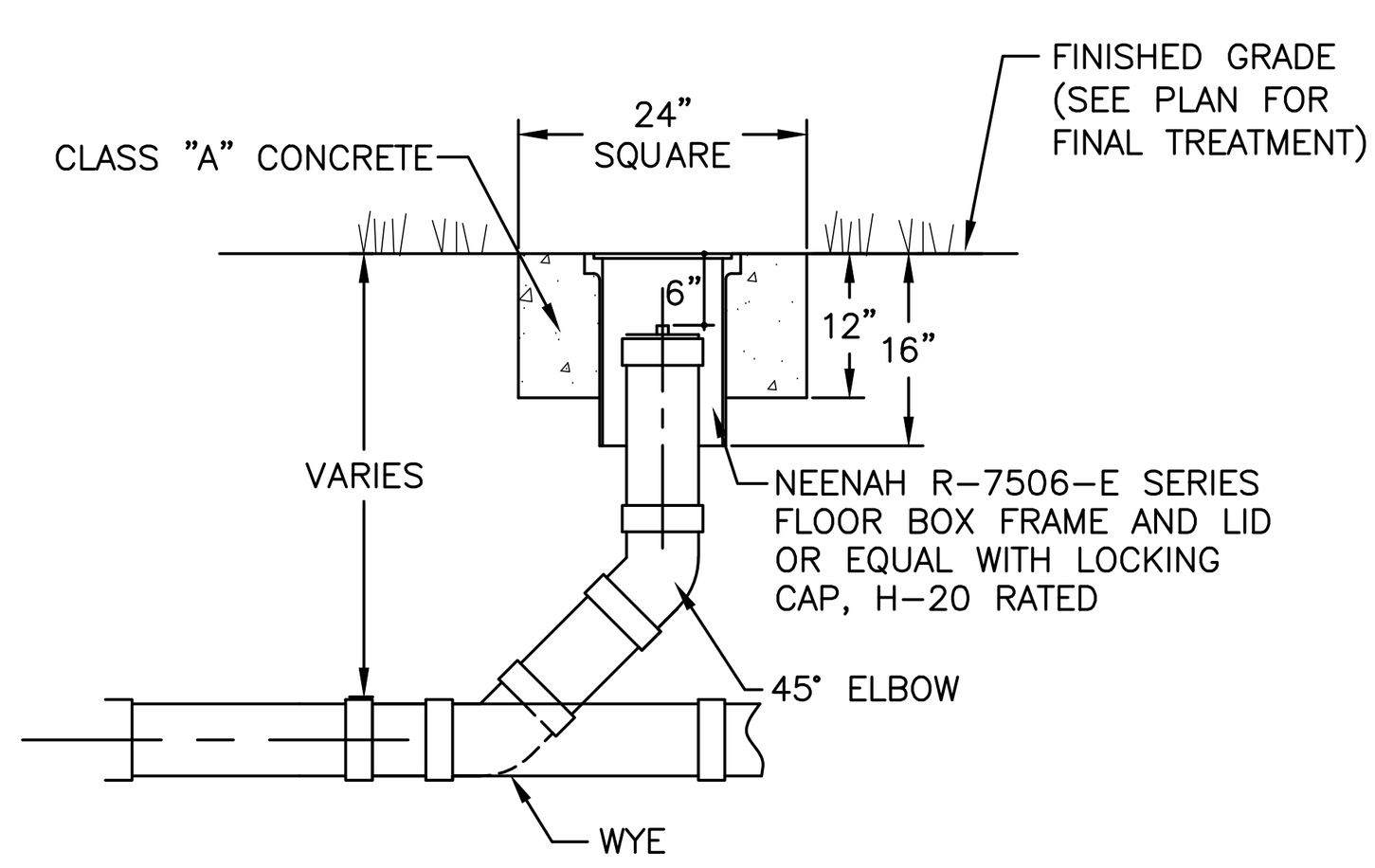
WATER LINE SEPARATION DETAIL
NOT TO SCALE



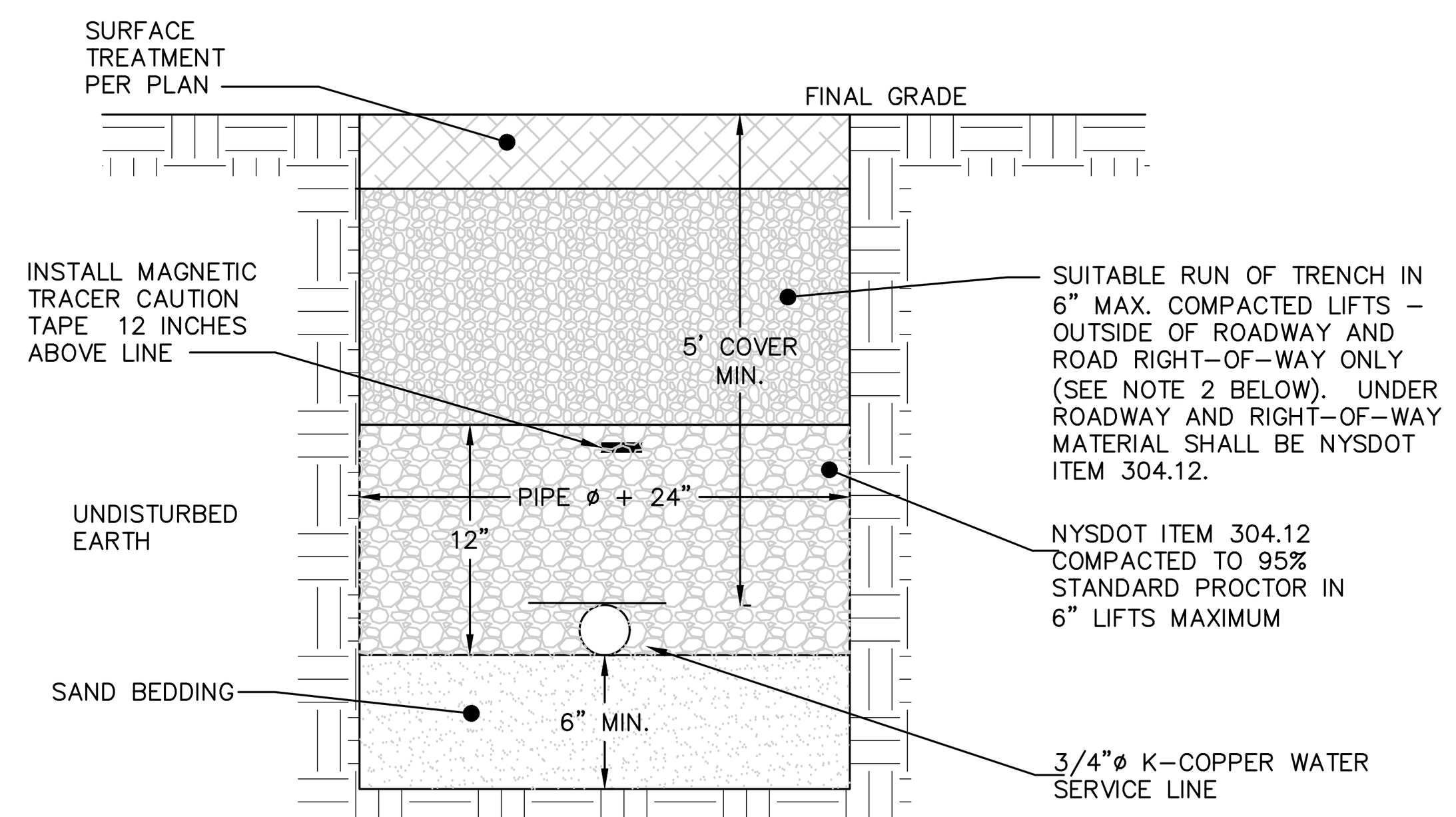
NOTES:

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.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



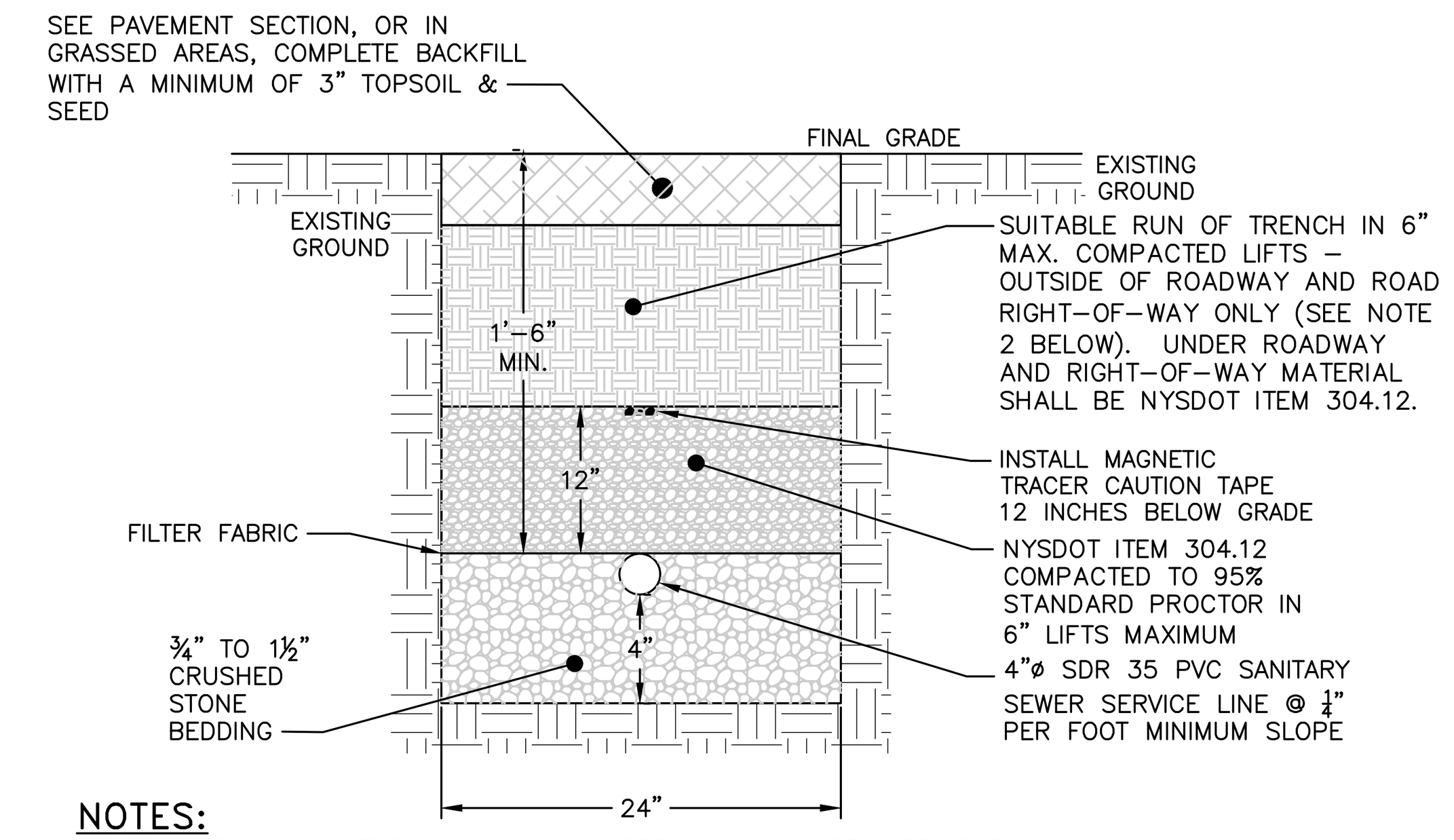
CLEANOUT DETAIL
NOT TO SCALE



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.
4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION

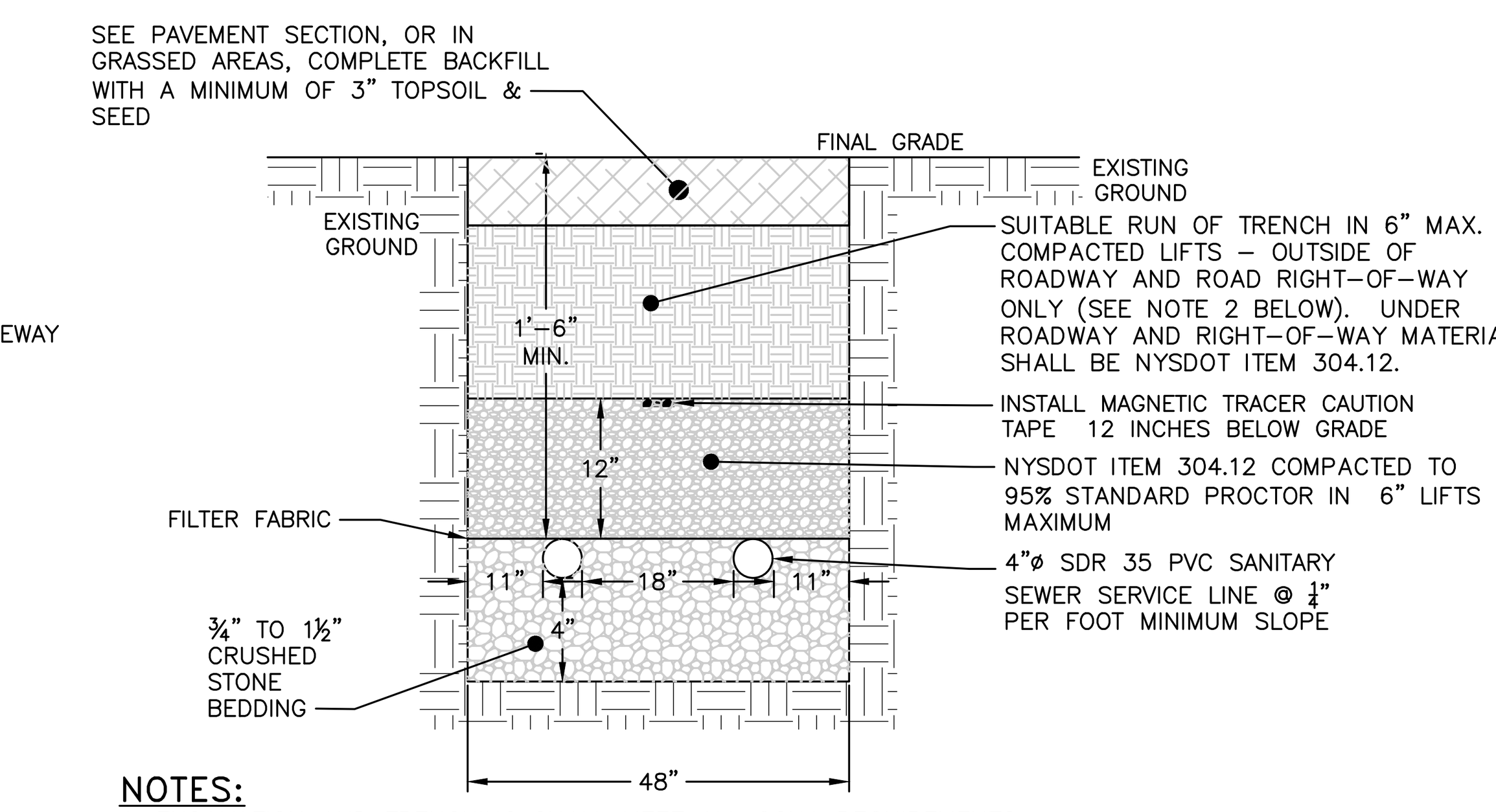
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

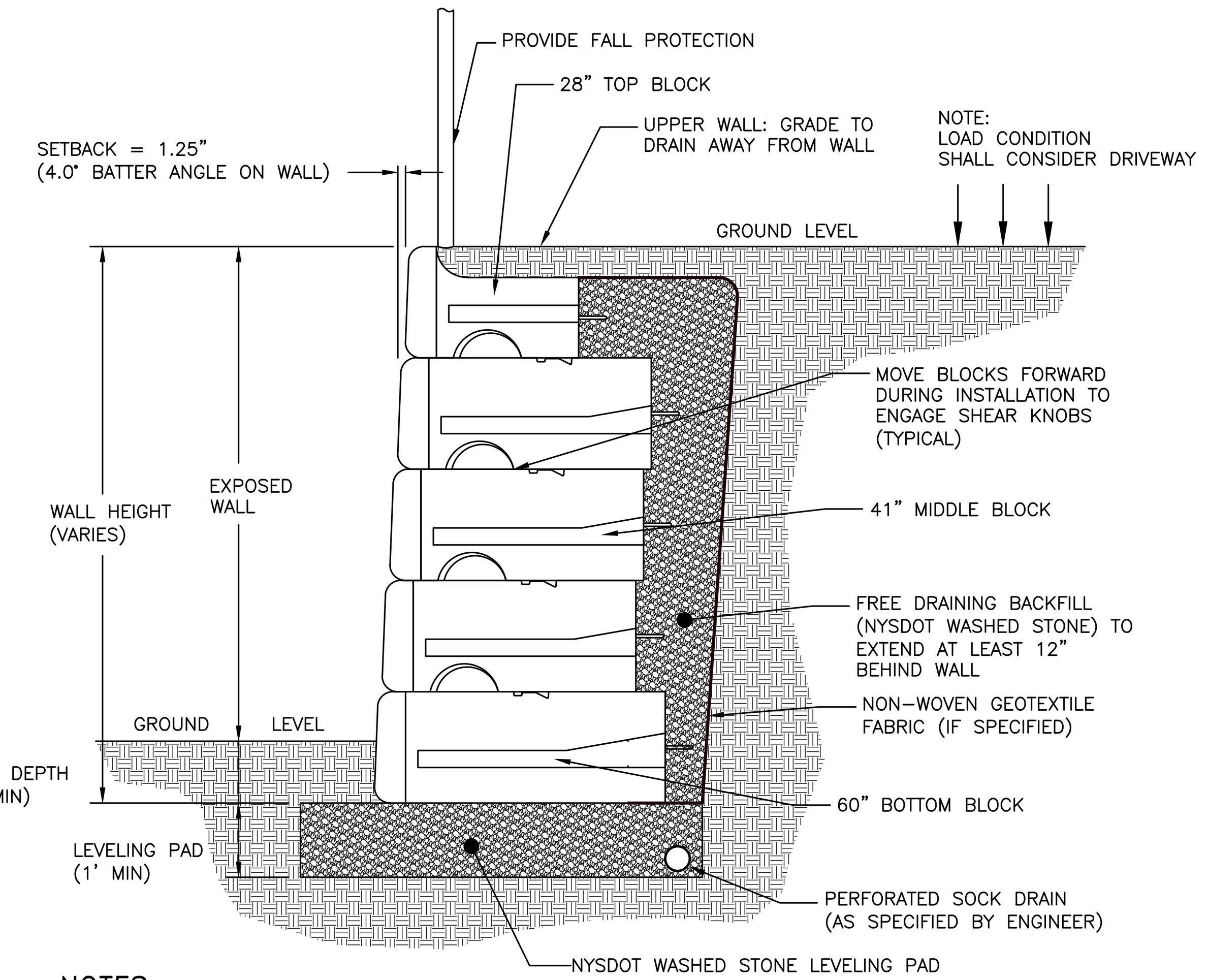
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, 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.

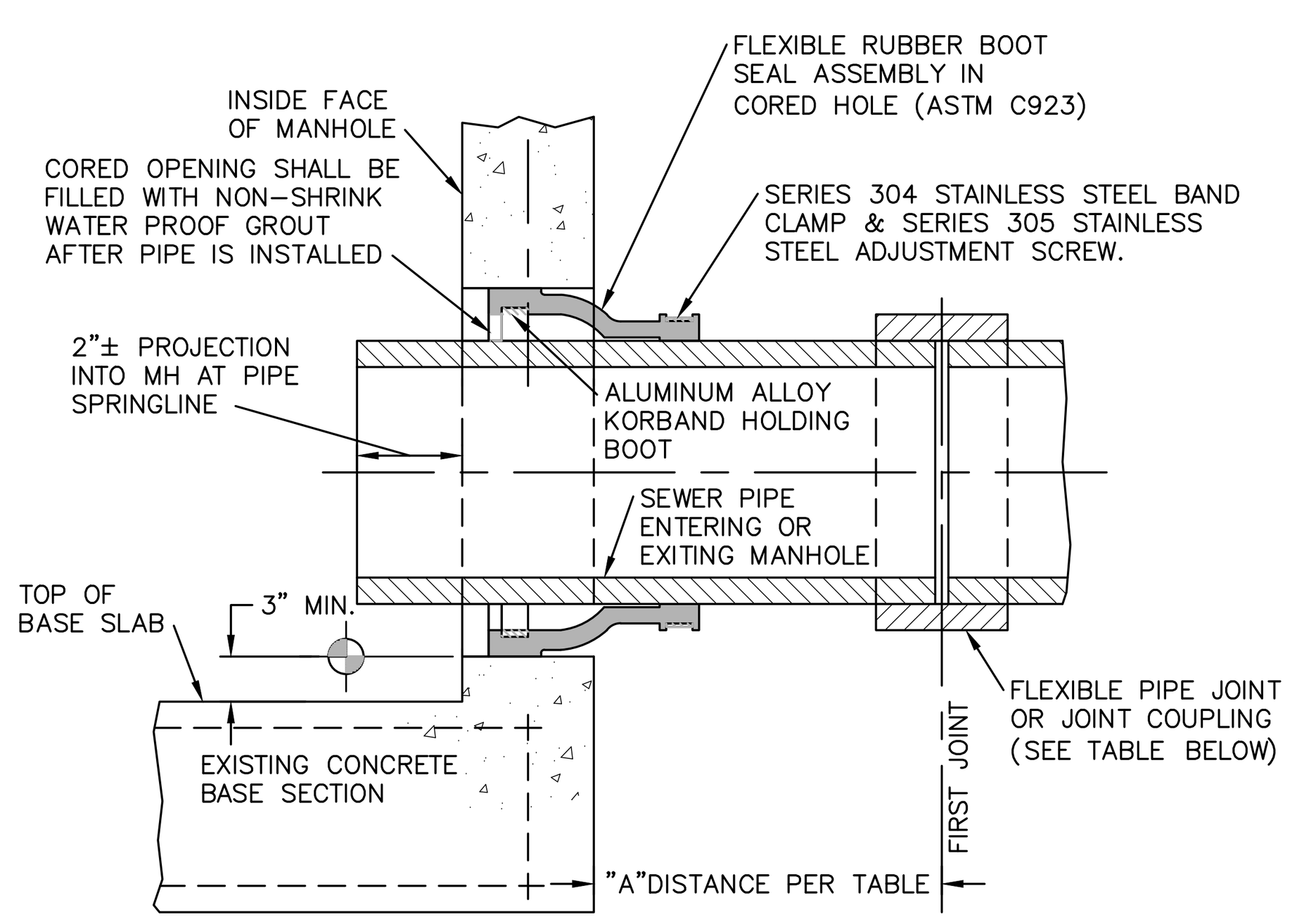
SANITARY SEWER SERVICE LINE TRENCH (TWO LINES) DETAIL
NOT TO SCALE



NOTES:

1. RETAINING WALL MANUFACTURED BY REDI–ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY.
3. RETAINING WALL AND FALL PROTECTION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK TO BE SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR REVIEW PRIOR TO CONSTRUCTION.
4. A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK SHALL CERTIFY TO THE CITY OF BEACON BUILDING DEPARTMENT THAT THE WALL WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED.

TYPICAL REDI–ROCK GRAVITY WALL
NOT TO SCALE



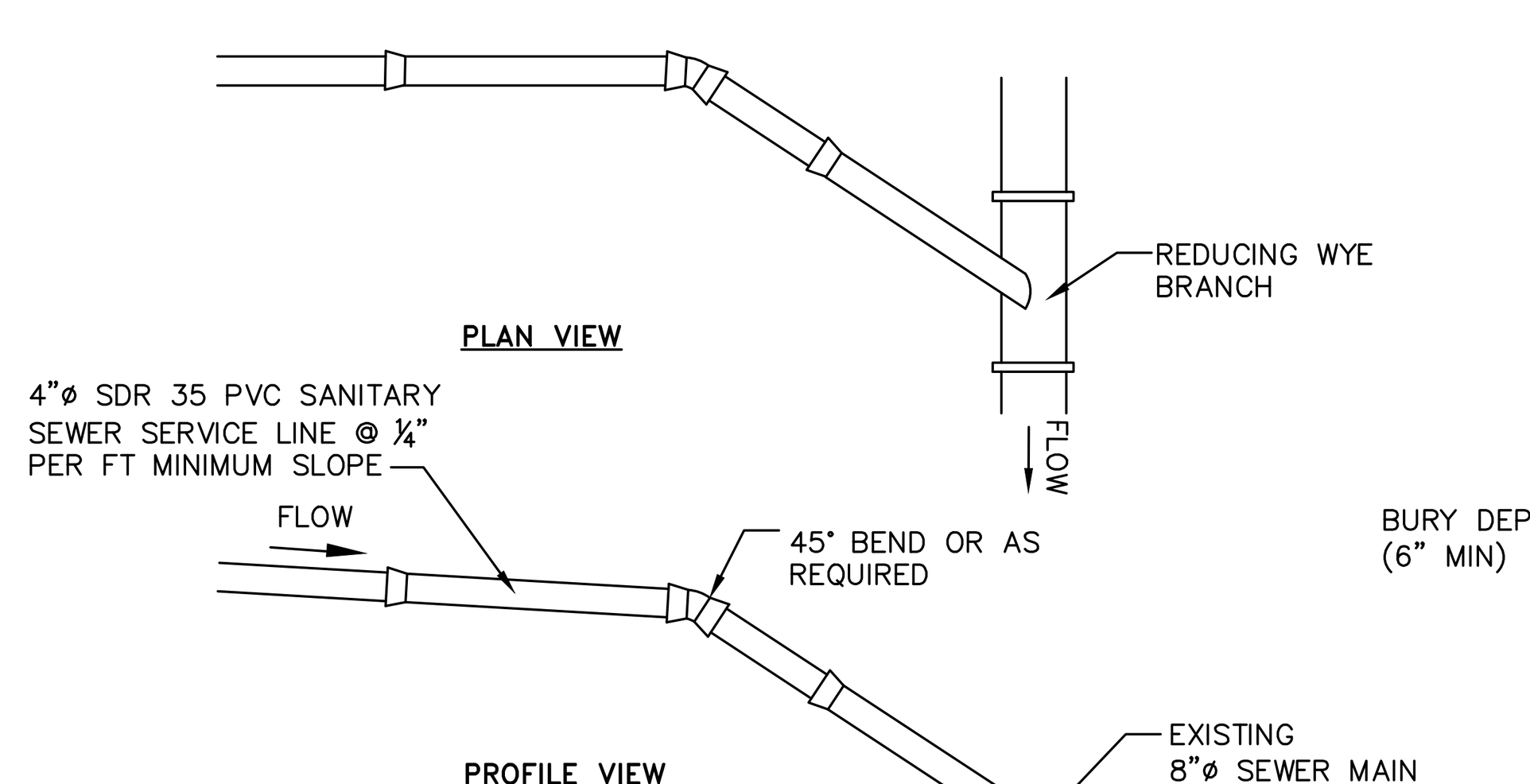
FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A"DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

NOTE:

REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

CORED HOLE AND INSERTED BOOT DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE – MODEL #HTS4/E.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

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.

__________________________ SADHNA GUPTA   __________ 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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK · DANIEL G. KOEHLER · LICENSED PROFESSIONAL ENGINEER · 082716

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

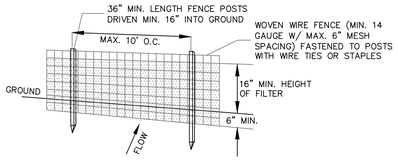
CONSTRUCTION DETAILS

84 ANDERSON STREET SUBDIVISION
REVISION TO FILED MAP 12891

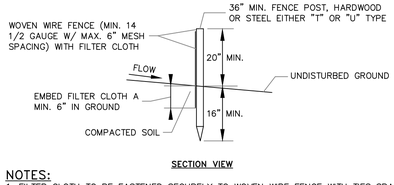
84 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–31–371850

JOB #:	2026:009
DATE:	4/28/2026
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	6 OF 7

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



PERSPECTIVE VIEW



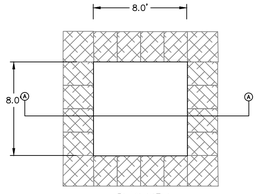
SECTION VIEW

NOTES:

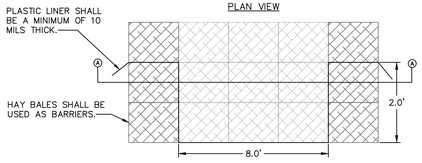
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE



PLAN VIEW



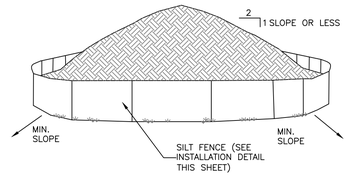
SECTION VIEW

NOTES:

1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.
4. WATER ACCUMULATION IN WASHOUT AREA FROM RAINWATER SHALL BE PUMPED FROM THE STATION INTO A GRASSED AREA.

CONCRETE WASHOUT STATION DETAIL

NOT TO SCALE

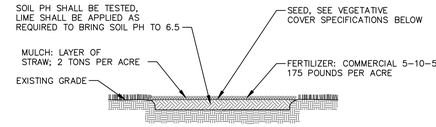


NOTES:

1. 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.

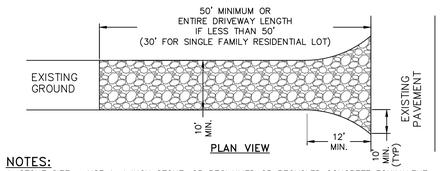
TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE



TEMPORARY SEEDING DETAIL

NOT TO SCALE



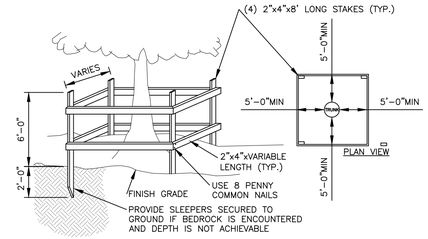
PLAN VIEW

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 LARGE COMMERCIAL OF RESIDENTIAL 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



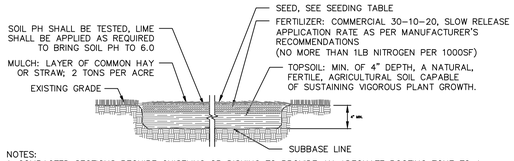
PLAN VIEW

NOTES:

1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL

NOT TO SCALE



NOTES:

1. 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.

SEEDING TABLE

TYPE	SUNNY SITE:	SUNNY DROUGHTY SITE:	SHADY DRY SITE:	SHADY WET SITE:
OPTION A	65% CREEPING RED FESCUE 20% PERENNIAL RYE GRASS 15% FINE FESCUE 175 LBS PER ACRE	65% FINE FESCUE 15% PERENNIAL RYE GRASS 20% CREEPING FESCUE 220 LBS PER ACRE	65% FINE FESCUE 15% PERENNIAL RYE GRASS 20% CREEPING FESCUE 220 LBS PER ACRE	70% CREEPING RED FESCUE 30% BLEND OF SHADE-TOLERANT HARD FESCUE 130 POUNDS PER ACRE
OPTION B	100% CREEPING RED FESCUE 200 LBS PER ACRE	100% CREEPING RED FESCUE 200 LBS PER ACRE	80% BLEND OF SHADE-TOLERANT CEREAL RYE 20% PERENNIAL RYE 175 LBS PER ACRE	100% CHEWINGS FESCUE 200 LBS PER ACRE
OPTION C			100% CREEPING RED FESCUE 200 LBS PER ACRE	

TOPSOIL SEED, FERTILIZER AND MULCH DETAIL

NOT TO SCALE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
SADHNA GUPTA DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

Dig. Safely. New York. Call 811 before you dig

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

CONSTRUCTION DETAILS

84 ANDERSON STREET SUBDIVISION

REVISION TO FILED MAP 12891

84 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-371850

JOB #:	2026:009
DATE:	4/28/2026
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	7 OF 7

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

KARC
PLANNING CONSULTANTS, INC.

TO: John Gunn, Chair, and the City of Beacon Planning Board

FR: KARC Planning Consultants, Inc.

DATE: May 11, 2026

RE: 84 Anderson Street Subdivision Application, Sadhna Gupta

I have reviewed the following material regarding the proposed subdivision for the project located at 84 Anderson Street:

- Cover letter by Hudson Land Design, dated April 28, 2026
- Subdivision Application by Sadhna Gupta, dated April 22, 2026
- Deed (Title No. RGD-23440)
- Short EAF, by Daniel Koehler of Hudson Land Design, dated April 28, 2026
- Subdivision Plan Set (7 sheets) by Hudson Land Design, dated April 28, 2026
- Infiltration and Inflow Report by Hudson Land Design, dated April 21, 2026

Project Description:

The subject property is a developed single-family residential parcel located at 84 Anderson Street in the City of Beacon, Dutchess County (Tax ID No. 130200-6054-31-371850-0000). The property contains approximately 0.526 acres (22,912 square feet) and is located within the R1-10 Zoning District.

The applicant is seeking approval to subdivide the parcel at 84 Anderson Street and facilitate a lot line adjustment with the adjoining parcel at 74 Anderson Street, resulting in a total of three residential lots: 74 Anderson Street (Lot 1) containing approximately 13,374 square feet, 84 Anderson Street Lot A containing approximately 12,090 square feet, and 84 Anderson Street Lot B containing approximately 12,048 square feet. The existing residence, garage, and deck located on the subject property would be demolished, and each of the three (3) resulting lots would be developed with the construction of a new single-family residence.

Comments & Recommendations:

1. **Sheet Numbering.** The sheet set should be properly numbered. Sheets 2–4 should be revised to indicate they are part of a seven-sheet set, rather than six sheets.

2. **Schedule of Regulations Table.** The lot areas listed for Lot 1 and Lot A on Sheet 4 (Subdivision Plan) appear inconsistent with the proposed lot areas shown on Sheet 3. The table should be revised to reflect the proposed lot areas of 13,374 SF for Lot 1 and 12,090 SF for Lot A.

3. **Lot Width Variance.** As noted, proposed Lot A has a lot width of 81.4 feet, where 85 feet is required. An area variance from the Zoning Board of Appeals will be required.

4. **Driveway Setback.** The proposed driveway on Lot 1 has been shifted. The plans should confirm that the minimum five-foot side yard setback to the driveway is maintained.

5. **Tree Protection.** While Lot B complies with the minimum side yard setback requirements, the proposed driveway and retaining wall are located in close proximity to the existing residence at 92 Anderson Street. The applicant should provide tree protection notes and details to ensure the preservation of existing trees along the shared property line during construction.

This completes our review at this time. If you have any questions or need additional information, please feel free to contact me.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

LANC & TULLY
Engineering and Surveying, D.P.C.

May 11, 2026

Mr. John Gunn
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: 84 Anderson Street
Tax No. 6054-31-358838 &
6054-31-371850
City of Beacon, NY

Dear Mr. Gunn:

My office has received the following regarding the proposed subdivision at 84 Anderson Street:

- Correspondence dated April 28, 2026, from Hudson Land Design.
- Application For Subdivision Approval, dated April 22, 2026.
- Short Environmental Assessment Form dated April 28, 2026.
- Inflow and Infiltration (I&I) Report, dated April 21, 2026, as prepared by Hudson Land Design.
- Plan set titled "84 Anderson Street Subdivision", consisting of 7 sheets, as prepared by Hudson Land Design, dated April 28, 2026.

The proposed project is the subdivision of an existing lot into two lots, as well as the shifting of a lot line on an existing parcel. The project site consists of two single tax parcels that are located in R1-10 Zone.

Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. The required lot width in the R1-10 zone is 85 feet. As currently presented, Lot A (middle lot) will only have a lot width of 81.4 feet. The project will require a area variance for Lot A of 3.6 feet as represented by the applicant's engineer. We would recommend that the Planning Board refer the applicant to the Zoning Board of Appeals to address this deficiency.

2. The I&I study found that there were no sources of inflow into the City's sanitary system.

Preliminary Subdivision Plat (Sheet 3 of 7):

1. The metes and bounds provided between Lot 1 and Lot A correspond to the existing property line that is to be extinguished. Applicant shall revise plan to reflect the distance and bearing of the proposed property line. This is also the case on Sheet 4 of 7.

2. The distance and bearing for the proposed property line between Lots A and B shall be provided on the plan. This is also the case on Sheet 4 of 7.

Grading and Utility Plan (Sheet 4 of 7):

1. The sewer lateral to service Lot 2 of the previous subdivision should be darkened for clarity as it runs through the utility easement across Lot 1.

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

City of Beacon Planning Board Agenda
05/12/2026

Title:

Review of application for Amended Site Plan Approval, 364 Main Street, Mixed-Use Commercial and Residential, submitted by 364 Main BCN LLC.

ATTACHMENTS

364 Main PB 5.12. 26 Submission Cvr Ltr.pdf

364 Main PB 5.12.26 Exhibit A - Prior Site Plan Approval Resolution.pdf

364 Main PB 5.12.26 Exhibit B - Prior Negative Declaration.pdf

364 Main PB 5.12.26 Exhibit C - Amended Site Plan App redacted2.pdf

364 Main PB 5.12.26 Exhibit D - Short EAF redacted2.pdf

364 Main PB 5.12.26 Site Plan Drawings - Rev 4-28-26.pdf

Lanc & Tully 364 Main Street 05-11-26.pdf

CUDDY +FEDER LLP

300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Taylor M. Palmer
tpalmer@cuddyfeder.com

April 28, 2026

BY FEDERAL EXPRESS
AND E-MAIL
Hon. John Gunn, Chairman
& Members of the Planning Board
City of Beacon
One Municipal Plaza
Beacon, New York 12508

Re: 364 Main BCN LLC
Application for Site Plan Amendments Involving Field Changes
Property: 364 Main Street, Beacon, New York 12508 (ID: 6054-29-006819)

Dear Chairman Gunn and Planning Board Members:

We were recently retained by and are writing on behalf of 364 Main BCN LLC (the "Applicant"), the owner of the above-referenced Property, in connection with the Applicant's request for the Planning Board to consider approving certain changes to the 2022 Site Plan Approval that was previously granted by this Board concerning the Property (the "Site Plan Amendment Application"). Specifically, the Applicant is seeking the Planning Board's approval for certain architectural changes, as well as certain field changes – both existing and proposed – to the previously approved building program. This request is submitted pursuant to the Applicant's discussions with the City of Beacon Building Inspector and City Staff, and in accordance with Condition 16 of the Board's April 2022 Approval Resolution and Beacon Zoning Code Section 223-25.K.

THE ORIGINAL SITE PLAN APPROVAL – BACKGROUND & BUILDING PROGRAM:

As this Board may recall, the Applicant's predecessor in interest received Site Plan Approval from the Planning Board on April 12, 2022 for a three (3)-story mixed-use building fronting on Main Street, comprising first floor commercial space and twenty (20) total apartments on the second and third floors, as well as associated site improvements (the "Approved Project") on the parcels located on Main Street and Eliza Street consisting of approximately 0.85+/- acres.[1]

A copy of the approval resolution for the Approved Project, which was filed with the City Clerk on April 25, 2022, is enclosed as **Exhibit A.**[2] Several months prior to the original approval, on

[1] Note: The Property is located in the City Central Main Street and Transition District. It is not located in the Historic District and Landmark Overlay Zone.
[2] Note: The approval resolution also issued final subdivision plat approval for a merger of both involved lots. The final subdivision plan and site plan sets were endorsed by the Planning Board Chairman on September 13, 2022. We understand that a map reflecting the lot merger was filed with the Dutchess County Clerk's Office as Filed Map No. 12772 on December 7, 2022.

January 11, 2022, 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 those documents, the Approved Project contemplated a three (3)-story mixed use building comprising 8,819 square feet of commercial space on the first floor and multi-family residential space on the second and third floors consisting of twenty (20) apartments with thirty-one (31) total bedrooms. The Approved Project also included a total of forty-two (42) off-street parking spaces to be accessed by two (2) existing driveway connections to Main Street and Eliza Street while eliminating a third driveway connection on Main Street on the western portion of the Property. Landscaped areas were also included as part of the Approved Project in accordance with the City's landscape requirements.

THE AMENDED SITE PLAN APPLICATION – ADJUSTED BUILDING PROGRAM:

The Applicant is *not* proposing any revisions to the Approved Project's unit count, commercial square footage, or number of off-street parking spaces and vehicular access points.[3] The changes that are the subject of this Site Plan Amendment Application, both completed and proposed, instead relate to architectural features of the building, such as fenestration and material selection, in addition to rooftop deck configuration and accessibility to the front entrance of the building that were encountered during the buildout of the mixed-use building (the "Amended Project"). *See* **Exhibit C** – Site Plan Application Form.

As is discussed further below, we understand that some of the completed changes were reviewed and approved by the prior and current Building Inspectors as field changes, while the remaining proposed changes are now being referred by the Building Inspector to the Planning Board for review and approval. We are requesting, via this Site Plan Amendment Application, the Planning Board's review and consideration of all of changes to the Approved Project in order to formalize and clarify the record proceeding for this matter.

By way of background, the Applicant's predecessor in interest received a Building Permit from the then-City Building Inspector on February 7, 2023 and subsequently commenced construction of the Project.[4] We understand that the construction drawings that were approved as part of the Building Permit Application included certain variations from the Approved Project, including the brick façade on the front elevation as noted below:

[3] Note: The Project construction is substantially complete, and leases for the residential and commercial space have been executed. The Applicant is seeking a Temporary Certificate of Occupancy in short order concurrent with this Application.
[4] Note: We understand that the current Building Permit is set to expire on February 6, 2027.

- Brick Façade Articulation – Corbelling of Brick Façade – Proposed to be Maintained:[5] As advised by the Applicant's consultants, the renderings on the Approved Project Plans show corbelling to create the appearance of large, recessed brick panels. This was not shown or detailed on the architectural construction documents. The "field" of brick between the pilasters was installed in a flat plane as designed and detailed in the construction documents. The note on the Approved Project plans indicates that such changes may occur, and that in the event of discrepancies between the construction documents and the renderings, the elevations in the construction documents shall supersede. This is proposed to remain. *See* enclosed Site Plan Set Sheet A-005 As-Built Elevations and Images, (3) South Elevation.

Subsequently, on July 19, 2024, the Applicant purchased the Property and continued the construction efforts.[6] Prior to this conveyance, we understand that the Applicant and Applicant's predecessor in interest secured several field changes from the then-Building Inspector. These changes included removing several Juliet balconies on the west and east elevations, replacing the windows on the fire rated stairwell with brick, and changing the stair and elevator bulkhead cladding from thin brick to fiber cement board, which changes we understand were reviewed and approved in or around January 2024. The following rationales were provided by the Applicant and Applicant's predecessor in interest for these plan revisions:

- Removal of Juliet Balconies and Replacement with Double Windows – Proposed to be Maintained: The balconies were removed because they do not provide usable outdoor space and introduce long-term maintenance and safety concerns without a corresponding public or resident benefit. Based on market feedback and building maintenance issues on other similarly situated properties, the Juliet balconies and associated doors were removed and replaced with standard operable double windows. The installation of operable windows that are the same width as the double doors created openings that ensured that the building's scale remained consistent with the original design. This revision is proposed to remain. *See* enclosed Site Plan Set Sheet A-005 As-Built Elevations and Images (2) West Elevation and (4) East Elevation.

- Removal of Fire-Rated Windows in Stairwells and Rooftop Lobby – Proposed to be Maintained: The removal of these windows were the result of technical difficulties related to the fire-rated windows and interior detailing. This is proposed to remain. *See* enclosed Site Plan Set Sheet A-005 As-Built Elevations and Images, (4) East Elevation.

- Change of Elevator and Bulkhead Cladding from Brick to Fiber Cement – Proposed to be Reverted: While approved as a field change by the prior Building Inspector, this change is

[5] Note: For the Board's consideration, each subheading included herein also denotes whether certain field changes or proposed adjustments to the building program are requested to be maintained; reverted to the Approved Project design; or to be further modified as detailed herein.
[6] *See* Dutchess County Land Records Document No. 02-2024-52215.

proposed to revert back to brick to retore material continuity with the primary façade. *See* enclosed Site Plan Set Sheet A-007 Proposed Elevations and Renderings, (1) North Elevation, (2) West Elevation, (3) South Elevation, and (4) East Elevation.

Since the time of those prior field changes under the prior Building Inspector, we understand that the Applicant has met with the current Building Inspector onsite on October 30, 2025, to review the building as it was under construction to discuss additional field changes resulting from grade discrepancies from the Approved Project plans. We understand that these changes were coordinated onsite at the October 30th meeting to ensure code-compliant, barrier-free accessible (ADA) access:

- Inclusion of Stairs and ADA Ramps and Revisions to Front Patio – Proposed to be Further Revised: As an adaptive reuse of the existing building (the former M&T Bank building) that was on the Property, modifications to the front entry patio, ramp, and stairs were necessitated by said grade discrepancies between the building finished floor height and the Main Street sidewalk contained within the Approved Project plans. *See* enclosed Site Plan Set Sheet A-004 Field Changes for Existing Grades Per Site Visit on October 30, 2025. These revisions are proposed to primarily remain but with the addition of a second ramp on eastern side of the front of the building and a rearrangement of the planters on the wester portion of the front of the buildings. *See* enclosed Site Plan Set Sheet A-006 Proposed Patio/Access Plan. It is important to note that the minimum ten percent (10%) green space across the Property has been maintained.

For the Board's further consideration herein, additional site plan changes, both proposed and existing, include the following:

- Replacement of Crown Profile with Flat Trim – Proposed to be Reverted: Flat trim at the commercial storefront 'eyebrow' roof was installed in lieu of a 'crown' profile. *See* enclosed Site Plan Set Sheet A-005 As Built Elevations and Images, (3) South Elevation and (4) East Elevation. The flat trim will be replaced with a crown profile trim to restore the intended architectural expression. We understand that the trim profile shown on the construction documents does not exist, but a 4" Ogee Crown profile is proposed. *See* enclosed Site Plan Set Sheet A-007 Proposed Elevations and Renderings, (4) East Elevation.

- Storefront Articulation – Proposed to be Further Revised: Storefront windows were installed with an 18-inch tall flat metal panel along the bottom of the storefront windows. Stick built, custom wood windows were shown on the construction documents, along with pressure-treated decorative wood trim along the base of the windows. The alternative storefront material was selected for its durability in a high-traffic retail environment and to address long-term maintenance concerns in a commercial setting. *See* enclosed Site Plan Set Sheet A-005 As-Built Elevations and Images, (4) East Elevation. The Applicant is proposing painted PVC decorative trim will be applied over the insulated storefront panels, to match the aesthetic design intent of the pressure treated trim panels. The intent is to

address the aesthetic concerns while maintaining the durability of a commercial-grade product. *See* enclosed Site Plan Set Sheet A-007 Proposed Elevations and Renderings, (3) South Elevation.

- Roof Top Layout – Proposed to be Revised: The rooftop deck layout is proposed to be adjusted to address the placement of multiple rows of HVAC condensers and centralized rooftop utility enclosures. Portions of the roof top patio closest to Main Street are proposed to be relocated towards the rear of the roof, while maintaining the original intent for usable tenant outdoor space. The proposed design also creates two (2) independent rooftop areas connected by both means of egress. *See* enclosed Site Plan Set Sheet A-003Approved Roof Plan and Sheet A-008 Proposed Roof Plan.

- Full Brick Masonry Upgrade – Proposed to be Maintained: The Project was constructed using a full-depth brick system rather than the specified/approved thin-brick veneer. This upgrade represents a significant investment in the building's material authenticity and longevity and was done to maintain the durability of the façade. This is proposed to remain.

- Window Head Detailing – Proposed to be Maintained: The renderings in the Approved Project plans show a straight brick window head detail, whereas the exterior elevations in the same document show an arched window head that is not called out or detailed. In the construction documents, this window head is called out as an arched Azek profile. A straight full brick soldier course window head detail was installed. This design was selected as an intentional clean finish, and is more compatible with the building's overall character and full-brick construction than the initial arched header concept. This is proposed to remain. *See* enclosed Site Plan Set Sheet A-005 As Built Elevations and Images, (1) North Elevation - (4) East Elevation.

- Window Sill Detailing – Proposed to Be Maintained: The construction documents call out a 6" cast stone sill but then detail a 2-3/8" cast stone sill to be installed. A standard 4" cast stone sill was installed. This 4.0" sill was selected to try to maintain the interpreted design intent while working within standard full-brick construction detailing. This is proposed to remain. *See* enclosed Site Plan Set Sheet A-005 As Built Elevations and Images, (1) North Elevation - (4) East Elevation.

- Recessed Residential Entrance – Proposed to be Maintained: The originally specified projected entrance canopy was removed. A recessed entryway was provided for residents to protect against weather and create a permanent integrated entrance arrival point. This is proposed to remain. *See* enclosed Site Plan Set Sheet A-005 As Built Elevations and Images, (4) East Elevation.

