COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

September 9, 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 July 14, 2026, minutes with amendments

Approval of August 11, 2026, minutes

Regular Meeting

1. Continue Public Hearing and continue review of application for Amended Site Plan Approval, 393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Street, Mix-Use Commercial and Residential, submitted by 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC.
2. Continue public hearing and continue review of application for Amended Site Plan Approval, Edgewater Place, Residential, submitted by Scenic Beacon Developments, LLC.
3. Continue public hearing and continue review application for Amended Site Plan Approval, 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings, LLC.
4. Public hearing and continue review of application for Amended Site Plan Approval, 364 Main Street, Mixed-Use Commercial and Residential, submitted by 364 Main BCN LLC.
5. Continue review of application for Subdivision Approval, 108 Liberty Street, Residential, submitted by Stephen Spaccarelli and Claire Tipley.
6. Review of application for Amended Site Plan Approval, 172 Main Street, Mixed-Use Commercial and Residential, submitted by Hudson Todd, LLC.
7. Review of application for Site Plan Approval, 8 N Cedar Street, Residential, submitted by Anthony Hardisty (8 N Cedar LLC).

Miscellaneous Business

1. Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 152-158 Fishkill Avenue, Mixed-Use Commercial and Residential, submitted by 152-158 Fishkill LLC.

2. Consider request for one (1) year extension of Site Plan Approval, 14 N Cedar Street, Residential, submitted by Cervone-Perrucci Realty LLC.
3. Consider request for one (1) year extension of Site Plan and Subdivision Approval, 45 Beekman Street, High Street, and High Street, submitted by Beekman Arts Center LLC and Bay Ridge Studios LLC.

Architectural Review

1. New Single-Family House: Rombout Avenue (Tax Grid #5954-35-854793)
2. Certificate of Appropriateness: 36 Slocum Road, Facade
3. Certificate of Appropriateness: 57 E Main Street, Facade
4. Certificate of Appropriateness:142 Main Street, Sign

City of Beacon Planning Board Agenda
09/09/2026

Title:

Continue Public Hearing and continue review of application for Amended Site Plan Approval, 393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Street, Mix-Use Commercial and Residential, submitted by 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC.

ATTACHMENTS

393 & 397 Fishkill PB 9.9.26 Supplemental Submission Cvr Ltr.pdf

393 & 397 Fishkill PB 9.9.26 Exhibit A - CoB ZBA Approval Resolution 8.18.26.pdf

393 & 397 Fishkill PB 9.9.26 Exhibit B - Response Memo by Aryeh Siegel Architect 8.26.26.pdf

393 & 397 Fishkill PB 9.9.26 Site Plan by HLD and Aryeh Siegel rev 8.26.26.pdf

393 & 397 Fishkill PB 9.9.26 PH public comment DiCastro_Redacted.pdf

Lanc & Tully 397 Fishkill Ave 08-31-26.pdf

CUDDY +FEDER LLP

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

August 26, 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, 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) residential 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").

PROCEDURAL UPDATES AND MINOR SITE PLAN REFINEMENTS IN RESPONSE TO CITY CONSULTANT COMMENTS:

As this Board is aware, at its May 12, 2026 meeting, the Planning Board opened and continued the public hearing and adopted a Negative Declaration pursuant to the State Environmental Quality Review Act ("SEQRA"), finding that the Project will not result in any adverse environmental impacts. Since then, the Applicant appeared before the Zoning Board of Appeals ("ZBA"), which included a public hearing that was opened on May 19, 2026 and continued until August 18, 2026 regarding the Applicant's request for area variance relief pertaining to the proposed building height and the height of certain sections of the retaining walls on the Property. The Applicant is pleased to report that, at the August 18th ZBA meeting, the ZBA granted the requested variance relief. *See* **Exhibit A** – ZBA Approval Resolution.

As such, the Applicant is now returning to this Board to review the minor plan revisions that were completed in response to comments issued by the Board and from the Board's planning consultant in a memorandum dated May 11, 2026. Point-by-point responses to those comments by the Applicant's architect is enclosed in **Exhibit B**, with corresponding revisions depicted in the enclosed Site Plan Set prepared by Aryeh Siegel, Architect ("Aryeh Siegel") and Hudson Land

Design Professional Engineering, P.C. ("HLD"), dated July 7, 2022, last revised August 26, 2026.[1] As is further detailed therein, those revisions include the notes in the zoning summary to reflect the variance approval, notes and dimensions to the elevations, and additional information about the rooftop equipment and screening details.

INDEX OF ENCLOSURES:

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

Exhibit A: City of Beacon Zoning Board of Appeals Approval Resolution dated August 18, 2026; and

Exhibit B: Response to Comments Memorandum prepared by Aryeh Siegel, Architect, dated August 26, 2026 providing responses to City Planning Consultant KARC Planning Consultant memorandum dated May 11, 2026.

In further support of this Application, we respectfully submit the Site Plans Set entitled "Site Plan Application", prepared by HLD and Aryeh Siegel, dated July 7, 2022, last revised August 26, 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 September 9, 2026 for the continued Public Hearing, at which time the Applicant respectfully requests the Board consider closing the Hearing and authorizing the Planning Board Attorney to draft approval documents for the Project for consideration at the Board's October meeting.

[1] Note: The City Engineer's last comment memorandum dated May 8, 2026 indicated that he had no further comments on the Application.

In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me. Thank you in advance for your consideration in this matter.

Very truly yours,



Taylor M. Palmer

Enclosures

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

4923-5958-6763.v1

Received by office of the City Clerk 8/25/2026

CITY OF BEACON
ZONING BOARD OF APPEALS

RESOLUTION

393 & 397 Fishkill Avenue and 7 Conklin Street
Parcel ID#s 6055-80-392032, 6055-80-399035 & 6055-80-394041

WHEREAS, an application has been made to the City of Beacon Zoning Board of Appeals by 393 Fishkill Avenue, LLC and 397 Fishkill Avenue, LLC (the "Applicants") for (i) **a 2.5-foot (2.5') variance from City Code § 223-13.G(1), where the maximum permitted wall height in rear yards is 6 feet (6.0') and the proposed wall height is 8.5 feet (8.5')**, and (ii) **a 13-foot (13.0') building height variance from City Code § 223-17.D, where the maximum building height for the main building is 35 feet (35.0') and the proposed building height is 48 feet (48.0')**. The variances are sought to construct a retaining wall that will not exceed 8.5 feet in the rear yard and a four-story building with a building height of 48 feet, respectively, on property located at 393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Street in the GB Zoning District, said premises being known and designated on the tax map of the City of Beacon as **Parcel ID#s 6055-80-392032, 6055-80-399035 & 6055-80-394041** (the "Property"); and

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

WHEREAS, the City of Beacon Planning Board adopted a SEQRA Negative Declaration on May 12, 2026, finding that the proposed action will not result in any significant adverse impacts on the environment; and

WHEREAS, a duly advertised public hearing on the application was held on May 19, 2026 and August 18, 2026 at which times all those wishing to be heard on the application were given such opportunity; and

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

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

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

AS TO VARIANCE NO. 1 for a 2.5-foot (2.5') variance from City Code § 223-13.G(1), where the maximum permitted wall height in rear yards is 6 feet (6.0') and the proposed wall height is 8.5 feet (8.5'):

1) As to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance, the Board finds that there will be no undesirable change nor detriment to nearby properties. The proposed retaining wall is relatively low and limited in size, and a larger retaining wall has previously received variance relief on a nearby property.
2) As to whether the benefit the Applicants seek can be achieved through another method, feasible for the Applicants to pursue, that does not require the area variance, the Board finds that it cannot be so achieved. A retaining wall is necessary for the proposed improvement.
3) As to whether the requested variance is substantial, the Board finds that it is not substantial although the variance may be mathematically substantial, its practical impact is limited.
4) As to whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, the Board finds that there will be no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5) As to whether the alleged difficulty is self-created, the Board finds that it is self-created.

AS TO VARIANCE NO. 2 for a 13-foot (13.0') building height variance from City Code § 223-17.D, where the maximum building height for the main building is 35 feet (35.0') and the proposed building height is 48 feet (48.0'):

1) As to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting

of the area variance, the Board finds that there will be no undesirable change nor detriment to nearby properties. The proposed development will improve the property and surrounding intersection, and the proposed stepback of the fourth story will mitigate the visual impact of the building's height on nearby residents.

2) As to whether the benefit the Applicants seek can be achieved through another method, feasible for the Applicants to pursue, that does not require the area variance, the Board finds that it cannot be so achieved. Although alternative configurations may be possible, they would require multiple buildings, create greater visual impacts on the neighborhood, and result in parking being dispersed throughout the Property. Given the specific benefit sought by the Applicants, it cannot be so achieved.

3) As to whether the requested variance is substantial, the Board finds that it is substantial. Nevertheless, the Applicants have moderated the impact by implementing the proposed stepback of the fourth story.

4) As to whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, the Board finds that there will be no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5) As to whether the alleged difficulty is self-created, the Board finds that it is self-created.

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

BE IT FURTHER RESOLVED, that said application for (i) **a 2.5-foot (2.5') variance from City Code § 223-13.G(1), where the maximum permitted wall height in rear yards is 6 feet (6.0') and the proposed wall height is 8.5 feet (8.5')**, and (ii) **a 13-foot (13.0') building height variance from City Code § 223-17.D, where the maximum building height for the main building is 35 feet (35.0') and the proposed building height is 48 feet (48.0')**, which variances are sought to construct a retaining wall that will not exceed 8.5 feet in the rear yard and a four-story building with a building height of 48 feet,

respectively, on property located at 393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Street in the GB Zoning District, is hereby **GRANTED** subject to the following conditions:

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

BE IT FURTHER RESOLVED, that the above variances are being granted solely for the purpose of construct a retaining wall that will not exceed 8.5 feet in the rear yard and a four-story building with a building height of 48 feet on the Property, as set forth in the application submitted and presented to the Board, and it does not apply to any other work that may fall within the scope of the variances being granted, whether now or at any point in the future.

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

Resolution Adopted: August 18, 2026
Beacon, New York

Montos Vakirtzis, Acting Chairman
City of Beacon Zoning Board of Appeals

Aug 25, 2026
Date

Acting Chairman Vakirtzis called the roll:

AS TO VARIANCE NO. 1 for a 2.5-foot (2.5') variance from City Code § 223-13.G(1), where the maximum permitted wall height in rear yards is 6 feet (6.0') and the proposed wall height is 8.5 feet (8.5'):

Motion	Second	Zoning Board Member	Aye	Nay
X		Stowe Boyd	X	
	X	Judy Smith	X	
RECUSED		Jordan Haug	RECUSED	
		Montos Vakirtzis	X	
ABSENT		Gary Barrack	ABSENT	
		Motion Carried:	3	0

AS TO VARIANCE NO. 2 for a 13-foot (13.0') building height variance from City Code § 223-17.D, where the maximum building height for the main building is 35 feet (35.0') and the proposed building height is 48 feet (48.0'):

Motion	Second	Zoning Board Member	Aye	Nay
	X	Stowe Boyd	X	
X		Judy Smith	X	
RECUSED		Jordan Haug	RECUSED	
		Montos Vakirtzis	X	
ABSENT		Gary Barrack	ABSENT	
		Motion Carried:	3	0

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

August 26, 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 May 11, 2026. Please see responses and refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated May, 2026.

KARC Planning Consultants Comment Responses:

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.

   Response: The Zoning Board of Appeals granted the requested height variance at their August 2026 meeting. The variance allows a height of 48' where 35' is permitted by the Zoning Code

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.** 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.

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

Response: Comment acknowledged.

4. **Roof Terrace 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.

   Response: Details have been added for the specified stainless steel cable railings and the railings are shown on the elevations. Details have been added for the rooftop equipment screen. Additional notes and dimensions have been added to the elevations, as requested by the Building Inspector.

5. **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.

   Response: Proposed rooftop equipment locations have been noted on the 4th floor plan based on current assumptions of equipment requirements. Details have been added for the rooftop equipment screen.

Lanc & Tully Comment Responses:

General Comments:

1. Mr. Russo had no further comments at the time of his review.

   Response: Comment acknowledged.

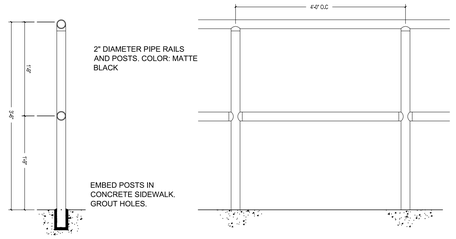
Thank you. Please let me know if you have any questions.