- Exposed Covered Parking Structure – Proposed to be Maintained: At the rear of the building, the exterior elevations on the construction documents call out for the steel beam to be painted and the steel columns to be wrapped with painted Azek trim. The structural

steel beam was intentionally installed to allow the brick façade to continue past it, fully covering the face of it, to address waterproofing and flashing issues that were not detailed on the construction documents. The columns supporting the beam remain exposed and are painted black in keeping with the building's character. This is proposed to remain. *See* enclosed Site Plan Set Sheet A-005 As Built Elevations and Images, (1) North Elevation and (4) East Elevation.

PROCEDURAL INFORMATION AND ENVIRONMENTAL REVIEW:

In accordance with the Planning Board's review procedures, the Applicant met with the Building Inspector, City Attorney and City Engineer to discuss the Amended Project in a pre-submission meeting on April 20, 2026.

The Applicant respectfully requests to appear at the Planning Board's May 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 a Short 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 consider reaffirming and readopting the Negative Declaration that was adopted by this Board on January 11, 2022 in connection with the previously Approved Project.

INDEX OF ENCLOSURES:[7]

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;

[7] Two (2) checks are enclosed with this submittal in the amounts of $1,000 and $1,800 representing the Application Fee and the City Consultant Review Escrow deposit based on the Applicant's review of the City Fee Schedule. Should additional funds be needed, upon confirmation of the amount, the Applicant will provide the City with such fee(s).

Exhibit C: City of Beacon Application for Site Plan Approval; and

Exhibit D: Short Environmental Assessment Form.

In further support of this Application, we respectfully submit the Site Plans Set prepared by ADG Architects, dated April 28, 2026 containing Sheets A-001 through A-008.

CONCLUSION:

We look forward to appearing before the Planning Board at its May 12, 2026 meeting date, at which time we respectfully request that this Board consider setting the Public Hearing on the Application and declaring itself as lead agency for the SEQR review of the Application. The Applicant respectfully submits changes from the previously approved site plan will not and has not resulted in any potential adverse environmental impacts. Should the Planning Board or City Staff have any questions in the meantime, please do not hesitate to contact us.

Thank you in advance for your consideration in this matter.

Very truly yours,

Taylor M. Palmer
Enclosures
cc: Bryan Murphy, City Building Inspector
Jennifer L. Gray, Esq., Keane & Beane, Planning Board Attorney
John Russo, P.E., Lanc & Tully, P.C., Planning Board Engineer
Natalie Quinn, KARC Planning Consultants, Inc., Planning Board Planner

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION PLAT
AND SITE PLAN APPROVALS FOR
364 MAIN STREET

PARCEL ID NOS: 6054-29-006819 & 6054-29-004836

WHEREAS, the Beacon Planning Board received an application for approval of a Preliminary and Final Subdivision Plat and Site Plan from O'Donnell Construction Corp. (the "Applicant") to construct a three-story, mixed use building consisting of 8,892 square feet of first floor commercial space, a first floor residential common area of 1,607 square feet and 20 apartments (31 total bedrooms) on the second and third floors for a total of 25,120 square feet, as well as associated site improvements (the "Proposed Action") on parcels located at 364 Main Street in the Central Main Street (CMS) District consisting of approximately 0.54 acres and on Eliza Street in the Transition (T) District consisting of approximately 0.31 acres, said premises being known and designated on the tax map of the City of Beacon as **6054-29-006819** and **6054-29-004836,** respectively (together referred to herein as the "Property"); and

WHEREAS, the applicant seeks to consolidate the parcels to create one 0.85 acre parcel as shown on the Subdivision Plat referenced below; and

WHEREAS, as originally submitted the Project included a Special Use Permit seeking to construct a fourth story, however, during the Planning Board's review of the application the Project was modified to eliminate the proposed fourth story and accordingly a Special Use Permit is no longer required; and

WHEREAS, the Planning Board is the approval authority for the Subdivision (lot merger) and Site Plan pursuant to City of Beacon Code §§ 195-2 and 223-25; and

WHEREAS, the application consists of application forms, correspondence, and the Full Environmental Assessment Form ("EAF"); and

WHEREAS, the Subdivision is shown on the drawing, entitled "Lot Line Change for the Lands of O'Donnell Construction Corp.," prepared by Robert V. Oswald, Land Surveying, LaGrangeville, New York, last revised March 28, 2022; and

WHEREAS, the Site Plan is shown on the following drawings, generally entitled "Site Plan Application-364 Main Street," prepared by Aryeh Siegal Architect, Day & Stokosa Engineering, P.C. and Landscape Restorations, dated October 4, 2021, last revised March 29, 2022:

Sheet	Title
1 of 14	*Site Plan*
2 of 14	*Existing Conditions & Demolition Plan*
3 of 14	*Landscape Plan & Planting Schedule*
4 of 14	*Building Plans*
5 of 14	*Building Elevations & Renderings*
6 of 14	*UP.1 – Utility Plan*
7 of 14	*LP.1 – Lighting Plan*
8 of 14	*VM.1 – Refuse Truck Movement Plan*
9 of 14	*VM.2 – 30' Truck Movement Plan*
10 of 14	*CD.1 – Construction Details*
11 of 14	*CD.2 – Construction Details*
12 of 14	*CD.3 – Construction Details*
13 of 14	*ESC.1 – Erosion & Sediment Control Plan*
14 of 14	*ESC.2 – Erosion & Sediment Control Details*; and

WHEREAS, the Proposed Action is an Unlisted Action, pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, in August 2021, the Planning Board circulated to all known Involved and Interested Agencies notice of its intent to declare itself Lead Agency for the environmental review of the Proposed Action pursuant to SEQRA and no objections were received; and

WHEREAS, on November 9, 2021, the Planning Board, as Lead Agency, opened a public hearing to consider comments regarding any environmental impacts associated with the Proposed Action and continued the hearing to December 14, 2021, and January 11, 2022, at which time the public hearing was closed; and

WHEREAS, on December 14, 2021 the Planning Board referred the application to the Architectural Review Subcommittee for its advisory review and report;

WHEREAS, the Architectural Subcommittee met with the Applicant on January 19, 2022, February 11, 2022 and March 18, 2022 and submitted a Report to the Planning Board dated March 18, 2022; and

WHEREAS, after taking a "hard look" at each of the relevant areas of environmental concern through review of the EAF and all associated materials prepared in connection with the Proposed Action, the Planning Board determined that the Proposed Action will not result in any significant adverse environmental impacts and adopted a Negative Declaration on January 11, 2022; and

WHEREAS, on January 11, 2022 the Planning Board opened a duly noticed public hearing on the application for Subdivision and Site Plan approvals concerning the Proposed Action and continued the public hearing to February 8, 2022, March 8, 2022 and April 12,

2022, at which time all those interested were given an opportunity to be heard and the public hearing was closed on April 12, 2022; 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 Code.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby grants Preliminary Subdivision Plat Approval (lot merger) for the Proposed Action, as shown on the plan entitled "Lot Line Change for the Lands of O'Donnell Construction Corp.," prepared by Robert V. Oswald, Land Surveying, LaGrangeville, New York, last revised March 28, 2022.

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 (lot merger), as shown on the plan entitled "Lot Line Change for the Lands of O'Donnell Construction Corp.," prepared by Robert V. Oswald, Land Surveying, LaGrangeville, New York, last revised March 28, 2022, subject to the conditions and modifications set forth herein.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan Approval as set forth and detailed on the plans prepared by prepared by Aryeh Siegal Architect, Day & Stokosa Engineering, P.C. and Landscape Restorations, last revised March 29, 2022, 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 Final Subdivision Plat by the Chairman of the Planning Board:

1. All application review fees shall be paid in full.
2. The Subdivision Plat shall be revised to include all information and endorsements required by Section 195-29.B of the City Code.
3. 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.
4. The comments contained in the City Engineer's letter to the Planning Board dated April 6, 2022, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.
5. The comments contained in the City Planner's letter to the Planning Board dated April 7, 2022, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

6. The comments contained in the City Traffic Engineer's letter to the Planning Board dated February 7, 2022 and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Traffic Engineer.

7. All existing and proposed easements and offers of dedication, 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, offers of dedication, 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 shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, with a copy of the recorded documents submitted to the City Clerk for filing.

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 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 6, 2022, 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 April 7, 2022, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. The comments contained in the City Traffic Engineer's letter to the Planning Board dated February 7, 2022, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Traffic Engineer.

6. A note shall be added to the plans to state:

    i. Refuse pick-up shall be limited to off-peak hours.

ii. Delivery vehicles shall be limited to a maximum size of a Single Unit 30' box truck. To the maximum extent practicable, trucks for deliveries and moving purposes shall be coordinated to avoid conflicts with on-site parking operations.

7. A note shall be added to the plans to state:

All landscaping shown on the Site Plan shall be maintained in a vigorous growing condition for the duration of the use and shall be trimmed so as to not interfere with pedestrian use of the sidewalk. All plants not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season in compliance with the Site Plan, at the sole cost and expense of the property owner.

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.

C. 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. Pursuant to the City of Beacon Code § 223-41.10.A, the Applicant shall submit floor plans which provide a mix of unit types in the same proportion as all other units in the development, subject to approval by the Planning Board. The floor plans should indicate the location of each BMR unit to be provided.

D. 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. The Planning

Board hereby requires that, prior to the issuance of a Certificate of Occupancy, the Applicant shall pay a Recreation Fee for each of the 20 new dwellings in accordance with Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law, 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. Prior to the issuance of a Certificate of Occupancy, the Applicant shall seek and obtain all necessary permits and approvals from the City of Beacon for the installation of the proposed off-site traffic signage, including the "Stop" sign on the Veterans Road approach and a "One-Way" sign across from the Eliza Street driveway exit. The "No Left Turn" sign at the driveway exit approach to Eliza Street is proposed to be located on-site, so no further permits or approvals are required for such installation.

4. Due to the necessity for a refuse truck to back-out onto Eliza Street from the Property, refuse pick-up shall be limited to off-peak hours. Also, delivery vehicles shall be limited to a maximum size of a Single Unit 30' box truck. To the maximum extent practicable, trucks for deliveries and moving purposes shall be coordinated to avoid conflicts with on-site parking operations.

5. The Applicant may utilize assigned parking for residential tenants in the future should the need or preference for such assignments become evident. Conversion to an assigned parking system for residential tenants shall not require an amended site plan approval from the Planning Board.

6. The Applicant will use best efforts to negotiate an easement or license agreement for the benefit of the owner of Parcel ID No. 5954-36-991830 to provide access for rear ingress and egress, should such access become necessary.

7. 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.

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 said thirty (30) day period, and an extension therefore has not been granted by the City, this resolution shall be rendered null and void.

9. As used herein, the term "Applicant" shall include its heirs, successors and assigns, and where applicable its 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. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's EAF and the Negative Declaration granted pursuant thereto. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this Resolution may be inconsistent with the EAF, the terms of this Resolution shall be controlling.

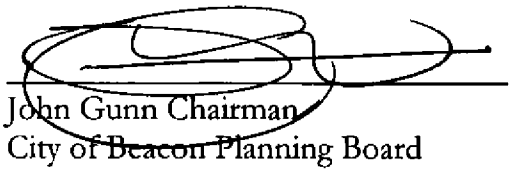
13. Conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, 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.

14. 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.

15. 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.

16. Any proposed revision to the approved Subdivision or 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 12, 2022
Beacon, New York



John Gunn Chairman
City of ~~Beacon~~ Planning Board

4/20/2022.
Date

Motion by Mr. Williams, seconded by Ms. Reynolds:

Kevin Byrne	Voting: AYE	Leonard Warner	Voting: AYE
J.C. Calderon	Voting: EXCUSED	J. Randall Williams	Voting: AYE
Karen Quiana	Voting: EXCUSED	John Gunn, Chairman	Voting: AYE
Jill Reynolds	Voting: AYE		

Resolution Approved: 5-0

Received in the Office of the
City Clerk
April 25, 2022

510

Agency Use Only [If applicable]

Project : 364 Main St. Site Plan & Lot Merger

Date : January 11, 2022

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes**" to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No**" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____		☑	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☑	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☑	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☑	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☑	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts: _____		☑	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☐NO ☑YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____		☑	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐NO ☑YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☑	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☑	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☑	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts: _____		☑	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑NO ☐YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐NO ☑YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____ _____		☑	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑NO ☐YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) ☐ NO ☑ YES
If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☑ ☑	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☑ ☑	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts: _____		☑	☐

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) ☐ NO ☑ YES
If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____		☑	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☑	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☑	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☑	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____		☑	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____		☑	☐

16. Impact on Human Health
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES
If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Agency Use Only [If Applicable]

Project : 364 Main St. Site Plan & Lot Merger

Date : January 11, 2022

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 addendum.

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 comment, and testimony from meetings held on the application.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the 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: 364 Main Street Site Plan and Lot Merger

Name of Lead Agency: City of Beacon Planning Board

Name of Responsible Officer in Lead Agency: John Gunn

Title of Responsible Officer: Chairman of the Planning Board

Signature of Responsible Officer in Lead Agency: Date: January 11, 2022

Signature of Preparer (if different from Responsible Officer) Jennifer L. Gray, Esq. Keane & Beane, P.C. Date: January 11, 2022

For Further Information:

Contact Person: Etha Grogan, Planning Board Secretary

Address: 1 Municipal Plaza, Beacon, NY 12508

Telephone Number: (845) 838-5002

E-mail: egrogan@cityofbeacon.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SITE PLAN AND SUBDIVISION (LOT MERGER)
FOR 364 MAIN STREET

Parcel Nos. 6054-29-006819 and 6054-29-004836

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 analysis will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as "none" or "small." Based upon a review of Parts 1 and 2 of the Short Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the construction of two (2) stories on an existing one (1) story commercial building and the construction of a three (3) story addition to the rear and a three (3) story addition to the west of the existing building for a commercial and multi-family mixed-use building fronting on Main Street. The first story is proposed to consist of 8,819 s.f. of commercial space and 1,607 s.f. of residential common area space. The second and third floors are proposed to include a total of 25,120 s.f. of multi-family residential space, consisting of twenty (20) apartments with thirty-two (32) total bedrooms. The Proposed Action includes the merger of two (2) parcels, one lot having 0.54 acres and the other having 0.31 acres totaling 0.85-acres. A total of forty-two (42) off-street parking spaces are proposed and the site will maintain two existing driveway connections to Main Street and Eliza Street while eliminating a third driveway connection on Main Street at the west side of the Site. The 0.54 acre parcel on Main Street is located in the Central Main Street "CMS" Zoning District and designated on the Tax Map as Parcel No. **6054-29-006189**. The 0.31 acre parcel on Eliza Street is located in the Transitional "T" Zoning District and designated on the Tax Map as Parcel No. **6054-29-004836** (collectively, the "Property").

The Proposed Action is an Unlisted action. On August 10, 2021, the Planning Board declared itself Lead Agency circulated its Notice of Intent to act as Lead Agency, received no objections and proceeded to review the application pursuant to SEQRA.

Summary of Rationale for Negative Declaration

The Proposed Action will not result in any significant adverse impacts on the environment. In summary:

- **Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.**

  The Property is in the CMS and T Zoning Districts and currently improved with a single-story commercial building, parking and driveways associated with two curb cuts on Main Street and one curb cut on Eliza Street. The Proposed Action would involve the construction of a three-story mixed-use building and associated parking. The proposed mixed-use building will utilize the existing 1-story building and will involve typical grading and site work associated with such construction. There are no wetlands, water bodies, very steep slopes or other environmentally sensitive areas on the Property. The Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

- **Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms on the site.**

  There are no unique geological features on the Property.

- **Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.**

  The proposed commercial and residential land uses are generally not associated with the discharge of contaminants into aquifers or other groundwater sources. There will be no bulk storage of petroleum or chemicals on-site. 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. The total anticipated water and sewer demand for the Proposed Action is 4,401.9 gallons per day (gpd) based upon 110 gal/day per bedroom (32 x 110) and 0.1 gal/day for the commercial area (8,819 x 0.1). 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 the Property is not located within a regulated flood plain and there are no wetlands. The Applicant has reduced the amount of impervious land coverage by adding landscaping to promote ground percolation in lieu of sheet flow off of the site during rain events or snowmelt. The Project also includes roof drains to direct stormwater runoff to the municipal stormwater sewer system, along with a 6" concrete curb along the northern edge of the existing parking lot to redirect runoff from the project parcel towards Eliza Street.

  The Planning Board received comments from the public that one or more properties to the north of the subject Property receives stormwater runoff during storm events. To the extent the subject Property is contributing to the existing condition the proposed stormwater controls are designed to direct stormwater runoff from the site to the municipal stormwater sewer system and alleviate flows to nearby properties. However, based on a review by the Project

Engineer and the City Engineer it was determined that it is unlikely that the Property is contributing to the existing water conditions described to occur north of the Property.

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 indicates that the Property may contain or serve as habitat for the Indiana Bat. However, no trees are proposed to be removed. The Proposed Action will increase the amount of landscaped area on the site as compared to the existing condition.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on flora or fauna.

- **Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.**

There are no agricultural resources in the vicinity of the Property.

- **Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.**

The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views, or visible from any publicly accessible vantage points either seasonally nor year around.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

The Proposed Action will not have a significant adverse impact on historic or archeological resources. The EAF mapper identified several eligible national or state historic sites including the Empire National Bank, Roosa Commercial, Stavros Commercial, Angelo Commercial, Dumke Commercial, Memorial Building, the Madam Brett Homestead and the US Post Office but the nature of the area as a developed commercial and mixed-use neighborhood makes impacts to archeological resources unlikely and not significant. No archaeological or historic resources have been identified on the Property and the Property is not located within the City's Historic District and Landmark Overlay Zone, and therefore a Certificate of Appropriateness is not required. The Proposed Action is in character with the neighboring structures and will not have any significant impact on the historic character of nearby eligible historic sites.

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.

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 twenty (20) residential apartments with a total of thirty-two (32) bedrooms above 8,819 s.f commercial space will not result in a significant adverse traffic impact. The Proposed Action includes a parking lot with forty-two (42) off-street parking spaces and site access will be provided via the existing ingress-only driveway on Main Street and one right-in/right-out driveway on Eliza Street. The Applicant conducted an extensive review of traffic and parking impacts associated with the Proposed Action and submitted a Traffic and Parking Study, prepared

by Colliers Engineer and Design, dated July 26, 2021 and updated August 30, 2021 and October 25, 2021. The Traffic and Parking Study was reviewed by the City's Traffic Consultant Creighton Manning and addressed traffic generation, capacity analysis, traffic and pedestrian safety, truck movement and site circulation.

Manual traffic counts were collected by Colliers on Thursday, June 3, 2021 and Saturday, June 5, 2021 for the Weekday AM (8:30-9:30 AM) and PM (3:45-4:45 PM) Peak periods and the Saturday Midday Peak (2:00-3:00 PM) period to determine existing traffic volume conditions at the study area intersections. The intersections studied are: (1) Fishkill Avenue/Teller Avenue (NYS Route 52) and Main Street, and (2) Main Street and Veterans Place. In the October 25, 2021 update to the Traffic and Parking Study, Colliers estimated the traffic to be generated by the Project using standard industry information published by the Institute of Transportation Engineers (ITE) as contained in the most recent edition of the report entitled "Trip Generation," 11th Edition, 2021, based on Land Use Category 220 (Multifamily Housing – Low-Rise) and Land Use Category 820 (Retail). When the projected traffic volume was applied to the 2026 Build condition it was determined that the Project would generate a total of 37 trips in the Weekday AM Peak period, 84 trips in the Weekday PM Peak period, and 80 trips in the Saturday Midday Peak period. These totals are below NYSDOT and ITE standard threshold of 100 vehicle trips which suggests the Project is not anticipated to result in a significant impact on traffic operating conditions near the Site.

Colliers then applied the trip generation data and the existing traffic volume counts to conduct a capacity analysis to assess whether the local roadways can accommodate the increase in vehicle trips. This analysis took into account the removal of the existing egress-only curb cut on Main Street and is shown on Table No. 2R in the October 25, 2021 update to the Traffic and Parking Study prepared by Colliers. The capacity analysis demonstrates there will be no significant adverse impacts to Levels of Service in the study area as a result of the Proposed Action.

Based on the Traffic and Parking Study and the City Traffic Consultant's review of same, the project plans were revised to include specific features such as: (1) a "No Left Turn" sign for the driveway exit onto Eliza Street; (2) a "One-Way" sign across from the driveway on Eliza Street; (3) a "Stop Sign" on the Veteran's Place approach to Main Street; (4) removal of the existing egress only curb cut onto Main Street; (5) pedestrian safety countermeasures; and (6) a turnaround on-site to avoid inefficient site circulation. In addition, to avoid conflicts with drivers and pedestrians, refuse pick up operations will be limited to off-peak hours due to the necessity for the refuse truck to back-out onto Eliza Street from the site.

Regarding parking, the City of Beacon Zoning Code requires 39 off-street parking spaces for the Proposed Action and the Applicant is proposing 42 off-street parking spaces. Thus, the Site Plan is compliant with the requirements of the Zoning Code.

The City Traffic Consultant reviewed the submissions of the Applicant, concurred with the approach and methodology utilized by Colliers and made certain recommendations concerning signage and operations.

The Planning Board has reviewed all relevant documents including the Traffic and Parking Study, as updated, further submissions by Colliers, and the City Traffic Consultant's reviews of same.

Based on this review, the Planning Board finds that the Proposed Action will not have a significant adverse impact on traffic, parking or transportation.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

  The existing energy infrastructure will adequately serve the additional demand associated with the Proposed Action. The Proposed Action does not require a new, or an upgrade to any existing substation. For these reasons, the Proposed Action will not have a significant adverse impact on energy.

- **Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.**

  The Proposed Action is not anticipated to generate any noxious odors. Outdoor lighting will be consistent with the neighborhood and typical mixed-use lighting. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours between 7:00 a.m. and 7:00 p.m. It is not anticipated that blasting will be necessary during the proposed construction. If blasting does become necessary, it will be performed in accordance with all applicable state and local requirements. In addition, there will be no significant noise impacts post-construction.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

- **Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.**

  The proposed commercial and residential land uses are generally not associated with significant adverse impacts on human health from exposure to new or existing sources of contaminants. The EAF Mapper Summary Report identified two DEC Remediation Sites as being located within 2,000 feet of the Property: (1) C314118, a Class N site, at 1 East Main Street, and (2) B00130, a Class C site, at 33 North Cedar Street. A review of reports from DEC's Environmental Site Remediation Database reveal that the B00130 site has been closed out. A remediation plan was generated and approved in 2007 for C314118, however, the volunteer terminated the Brownfield Cleanup Agreement (BCA) without implementing the investigation work plan. C314118 is located approximately 1,375 feet from the Property and is unlikely to impact the Proposed Action.

  Any contamination discovered during construction which requires remediation shall be remediated in accordance with all State and local laws, rules and regulations.

  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 and consistent with the character of the existing neighborhood.

Based upon this information and the information in the Environmental Assessment Form and all other documents and information in the record, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

Adopted: January 11, 2022
Beacon, New York

Motion by Ms Quiana, seconded by Mr. Byrne:

Kevin Byrne	Voting: AYE	Len Warner	Voting: EXCUSED
J.C. Calderon	Voting: AYE	Randall Williams	Voting: EXCUSED
Karen Quiana	Voting: AYE	John Gunn, Chairman	Voting: AYE
Jill Reynolds	Voting: AYE		

APPLICATION FOR SITE PLAN APPROVAL

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: 364 MAIN BCN LLC

Address: 11 Garden Street
Poughkeepsie, New York 12601

Signature:

Date: 4/27/26

Phone: [redacted]

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Taylor M. Palmer, Esq, Cuddy & Feder LLP

Address: 300 Westage Business Center, Suite 380
Fishkill, New York 12524

Phone: 914-761-1300

Fax:

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 364 Main Street, Beacon, NY 12508

Tax Map Designation: Section 6054 Block 29 Lot(s) 006819

Land Area: .85 Acres

Zoning District(s) Central Main Street (CMS) District and Transitional (T) District

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Exisiting Mixed-Use Multi-Family Residential and Commercial

Gross Non-Residential Floor Space: Existing 8,892 square feet Proposed 8,892 square feet

TOTAL: 8,892 square feet

Dwelling Units (by type): Existing 20 Proposed 20

TOTAL: 20

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
b. Any reservations, easements or other areas of public or special use which affect the subject property.
c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
e. Finished floor level elevations and heights of all existing and proposed buildings.
f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
g. Existing pavement and elevations of abutting streets, and proposed modifications.
h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
i. Location and design of all existing and proposed water supply and sewage disposal facilities.
j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
l. Detailed landscape plan, including the type, size, and location of materials to be used.
m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
n. Location, size, type, and design of all existing and proposed business and directional signs.
o. Written dimensions shall be used wherever possible.
p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
q. Statement of approval, in blank, as follows:

Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein

_____ _____
Chairman, City Planning Board **Date**

APPLICATION FEES

Site Plan	**Residential $500 + $250 per dwelling unit** **Commercial $500 + $250 per 1,000 s.f.**
Special Use Permit	**Residential $500 + $250 per dwelling unit** **Commercial $500 + $250 per 1,000 s.f.**
Subdivision	**$ 750 for 2-4 lots + $100 per lot** **$1,000 for 5 or more lots + $300 per lot**

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

ARCHITECTURAL REVIEW OR CERTIFICATE OF APPROPRIATENESS ***(if not currently before PB)***

* *if required by Chairman*	Initial Deposit	Depleted to	Replenishment
Single Family House*	$500	$250	Current bills + $250
All others*	$500	$250	Current bills + $250

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 364 MAIN BCN LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

Sean O'Donnell, Ronin QOF LLC

List all properties in the City of Beacon that you hold a 5% interest in:

N/A

Applicant Address: 11 Garden Street, Poughkeepsie, New York 12601

Project Address: 364 Main Street, Beacon, NY 12508

Project Tax Grid # 6054-29-006819

Type of Application Amended Site Plan

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Eric Baxter of 364 MAIN BCN 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

364 MAIN BCN LLC
By: Eric Baxter

Signature of Owner

Member

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	___	___	_____
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	___	___	_____
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	___	___	_____

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 364 MAIN BCN 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:		X
LEGAL DATA		
Name and address of the owner of record.		X
Name and address of the applicant (if other than the owner).		X
Name and address of person, firm or organization preparing the plan.		X
Date, north arrow, and written and graphic scale.		X
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.		X
Approximate boundaries of any areas subject to flooding or stormwater overflows.		X
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.		X
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.		X
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.		X
Other existing development, including fences, retaining walls, landscaping, and screening.		X
Sufficient description or information to define precisely the boundaries of the property.		X
The owners of all adjoining lands as shown on the latest tax records.		X
The locations, names, and existing widths of adjacent streets and curb lines.		X
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the		X

properties.		
PROPOSED DEVELOPMENT	**YES**	**NO**
The location, use and design of proposed buildings or structural improvements.		X
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.		X
Any proposed division of buildings into units of separate occupancy.		X
The location, direction, power, and time of use for any proposed outdoor lighting.		X
The location and plans for any outdoor signs.		X
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.		X
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.		X
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.		X
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.		X
Any contemplated public improvements on or adjoining the property.		X
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.		X
Elevations of all proposed principal or accessory structures.		X
Any proposed fences or retaining walls.		X
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.		X
Erosion and sedimentation control measures.		X
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.		X
An indication of proposed hours of operation.		X
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.		X

Note: This submission is not for a full site plan application, but rather for a review of as-built changes and proposed amendments to the building façade.

For all items marked "NO" above, please explain below why the required information has not been provided:

Please See Attached Project Narrative

Applicant/Sponsor Name: 364 MAIN BCN LLC By: Eric Baxter

Signature:

Date: 4/27/26

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
364 MAIN BCN LLC	11 Garden Street Poughkeepsie, New York 12601
Place where such business entity was created New York	Official Registrar's or Clerk's office where the documents and papers creating entity were filed New York State Department of State
Date such business entity or partnership was created 04/17/2024	Telephone Contact Information [redacted]

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

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. N/A

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
364 MAIN BCN LLC	11 Garden Street Poughkeepsie, NY 12601	[redacted]	Deed dated 7/9/24	Deed dated 7/9/24 in the Dutchess County Clerk's Office

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐ **YES** ☑ **NO**

Name	**Employer**	**Position**

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ **YES** ☑ **NO**

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	**Title**	**Date of Hire, Date Elected, or Date Appointed**	**Position or Nature of Relationship**

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ **YES** ☑ **NO**

Current Name	Other Names

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address
364 MAIN BCN LLC	11 Garden Street, Poughkeepsie, New York 12601
O'Donnell Construction Corp.	218 Van Wyck Lake Road, Fishkill, NY 12524

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

N/A

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production. N/A

SECTION J. N/A

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted**:**

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	**Residence or business address**	**Telephone number**

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ **YES** ☐ **NO**

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

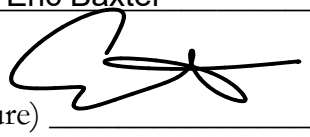
Name	**Address**

SECTION K. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ **YES** ☑ **NO**

I, Eric Baxter being first duly sworn, according to law, deposes and says that I am (Title) Member, an active and qualified member of ~~the~~ 364 MAIN BCN LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Eric Baxter

(Signature) 

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
364 Main Street - Application for Amended Site Plan Approval

Project Location (describe, and attach a location map):
364 Main Street, Beacon, NY 12508

Brief Description of Proposed Action:
Application for Amended Site Plan Approval for architectural feature, rooftop deck, and from patio revisions.

Name of Applicant or Sponsor:	Telephone: [redacted]
364 MAIN BCN LLC	E-Mail: [redacted]

Address:
11 Garden Street

City/PO:	State:	Zip Code:
Poughkeepsie	NY	12601

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? .85 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .85 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): Residential - Multifamily
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

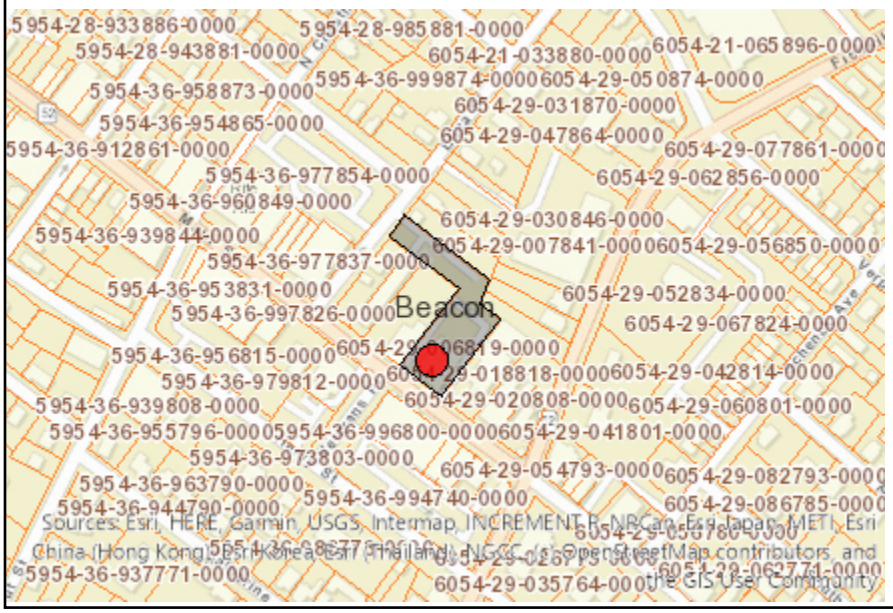
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment: _____		
~~1~~9. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe: _____		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe: _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: 364 MAIN BCN LLC By: Eric Baxter Date: 4/24/26

Signature: _____ Title: Manager

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



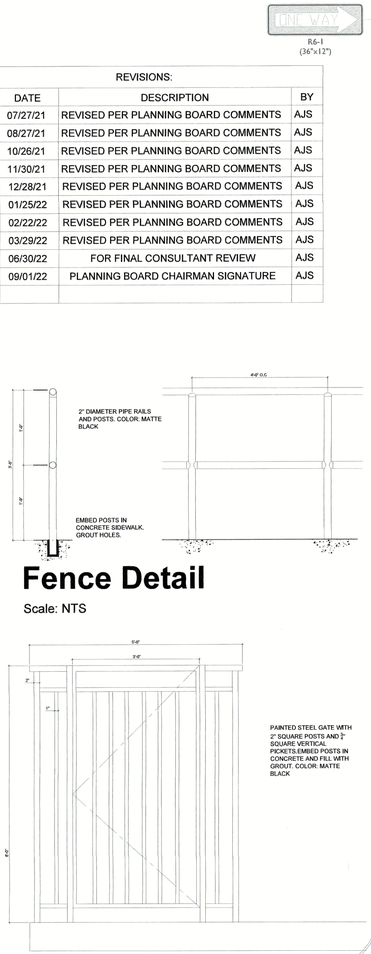
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Bulk Zoning Regulations Table - Parking Lot

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
T*	10'	10'	20'	NA	NA	NA	100'	242.6'	2.5 | 35'	NA	0.85	NA

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CMS*	0'-10'	0'	20'	14.78'	18' exist 5'	44'	80%	89%	75'	264.37'	3 | 38' & 4th Story w/ Special Permit	3 Stories 38'	10% 5% if open to public	11%	0.85 acres	35,000 SF



Fence Detail

Scale: NTS

Gate Detail

Scale: NTS

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	07/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	08/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
3	10/26/21	REVISED PER PLANNING BOARD COMMENTS	AJS
4	11/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS
5	12/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
6	01/25/22	REVISED PER PLANNING BOARD COMMENTS	AJS
7	02/22/22	REVISED PER PLANNING BOARD COMMENTS	AJS
8	03/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
9	06/30/22	FOR FINAL CONSULTANT REVIEW	AJS
10	09/01/22	PLANNING BOARD CHAIRMAN SIGNATURE	AJS

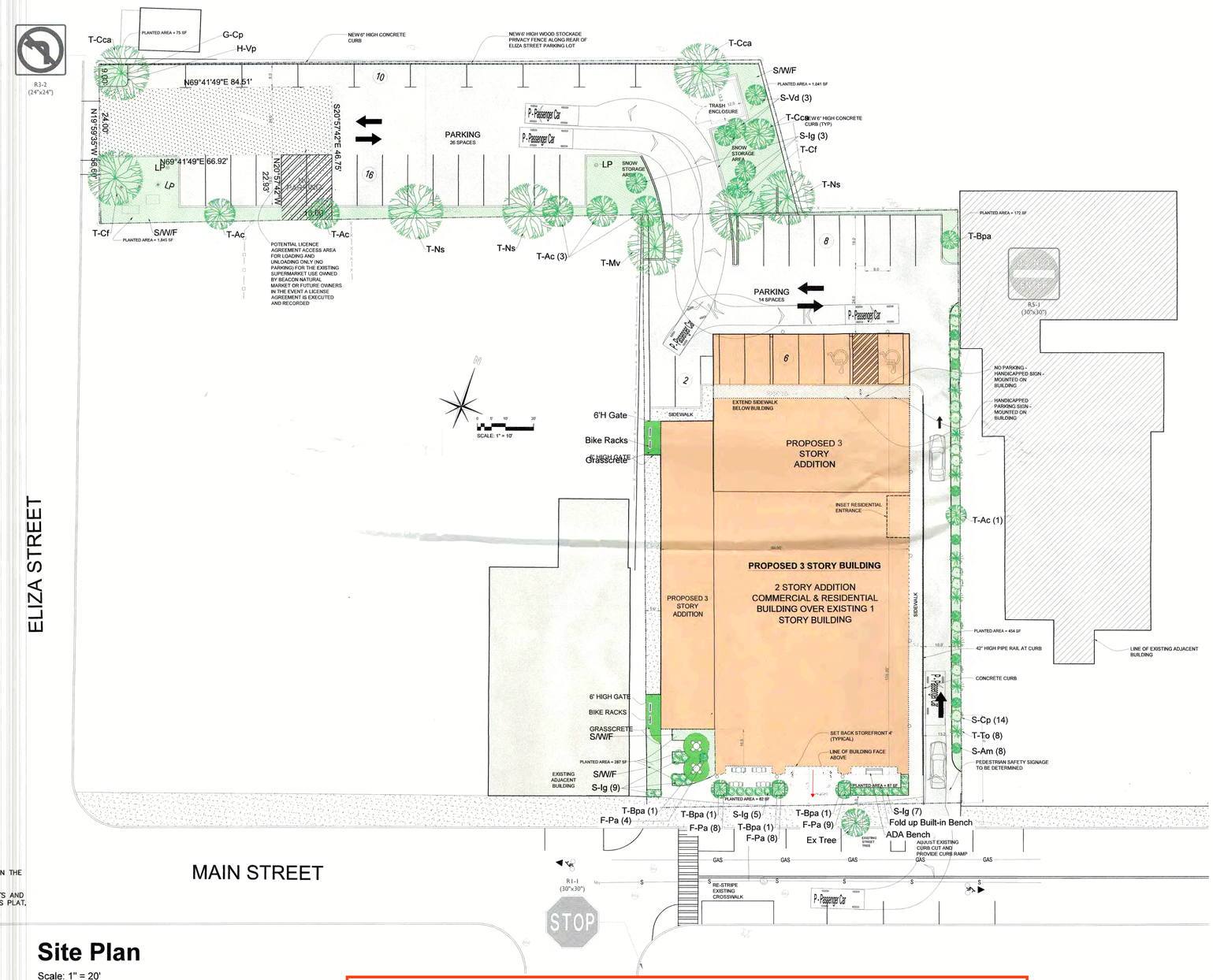
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 12th DAY OF April, 2022, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS 15th DAY OF September, 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'



Location Plan

Not to Scale

Zoning Summary

Zoning District:	CMS (Central Main Street) & T (Transition Zone)
Tax Map No.:	6054-29-006819 (364 Main Street) & 6054-29-000836 (Eliza Street)
Lot Area:	0.54 Acres & 0.31 Acres
Building Footprint:	12,632 SF
Historical Overlay District:	No
Parking Overlay District:	Partial, not the portion of the lot in the T District.
Existing Use:	Vacant (364 Main Street) & Parking Lot
Proposed Use:	Mixed-Use: Retail / Residential

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
(1) space per unit (CMS)	(20) Apartments	20 parking spaces
Commercial		
(2) spaces per 1,000 SF for Retail	8,892 sf	18 parking spaces
Total Required		**38 parking spaces**
Total Provided		**42 parking spaces**

Notes:

1. Commercial hours are 7am – 12am, Monday through Sunday, inclusive.
2. No signage is proposed as part of this application. Retail tenants will apply separately to the Planning Board for their own signage
3. The landscaped area is approximately 11%. The overall measured landscaped area is 4,043 square feet. The overall site area is 36,954 square feet. 4,043/36,954 = 0.1094. The measured landscaped area includes all planted areas on the site shaded in green. Note that the requirement for landscaping can be reduced to 5% if the landscaped area is accessible to the public. Since a large portion of the landscaped area is accessible to the public, the Applicant contends that the landscaping requirement is met by both the 11% total landscape coverage, and the reduced 5% requirement.
4. The project will comply with the 10% below-market-rate requirements in Article IVB, Affordable-Workforce Housing.
5. Refuse pick-up will be limited to off-peak hours.
6. Delivery vehicles shall be limited to a maximum size of a Single Unit 30' box truck. To the maximum extend practicable, trucks for deliveries and moving purposes shall be coordinated to avoid conflicts with on-site parking operations.
7. All landscaping shown on the Site Plan shall be maintained in a vigorous growing condition for the duration of the use and shall be trimmed so as to not interfere with pedestrian use of the sidewalk. All plant not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season in compliance with the Site Plan, at the sole cost and expense of the property owner.

Index of Drawings

Subdivision Plat

Sheet 1 of 14	Site Plan
Sheet 2 of 14	Existing Conditions & Demolition Plan
Sheet 3 of 14	Landscape Plan
Sheet 4 of 14	Building Plans
Sheet 5 of 14	Building Elevations & Renderings
Sheet 6 of 14 - UP.1	Utility Plan
Sheet 7 of 14 - LP.1	Lighting Plan
Sheet 8 of 14 - VM.1	Refuse Truck Movement Plan
Sheet 9 of 14 - VM.2	30' Truck Movement Plan
Sheet 10 of 14 - CD.1	Construction Details
Sheet 11 of 14 - CD.2	Construction Details
Sheet 12 of 14 - CD.3	Construction Details
Sheet 13 of 14 - ESC.1	Erosion & Sediment Control Plan
Sheet 14 of 14 - ESC.2	Erosion & Sediment Control Details

A-001 APPROVED SITE PLAN - FOR REFERENCE

DRAWING NAME AND NUMBER FOR 04-28-26 SUBMISSION ONLY

Site Plan Application

Sheet 1 of 14 - Site Plan

Owner:
O'Donnell & Son
P.O. Box 526
Fishkill, NY 12524

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Day & Stokosa Engineering P.C
3 Van Wyck Lane
Wappingers Falls, New York 12590

Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

REGISTERED ARCHITECT ARYEH JOSEPH SIEGEL 024882 STATE OF NEW YORK

364 Main Street
Beacon, New York
Scale: 1" = 20'
October 4, 2021

Include this page



Elevation: South

Scale: $\frac{1}{8}$" = 1'-0"

Elevation: East

Scale: $\frac{1}{8}$" = 1'-0"

Elevation: North

Scale: $\frac{1}{8}$" = 1'-0"

Elevation: West

Scale: $\frac{1}{8}$" = 1'-0"

NOTE THAT THE RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE PROPOSED BUILDING DESIGN TO AID IN REVIEWING THE PROPOSED DESIGN OF THE BUILDINGS ONLY, AND ARE NOT INTENDED AS DETAILED REPRESENTATIONS OF THE FINAL DESIGN OR OF SITE CONDITIONS. CHANGES TO WINDOW & DOOR PLACEMENT MAY OCCUR IN THE FINAL CONSTRUCTION DOCUMENTS TO SUIT TENANT LAYOUTS AND BUILDING CODE REQUIREMENTS. THE ELEVATION DRAWINGS SHOWN ON THIS SHEET INDICATE THE APPROVED DESIGN, AND IN THE CASE OF ANY DISCREPANCY BETWEEN DESIGN ELEMENTS DEPICTED ON THE ELEVATIONS AND RENDERINGS, THE ELEVATIONS SHALL GOVERN.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 19th DAY OF April 2022, 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 13th DAY OF September, 2022, BY

CHAIRMAN

SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	07/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	10/26/21	REVISED PER PLANNING BOARD COMMENTS	AJS
3	10/26/21	REVISED PER PLANNING BOARD COMMENTS	AJS
4	11/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS
5	12/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
6	01/25/22	REVISED PER PLANNING BOARD COMMENTS	AJS
7	02/22/22	REVISED PER PLANNING BOARD COMMENTS	AJS
8	03/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
9	06/30/22	FOR FINAL CONSULTANT REVIEW	AJS
10	09/01/22	PLANNING BOARD CHAIRMAN SIGNATURE	AJS



View: From Main Street

Not to Scale



View: From Main Street

Not to Scale



View: From Main Street

Not to Scale



View: Main Street

Not to Scale

A-002 APPROVED ELEVATIONS - FOR REFERENCE

DRAWING NAME AND NUMBER FOR 04-28-26 SUBMISSION ONLY

Site Plan Application

Sheet 5 of 14 - Building Elevations

Owner:
O'Donnell Construction Corp.
P.O. Box 526
Fishkill, NY 12524

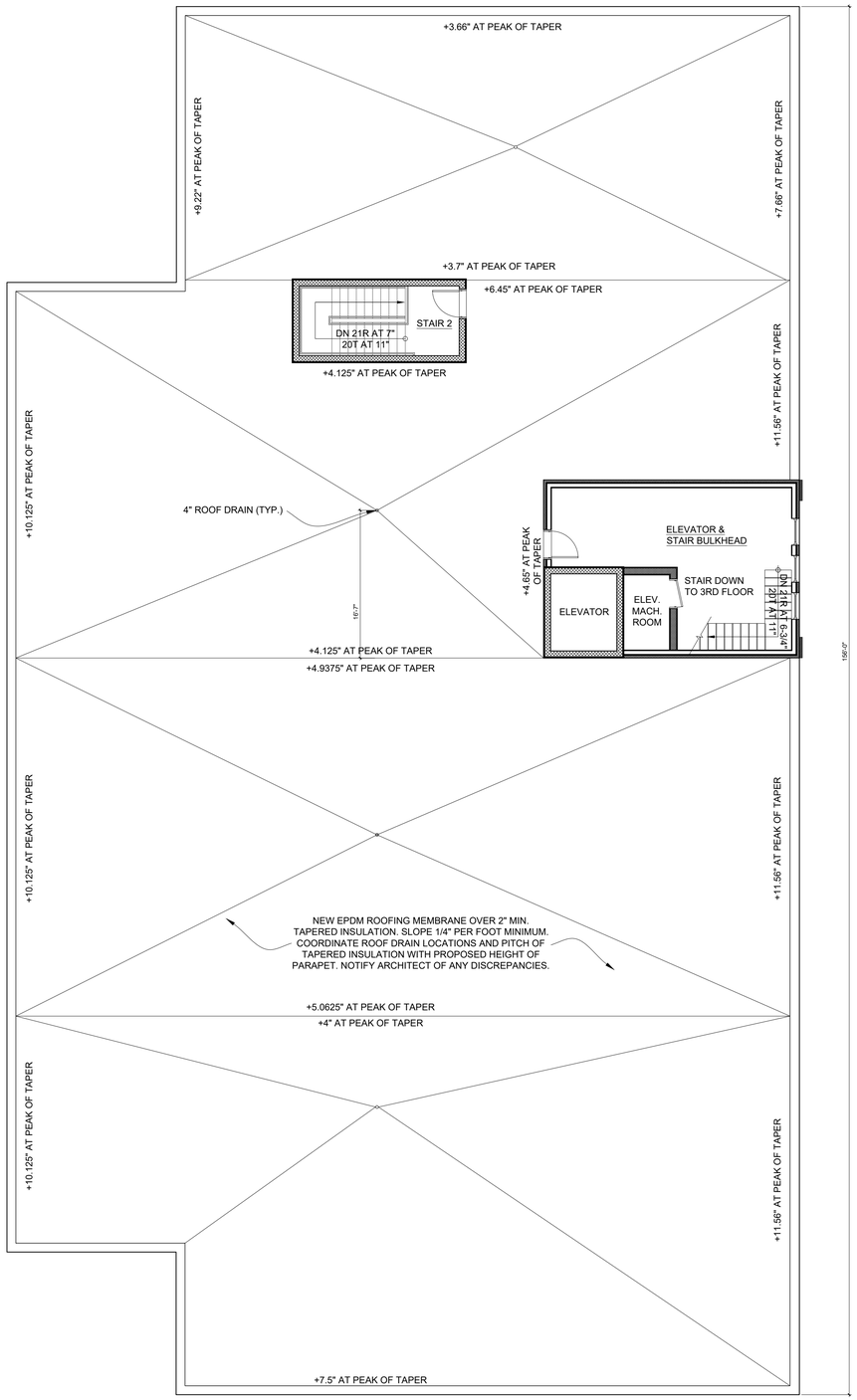
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Day & Stokosa Engineering P.C
3 Van Wyck Lane
Wappingers Falls, New York 12590