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
10	05/26/26	SITE PLAN AMENDMENT REVISIONS	AJS
11	08/26/26	SITE PLAN AMENDMENT REVISIONS	AJS



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

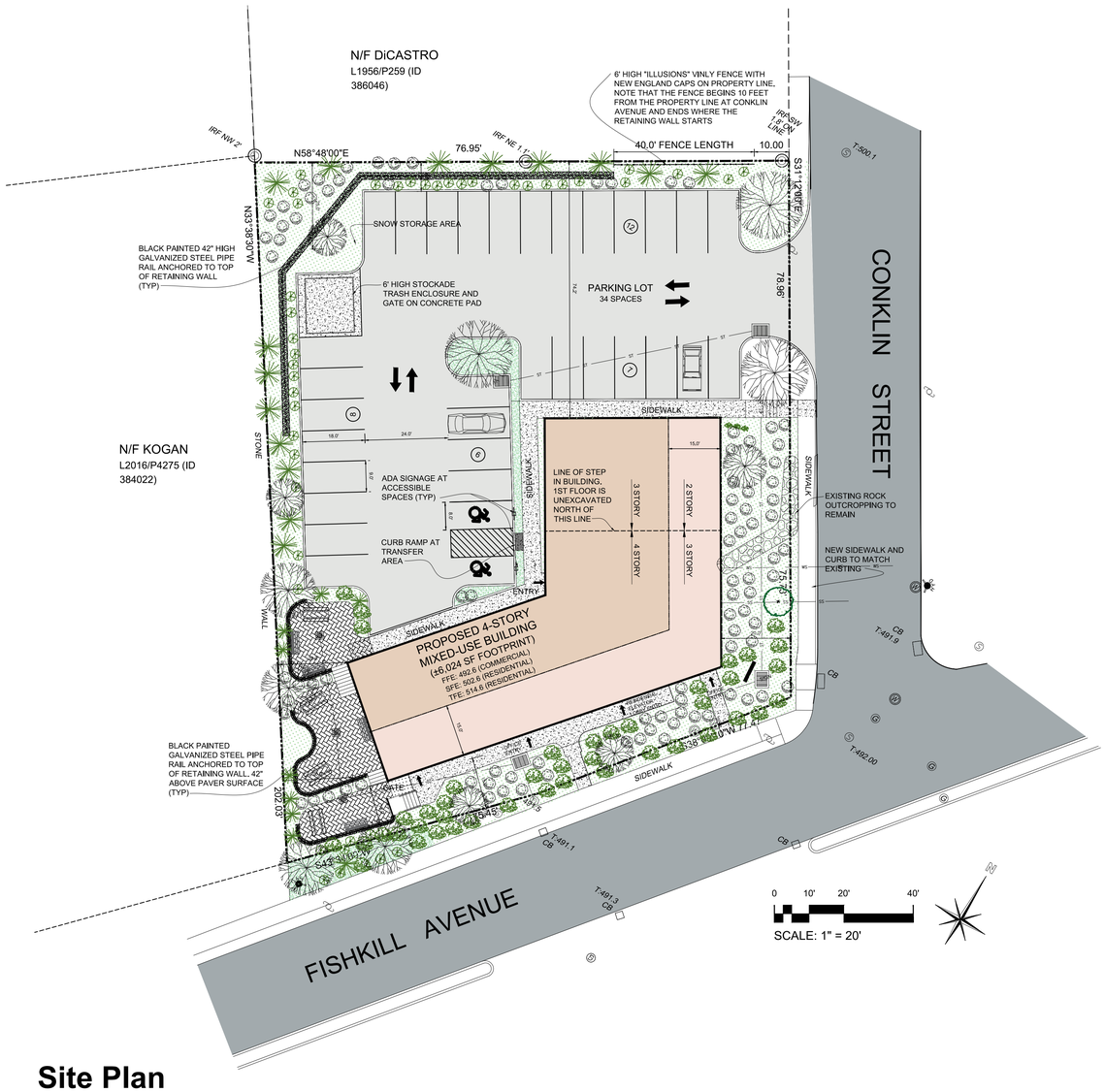
_____ SECRETARY

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

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 Zoning Board of Appeals granted a variance at their August 2026 meeting to allow a building height of 48' where 35' is permitted.

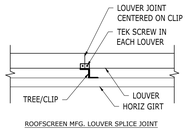


Site Plan

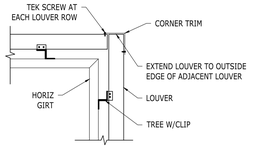
Scale: 1" = 20'



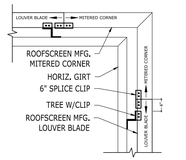




ROOFSCREEN MFG. LOUVER SPLICE JOINT

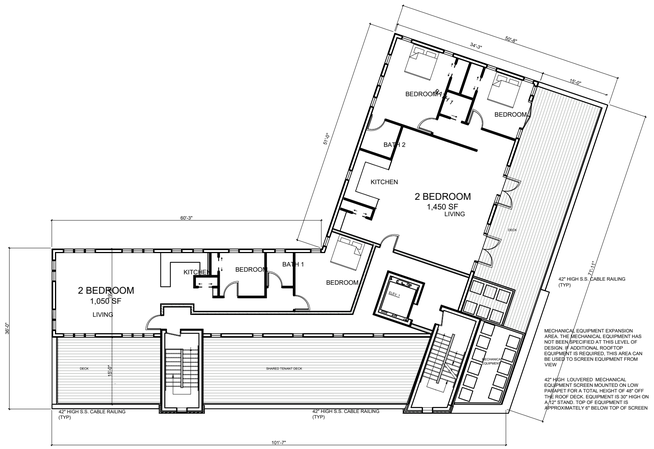


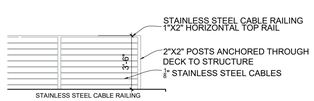
ROOFSCREEN MFG. LOUVER CORNER TRIM



ROOFSCREEN MFG. LOUVER WELDED MITERED CORNER

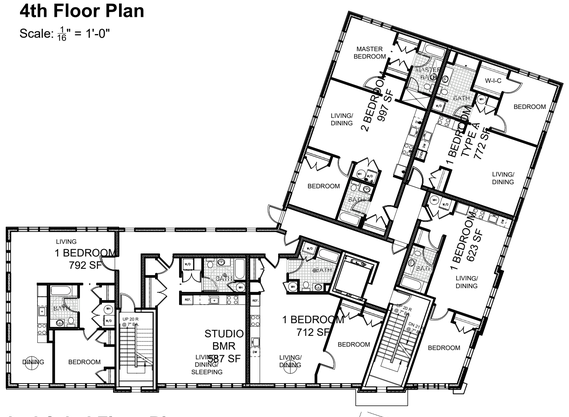
MECHANICAL EQUIPMENT SCREEN DETAILS





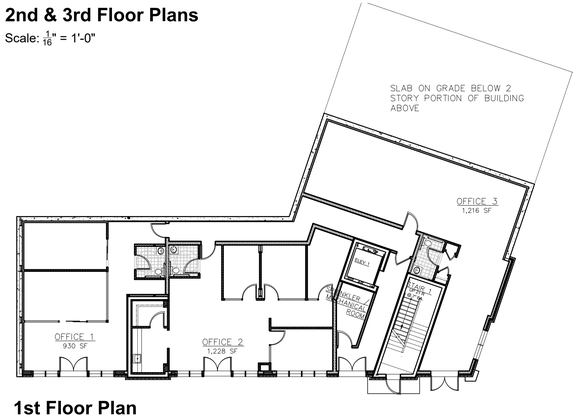
4th Floor Plan

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



2nd & 3rd Floor Plans

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



1st Floor Plan

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

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
10	05/26/26	SITE PLAN AMENDMENT REVISIONS	AJS
11	08/26/26	SITE PLAN AMENDMENT REVISIONS	AJS



Front Elevation

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



Side Elevation: East

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



Rear Elevation

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



Side Elevation: West

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











Views

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

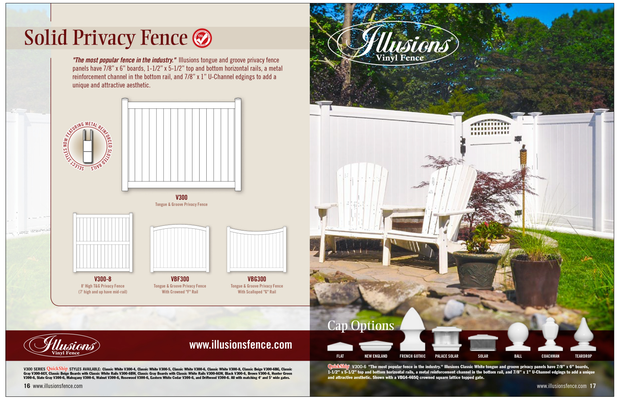
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

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
10	05/26/26	SITE PLAN AMENDMENT REVISIONS	AJS
11	08/26/26	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

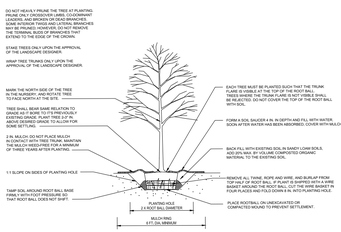
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.



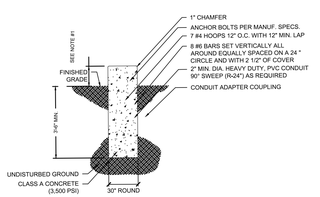
WALL MOUNTED HOUSE LIGHT (L2)

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.



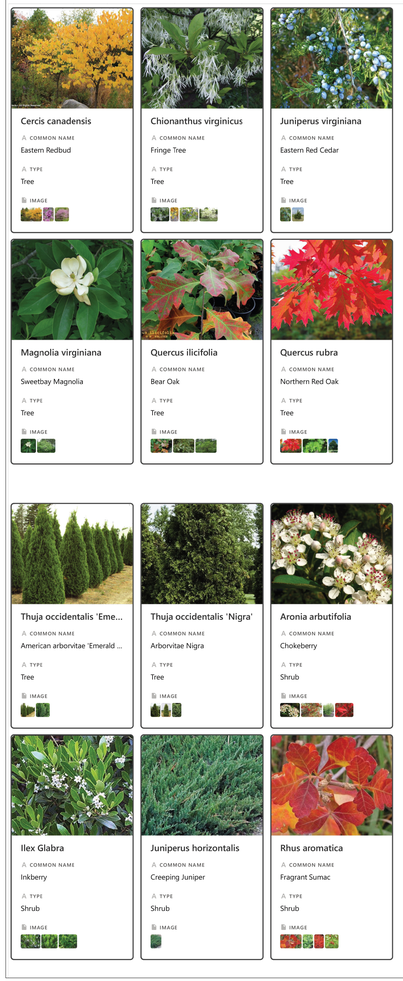
TREE PLANTING DETAIL
NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 5 FT. SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.



NOTE:
1. PROVIDE 24" CONCRETE FOUNDATION REVEAL FOR ALL FIXTURES WITHIN PARKING AREAS. ALL OTHER AREAS SHALL BE INSTALLED FLUSH.
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, WITH AIR-ENTAINMENT OF 5-7%
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE

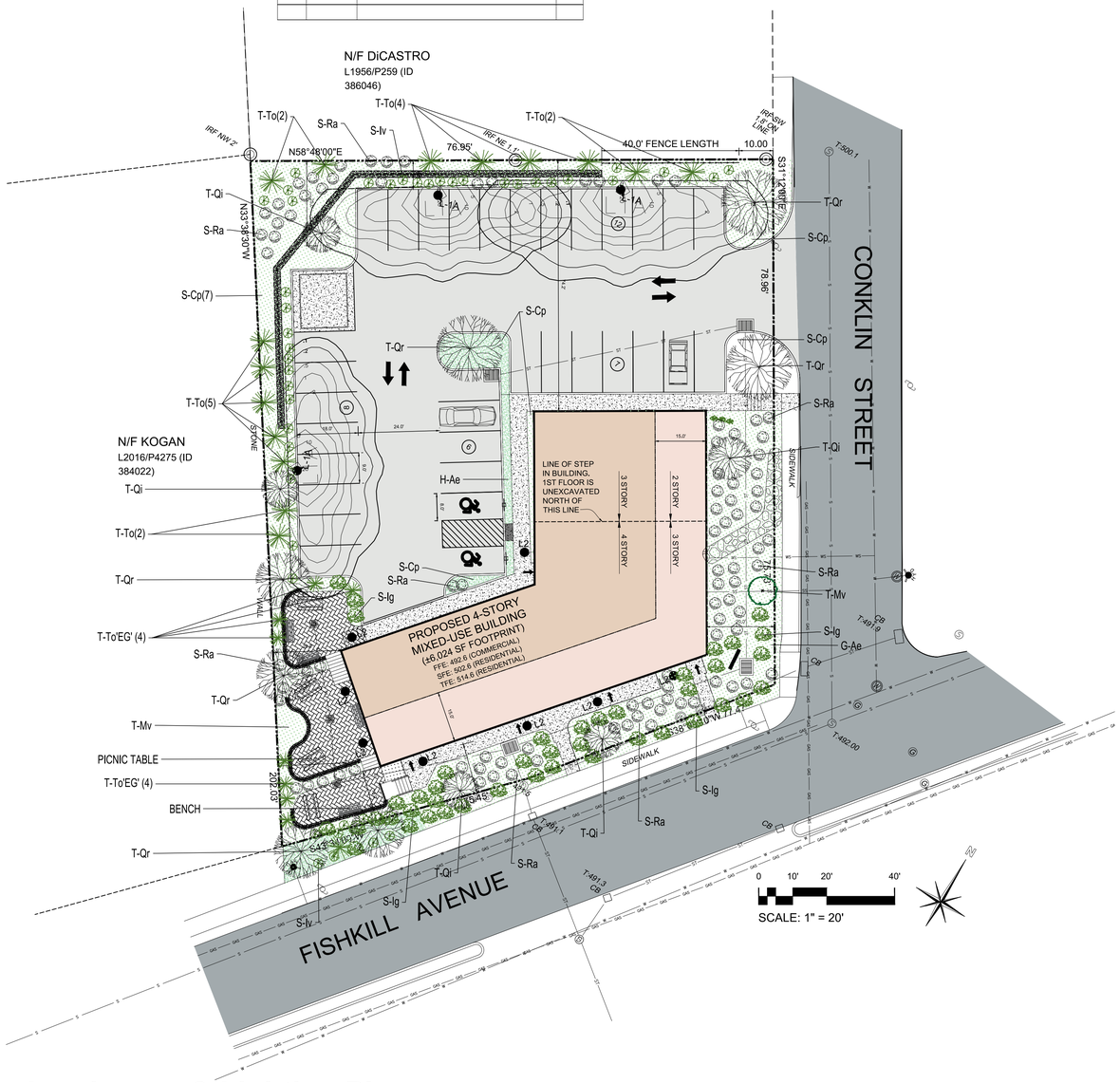
LIGHT POLE BASE DETAIL
NOT TO SCALE

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

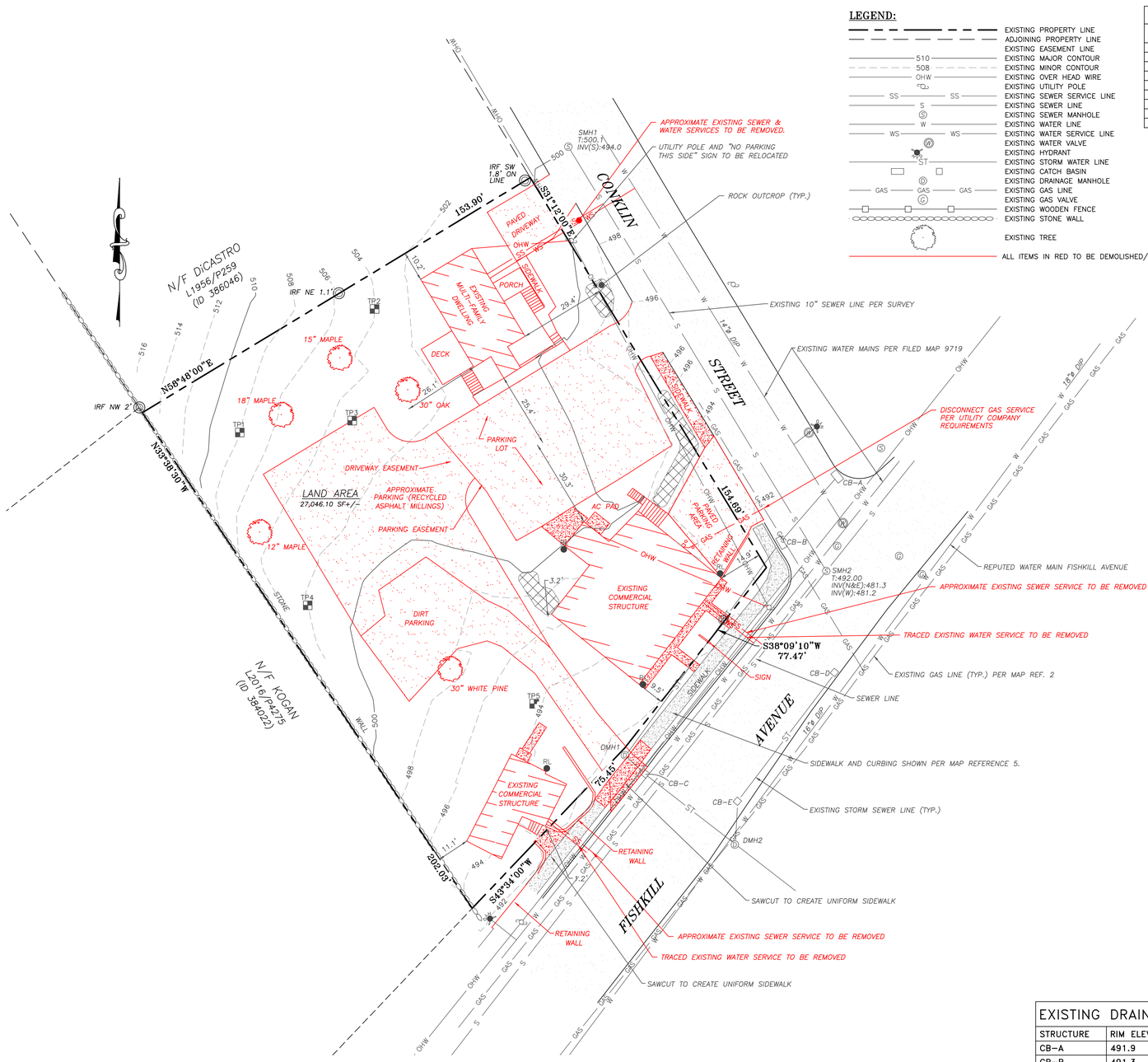
Owner:
397 Fishkill Avenue, LLC & 393 Fishkill Avenue, LLC
397 Fishkill Avenue
Beacon, NY 12508

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



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.

EXISTING CONDITIONS & DEMOLITION 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

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

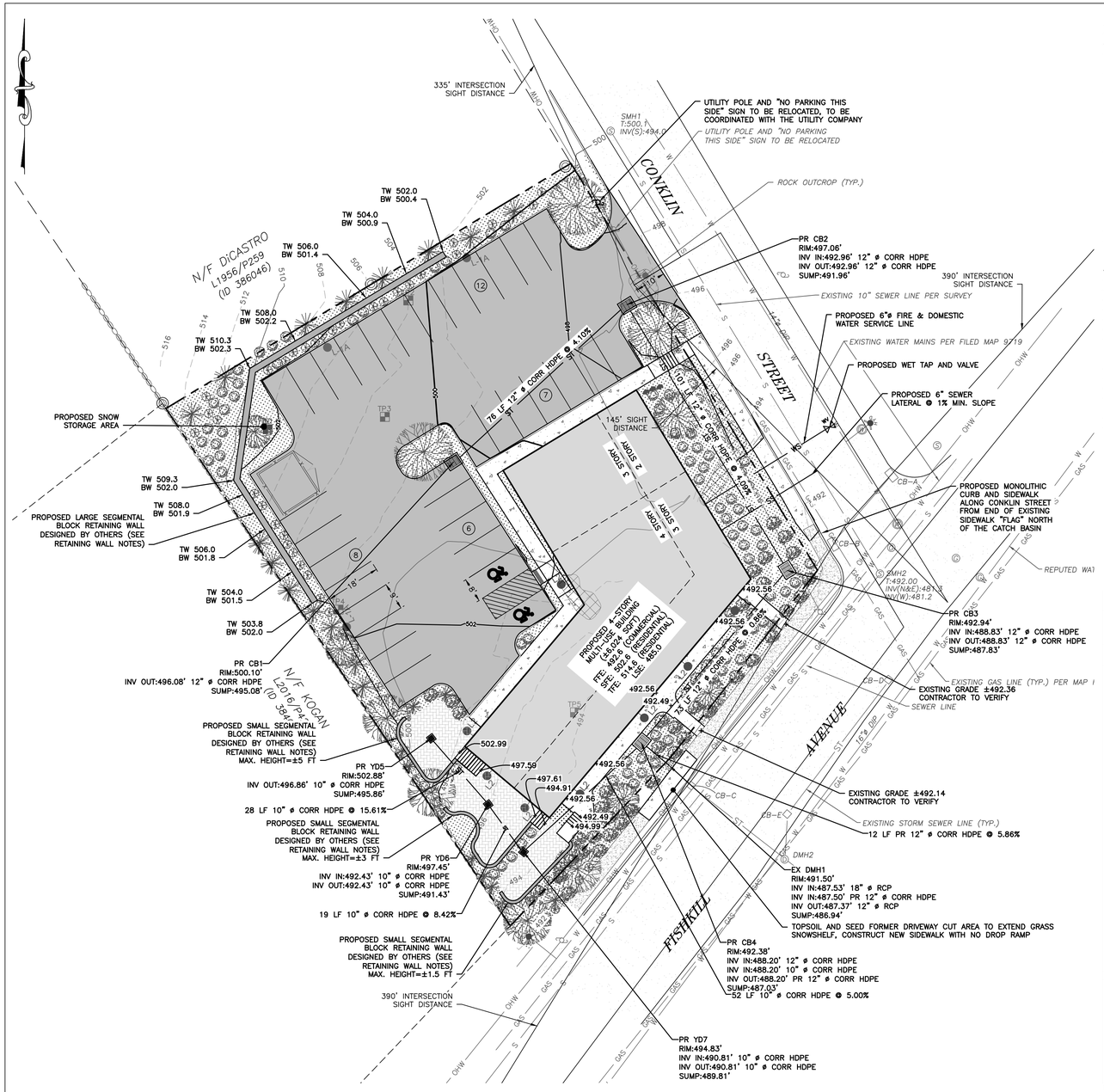
EXISTING CONDITIONS & DEMOLITION PLAN

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

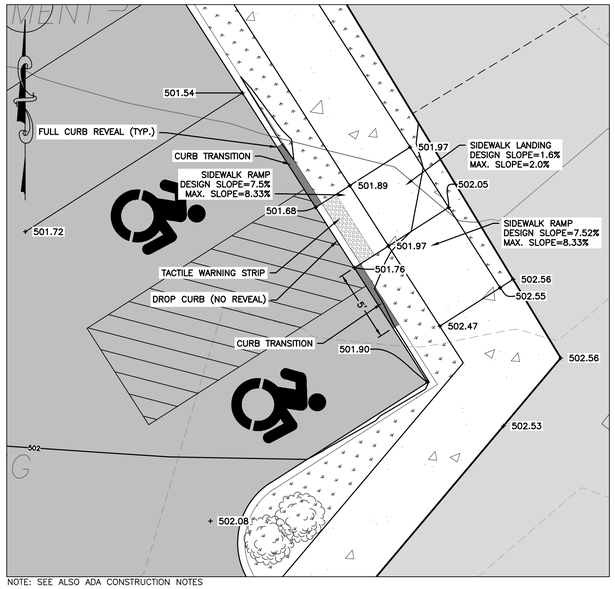
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 510 EXISTING MAJOR CONTOUR
- 508 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING DRAINAGE MANHOLE
- GAS EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING WOODEN FENCE
- EXISTING STONE WALL

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED GATE VALVE



NOTE: SEE ALSO ADA CONSTRUCTION NOTES

ADA ACCESSIBLE ROUTE PLAN

SCALE: 1" = 5'

GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

EXISTING DRAINAGE TABLE:

STRUCTURE	RIM ELEVATION*	INV (N)**	INV (E)**	INV (S)**	INV (W)**
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	---
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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				

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

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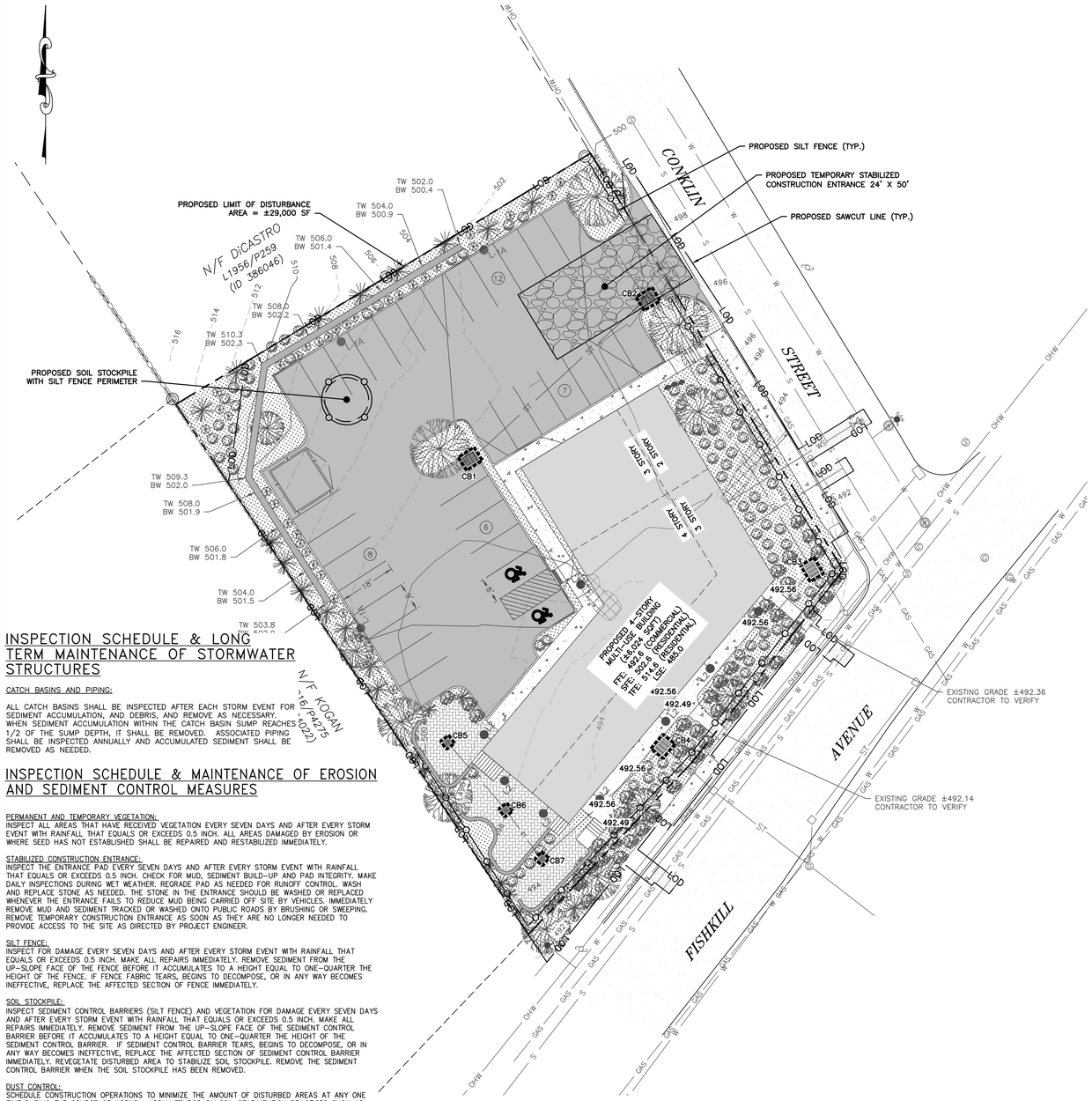


EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

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

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

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

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

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

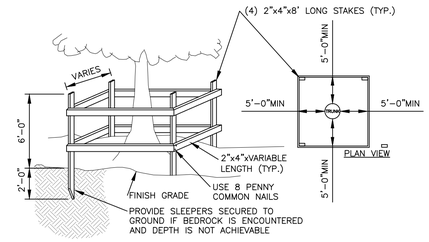
DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

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

LEGEND:

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

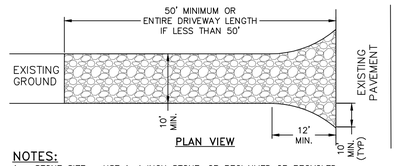
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID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

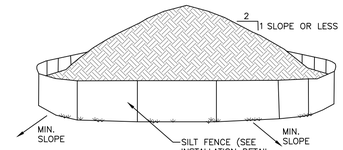
NOT TO SCALE



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

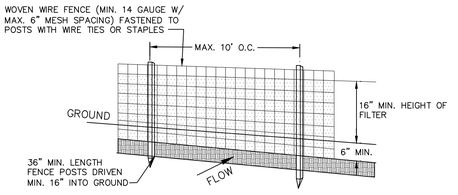
NOT TO SCALE



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

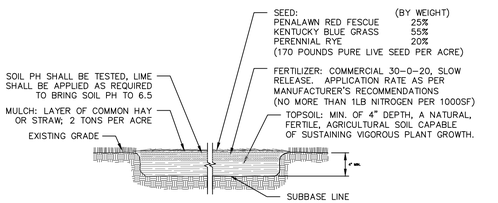
NOT TO SCALE



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.

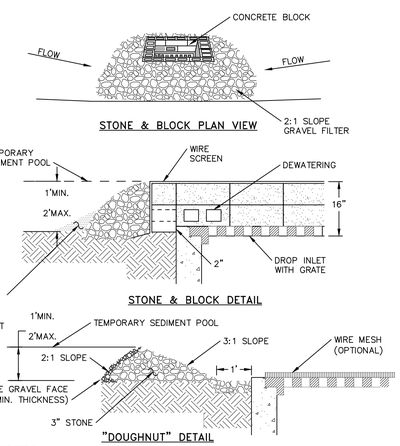
SILT FENCE DETAIL

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

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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
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845–440–6926
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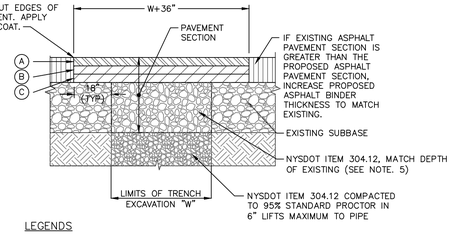
EROSION & SEDIMENT CONTROL PLAN

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:

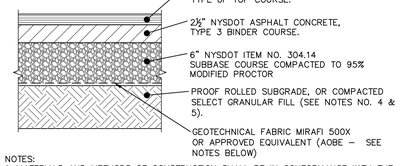
(A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 3-1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) NO ASPHALTIC BASE COURSE

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)

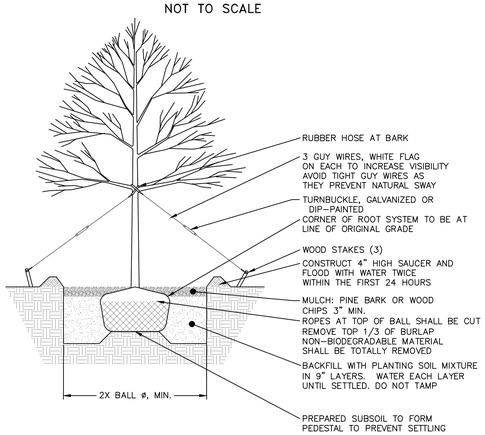
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE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

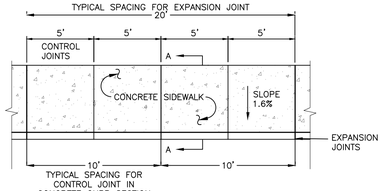


NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES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

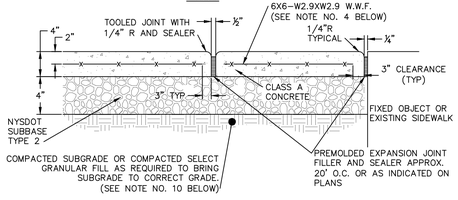
PAVEMENT SECTION DETAIL
NOT TO SCALE



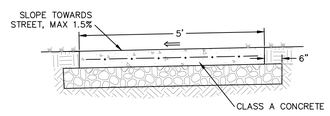
TREE PLANTING DETAIL
NOT TO SCALE



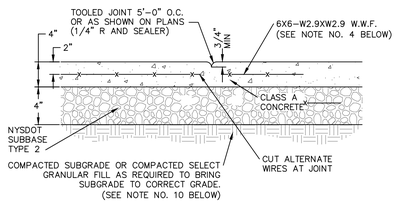
PLAN



EXPANSION JOINT



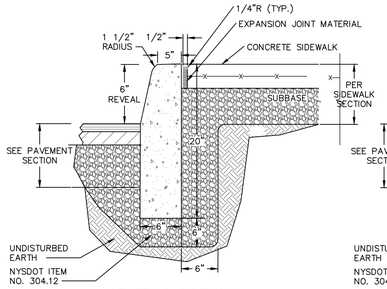
SECTION A–A



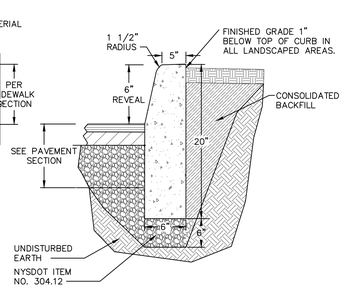
CONTROL JOINT

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



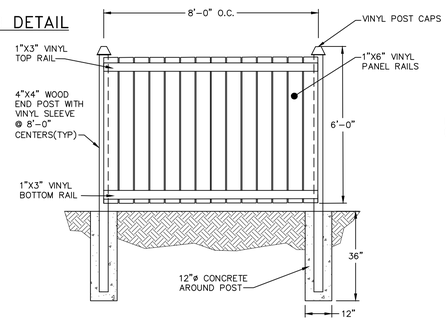
ABUTTING GRASS OR LANDSCAPE

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.

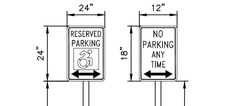
CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

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

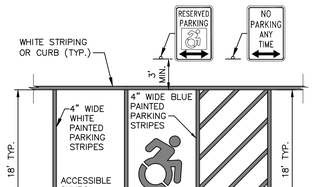
SHRUB PLANTING DETAIL
NOT TO SCALE



VINYL STOCKADE FENCE DETAIL
NOT TO SCALE



SIGN DETAILS
NOT TO SCALE

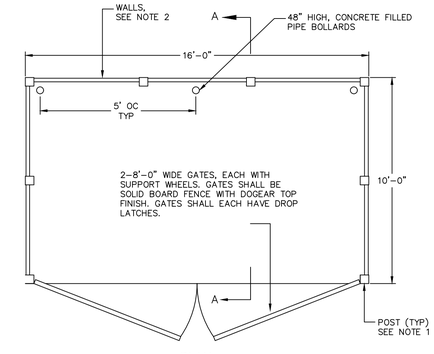


TYPICAL PARKING STRIPING

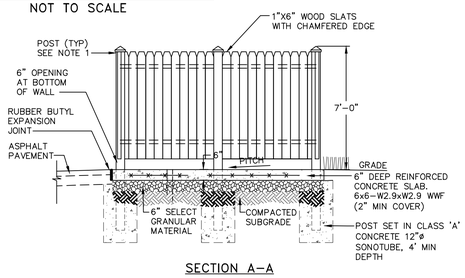
ACCESSIBLE PARKING STRIPING

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



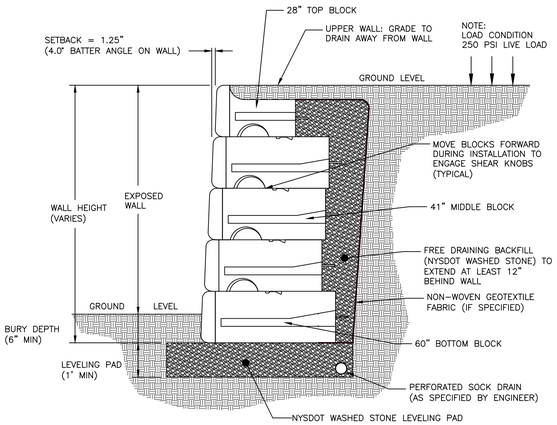
PLAN



SECTION A–A

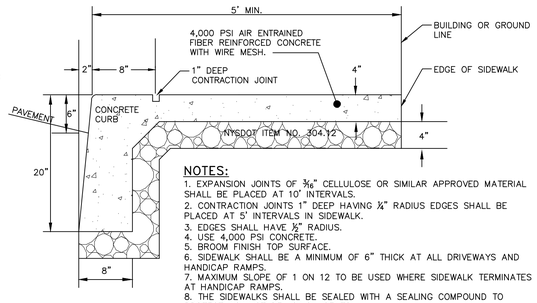
NOTES
1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

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

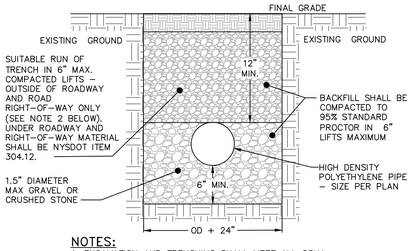
CONSTRUCTION DETAILS

397 FISHKILL AVE

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

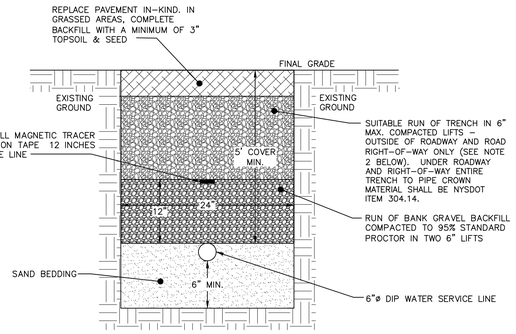
JOB #:	2022:015
DATE:	7/7/2022
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	7 OF 8

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



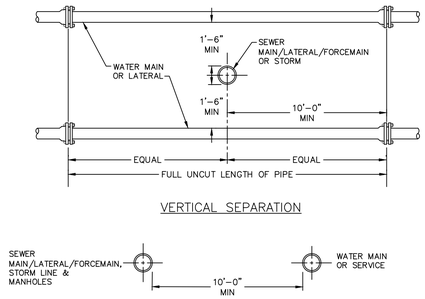
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

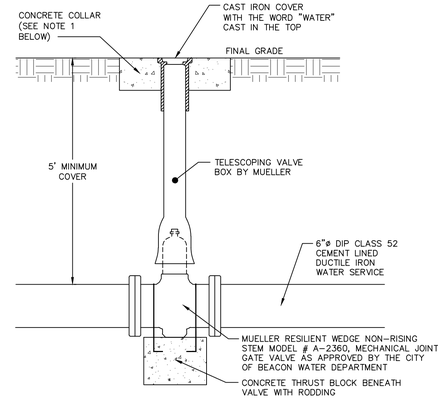


VERTICAL SEPARATION

HORIZONTAL SEPARATION

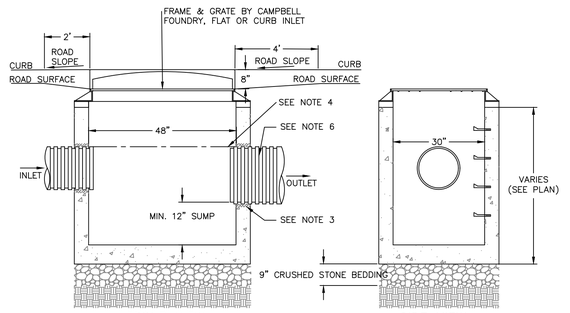
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

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.