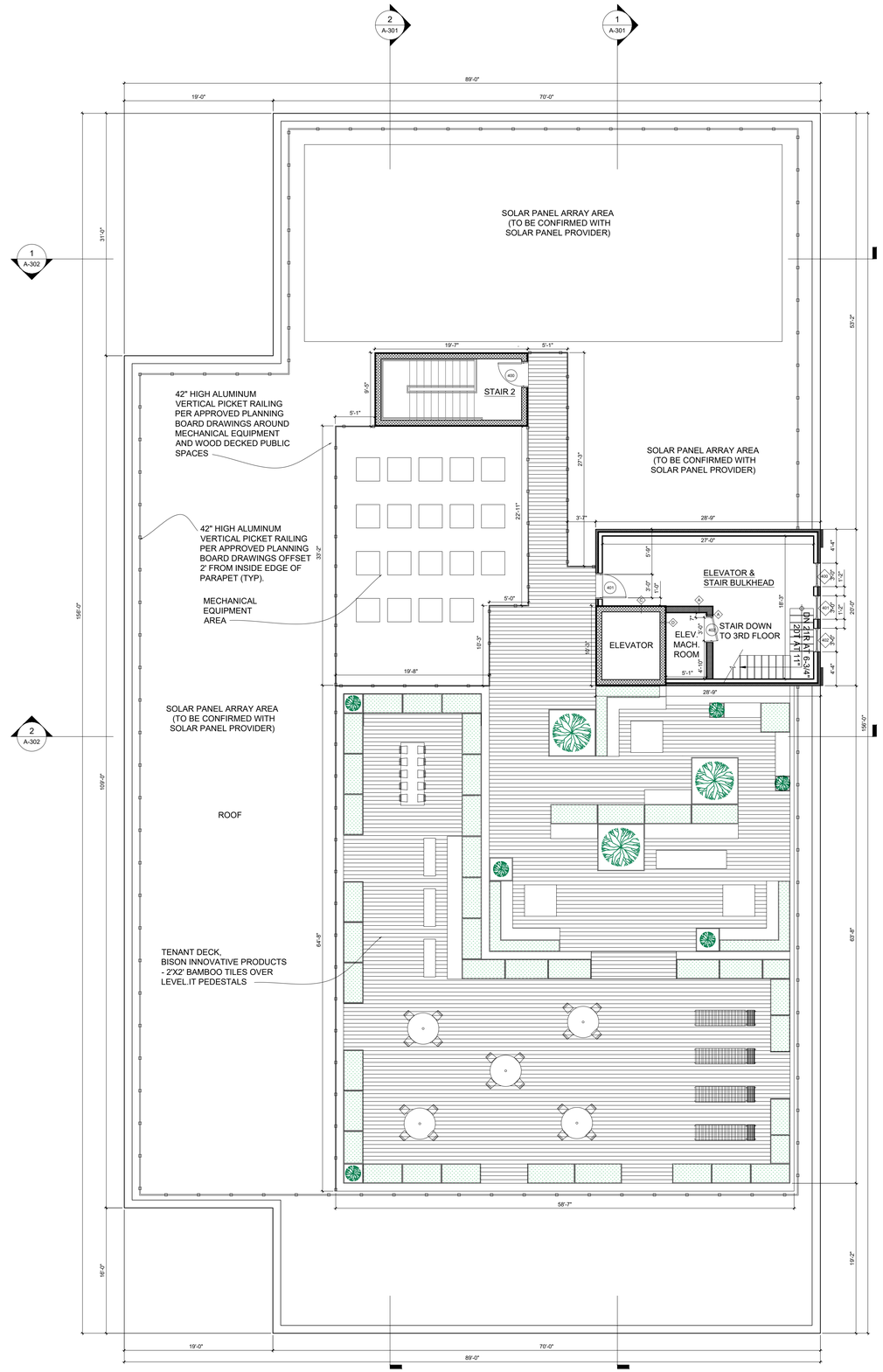
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

REGISTERED ARCHITECT STEVEN JOSEPH SIEGEL 024892 STATE OF NEW YORK

364 Main Street
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
May 25, 2021



1 Roof Drainage Plan
1/8" = 1'-0"



1 Roof Plan
1/8" = 1'-0"

A-003 APPROVED ROOF PLAN - FOR REFERENCE

DRAWING NAME AND NUMBER FOR 04-28-26 SUBMISSION ONLY

364 Main St

New Construction & Renovation

364 Main Street
Beacon, NY 12508

Number	Date	Revision
3	September 20, 2022	Building Permit Review Set
2	June 10, 2022	Building Permit Review Set
1	May 9, 2022	Progress Print

ARYEH SIEGEL
ARCHITECT

84 Mason Circle
Beacon, New York 12508
Phone: (845) 838-2490
Website: www.ajsarch.com

Roof and Roof Drainage Plan

Date: May 18, 2022

Scale: 1/8" = 1'-0"

Drawing Number: A-104

Bulk Zoning Regulations Table - Parking Lot

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
T*	10'	10'	20'	NA	NA	NA	100'	242.6'	2.5 | 35'	NA	0.85	NA

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CMS*	0'-10'	0'	20'	14.78'	18' exist 5'	44'	80%	89%	75'	264.37'	3 | 38' & 4th Story w/ Special Permit	3 Stories 38'	10% 5% if open to public	11%	0.85 acres	35,000 SF



Location Plan

Not to Scale

Zoning Summary

Zoning District:	CMS (Central Main Street) & T (Transition Zone)
Tax Map No.:	6054-29-006819 (364 Main Street) & 6054-29-0004836 (Eliza Street)
Lot Area:	0.54 Acres & 0.31 Acres
Building Footprint:	12,632 SF
Historical Overlay District:	No
Parking Overlay District:	Partial, not the portion of the lot in the T District.
Existing Use:	Vacant (364 Main Street) & Parking Lot
Proposed Use:	Mixed-Use: Retail / Residential

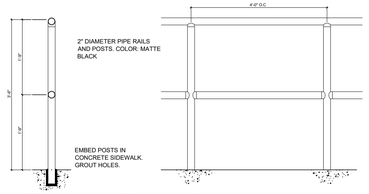
Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
(1) space per unit (CMS)	(20) Apartments	20 parking spaces
Commercial		
(2) spaces per 1,000 SF for Retail	8,892 sf	18 parking spaces
Total Required		**38 parking spaces**
Total Provided		**42 parking spaces**

Notes:

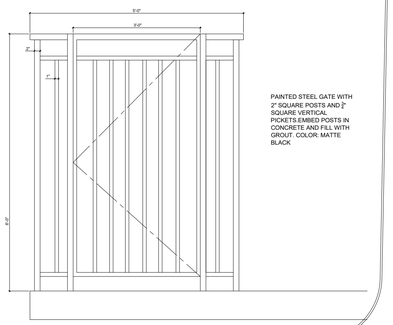
1. Commercial hours are 7am – 12am, Monday through Sunday, inclusive.
2. No signage is proposed as part of this application. Retail tenants will apply separately to the Planning Board for their own signage
3. The landscaped area is approximately 11%. The overall measured landscaped area is 4,043 square feet. The overall site area is 36,954 square feet. 4,043/36,954 = 0.1094. The measured landscaped area includes all planted areas on the site shaded in green. Note that the requirement for landscaping can be reduced to 5% if the landscaped area is accessible to the public. Since a large portion of the landscaped area is accessible to the public, the Applicant contends that the landscaping requirement is met by both the 11% total landscape coverage, and the reduced 5% requirement.
4. The project will comply with the 10% below-market-rate requirements in Article IVB, Affordable-Workforce Housing.
5. Refuse pick-up will be limited to off-peak hours.
6. Delivery vehicles shall be limited to a maximum size of a Single Unit 30' box truck. To the maximum extend practicable, trucks for deliveries and moving purposes shall be coordinated to avoid conflicts with on-site parking operations.
7. All landscaping shown on the Site Plan shall be maintained in a vigorous growing condition for the duration of the use and shall be trimmed so as to not interfere with pedestrian use of the sidewalk. All plant not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season in compliance with the Site Plan, at the sole cost and expense of the property owner.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	07/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	08/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
3	10/26/21	REVISED PER PLANNING BOARD COMMENTS	AJS
4	11/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS
5	12/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
6	01/25/22	REVISED PER PLANNING BOARD COMMENTS	AJS
7	02/22/22	REVISED PER PLANNING BOARD COMMENTS	AJS
8	03/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
9	06/30/22	FOR FINAL CONSULTANT REVIEW	AJS



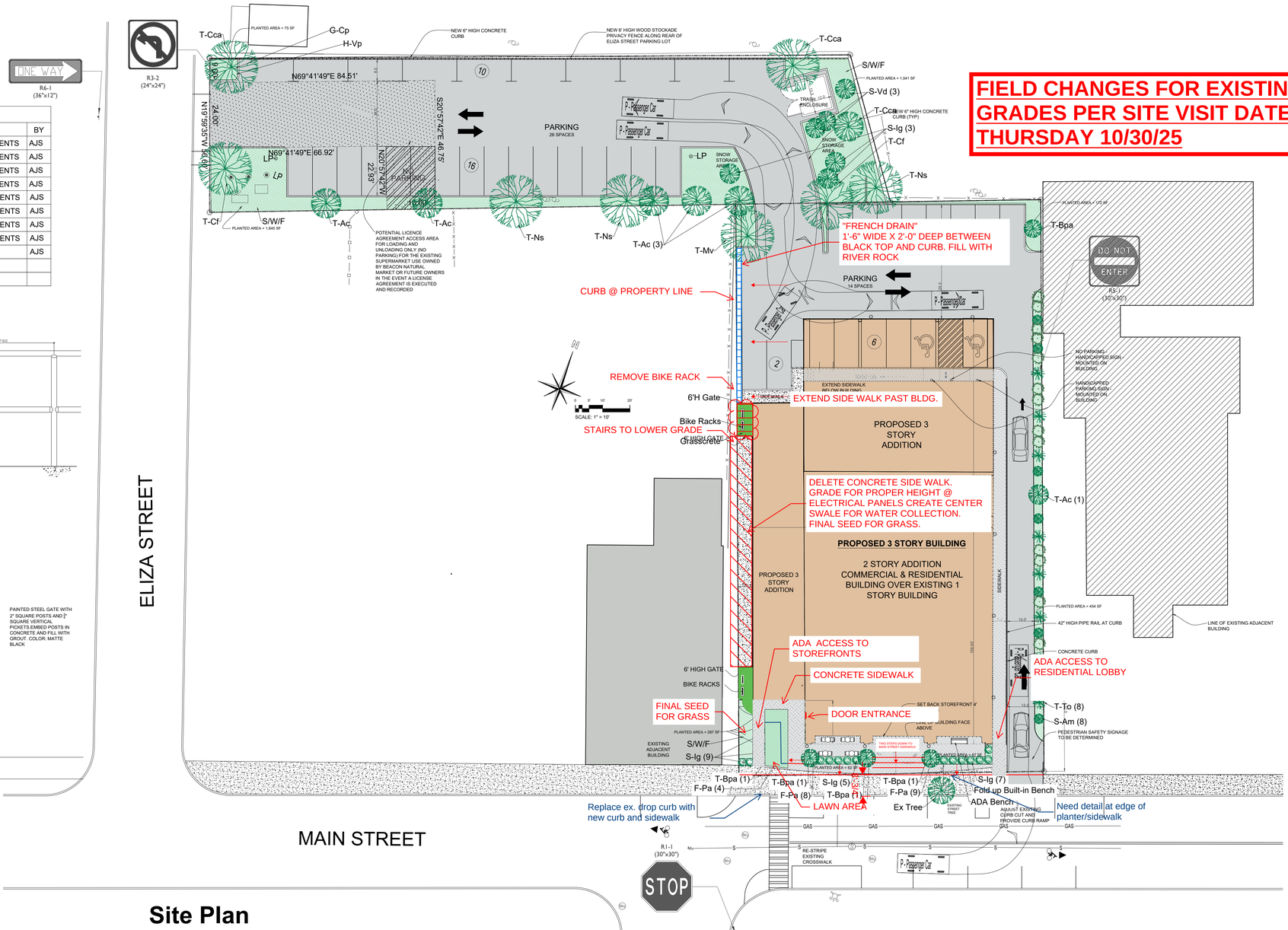
Fence Detail

Scale: NTS



Gate Detail

Scale: NTS



Site Plan

Scale: 1" = 20'

FIELD CHANGES FOR EXISTING GRADES PER SITE VISIT DATED THURSDAY 10/30/25

Index of Drawings

Subdivision Plat

Sheet 1 of 14	Site Plan
Sheet 2 of 14	Existing Conditions & Demolition Plan
Sheet 3 of 14	Landscape Plan
Sheet 4 of 14	Building Plans
Sheet 5 of 14	Building Elevations & Renderings
Sheet 6 of 14 - UP.1	Utility Plan
Sheet 7 of 14 - LP.1	Lighting Plan
Sheet 8 of 14 - VM.1	Refuse Truck Movement Plan
~~Sheet~~ 9 of 14 - VM.2	30' Truck Movement Plan
Sheet 10 of 14 - CD.1	Construction Details
Sheet 11 of 14 - CD.2	Construction Details
Sheet 12 of 14 - CD.3	Construction Details
Sheet 13 of 14 - ESC.1	Erosion & Sediment Control Plan
Sheet 14 of 14 - ESC.2	Erosion & Sediment Control Details

A004- APPROVED SITE PLAN FIELD SKETCH REVISION - FOR REFERENCE

Site Plan Application

Sheet 1 of 14 - Site Plan

DRAWINGS NAME AND NUMBER FOR 04-28-26 SUBMISSION ONLY

Owner:
O'Donnell & Son
P.O. Box 526
Fishkill, NY 12524

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Day & Stokosa Engineering P.C
3 Van Wyck Lane
Wappingers Falls, New York 12590

Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

364 Main Street
Beacon, New York
Scale: 1" = 20'
October 4, 2021



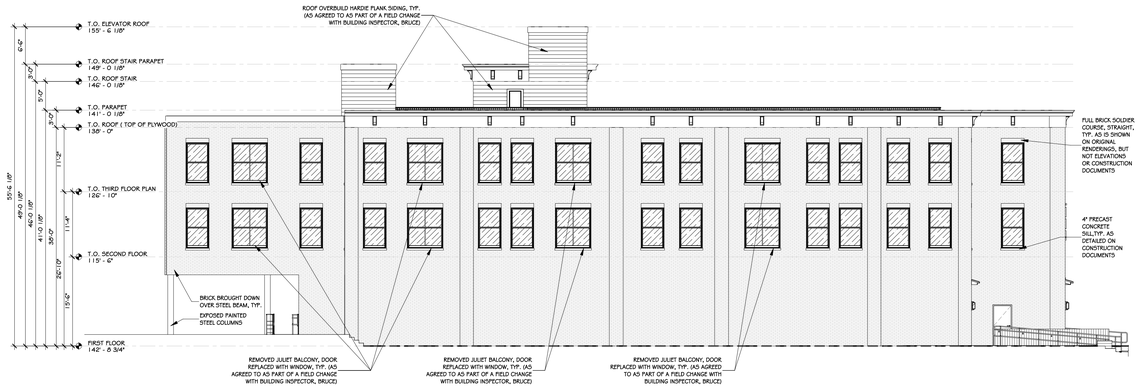
AS-BUILT PHOTOS- 04-20-26



AS-BUILT RENDERING SHOWING PROPOSED PATIO/ENTRY NOT YET CONSTRUCTED



1 AS-BUILT NORTH ELEVATION.
3/32" = 1'-0"



2 AS-BUILT WEST ELEVATION.
3/32" = 1'-0"



3 AS-BUILT SOUTH ELEVATION.
3/32" = 1'-0"



4 AS-BUILT EAST ELEVATION.
3/32" = 1'-0"

Copyright © all rights reserved - Jason T. Anderson Architect, P.C. / DBA / ADG Architects and Anderson Design Group - Architecture - Planning - Interiors / Unauthorized addition or alteration of this document is a violation of the New York State Educational Law.

REVISIONS:

NUM.	DATE	DESCRIPTION

PROJECT

PROJECT NORTH

KEY PLAN

1 A-005
2 A-005
3 A-005
4 A-005

WORK AREA

ADG ARCHITECTS
25 WALLKILL AVE • MONTGOMERY • NY 12549
O. 845.294.2724 | F. 888.305.6442
WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM
ARCHITECTURE • PLANNING • INTERIORS

Project: 364 MAIN ST.
364 Main Street Beacon, NY 12508

Drawing: AS-BUILT ELEVATIONS AND IMAGES

Project:	26109	Date:	04/28/26
Drawn:	IDEA	Scale:	AS NOTED

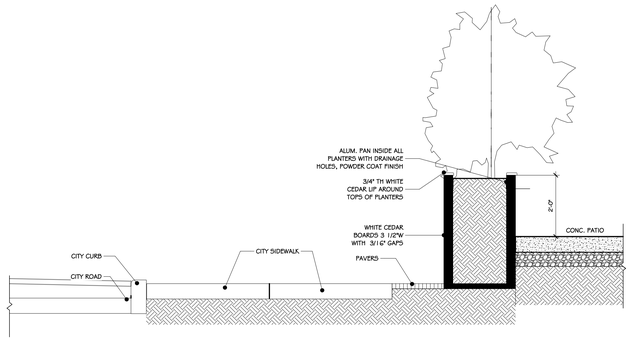
Drawing Number: A-005

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.



1 PROPOSED PATIO/ACCESS PLAN
1/16" = 1'-0"

2 3D PROPOSED SITE



3 SECTION 'AA'.
1/2" = 1'-0"

CONSTRUCTION NOTES

REVISIONS:

NUM.	DATE	DESCRIPTION

PROJECT NORTH

KEY PLAN — WORK AREA

ADG ARCHITECTS
25 WALLKILL AVE • MONTGOMERY • NY 12549
O. 845.294.2724 | F. 888.305.6442
WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM
ARCHITECTURE • PLANNING • INTERIORS

Project: 364 MAIN ST.
364 MAIN STREET BEACON, NY 12508

Drawing: PROPOSED PATIO/ACCESS PLAN

Project: 26109	Date: 04/28/26
Drawn: IDEA	Scale: AS NOTED

Drawing Number: A-006

Copyright © all rights reserved - Jason T. Anderson Architect, P.C. / DBA / ADG Architects and Anderson Design Group - Architecture - Planning - Interiors / Unauthorized addition or alteration of this document is a violation of the New York State Educational Law.

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.







PROPOSED RENDERING



1 PROPOSED NORTH ELEVATION
3/32" = 1'-0"



2 PROPOSED WEST ELEVATION
3/32" = 1'-0"



3 PROPOSED SOUTH ELEVATION
3/32" = 1'-0"



4 PROPOSED EAST ELEVATION
3/32" = 1'-0"

Copyright © all rights reserved - Jason T. Anderson Architect, P.C. / DBA / ADG Architects and Anderson Design Group - Architecture - Planning - Interiors / Unauthorized addition or alteration of this document is a violation of the New York State Educational Law.

REVISIONS:

NUM.	DATE	DESCRIPTION

PROJECT

NORTH

PROJECT

KEY PLAN

1 A-007
2 A-007
3 A-007
4 A-007

WORK AREA

ADG ARCHITECTS
25 WALLKILL AVE • MONTGOMERY • NY 12549
O. 845.294.2724 | F. 888.305.6442
WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM
ARCHITECTURE • PLANNING • INTERIORS

Project: 364 MAIN ST.
364 MAIN STREET BEACON, NY 12508

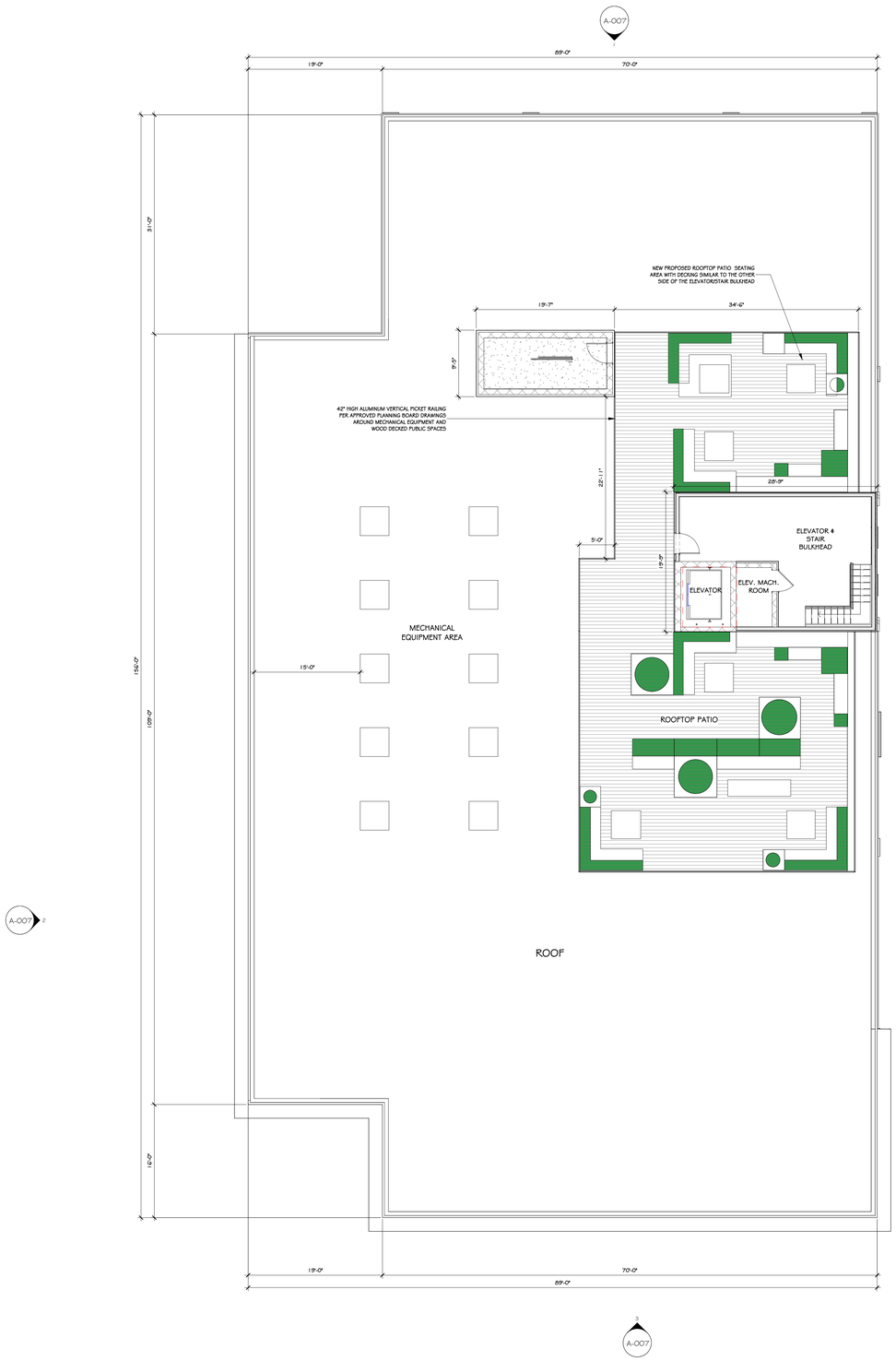
Drawing: PROPOSED ELEVATIONS AND RENDERING

Project: 26109	Date: 04/28/26
Drawn: IDEA	Scale: AS NOTED

Drawing Number:

A-007

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.



1 PROPOSED ROOF PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'

CONSTRUCTION NOTES

REVISIONS:

NUM.	DATE	DESCRIPTION

PROJECT NORTH

KEY PLAN

WORK AREA

ADG ARCHITECTS
25 WALLKILL AVE • MONTGOMERY • NY 12549
O. 845.294.2724 | F. 888.305.6442
WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM
ARCHITECTURE • PLANNING • INTERIORS

Project: 364 MAIN ST.
364 MAIN STREET BEACON, NY 12508

Drawing: PROPOSED ROOF PLAN

Project: 26109	Date: 04/28/26
Drawn: IDEA	Scale: AS NOTED

Drawing Number: A-008

Copyright © all rights reserved - Jason T. Anderson Architect, P.C. / DBA / ADG Architects and Anderson Design Group - Architecture - Planning - Interiors / Unauthorized addition or alteration of this document is a violation of the New York State Educational Law.

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

LANC & TULLY
Engineering and Surveying, D.P.C.

May 11, 2026

Mr. John Gunn
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: 364 Main Street
Tax No. 6054-29-006819
Subdivision & Site Plan
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above application:

- Correspondence dated April 28, 2026, from Taylor Palmer, Esq. of Cuddy & Feder, LLP.
- Copy of Preliminary & Final Subdivision Plat and Site Plan Approval for 364 Main Street, dated April 12, 2026.
- Application for Site Plan Approval.
- Short Environmental Assessment Form, dated April 24, 2026
- Response correspondence dated February 22, 2022, from Aryeh Siegel, Architect.
- 8 sheet plan set titled "364 Main Street", consisting of plans that reflect the previously approved site plan and building elevations, as well as plans and elevations reflecting the proposed changes from that of the approved.

The parcel on Main Street is located in the "CMS" (Central Main Street) zoning district, whereas the parcel on Eliza Street is located within the "T" (Transitional) zoning district. The original project consisted of the merging of 2 parcels into a single parcel, and the development of a mixed-use commercial and multi-family residential development, with commercial space (8,892 sf) and a residential common area (1,607 sf) on the 1st floor, and 20 residential apartments to be located on the 2nd and 3rd, floors totaling 25,120 square feet, with a total bedroom count of 31.

The applicant is now appearing before the Planning Board due to architectural changes that occurred during the construction of the building without approval, as well as changes that have occurred to the project site in the plaza/patio area along Main Street.

Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. During the construction of the project a number of architectural features were changed, with some of the more noticeable differences being the detailing around the windows, the replacement of Juliet balconies and doors with windows, and the storefront windows with metal panels along their bottoms. The Planning Board should discuss the changes made by the applicant and what aspects of each of the architectural changes may need to be revised to reflect the actual building approved.

2. There is a significant reduction in the roof top area from that of the original proposed roof top. The elevation view on Sheet A-006, as prepared by ADG Architects should be revised to reflect the roof top area, as well as the mechanical units. The applicant should further explain as to how the mechanical units will be screened, if necessary.

3. During construction, it was found that the first-floor elevation was approximately 2 feet higher than originally anticipated. Based upon this elevation change the applicant has modified the plaza area to allow for ADA access, while also providing a raised plaza/patio area at the front of the building. As the CMS District has requirements for landscaping, the applicant should provide a comparison of the original landscaping area proposed on site in comparison to what is currently proposed/constructed.

4. The revised plans indicate the installation of a "French drain" west side of the parking lot behind the building. The plan should clearly show where runoff is being conveyed by this drainage system.

This completes our review at this time. Further comments may be provided based on future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: Jennifer Gray, Esq.
Bryan Murphy, Building Inspector

City of Beacon Planning Board Agenda
05/12/2026

Title:

Consider request for two (2) 90-day extensions of Site Plan and Subdivision Approval, 37 units, Beacon Views Townhouses at Conklin Street, submitted by Beacon Views LLC.

ATTACHMENTS

Beacon Views PB 5.12.26 ext request.pdf

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

April 28, 2026

City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

RE: Beacon Views Site Plan and Conservation Subdivision
Conklin Street
Beacon, New York
Tax Parcel ID: 6055-03-331123

Dear Chairman Gunn and Members of the Board:

Per the July 12, 2022 resolution for the Preliminary & Final Subdivision & Site Plan Approval for the above referenced project, and the subsequent extensions, the applicant would request two 90-day extensions of the approval ahead of the June expiration. As the board may recall, coverage under the nationwide Army Corps of Engineers permit has been granted, and the applicant is working on the other conditions of the approval. There has been no change in the condition of the site, and there has been no change to the site plans or subdivision plat.

Please place the matter on the agenda for the Planning Board's May 12, 2026 meeting. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: _____
Zachary M. Pearson, PE
Principal Engineer

ZMP/adt
Enclosures (all email only)
cc: Shaya Spitzer
Kenneth Stenger, Esq.

Insite File No. 19131.100

City of Beacon Planning Board Agenda
05/12/2026

Title:

Certificate of Appropriateness: Monell Place (Tax Grid #5955-04-583125), New Single-Family House

ATTACHMENTS

Monell 583125 PB 5.12.26 ARB app redacted2.pdf

Monell 583125 PB 5.12.26 ARB Area Map_2026_04_26.pdf

Monell 583125 PB 5.12.26 ARB_Plans_2026_04_26 redacted2.pdf

Received:
APR 27 2026
City of Beacon
Building/Planning/Zoning

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 02/24/2026

Project Address: Monell Place (Street Number not yet issued) Parcel Number 583125

Project Architect/Engineer: Tidewater Engineering & Design - Lou Schwartz

Owner/Builder: Jennifer Hatfield and Douglas Massey / Self Build by Douglas Massey

Contact Phone No.: [redacted] Email: [redacted]

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ___✓___ New Single-Family House

Color/Materials:

Siding: Bone ~~White~~ Stucco and Alaskan Yellow Cedar ~~Ipe~~ Wood

Roofing: White EPDM Membrane - Not Visible from ground level

Windows: Color: Light Gray Type: Tilt/Turn and Fixed - Triple Pane Glass

Trim: Anodized Aluminum

Garage Door: Ipe Wood Clad Overhead Door

Stone/Brick: Stone Veneer at Foundation

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____ (Date)

Plan Approved _____ (Date)

Subject to the following:

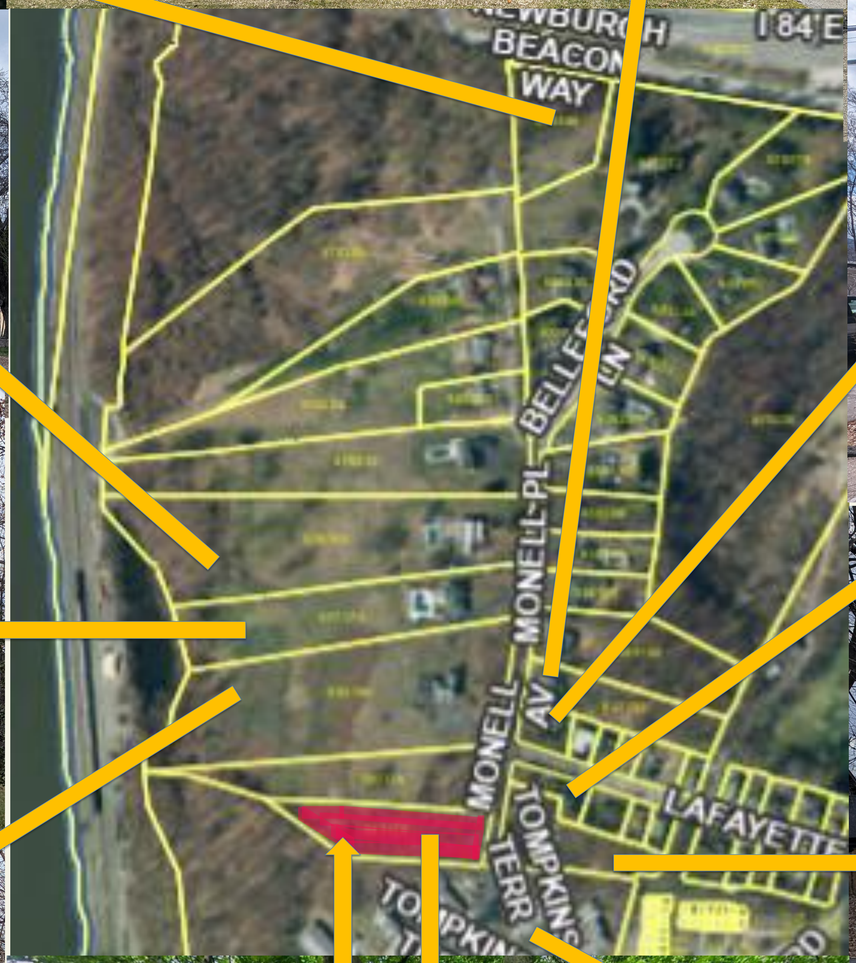
FEE: $100.00



















Subject Property









ABBREVIATIONS

ERV	ENERGY RECOVERY VENTILATION
T.O.C.	TOP OF CEILING
T.O.F.	TOP OF FLOOR

DRAWING SYMBOLS

100 DOOR NUMBER

4 WINDOW NUMBER

ROOM 201 ROOM NAME & NUMBER

ELEVATION MARK



LOCATION MAP SCALE 1' = 1000'

DRAWING INDEX

ARCHITECTURAL	
SHEET NUMBER	CONTENTS
ARB 0.1	COVER SHEET
ARB 1.1	SITE PLAN
ARB 2.1	FIRST FLOOR PLAN
ARB 2.2	SECOND FLOOR PLAN
ARB 4.1	EAST ELEVATION
ARB 4.2	WEST ELEVATION
ARB 4.3	NORTH ELEVATION
ARB 4.4	SOUTH ELEVATION

BEACON PASSIVE HOUSE

OWNER
JENNIFER HATFIELD
DOUGLAS MASSEY
31 CROSS STREET
APT 3
BEACON NY
631-526-8223
DOUGLSM@GMAIL.COM

STRUCTURAL
TIDEWATER ENGINEERING
& DESIGN P.C.
7 RIDGEWOOD ST.
BAYSHORE, NY 11706
631-839-4824

DESIGNER
PRESS START
PO BOX 49
SOUTHOLD, NY 11971
631-294-4241
JOANCHAMBER81@GMAIL.COM

NOTES

HOUSE TO BE BUILT TO PASSIVE HOUSE STANDARDS AS SPECIFIED BY THE PASSIVE HOUSE INSTITUTE.
1. STRUCTURE TO BE AIR TIGHT TO <=0.6 ACH @ 50 PASCALS
2. STRUCTURE TO HAVE HEATING/COOLING DEMAND <= 4.75 kBtu/(Sq. Ft/yr)
3. WINDOWS TO BE MINIMUM Uw<=0.14 Btu/hr. Sq. Ft. Deg. F.
4. TOTAL ENERGY CONSUMPTION TO BE <=38 kBtu/(Sq. Ft/Year)
5. SOLAR GENERATION TO BE >=19 Btu/Sq. Ft. (footprint)/Yr.
6. STRUCTURE TO HAVE ENERGY RECOVERY VENTILATION CERTIFIED BY THE PASSIVE HOUSE INSTITUTE
7. STRUCTURE TO BE THERMAL BRIDGE FREE psi of e <=0.0040Btu/hr/sq. ft/deg. F)

CONSULTANT — CERTIFIED PASSIVE HOUSE CONSULTANT

Douglas Massey

[redacted]

Beacon Passive House
Monell Place
Beacon NY

SET ISSUE DATES

DATE	ISSUE
26-02-08	ARCH. REV. BOARD
26-04-16	ARCH. REV. BOARD

REVISIONS

No.	DATE	REMARKS
1	26-04-16	AREA MAP ADDED
2		
3		
4		
5		

COVER SHEET
SHEET NO.
ARB 0.1
DATE 2026.02.08

NOTES

1. DUTCHESS COUNTY PLOT NUMBER : 133125
2. TOTAL LOT AREA 51,991 SQUARE FEET
3. ZONED RI-20 - MAXIMUM LOT COVERAGE 20%
4. HOUSE FOOTPRINT 1,770 SQ. FT.

LOT COVERAGE CALCULATION
HOUSE FOOTPRINT 1,770 SQ. FT./LOT 51,991 SQ. FT.
= 3.4% LOT COVERAGE

SITE PLAN
SCALE: 1" = 40'

CONSULTANT
CERTIFIED PASSIVE HOUSE CONSULTANT

Douglas Massey
[redacted]

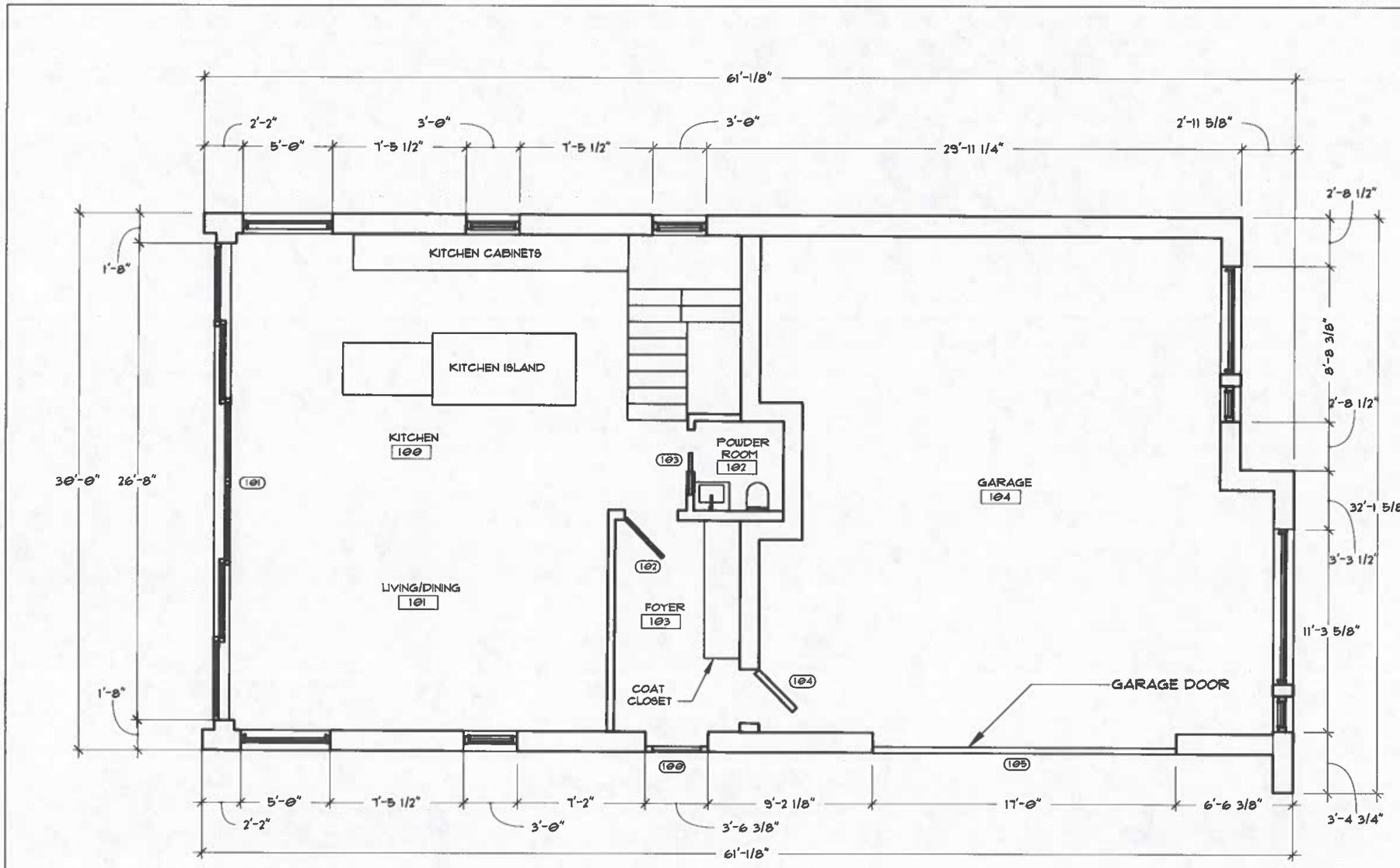
Beacon Passive House
Monell Place
Beacon NY

SET ISSUE DATES
DATE ISSUE
26.02.19 ARCH. REV. BOARD
26.04.16 ARCH. REV. BOARD

REVISIONS

NO	DATE	REMARKS
1	2026.04.28	REVISED HOUSE LOCATION
2		
3		
4		
5		

SITE PLAN
SHEET NO.
ARB 1.1
DATE 2026.02.08



FIRST FLOOR PLAN

SCALE: 3/16" = 1' 0"

CONSULTANT
CERTIFIED PASSIVE HOUSE CONSULTANT

Douglas Massey
[redacted]

Beacon Passive House
Monell Place
Beacon NY

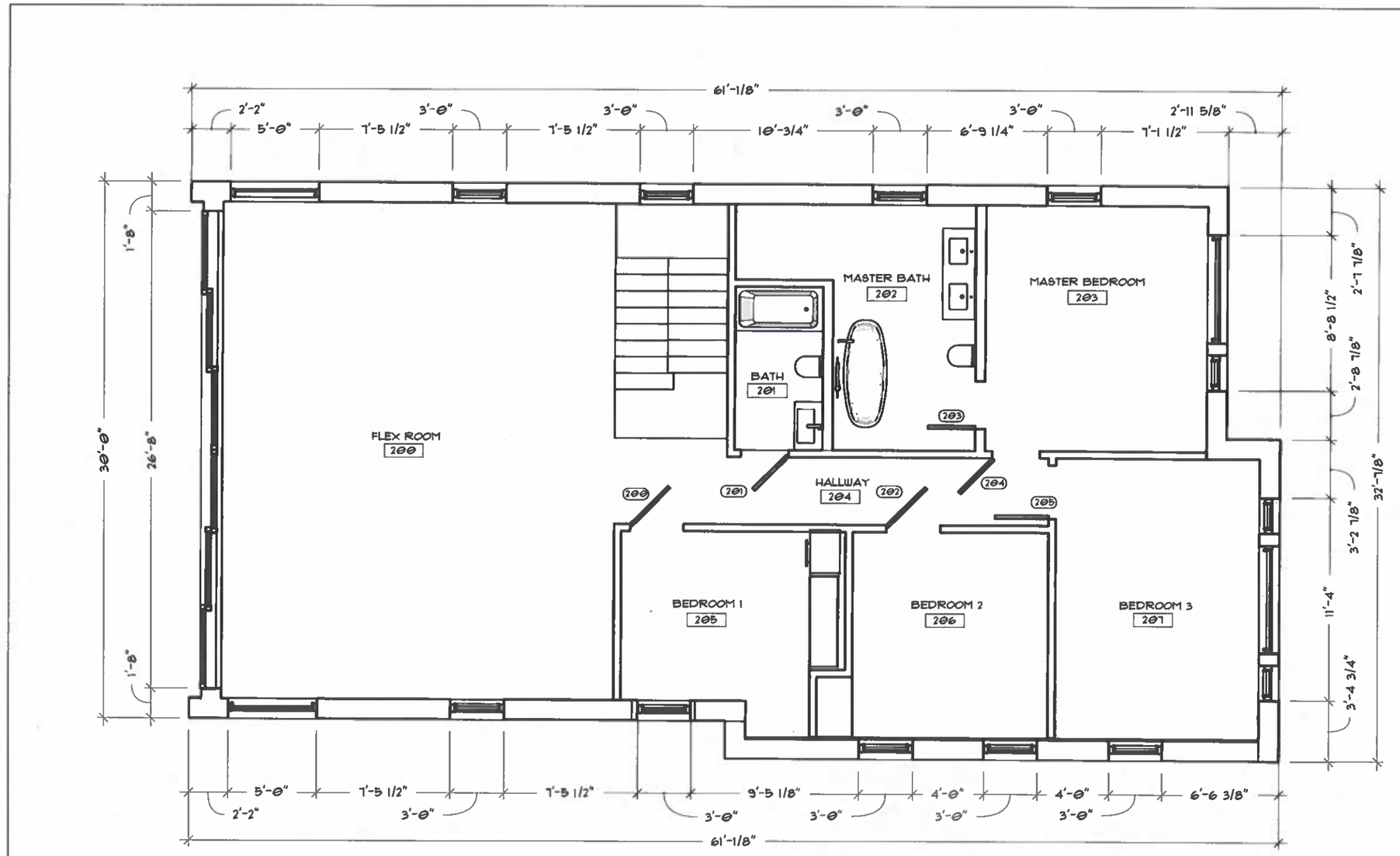
SET ISSUE DATES

DATE	ISSUE
26.02.19	ARCH. REV. BOARD
26.04.15	ARCH. REV. BOARD

REVISIONS

	DATE	REMARKS
1	2026.04.28	REVISED FLOOR PLAN
2		
3		
4		
5		

FIRST FLOOR PLAN
SHEET NO.
ARB 2.1
DATE 2026.02.08



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

CONSULTANT
CERTIFIED PASSIVE HOUSE CONSULTANT

Douglas Massey

Beacon Passive House
Monell Place
Beacon NY

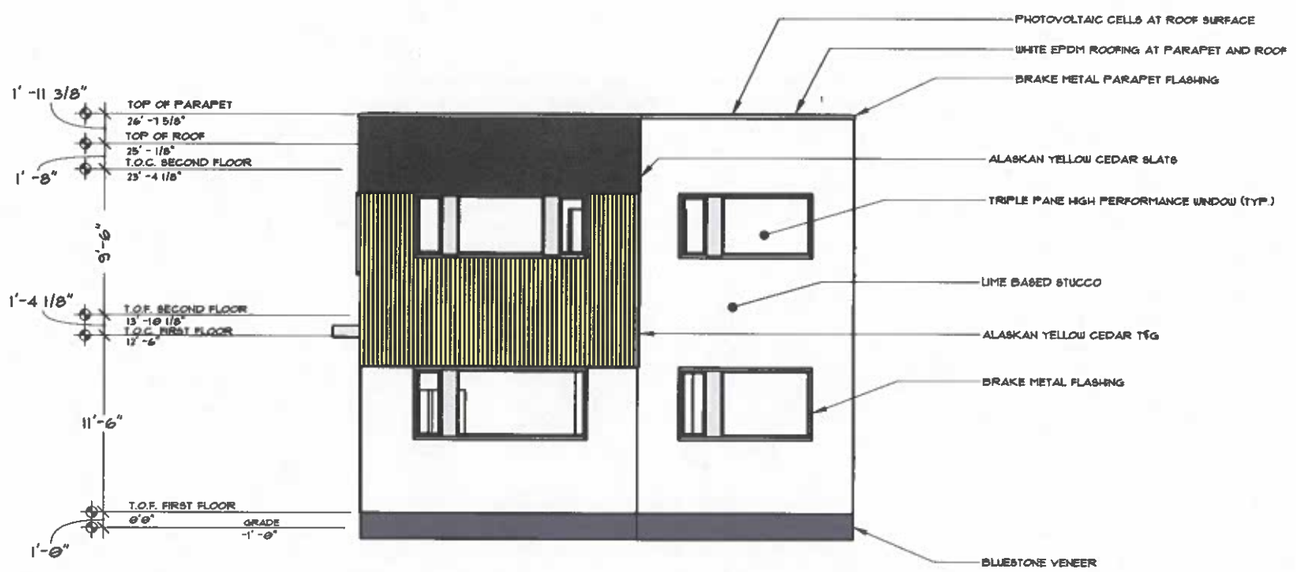
SET ISSUE DATES

DATE	ISSUE
26-02-19	ARCH. REV. BOARD
26-04-15	ARCH. REV. BOARD

REVISIONS

	DATE	REMARKS
1	2026.04.28	REVISED FLOOR PLAN
2		
3		
4		
5		

SECOND FLOOR PLAN
SHEET NO.
ARB 2.2
DATE 2026.02.08



ELEVATION - EAST

SCALE: 1/8" = 1'-0"

CONSULTANT
CERTIFIED PASSIVE HOUSE CONSULTANT

Douglas Massey

Beacon Passive House
Monell Place
Beacon NY

SET ISSUE DATES

DATE	ISSUE
26-02-18	ARCH. REV. BOARD
26-04-15	ARCH. REV. BOARD

REVISIONS

NO	DATE	REMARKS
1	2026.04.15	REVISED ELEVATIONS
2		
3		
4		
5		

EAST ELEVATION

SHEET NO.

ARB 4.1

DATE 2026.02.08



EXTERIOR ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

CONSULTANT
CERTIFIED PASSIVE HOUSE CONSULTANT

Douglas Massey

Beacon Passive House
Monell Place
Beacon NY

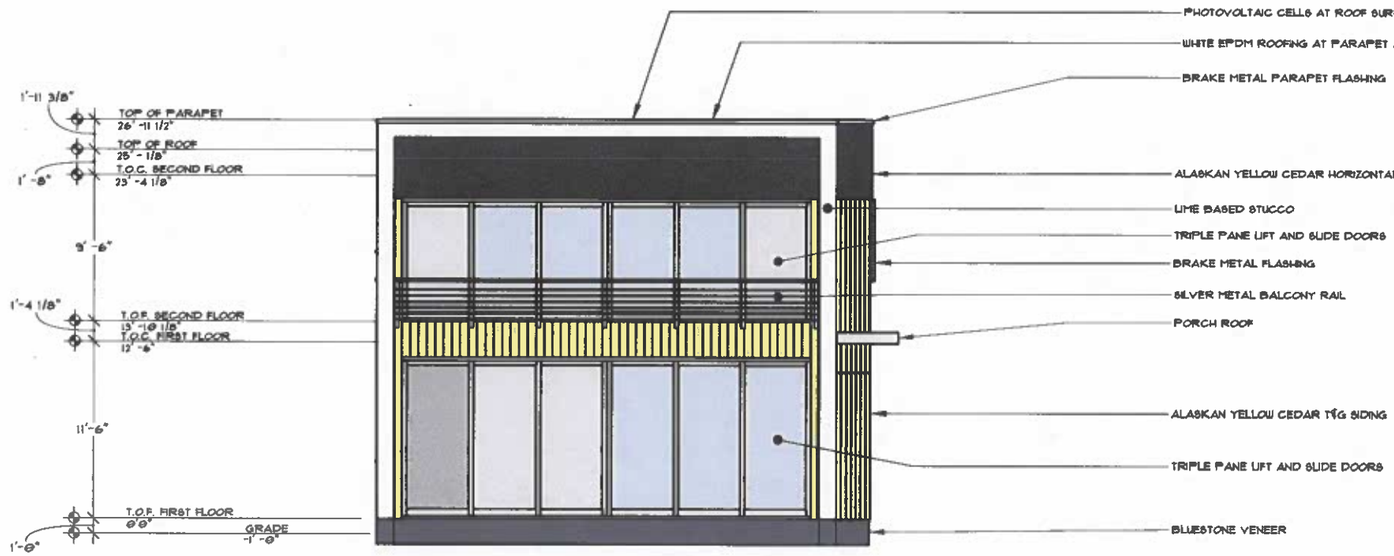
SET ISSUE DATES

DATE	ISSUE
26.02.10	ARCH. REV. BOARD
26.04.15	ARCH. REV. BOARD

REVISIONS

NO.	DATE	REMARKS
1	2026.04.22	REVISED ELEVATIONS
2		
3		
4		
5		

SOUTH ELEVATION
SHEET NO.
ARB 4.2
DATE 2026.02.08



EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"

CONSULTANT

CERTIFIED PASSIVE HOUSE CONSULTANT

Douglas Massey

[redacted]

Beacon Passive House
Monell Place
Beacon NY

SET ISSUE DATES

DATE	ISSUE
26.02.10	ARCH. REV. BOARD
26.04.15	ARCH. REV. BOARD

REVISIONS

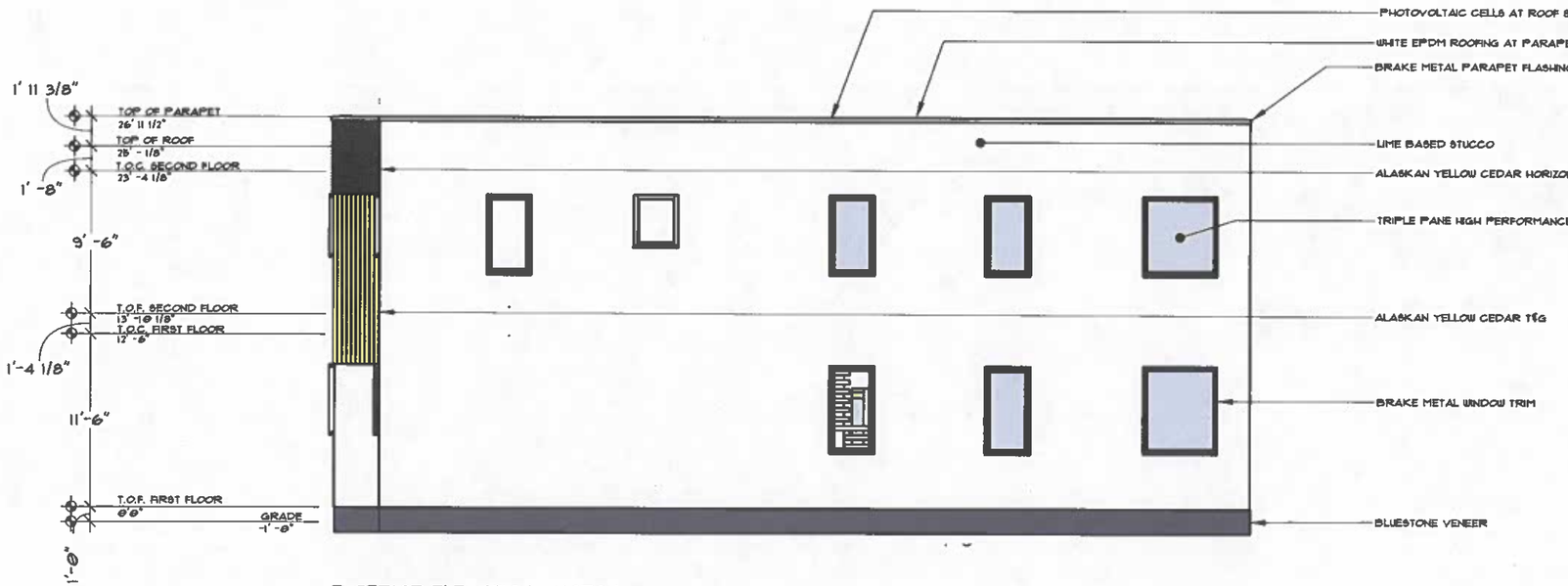
NO	DATE	REMARKS
1	2026.04.22	REVISED ELEVATIONS
2		
3		
4		
5		

WEST ELEVATION

SHEET NO.

ARB 4.3

DATE 2026.02.08



EXTERIOR ELEVATION - NORTH

SCALE: 1/8" = 1'-0"

CONSULTANT
CERTIFIED PASSIVE HOUSE CONSULTANT

Douglas Massey
[redacted]

Beacon Passive House
Monell Place
Beacon NY

SET ISSUE DATES

DATE	ISSUE
26.02.18	ARCH. REV. BOARD
26.04.28	ARCH. REV. BOARD

REVISIONS

NO.	DATE	REMARKS
1	26.04.28	REVISED ELEVATIONS
2		
3		
4		
5		

NORTH ELEVATION
SHEET NO.
ARB 4.4
DATE 2026.02.08

City of Beacon Planning Board Agenda
05/12/2026

Title:

Certificate of Appropriateness: 5 Larch Street, Facade

ATTACHMENTS

5 Larch PB 5.12.26 ARB app redacted2.pdf

5 Larch PB 5.12.26 ARB PellaLifestyleSeries brochure.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:

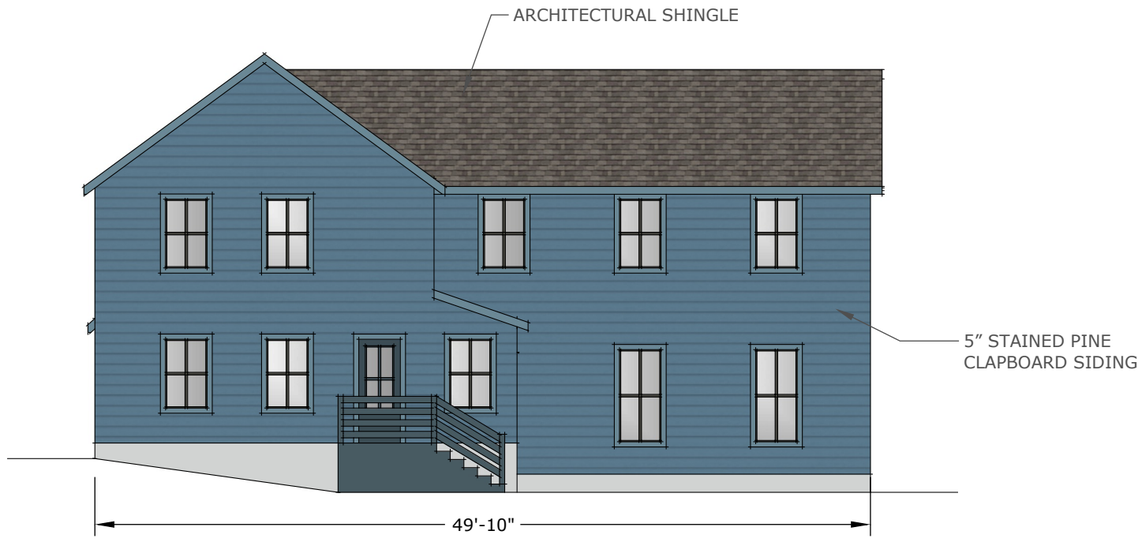
The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

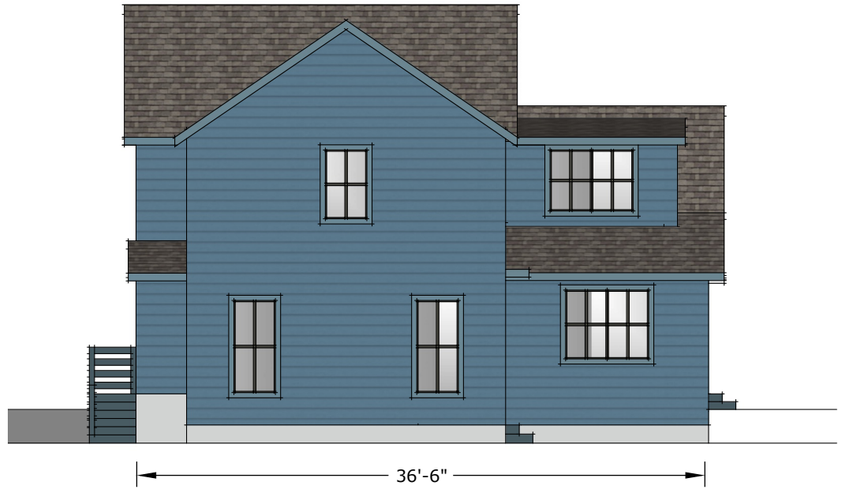
Plan Approved _____
(Date)

Subject to the following:

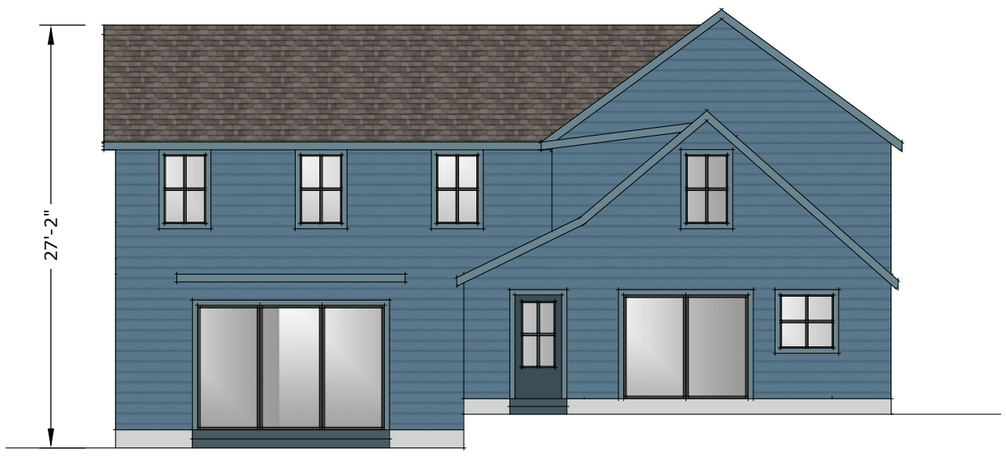
FEE: $100.00



SOUTH WEST (FRONT) ELEVATION



SOUTH EAST (RIGHT SIDE) ELEVATION



NORTH EAST (REAR) ELEVATION



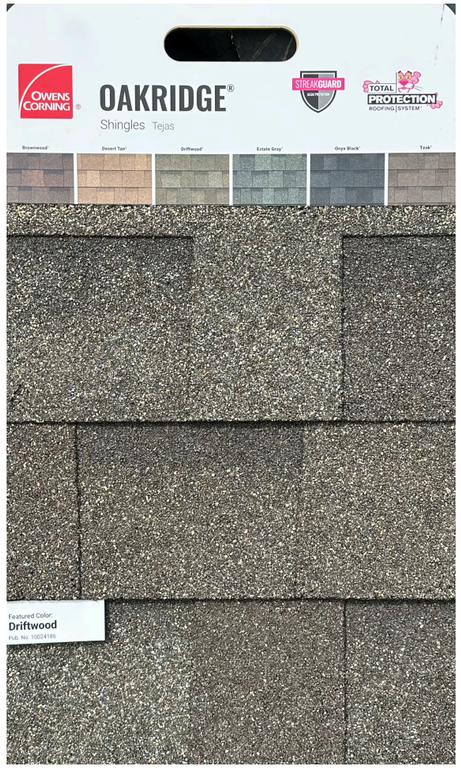
NORTH WEST (LEFT SIDE) ELEVATION

EXISTING HOUSE
(VIEW FROM LARCH STREET)





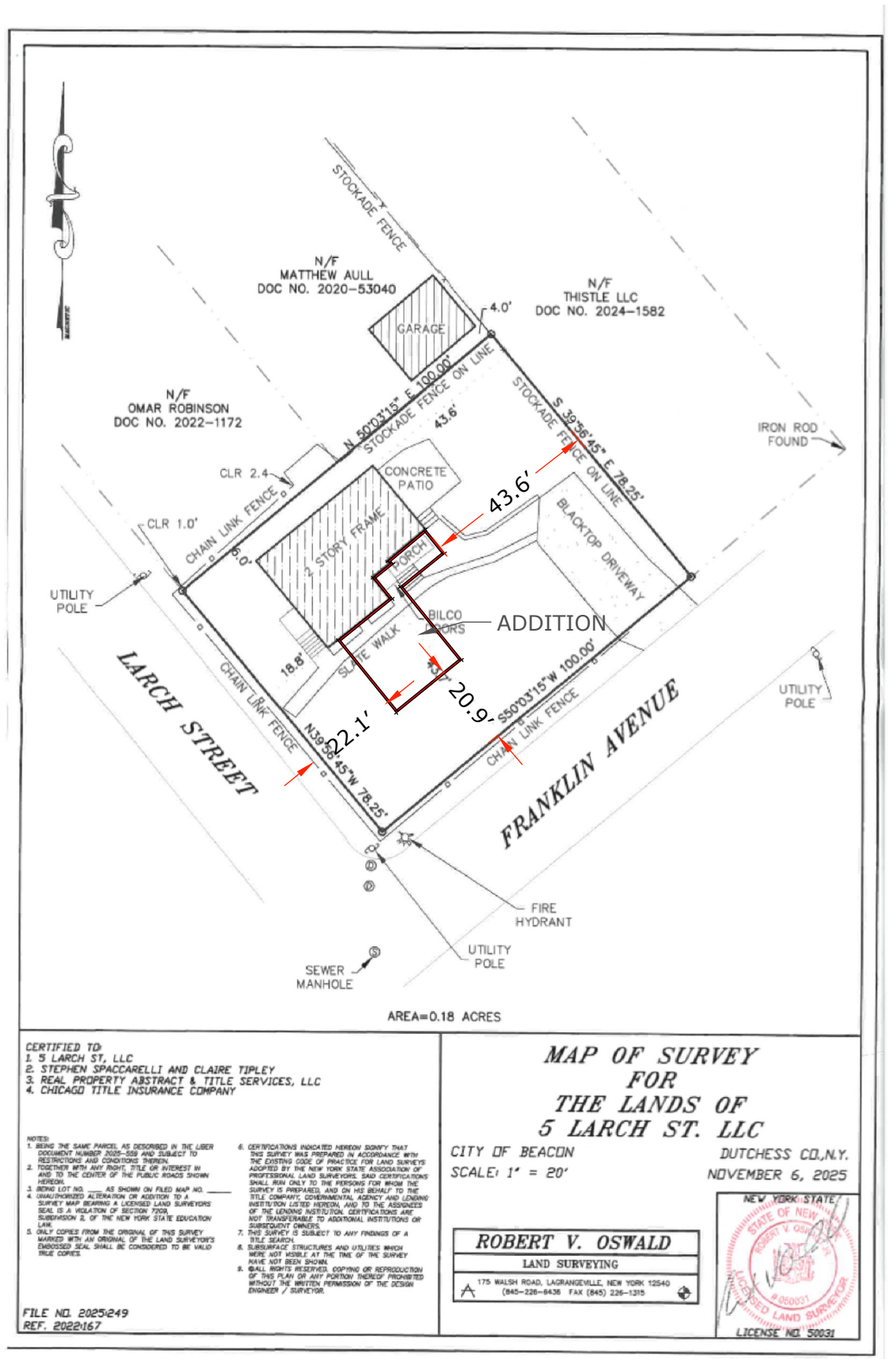
EXISTING HOUSE
(VIEW FROM FRANKLIN AVENUE)



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



OPPOSITE ON LARCH STREET



OPPOSITE ON LARCH STREET



NEIGHBOR ON LARCH STREET



LOOKING SOUTH EAST ON LARCH STREET



OPPOSITE ON FRANKLIN AVENUE



OPPOSITE ON FRANKLIN AVENUE



NEIGHBOR ON FRANKLIN AVENUE



LOOKING NORTH EAST ON FRANKLIN AVENUE

PHOTOS OF THE NEIGHBORHOOD

Pella®
Lifestyle
Series



Photo: ©2023 DAVID TSAY for PELLA | DAVIDTSAY.com

Exceptional performance and solutions for real life

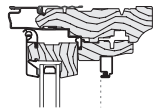
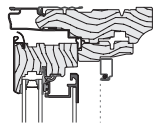
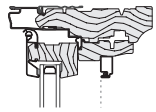
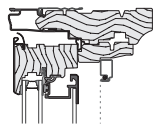
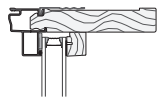
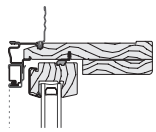
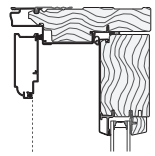
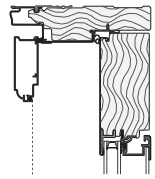
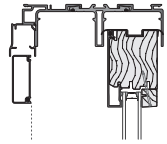
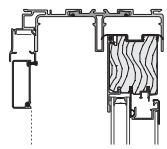
Designed to deliver exceptional performance and create room-by-room solutions with time-tested innovations like Integrated Blinds and Shades.

- Pella® Lifestyle Series is the #1 performing wood window and patio door for the combination of energy efficiency, sound control and value.[1]
- Offering everything you love about wood – including beauty, durability and style flexibility and covered by the industry's best limited lifetime warranty for wood windows and patio doors.[2]
- Pella® Lifestyle Series windows and patio doors with Integrated Blinds and Shades have been recognized by Parents for Window Blind Safety and have been awarded as Best for Kids.

Pella LIMITED LIFETIME WARRANTY
Wood Windows and Patio Doors

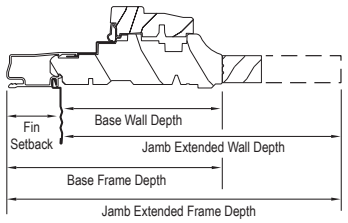
1. Performance solutions offering an unbeatable combination of energy efficiency, sound control and value require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

2. Based on comparing written limited warranties of leading national wood window and wood patio door brands.

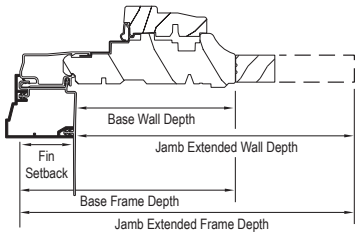
		Cross Section	Frame / Install	Wall Depth Range	Performance Range
Awning Vent and Fixed	Dual-Pane		Steady Set™ Standard Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb Extended Wall Depth: 3-11/16" – 9-3/16"	LC30 – LC50 U: 0.25 – 0.34 SHGC: 0.18 – 0.51 STC: up to 32
	Triple-Pane			Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb Extended Wall Depth: 3-11/16" – 9-3/16"	R20 – CW50 U: 0.19 – 0.27 SHGC: 0.15 – 0.42 STC: up to 37
Casement Vent and Fixed	Dual-Pane		Steady Set™ Standard Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb Extended Wall Depth: 3-11/16" – 9-3/16"	LC30 – LC50 U: 0.23 – 0.34 SHGC: 0.18 – 0.58 STC: up to 31
	Triple-Pane			Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb Extended Wall Depth: 3-11/16" – 9-3/16"	R20 – LC50 U: 0.18 – 0.28 SHGC: 0.18 – 0.49 STC: up to 37
Fixed Frame Direct Set	Rectangle		Steady Set™ Standard Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-3/16" Base Wall Depth: 3-11/16" Jamb Extended Wall Depth: 3-11/16" – 9-3/16"	F-CW30 – F-AW90 U: 0.17 – 0.48 SHGC: 0.20 – 0.68 STC: up to 38
Double-Hung Vent	Dual-Pane		Steady Set™ Standard Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb Extended Wall Depth: 3-11/16" – 9-3/16"	LC30 – LC50 U: 0.25 – 0.34 SHGC: 0.20 – 0.48 STC: up to 31
In-Swing Patio Door	Dual-Pane		Standard Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Extended Frame Depth: 5-7/8" - 8-5/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Extended Wall Depth: 4-9/16" - 7-5/16"	LC50 U: 0.24 – 0.31 SHGC: 0.14 – 0.41 STC: up to 32
	Triple-Pane			Base Frame Depth: 5-7/8" Extended Frame Depth: 5-7/8" - 8-5/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Extended Wall Depth: 4-9/16" - 7-5/16"	LC55 U: 0.23 – 0.28 SHGC: 0.12 – 0.34 STC: up to 35
Sliding Patio Door	Dual-Pane		Standard Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Jamb Extended Wall Depth: 4-9/16" - 9-3/16"	R20 – LC50 U: 0.24 – 0.51 SHGC: 0.167 – 0.582 STC: up to 31
	Triple-Pane			Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Jamb Extended Wall Depth: 4-9/16" - 9-3/16"	LC35 – LC50 U: 0.228 – 0.306 SHGC: 0.165 – 0.471 STC: up to 34

Performance ranges shown are for single units and do not account for combinations (multiple units mulled together). Drawings are not to scale.

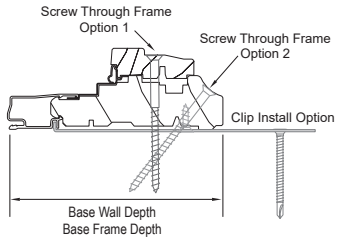
Window Frame Dimensions



Standard Fold-Out Fin

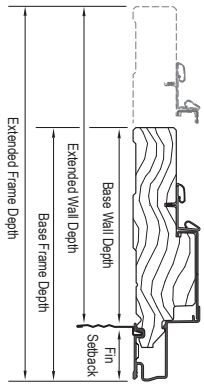


EnduraClad Exterior Trim / Brickmould

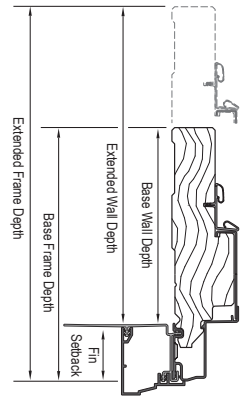


Block Frame / Installation Clip

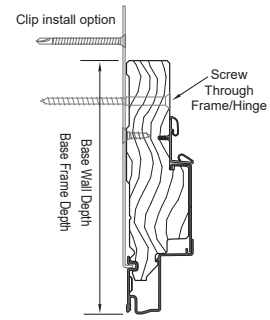
In-Swing Door Frame Dimensions



Standard Fold-Out Fin



EnduraClad Exterior Trim / Brickmould



Block Frame / Installation Clip

For installation instructions visit https://www.pella.com/professionals/installation-instructions/

Use this Quick-Read (QR) code with your mobile device for quick access.

Internet connection is required.



Rolscreen® Retractable Screens

Optional Rolscreen retractable screen rolls out of sight when you're not using it, so the screen stays protected.

Soft-closing retractable screens are available for casement windows.

WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

Finishes

EnduraClad® Protective Finish Options: Dual- and Triple-Pane

White | Black | Brown | Fossil

Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green | Wolf Gray

Interior Prefinished Colors: Dual- and Triple-Pane

Natural | Early American | Golden Oak | Provincial | Black

White | Bright White | Linen White | Primed

Screens



InView™ Screen

Standard screen on Pella wood windows, as well as Rolscreen® retractable screen on casement windows.

Vinyl coated 18/18 mesh fiberglass. Complies with performance requirements of SMA 1201.

TuffScreen® by Phifer®

The TuffScreen is 2.5x stronger than a standard screen,(1). It is tear, puncture and damage resistant, standing up to pets, children and harsh weather.

Vinyl coated 17 x 12.5 mesh Polyester. Complies with performance requirements of SMA 1201.

Available on Pella wood sliding patio doors.



Hidden Screen

Enjoy all the benefits of a screen without the hassle. Get the best of both worlds with the easy-to-use Hidden Screen, which appears when the window is open and folds away when the window is closed.

Made of a performance-tested, durable screen cloth, this screen is designed for long-lasting use. The performance-tested screen cartridge is engineered to withstand water infiltration and hides the screen from the elements, dirt and debris when not in use.

Vinyl-coated 18/18 mesh fiberglass screen cloth, set in aluminum channels hidden within the sash.

Available on Pella Lifestyle Series Double-Hung windows.

Because of printing and display limitations, actual colors may vary from those shown.

(1) Based on the composite results of a 5-panel strength analysis comparing Tuffscreen and standard screening.
The TuffScreen trademark is property of Phifer Incorporated.

WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

Between-the-Glass Options

Pella® Lifestyle Series Between-the-Glass options include ***Raise-and-Lower Slimshade Blinds*** that raise, lower and tilt and ***Fabric Shades*** in various levels of transparency, energy efficiency, and sound absorption.

Slimshade Blinds



White | Poplar White | Bisque | Golden | Mocha | Storm | Black

Between-the-Glass Fabric Shades



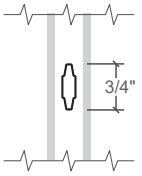
White | Maize | Silver | Cotton (room-darkening) | Bamboo (room-darkening) | Ash (room-darkening)

Grilles

For a full list of grille size and pattern availability, contact your local Pella sales representative.

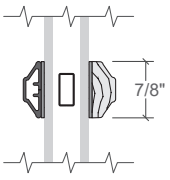
Grilles-Between-the-Glass [1]

- Permanent aluminum grilles are factory-installed inside the airspace of insulating glass
- Black, White, Brown, Fossil, Ivory, Harvest, or Cordovan interior
- Exterior finish is White, Black or matches aluminum-cladding color
- Grilles are 3/4" wide

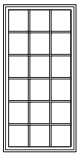
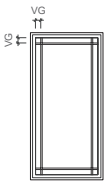
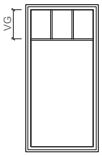
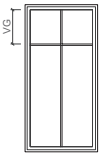
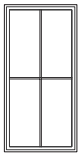


Simulated-Divided-Light Grilles (with optional spacer) (Dual-Pane)

- Permanent aluminum grilles are bonded to the exterior of the glass, wood grilles are bonded to the interior of the glass
- Exterior finish matches aluminum-cladding color
- Grilles are 7/8" wide
- Interior colors match interior finish



Available Patterns

Traditional	9-Lite Prairie	Top Row	Cross	Custom Equally Divided
				

Pattern availability may vary depending on size of unit.

Custom configurations are also available; for details contact your local Pella sales representative.

(1) Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

Because of printing limitations, actual colors may vary slightly from those shown.

Hardware

Essential Collection



Casement/Awning Window



Double-Hung Window



Hinged Patio Door



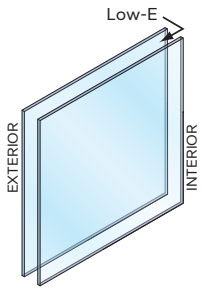
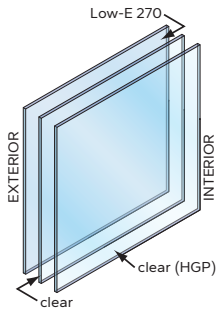
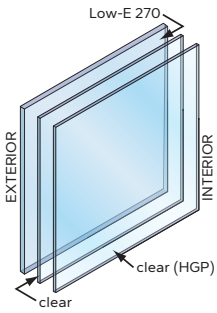
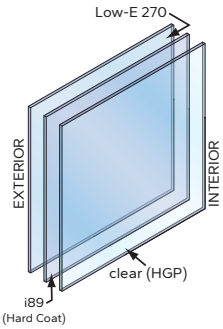
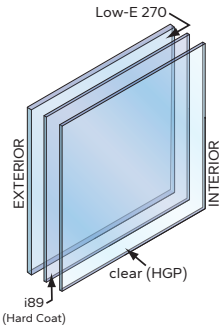
Sliding Patio Door

Finishes



Performance Packages

Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.*

Base	Performance	Sound Control	Energy Efficiency	Ultimate Performance
				
Advanced Low-E AdvancedComfort Low-E SunDefense Low-E NaturalSun Low-E SunDefense+ Low-E NaturalSun+ Low-E	**Advanced Low-E SunDefense Low-E or NaturalSun Low-E SunDefense+ Low-E NaturalSun+ Low-E**	**Advanced Low-E SunDefense Low-E NaturalSun Low-E**	**AdvancedComfort Low-E**	**AdvancedComfort Low-E Sound-reduction glazing**
Two panes of insulating, energy-efficient glass and our most popular features and options.	A triple-pane glass design for a combination of both improved energy efficiency and sound performance.	Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.	A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.	A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.

*Performance solutions require upgrades to triple-pane, Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

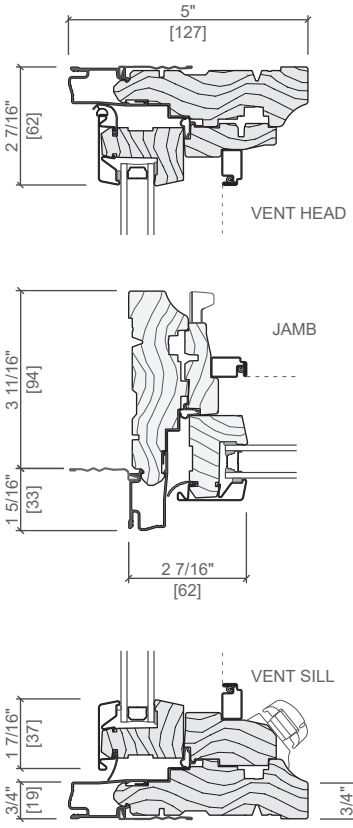
Because of printing limitations, actual colors may vary slightly from those shown.

Pella® Lifestyle Series

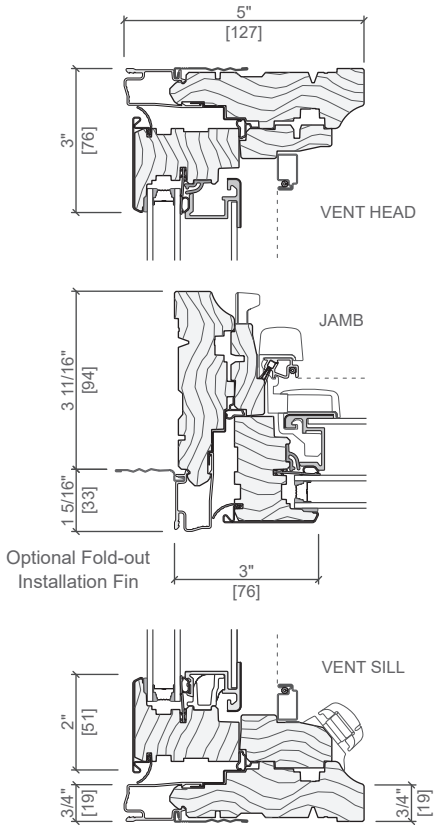
Awning



Dual-Pane



Triple-Pane



Other frame types are available.

Not to scale. All dimensions are approximate.

Triple-Pane Glazing

Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
R20 – CW50	7.5 psf	0.05	20 – 50 psf	40

Thermal Performance

Vent Units

11/16" glass thickness, 2.5mm and 3mm, with clear ML (Triple-Pane)

Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Advanced Low-E IG	0.24 – 0.26	0.21 – 0.23	0.37 – 0.42	66 – 69	NC, SC, S
SunDefense™ Low-E IG	0.23 – 0.26	0.16 – 0.17	0.34 – 0.39	67 – 70	NC, SC, S
SunDefense+ Low-E IG	0.19 – 0.21	0.15 – 0.17	0.34 – 0.38	73 – 76	CA, N, NC, SC, S
AdvancedComfort Low-E IG	0.19 – 0.21	0.20 – 0.22	0.36 – 0.41	73 – 75	CA, N, NC, SC, S
NaturalSun Low-E IG	0.24 – 0.26	0.37 – 0.42	0.42 – 0.47	66 – 69	CA, N, NC
NaturalSun+ LowE IG	0.20 – 0.21	0.34 – 0.38	0.41 – 0.46	73 – 75	CA, N, NC

Sound Performance

Frame Size Tested	Type of Glazing		STC	OITC
Vent; 59" x 23"	11/16" Overall IG thickness with Hinged-Glass-Panel	5mm/3mm/4mm (ML)	34	32
Vent, with Shade; 59" x 23"		5mm/3mm/4mm (ML)	35	32
Vent, with Blind; 59" x 23"		5mm/3mm/4mm (ML)	34	32
Vent; 59" x 23"		2.5mm/2.5mm/2.5mm (ML)	31	27
Vent, with Shade; 59" x 23"		2.5mm/2.5mm/2.5mm (ML)	33	28
Vent, with Blind; 59" x 23"		2.5mm/2.5mm/2.5mm (ML)	32	27
Fixed; 47" x 59"	11/16" Overall IG thickness with Hinged-Glass-Panel	5mm/3mm/4mm (ML)	35	30
Fixed, with Shade; 47" x 59"		5mm/3mm/4mm (ML)	37	31
Fixed, with Blind; 47" x 59"		5mm/3mm/4mm (ML)	35	30
Fixed; 47" x 59"		3mm/3mm/3mm (ML)	33	27
Fixed, with Shade; 47" x 59"		3mm/3mm/3mm (ML)	35	29
Fixed, with Blind; 47" x 59"		3mm/3mm/3mm (ML)	34	27

Code Approvals: Hallmark Certified; **FPAS#:** Vent=11883, Fixed=11877; **TDI#:** Vent=WIN–675, Fixed=WIN-619

Dual-Pane Glazing

Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
LC30 – LC50	4.6 - 14.62 psf	0.05	30 - 50 psf	40

Thermal Performance

Vent Units

11/16" glass thickness, 2.5mm and 3mm, Dual-Pane

Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Advanced LowE IG	0.29 – 0.33	0.25 – 0.28	0.46 – 0.51	52 – 57	—
SunDefense™ Low-E IG	0.28 – 0.32	0.19 – 0.21	0.43 – 0.48	53 – 57	SC, S
SunDefense+ Low-E IG	0.25 – 0.28	0.18 – 0.20	0.42 – 0.46	41 – 46	NC, SC, S
AdvancedComfort Low-E IG	0.25 – 0.28	0.25 – 0.27	0.45 – 0.50	40 – 45	NC
NaturalSun LowE IG	0.30 – 0.34	0.46 – 0.51	0.52 – 0.58	52 – 57	—
NaturalSun+ LowE IG	0.26 – 0.29	0.42 – 0.47	0.51 – 0.57	40 – 44	CA, N

Sound Performance

Frame Size Tested	Type of Glazing		STC	OITC
Vent; 59" x 23"	11/16" Overall thickness	2.5mm / 2.5mm glass	25	22
		5mm / 3mm glass	32	28
Fixed; 47" x 59"	11/16" Overall thickness	3mm / 3mm glass	28	24
		5mm / 3mm glass	30	28

* Sound testing result shown for vent awning is taken from a similarly configured vent casement

Code Approvals: Hallmark Certified; **FPAS#:** Vent = 20532; Fixed = 20653; **TDI#:** Vent = WIN-2172; Fixed = WIN-2173

See the Performance section earlier in this manual to learn more about performance standards and ratings.

Performance varies based on actual product attributes.

Standard Sizes – Dual-Pane

Vent and Fixed Units

Opening	(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(832) (813)	(908) (889)	(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 518) (1 499)
	1' 5 3/4"	1' 9 3/4"	1' 11 3/4"	2' 1 3/4"	2' 5 3/4"	2' 8 3/4"	2' 11 3/4"	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"	3' 5"	3' 11"	4' 5"	4' 11"
1' 5 3/4" (451) (432)	30 (F) 1717	30 2117	30 2317	30 2517	30 2917	30 3217	30 3517	30 4117	30 4717	30 5317	30 5917
1' 9" (552) (533)	30 (F) 1721	30 2121	30 2321	30 2521	30 2921	30 3221	30 3521	30 4121	30 4721	30 5321	30 5921
1' 11" (603) (584)	30 (F) 1723	30 2123	30 2323	30 2523	30 2923	30 3223	30 3523	30 4123	30 4723	30 5323	30 5923
2' 1" (654) (635)	30 (F) 1725	30 2125	30 2325	30 2525	30 2925	30 3225	30 3525	30 4125	30 4725	30 5325	30 5925
2' 5" (756) (737)	30 (F) 1729	30 2129	30 2329	30 2529	30 2929	30 3229	30 3529	30 4129	30 4729	30 5329	30 5929
2' 8" (832) (813)	30 (F) 1732	30 2132	30 2332	30 2532	30 2932	30 3232	30 3532	30 4132	30 4732	30 5332	30 5932
2' 11" (908) (889)	30 (F) 1735	50 2135	30 2335	30 2535	30 2935	30 3235	30 3535	30 4135	30 4735	30 5335	30 5935
3' 5" (1 060) (1 041)	30 (F) 1741	50 2141	30 2341	30 2541	30 2941	30 3241	30 3541	30 4141	30 4741	30 5341	30 5941
3' 11" (1 213) (1 194)	30 (F) 1747	30 2147	30 2347	30 2547	30 2947	30 3247	30 3547	30 4147	30 4747	30 5347	30 5947
4' 5" (1 365) (1 346)	30 (F) 1753	30 2153	30 2353	30 2553	30 2953	30 3253	30 3553	30 4153	30 4753	30 5353	30 5953
4' 11" (1 518) (1 499)	30 (F) 1759	30 2159	30 2359	30 2559	30 2959	30 3259	30 3559	30 4159	30 4759	30 5359	30 5959

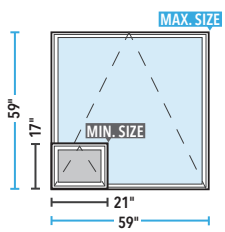
Fixed Units

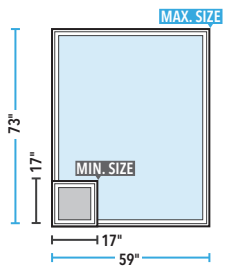
5' 5 3/4" (1 670) (1 651)	50 (T) 1765	50 2165	50 2365	50 2565	30 2965	30 3265	30 3565	30 4165	30 4765	30 5365	30 5965
5' 11 3/4" (1 822) (1 803)	50 (T) 1771	50 2171	50 2371	50 2571	30 2971	30 3271	30 3571	30 4171	30 4771	30 5371	30 5971
6' 1 3/4" (1 873) (1 854)	50 (T) 1773	50 2173	50 2373	50 2573	30 2973	30 3273	30 3573	30 4173	30 4773	30 5373	30 5973

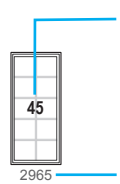
Special Sizes – Dual-Pane

Special sizes are available in 1/4" increments.

Frame height cannot exceed frame width on special size dual-pane vent units.







Performance Grade rating (when glazed appropriately)

Frame size call-out

Not to scale.

(F) Fixed units only.

[T] Tempered required due to aspect ratio.

Standard Sizes – Triple-Pane

Vent and Fixed Units

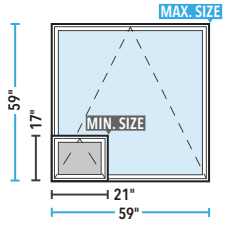
Opening	(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(832) (813)	(908) (889)	(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 518) (1 499)
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"	3' 5"	3' 11"	4' 5"	4' 11"
1' 5 3/4" (451) (432)	1717 Ⓕ	2117	2317	2517	2917	3217	3517	4117	4717	5317	5917
1' 9 3/4" (552) (533)	1721 Ⓕ	2121	2321	2521	2921	3221	3521	4121	4721	5321	5921
1' 11 3/4" (603) (584)	1723 Ⓕ	2123	2323	2523	2923	3223	3523	4123	4723	5323	5923
2' 1 3/4" (654) (635)	1725 Ⓕ	2125	2325	2525	2925	3225	3525	4125	4725	5325	5925
2' 5 3/4" (756) (737)	1729 Ⓕ	2129	2329	2529	2929	3229	3529	4129	4729	5329	5929
2' 8 3/4" (832) (813)	1732 Ⓕ	2132	2332	2532	2932	3232	3532	4132	4732	5332	5932
2' 11 3/4" (908) (889)	1735 Ⓕ	2135	2335	2535	2935	3235	3535	4135	4735	5335	5935
3' 5 3/4" (1 060) (1 041)	1741 Ⓕ	2141	2341	2541	2941	3241	3541	4141	4741	5341	5941
3' 11 3/4" (1 213) (1 194)	1747 Ⓕ	2147	2347	2547	2947	3247	3547	4147	4747	5347	5947
4' 5 3/4" (1 365) (1 346)	1753 Ⓕ	2153	2353	2553	2953	3253	3553	4153	4753	5353	5953
4' 11 3/4" (1 518) (1 499)	1759 Ⓕ	2159	2359	2559	2959	3259	3559	4159	4759	5359	5959

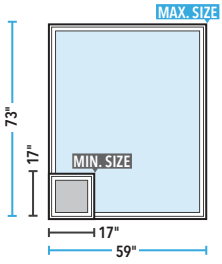
Fixed Units

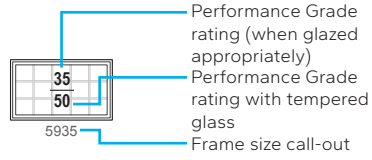
5' 5 3/4" (1 670) (1 651)	1765 T	2165	2365	2565	2965	3265	3565	4165	4765	5365	5965
5' 11 3/4" (1 822) (1 803)	1771 T	2171	2371	2571	2971	3271	3571	4171	4771	5371	5971
6' 1 3/4" (1 873) (1 854)	1773 T	2173	2373	2573	2973	3273	3573	4173	4773	5373	5973

Special Sizes – Triple-Pane

Special sizes are available in 1/4" increments.







Not to scale.

Ⓕ Fixed units only.

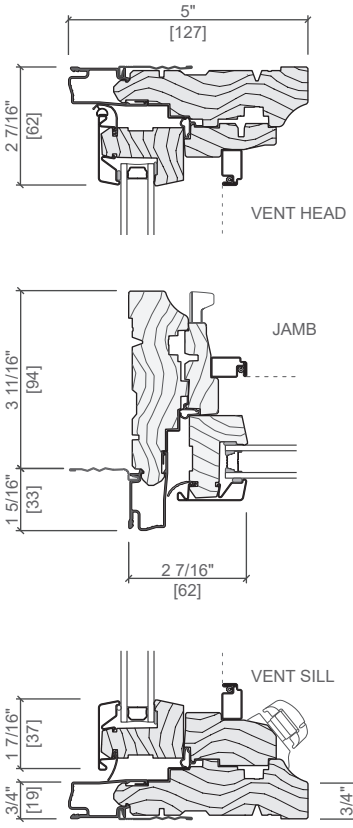
T Tempered required due to aspect ratio.

Pella® Lifestyle Series

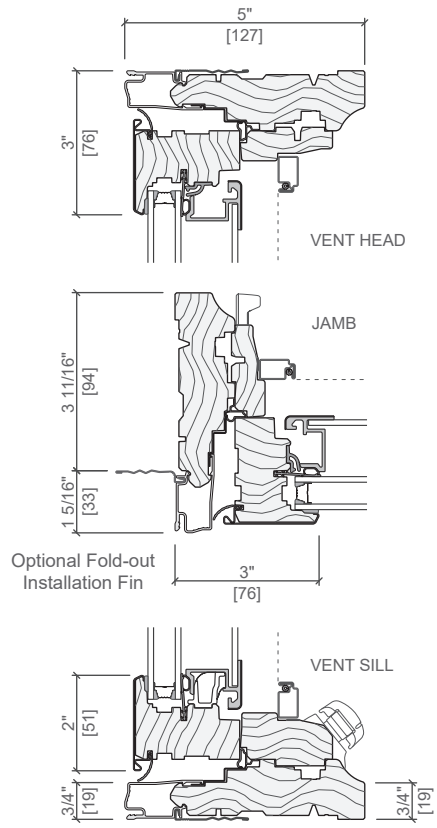
Casement



Dual-Pane



Triple-Pane



Other frame types are available. Not to scale. All dimensions are approximate.

Triple-Pane Glazing

Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
R20 – CW50	7.5 psf	.05	20 – 50 psf	40

Thermal Performance

Vent Units

11/16" glass thickness, 2.5mm and 3mm, with clear ML (Triple-Pane)

Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Advanced LowE IG	0.24 – 0.26	0.24 – 0.27	0.44 – 0.50	66 – 69	NC
SunDefense™ Low-E IG	0.23 – 0.26	0.18 – 0.20	0.41 – 0.46	66 – 69	NC, SC, S
SunDefense+ Low-E IG	0.19 – 0.21	0.18 – 0.19	0.40 – 0.45	73 – 74	CA, N, NC, SC, S
AdvancedComfort Low-E IG	0.20 – 0.21	0.20 – 0.26	0.43 – 0.49	74	CA, N, NC, SC, S
NaturalSun LowE IG	0.24 – 0.26	0.43 – 0.50	0.50 – 0.56	66 – 68	CA, N
NaturalSun+ LowE IG	0.20 – 0.22	0.39 – 0.45	0.48 – 0.55	73 – 74	CA, N, NC

Sound Performance

Frame Size Tested	Type of Glazing		STC	OITC
Vent; 23" x 59"	11/16" Overall IG thickness with Hinged-Glass-Panel	2.5mm/2.5mm/2.5mm (ML)	31	25
Vent; 23" x 59"		5mm/3mm/4mm (ML)	36	31
Vent, with Shade; 23" x 59"		5mm/3mm/4mm (ML)	37	34
Vent, with Blind; 23" x 59"		5mm/3mm/4mm (ML)	36	32
Fixed; 47" x 59"	11/16" Overall IG thickness with Hinged-Glass-Panel	5mm/3mm/4mm (ML)	35	30
Fixed, with Shade; 47" x 59"		5mm/3mm/4mm (ML)	37	31
Fixed, with Blind; 47" x 59"		5mm/3mm/4mm (ML)	35	30
Fixed; 47" x 59"		3mm/3mm/3mm (ML)	33	27
Fixed; 47" x 59"		4mm/6mm/4mm (ML)	35	29
Fixed, with Shade; 47" x 59"		4mm/6mm/4mm (ML)	37	31
Fixed, with Blind; 47" x 59"		4mm/6mm/4mm (ML)	36	30

Code Approvals: Hallmark Certified; **FPAS#:** Vent=11865, Fixed=11877; **TDI#:** Vent=WIN-674, Fixed=WIN-619

Dual-Pane Glazing

Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
LC30 – LC50	4.59 – 7.52 psf	.05	30 – 50 psf	40

Thermal Performance

Vent Units

11/16" glass thickness, 2.5mm and 3mm, Dual-Pane

Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Advanced LowE IG	0.28 – 0.33	0.25 – 0.28	0.46 – 0.51	54 – 58	—
SunDefense™ Low-E IG	0.28 – 0.32	0.19 – 0.21	0.43 – 0.48	54 – 59	SC, S
SunDefense+ Low-E IG	0.25 – 0.28	0.18 – 0.20	0.42 – 0.47	41 – 47	NC, SC, S
AdvancedComfort Low-E IG	0.25 – 0.28	0.25 – 0.27	0.45 – 0.50	42 – 46	NC
NaturalSun LowE IG	0.29 – 0.34	0.46 – 0.51	0.52 – 0.58	54 – 58	—
NaturalSun+ LowE IG	0.25 – 0.29	0.42 – 0.47	0.51 – 0.57	40 – 45	CA, N

Sound Performance

Frame Size Tested	Type of Glazing		STC	OITC
Vent; 23" x 59"	11/16" Overall thickness	2.5mm / 2.5mm glass	25	22
Vent; 23" x 59"		5mm / 3mm glass	31	26
Fixed; 47" x 59"	11/16" Overall thickness	3mm / 3mm glass	28	24
Fixed; 47" x 59"		5mm / 3mm glass	30	26

Code Approvals: Hallmark Certified; **FPAS#:** Vent = 20675; Fixed = 20653; **TDI#:** Vent = WIN-2174; Fixed = WIN-2173

See the Performance section earlier in this manual to learn more about performance standards and ratings.

Performance varies based on actual product attributes.

Standard Sizes – Dual-Pane

Transoms

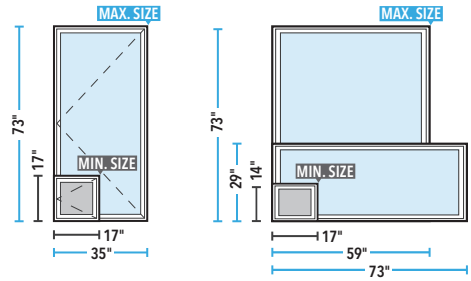
Opening	(451) (432) 1' 5 3/4"	(552) (533) 1' 9 3/4"	(603) (584) 1' 11 3/4"	(654) (635) 2' 1 3/4"	(756) (737) 2' 5 3/4"	(832) (813) 2' 8 3/4"	(908) (889) 2' 11 3/4"
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"
(375) (356) 1' 2 3/4"	1714	2114	2314	2514	2914	3214	3514
(451) (432) 1' 5 3/4" 1' 5"	1717 Ⓥ	2117	2317	2517	2917	3217	3517
(552) (533) 1' 9 3/4" 1' 9"	1721	2121 Ⓥ	2321	2521	2921	3221	3521
(603) (584) 1' 11 3/4" 1' 11"	1723	2123	2323 Ⓥ	2523	2923	3223	3523
(654) (635) 2' 1 3/4" 2' 1"	1725	2125	2325	2525 Ⓥ	2925	3225	3525
(756) (737) 2' 5 3/4" 2' 5"	1729	2129	2329	2529	2929 Ⓥ	3229	3529

Vent Units

Opening	(451) (432) 1' 5 3/4"	(552) (533) 1' 9 3/4"	(603) (584) 1' 11 3/4"	(654) (635) 2' 1 3/4"	(756) (737) 2' 5 3/4"	(832) (813) 2' 8 3/4"	(908) (889) 2' 11 3/4"
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"
(832) (813) 2' 8 3/4" 2' 8"	1732	2132	2332	2532	2932	3232	3532 Ⓕ
(908) (889) 2' 11 3/4" 2' 11"	1735	2135	2335	2535	2935 E_3	3235 E_2	3535 E_1 E_2
(1 060) (1 041) 3' 5 3/4" 3' 5"	1741	2141	2341	2541 E_3	2941 E_1 E_2	3241 E_1 E_2	3541 E
(1 213) (1 194) 3' 11 3/4" 3' 11"	1747	2147	2347	2547 E_2	2947 E	3247 E	3547 E
(1 365) (1 346) 4' 5 3/4" 4' 5"	1753	2153	2353	2553 E_2	2953 E	3253 E	3553 E
(1 518) (1 499) 4' 11 3/4" 4' 11"	1759	2159	2359	2559 E_2	2959 E	3259 E	3559 E
(1 670) (1 651) 5' 5 3/4" 5' 5"	1765	2165	2365	2565 E_2	2965 E	3265 E	3565 E
(1 822) (1 803) 5' 11 3/4" 5' 11"	1771 T	2171	2371	2571 E_2	2971 E	3271 E	3571 E
(1 873) (1 854) 6' 1 3/4" 6' 1"	1773 T	2173	2373	2573 E_2	2973 E	3273 E	3573 E

Not to scale.