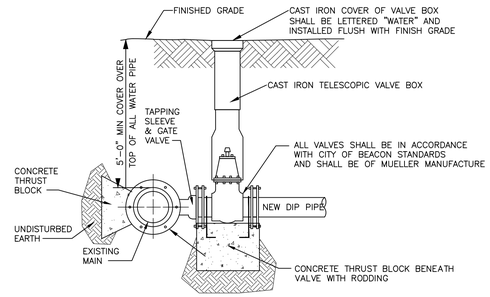
GATE VALVE DETAIL
NOT TO SCALE



FRONT VIEW SIDE VIEW

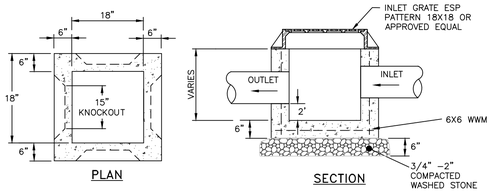
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

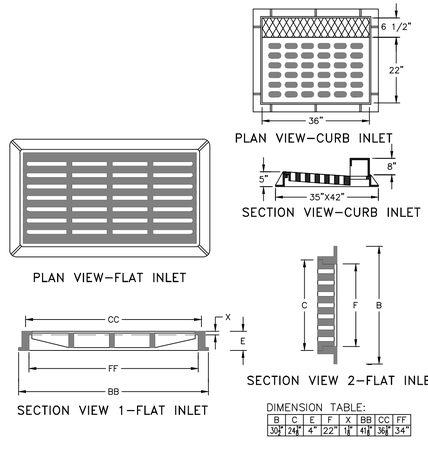
TAPPING SLEEVE DETAIL
NOT TO SCALE



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



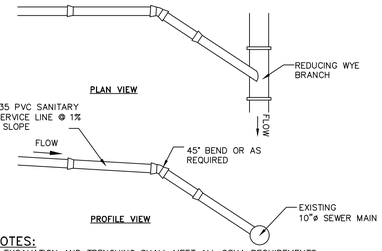
PLAN VIEW-CURB INLET
SECTION VIEW-CURB INLET
PLAN VIEW-FLAT INLET
SECTION VIEW 1-FLAT INLET
SECTION VIEW 2-FLAT INLET

DIMENSION TABLE:

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

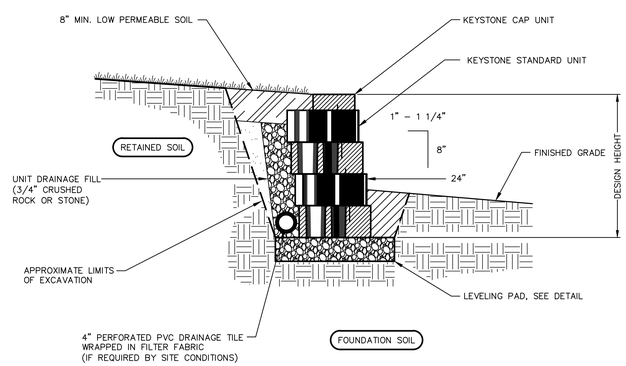
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER FLAT INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. HEAVY DUTY RECTANGULAR STORMWATER CURB INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
3. ALL CASTINGS LOCATED IN THE CITY RIGHT-OF-WAY SHALL BE DOMESTICALLY MADE.

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

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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

From: [redacted]
To: Mercedes Perez; [redacted]
Subject: 393 Fishkill Ave, LLC; 397 Fishkill Ave LLC; 7 Conklin St, LLC Property Development
Date: Saturday, July 11, 2026 6:34:51 PM

Hello Ms Perez--

Please forward this email to members of the Planning and Zoning Boards. Thank You!!

Hello Planning Board and Zoning Board Members--

My name is Drew DiCastro and I live at 21 Conklin St. I will be away while the Planning and Zoning Boards meet and would like to share my opinions, concerns and perspective. My property adjoins the above development. I have lived at this location for over 65 years. I was against the 3 story project and I am against this amended proposal and variance requests.

I would like to start with a few questions. Why doesn't the owner/developer just renovate the existing buildings? If he must knock down and build new, why not 1 floor of commercial with 1 floor of apartments above? The answer is easy; money. He wants the biggest bang and quickest return on his investment. I can't blame him. Some investments are good, some are not, none are guaranteed. If this project goes through, his quality of life will improve greatly.

Because he wants to make as large a profit as possible, he will charge a hefty price for rent. People that live and work in the Mid Hudson Valley area, with a local paycheck, will find it difficult to afford these rents. However, people who live and work in Westchester, Rockland and NYC, with those paychecks, will have an easier time affording these rents. They would be moving to a less congested, less populated area with less traffic, light and noise pollution, so their quality of life would also improve greatly.

And then we have my neighbors and I. My parents before me and I have paid our City of Beacon and Beacon City School District taxes, on time, faithfully, every year for 65 years. When the hospital closed, we stayed and paid our taxes. When the factories, like Nabisco, Doral Hat, Braendly Dye, Green Fan and 3 Star Anodizing closed, we stayed and paid our taxes. When Main St was mostly boarded up, derelict buildings, we stayed and paid our taxes. When the carnival came to the city and left early, vowing never to return because of the race riots and shooting, we stayed and paid our taxes. If this project goes forward, what will happen to our quality of life? It most certainly will NOT improve. So I guess the real question is; who is more important to the City of Beacon? The owner/developer who doesn't live next to this project? The renters who are moving into Beacon from outside areas? Or the loyal, tax paying residents of Beacon?

I'm not sure of the reasoning for the owner/developer to now request a 4th floor, but if it is anything other than simple greed, like the financing company requires it, I have a question. Why has the house at 7 Conklin St been vacant for over 2 years? This is a 3 bedroom, 2 1/2 bath house and a basement apartment. He could easily rent both and receive $3500 a month. For 30 months, that would be a gross of over $100,000. That money could have been used to offset expenses or needing less financing from a lender. Is he purposely NOT renting it, so that he is needing specific financing and the lender is requiring a 4th floor??

Another point I would like to make is regarding traffic studies. They are based on vehicular

traffic only. I have sat, for up to 7 minutes, trying to get onto Fishkill Ave from Conklin St. Not just because of vehicles, but also bicyclists, wheelchairs and walkers. Some of the residents of Hedgewood are so overly medicated, they don't even realize they are holding up traffic as they inch across Conklin St. Now we want to add more vehicles to the mix? That is definitely not going to improve anyone's quality of life. Keep in mind, all of the residents of Conklin, the vast majority of Mead (because most of it is one-way), a good portion of DeSoto and even a few from Townsend all exit our little development from Conklin onto Fishkill Ave. We do NOT need to add more cars to this.

Also, from the City line to Delavan Ave there is only 1 building that has a full 3 stories, Hedgewood and that is NOT directly on Fishkill Ave; it is hidden behind trees. From Delavan to Main St, there is only 1 building that has a full 3 stories, Hamilton Fish Plaza and that is set back from Fishkill Ave at least 20 feet. There are 2 buildings, 152 and 334 Fishkill Ave that have a 3rd floor but they have a mansard roof, meaning that floor is part of the roof. I think the City would be setting a dangerous precedent for future development. Is this really what the City wants people to see as they enter our small, rural City? Is the City actively trying to change the small, hometown feel of Beacon?

Lastly, I would like to point out that my understanding is that this property is zoned Mixed Used. I think that means Commercial on the lower level and Residential above. What kind of Commercial? Retail? Restaurant? Professional Office space? Are there limits? Are there going to be any kind of DELIVERIES? Where would that delivery truck park? Not on Fishkill Ave - you can not have a main thoroughfare with just one lane. Not on the sidewalk - forcing pedestrians onto the roadway. Not in the parking lot that is full of cars and not easily or quickly exited from. So the answer would be Conklin St. If a delivery truck is parked, blocking one lane, and there are cars and a school bus waiting to get out onto Fishkill Ave, where is an Emergency Vehicle supposed to go? If we need a Police Officer, Ambulance or Fire Personnel, we need them immediately. A few seconds could be the difference between Life and Death. I do NOT want them to honk their horn, flash their lights, blow their siren and then decide to continue on Fishkill Ave to Townsend St and come up Mead or DeSoto. This project will in NO way negatively impact the lives of the people on the Planning Board, Zoning Board, the owner/developer or the renters. It will have a direct negative impact on the lives of the residents of Conklin, Mead, DeSoto and Townsend in a few different ways.

Thank You for allowing me to voice my opinion, concerns and perspective. I hope you hear my message.

Thank You

Drew A DiCastro
[redacted]

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

August 31, 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 Amended Site Plan:

- Cover letter dated August 26, 2026, from Cuddy & Feder, LLP.
- Copy of Zoning Board of Appeals Resolution dated August 25, 2026.
- Correspondence dated August 26, 2026, from Aryeh Siegel, Architect.
- Plan set titled "Amended Site Plan Application - 397 Fishkill Avenue" consisting of the following plans:
  - Sheet 1 of 8 titled "Site Plan", with the latest revision date of August 26, 2026, as prepared by Aryeh Siegel, Architect.
  - Sheet 2 of 8 titled "Building Plans", with the latest revision date of August 26, 2026, as prepared by Aryeh Siegel, Architect.
  - Sheet 3 of 8 titled "Landscape & Lighting Plan", with the latest revision date of August 26, 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, 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. Since the applicant last appearance before the Planning Board in May of this year, the applicant received variances for the height of the proposed retaining wall system as well as the overall height of the building from the Zoning Board of Appeals on August 18th, 2026.

At this time the applicant's architect has updated the plans to reflect architectural concerns raised by the Planning Board at their May meeting. Based upon the review of the submitted documents and plans, we offer the following comments:

1. The note section below the "Bulk Zoning" table shall also reflect the issuance of the variance for the retaining wall height.

2. Pipe rail detail on Sheet 1 of 8 shall reflect the depth of bury required for the rail posts within the concrete sidewalk.

3. The dimensions provided on the elevation views on Sheet 2 of 8, as well as any callouts or notes, shall be fully legible. At present, several of the dimensions are hidden within the various hatching. The dimensions shall also be provided at a larger scale so that they are easily legible.

This completes our review at this time. Further comments may be forth coming based upon 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, D.P.C.

John Russo, P.E.

Cc: Natalie Quinn, Planner
Jennifer Gray, Esq.
Bryan Murphy, Building Inspector

City of Beacon Planning Board Agenda
09/09/2026

Title:

Continue public hearing and continue review of application for Amended Site Plan Approval, Edgewater Place, Residential, submitted by Scenic Beacon Developments, LLC.

ATTACHMENTS

Edgewater PB 9.9.26 Supplemental Submission Cvr Ltr.pdf

Edgewater PB 9.9.26 Exhibit A - Response Memo by HLD 8.26.26.pdf

Edgewater PB 9.9.26 Exhibit B - Parking Data from Weber Projects LLP 8.25.26.pdf

Edgewater PB 9.9.26 Exhibit C - Alternate Trash Enclosure Exhibit by HLD 8.21.26.pdf

Edgewater PB 9.9.26 Exhibit D - Landscape Exhibit by HLD 8-26-26.pdf

Edgewater PB 9.9.26 Amended Plan - Sheets 1, 6 ,11 by HLD rev 8.26.26.pdf

Lanc & Tully Edgewater 08-31-26.pdf

CUDDY +FEDER LLP

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Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Taylor M. Palmer
tpalmer@cuddyfeder.com

August 26, 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: Scenic Beacon Developments, LLC – Application for Amended Site Plan Approval
Supplemental Submission
Property: Edgewater Place, Beacon, New York 12508
Tax Parcel IDs: 5955-19-590022, 5955-19-604016 & 5955-19-588001

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Scenic Beacon Developments, LLC (the "Applicant"), the owner of the above-referenced Property, we respectfully submit this letter and the referenced enclosures in furtherance of an Application for Amended Site Plan Approval (the "Application") relating to the Applicant's previously approved Edgewater project. The Application involves the proposed addition of two (2) dwelling units and nine (9) bedrooms, along with certain revisions to the off-street parking facilities (the "Amended Project").

PROCEDURAL UPDATES FOR THE AMENDED PROJECT AND ADDITIONAL MATERIALS:

As this Board is aware, at the August 11, 2026 Planning Board meeting, the Board opened and continued the public hearing and authorized the City Attorney to draft approval documents for consideration at the September meeting. Since then, the Applicant appeared before the City Council on August 17, 2026 in connection with the pending amended Special Use Permit Application, at which time the Council opened and closed the public hearing on that Application and authorized the City Attorney to draft approval documents for consideration at the September meeting.

Additionally, the Applicant revised the enclosed plan set to respond to comments provided by this Board and those contained in the City Planning, Engineering, and Traffic Consultants' recent comment memoranda. Point-by-point responses to these memoranda as prepared by Hudson Land Design is enclosed as **Exhibit A**, along with corresponding parking data and an illustrative exhibit depicting trash enclosure locations in **Exhibit B** and **Exhibit C**, respectively. A landscaping exhibit detailing the current landscape conditions on the Property has been prepared in response to comments from the Planning Board and is enclosed as **Exhibit D**.