Special Sizes – Dual-Pane



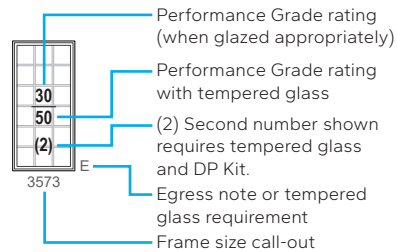
Special sizes are available in 1/4" increments. Frame width cannot exceed frame height on vent special sizes.

Certain aspect ratios may require tempered glass.

Additional standard fixed sizes available up to 59" wide.

Special size 14" tall units are available only up to 73" wide.

When frame width exceeds 59", max frame height is 29".



(2) Second number shown requires tempered glass and DP Kit.

Ⓕ Fixed units only.

Ⓥ **Fixed units typical, vent units available.**

T Tempered glass is required due to aspect ratio.

Egress Notes (IRC standard):

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 sq. ft.

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 sq. ft.

E2 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.7 sq. ft.

E3 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.0 sq. ft.

Check all applicable local codes for emergency egress requirements.

See online Design Data page for Uniform Dwelling Code (UDC) information.

Standard Sizes – Triple-Pane

Transoms

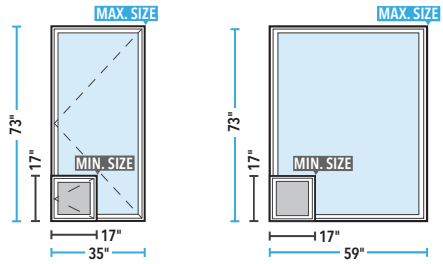
Opening	(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(832) (813)	(908) (889)
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"
(451) (432) 1' 5 3/4"	1717 Ⓥ	2117	2317	2517	2917	3217	3517
(552) (533) 1' 9 3/4"	1721	2121 Ⓥ	2321	2521	2921	3221	3521
(603) (584) 1' 11 3/4"	1723	2123	2323 Ⓥ	2523	2923	3223	3523
(654) (635) 2' 1 3/4"	1725	2125	2325	2525 Ⓥ	2925	3225	3525
(756) (737) 2' 5 3/4"	1729	2129	2329	2529	2929 Ⓥ	3229	3529

Vent Units

Opening	(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(832) (813)	(908) (889)
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"
(832) (813) 2' 8 3/4"	1732	2132	2332	2532	2932	3232	3532 Ⓕ
(908) (889) 2' 11 3/4"	1735	2135	2335	2535	2935 E3	3235 E2	3535 E1 E2
(1 060) (1 041) 3' 5 3/4"	1741	2141	2341	2541 E3	2941 E1 E2	3241 E1 E2	3541 E
(1 213) (1 194) 3' 11 3/4"	1747	2147	2347	2547 E2	2947 E	3247 E	3547 E
(1 365) (1 346) 4' 5 3/4"	1753	2153	2353	2553 E2	2953 E	3253 E	3553 E
(1 518) (1 499) 4' 11 3/4"	1759	2159	2359	2559 E2	2959 E	3259 E	3559 E
(1 670) (1 651) 5' 5 3/4"	1765 T	2165	2365	2565 E2	2965 E	3265 E	3565 E
(1 822) (1 803) 5' 11 3/4"	1771 T	2171	2371	2571 E2	2971 E	3271 E	3571 E
(1 873) (1 854) 6' 1 3/4"	1773 T	2173	2373	2573 E2	2973 E	3273 E	3573 E

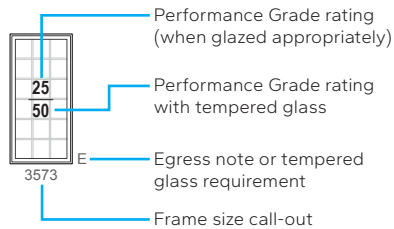
Not to scale.

Special Sizes – Triple-Pane



Special sizes are available in 1/4" increments. Frame width cannot exceed frame height on vent special sizes.

Certain aspect ratios may require tempered glass.



Ⓕ Fixed units only.

Ⓥ Vent units available

T Tempered glass is standard.

Egress Notes (IRC standard):

- E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 sq. ft.
- E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 sq. ft.
- E2 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.7 sq. ft.
- E3 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.0 sq. ft.

Check all applicable local codes for emergency egress requirements.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product.

Consult your local building code to ensure products with Rolscreens meet egress requirements.

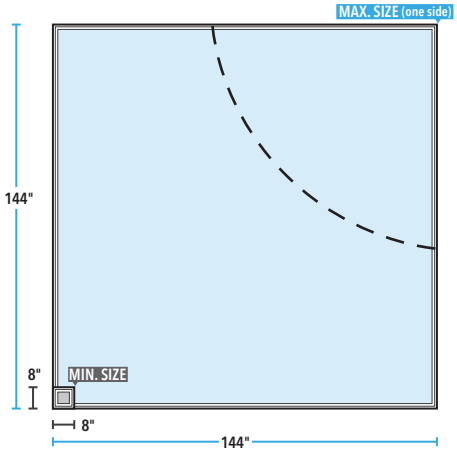
Pella® Lifestyle Series

Fixed Frame Direct Set



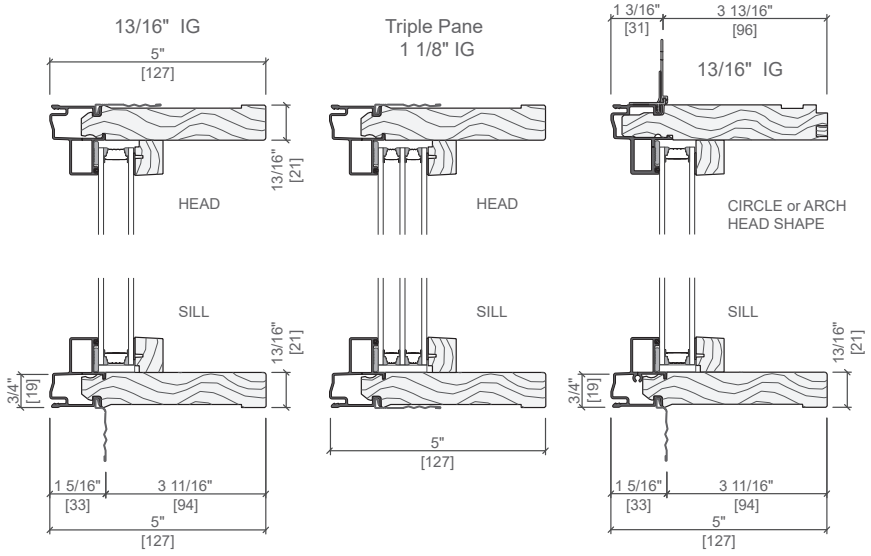
Sizes are available in 1/8" increments.

Fixed Interior Glazed



Interior Glazed Fixed Frames are available up to a maximum glass area of 76 sq. ft. (7.06 m²). Not all sizes are certified.

Impact Resistant Glazing is limited to a maximum frame area of 50 sq. ft.



Other frame types are available.

Not to scale. All dimensions are approximate.

Sizes & Performance – Interior Glazed

Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
F-CW30 – F-CW90	14.62 psf	0.05	30 – 90 psf	—

Thermal Performance

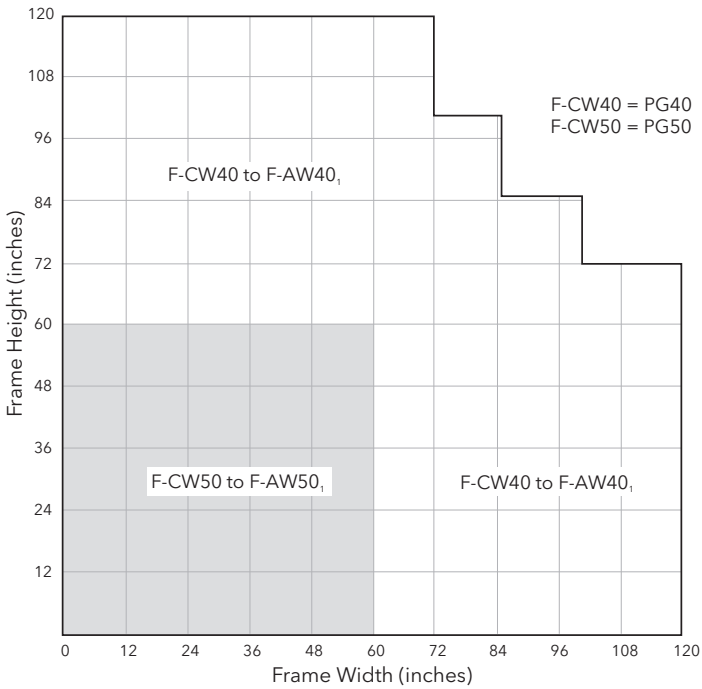
	Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Fixed Units						
Dual Pane: 13/16" glass thickness, 3mm, Dual-Pane	Advanced LowE IG	0.28 – 0.33	0.29 – 0.33	0.55 – 0.62	54 – 57	—
	SunDefense™ Low-E IG	0.28 – 0.32	0.22 – 0.24	0.51 – 0.57	54 – 57	SC, S
	SunDefense+ Low-E IG	0.23 – 0.32	0.21 – 0.24	0.50 – 0.57	46 – 54	NC, SC, S
	AdvancedComfort Low-E IG	0.23 – 0.27	0.29 – 0.32	0.54 – 0.60	42 – 45	NC
	NaturalSun Low-E IG	0.29 – 0.34	0.55 – 0.61	0.63 – 0.70	53 – 57	CA
	NaturalSun+ Low-E IG	0.24 – 0.27	0.50 – 0.55	0.61 – 0.68	41 – 45	CA, N
Triple Pane: 1-1/8" glass thickness, 3mm	Advanced Low-E IG	0.18 – 0.22	0.27 – 0.30	0.49 – 0.54	65 – 69	CA, N, NC
	SunDefense Low-E IG	0.18 – 0.22	0.20 – 0.22	0.45 – 0.50	65 – 69	CA, N, NC, SC, S
	NaturalSun Low-E IG	0.18 – 0.22	0.45 – 0.49	0.55 – 0.61	65 – 68	CA, N

Sound Performance

Frame Size Tested	Type of Glazing		Without Grilles STC	Without Grilles OITC
47" x 59"	13/16" Overall Thickness Dual-Pane	3mm / 3mm	27	22
		4mm / 4mm	28	24
		5mm / 3mm	31	26
	1" Overall Thickness Dual-Pane	4mm / 6mm	34	28
		6mm / 6mm	31	26
	1" Overall Thickness Dual-Pane Sound Reduction Glass	4mm / 7mm PVB	34	29
	1-1/4" Overall Thickness Dual-Pane Sound Reduction Glass	6mm / 12mm PVB	38	34
	1" Overall Thickness Dual-Pane Impact Laminated Glass	11.7mm PVB / 5mm glass	36	32
		11.7mm SGP / 5mm glass	35	31
	1-1/4" Overall Thickness Dual-Pane Impact Laminated Glass	13.6mm SPG / 6mm glass	37	31
	1-3/8" Overall Thickness Triple-Pane Glazing	5mm / 5mm / 5mm	31	26

Code Approvals:
Interior Glazed - Hallmark Certified; **FPAS#:** Standard = FL 10354; Impact Resistant = FL 20349 **TDI#:** Standard = WIN-1574; Impact Resistant = WIN-478

See the Performance section earlier in this manual to learn more about performance standards and ratings.



Fin Installation Method	Clip or Screw-through-Frame
F-CW40 to F-AW40	**F-CW60 to F-AW60**
F-CW50 to F-AW50	**F-CW90 to F-AW90**

Performance shown is for single units only and does not include cominations or mitered corner windows.

Maximum performance when glazed with the appropriate glass thickness.

Keep special size frame dimensions to the nearest 1/8" increment.

(1) AAMA / WDMA F-AW rating can be obtained with the EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step finish.

Pella® Lifestyle Series

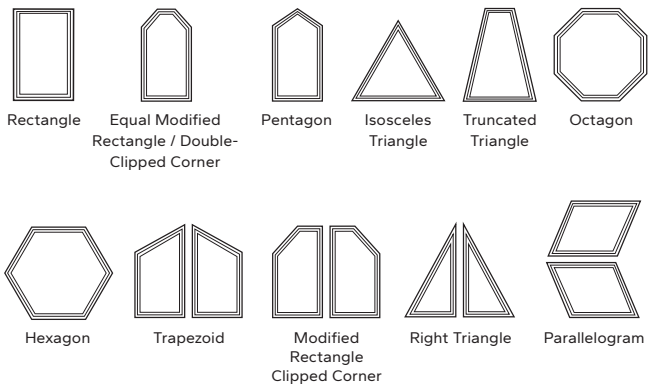
Fixed Frame Direct Set Shapes



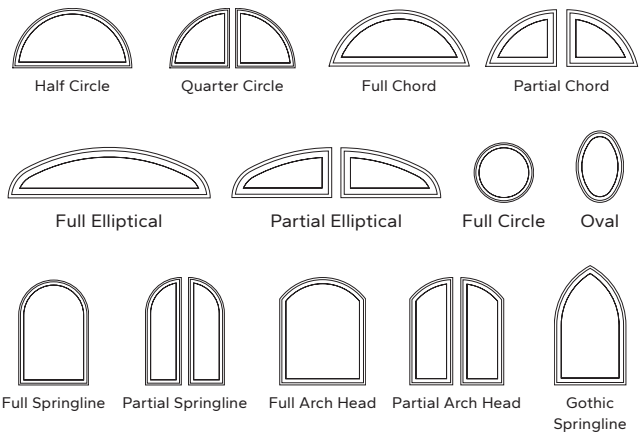
Shapes and Sizes – Interior Glazed

Description	Width		Height		Max. Glass Ft²
	Min.	Max.	Min.	Max.	
Rectangle	8"	144"	8"	144"	76
Half Circle	24"	120"	12"	60"	48
Quarter Circle	12"	85"	12"	85"	48
Full Springline	24"	108"	R + 4.25"	120"	48
Half Springline	12"	85"	FW + 4.25"	120"	48
Full Chord	24"	120"	10.5"	(W/2) - 1"	48
Partial Chord	9"	120"	10.5"	85.125"	48
Full Elliptical	32.5"	120"	R1 + 1.25"	< W/2	48
Partial Elliptical	14"	120"	R1 + 1.25"	60"	48
Full Arch Head	9"	120"	9"	120"	48
Partial Arch Head	9"	120"	9"	120"	48
Gothic Springline	9"	108"	14"	120"	48
Full Circle	24"	72"	24"	72"	—
Oval	Standard sizes only. 24" W x 36" H, 30" W x 48" H or 36" W x 60" H				

Rectangular and Angled Shapes



Curved Shapes



H=Height; S=Short Side; R=Radius, Angled and Curved frames are measured as a rectangle.

Pella angled and rectangular fixed frame direct set windows are available in custom shapes above. Not all options are shown. These windows may be installed in any orientation. For specifications, size limitations, and details on these units, contact your local Pella sales representative.



The information published in this document is believed to be accurate at the time of publication. However, because we are constantly working to improve our products, content is subject to change without notice. View available on-line documentation or consult your local Pella Sales Representative for the most current information.

Pella® Lifestyle Series

Double-Hung



Photo: ©2023 DAVID TSAY for PELLA | DAVIDTSAY.com

Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration[1]	Design Pressure	Forced Entry
LC30 – LC50	7.5 psf	0.11	30 – 50 psf	10

Thermal Performance

Vent Units

11/16" glass thickness, 2.5mm and 3mm

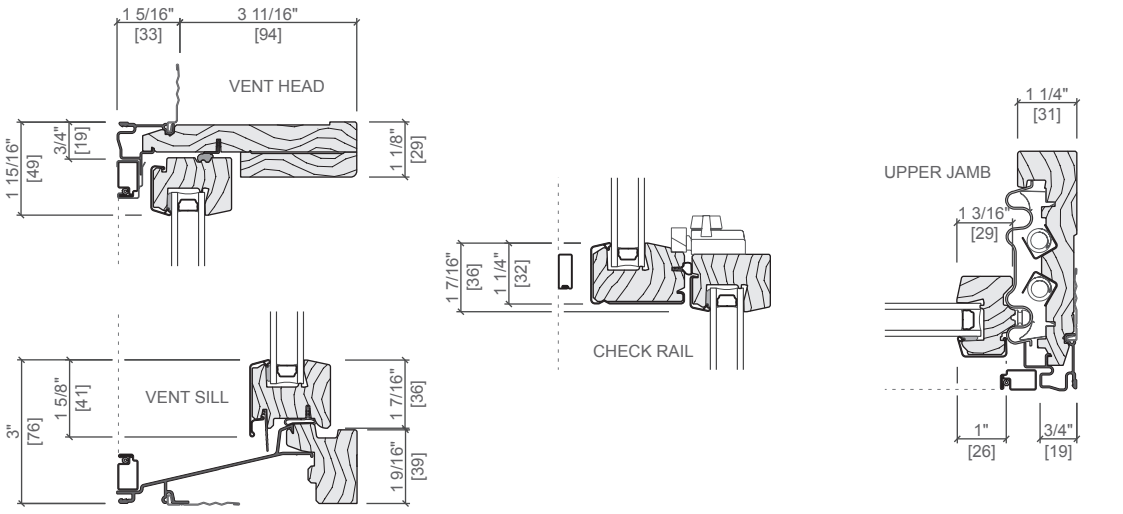
Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Advanced LowE IG	0.30 – 0.33	0.27 – 0.30	0.50 – 0.56	53 – 57	—
SunDefense™ Low-E IG	0.29 – 0.33	0.20 – 0.22	0.46 – 0.52	53 – 58	S
SunDefense+ Low-E IG	0.25 – 0.28	0.20 – 0.22	0.45 – 0.51	41 – 46	NC, SC, S
AdvancedComfort Low-E IG	0.26 – 0.28	0.26 – 0.29	0.48 – 0.55	41 – 46	—
NaturalSun LowE IG	0.30 – 0.34	0.49 – 0.56	0.56 – 0.64	52 – 57	CA
NaturalSun+ Low-E IG	0.26 – 0.29	0.44 – 0.51	0.55 – 0.62	41 – 45	CA, N

Sound Performance

Frame Size Tested	Type of Glazing		STC	OITC
Vent; 37" x 59"	11/16" Overall IG thickness	2.5mm/2.5mm	27	23
Vent; 37" x 59"		5mm/3mm	31	27

Code Approvals: Hallmark Certified; **FPAS#:** Vent=12448; **TDI#:** Vent=WIN-739

See the Performance section earlier in this manual to learn more about performance standards and ratings. Performance varies based on actual product attributes.



Other frame types are available. Not to scale. All dimensions are approximate.

Standard Sizes – Dual-Pane

Vent Units

		(552) (533)	(654) (635)	(755) (737)	(857) (838)	(959) (940)	(1 060) (1 041)	(1 162) (1 143)	(1 238) (1 219)
	Opening	1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"	3' 9 3/4"	4' 0 3/4"
	Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"	3' 9"	4' 0"
(908) (889)	2' 11 3/4" / 2' 11"	50 / 2135	50 / 2535	50 / 2935	50 / 3335	35/50 / 3735	30 / 4135	30 / 4535	25 / 4835
(1 060) (1 041)	3' 5 3/4" / 3' 5"	50 / 2141	50 / 2541	50 / 2941	50 / 3341	35/50 / 3741	30 / 4141	30 / 4541	25 / 4841
(1 213) (1 194)	3' 11 3/4" / 3' 11"	50 / 2147	50 / 2547	50 / 2947	50 / 3347	35/50 / 3747	30 / 4147	30 / 4547	25 / 4847
(1 365) (1 346)	4' 5 3/4" / 4' 5"	50 / 2153	50 / 2553	50 / 2953	40/50 / 3353	35/50 / 3753	30 / 4153	30 / 4553	25 / 4853
(1 467) (1 448)	4' 9 3/4" / 4' 9"	40/50 / 2157	40/50 / 2557	40/50 / 2957	40/50 / 3357 E1	35/50 / 3757 E	30 / 4157 E	30 / 4557 E	25 / 4857 E
(1 517) (1 499)	4' 11 3/4" / 4' 11"	40/50 / 2159	40/50 / 2559	40/50 / 2959	40/50 / 3359 E1	35/50 / 3759 E	30 / 4159 E	30 / 4559 E	25 / 4859 E
(1 670) (1 651)	5' 5 3/4" / 5' 5"	40/50 / 2165	40/50 / 2565	40/50 / 2965 E1	35/50 / 3365 E	35/50 / 3765 E	30 / 4165 E	30 / 4565 E	25 / 4865 E
(1 822) (1 803)	5' 11 3/4" / 5' 11"	30/50 / 2171	30/50 / 2571	30/50 / 2971 E	30/50 / 3371 E	30/50 / 3771 E	30 / 4171 E	30 / 4571 E	25 / 4871 E
(1 975) (1 956)	6' 5 3/4" / 6' 5"	30 / 2177	30 / 2577 E1	30 / 2977 E	30 / 3377 E	30 / 3777 E	30 / 4177 E	30 / 4577 E	25 / 4877 E
(2 153) (2 134)	7' 0 3/4" / 7' 0"	25 / 2184	25 / 2584 E	25 / 2984 E	25 / 3384 E	25 / 3784 E	25 / 4184 E	25 / 4584 E	25 / 4884 E

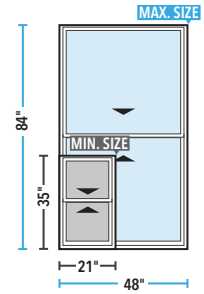
Maximum performance when glazed with the appropriate glass thickness.

Special size units are available in 1/4" increments.

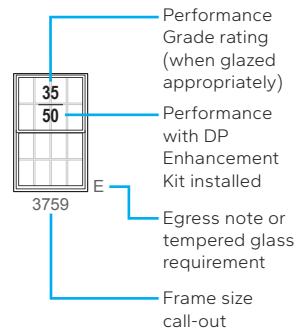
Special Sizes – Dual-Pane

Special Sizes are available in 1/4" increments.

Vent–Equal



Transoms and Companion fixed windows available for combinations. See Casement window section for matching glass sightlines, or see the Fixed Frame Direct Set section for availability.



Egress Notes:

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 sq. ft.

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 sq. ft.

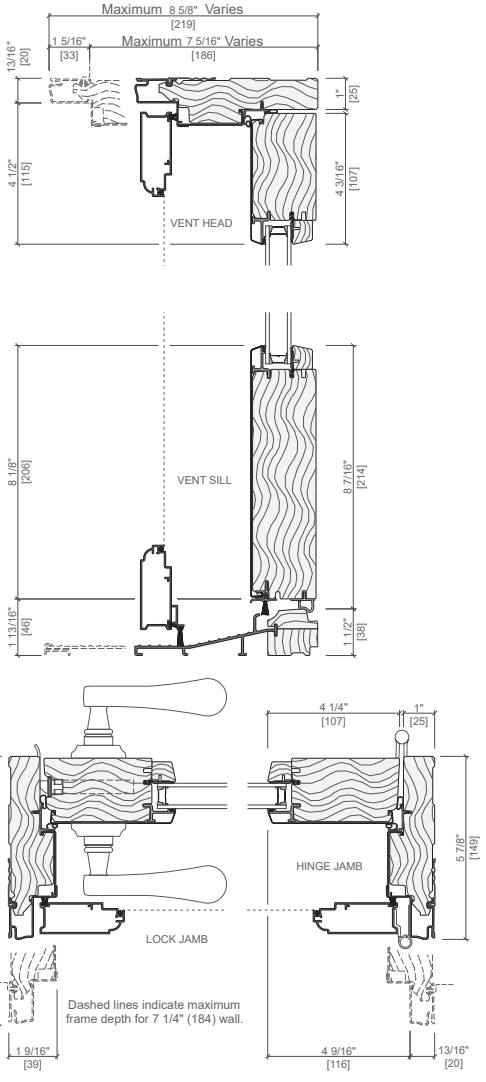
Check all applicable local codes for emergency egress requirements.

Pella® Lifestyle Series

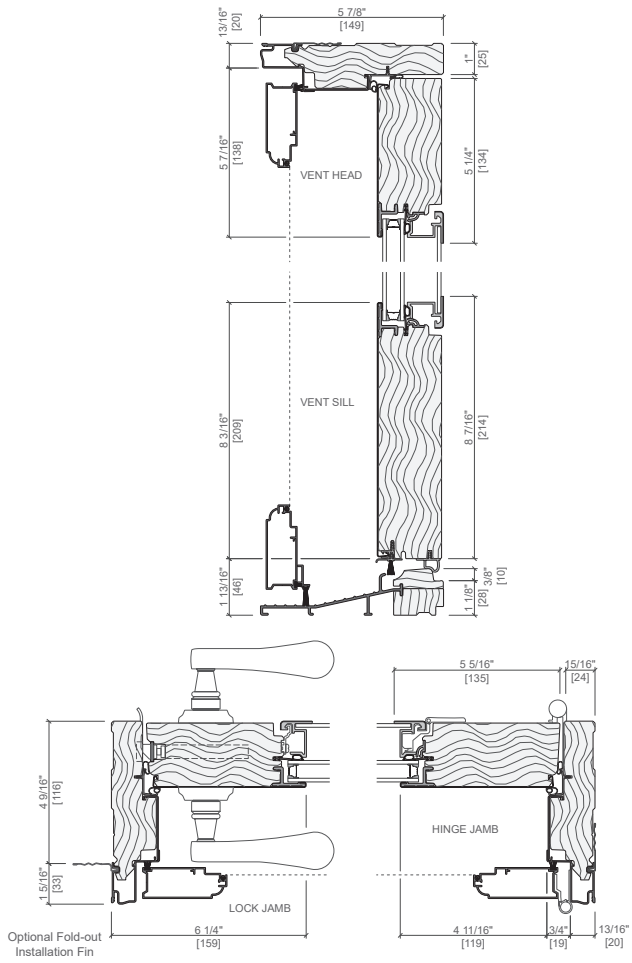
In-Swing Door



Dual-Pane



Triple-Pane



Other frame types are available.
Not to scale. All dimensions are approximate.

Triple-Pane Glazing

Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
LC55	8.36 psf	0.10	55 psf	Complies with AAMA 1304

Thermal Performance

French Doors

11/16" glass glass thickness, 3mm and 4mm, with clear ML (Triple-Pane)

Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Advanced LowE IG	0.24 – 0.27	0.16 – 0.19	0.28 – 0.34	67 – 68	N, NC, SC, S
SunDefense™ Low-E IG	0.24 – 0.27	0.12 – 0.14	0.26 – 0.31	67 – 68	N, NC, SC, S
SunDefense+ Low-E IG	0.22 – 0.24	0.12 – 0.14	0.25 – 0.30	68	N, NC, SC, S
AdvancedComfort Low-E IG	0.23 – 0.24	0.15 – 0.18	0.27 – 0.33	68	N, NC, SC, S
NaturalSun LowE IG	0.25 – 0.27	0.28 – 0.34	0.32 – 0.38	67 – 68	N, NC
NaturalSun+ LowE IG	0.23 – 0.25	0.25 – 0.31	0.31 – 0.37	68	N, NC

Sound Performance

Frame Size Tested	Type of Glazing		STC	OITC
Active-Inactive; 71-1/4" x 81-1/4"	11/16" Overall IG thickness with Hinged-Glass-Panel	3mm/3mm/3mm (ML)	34	28
		5mm/3mm/4mm (ML)	35	31
A/I, w/ Blind, 71-1/4" x 81-1/4"		5mm/3mm/4mm (ML)	35	31
A/I, w/ Shade, 71-1/4" x 81-1/4"		5mm/3mm/4mm (ML)	35	31

Code Approvals: Hallmark Certified; **FPAS#**: Fixed and Vent = 16246; **TDI#**: Fixed and Vent = DR-218

Dual-Pane Glazing

Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
LC50	7.5 psf	0.15	50 psf	Complies with AAMA 1304

Thermal Performance

Vent Units

13/16" glass thickness, 3mm, Dual-Pane

Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Advanced LowE IG	0.27 – 0.30	0.20 – 0.23	0.37 – 0.43	58 – 62	SC, S
SunDefense™ Low-E IG	0.27 – 0.30	0.15 – 0.18	0.35 – 0.40	59 – 62	SC, S
SunDefense+ Low-E IG	0.24 – 0.25	0.15 – 0.17	0.34 – 0.39	46 – 49	N, NC, SC, S
AdvancedComfort Low-E IG	0.24 – 0.26	0.20 – 0.23	0.36 – 0.42	45 – 49	N, NC, SC, S
NaturalSun LowE IG	0.28 – 0.31	0.37 – 0.43	0.42 – 0.49	58 – 61	—
NaturalSun+ LowE IG	0.24 – 0.26	0.34 – 0.39	0.41 – 0.48	44 – 48	N, NC

Sound Performance

Frame Size Tested	Type of Glazing		STC	OITC
Active-Fixed; 71-1/4" x 81-1/4"	13/16" Overall IG thickness	3mm / 3mm	30	24
		5mm / 3mm	32	28

Code Approvals: Hallmark Certified; **FPAS#**: FL 10346

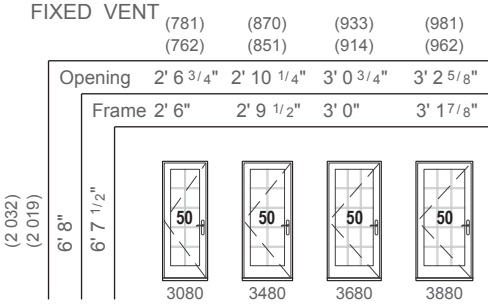
See the Performance section earlier in this manual to learn more about performance standards and ratings.

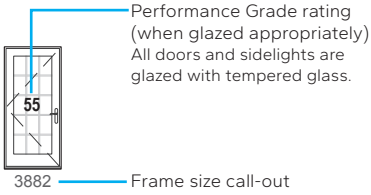
Performance varies based on actual product attributes.

Standard Sizes – Dual-Pane

6' 7" Single Doors

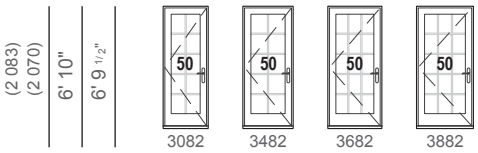
FIXED VENT





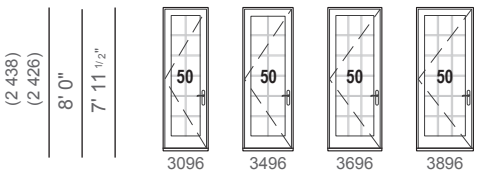
6' 10" Single Door

FIXED VENT



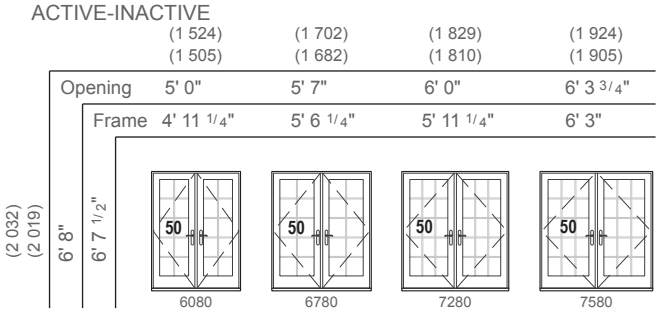
8' 0" Single Door

FIXED VENT



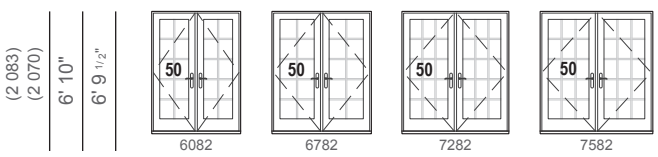
6' 7" Double-Swing Doors

ACTIVE-INACTIVE



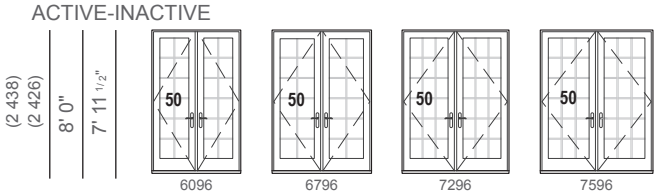
6' 10" Double-Swing Doors

ACTIVE-INACTIVE



8' 0" Double-Swing Doors

ACTIVE-INACTIVE

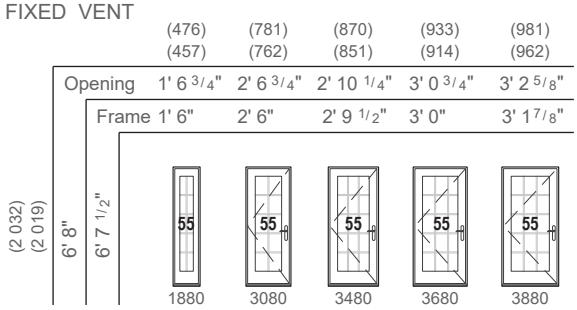


Not to scale.

Standard Sizes – Triple-Pane

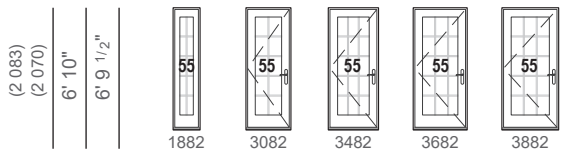
6' 7" Single Doors and Sidelight

FIXED VENT



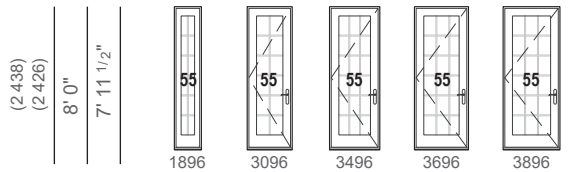
6' 10" Single Door

FIXED VENT



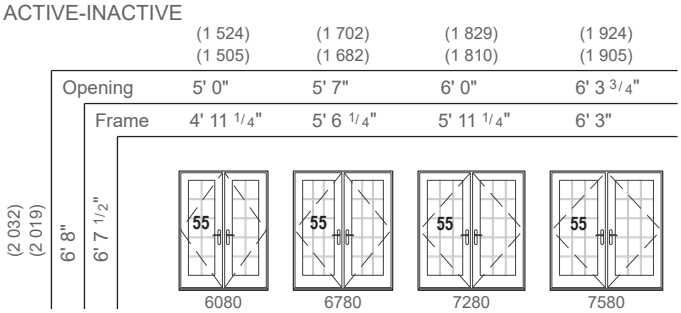
8' 0" Single Door

FIXED VENT



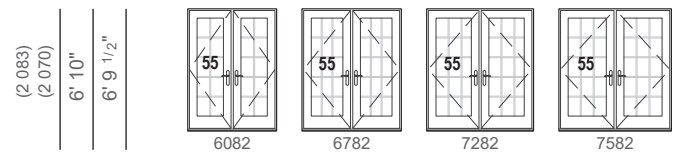
6' 7" Double-Swing Doors

ACTIVE-INACTIVE



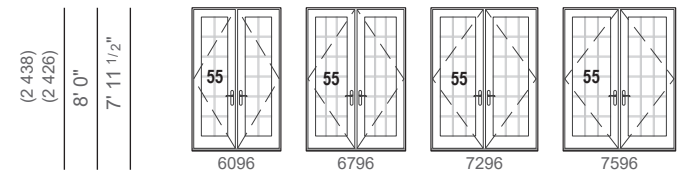
6' 10" Double-Swing Doors

ACTIVE-INACTIVE



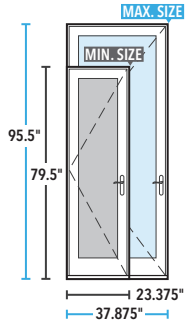
8' 0" Double-Swing Doors

ACTIVE-INACTIVE

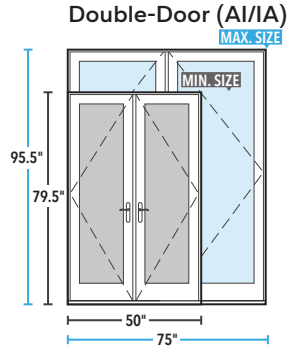


Special Sizes – Triple-Pane

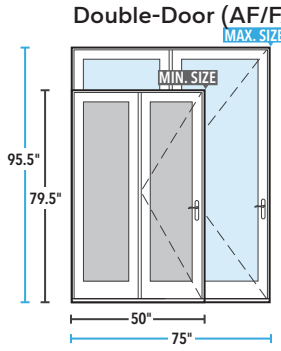
Single Door



Double-Door (AI/IA)

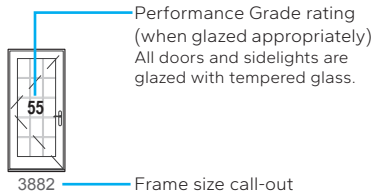


Double-Door (AF/FA)



Keep frame dimensions to the nearest 1/4" increment.

All doors are glazed with tempered glass.



Not to scale.

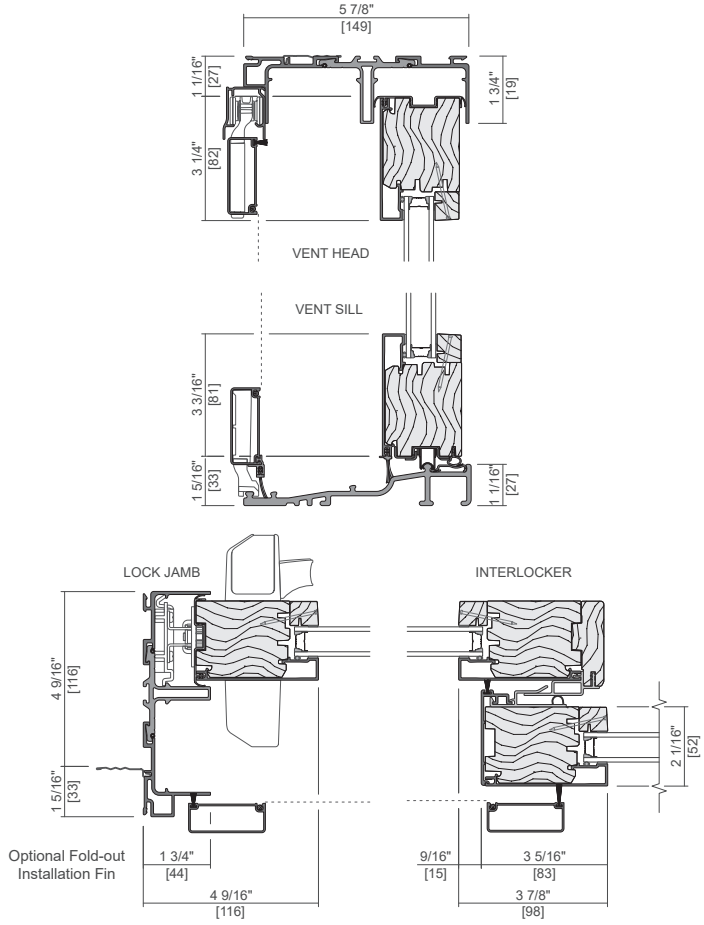
Pella® Lifestyle Series

Sliding Door

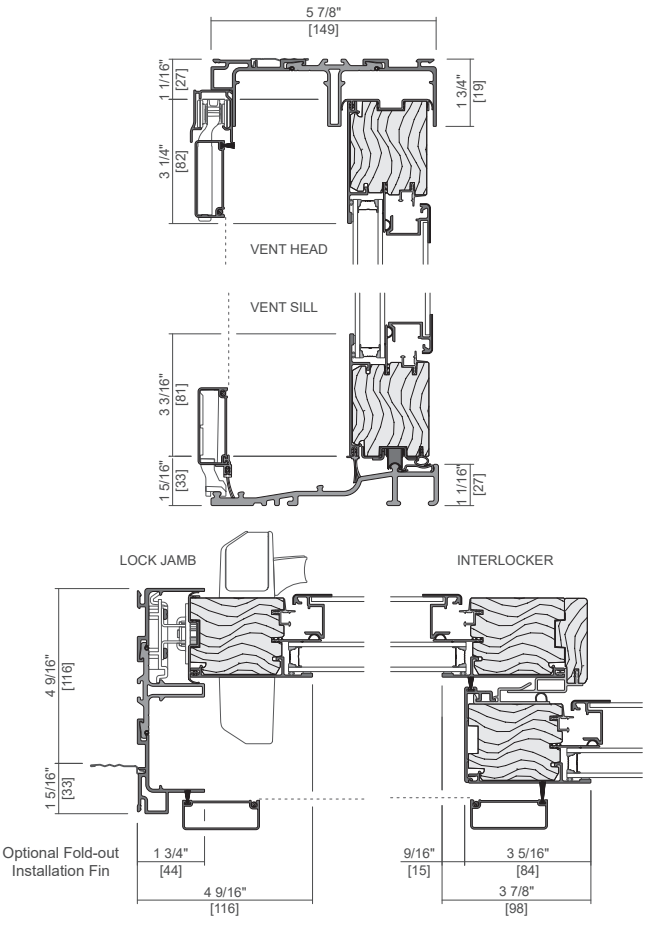


Photo: ©2025 DAVID TSAY for PELLA | DAVIDTSAY.com

Dual-Pane



Triple-Pane



Three panel (OXO) and four panel (OXXO) configurations are also available.

Triple-Pane Glazing

Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
LC35 - LC50	5.43 - 7.52 psf	0.30	20 – 50 psf	40

Thermal Performance

3/4" glass glass thickness, 3mm and 3mm, with clear ML (Triple-Pane)

Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Advanced LowE IG	0.26	0.23 - 0.26	0.41 - 0.48	63	N, NC
SunDefense™ Low-E IG	0.25	0.17 - 0.19	0.38 - 0.44	63	N, NC, SC, S
SunDefense+ Low-E IG	0.23	0.17 - 0.19	0.37 - 0.43	63	N, NC, SC, S
AdvancedComfort Low-E IG	0.23	0.22 - 0.25	0.40 - 0.46	63	N, NC, SC, S
NaturalSun LowE IG	0.26	0.41 - 0.47	0.47 - 0.54	62	CA
NaturalSun+ LowE IG	0.23	0.38 - 0.43	0.46 - 0.53	63	CA, N, NC

Sound Performance

Frame Size Tested	Type of Glazing		STC	OITC
OX; 71.9" x 79.7"	3/4" Overall IG thickness with Hinged-Glass-Panel	3mm/3mm/3mm (ML)	32	26
OX; 71.9" x 79.7"		4mm/6mm/4mm (ML)	33	29
OX; 71.9" x 79.7"" with Blind		4mm/6mm/4mm (ML)	34	29
OX; 71.9" x 79.7" with Shade		4mm/6mm/4mm (ML)	34	29

Code Approvals: 411-H-1520; **FPAS#:** FL47325

Dual-Pane Glazing

Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
R20 - LC50	3.13 - 7.52 psf	0.30	20 – 50 psf	40

Thermal Performance

Vent Units

3/4" glass thickness, 3mm, Dual-Pane

Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Advanced LowE IG	0.30	0.25 - 0.28	0.45 - 0.52	54	–
SunDefense™ Low-E IG	0.30	0.18 - 0.21	0.42 - 0.48	55	–
SunDefense+ Low-E IG	0.26	0.18 - 0.20	0.41 - 0.47	45	N, NC, SC, S
AdvancedComfort Low-E IG	0.26	0.24 - 0.27	0.44 - 0.51	44	N, NC
NaturalSun LowE IG	0.31	0.45 - 0.51	0.51 - 0.59	54	–
NaturalSun+ LowE IG	0.27	0.41 - 0.47	0.50 - 0.57	43	–

Sound Performance

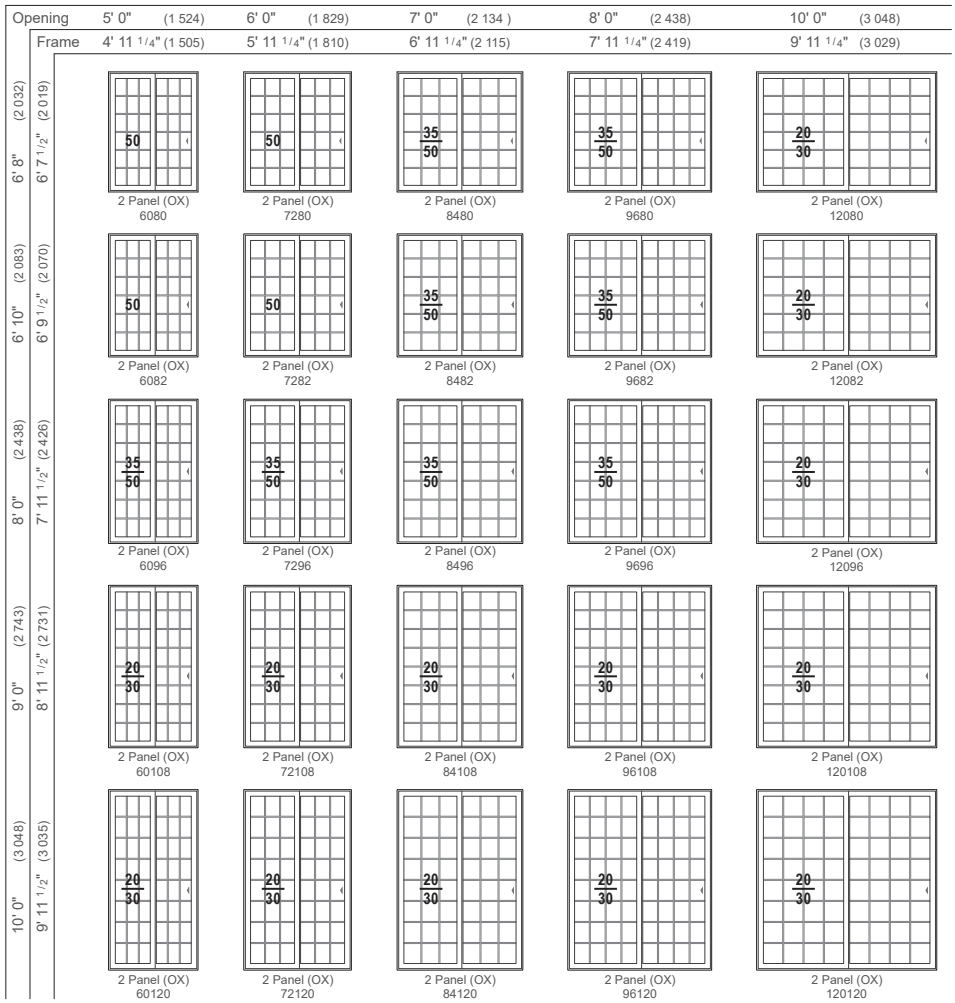
Frame Size Tested	Type of Glazing		STC	OITC
OX (Fixed-Vent); 71.9" x 79.7"	3/4" Overall IG thickness	3mm / 3mm	28	24
		4mm / 6mm	31	27

Code Approvals: 411-H-1520; **FPAS#:** FL47325

See the Performance section earlier in this manual to learn more about performance standards and ratings.

Performance varies based on actual product attributes.

Standard Sizes – Dual-Pane

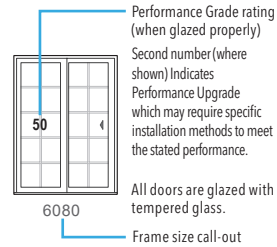


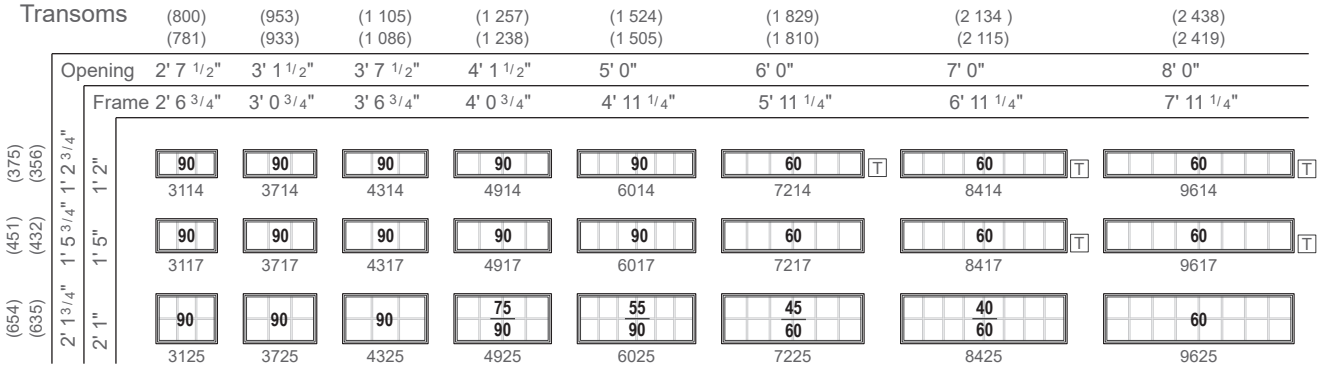
Two panel doors—Fixed-Vent (OX), right panel opens, left panel is fixed. Units open in the direction of the arrow as viewed from the exterior.

Vent-Fixed (XO) doors are also available.

Three-Panel (OXO), and-Four Panel (OXXO) are also available in standard sizes, matching the standard heights shown in this size table.

Contact your local Pella sales representative for details and restrictions of knock-down frames for on-site assembly.





Not to scale. Ratings based on Direct Set transom.

T Tempered glass is standard.

Not to scale.

All doors are glazed with tempered glass.

Standard Sizes – Triple-Pane

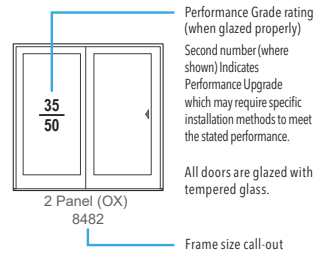
Opening	5' 0" (1 524)	6' 0" (1 829)	7' 0" (2 134)	8' 0" (2 438)
Frame	4' 11 1/4" (1 505)	5' 11 1/4" (1 810)	6' 11 1/4" (2 115)	7' 11 1/4" (2 419)
6' 8" (2 032) / 6' 7 1/2" (2 019)	2 Panel (OX) 6080	2 Panel (OX) 7280	2 Panel (OX) 8480	2 Panel (OX) 9680
6' 10" (2 083) / 6' 9 1/2" (2 070)	2 Panel (OX) 6082	2 Panel (OX) 7282	2 Panel (OX) 8482	2 Panel (OX) 9682
8' 0" (2 438) / 7' 11 1/2" (2 426)	2 Panel (OX) 6096	2 Panel (OX) 7296	2 Panel (OX) 8496	2 Panel (OX) 9696

Two panel doors—Fixed-Vent (OX), right panel opens, left panel is fixed. Units open in the direction of the arrow as viewed from the exterior.

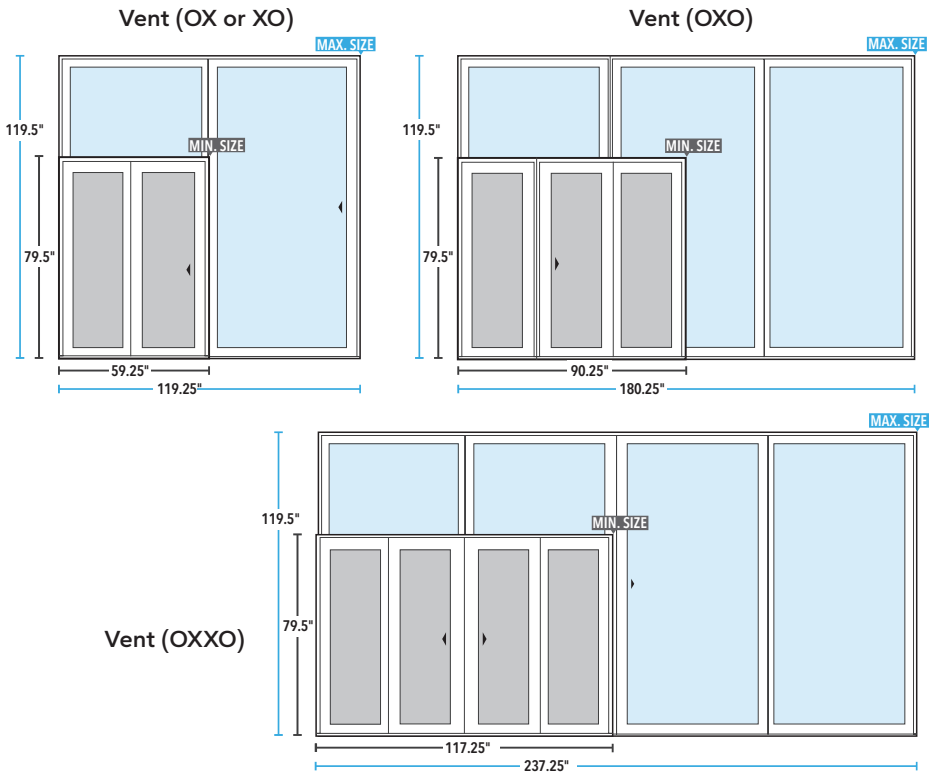
Vent-Fixed (XO) doors are also available.

Three-Panel (OXO), and-Four Panel (OXXO) are also available in standard sizes, matching the standard heights shown in this size table.

Contact your local Pella sales representative for details and restrictions of knock-down frames for on-site assembly.



Special Sizes



Keep special size frame dimensions to the nearest 1/4" increment.

All doors are glazed with tempered glass.

City of Beacon Planning Board Agenda
05/12/2026

Title:

Certificate of Appropriateness: 75 Oak Street, New Single-Family House

ATTACHMENTS

75 Oak PB 5.12.26 ARB app redacted2.pdf

75 Oak PB 5.12.26 map of location.pdf

75 Oak PB 5.12.26 ARB photo of existing condition.pdf

75 Oak PB 5.12.26 photos of neighboring homes.pdf

75 Oak PB 5.12.26 ARB elevations.pdf

75 Oak PB 5.12.26 ARB Beacon-plans.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 04/22/26

Project Address: 75 Oak Street

Project Architect/Engineer: RAYEX

Owner/Builder: 239 All Angels LLC / Aron Eczosher

Contact Phone No.: [redacted] Email:

Approval Requested: ✓ Certificate of Appropriateness (sign or façade change) ✓ New Single-Family House

Color/Materials:

Siding: Vinal Board & Batten / Pebble Clay Harvard Slate

Roofing: Shingles Black

Windows: Color: Black Type: Vinal

Trim: White

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



FM 11379 - 1
963928
FM 178 - P/O 151
982926
FM 12745 - 1
978920
FM 12745 - 2
975918
N CEDAR ST
OAK ST
P/O 163
983913
P/O 148+
968910
BEACON CITY
P/O 148+
972906
146
964902
FM 178 - 164
981903
165
978899
166
974895
167
972891
168
969887
N CHESTNUT ST


75


6
ZIP system™
BUILDING ENCLOSURES
6
STRUCTURAL SHEATHING | WATER-RESISTIVE BARRIER | AIR BARRIER
Join the revolution. #zipsystem
30 SYSTEM
JDM-5943


STOP


STOP



FM 11379 - 1
963928
FM 178 - P/O 151
982926
FM 12745 - 1
978920
FM 12745 - 2
975918
N CEDAR ST
OAK ST
P/O 163
983913
P/O 148+
968910
BEACON CITY
P/O 148+
972906
146
964902
FM 178 - 164
981903
165
978899
166
974895
167
972891
168
969887
N CHESTNUT ST



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

RAYEX

ROY A. FREDRIKSEN, PE
ENGINEERS • PLANNERS • SURVEYORS
739 Beechurst Avenue, Morgantown, WV 26505

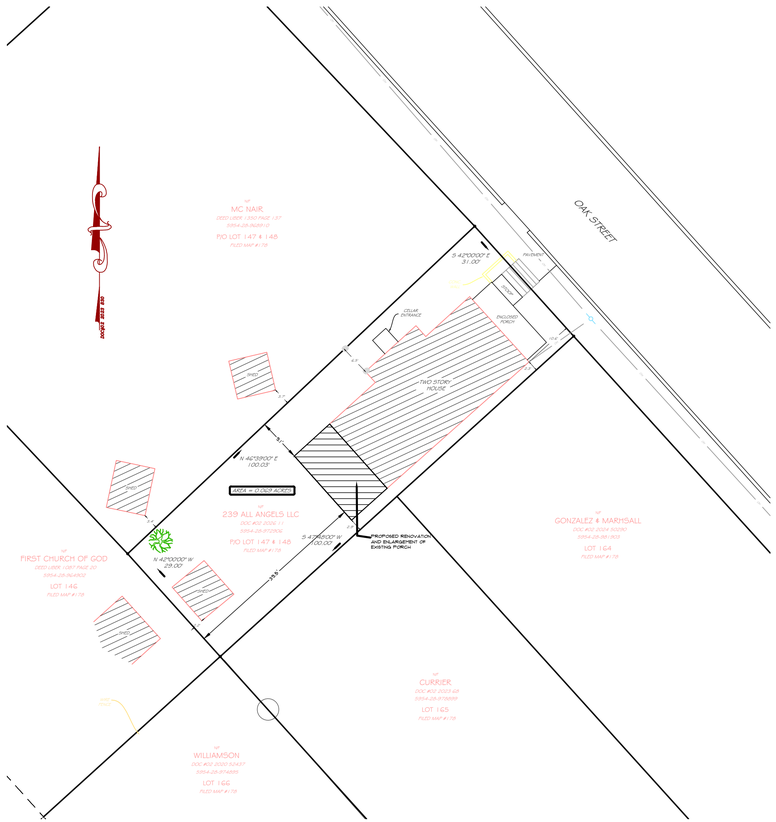
DATE:
239 ALL ANGELS, LLC

NEW RESIDENCE FOR: 239 ALL ANGELS, LLC
239 ALL ANGELS/ [illegible]
[illegible], MONONGALIA COUNTY, WV

2/00/23

SHEET TITLE: ELEVATIONS
SPEC:

DRAWN/APP
DWG NO: 25-001



SITE PLAN PLAN

SCALE 1"=15'

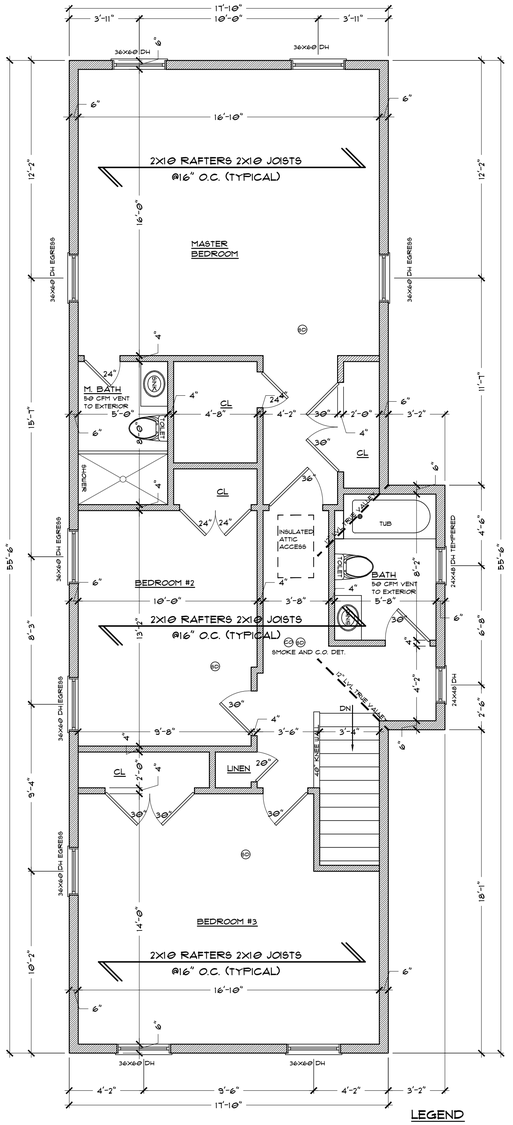
THIS MAP IS A COPY OF A SURVEY PREPARED BY

DECKER SURVEYING
JOHN H DECKER LS
292 FRALEIGH LANE
RED HOOK, NY 12571
Phone No. (845) 758-4442
deckersurveying@frontiernet.net
© Copyright 2005

WINDOW SCHEDULE

SAFETY GLASS MUST BE LASER ETCHED

QUANTITY USED	CATALOG #	U-FACTOR	SHGC	EGRESS	SAFETY GLASS	LOCATION
10	36X60 DH	0.26	0.21	YES	NO	LIVING RM AND ALL BEDROOMS
3	(2)36X60 DH	0.26	0.21	YES	NO	KITCHEN, LIVING/DINING RM
2	24X48 DH	0.26	0.21	NO	YES	BATHROOMS
1	24X48 DH	0.26	0.21	NO	NO	2ND FL HALL
1	(3)22X54 CASEMENT MIDDLE IS FIXED	0.26	0.21	NO	NO	KITCHEN



LEGEND

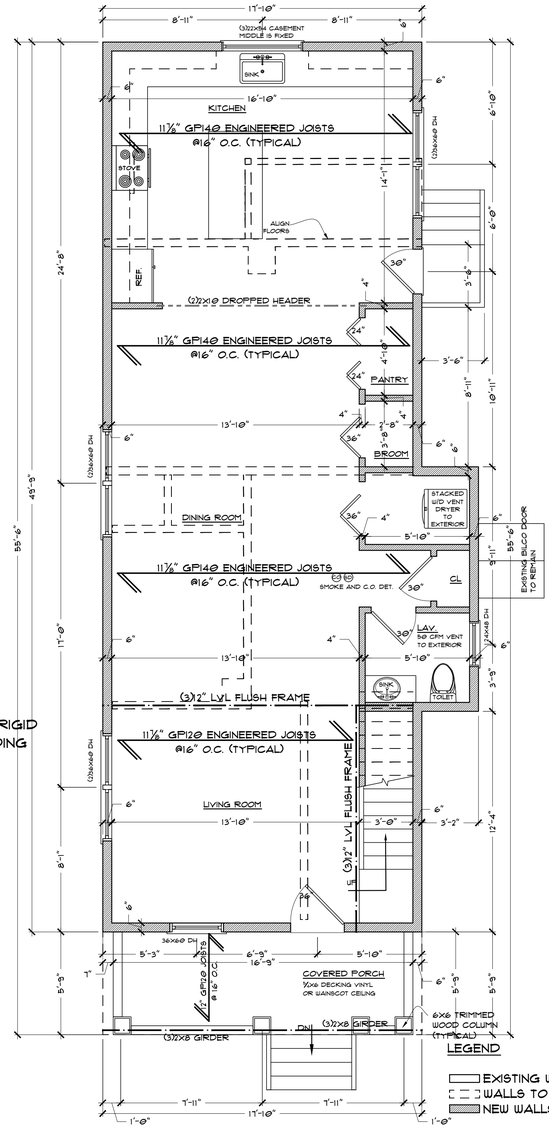
- EXISTING WALLS
- WALLS TO BE REMOVED
- NEW WALLS

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

INSULATION NOTE

PROVIDE R-3 CONTINUOUS RIGID INSULATION UNDER ALL SIDING



LEGEND

- EXISTING WALLS
- WALLS TO BE REMOVED
- NEW WALLS

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

NOTES:

1. THESE PLANS ARE PREPARED IN COMPLIANCE WITH 2020 NEW YORK STATE RESIDENTIAL CODE.
2. ALL HVAC COMPONENTS ARE TO BE DESIGNED BY OTHERS TO COMPLY WITH NEW STATE ENERGY CONSERVATION COMPLIANCE CODE.
3. A CERTIFICATE SHOWING R VALUES FOR THE THERMAL ENVELOPE TO BE LOCATED IN THE FURNACE ROOM.
4. HOUSE MUST COMPLY WITH BUILDING CODE BLOWER DOOR TEST REQUIREMENTS. A CERTIFIED BLOWER DOOR TEST SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF C.O..
5. PROVIDE UTILIZATION NOTICE OF TRUSS-TYPE CONSTRUCTION BY ELECTRICAL METER OR FRONT DOOR.
6. BUILDING TYPE IS 5B AND OCCUPANCY IS DETACHED SINGLE FAMILY DWELLING AS PER 2020 NYS BUILDING CODE

LIGHT AND VENTILATION REQUIREMENTS

LOCATION	SQUARE FOOTAGE	NATURAL LIGHT		NATURAL VENTILATION	
		REQUIRED (8%)	PROVIDED	REQUIRED (4%)	PROVIDED
KITCHEN	245	19.6	37.1	9.8	21.26
LIVING RM/DINING RM	483	38.64	52.25	19.32	29.15
MASTER BEDROOM	270	21.6	41.8	10.8	23.32
BEDROOM #2	132	10.56	20.9	5.28	11.66
BEDROOM #3	220	17.6	31.35	8.8	17.49

HOUSE SQUARE FOOTAGE

FIRST FLOOR	SECOND FLOOR	BASEMENT	FRONT PORCH
930 S.F.	1033 S.F.	CRAWL SPACE	96 S.F.

N.Y.S. EDUCATION NOTE

IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY WITHOUT THE WRITTEN VERIFICATION OR ADOPTION BY A N.Y.S. LICENSED ENGINEER IN ACCORDANCE WITH SECTION 7209(2).

NOTE:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, ROY A. FREDRIKSEN, PE, THE PLANS AND THE SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load	Wind Design: Speed (mph)	Wind Design: Topo Effects	Wind Design: Special Wind Region	Wind Design: Wind-borne Debris Zone	Seismic Design Category (RCNY Only)	Subject to Damage From: Weathering	Subject to Damage From: Frost Line Depth	Subject to Damage From: Termite	Winter Design Temp	Ice Barrier Underlayment Reqd	Flood Hazards	Air Freezing Index	Mean Annual Temp
30	*Special Wind Region	No	Yes	No	C	Severe	42"	Moderate to Heavy	7	YES	**	1500 or less	51.6

MANUAL J DESIGN CRITERIA

Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference
436	41	7	87	1	68	75	61
Cooling temperature difference	**Wind velocity heating**	**Wind velocity cooling**	**Coincident wet bulb**	**Daily range**	**Winter humidity**	**Summer humidity**	
12	20.4	7.5	72	M	30	55	

* 115 MPH to 120 MPH, The special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Chapter 16 of the Building Code and Chapter 3 of the Residential Code are likely to occur and should be considered in the design.

** State if applicable. For Flood Hazards the Design Professional shall state if they are applicable, Y/N. Verify with FIRM Maps. Maps are available in the Engineering Department for review. If yes additional information is required.

RAYEX
DESIGN PLANNING CONSTRUCTION
ROY A. FREDRIKSEN, PE
DESIGN • PLANNING • CONSULTING ENGINEERING
266 SHEAR HILL RD. • MAHOPAC, NY 10541 • 845-621-4000
RAYEXDESIGN@GMAIL.COM

OWNER: 239 ALL ANGELS, LLC

JOB #

DRN BY:

CHKD BY:

PROJECT: RENOVATION AND ADDITION TO EXISTING DWELLING LOCATED AT 15 OAK ST. IN THE CITY OF BEACON, NY

TAX MAP #:

SHEET TITLE: FLOOR PLANS
2 OF 9

STATE OF NEW YORK · ROY A. FREDRIKSEN · 52505 · LICENSED PROFESSIONAL ENGINEER

4/13/2026 NEW WALLS 1ST FL

REVISIONS: DATE: 12/28/2025

City of Beacon Planning Board Agenda
05/12/2026

Title:

Certificate of Appropriateness: 74 Anderson Street; New Single-Family House

ATTACHMENTS

74 Anderson PB 5.12.26 ARB app redacted2.pdf

74 Anderson PB 5.12.26 Material Specs.pdf

74 Anderson PB 5.12.26 Plan Set_051126.pdf

Received:
APR 27 2026
City of Beacon
Building/Planning/Zoning

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 04/27/26

Project Address: 74 Anderson St, Beacon, NY 12508

Project Architect/Engineer: North Arrow Design & Contracting

Owner/Builder: SADHNA GUPTA

Contact Phone No.: [redacted] Email: [redacted]

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ___✓___ New Single-Family House

Color/Materials:

Siding: White / Hardie Board Sierra Vertical

Roofing: Black / Timberline HDZ

Windows: Color: Black / Jeld-Wen v4500 Type: Casement

Trim: White / Azek PVC

Garage Door: Black / Wayne Dalton Classic Steel Model 9100 16' Wide

Stone/Brick: –

Sadhna Gupta

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

Find gifts for the greatest mom. Shop Now >

What can we help you find?

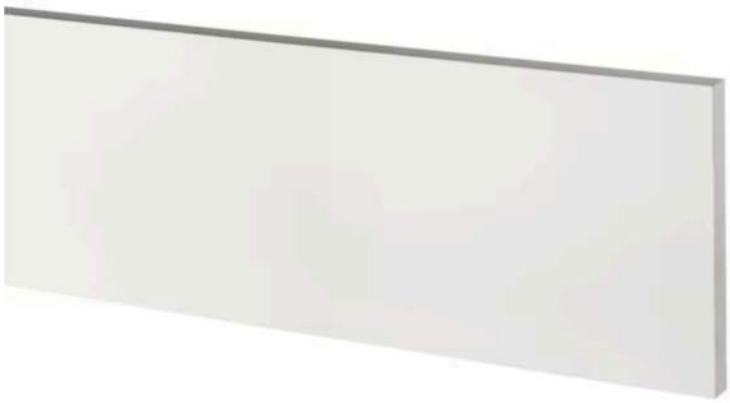
Shop All HomeCare+ New Appliances Bathroom Building Supplies Doors & Windows Lawn & Garden Outdoor Tools Plumbing Flooring Lightin

Milford Lowe's 8 PM 06460

Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and ser are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer anc correct any errors, inaccuracies or omissions including after an order has been submitted.

affirm Get flexible payment options on your next project. Pay over time for orders of $35 or more. Terms apply. Learn more

Back to Results / Building Supplies / Lumber & Composites / PVC Trim Boards





Feedback

AZEK 1-in x 8-in x 12-ft S4S PVC Trim Board

Shop AZEK ★★★★½ 4.6 305

$77.64





View All Images

500+ bought last week

AZEK 1-in x 8-in x 12-ft S4S PVC Trim Board

Item #737905 | Model #ART10008144

Shop AZEK

★ ♡ ★★½ 4.6 305

$77.64

$73.76 When you choose 5% savings on eligible purchases every day. Learn How

Lowe's Pay Buy Now, Pay Later
As low as 0% APR for $25.88/mo **Learn How**

4 interest-free payments or as low as $14/mo with affirm. See If You Qualify

Actual Length (Feet): 12

8 12 16

Pickup
Today
22 available
FREE

Delivery
Tomorrow
26 available

FREE Pickup at Milford Lowe's
Check Other Stores
View on map **Aisle 49 | Bay 4**

AZEK 1-in x 8-in x 12-ft S4S PVC Trim Board

Shop AZEK ★★★★½ 4.6 305

$77.64

Overview

Upgrade your space with PVC trim boards, a durable and low-maintenance solution for interior and exterior projects. They insulate, protect, and turn front porches into a cen neighborhood activity. They ramp up the curb appeal of any window, eave, or doorway. Whether in a bathroom, basement, or garage, they are a stylish worry-free alternati wood anywhere moisture is a concern. Easily install this PVC board using standard woodworking tools—simply cut, fasten, and seal for a seamless finish. Knot and defect fre means no waste, and the smooth, consistent white surface saves time and labor as it is ready to install. Unlike wood, PVC wall board resists moisture, rot, and insects, ensurin long-lasting performance.

- 100% white PVC Trim Board designed for exterior trim and fascia applications
- Suitable for interior or exterior use, rot free and resistant to moisture and insect damage, will not split or crack, no knots or defects reducing waste install time
- Ready to install with a finished surface, however, board can also be painted with 100% acrylic paint
- Cuts and installs using common woodworking tools, no special tools needed, use clear PVC adhesive in miter and scarf joints
- If installing in applications where there will be exposure to moisture, use weather resistant fasteners such as stainless steel or hot dipped galvanized
- Measures 3/4-in thick x 7-1/4-in W x 12-ft L
- Ideal for Interior/Exterior use, a worry free alternative to wood anywhere moisture is a concern
- Covered by a lifetime limited warranty

Specifications

General

Finish	Finished (PVC)	**Package Quantity**	1
Series Name	Traditional	**Use Location**	Indoor/Outdoor
Type	Trim board	**Edge Profile**	Square
Color/Finish Family	White		

Dimensions

Actual Length (Feet)	12	**Actual Width (Inches)**	7.25
Actual Thickness (Inches)	0.75	**Common Measurement (T x W)**	1-in x 8-in

Features

Dressing	S4S	**Stainable/Paintable**	Paintable
Lowe's Exclusive	No	**Waterproof**	Yes

Certifications

CA Residents: Prop 65 Warning(s)	No		

Warranty

Warranty	Limited lifetime		

Everseam®

The Next Generation of Metal Roofing®

AESTHETICALLY PLEASING

Attractive Design

The Everseam® panel has the elegant look of a traditional style standing seam roof, with the strength and durability of high strength 24-gauge steel. Our high-quality, prepainted metal roof affords an attractive life cycle cost as they will not crack, shrink, or erode. This makes them a long lasting alternative to many conventional roofing materials. A homeowner is certain to achieve a designer look from our wide selection of styles and colors, creating an aesthetically pleasing appearance that will have a positive influence on re-sale.

VIRTUALLY MAINTENANCE-FREE & DURABLE

Superior Strength

Everseam® is 20" wide with a 1 1/2" high seam. The integral locking seam is held in place by concealed metal clips, and is installed over a waterproof solid substrate. The absence of exposed fasteners and the weather-tight side lap, allow for applications on roof pitches as low as a 3:12. Everseam®'s durability and aesthetic appearance make it an ideal choice for residential roofing applications.



Everseam® Cross Section



Flat



Striations

Recommended Profile



Minor Rib



EVERYTHING ELSE YOU SHOULD KNOW

Everseam® Resources

Designer Colors | Series Information | Product Resources | UL Ratings & Testing

Designer Colors

With a wide selection of styles and colors, the possibilities of creating an aesthetically pleasing appearance is easy.

DUE TO MONITOR DIFFERENCES, COLORS DISPLAYED MAY VARY FROM ACTUAL METAL. CONTACT YOUR DISTRIBUTOR FOR PAINT SWATCHES BEFORE SELECTING A FINISH.

REQUEST COLOR SAMPLES



Everlast Roofing Locations

- Lebanon, PA: 888-339-0059
- Howe, IN: 866-562-3782
- Orwell, OH: 877-866-9955
- Bridgton, ME: 800-677-2060

Find gifts for the greatest mom. Shop Now >

What can we help you find?

Shop All HomeCare+ New Appliances Bathroom Building Supplies Doors & Windows Lawn & Garden Outdoor Tools Plumbing Flooring Lightin

Milford Lowe's Closed 06460

Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and ser are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer anc correct any errors, inaccuracies or omissions including after an order has been submitted.

affirm Get flexible payment options on your next project. Pay over time for orders of $35 or more. Terms apply. Learn more

Building Supplies / Siding & Stone Veneer / Fiber Cement Siding & Accessories / Fiber Cement Siding



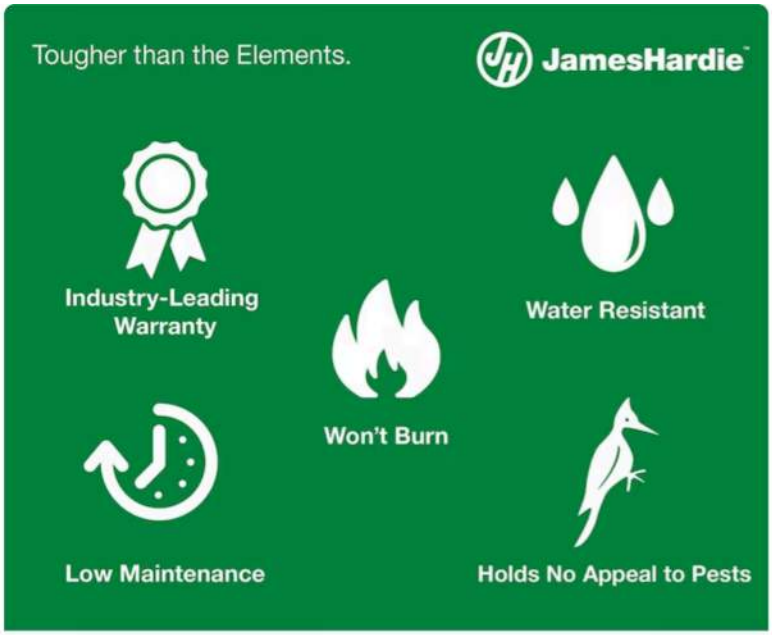


Feedback

James Hardie Primed HZ5 Straight Fiber Cement Sierra 8 Panel siding Primed 48.0-in x 9...

Shop James Hardie ★★★★☆ 3.7 16

$61.72





#1 Brand of Siding in North America*

*Based on Freedonia 2022 Global Siding (Cladding) demand estimates and James Hardie sales in North America

View All Images

Trending Now

90+ bought last week

James Hardie Primed HZ5 Straight Fiber Cement Sierra 8 Panel siding Primed 48.0-in x 96.0-in

Item #122950 | Model #617863

Shop James Hardie

3.7 16

$61.72

Bulk Savings
$52.46/ Each (15.0% Off) when you buy 25+ Learn More...

$58.63 When you choose 5% savings on eligible purchases every day. Learn How

Lowe's Pay Buy Now, Pay Later
As low as 0% APR for $20.58/mo Learn How

4 interest-free payments or as low as $11/mo with affirm. See If You Qualify

Calculate How Much You Will Need

James Hardie Primed HZ5 Straight Fiber Cement Sierra 8 Panel siding Primed 48.0-in x 9...

Shop James Hardie 3.7 16

$61.72

Available Nearby
FREE

Unavailable

- Use Hardie® Fiber Cement Siding to design or remodel a home's exterior
- Hardie® Panel fiber cement siding is Engineered for Climate® allowing boards to hold up to harsh weather conditions in the environment where it is installed
- Use a 2-1/2 in siding gun or siding nailer to attach to wood, steel or masonry substrates
- Cedar look siding panel has a woodlike grain natural wood look finish and a vertical groove for linear detail
- 5/16 in x 48 in x 8 ft Cedarmill® panel board with vertical groove installs vertically and resists pests that can damage wood siding
- Cut outdoors using a circular saw with a fiber cement saw blade and a vacuum dust collection system
- Fiber cement siding up to 7/16 in may also be cut outdoors using an electric fiber cement cutting shear
- Board resists damage from cold, snow, ice and drastic temperature changes to stay strong and intact
- 30-year limited non-prorated, transferable, warranty

CA Residents: ⚠ Prop 65 Warning(s)

Specifications

General

Color/Finish Family	Green	**Texture**	Sierra 8
Finish	Primed	**Primed**	Yes
Manufacturer Color/Finish	Primed	**Sample Available**	No
Series Name	Primed HZ5	**Edge Profile**	Straight
Type	Panel siding	**Paintable**	Yes
Package Quantity	1		

Dimensions

Actual Length (Inches)	96	**Coverage Area (Sq. Feet)**	36
Actual Thickness (Inches)	0.312	**Weight (lbs.)**	76.8
Actual Width (Inches)	48		

Features

Recommended Exposure (Inches)	48	**Stainable**	No
Sold As	Piece	**Water Resistant**	Yes

Warranty

Finish Warranty	None	**Warranty**	30-year limited

Certifications

James Hardie Primed HZ5 Straight Fiber Cement Sierra 8 Panel siding Primed 48.0-in x 9...

Shop James Hardie ★★★★☆ 3.7 16

$61.72

UNSPSC	30151800		

Find gifts for the greatest mom. Shop Now >

What can we help you find?

Shop All HomeCare+ New Appliances Bathroom Building Supplies Doors & Windows Lawn & Garden Outdoor Tools Plumbing Flooring Lightin

Milford Lowe's 8 PM 06460

Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and ser are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer anc correct any errors, inaccuracies or omissions including after an order has been submitted.

affirm Get flexible payment options on your next project. Pay over time for orders of $35 or more. Terms apply. Learn more

Back to Results / Windows & Doors / Exterior Doors / Patio Doors



LIFETIME
LIMITED
WARRANTY

Feedback

JELD-WEN FiniShield V-4500 60-in x 80-in x 4-9/16-in Jamb Black Vinyl Right-hand Sliding ...

Shop JELD-WEN ★★☆☆☆ 1.9 16

$1,879.71



JELD-WEN FiniShield V-4500 60-in x 80-in x 4-9/1...

$1,879.71

Pella Lifestyle InView Right-hand sliding 36-in ...

$386.76

JELD-WEN FiniShield V-4500 95-1/2-in x 59-1/2-in...

$1,464.23

Gibraltar Building Products 4-in x 8-in Silver...

$1.28

Subtotal: $3,731.98

Add 4 Items to Cart

affirm

Get flexible payment options on your next project.

Pay over time for orders of $35 or more.

Terms apply.

Learn more



Best Price. Guaranteed

Find a lower price on an exact item? We'll match it. Some exclusions apply.

Price Guarantee

FREE Returns

Return it in store or ship it back for free. Eligibility rules apply.

Return Policy

Pay Your Way

Credit card, PayPal or Buy Now, Pay Later options available at checkout. Your choice.

Payment Options

Overview

FiniShield, JELD-WEN's exterior color finish technology for vinyl windows and patio doors, is superior to traditional paint in appearance, quality, and longevity. FiniShield s scratches, won't crack or peel, and eliminates color variance across multiple window units.

- Frames assembled using fusion-welded technology for greater strength and stability
- FiniShield helps resist scratches, won't crack or peel, and reduces color variance across multiple windows
- FiniShield provides improved appearance and durability; no touchups needed
- Stands up to scratches throughout shipping, installation, and regular cleaning and maintenance
- Features long term cost saving SunResist Low-E insulating glass
- Door unit has a black exterior and white interior to easily match interior decor; exterior handle has a chrome finish and the interior handle is white
- Heavy duty stainless steel rollers provide a smooth operation and resist rust
- Eco-conscious ENERGY STAR® certified product
- Lifetime limited warranty on window; 10-year limited warranty on FiniShield exterior finish

CA Residents: ⚠ Prop 65 Warning(s)

Product Features

JELD-WEN FiniShield V-4500 60-in x 80-in x 4-9/16-in Jamb Black Vinyl Right-hand Sliding ...

Shop JELD-WEN ★★☆☆☆ 1.9 16

$1,879.71

Collection Name	FiniShield V-4500	**Door Type**	Sliding
Color/Finish Family	Black	**Configuration**	Double door
Exterior Color/Finish	Black	**Glass Insulation**	Low-E argon
Handle Finish	Polished chrome and white	**Handing**	Right-hand sliding
Hardware Finish	Polished chrome and white	**Glass Strength**	Tempered
Interior Color/Finish	White	**Lockset Bore**	No
Material	Vinyl	**Glass Style**	Clear glass
Core Type	Insulating core		

Dimensions

Actual Depth (Inches)	4.5625	**Jamb Depth (Inches)**	4.5625
Actual Height (Inches)	79.5	**Jamb Depth Measurement**	4-9/16-in
Actual Width (Inches)	71.5	**Rough Opening Height (Inches)**	80
Actual Width with Sidelights (Inches)	71.5	**Rough Opening Width (Inches)**	72
Common Size (W x H)	72-in x 80-in	**Weight (lbs.)**	146.61
Common Width (Inches)	72		

Features

Brickmould Included	No	**Pet Door Included**	No
Handle(s) Included	Yes	**Screen Included**	Yes
Locking System Included	Yes	**Solar Heat Gain Coefficient (SHGC)**	.22
Lowe's Exclusive	No	**Weatherstripping Included**	Yes

Certifications

CA Residents: Prop 65 Warning(s)	Prop 65 WARNING(S) -	**ENERGY STAR Certified South/Central Zone**	Yes
ENERGY STAR Certified North/Central Zone	Yes	**ENERGY STAR Certified Southern Zone**	Yes
ENERGY STAR Certified Northern Zone	Yes	**U Value**	.28

Find gifts for the greatest mom. Shop Now >

What can we help you find?

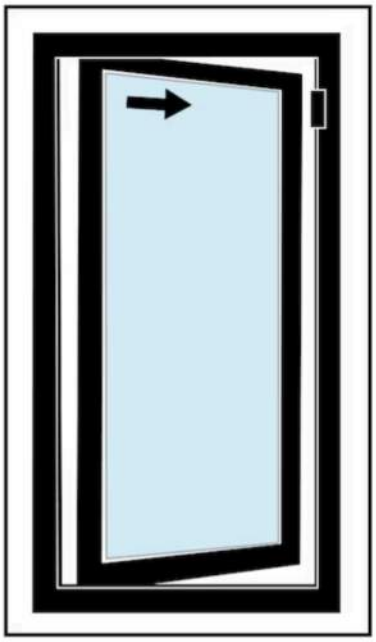
Shop All HomeCare+ New Appliances Bathroom Building Supplies Doors & Windows Lawn & Garden Outdoor Tools Plumbing Flooring Lightin

Milford Lowe's Closed 06460

Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and ser are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer anc correct any errors, inaccuracies or omissions including after an order has been submitted.

affirm Get flexible payment options on your next project. Pay over time for orders of $35 or more. Terms apply. Learn more





Feedback

JELD-WEN FiniShield V-4500 Black Right-Handed Vinyl Casement Window Annealed Gla...

Shop JELD-WEN ★★☆☆☆ 2 1

$734.41

Ask Mylow

Best Price. Guaranteed

Find a lower price on an exact item? We'll match it. Some exclusions apply.

Price Guarantee

FREE Returns

Return it in store or ship it back for free. Eligibility rules apply.

Return Policy

Pay Your Way

Credit card, PayPal or Buy Now, Pay Later options available at checkout. Your choice.

Payment Options

Overview

FiniShield, JELD-WEN's exterior color finish technology for vinyl windows and patio doors, is superior to traditional paint in appearance, quality, and longevity. FiniShield stands scratches, won't crack or peel, and eliminates color variance across multiple window units.

- FiniShield helps resist scratches, won't crack or peel, and reduces color variance across multiple windows
- FiniShield provides improved appearance and durability; no touchups needed
- Exterior color of window is black with white interior color
- Frames assembled using fusion-welded technology for greater strength and stability
- 1-1/4-In pre-punched integral nailing fin surrounds the full perimeter of the frame and helps make installations weathertight
- SunResist Low-E insulating glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- From the inside of your home, window hande is on the right and cranks open to the left
- Includes accidental glass breakage coverage
- Limited lifetime warranty on window; 10-year limited warranty on FiniShield exterior finish

CA Residents: ⚠ Prop 65 Warning(s)

Product Features

Specifications

General

Color/Finish Family	Black	**Lock Type**	Single
Exterior Color/Finish	Black	**Paintable**	No
Hardware Color/Finish	White	**Hinge Location (Exterior View)**	Right
Interior Color/Finish	White	**Glazing Type**	Double pane
Series Name	FiniShield V-4500	**Glass Strength**	Annealed
Project Type	New construction	**Screen Type**	Fiberglass mesh
Handle Type	Folding	**Screen Frame Type**	Extruded
Frame Material	Vinyl		

JELD-WEN FiniShield V-4500 Black Right-Handed Vinyl Casement Window Annealed Gla...

Shop JELD-WEN ★★☆☆☆ 2 1

$734.41

ısk Mylow

Dimensions

Actual Height (Inches)	47.5	Rough Opening Height (Inches)	48
Actual Width (Inches)	23.5	Rough Opening Width (Inches)	24
Clear Opening Height (Inches)	42.3	Weight (lbs.)	26.27
Clear Opening Width (Inches)	11.8	Clear Opening Sq. Ft.	3.4
Common Size (W x H)	24-in x 48-in	Actual Size (W x H)	23-1/2-in x 47-1/2-in
Jamb Depth (Inches)	3		

Features

Argon Gas Insulated	Yes	Nail Fin	Integrated
Clear Opening Sq Ft	3.4	Obscure Glass	No
Design Pressure (DP) Rating	35	Screen Included	Full
Frame Profile	Flat	Solar Heat Gain Coefficient (SHGC)	.18
Grid Included	No	Vented	1-lite
High Altitude Rated	No	Wood Jamb Extension	None
Lowe's Exclusive	No		

Certifications

CA Residents: Prop 65 Warning(s)	Prop 65 WARNING(S) -	Meets CA Forced Entry Requirements	No
ENERGY STAR Certified North/Central Zone	No	Meets Title 24	Yes
ENERGY STAR Certified Northern Zone	No	Meets Wildland Urban Interface	No
ENERGY STAR Certified South/Central Zone	No	Miami Dade Approved	No
ENERGY STAR Certified Southern Zone	No	Sound Transmission Control (STC) Rated	No
Florida Product Approved	No	Texas Department of Insurance Approved	No
Hurricane Approved	No	U Value	.27

Warranty

Warranty	Limited lifetime		

JELD-WEN FiniShield V-4500 Black Right-Handed Vinyl Casement Window Annealed Gla...

Shop JELD-WEN ★★☆☆☆ 2 1

$734.41

Ask Mylow

Find gifts for the greatest mom. Shop Now >

What can we help you find?

Shop All HomeCare+ New Appliances Bathroom Building Supplies Doors & Windows Lawn & Garden Outdoor Tools Plumbing Flooring Lightin

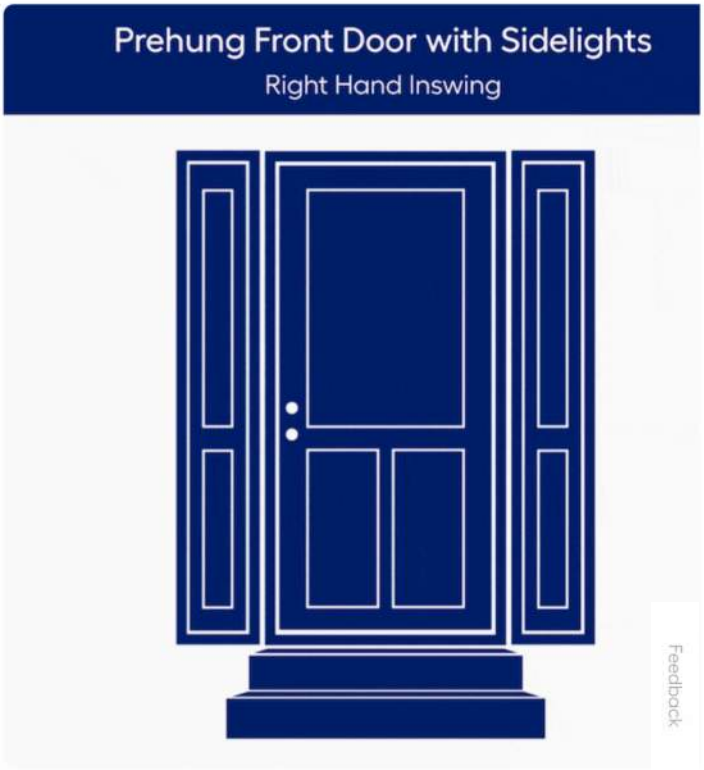
Milford Lowe's 8 PM 06460

Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and ser are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer anc correct any errors, inaccuracies or omissions including after an order has been submitted.

affirm Get flexible payment options on your next project. Pay over time for orders of $35 or more. Terms apply. Learn more

Viewed 05/10/2026 More Re





Feedback

Ask Mylow

Masonite Steel Doors Series 64-in x 80-in x Steel Right-hand inswing Peppercorn Painted ...

Shop Masonite ☆☆☆☆☆ 0

$2,610.22









- **Strong and Secure:** Steel doors offer enhanced strength and security for long-lasting performance.
- **Great Protection:** Features polyurethane core for insulation and efficiency.
- **Budget Friendly:** A strong and stylish door that fits any budget.

View All Images

What's Included

Lockset Bore: Single

Fixed Sill

Weatherstripping

Brickmould

See More

At a Glance

Finish: Painted

Material: Steel

Handing: Right-hand inswing

View More

Masonite Steel Doors Series 64-in x 80-in x Steel Right-hand inswing Peppercorn Painted Prehung Residential Insulating core Front Door

Item #6515798 | Model #321319

Shop Masonite

☆ ♡ ☆☆ 0

$2,610.22

Ask Mylow

Masonite Steel Doors Series 64-in x 80-in x Steel Right-hand inswing Peppercorn Painted ...

Shop Masonite ☆☆☆☆☆ 0

$2,610.22



Masonite Steel Doors Series 64-in x 80-in x Stee...

$2,610.22

+



RELIABILT Baron Satin Nickel Interior or Bed/Bat...

$15.98

+



Nelson Wood Shims 0.25-in x 1.375-in x 7.875-in 12 -...

$1.58

+



GREAT STUFF Window and Door 12-oz Straw...

$6.18

Subtotal: $2,633.96

Add 4 Items to Cart

CHAMBERLAIN POWERED BY myQ

Save up to $40 on select smart garage door openers.

Offer ends 7/20/26.

Shop Now



Best Price. Guaranteed

Find a lower price on an exact item? We'll match it. Some exclusions apply.

Price Guarantee

FREE Returns

Return it in store or ship it back for free. Eligibility rules apply.

Return Policy

Pay Your Way

Credit card, PayPal or Buy Now, Pay Later options available at checkout. Your choice.

Payment Options

Overview

The Masonite 6 Lite Craftsman 3-Panel Prefinished Steel Prehung Front Door with Brickmold combines strength with timeless design, complementing any home style effortles these strong doors safeguard your home through inclement weather and substantial impacts, featuring a sturdy wood edge and available in primed or pre-painted finishes, doors cater to various style preferences and budgets

Ask Mylow

Masonite Steel Doors Series 64-in x 80-in x Steel Right-hand inswing Peppercorn Painted ...

Shop Masonite ☆☆☆☆☆ 0

$2,610.22

- Perfect for front and garage door applications, this 6 Panel Door is backed by a minimum 15 year limited warranty
- Reinforced lock block provides strength and security for door hardware
- Steel slab features an energy saving polyurethane core
- Exterior door slab is double bored for lockset - sold separately

CA Residents: ⚠ Prop 65 Warning(s)

Specifications

General

Collection Name	Steel Doors Series	**Fire Rated**	No
Color/Finish Family	Black	**Configuration**	Single door with sidelights
Finish	Painted	**Hinge Location (Exterior View)**	Right side
Handle Finish	N/A (no handle)	**Prehung Door**	Yes
Hardware Finish	Satin nickel	**Slab Door**	No
Manufacturer Color/Finish	Peppercorn	**Handing**	Right-hand inswing
Sill Finish	Mill	**Lockset Bore**	Ready for lockset
Material	Steel	**Panel Type**	6-panel
Core Type	Insulating core	**Sill Type**	Fixed

Dimensions

Actual Depth (Inches)	4.5625	**Common Size (W x H)**	64-in x 80-in
Actual Height (Inches)	81.63	**Common Width (Inches)**	64
Actual Width (Inches)	64.5	**Jamb Width (Inches)**	4.56
Actual Width with Sidelights (Inches)	64.5	**Rough Opening Height (Inches)**	82.13
Common Depth (Inches)	4.5625	**Rough Opening Width (Inches)**	66.25
Common Height (Inches)	80	**Weight (lbs.)**	198

ısk Mylow

Masonite Steel Doors Series 64-in x 80-in x Steel Right-hand inswing Peppercorn Painted ...

Shop Masonite ☆☆☆☆☆ 0

$2,610.22

Brickmould Included	Yes	Glass Caming	Yes
Commercial/Residential	Residential	Glass Shape	1/4 lite
Door Style Coastal	No	Handle(s) Included	No
Door Style Contemporary	No	Impact Resistance	No
Door Style Craftsman	No	Impact Resistant Glass	No
Door Style Farmhouse	No	Locking System Included	No
Door Style Mid Century	No	Lowe's Exclusive	No
Door Style Modern	No	Solar Heat Gain Coefficient (SHGC)	.01
Door Style Rustic	No	Weatherstripping Included	Yes
Door Style Traditional	Yes		

Certifications

CA Residents: Prop 65 Warning(s)	Prop 65 WARNING(S) -	ENERGY STAR Certified South/Central Zone	Yes
ENERGY STAR Certified North/Central Zone	Yes	ENERGY STAR Certified Southern Zone	Yes
ENERGY STAR Certified Northern Zone	Yes	U Value	.14

Compatibility

For Use with Mobile Homes	No		

Miscellaneous

UNSPSC	30171500		

Check out the Best Selling Front Doors on Lowes.com

Manuals & Documents

Reviews ☆☆☆☆☆ 0 (0)

Community Q & A

Ask Mylow

Internet # 203989430 Model # 31031 Store SKU # 1006891757



Hover Image to Zoom



SPRING DEALS ENDS IN:
0 DAYS 19 HRS 22 MIN 38 SEC

Top Rated Spring Deals

Nantucket Pavers

Feedback

Patio-on-a-Pallet 10 ft. x 10 ft. Concrete Gray Basket weave Yorkstone Paver (37 Pieces/100 Sq. Ft)

(376) Questions & Answers (270)

Limit 10 per order

SPECIAL BUY $549.00 /pallet Was $878.00
Save $329.00 (37%)

- Natural stone look with Gray blocks replicating natural bluestone
- Printed pattern guide for easy, professional looking installation
- Versatile design works in patios, walkways, pool areas, and more
- View More Details

Color/Finish: **Gray**



Feedback

Order Sample for **$14.99**

Order Sample

Pickup at Stratford

Ship to Store
May 18 - May 19
225 ready to ship
FREE

Delivering to 06614

Delivery
May 19 - May 21
225 available
FREE

Check Nearby Stores

Delivery Details

How much will you need?