ENCLOSURES:

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

Exhibit A: Response to Comments Memorandum prepared by Hudson Land Design, dated August 26, 2026 providing responses to City Engineering Consultant Lanc & Tully's memorandum dated August 7, 2026, City Planning Consultant KARC Planning Consultant memorandum dated August 10, 2026, and City Traffic Consultant Creighton Manning memorandum dated August 10, 2026;

Exhibit B: Parking data correspondence from Weber Projects LLP dated August 25, 2026;

Exhibit C: Alternate Trash Enclosure Exhibit prepared by Hudson Land Design dated August 21, 2026; and

Exhibit D: Landscaping Exhibit prepared by Hudson Land Design dated August 26, 2026.

As noted above, please also find four (4) copies of the updated Site Plan Sheets 1, 6, and 11 titled "Amended Site Plan – Edgewater" and "Amended Grading & Utility Plan – Edgewater" prepared by Hudson Land Design Professional Engineering, P.C. last revised August 26, 2026.

CONCLUSION:

The Applicant looks forward to appearing before the Board on September 9, 2026, at which time the Applicant respectfully requests that the Board consider closing the public hearing and approving the Application for the Amended Project. In the meantime, should the Planning Board or City Staff have any questions, please do not hesitate to contact me.

Thank you in advance for your consideration.

Very truly yours,

Taylor M. Palmer
Enclosures
cc: Bryan Murphy, City Building Inspector
Jennifer L. Gray, Esq., Planning Board Attorney
John Russo, P.E., Planning Board Engineer
Natalie Quinn, Planning Board Planner
City of Beacon City Council
Michael A. Bodendorf, P.E., Hudson Land Design Professional Engineering, P.C.
Richard D'Andrea, PE, PTEO, Colliers

HUDSON LAND DESIGN

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
13 Chambers Street, Newburgh, New York 12550
Phone: 845-440-6926
www.HudsonLandDesign.com

August 26, 2026

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

Re: Edgewater Amended Site Plan
Tax ID 5954-25-566983, 574979, 582985, & 5955-19-590022
City of Beacon, New York

Dear Chairman Gunn:

On behalf of the Applicant for the above referenced project, the site plans have been revised in response to Lanc & Tully's July 10, 2026, comment letter and KARC's July 14, 2026, comment memorandum. Below are point-by-point responses to the comments received.

Lanc & Tully August 7, 2026 Comment Letter

General Comments

1. *The "Site Plan" sheet is numbered as Sheet 6 of 16, whereas the original sheet from the plan set regarding the floor plans is also numbered as Sheet 6 of 16. We believe that the "Site Plan" sheet should be renumbered as* ***Sheet 1 of 16*** *to correspond with the original plan set for the project.*

   Response: The sheet has been renumbered to Sheet 1 of 16.

2. *Although the Typical Floor Plan sheet (Sheet 6 of 16) was submitted, this plan should be revised to reflect the total number of units and bedrooms in each building as currently exists, the building constructed, and as proposed for Buildings 1, 2, 3, and 4.*

   Response: A revised Sheet 6 of 16 from Aryeh Siegel is included with this submission.

3. *It is recommended that additional shrubbery be installed along the east side of the parking lot expansion near Bank Street to reduce lighting from vehicles shining into the house located on the easterly side of Bank Street at the intersection.*

   Response: Eight Inkberry shrubs are proposed along the northeast curbline where vehicle lights can shine into neighboring windows. Previously proposed Thuja Green Giant trees in this area have been adjusted to be planted at 10' centers to strengthen the screening. Additional Thuja Green Giants have been added at 10' O.C. around the north side of the parking area to further screen the parking area and trash enclosure.

4. *The full details for the trash enclosure shall be provided on the plan to reflect the actual structure to be constructed, as the proposed enclosures shown on the plan are different than as shown on the original approved plans for the project.*

   Response: The trash enclosure detail has been updated to reflect the trash enclosures that have been constructed on the site.

SWPPP Comments

1. *The changes in design properly address both Water Quality volume and Runoff Reduction volumes. Additionally, stormwater attenuation requirements remain addressed for the site. Therefore, this office takes no exceptions to the proposed amendments to the Stormwater Pollution Prevention Plan (SWPPP).*

   Response: Comment acknowledged.

KARC August 10, 2026 Comment Memorandum

1. ***Parking Requirement.*** *The proposed amendment reduces the total parking supply from 329 to 321 spaces while increasing the development from 246 to 248 dwelling units and from 350 to 359 bedrooms. Although the proposed parking supply complies with the City's current parking regulations, the Planning Board retains discretion to determine whether the proposed parking supply is appropriate for this development. With 106 dwelling units currently occupied, the applicant should provide available parking utilization data or other information regarding actual parking demand within the development to assist the Board in evaluating the proposed reduction in approved parking with an increase in unit and bedroom count.* ***The applicant provided verbal information regarding parking utilization at the July Planning Board meeting, however, no supporting information was included in the current submission.***

   Response: Additional parking utilization data from Edgewater and other sites is provided with this submission.

2. ***Landscape Screening of Relocated Trash Enclosure.*** *The revised plan adds four (4) evergreen trees to screen the trash enclosure, which has been relocated immediately adjacent to the proposed sidewalk along Tompkins Avenue. The* ***applicant*** *should provide the proposed species, size, and spacing of the evergreen plantings to demonstrate that adequate year-round screening will be provided. The Planning Board may also wish to consider whether an alternative location*

further internal to the site would reduce the enclosure's visibility from the public right-of-way.

Response: Additional evergreen tree and shrub screening has been added to the plans, including the proposed species, planting sizes, and spacing. An exhibit depicting an alternate trash enclosure location has also been provided for review. While feasible, the alternate location would require the removal of three (3) parking spaces, additional land disturbance within an area of moderate slope, and construction of a retaining wall along the rear of the enclosure. The currently proposed location would allow two (2) parking spaces to be maintained in the same general area, resulting in a net loss of one (1) parking space.

From an operational perspective, placement of the trash enclosure at the alternate location would require the garbage collection vehicle to block both vehicular and pedestrian circulation through the intersection during waste collection activities. At the currently proposed location, the collection vehicle would only temporarily occupy and restrict access to the adjacent twelve (12) parking spaces while servicing the enclosure, without obstructing the site's primary circulation routes.

The currently proposed location also avoids the need for excessive earthwork, slope disturbance, and retaining wall construction. To further mitigate visual impacts, additional evergreen screening has been incorporated between the trash enclosure and the City right-of-way. Based on these considerations, the currently proposed trash enclosure location provides the most practical and least impactful design solution for the site.

Creighton Manning August 10, 2026 Comment Letter

General Comments

1. *The project proposes an increase of two (2) studio apartments over what was previously approved - 246 units - for a total of 248 units. ITE suggests a parking demand of 290 to 315 spaces depending on weekday and weekend period, and assuming the units are 2+-bedroom. Studio/1-bedroom units typically demand about 25-30% fewer spaces than 2+ bedroom units. Surface and underbuilding spaces total 321 proposed spaces. This suggests that the provided parking will meet or exceed ITE projected parking demand.*

   Response: Comment acknowledged.

2. *As it relates to local parking demand, the parking study notes that the "applicant's recent experience at the Edgewater site as well as their experience at other locations in the city, the Applicant has identified a need for a parking ratio of 1.25 spaces per unit at the site…" The applicant should elaborate on that statement. What is the existing parking demand of the occupied units at Edgewater, and/or elsewhere in the city?.*

   Response: See response to KARC comment #1.

3. *Under the new parking regulations, the proposed parking falls between the minimum (1 space per unit) and the maximum (3 spaces per unit) with a proposed 1.29 spaces provided per unit.*

Response: Comment acknowledged.

We look forward to discussing this proposal with you at your September Planning Board meeting. Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Weber Projects, LLC
Cuddy & Feder, LLP
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD File)

August 25, 2026

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

RE: Edgewater Project – Parking Information

Dear Chairman Gunn and Members of the Planning Board,

Pursuant to our discussion at the August 11, 2026 Planning Board meeting and the recent comments issued by the Board's planning and traffic consultants, I am enclosing parking data for Phase 1 of the Edgewater project, which includes Buildings 5, 6, and 7. These Buildings have been completed and are fully occupied.

The parking data informed the pending request for revisions to the parking facilities on the Edgewater site. The enclosed table shows that the current average vehicles per unit for Phase I is approximately 1.27 inclusive of visitor parking spaces. The proposed parking count for the entire property (321 spaces for a total of 248 units) is 1.29 inclusive of visitor parking spaces. This amount provides leeway for potential minor increases in parking needs.

Sincerely,

Rodney Weber

PARKING DATA BY PROPERTY

EDGEWATER - PHASE 1

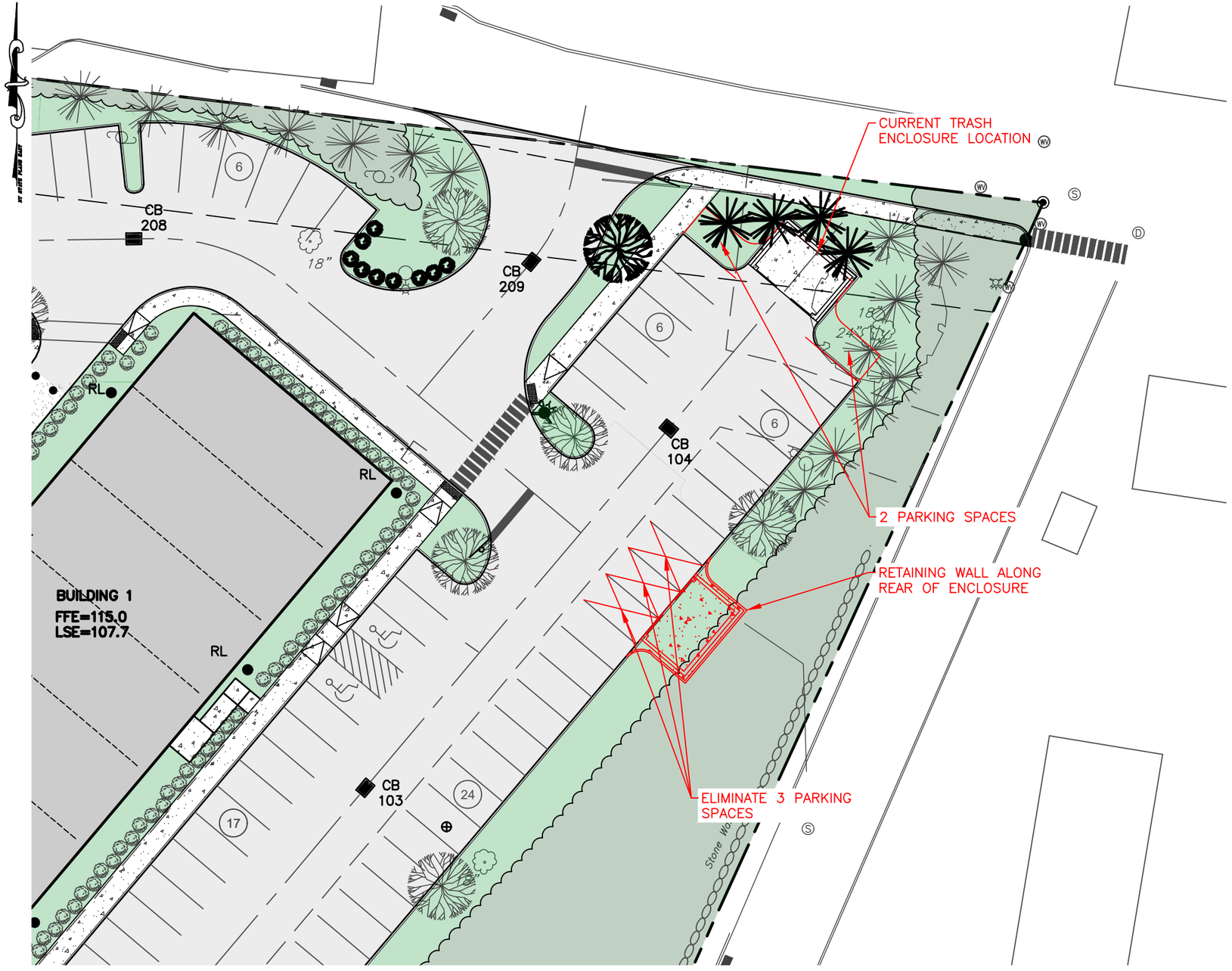
BUILDING	UNITS	RESIDENT VEHICLES	VISITOR PARKING	TOTAL VEHICLES	AVG. VEHICLES PER UNIT
18 Edgewater (Building No. 7)	35	41	3	44	1.26
24 Edgewater (Building No. 6)	36	43	3	46	1.28
30 Edgewater (Building No. 5)	35	42	3	45	1.29
EDGEWATER COMBINED	**106**	**126**	**9**	**135**	**1.27**

Edgewater combined average: 135 total vehicles ÷ 106 units = 1.27 vehicles/unit.