Please note: calculations are estimates only

Calculate by:

- (•) Length x Width
- ( ) Square Footage

Area

Length: ft.

Width: ft.

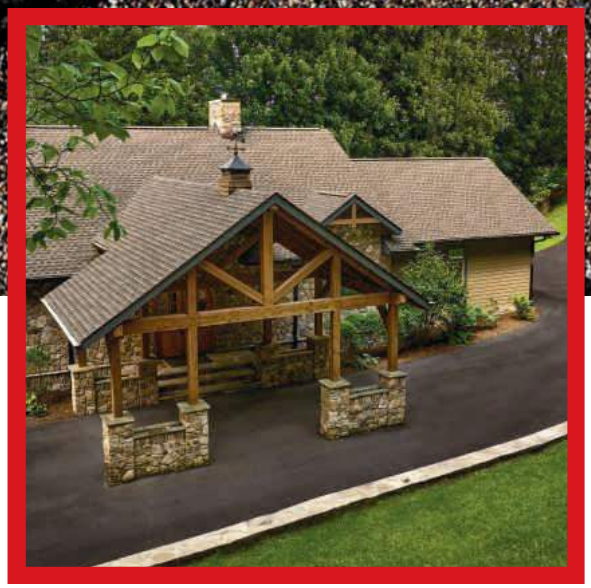
+ Add Area

Calculate

GAF Timberline HDZ®
High Definition® Lifetime† Shingles

GAF WINDPROVEN™ INFINITE WIND SPEED PROTECTION ROOFING SYSTEM LIMITED WARRANTY 2

GAF STAINGUARD PLUS™ ALGAE PROTECTION 25 LIMITED WARRANTY 3



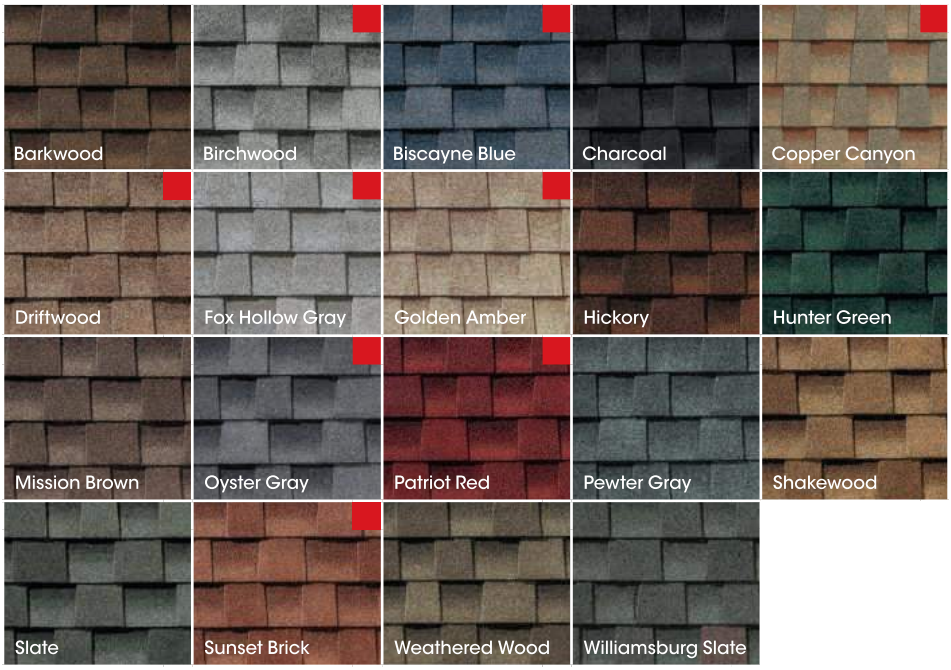
Engineered to be first. Built to last.

Our #1-selling shingle represents a legacy of relentless innovation — delivering the peak performance and dependability customers trust most.

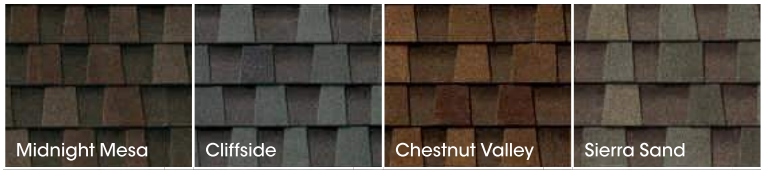
Benefits:

- **Industry-leading innovation:** Layerlock® Technology powers StrikeZone®, the industry's largest nailing zone. Paired with our legendary Dura Grip™ sealant, these features ensure that the shingles stay in place, even under high wind conditions
- **The industry's strongest wind warranty:** Timberline HDZ® Shingles are eligible for the WindProven™ Limited Wind Warranty,[1] the industry's first wind warranty with no maximum wind-speed limitation, when installed with the required combination of GAF accessories
- **GAF-exclusive algae-fighting technology:** 25-Year StainGuard Plus™ Algae Protection Limited Warranty[2] powered by proprietary time-release algae-fighting technology
- **Peace of mind:** Timberline HDZ® Shingles come with Lifetime† coverage against manufacturing defects
- **Impact rating:** Timberline HDZ® passes the UL 2218 impact-resistance test with a Class 3 rating and may be eligible for insurance discounts[4]
- **For the best look:** Use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

High Definition® colors:



Bold Definition colors:



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **Hip/Ridge:** TimberTex®; TimberCrest®
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462[3]
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

† Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

[1] 15-year WindProven™ Limited Wind Warranty covers GAF Shingles with LayerLock® Technology only and requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ Limited Wind Warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[3] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

[4] UL 2218 Class 3 impact-resistance test performed under controlled laboratory conditions. Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

[5] Eligibility criteria, terms, and restrictions apply. Visit fortifiedhome.org for details. U.S. only.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

MADE IN THE U.S.A. WITH DOMESTIC AND IMPORTED MATERIALS. AMERICAN JOBS IN AMERICAN FACTORIES.

FORTIFIED ROOF[5]

Regional availability

We protect what matters most™

459089-0226
©2026 GAF • RESGN467HDZ-0126

Find gifts for the greatest mom. Shop Now >

What can we help you find?

Shop All HomeCare+ New Appliances Bathroom Building Supplies Doors & Windows Lawn & Garden Outdoor Tools Plumbing Flooring Lightin

Milford Lowe's Closed 06460

Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and ser are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer anc correct any errors, inaccuracies or omissions including after an order has been submitted.

affirm Get flexible payment options on your next project. Pay over time for orders of $35 or more. Terms apply. Learn more

Back to Results / Windows & Doors / Garage Doors & Openers / Garage Doors





Feedback

Wayne Dalton Classic Steel Model 9100 16-ft x 7-ft 9 R-Value Insulated Brown Double Gar...

Shop Wayne Dalton ★★★☆☆ 3.3 658

$1,388.85

Best Price. Guaranteed

Find a lower price on an exact item? We'll match it. Some exclusions apply.

Price Guarantee

FREE Returns

Return it in store or ship it back for free. Eligibility rules apply.

Return Policy

Pay Your Way

Credit card, PayPal or Buy Now, Pay Later options available at checkout. Your choice.

Payment Options

Overview

The Classic Steel Model 9100 is a trusted classic whose beautiful construction and fresh style is met with unmatched performance. It has a three-layer construction with integ struts for rigidity and strength, pinch-resistant panels. It's foamed-in-place polyurethane insulation goes a long way to improve your home's thermal efficiency, block street nc and allow the door to operate more quietly. Price includes: door sections, tracks, spring for installation, and hardware kit and a beautiful textured wood grain pain finish. Instc is not included.

- Made to order
- Double garage door in a brown long panel design
- Three-layer construction (steel/insulation/ToughGard™ backer)
- Included with order: door sections, tracks, spring for installation, hardware kit
- Not included with order: operator bracket, weather stripping, slotted angle, rear back hangs, operator bracket, low headroom conversion kit, and installation
- Bottom weather seal blocks draft and debris from entering the garage
- Limited lifetime warranty

Specifications

General

Color/Finish Family	Brown	**Material**	Steel
Manufacturer Color/Finish	Brown	**Style**	Traditional
Series Name	Classic Steel Model 9100	**Spring Type**	Single spring
Type	Double	**Windcode Rating**	Not windcode rated

Dimensions

Actual Height (Inches)	84	**Thickness (Inches)**	1
Actual Width (Inches)	192	**Construction Type**	Steel sandwich construction
Common Size (W x H)	16-ft x 7-ft		

Features

Wayne Dalton Classic Steel Model 9100 16-ft x 7-ft 9 R-Value Insulated Brown Double Gar...

Shop Wayne Dalton ★★★☆☆ 3.3 658

$1,388.85

Certifications			
CA Residents: Prop 65 Warning(s)	No	R Value	9

Warranty			
Warranty	Limited lifetime		

Miscellaneous			
UNSPSC	30172100		

Check out the Best Selling Garage Doors on Lowes.com

Manuals & Documents

Reviews ★★★☆☆ 3.3 (658)

Community Q & A

COMPARE PRODUCTS

	Current Item			
				
Name	**Wayne Dalton** Classic Steel Model 9100 16-ft x 7...	**Wayne Dalton** Classic Steel Model 8000 16-ft x ...	**Wayne Dalton** Classic Steel Model 9100 16-ft x 7...	**Wayne Dalton** Classic Steel Model 9100 16-ft x 7...
		View Details	View Details	View Details
Price	$1,388.85	$1,370.28	$1,388.85	$1,388.85
Ratings	★★★☆☆ 658	★★★★☆ 267	★★★☆☆ 658	★★★☆☆ 658
Insulated	✓	✗	✓	✓

Wayne Dalton Classic Steel Model 9100 16-ft x 7-ft 9 R-Value Insulated Brown Double Gar...

Shop Wayne Dalton ★★★☆☆ 3.3 658

$1,388.85

NEW 2 STORY SINGLE FAMILY DWELLING

74 ANDERSON ST. BEACON, NY 12508

Designed by: Client, Prepared by: NORTH ARROW DESIGN & CONTRACTING LLC™



CODES:

THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THIS PROJECT. USE THE LATEST EDITIONS UNLESS OTHERWISE NOTED.

2022 - BUILDING CODE OF THE STATE OF NEW YORK.
2021 - INTERNATIONAL BUILDING CODE.
2021 - INTERNATIONAL RESIDENTIAL CODE.

BUILDING AREAS:

1st FLOOR AREA =	1,920 S/F
2nd FLOOR AREA =	1,860 S/F
TOTAL FLOOR AREA =	3,780 S/F

DRAWING LEGEND:

A-0	COVER SHEET
A-1	1st FLOOR PLAN
A-2	2nd FLOOR PLAN
A-3	ATTIC FLOOR PLAN
A-4.0	SECTION DETAILS
A-4.1	SECTION DETAILS
A-5	ELEVATIONS
F-1	FOUNDATION PLAN
S-1	1st FLOOR FRAMING PLAN
S-2	2nd FLOOR FRAMING PLAN
S-3	ATTIC FLOOR FRAMING PLAN
S-4	ROOF FRAMING PLAN
S-5	BRACE WALL DETAILS
S-6	STRUCTURAL NOTES

REVISION

NO.	DATE	DESCRIPTION
#	X	X

COVER SHEET

NEW TWO STORY SINGLE FAMILY DWELLING
74 ANDERSON ST.
BEACON, NY 12508

SEAL

STATE OF NEW YORK
JAMES E. QUELL
087889
LICENSED PROFESSIONAL ENGINEER

NORTH ARROW DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
NORTHARROWDC@GMAIL.COM

DATE: 4/24/2026

SCALE: 1/4"=1'-0"

SHEET: A-0



LEGEND:

NEW WOOD FRAMED WALLS
2x4 INT. PARTITIONS
2x6 BATH WASTE & EXT. WALLS

LIGHT AND EXHAUST FAN (2 SWITCH)

SD — SMOKE DETECTOR

CM — CARBON MONOXIDE DETECTOR

○ SYM	DOOR SCHED.			
I.D.	UNIT SIZE	R.O.	TYPE	QTY.
1	3068	37-1/2"x82""	EXT. HINGED	1
2	5068	61-1/2"x82"	EXT. SLIDER GLASS PNL.	1
3	2668	31-1/2"x82"	EXT. HINGED - 1 HR. FIRE RATED	1
4	2668	31-1/2"x82"	HINGED	12
5	5068	61-1/2"x82"	DOUBLE HINGED	2
6	2068	25-1/2"x82:	DOUBLE HINGED	1
7	2668	61-1/4"x82"	POCKET	2
8	4068	49-1/2"x82"	DOUBLE HINGED	1
9	5068	61-1/2"x82"	SLIDER	4

⬡ SYM	WINDOW SCHED.			
I.D.	UNIT SIZE	R.O.	TYPE	QTY.
1	96"x60"	97-1/2"x61-1/2"	TRIPLE CASEMENT	3
2	32"x60"	33-1/2"x61-1/2"	SINGLE CASEMENT	2
3	36"x54"	37-1/2"x55-1/2"	SINGLE CASEMENT - EGRESS	10
4	30"x36"	31-1/2"x37-1/2"	SINGLE CASEMENT - TEMPERED	1
5	48"x36"	49-1/2"x37-1/2"	DOUBLE CASEMENT	1
6	30"c80"	31-1/2"x82"	PICTURE	2
7	72"x54"	73-1/2"x55-1/2"	DOUBLE CASEMENT	3
8	30"x48"	31-1/2"x49-1/2"	TRIPLE CASEMENT	1
9	30"x36"	31-1/2"x37-1/2"	SINGLE CASEMENT - TEMPERED	3
10	36"x54"	37-1/2"x55-1/2"	SINGLE CASEMENT - TEMPERED	2
11	24"x36"	25-1/2"x37-1/2"	ATTIC VENT	2
12	36"x50"	37-1/2"x51-1/2"	SINGLE CASEMENT WITH 36"x20" HALF ROUND ABOVE	1

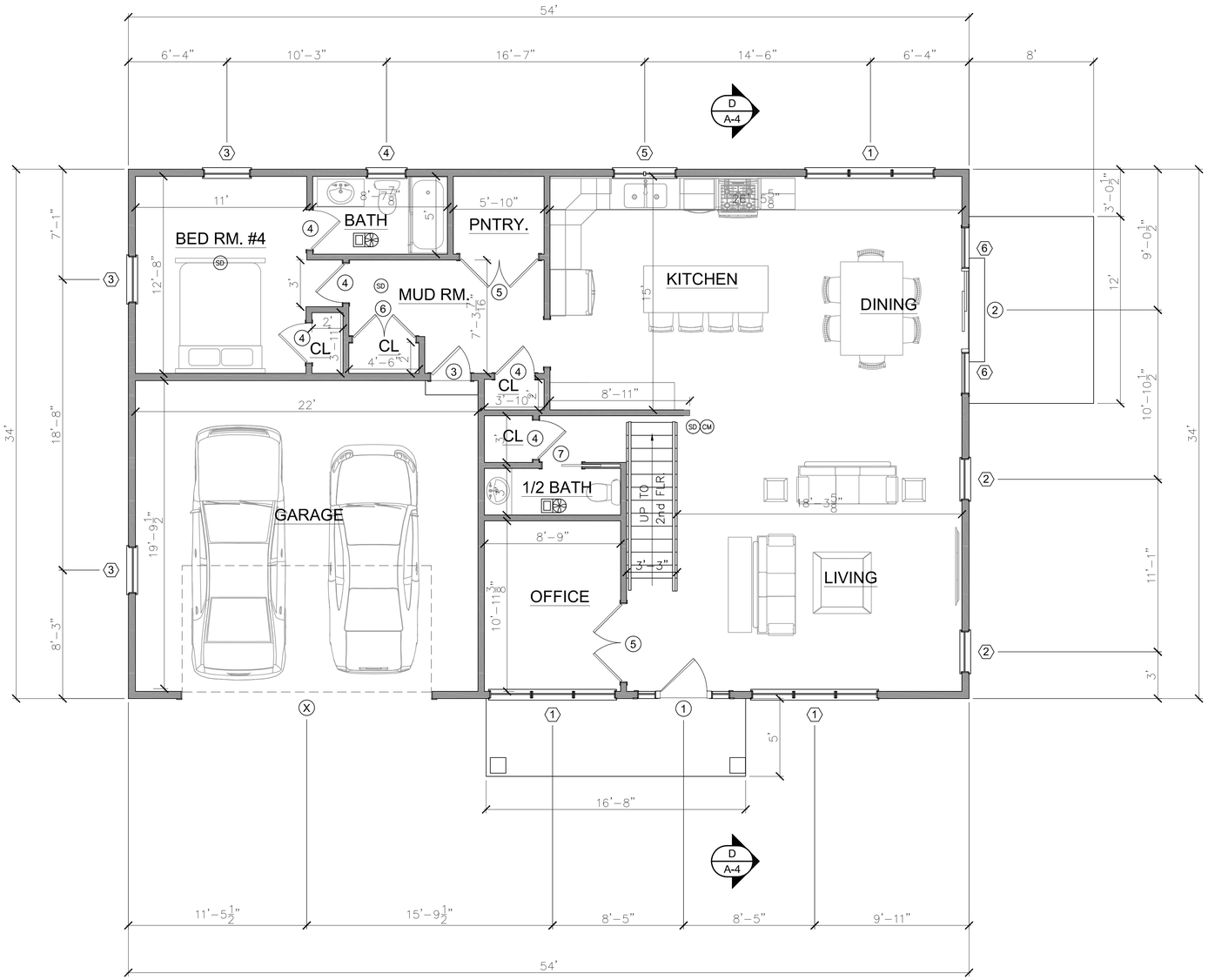
ALL WINDOWS TO BE LOW "E" ARGON GAS FILLED WITH A "U" FACTOR OF NOT MORE THAN 0.29, INSULATED WITH THERMAL-BREAK FRAMES.

IECC TABLE R402.1.3: GLAZED FENESTRATION TO HAVE A MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) OF O.40.

ALL WINDOWS SHALL BE EXTERIOR CLAD. SUPPLY SCREENS AS REQUIRED. PROVIDE TEMPERED GLASS WINDOWS AT ALL DOORS, STAIRS, AND TUB/SHOWER LOCATIONS. PROVIDE EGRESS WINDOWS AT ALL BEDROOM LOCATIONS.

ALL ROOMS ON THE SECOND FLOOR MUST HAVE WINDOW OPENING CONTROL DEVICE FOR FALL PREVENTION.

BED ROOMS TO BE EQUIPED WITH ARC-FAULT CIRCUIT INTERRUPT (AFCI) RECEPTACLES
BATH ROOMS TO BE EQUIPED WITH GROUND-FAULT CIRCUIT INTERRUPT (GFCI) RECEPTACLES
AREAS WITHIN 72" OF AN OPEN WATER SOURCE TO BE EQUIPED WITH GROUND-FAULT CIRCUIT INTERRUPT (GFCI) RECEPTACLES



1st FLOOR PLAN

SCALE: 1/4"=1'-0"

REVISION			
NO.	DATE	DESCRIPTION	
1		X	
2	X		
3			

1st FLOOR PLAN

NEW TWO STORY SINGLE FAMILY DWELLING
74 ANDERSON ST.
BEACON, NY 12508

SEAL

STATE OF NEW YORK
JAMES E. QUINN
087809
LICENSED PROFESSIONAL ENGINEER

NORTH ARROW
DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
NORTHARROWDC@GMAIL.COM

DATE:
4/24/2026

SCALE:
1/4"=1'-0"

SHEET:
A-1

LEGEND:

NEW WOOD FRAMED WALLS
2x4 INT. PARTITIONS
2x6 BATH WASTE & EXT. WALLS

LIGHT AND EXHAUST FAN (2 SWITCH)

SD SMOKE DETECTOR

CM CARBON MONOXIDE DETECTOR

DOOR SCHED.

SYM	UNIT SIZE	R.O.	TYPE	QTY.
1	3068	37-1/2"x82""	EXT. HINGED	1
2	5068	61-1/2"x82"	EXT. SLIDER GLASS PNL.	1
3	2668	31-1/2"x82"	EXT. HINGED - 1 HR. FIRE RATED	1
4	2668	31-1/2"x82"	HINGED	12
5	5068	61-1/2"x82"	DOUBLE HINGED	2
6	2068	25-1/2"x82:	DOUBLE HINGED	1
7	2668	61-1/4"x82"	POCKET	2
8	4068	49-1/2"x82"	DOUBLE HINGED	1
9	5068	61-1/2"x82"	SLIDER	4

WINDOW SCHED.

SYM	UNIT SIZE	R.O.	TYPE	QTY.
1	96"x60"	97-1/2"x61-1/2"	TRIPLE CASEMENT	3
2	32"x60"	33-1/2"x61-1/2"	SINGLE CASEMENT	2
3	36"x54"	37-1/2"x55-1/2"	SINGLE CASEMENT - EGRESS	9
4	30"x36"	31-1/2"x37-1/2"	SINGLE CASEMENT - TEMPERED	1
5	48"x36"	49-1/2"x37-1/2"	DOUBLE CASEMENT	1
6	30"c80"	31-1/2"x82"	PICTURE	2
7	72"x54"	73-1/2"x55-1/2"	DOUBLE CASEMENT	3
8	30"x48"	31-1/2"x49-1/2"	TRIPLE CASEMENT	1
9	30"x36"	31-1/2"x37-1/2"	SINGLE CASEMENT - TEMPERED	3
10	36"x54"	37-1/2"x55-1/2"	SINGLE CASEMENT - TEMPERED	2
11	24"x36"	25-1/2"x37-1/2"	ATTIC VENT	2
12	36"x50"	37-1/2"x51-1/2"	SINGLE CASEMENT WITH 36"x20" HALF ROUND ABOVE	1
13	108"x54"	109-1/2"x55-1/2"	TRIPLE UNIT CASEMENT - EGRESS	1

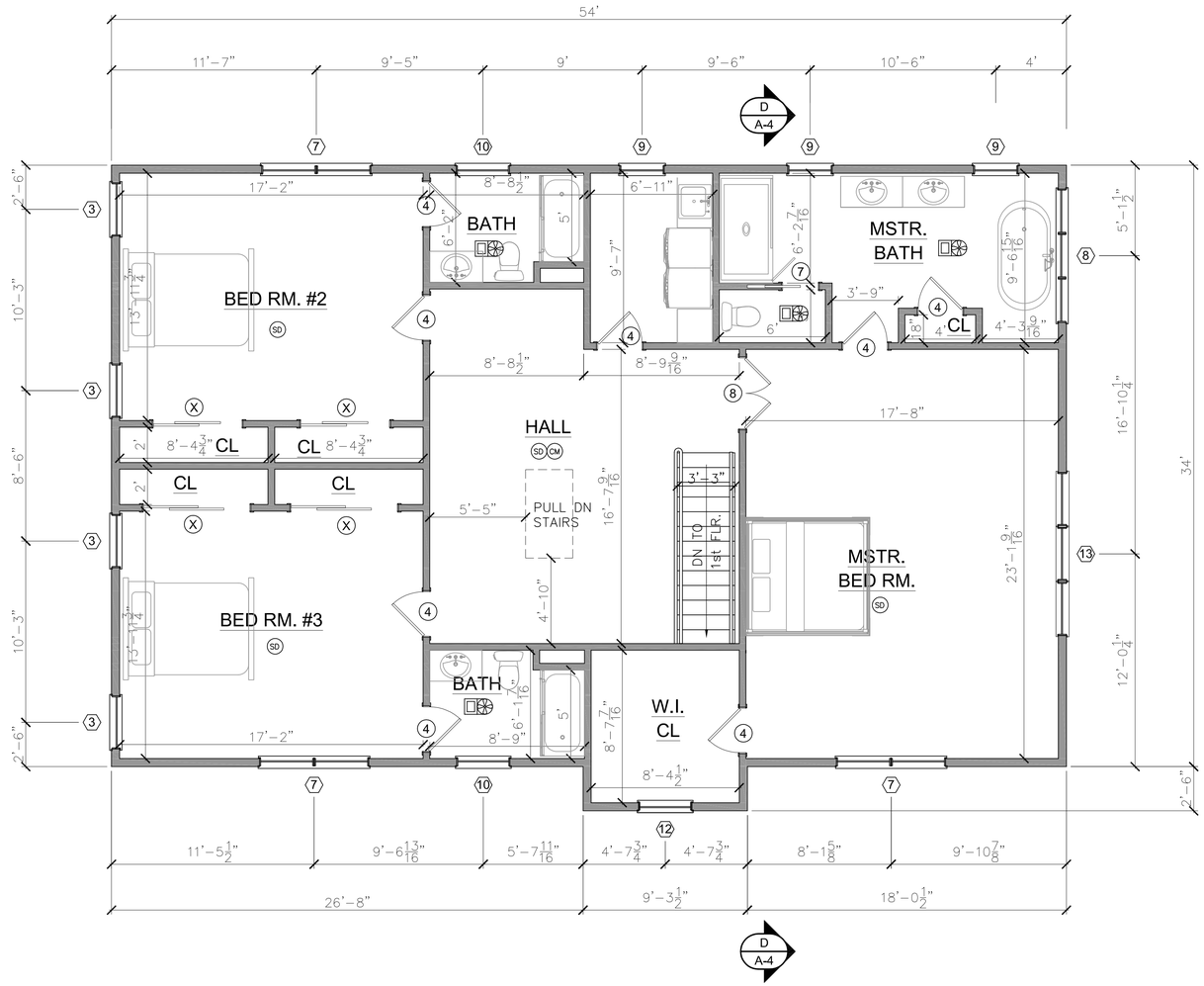
ALL WINDOWS TO BE LOW "E" ARGON GAS FILLED WITH A "U" FACTOR OF NOT MORE THAN 0.29, INSULATED WITH THERMAL-BREAK FRAMES.

IECC TABLE R402.1.3: GLAZED FENESTRATION TO HAVE A MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) OF O.40.

ALL WINDOWS SHALL BE EXTERIOR CLAD. SUPPLY SCREENS AS REQUIRED. PROVIDE TEMPERED GLASS WINDOWS AT ALL DOORS, STAIRS, AND TUB/SHOWER LOCATIONS. PROVIDE EGRESS WINDOWS AT ALL BEDROOM LOCATIONS.

ALL ROOMS ON THE SECOND FLOOR MUST HAVE WINDOW OPENING CONTROL DEVICE FOR FALL PREVENTION.

BED ROOMS TO BE EQUIPED WITH ARC-FAULT CIRCUIT INTERRUPT (AFCI) RECEPTACLES
BATH ROOMS TO BE EQUIPED WITH GROUND-FAULT CIRCUIT INTERRUPT (GFCI) RECEPTACLES
AREAS WITHIN 72" OF AN OPEN WATER SOURCE TO BE EQUIPED WITH GROUND-FAULT CIRCUIT INTERRUPT (GFCI) RECEPTACLES



2nd FLOOR PLAN

SCALE: 1/4"=1'-0"

REVISION

NO.	DATE	DESCRIPTION
1	X	X

2nd FLOOR PLAN

NEW TWO STORY SINGLE FAMILY DWELLING
74 ANDERSON ST.
BEACON, NY 12508

SEAL

JAMES E. QUILL
STATE OF NEW YORK
073809
LICENSED PROFESSIONAL ENGINEER

NORTH ARROW DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
NORTHARROWDC@GMAIL.COM

DATE: 4/24/2026

SCALE: 1/4"=1'-0"

SHEET: A-2

LEGEND:

NEW WOOD FRAMED WALLS
2x4 INT. PARTITIONS
2x6 BATH WASTE & EXT. WALLS

LIGHT AND EXHAUST FAN (2 SWITCH)

SD SMOKE DETECTOR

CM CARBON MONOXIDE DETECTOR

◯ SYM	DOOR SCHED.			
I.D.	UNIT SIZE	R.O.	TYPE	QTY.
1	3068	37-1/2"x82""	EXT. HINGED	1
2	5068	61-1/2"x82"	EXT. SLIDER GLASS PNL.	1
3	2668	31-1/2"x82"	EXT. HINGED - 1 HR. FIRE RATED	1
4	2668	31-1/2"x82"	HINGED	12
5	5068	61-1/2"x82"	DOUBLE HINGED	2
6	2068	25-1/2"x82:	DOUBLE HINGED	1
7	2668	61-1/4"x82"	POCKET	2
8	4068	49-1/2"x82"	DOUBLE HINGED	1
9	5068	61-1/2"x82"	SLIDER	4

⬡ SYM	WINDOW SCHED.			
I.D.	UNIT SIZE	R.O.	TYPE	QTY.
1	96"x60"	97-1/2"x61-1/2"	TRIPLE CASEMENT	3
2	32"x60"	33-1/2"x61-1/2"	SINGLE CASEMENT	2
3	36"x54"	37-1/2"x55-1/2"	SINGLE CASEMENT - EGRESS	10
4	30"x36"	31-1/2"x37-1/2"	SINGLE CASEMENT - TEMPERED	1
5	48"x36"	49-1/2"x37-1/2"	DOUBLE CASEMENT	1
6	30"c80"	31-1/2"x82"	PICTURE	2
7	72"x54"	73-1/2"x55-1/2"	DOUBLE CASEMENT	3
8	30"x48"	31-1/2"x49-1/2"	TRIPLE CASEMENT	1
9	30"x36"	31-1/2"x37-1/2"	SINGLE CASEMENT - TEMPERED	3
10	36"x54"	37-1/2"x55-1/2"	SINGLE CASEMENT - TEMPERED	2
11	24"x36"	25-1/2"x37-1/2"	ATTIC VENT	2
12	36"x50"	37-1/2"x51-1/2"	SINGLE CASEMENT WITH 36"x20" HALF ROUND ABOVE	1

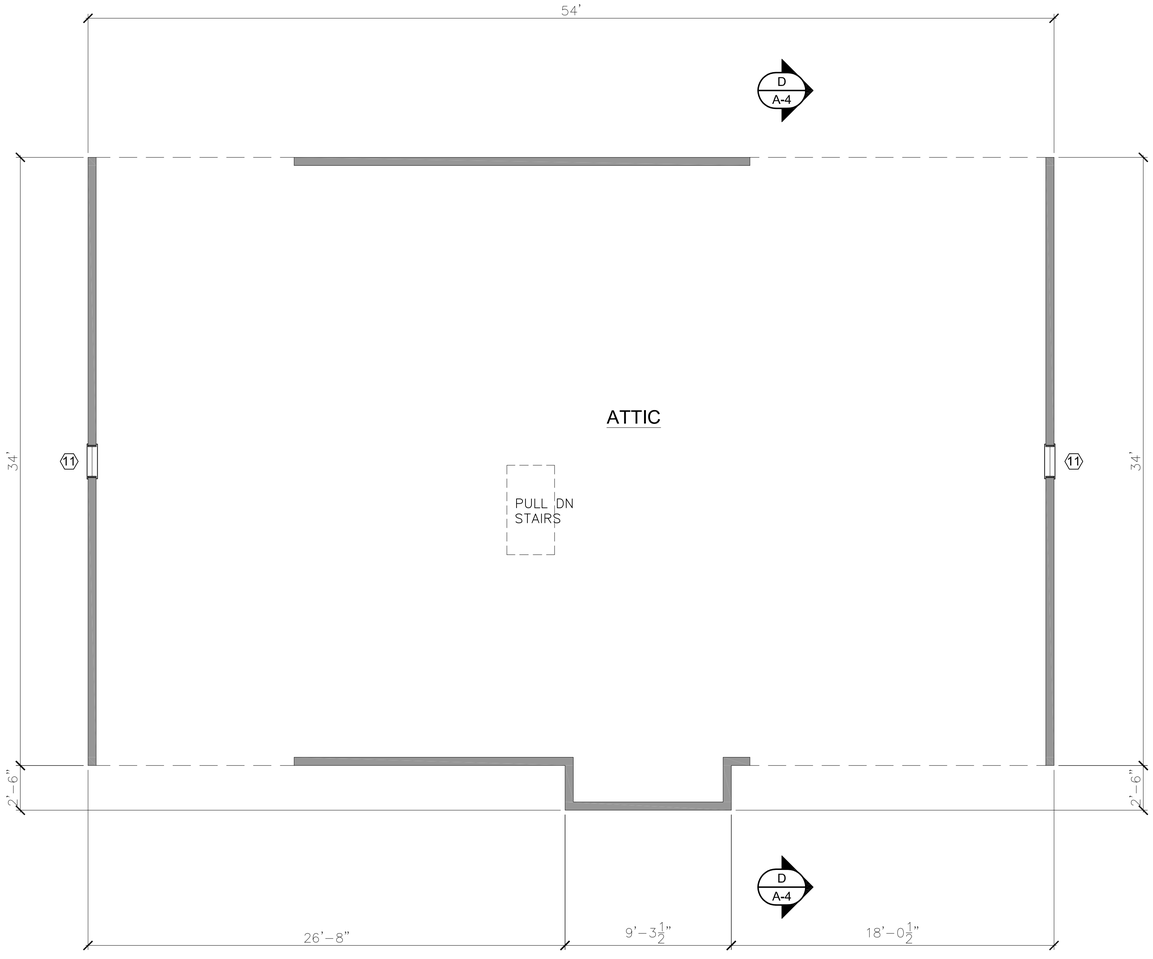
ALL WINDOWS TO BE LOW "E" ARGON GAS FILLED WITH A "U" FACTOR OF NOT MORE THAN 0.29, INSULATED WITH THERMAL-BREAK FRAMES.

IECC TABLE R402.1.3: GLAZED FENESTRATION TO HAVE A MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) OF O.40.

ALL WINDOWS SHALL BE EXTERIOR CLAD. SUPPLY SCREENS AS REQUIRED. PROVIDE TEMPERED GLASS WINDOWS AT ALL DOORS, STAIRS, AND TUB/SHOWER LOCATIONS. PROVIDE EGRESS WINDOWS AT ALL BEDROOM LOCATIONS.

ALL ROOMS ON THE SECOND FLOOR MUST HAVE WINDOW OPENING CONTROL DEVICE FOR FALL PREVENTION.

BED ROOMS TO BE EQUIPED WITH ARC-FAULT CIRCUIT INTERRUPT (AFCI) RECEPTACLES
BATH ROOMS TO BE EQUIPED WITH GROUND-FAULT CIRCUIT INTERRUPT (GFCI) RECEPTACLES
AREAS WITHIN 72" OF AN OPEN WATER SOURCE TO BE EQUIPED WITH GROUND-FAULT CIRCUIT INTERRUPT (GFCI) RECEPTACLES



ATTIC FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISION

NO.	DATE	DESCRIPTION
#	X	X

ATTIC FLOOR PLAN

NEW TWO STORY SINGLE FAMILY DWELLING
74 ANDERSON ST.
BEACON, NY 12508

SEAL
STATE OF NEW YORK
JAMES E. QUAZ
078809
LICENSED PROFESSIONAL ENGINEER

NORTH ARROW DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1722
NORTHARROWDC@GMAIL.COM

DATE: 4/24/2026

SCALE: 1/4"=1'-0"

SHEET: A-3



B SECTION DETAILS
SCALE: 1/2"=1'-0"

REVISION

NO.	DATE	DESCRIPTION
#	X	X

SECTION DETAILS

NEW TWO STORY SINGLE
FAMILY DWELLING
74 ANDERSON ST.
BEACON, NY 12508

SEAL

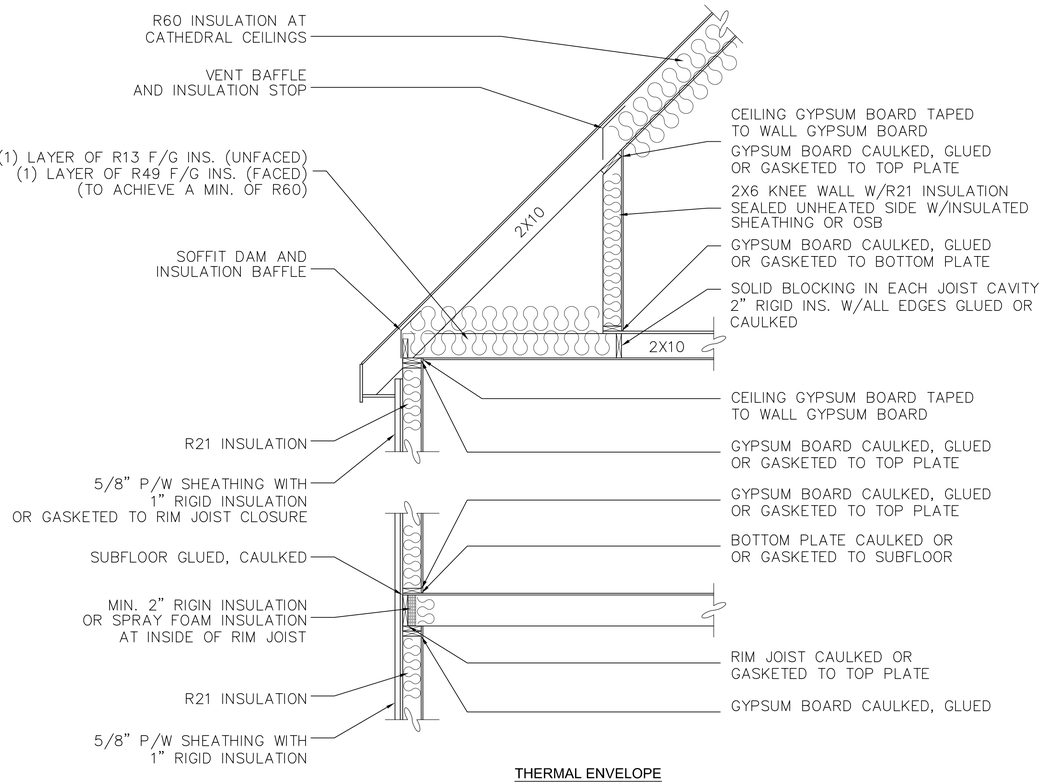
STATE OF NEW YORK
JAMES E. QUILL
LICENSED PROFESSIONAL ENGINEER

NORTH ARROW
DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
NORTHARROWDC@GMAIL.COM

DATE:
4/24/2026

SCALE:
1/4"=1'-0"

SHEET:
A-4.0



THERMAL ENVELOPE
AIR BARRIER COMPLIANCE DETAIL
SCALE: N.T.S.

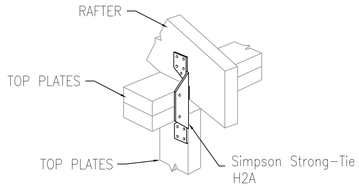
AIR BARRIER SCHEDULE

#	COMPONENT	AIR BARRIER CRITERIA
1.	AIR AND THERMAL BARRIER	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.
2.	CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACE SHALL BE SEALED.
3.	WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF THE EXTERIOR WALL SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.
4.	WINDOWS / DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED WITH BACKER ROD & CAULK OR LOW PRESSURE SPRAY FOAM.
5.	RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.
6.	FLOORS: INCLUDING ABOVE GARAGE & CANTILEVERED)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
7.	CRAWL SPACES	EXPOSED EARTH IN UN-VENTED CRALW SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
8.	SHAFTS / PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
9.	NARROW CAVITIES	INSULATION BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION, WHERE ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
10.	GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED AT WALLS & CEILING SEPARATING THE GARAGE AND ANY CONDITIONED SPACE.
11.	RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND SEALED TO THE DRYWALL.
12.	PLUMBING & WIRING	WIRING & PLUMBING PENETRATIONS SHALL BE SEALED. BATT INSULATION SHALL BE CUT OFF TO FIT AROUND WIRING & PLUMBING IN EXTERIOR WALLS.
13.	SHOWER / TUB ON EXT. WALLS	AIR BARRIER SHALL BE INSTALLED ON THE INTERIOR SIDE OF EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS TO SEPARATE WALL FRAMING FROM THE SHOWER AND/OR TUB.
14.	OUTLET BOXES ON EXT. WALLS	AIR BARRIERS SHALL BE INSTALLED BEHIND ELECTRICAL OR OTHER BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.
15.	H.V.A.C. REGISTER BOOTS	H.V.A.C. REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR AR DRYWALL.

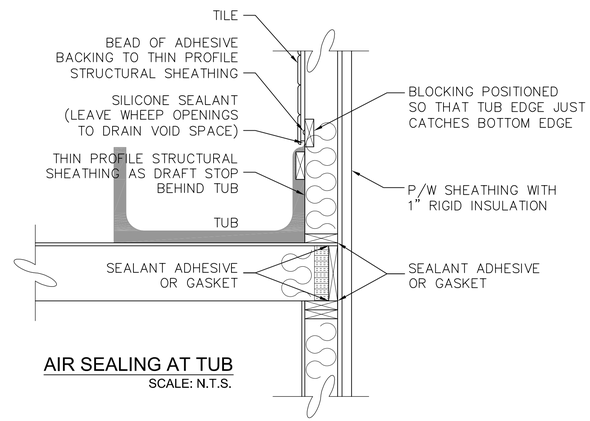
INSULATION INSTALLATION CRITERA

1. AIR PERMIABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
2. THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
3. CAVITIES WITH CORNERS AND HEADERS OF FRAMED WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH MATERIAL HAVING A THERMAL RESISTANCE OF R-3.5 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHAL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIRE.
4. RIM JOIST SHALL BE INSULATED TO CODE PER PLAN.
5. FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAITAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSLATION INSTALLED ON THE UNDERSIDE
6. WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMENENTLY ATTACHED TO THE CRAWL SPACE WALLS.
7. WALLS AND CEILING BETWEEN UNHEATED GARAGE SPACE AND CONDITIONED SPACE SHALL BE INSULATED TO CODE PER PLAN.
8. WHERE ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
9. EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED. BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION
10. ATTIC ACCESS HATCH OR PULL DOWN STAIRS SHALL BE INSULATED TO CODE PER PLAN.

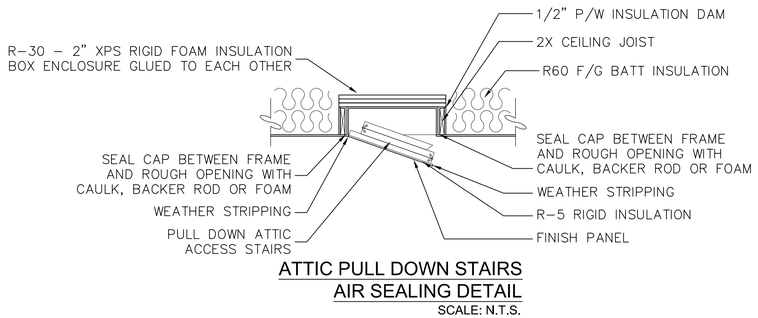
OF FLOOR FRAMING: AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.



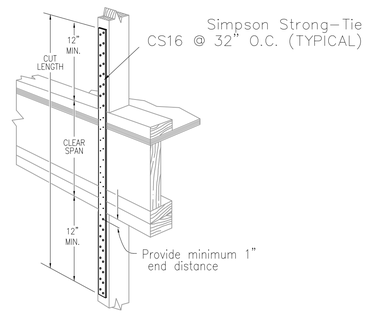
STUD WALL TO RAFTER
SCALE: N.T.S.



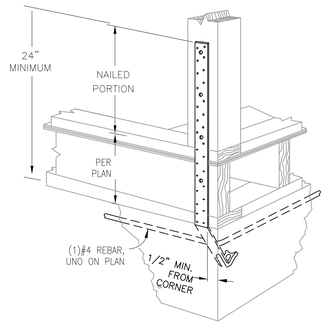
AIR SEALING AT TUB
SCALE: N.T.S.



ATTIC PULL DOWN STAIRS
AIR SEALING DETAIL
SCALE: N.T.S.



FLOOR TO FLOOR
HIGH WIND HOLD DOWN
SCALE: N.T.S.



SIMPSON STRONG-TIE HPAHD

STRAP H.D. @ CORNER & STUD
SCALE: N.T.S.
TYPICAL AT ALL EXTERIOR CORNERS

REVISION			
NO.	DATE	DESCRIPTION	
#			
	X		
	X		

SECTION DETAILS

NEW TWO STORY SINGLE FAMILY DWELLING
74 ANDERSON ST.
BEACON, NY 12508

SEAL

STATE OF NEW YORK · JAMES E. QUAIL · 078803 · LICENSED PROFESSIONAL ENGINEER

NORTH ARROW DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1722
NORTHARROWDC@GMAIL.COM

DATE: 4/24/2026

SCALE: 1/4"=1'-0"

SHEET: A-4.1

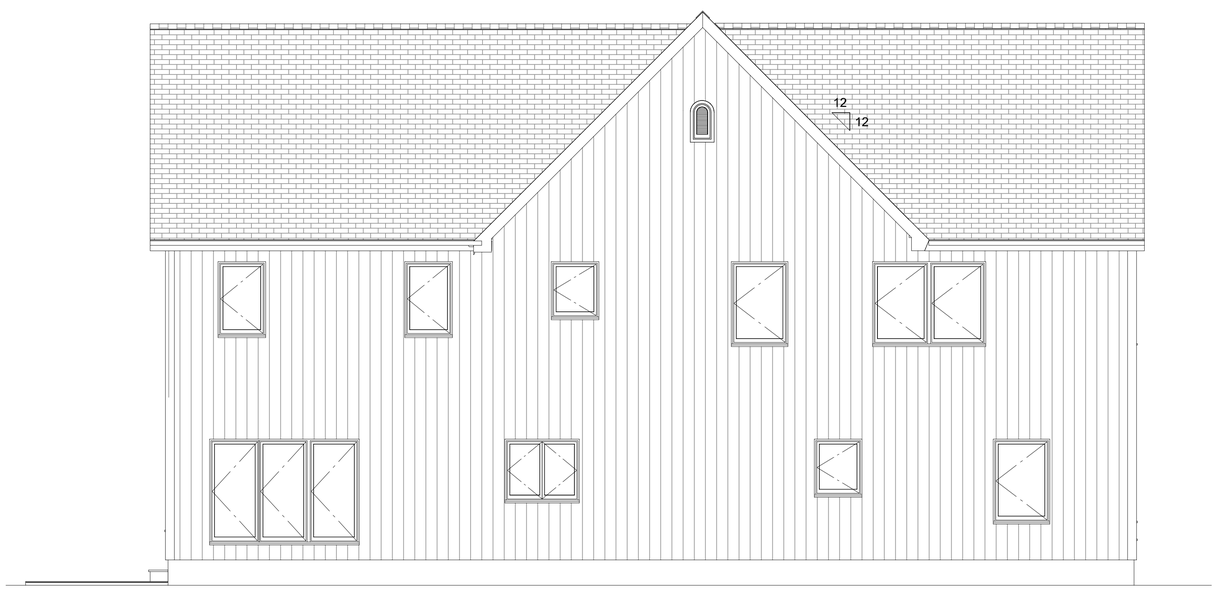


FRONT ELEVATION
SCALE: 1/4"=1'-0"

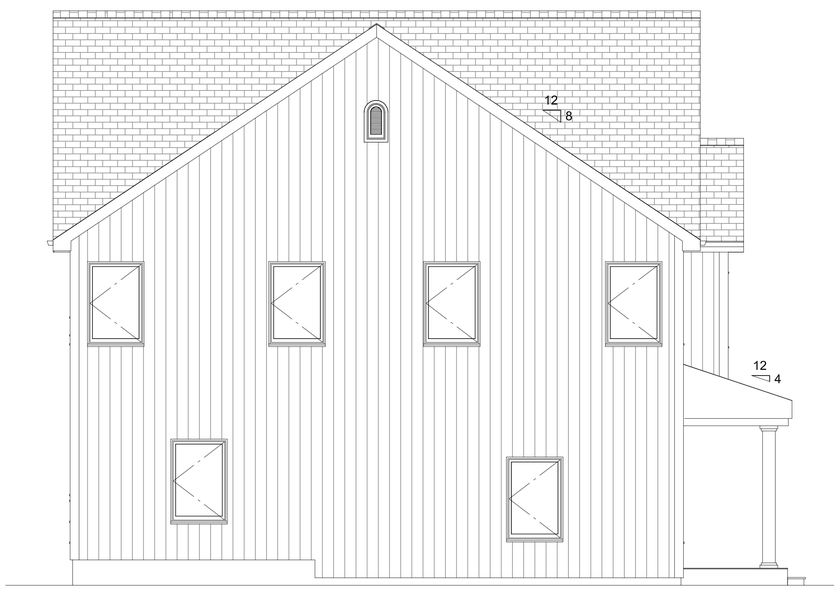
(ALL MATERIALS ARE TYPICAL)



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"

REVISION			
NO.	DATE	DESCRIPTION	
1		X	
2	X		

ELEVATIONS

NEW TWO STORY SINGLE FAMILY DWELLING
74 ANDERSON ST.
BEACON, NY 12508

SEAL

STATE OF NEW YORK
JAMES E. QUAL
LICENSED PROFESSIONAL ENGINEER

NORTH ARROW
DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
NORTHARROWDC@GMAIL.COM

DATE:
4/24/2026

SCALE:
1/4"=1'-0"

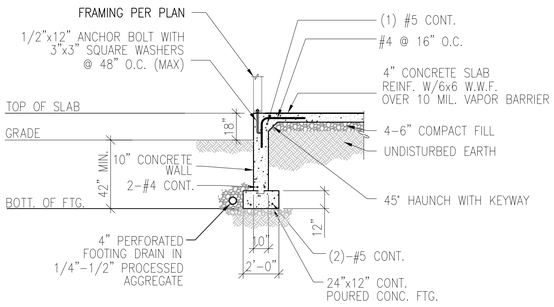
SHEET:
A-5

LEGEND:

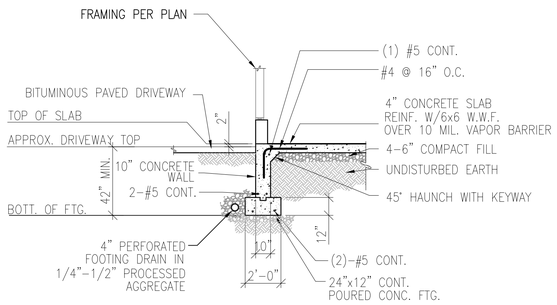
NEW MASONRY WALLS

NEW POURED CONCRETE FOOTING

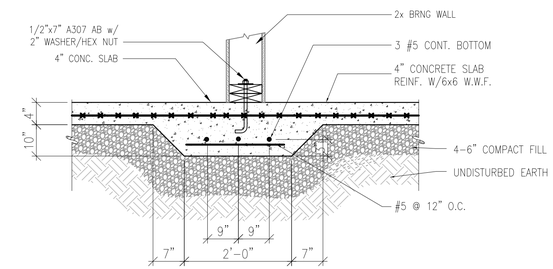




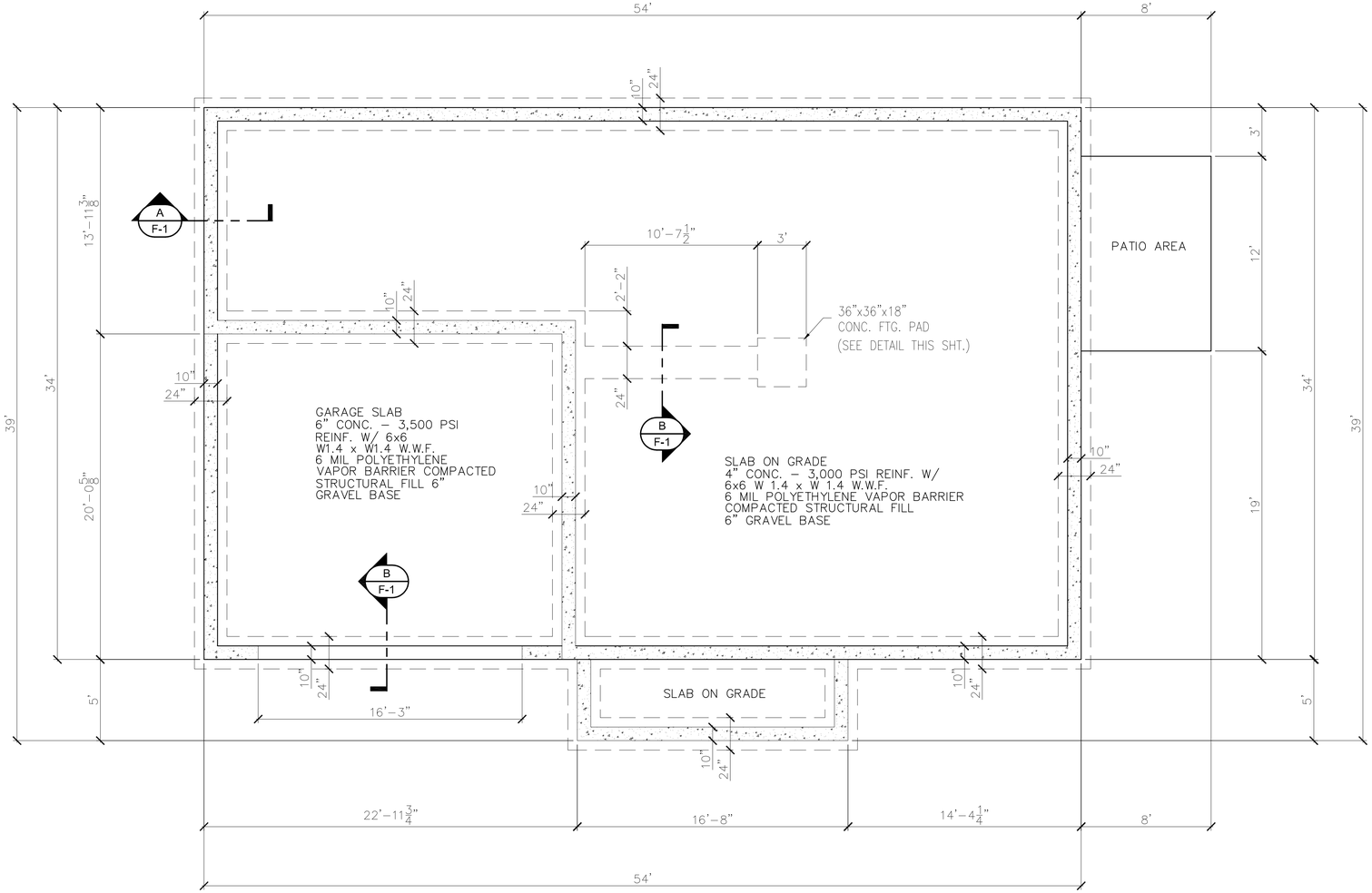
A F-1 FND. WALL @ HOUSE SLAB DETAIL
SCALE: 1/4"+1'-0"

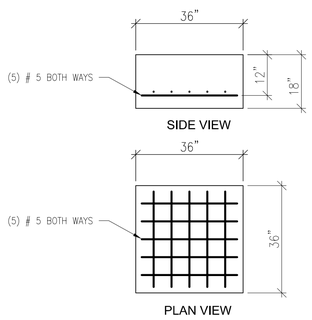


B F-1 FND. WALL @ GARAGE SLAB DETAIL
SCALE: 1/4"+1'-0"



C F-1 TYPICAL HAUNCH BRG. WALL SUPPORT
SCALE: N.T.S.





36x36 FOOTING PAD DETAIL
SCALE: 1/2"=1'-0'

FOUNDATION PLAN

SCALE: 1/4"=1'-0"

NOTE:

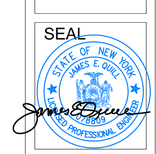
ASSUMED SOIL BEARING CAPACITY OF S,000 P.S.F.
BRG. CAP. TO BE VERIFIED BY GEOTECHNICAL ENGINEER.
EXCAVATE TO TOP OF INORGANIC MATERIAL (TYPICAL - ALL FOOTINGS)

REVISION			
NO.	DATE	DESCRIPTION	
1	X		
2	X		
3			
4			
5			
6			

FOUNDATION PLAN

NEW TWO STORY SINGLE FAMILY DWELLING
74 ANDERSON ST.
BEACON, NY 12508

SEAL



NORTH ARROW DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
NORTHARROWDC@GMAIL.COM

DATE: 4/24/2026

SCALE: 1/4"=1'-0"

SHEET: F-1

COLUMN SCHEDULE			
MARK	PLY	SIZE	COMMENTS
P1	1	3½"x7" PSL	-
P2	1	3½"x7" PSL	-
P3	1	3¼"x3¼" PSL	-
P4	1	3½"x3¼" PSL	-
P5	1	3½"x3½" PSL	-
P6	4	3½"x6" SPF	SEE NOTES
P7	4	3½"x6" SPF	SEE NOTES
P8	3	3½"x4½" SPF	SEE NOTES
P9	3	3½"x4½" SPF	SEE NOTES
P10	1	4"x4" SPF	PRESSURE TREATED
P11	1	6"x6" SPF	PRESSURE TREATED
SC1	–	4"ø HSS	¼" WALL
SC2	–	3"x3" HSS	
SC3	–	3½"x3½" HSS	
SC4	–	4"x4" HSS	¼" WALL
SC5	–	5"x5" HSS	
SC6	–	6"x6" HSS	
SC7	–	7"x7" HSS	
SC8	–	12"x12" HSS	½" WALL THICKNESS

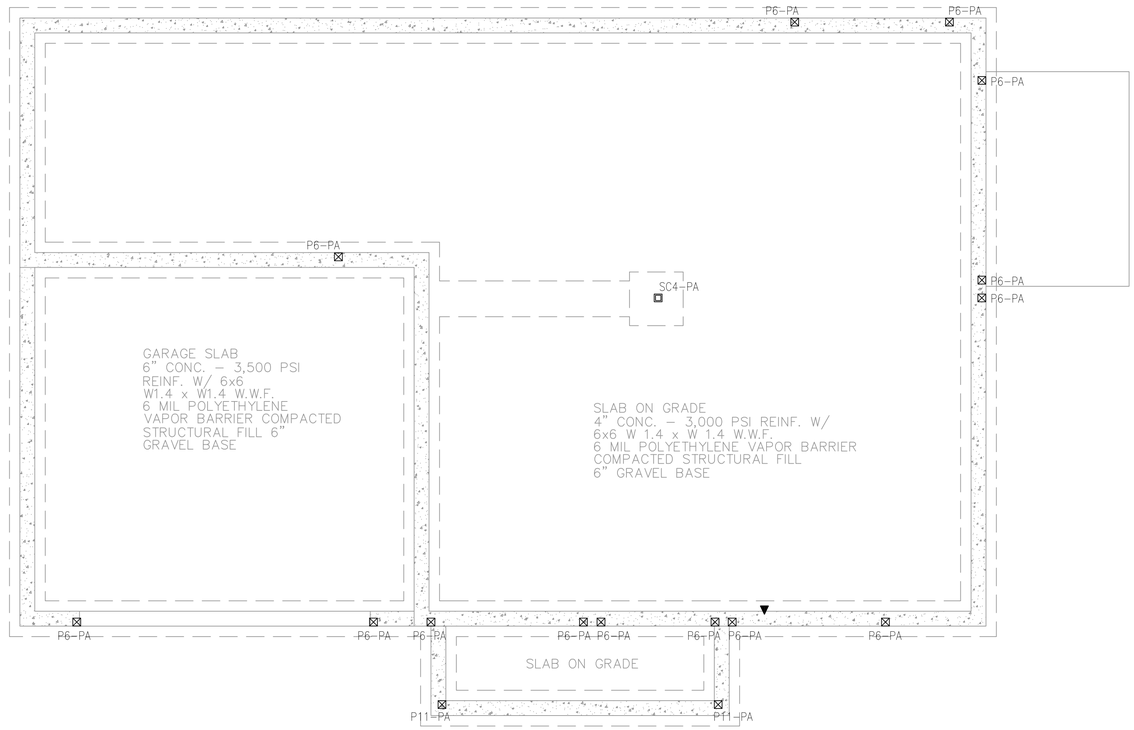
PX–XX OR PX–XX INDICATES STEEL HSS

PX–XX INDICATES WOOD POST

(PX)–(XX) (XX)–(XX)
- MARK
- POST DIRECTION — PA = ABOVE, PB = BELOW, PAB = ABOVE & BELOW
- LOCATION (T OR B), WHEN NOTED
- METAL FRAMING CONNECTOR, WHEN NOTED

NOTES:
1. WOOD POSTS NOT INDICATED ON PLAN TO BE MIN: 4X4 SPF#2 OR EQUIVALENT
2. BUILT UP POSTS SHALL BE MIN 16d @ 12"oc STAG
3. RECOMMENDED COLUMNS ARE SUBJECT TO REPLACEMENT WITH EQUAL.
4. ALL LUMBER EXPOSED TO THE ELEMENTS MUST BE PRESSURE TREATED.

PSL = PARALLEL STRAND LUMBER – USE 2.0E
SPF = SPRUCE PINE FIR – USE MIN. #2 LUMBER
HSS = HOLLOW STRUCTURAL SHAPE



1st FLOOR FRAMING PLAN (Over Foundation)

REVISION

NO.	DATE	DESCRIPTION
#		
	X	X

1st FLOOR
FRAMING PLAN

NEW TWO STORY SINGLE FAMILY DWELLING
74 ANDERSON ST.
BEACON, NY 12508

SEAL

STATE OF NEW YORK
JAMES E. QUILL
LICENSED PROFESSIONAL ENGINEER

NORTH ARROW DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
NORTHARROWDC@GMAIL.COM

DATE:
4/24/2026

SCALE:
1/4"=1'-0"

SHEET:
S-1

HEADER SCHEDULE

ALL EXTERIOR HEADERS SHALL BE DBL 2x10 #SPF (UNO ON PLANS)

SILL HEIGHTS TO BE NOT MORE THAN 44" ABOVE SUB-FLOOR

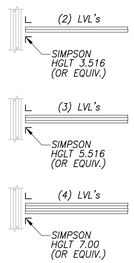
ALL INTERIOR LOAD BEARING HEADERS SHALL BE AS FOLLOWS: (UNO ON PLANS)

CLEAR SPAN	PLY	MEMBER SIZE	# OF JACK STUDS	# OF KING STUDS
0' TO 3'	2	2x6	1	1
3' TO 6'	2	2x8	1	1
6' TO 8'	2	2x10	2	1
8' OR +	1-3/4"xAS SPECIFIED LVL			

ALL INTERIOR NON-LOAD BEARING TO BE:
2-2x4 - OPN'GS UP TO 3'-4"
2-2x6 - OPN'GS OVER 3'-4"

LVL - 1¾" MICROLLAM 2.0E (SEE PLANS FOR SIZES)
SPF - SPRUCE_PINE_FIR #2 (OR BETTER)
TJI - 9½" OR 11⅞" 110, 230, 360, 560 1.8E
SEE PLANS FOR SIZE AND SERIES USED
CRITERIA:
MAXIMUM DEFLECTION = L/380
LL = 40 AND DL = 15

LVL CONNECTOR SCHEDULE:



NOTES:
1. METAL FRAMING CONNECTORS TO BE SIMPSON-STRONG TIE OR EQUIV.
2. SEE TYPICAL WOOD DETAILS ON PLANS FOR POST CONNECTION DETAILS.
3. INSTALL METAL FRAMING CONNECTORS PER MANUFACTURERS RECOMMENDATION

COLUMN SCHEDULE

MARK	PLY	SIZE	COMMENTS
P1	1	3½"x7" PSL	-
P2	1	3½"x7" PSL	-
P3	1	5¼"x3¼" PSL	-
P4	1	3½"x3¼" PSL	-
P5	1	3½"x3½" PSL	-
P6	4	3½"x6" SPF	SEE NOTES
P7	4	3½"x6" SPF	SEE NOTES
P8	3	5½"x4½" SPF	SEE NOTES
P9	3	3½"x4½" SPF	SEE NOTES
P10	1	4"x4" SPF	PRESSURE TREATED
P11	1	6"x6" SPF	PRESSURE TREATED
SC1	-	4"ø HSS	¼" WALL
SC2	-	3"x3" HSS	
SC3	-	3½"x3½" HSS	
SC4	-	4"x4" HSS	¼" WALL
SC5	-	5"x5" HSS	
SC6	-	6"x6" HSS	
SC7	-	7"x7" HSS	
SC8	-	12"x12" HSS	½" WALL THICKNESS

PX-XX OR PX-XX INDICATES STEEL HSS

PX-XX INDICATES WOOD POST

(PA)-(XX) MARK; POST DIRECTION; PA = ABOVE, PB = BELOW, PAB = ABOVE & BELOW

(XX)-(XX) LOCATION (T OR B), WHEN NOTED; METAL FRAMING CONNECTOR, WHEN NOTED

NOTES:
1. WOOD POSTS NOT INDICATED ON PLAN TO BE MIN: 4X4 SPF#2 OR EQUIVALENT
2. BUILT UP POSTS SHALL BE MIN 16d @ 12"oc STAG
3. RECOMMENDED COLUMNS ARE SUBJECT TO REPLACEMENT WITH EQUAL.
4. ALL LUMBER EXPOSED TO THE ELEMENTS MUST BE PRESSURE TREATED.

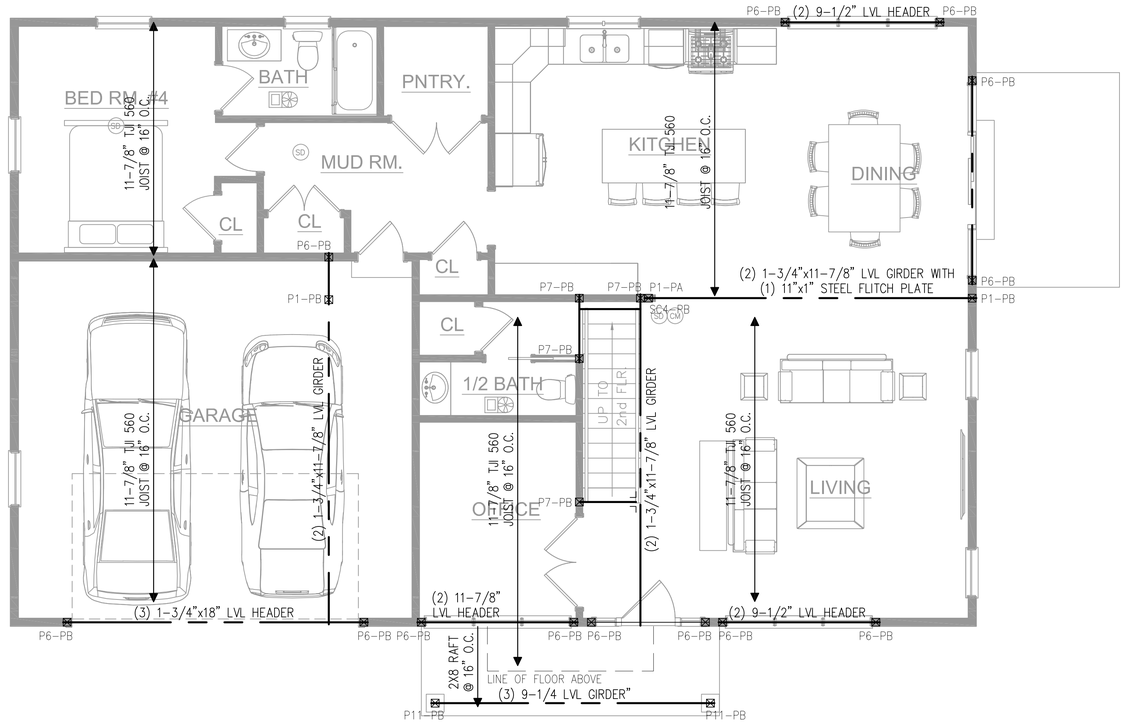
PSL = PARALLEL STRAND LUMBER - USE 2.0E
SPF = SPRUCE PINE FIR - USE MIN. #2 LUMBER
HSS = HOLLOW STRUCTURAL SHAPE

LEGEND:

JOIST DIRECTION

LVL GIRDER / HEADER

FLUSH CONNECTION



2nd FLOOR FRAMING PLAN (Over 1st Floor)

SCALE: 1/4"=1'-0"

REVISION			
NO.	DATE	DESCRIPTION	
#		X	
	X		

2nd FLOOR FRAMING PLAN

NEW TWO STORY SINGLE FAMILY DWELLING
74 ANDERSON ST.
BEACON, NY 12508

SEAL

STATE OF NEW YORK · JAMES E. QUILL · LICENSED PROFESSIONAL ENGINEER

NORTH ARROW DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
NORTHARROWDC@GMAIL.COM

DATE: 4/24/2026

SCALE: 1/4"=1'-0"

SHEET: S-2

HEADER SCHEDULE

ALL EXTERIOR HEADERS SHALL BE DBL 2x10 #SPF (UNO ON PLANS)

SILL HEIGHTS TO BE NOT MORE THAN 44" ABOVE SUB-FLOOR

ALL INTERIOR LOAD BEARING HEADERS SHALL BE AS FOLLOWS: (UNO ON PLANS)

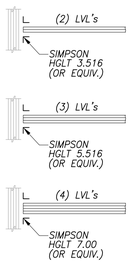
CLEAR SPAN	PLY	MEMBER SIZE	# OF JACK STUDS	# OF KING STUDS
0' TO 3'	2	2x6	1	1
3' TO 6'	2	2x8	1	1
6' TO 8'	2	2x10	2	1
8' OR +	1-3/4"xAS SPECIFIED LVL			

ALL INTERIOR NON-LOAD BEARING TO BE:
2-2x4 - OPN'GS UP TO 3'-4"
2-2x6 - OPN'GS OVER 3'-4"

LVL - 1¾" MICROLLAM 2.0E (SEE PLANS FOR SIZES)
SPF - SPRUCE_PINE_FIR #2 (OR BETTER)
TJI - 9½" OR 11⅞" 110, 230, 360, 560 1.8E
SEE PLANS FOR SIZE AND SERIES USED

CRITERIA:
MAXIMUM DEFLECTION = L/380
LL = 40 AND DL = 15

LVL CONNECTOR SCHEDULE:



NOTES:
1. METAL FRAMING CONNECTORS TO BE SIMPSON-STRONG TIE OR EQUIV.
2. SEE TYPICAL WOOD DETAILS ON PLANS FOR POST CONNECTION DETAILS.
3. INSTALL METAL FRAMING CONNECTORS PER MANUFACTURERS RECOMMENDATION

COLUMN SCHEDULE

MARK	PLY	SIZE	COMMENTS
P1	1	3½"x7" PSL	-
P2	1	3½"x7" PSL	-
P3	1	5¼"x3¼" PSL	-
P4	1	3½"x3¼" PSL	-
P5	1	3½"x3½" PSL	-
P6	4	3½"x6" SPF	SEE NOTES
P7	4	3½"x6" SPF	SEE NOTES
P8	3	5½"x4½" SPF	SEE NOTES
P9	3	3½"x4½" SPF	SEE NOTES
P10	1	4"x4" SPF	PRESSURE TREATED
P11	1	6"x6" SPF	PRESSURE TREATED
SC1	-	4"ø HSS	¼" WALL
SC2	-	3"x3" HSS	
SC3	-	3½"x3½" HSS	
SC4	-	4"x4" HSS	¼" WALL
SC5	-	5"x5" HSS	
SC6	-	6"x6" HSS	
SC7	-	7"x7" HSS	
SC8	-	12"x12" HSS	½" WALL THICKNESS

PX-XX OR PX-XX INDICATES STEEL HSS

PX-XX INDICATES WOOD POST

(PX)-(XX) POST DIRECTION - MARK; PA = ABOVE, PB = BELOW, PAB = ABOVE & BELOW

(XX)-(XX) LOCATION (T OR B), WHEN NOTED

METAL FRAMING CONNECTOR, WHEN NOTED

NOTES:
1. WOOD POSTS NOT INDICATED ON PLAN TO BE MIN: 4X4 SPF#2 OR EQUIVALENT
2. BUILT UP POSTS SHALL BE MIN 16d @ 12"oc STAG
3. RECOMMENDED COLUMNS ARE SUBJECT TO REPLACEMENT WITH EQUAL.
4. ALL LUMBER EXPOSED TO THE ELEMENTS MUST BE PRESSURE TREATED.

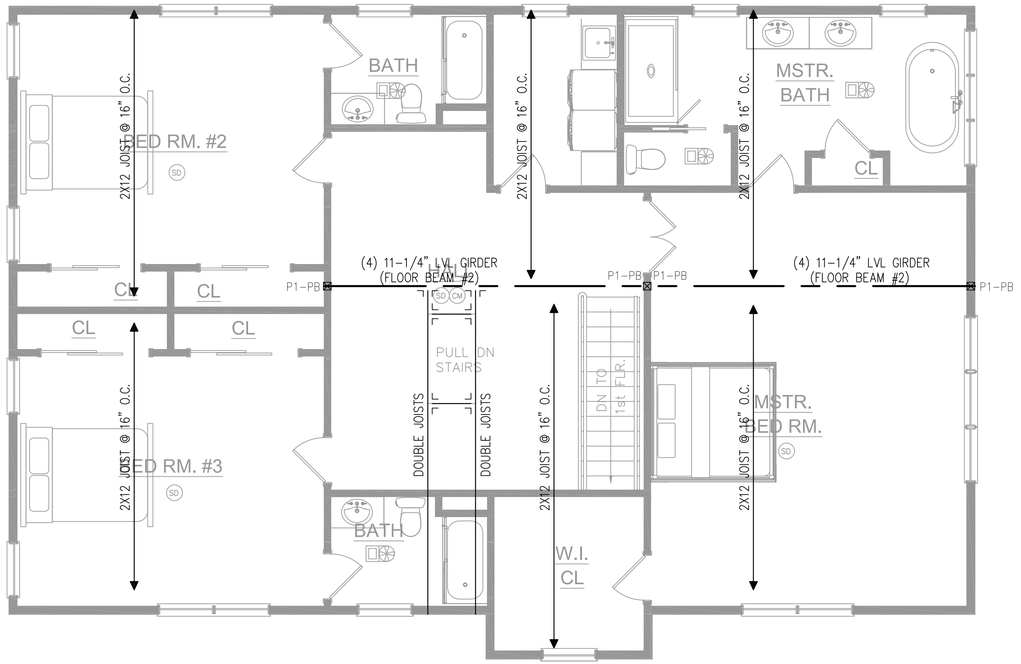
PSL = PARALLEL STRAND LUMBER - USE 2.0E
SPF = SPRUCE PINE FIR - USE MIN. #2 LUMBER
HSS = HOLLOW STRUCTURAL SHAPE

LEGEND:

JOIST DIRECTION

LVL GIRDER / HEADER

FLUSH CONNECTION



ATTIC FLOOR FRAMING PLAN (Over 2nd Floor)

SCALE: 1/4"=1'-0"

REVISION

NO.	DATE	DESCRIPTION
1	X	X

ATTIC FLOOR FRAMING PLAN

NEW TWO STORY SINGLE FAMILY DWELLING
74 ANDERSON ST.
BEACON, NY 12508

SEAL



NORTH ARROW DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
NORTHARROWDC@GMAIL.COM

DATE: 4/24/2026

SCALE: 1/4"=1'-0"

SHEET: S-3

HEADER SCHEDULE

ALL EXTERIOR HEADERS SHALL BE DBL 2x10 #SPF (UNO ON PLANS)

SILL HEIGHTS TO BE NOT MORE THAN 44" ABOVE SUB-FLOOR

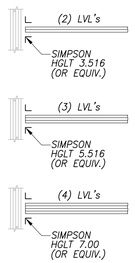
ALL INTERIOR LOAD BEARING HEADERS SHALL BE AS FOLLOWS: (UNO ON PLANS)

CLEAR SPAN	PLY	MEMBER SIZE	# OF JACK STUDS	# OF KING STUDS
0' TO 3'	2	2x6	1	1
3' TO 6'	2	2x8	1	1
6' TO 8'	2	2x10	2	1
8' OR +	1-3/4"xAS SPECIFIED LVL			

ALL INTERIOR NON-LOAD BEARING TO BE:
2-2x4 - OPN'GS UP TO 3'-4"
2-2x6 - OPN'GS OVER 3'-4"

LVL - 1¾" MICROLLAM 2.0E (SEE PLANS FOR SIZES)
SPF - SPRUCE_PINE_FIR #2 (OR BETTER)
TJI - 9½" OR 11⅞" 110, 230, 360, 560 1.8E
SEE PLANS FOR SIZE AND SERIES USED
CRITERIA:
MAXIMUM DEFLECTION = L/380
LL = 40 AND DL = 15

LVL CONNECTOR SCHEDULE:



NOTES:
1. METAL FRAMING CONNECTORS TO BE SIMPSON-STRONG TIE OR EQUIV.
2. SEE TYPICAL WOOD DETAILS ON PLANS FOR POST CONNECTION DETAILS.
3. INSTALL METAL FRAMING CONNECTORS PER MANUFACTURERS RECOMMENDATION

COLUMN SCHEDULE

MARK	PLY	SIZE	COMMENTS
P1	1	3½"x7" PSL	-
P2	1	3½"x7" PSL	-
P3	1	5¼"x5¼" PSL	-
P4	1	3½"x5¼" PSL	-
P5	1	3½"x3½" PSL	-
P6	4	5½"x6" SPF	SEE NOTES
P7	4	3½"x6" SPF	SEE NOTES
P8	3	3½"x4½" SPF	SEE NOTES
P9	3	3½"x4½" SPF	SEE NOTES
P10	1	4"x4" SPF	PRESSURE TREATED
P11	1	6"x6" SPF	PRESSURE TREATED
SC1	-	4"ø HSS	¼" WALL
SC2	-	3"x3" HSS	
SC3	-	3½"x3½" HSS	
SC4	-	4"x4" HSS	¼" WALL
SC5	-	5"x5" HSS	
SC6	-	6"x6" HSS	
SC7	-	7"x7" HSS	
SC8	-	12"x12" HSS	½" WALL THICKNESS

PX-XX OR PX-XX INDICATES STEEL HSS

PX-XX INDICATES WOOD POST

(PX)-(XX) POST DIRECTION - MARK
PA = ABOVE
PB = BELOW
PAB = ABOVE & BELOW
(XX)-(XX) LOCATION (T OR B), WHEN NOTED
METAL FRAMING CONNECTOR, WHEN NOTED

NOTES:
1. WOOD POSTS NOT INDICATED ON PLAN TO BE MIN: 4X4 SPF#2 OR EQUIVALENT
2. BUILT UP POSTS SHALL BE MIN 16d @ 12"oc STAG
3. RECOMMENDED COLUMNS ARE SUBJECT TO REPLACEMENT WITH EQUAL.
4. ALL LUMBER EXPOSED TO THE ELEMENTS MUST BE PRESSURE TREATED.

PSL = PARALLEL STRAND LUMBER - USE 2.0E
SPF = SPRUCE PINE FIR - USE MIN. #2 LUMBER
HSS = HOLLOW STRUCTURAL SHAPE

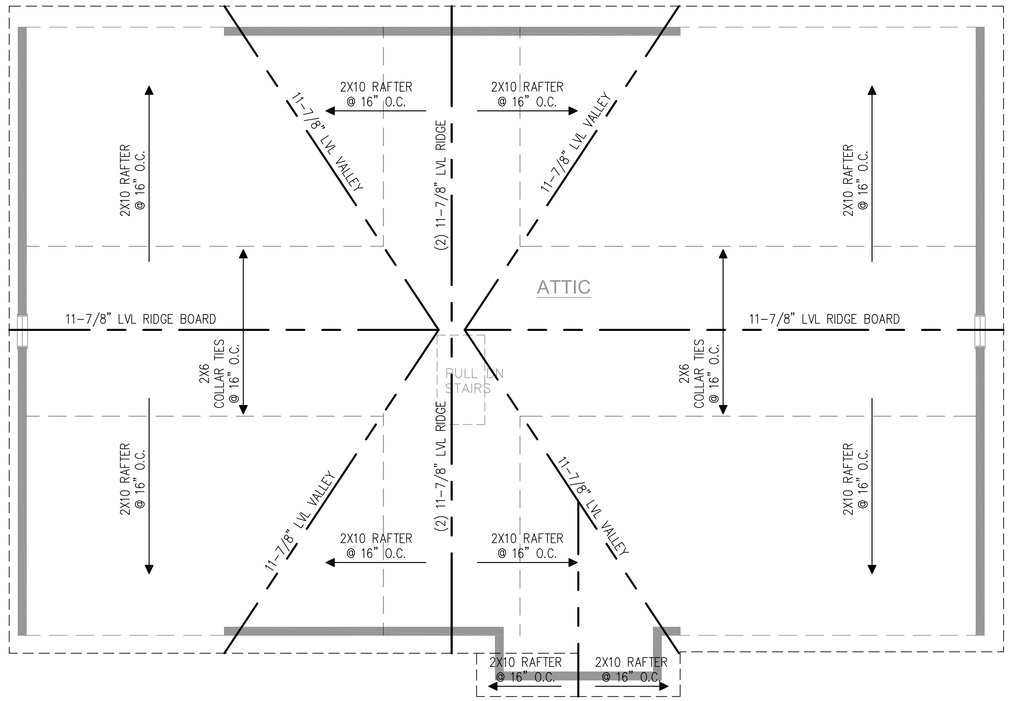
LEGEND:

RAFTER DIRECTION

COLLAR TIES

LVL RIDGE / VALLEY / HIP

LINE OF 6'-8"



ROOF FRAMING PLAN (Over Attic Floor)

SCALE: 1/4"=1'-0"

REVISION

NO.	DATE	DESCRIPTION
1	X	X

ROOF FRAMING PLAN

NEW TWO STORY SINGLE FAMILY DWELLING
74 ANDERSON ST.
BEACON, NY 12508

SEAL

STATE OF NEW YORK
JAMES E. DURE
076809
LICENSED PROFESSIONAL ENGINEER

NORTH ARROW DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
NORTHARROWDC@GMAIL.COM

DATE: 4/24/2026

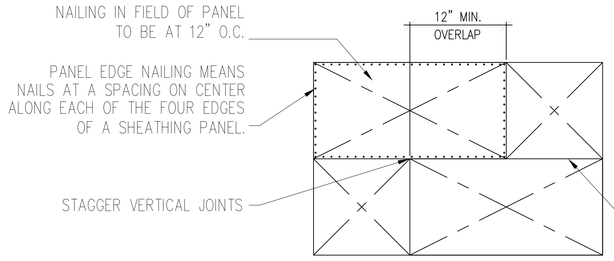
SCALE: 1/4"=1'-0"

SHEET: S-4

DESIGN WIND PRESSURE COMPONENTS (ASCE 7-16)

BUILDING HEIGHT	= 32.0 ft
ROOF ANGLE	= 45.0 deg
BASIC WIND SPEED – (Coastal)	= 120.0 mph
CATEGORY OF TERRAIN	= ZONE "C" FLAT AREAS WITH OBSTRUCTIONS BELOW THIRTY FEET IN HEIGHT.
EXPOSURE CATEGORY	= (.002046)
DESIGN WIND PRESSURE	= (26 LBS. PER S/F)

LOCATION	Ps30 (psf)	I	ADJUSTMENT FACTOR	ENDING P (psf)
ZONE A	21.60	1.00	1.00	21.60
ZONE B	14.80	1.00	1.00	14.80
ZONE C	17.20	1.00	1.00	17.20
ZONE D	11.80	1.00	1.00	11.80
ZONE E	1.70	1.00	1.00	10.00
ZONE F	-13.10	1.00	1.00	-13.10
ZONE G	0.60	1.00	1.00	10.00
ZONE H	-11.30	1.00	1.00	-11.30
Eoh	-7.60	1.00	1.00	-10.00
Goh	-8.70	1.00	1.00	-10.00



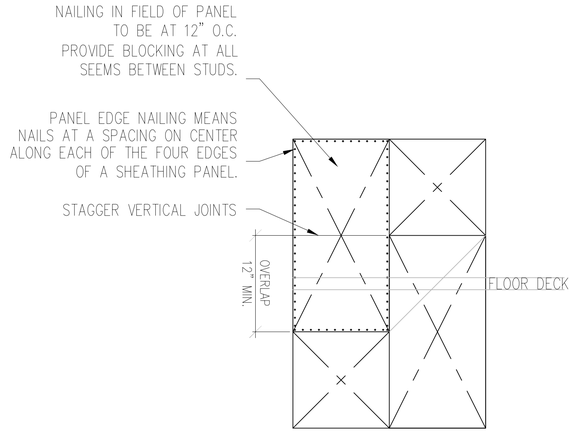
NOTE:

2nd FLOOR:
TYPE 1 – PANEL EDGE NAILING
IS 8d COMMON AT 6" O.C., ETC.

1st FLOOR:
TYPE 2 – PANEL EDGE NAILING
IS 8d COMMON AT 4" O.C., ETC.

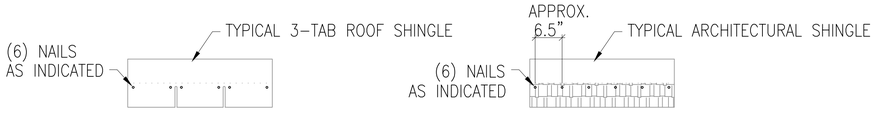
NAILING PATTERNS FOR SHEARWALL & ROOF SHEATHING

SCALE: N.T.S.



NAILING PATTERNS FOR BRACING BETWEEN FLOORS

SCALE: N.T.S.



HIGH WIND NAILING PATTERN FOR ROOF SHINGLES

SCALE: N.T.S.

PERFORATED SHEARWALL DETAIL

SCALE: 1/8"=1'-0'

REVISION			
NO.	DATE	DESCRIPTION	
#	X	X	

BRACE WALL DETAILS

NEW TWO STORY SINGLE FAMILY DWELLING
74 ANDERSON ST.
BEACON, NY 12508

SEAL

NORTH ARROW DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
NORTHARROWDC@GMAIL.COM

DATE: 4/24/2026

SCALE: 1/4"=1'-0"

SHEET: S-5

GENERAL NOTES AND SPECIFICATIONS

GENERAL:

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE FOLLOWING STATE AND LOCAL CODE REQUIREMENTS.

1. 2022 – BUILDING CODE OF THE STATE OF NEW YORK.
2. 2021 – INTERNATIONAL BUILDING CODE.
3. 2021 – INTERNATIONAL RESIDENTIAL CODE.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2021 IRC

		LIVE	DEAD
FLOOR – DESIGN LOADS – PSF			
a.	LIVING AREA	40	20
b.	BEDROOM AREA	40	10
c.	EXTERIOR DECKS	50	10
d.	ATTIC WITHOUT STORAGE	20	10
ROOF – DESIGN LOADS – PSF			
e.	ROOF SNOW LOAD (Pg) = 30		
30+ DRIFTING SNOW AS APPLICABLE 1.0			
f.	LIVE ROOF	MIN. 40 (REDUCIBLE)	
g.	LIVE LOAD AT ALL OTHER AREAS	40	

SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
FROST DEPTH: 42"
SEISMIC ZONE: B/C,
WIND: 100 MPH.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

FOUNDATION NOTES:

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH,
3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP, 4"

USE ASTM A–615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPASION ANCHORS SHALL BE 'SIMPSON WEDGE–ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

* JOINTS AROUND WINDOW AND DOOR FRAMES
* JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
* JOINTS BETWEEN WALL AND FOUNDATION
* JOINTS BETWEEN WALL AND ROOF
* JOINTS BETWEEN WALL PANELS
* UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

- ATTENTION -

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

ALLOWABLE HOLES - TJI® Joists

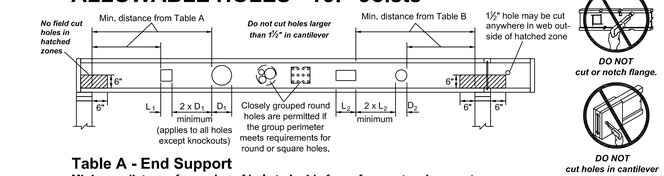


Table A - End Support

Minimum distance from edge of hole to inside face of nearest end support

JOIST DEPTH	TJI®	ROUND HOLE SIZE 2"	3"	4"	5"	6½"	7"	8¼"	11"	13"	SQUARE OR RECTANGULAR HOLE SIZE 2"	3"	4"	5"	6½"	7"	8¼"	11"	13"
9½"	110	1'-0"	1'-6"	2'-0"	2'-6"	5'-0"					1'-0"	1'-6"	2'-6"	3'-6"	4'-6"				
	210	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"					1'-0"	2'-0"	2'-6"	4'-0"	5'-0"				
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-6"					1'-0"	2'-0"	3'-0"	4'-6"	5'-0"				
	360	1'-6"	2'-0"	3'-0"	4'-0"	6'-0"					1'-6"	2'-6"	3'-6"	5'-0"	5'-6"				
11⅞"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	5'-0"			1'-0"	1'-0"	1'-6"	2'-6"	4'-6"	4'-6"	6'-0"		
	210	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-0"	5'-6"			1'-0"	1'-0"	2'-0"	3'-0"	5'-0"	5'-6"	6'-6"		
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-0"			1'-0"	1'-0"	2'-0"	3'-0"	5'-0"	5'-6"	7'-0"		
	360	1'-0"	1'-0"	1'-6"	2'-6"	4'-6"	5'-0"	7'-0"			1'-0"	1'-0"	2'-6"	4'-0"	6'-6"	6'-6"	7'-6"		
	560	1'-0"	1'-0"	1'-6"	3'-0"	5'-0"	5'-6"	8'-0"			1'-0"	2'-0"	3'-6"	5'-0"	7'-0"	7'-6"	8'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	5'-0"		1'-0"	1'-0"	1'-0"	1'-6"	3'-6"	4'-0"	6'-0"	8'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	6'-0"		1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	4'-6"	6'-6"	8'-6"	
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	6'-6"		1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	5'-0"	7'-0"	9'-0"	
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-6"	8'-0"		1'-0"	1'-0"	1'-0"	2'-6"	5'-6"	6'-6"	8'-0"	9'-6"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	6'-0"	9'-0"		1'-0"	1'-0"	1'-6"	3'-6"	6'-6"	7'-0"	9'-0"	10'-0"	
16"	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-6"	6'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	6'-6"	8'-0"	10'-6"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	6'-6"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-6"	7'-0"	9'-0"	11'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-0"	9'-0"	1'-0"	1'-0"	1'-0"	1'-0"	4'-0"	5'-0"	9'-0"	10'-0"	11'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-6"	5'-0"	6'-0"	10'-0"	11'-0"	12'-0"

JOIST DEPTH	TJI®	4"	5"	6"	7"	8"	10"	12"	15"	17"	4"	5"	6"	7"	8"	10"	12"	15"	17"
18"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	5'-0"	10'-0"		1'-0"	1'-0"	1'-0"	3'-0"	5'-0"	10'-0"	11'-0"	13'-6"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	5'-0"	11'-0"		1'-0"	1'-0"	1'-0"	4'-0"	6'-6"	11'-0"	12'-0"	14'-6"	
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	7'-0"	10'-6"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	5'-6"	11'-6"	14'-0"	15'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	7'-0"	11'-0"	1'-0"	1'-0"	1'-0"	1'-0"	4'-0"	9'-6"	12'-6"	14'-6"	15'-6"

Table B - Intermediate or Cantilever Support

Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

JOIST DEPTH	TJI®	ROUND HOLE SIZE 2"	3"	4"	5"	6½"	7"	8¼"	11"	13"	SQUARE OR RECTANGULAR HOLE SIZE 2"	3"	4"	5"	6½"	7"	8¼"	11"	13"
9½"	110	1'-6"	2'-6"	3'-0"	4'-0"	7'-6"					1'-6"	2'-6"	3'-6"	5'-6"	6'-6"				
	210	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"					2'-0"	3'-0"	4'-0"	6'-0"	7'-0"				
	230	2'-6"	3'-0"	4'-0"	5'-0"	8'-0"					2'-6"	3'-6"	4'-6"	6'-6"	7'-6"				
	360	3'-0"	4'-0"	5'-6"	6'-6"	9'-0"					3'-0"	4'-6"	5'-6"	7'-6"	8'-0"				
11⅞"	110	1'-0"	1'-0"	1'-6"	2'-6"	4'-0"	4'-0"	8'-0"			1'-0"	1'-6"	2'-6"	4'-0"	6'-6"	7'-0"	9'-0"		
	210	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	9'-0"			1'-0"	2'-0"	3'-0"	4'-6"	7'-6"	8'-0"	10'-0"		
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	5'-6"	9'-6"			1'-0"	2'-6"	3'-6"	5'-0"	8'-0"	8'-6"	10'-0"		
	360	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	7'-6"	11'-0"			2'-0"	3'-6"	5'-0"	7'-0"	9'-6"	9'-6"	11'-0"		
	560	1'-6"	3'-0"	4'-6"	5'-6"	8'-0"	8'-6"	12'-0"			3'-0"	4'-6"	6'-0"	8'-0"	10'-6"	11'-0"	12'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	8'-0"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	9'-0"	12'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	9'-0"		1'-0"	1'-0"	2'-0"	3'-6"	6'-0"	7'-0"	10'-0"	12'-6"	
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	5'-6"	10'-0"		1'-0"	1'-0"	2'-0"	4'-0"	6'-0"	7'-6"	10'-6"	13'-0"	
	360	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-0"	8'-6"	12'-6"		1'-0"	2'-0"	4'-0"	5'-6"	9'-0"	10'-0"	12'-0"	14'-0"	
	560	1'-0"	1'-0"	1'-6"	3'-6"	5'-6"	6'-6"	9'-6"	13'-6"		1'-0"	3'-0"	5'-0"	7'-0"	10'-0"	11'-0"	13'-6"	15'-0"	
16"	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	5'-6"	9'-6"		1'-0"	1'-0"	1'-0"	2'-0"	4'-6"	5'-0"	9'-6"	12'-6"	15'-6"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-0"	6'-6"	10'-6"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	10'-6"	13'-0"	16'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	7'-0"	11'-0"	15'-0"	1'-0"	1'-0"	2'-0"	4'-0"	7'-6"	8'-6"	13'-0"	14'-6"	17'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	7'-0"	11'-0"	15'-0"	1'-0"	1'-0"	3'-6"	5'-6"	9'-0"	10'-0"	14'-6"	16'-0"	18'-0"

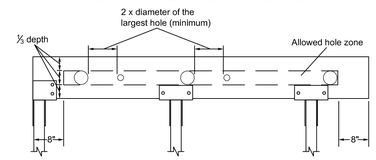
JOIST DEPTH	TJI®	4"	5"	6"	7"	8"	10"	12"	15"	17"	4"	5"	6"	7"	8"	10"	12"	15"	17"
18"	360	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	6'-0"	9'-0"	15'-0"		1'-0"	1'-6"	4'-0"	6'-6"	9'-0"	14'-6"	16'-6"	19'-6"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	6'-0"	10'-0"	16'-6"		1'-0"	3'-6"	6'-0"	8'-6"	11'-6"	16'-6"	18'-0"	20'-0"	
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-0"	11'-0"	15'-6"	1'-0"	1'-0"	1'-6"	4'-0"	7'-0"	12'-6"	16'-6"	19'-0"	21'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	5'-6"	12'-0"	16'-0"	1'-0"	1'-0"	3'-0"	6'-0"	8'-6"	14'-0"	17'-6"	19'-6"	20'-6"

Rectangular holes based on measurement of longest side.

- Holes may be located vertically anywhere within the web. Leave ⅛" of web (minimum) at top and bottom of hole.
- Knockouts are located in web at approximately 12" on-center; they do not affect hole placement.
- For simple span (5' minimum), uniformly loaded joists used in residential applications, one maximum size round hole may be located at the center of the joist span **provided that no other holes occur in the joist.**
- Distances are based on the maximum uniform loads from current iLevel specifier's guides. For other load conditions or hole configurations use iLevel® TJ-Beam® software or contact your iLevel representative.

ALLOWABLE HOLES - Headers and Beams

1.55E TimberStrand® LSL Headers and Beams



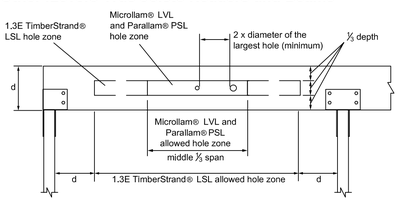
Header or Beam Depth	Maximum Round Hole Size
9½"-9⅞"	3"
11⅞"-11 ⅞"	3⅝"
14"-16"	4⅝"

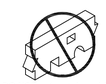
See Illustration for allowed hole zone

General Notes

- Allowed hole zone suitable for headers and beams with **uniform and/or concentrated loads .**
- Round holes only
- No holes in headers or beams in plank orientation.

Other iLevel® Trus Joist® Headers and Beams





DO NOT cut, notch or drill holes in headers or beams except as indicated in illustrations and tables.

Header or Beam Depth	Maximum Round Hole Size
4½"	1"
5½"	1¾"
7¼"- 20"	2"

See Illustration for Allowed Hole Zone

General Notes

- Allowed hole zone suitable for headers and beams with **uniform loads only.**
- Round holes only
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

REVISION

NO.	DATE	DESCRIPTION
#		
	X	
		X

CONSTRUCTION NOTES

NEW TWO STORY SINGLE FAMILY DWELLING
74 ANDERSON ST.
BEACON, NY 12508

SEAL



NORTH ARROW DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
NORTHARROWDC@GMAIL.COM

DATE: 4/24/2026

SCALE: 1/4"=1'-0"

SHEET: S-6