OTHER PROPERTIES

BUILDING	UNITS	RESIDENT VEHICLES	VISITOR PARKING	TOTAL VEHICLES	AVG. VEHICLES PER UNIT
7 Creek Drive	46	54	0	54	1.17
25 Creek Drive	8	11	0	11	1.38
11 Creek Drive	6	8	0	8	1.33
25 East Main Street	4	6	0	6	1.50
2 South Street	5	6	0	6	1.20
OTHER PROPERTIES COMBINED	**69**	**85**	**0**	**85**	**1.23**

Other properties combined average: 85 total vehicles ÷ 69 units = 1.23 vehicles/unit.



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.

DRAWN BY: MAB	CHECKED BY: CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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

ALTERNATE TRASH ENCLOSURE EXHIBIT

EDGEWATER

15-30 EDGEWATER PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955-19-590022

JOB #:	2016:015
DATE:	8/21/2026
SCALE:	1" = 30'
TITLE:	EXHIBIT
SHEET:	1 OF 1

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

POLLINATOR PARK PLANT LIST:

WILDFLOWERS AND GRASSES:
PANICUM VIRGATUM
LITTLE BLUESTEM
HELIOPSIS
LIATRIS SPICATA
EARLY GOLDENROD
GRAY GOLDENROD
WRINKLELEAF GOLDENROD
BLACKEYED SUSAN
BROWNEYED SUSAN
NARROWLEAF MOUNTAINMINT
HOARY MOUNTAINMINT
FOXGLOVE
WILD BERGAMOT
FOXGLOVE
WILD BERGAMOT
BLAZING STAR
OXEYE SUNFLOWER
CREEPING FESCUE
INDIAN GRASS
BOTTLEBRUSH GRASS
ZIGZAG ASTER
HEATH ASTER
BIGLEAF ASTER
VIRGINIA WILD RYE
CANADIAN WILD RYE
SIDEOATS GRAMA GRASS
GOLDEN ALEXANDER
NEW YORK ASTER
NEW ENGLAND ASTER
ORANGE BUTTERFLY WEED
PURPLE CONEFLOWER
BEER TONGUE GRASS
EASTERN COLUMBINE
AUTUMN BENTGRASS
BLUE FALSE INDIGO
ECO GRASS
COREOPSIS TINCTORIA
PARTRIDGE PEA

TREES AND SHRUBS:
SERVICEBERRY
ARBORVITAE
HAWTHORNE
VIRGINIA ROSE
VIRGINIA ROSE

SCHEDULE OF REGULATIONS (RD–1.7 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	PROVIDED
LOT AREA:	5,000 SQFT MIN.	±523,155 SQFT
LOT WIDTH:	50 FEET MINIMUM	±920 FEET
LOT DEPTH:	100 FEET MINIMUM	±869 FEET
YARD SETBACKS (RESIDENTIAL USE):		
FRONT YARD:	30 FEET MINIMUM	±252 FEET
SIDE YARD:	20 FEET MINIMUM	±39 FEET
REAR YARD:	25 FEET MINIMUM	±55 FEET
MIN. DIST. B/T BUILDINGS	30 FEET MINIMUM	±25 FT AVG., 12 FT MIN.
MAX. BUILDING HEIGHT:	55 FT, 4.5 STORIES	VARIES, 5 STORIES MAX.
MAX. BUILDING COVERAGE:	25% MAX.	±12%
MAX. UNITS/BUILDING:	36 MAX.	VARIES
LOT AREA/DU	1,700 SF/DU = 242 + 10 BONUS UNITS[1]	248 INCLUDING 25 BMR UNITS

NOTES:
[1]252 TOTAL UNITS (INCLUDING 10 BONUS UNITS PER § 223.41.10.M) AFTER DEDUCTING ENVIRONMENTAL CONSTRAINTS AS DEFINED IN § 223–63 – "ANY LOT AREA COVERED BY SURFACE WATER, WITHIN A FEDERAL REGULATORY FLOODWAY, WITHIN A STATE OR FEDERALLY REGULATED WETLAND, OR WITH EXISTING PREDEVELOPMENT VERY STEEP SLOPES OF 25% OR MORE AS DEFINED IN § 223–63"
[2]SEE PREVIOUSLY APPROVED VARIANCE NOTES.

OWNER/APPLICANT INFORMATION:

SCENIC BEACON DEVELOPMENTS, LLC
28 CREEK DRIVE
BEACON, NY 12508

ZONING SUMMARY:

ZONING DISTRICT: RD 1.7
TAX MAP NO.: 5955–19–590022 = 10.40 ACRES (HOA PARCEL)
5955–19–615029 = 0.23 ACRES (BUILDING 1)
5955–19–604016 = 0.23 ACRES (BUILDING 2)
5955–19–588001 = 0.46 ACRES (BUILDING 3 & 4)
5955–19–579035 = 0.19 ACRES (BUILDING 5)
5955–19–570022 = 0.23 ACRES (BUILDING 6)
5955–19–561009 = 0.19 ACRES (BUILDING 7)
TOTAL LAND AREA = 12.009 ACRES OR 523,155 SQFT
LANDS UNDERWATER = 10.035 ACRES OR 437,113 SQFT
(UNDERWATER LANDS ARE NOT INCLUDED IN THIS APPLICATION)

LOT AREA: 12,009 ACRES (523,155 SQFT)
BUILDING FOOTPRINT: 69,960 SQUARE FEET
BUILDING AREA: 286,840 SQUARE FEET
HISTORICAL OVERLAY: NO
PARKING OVERLAY DISTRICT: NO
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL

LEGEND:

- EXISTING ROOF LEADER LOCATION
- SEWER MANHOLE
- UNKNOWN MANHOLE
- GUY WIRE ANCHOR
- UTILITY POLE
- ELECTRIC BOX
- HYDRANT
- WATER VALVE
- ROUND DROP INLET
- ELECTRIC METER
- UTILITY POLE WITH LIGHT
- COMMUNICATION BOX
- OVERHEAD WIRES
- FENCE
- DROP INLET
- GAS METER
- LAMP
- UNKNOWN VALVE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING WATER EDGE
- PROPOSED EASEMENT LINE
- PROPOSED CATCH BASIN WITH INLET PROTECTION
- PROPOSED CLEANOUT
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED CLEANOUT
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- UTILITY CROSSING LOCATION
- PROPOSED ROOF LEADER LOCATION
- PROPOSED WATER SHUT–OFF VALVE
- PREVIOUSLY APPROVED LAND BANKED PARKING SPACE ELIMINATED
- PROPOSED ADDITIONAL CONSTRUCTED PARKING SPACES

RED: ROSA CAROLINA, SERVICEBERRY, ARBORVITAE, NATIVE MEADOW MIX & GRASSES — 100+ PLANTS, INCLUDING VIRGINIA CREEPER.

PINK: THOUSANDS OF WILDFLOWERS AND NATIVE PLANTS, INCLUDING VIRGINIA CREEPER.

GREEN: NATIVE DETENTION AREA MIX — THOUSANDS OF PLANTS, INCLUDING CATALPA AND SUMAC.

PURPLE: 43 DARK AMERICAN ARBORVITAE TREES AND NATIVE SHORT MEADOW MIX.

ORANGE: GREEN ROOF — SEDUMS.

BLUE: SHADY STEEP SLOPE MIX.

PROPOSED SNOW STORAGE AREA
PROPOSED REMOVABLE BOLLARDS
EXISTING WOODLANDS TO REMAIN – REMOVE DAMAGED, DEAD, AND DISEASED TREES DURING THE TREE CLEARING PERIOD WHICH IS BETWEEN OCTOBER 1ST AND MARCH 31ST (TYPICAL).
PROPOSED 9 INKBERRY SHRUBS – SEE LANDSCAPING NOTES ON THIS SHEET
ORIGINALLY APPROVED TYPE M LIGHT FIXTURE TO BE MOVED 3' SOUTH FROM APPROVED LOCATION – SEE LIGHTING NOTES ON THIS SHEET
PROPOSED ACCESSIBLE CURB RAMP (TYP.)
PREVIOUSLY APPROVED LAND BANK PARKING AREA A CONSTRUCTED WITH 12 PAVED PARKING SPACES WITH ONE SPACE ON THE SOUTH SIDE
PROPOSED OUTLET CONTROL STRUCTURE 2
PROPOSED BIORETENTION AREA 2
PROPOSED TRASH ENCLOSURE LOCATION
BIKE STORAGE AND CHARGING
POLLINATING PARK IN PLACE OF PREVIOUSLY APPROVED LAND BANK PARKING AREA B
PROPOSED REMOVABLE BOLLARDS
4 ADDITIONAL EVERGREEN TREES SEE LANDSCAPE NOTES ON THIS SHEET
PROPOSED RE–LOCATED WASHINGTON HAWTHORNE– SEE LANDSCAPING NOTES ON THIS SHEET
PROPOSED RE–LOCATED TRASH ENCLOSURE
12 ADDITIONAL PAVED PARKING SPACES
PROPOSED GUIDERAIL BEHIND CONCRETE CURB – DESIGN BY OTHERS
PROPOSED OUTLET CONTROL STRUCTURE 1
NOTE: PROVIDE APPROXIMATELY 10' WIDE AREA AT PERIMETER OF DEVELOPED AREA FOR POTENTIAL RE–FORESTATION IF NECESSARY DUE TO CONSTRUCTION OPERATIONS. VERIFY EXTENT OF REQUIRED PLANTING IN THE FIELD (TYPICAL). RE–FORESTATION PLANTING TO INCLUDE BIRCH / BEECH / MAPLE SAPLINGS
ADA RAMP (TYP)
END CONC CURB AT ADA RAMP
ORIGINALLY APPROVED TYPE L LIGHT FIXTURE – SEE LIGHTING NOTES ON THIS SHEET
PROPOSED STOP SIGN AND STOP BAR (TYP)
PROPOSED BIORETENTION AREA 1
PROPOSED BIORETENTION AREA 1 EMERG. SPILLWAY
NOTE: TREES ADJACENT TO PARKING AREAS TO BE MINIMUM 3" CALIPER AT FOUR FEET FROM THE GROUND (TYPICAL).
PROPOSED SEWER MANHOLE (TYP)
PATH GENERALLY ADJACENT TO EDGE OF BLUFF – VERIFY EXACT LOCATION IN FIELD. PROVIDE FENCE AT DROP OFF
10"ø HDPE ROOF LEADER HEADER PIPE AT 1.0% SLOPE MIN. (TYP)
PROPOSED GATE VALVE (TYP)
NOTE: PROVIDE AREA AT PERIMETER OF DEVELOPED AREA FOR POTENTIAL RE–FORESTATION IF NECESSARY DUE TO CONSTRUCTION OPERATIONS. VERIFY EXTENT OF REQUIRED PLANTING IN THE FIELD (TYPICAL)
PROPOSED HYDRODYNAMIC PRE–TREATMENT UNIT (TYP)
PROPOSED RETAINING WALLS
PROPOSED FIRE HYDRANT (TYP)
PROPOSED TRASH ENCLOSURE LOCATION
PROPOSED 8"ø GATE VALVE
PROPOSED SNOW STORAGE AREA (TYP)
NOTE: PROTECT EXISTING TREES ON THIS SLOPE TO THE GREATEST EXTENT POSSIBLE. IF NOT POSSIBLE TO SAVE, PLANT NEW TREES IN SIMILAR LOCATIONS
EXISTING WOODLANDS TO REMAIN – REMOVE DAMAGED, DEAD, AND DISEASED TREES DURING THE TREE CLEARING PERIOD WHICH IS BETWEEN OCTOBER 1ST AND MARCH 31ST (TYPICAL).
PROPOSED CATCH BASIN (TYP)
PROPOSED TRASH ENCLOSURE LOCATION
UTILITY AND ACCESS EASEMENT TO THE CITY OF BEACON (TYP)
PROPOSED TREE LINE (TYP)
PROPOSED ADDITIONAL 15' HIGH TYPE L LIGHT FIXTURE
5 ADDITIONAL GRASS PAVER PARKING SPACES
PROPOSED SNOW STORAGE AREA
PROPOSED INFILTRATION BASIN 3
PROPOSED GUIDERAIL (TYP)
PROPOSED ROW LINE FOR BRANCH STREET WIDENING
PROPOSED BRANCH STREET WIDENING (25 FEET FACE OF CURB TO FACE OF CURB, WITH 5' SIDEWALK ADJACENT)
PROPOSED CATCH BASIN (TYP)
PROPOSED OUTLET CONTROL STRUCTURE 3
PROPOSED GUIDERAIL (TYP)
PROPOSED SPEED TABLE
COORDINATE UTILITY POLE AND GUY RELOCATION WITH THE RESPECTIVE UTILITY COMPANY
PROPOSED STOP SIGN AND STOP BAR
PROVIDE NEW DRIVEWAY APRON, AND MATCH ELEVATION OF PAVEMENT
EXISTING 20' EASEMENT TO BENEFIT N/F BOBBIT PARCEL FOR INGRESS/EGRESS
CROSS HATCHING REPRESENTS EXISTING PAVEMENT LIMITS (BRANCH STREET)

BUILDING 1 FFE=115.0 LSE=107.7
BUILDING 2 FFE=115.0 LSE=99.0 GFE=103.5
BUILDING 3 FFE=115.0 LSE=104.0 GFE=103.5
BUILDING 4 FFE=115.0 LSE=102.0 GFE=103.5
BUILDING 5 FFE=75.5 LSE=70.5
BUILDING 6 FFE=81.0 LSE=74.0
BUILDING 7 FFE=89.5 LSE=82.0
BUILDING 8 FFE=100.4 LSE=97.0

NY STATE PLANE EAST

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

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HUDSON LAND DESIGN

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

LANDSCAPE EXHIBIT

EDGEWATER

15–30 EDGEWATER PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955–19–590022

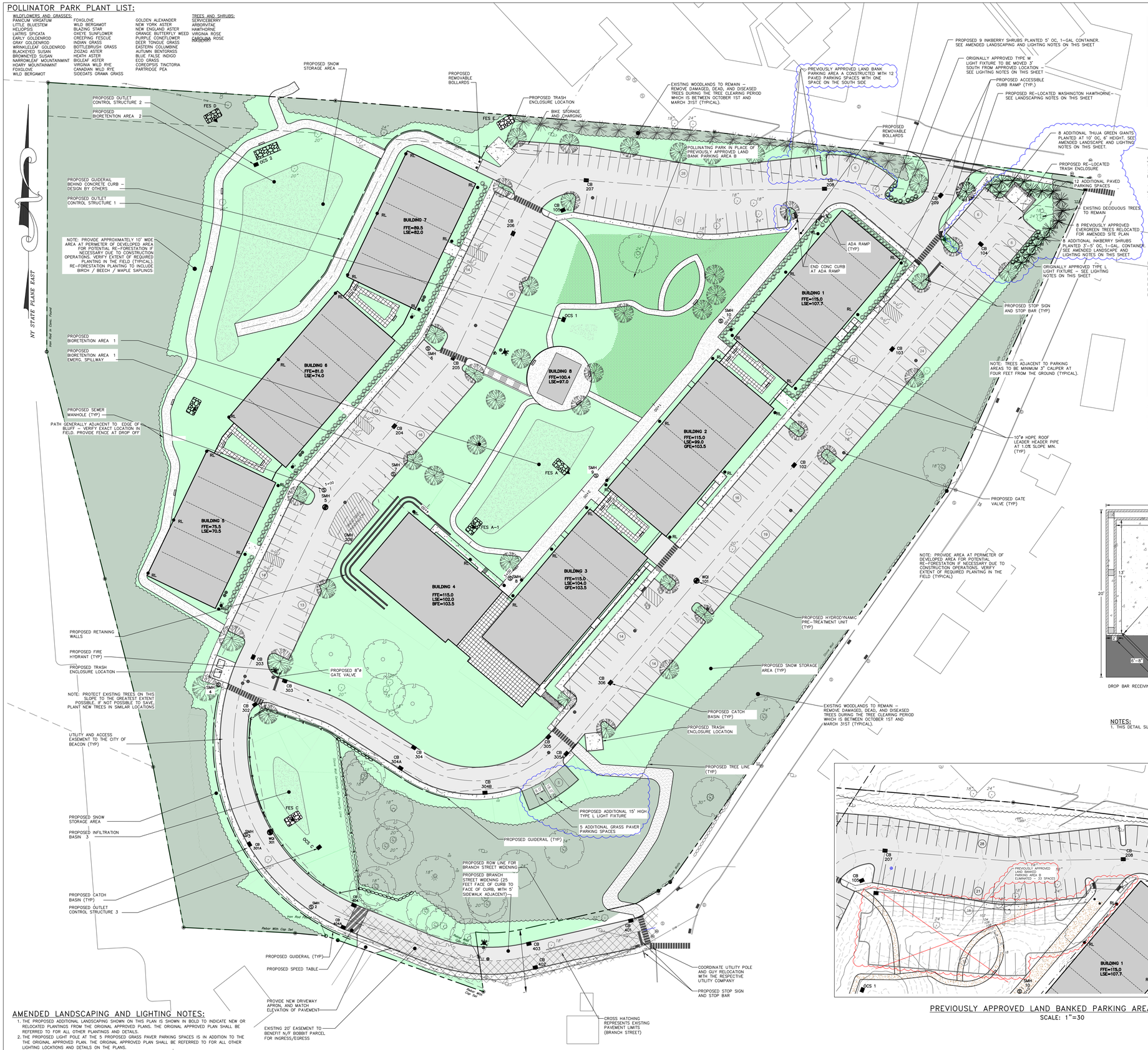
JOB #:	2016:015
DATE:	8/26/2026
SCALE:	1" = 30'
TITLE:	SP–1
SHEET:	1 OF 1

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

POLLINATOR PARK PLANT LIST:

WILDFLOWERS AND GRASSES:
PANICUM VIRGATUM
LITTLE BLUESTEM
HELIOPSIS
LIATRIS SPICATA
EARLY GOLDENROD
GRAY GOLDENROD
WRINKLELEAF GOLDENROD
BLACKEYED SUSAN
BROWNEYED SUSAN
NARROWLEAF MOUNTAINMINT
HOARY MOUNTAINMINT
SOLIDAGO
WILD BERGAMOT
FOXGLOVE
WILD BERGAMOT
BLAZING STAR
OXEYE SUNFLOWER
CREEPING FESCUE
INDIAN GRASS
BOTTLEBRUSH GRASS
ZIGZAG ASTER
HEATH ASTER
BIGLEAF ASTER
VIRGINIA WILD RYE
CANADIAN WILD RYE
SIDEOATS GRAMA GRASS
GOLDEN ALEXANDER
NEW YORK ASTER
NEW ENGLAND ASTER
ORANGE BUTTERFLY WEED
PURPLE CONEFLOWER
BEEN TONGUE GRASS
EASTERN COLUMBINE
AUTUMN BENTGRASS
BLUE FALSE INDIGO
ECO GRASS
CORDOPSIS TINCTORIA
PARTRIDGE PEA

TREES AND SHRUBS:
SERVICEBERRY
ARBORVITAE
HAWTHORNE
VIRGINIA ROSE
VIRGINIA ROSE
WINTERBERRY



SCHEDULE OF REGULATIONS (RD–1.7 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	PROVIDED
LOT AREA:	5,000 SQFT MIN.	±523,155 SQFT
LOT WIDTH:	50 FEET MINIMUM	±920 FEET
LOT DEPTH:	100 FEET MINIMUM	±869 FEET
YARD SETBACKS (RESIDENTIAL USE):		
FRONT YARD:	30 FEET MINIMUM	±252 FEET
SIDE YARD:	20 FEET MINIMUM	±39 FEET
REAR YARD:	25 FEET MINIMUM	±55 FEET
MIN. DIST. B/T BUILDINGS	30 FEET MINIMUM	±25 FT AVG., 12 FT MIN.
MAX. BUILDING HEIGHT:	55 FT. 4.5 STORIES	VARIES, 5 STORIES MAX.
MAX. BUILDING COVERAGE:	25% MAX.	±12%
MAX. UNITS/BUILDING:	36 MAX.	VARIES
LOT AREA/DU	1,700 SF/DU = 242 + 10 BONUS UNITS[1]	248 INCLUDING 25 BMR UNITS

NOTES:
[1]252 TOTAL UNITS (INCLUDING 10 BONUS UNITS PER § 223.41.10.M) AFTER DEDUCTING ENVIRONMENTAL CONSTRAINTS AS DEFINED IN § 223–63 – "ANY LOT AREA COVERED BY SURFACE WATER, WITHIN A FEDERAL REGULATORY FLOODWAY, WITHIN A STATE OR FEDERALLY REGULATED WETLAND, OR WITH EXISTING PREDEVELOPMENT VERY STEEP SLOPES OF 25% OR MORE AS DEFINED IN § 223–63"
[2]SEE PREVIOUSLY APPROVED VARIANCE NOTES.

OWNER/APPLICANT INFORMATION:

SCENIC BEACON DEVELOPMENTS, LLC
28 CREEK DRIVE
BEACON, NY 12508

ZONING SUMMARY:

ZONING DISTRICT: RD 1.7
TAX MAP NO.:
5955–19–590022 = 10.40 ACRES (HOA PARCEL)
5955–19–615029 = 0.23 ACRES (BUILDING 1)
5955–19–604016 = 0.23 ACRES (BUILDING 2)
5955–19–588001 = 0.46 ACRES (BUILDING 3 & 4)
5955–19–579035 = 0.19 ACRES (BUILDING 5)
5955–19–570022 = 0.23 ACRES (BUILDING 6)
5955–19–561009 = 0.19 ACRES (BUILDING 7)
TOTAL LAND AREA = 12.009 ACRES OR 523,155 SQFT
LANDS UNDERWATER = 10.035 ACRES OR 437,113 SQFT
(UNDERWATER LANDS ARE NOT INCLUDED IN THIS APPLICATION)

LOT AREA: 12,009 ACRES (523,155 SQFT)
BUILDING FOOTPRINT: 69,960 SQUARE FEET
BUILDING AREA: 286,840 SQUARE FEET
HISTORICAL OVERLAY: NO
PARKING OVERLAY DISTRICT: NO
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL

PARKING COMPLIANCE TABLE

USE & PARKING REQUIREMENTS	AREA/COUNT	PROPOSED PARKING REQUIREMENT
RESIDENTIAL: 1 MIN. TO 3 MAX. PER DWELLING UNIT	248 DWELLING UNITS	248 MIN. TO 744 MAX. PARKING SPACES
TOTAL REQUIRED PARKING SPACES		248 MIN. TO 744 MAX.
TOTAL PROPOSED PARKING SPACES		321 TOTAL PARKING SPACES (267) SURFACE SPACES (54) PODIUM SPACES

AMENDED SITE PLAN NOTES:

THE ORIGINAL APPROVED SITE PLAN INCLUDED 246 UNITS AND 350 BEDROOMS. ANY REFERENCES TO THESE AMOUNTS IN THE ORIGINAL APPROVED SITE PLAN SET IS HEREBY SUPERSEDED BY THIS AMENDED SITE PLAN SET.

ORIGINAL SITE PLAN APPROVAL REFERENCE:

1. REFERENCE IS HEREBY MADE TO APPROVED SITE PLAN SET ENTITLED "EDGEWATER", CONSISTING OF 16 SHEETS, DATED JANUARY 31, 2017, LAST REVISED APRIL 20, 2019, APPROVED BY THE CITY OF BEACON PLANNING BOARD ON SEPTEMBER 11, 2018 AND SIGNED BY THE PLANNING BOARD CHAIRMAN ON AUGUST 8, 2020;
2. REFER TO ORIGINAL APPROVED SITE PLAN FOR ADDITIONAL INFORMATION.

PREVIOUSLY APPROVED VARIANCE NOTES:

1. A VARIANCE TO EXCEED THE MAXIMUM NUMBER OF STORIES FROM 4½ STORIES TO 5 STORIES HAS BEEN GRANTED BY THE ZONING BOARD OF APPEALS FOR BUILDINGS 3, 4, AND 6. VARIANCE #2018–01, DATED JANUARY 17, 2018.
2. A VARIANCE TO EXCEED THE MAXIMUM NUMBER OF UNITS IN A BUILDING WAS GRANTED BY THE ZONING BOARD OF APPEALS FOR BUILDINGS 1, 2, 3, AND 6. VARIANCE #2018–01, DATED JANUARY 17, 2018.
3. A VARIANCE TO ALLOW LESS THAN 30 FEET BETWEEN BUILDINGS HAS BEEN GRANTED BY THE ZONING BOARD OF APPEALS. VARIANCE #2018–01, DATED JANUARY 17, 2018.

AMENDED PARKING NOTES:

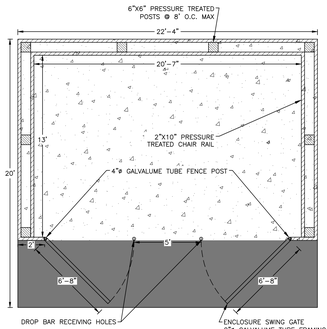
1. THE SITE PLAN WAS ORIGINALLY APPROVED WITH 238 SURFACES SPACES, 33 LAND BANKED PARKING SPACES LOCATED TO THE WEST OF BUILDING 1, 46 PODIUM SPACE BENEATH BUILDINGS 2 AND 3 AND 12 LAND BANKED SPACES ON THE NORTH SIDE OF THE NORTHERLY PARKING LOT FOR A TOTAL OF 329 SPACES.
2. THE AREA WHERE THE 33 APPROVED LAND BANKED SPACES IS SOLID BEDROCK AT AN ELEVATION APPROXIMATELY 17 FEET HIGHER THAN PROPOSED GRADE. THEREFORE, OTHER AREAS ON THE SITE HAVE BEEN IDENTIFIED FOR ADDITIONAL PARKING SPACES TO BE LOCATED.
3. TWENTY NINE ADDITIONAL (29) CONSTRUCTED SURFACE PARKING SPACES ARE PROPOSED, AND EIGHT (8) ADDITIONAL PODIUM PARKING SPACES ARE PROPOSED. THIS INCLUDES TWELVE (12) SURFACE SPACES IN THE GENERAL VICINITY OF THE LAND BANKED PARKING SPACES ON THE NORTH SIDE OF THE NORTHERLY PARKING LOT, TWELVE (12) SURFACE SPACES IN THE NORTHEAST CORNER OF THE EASTERLY PARKING LOT, AND FIVE (5) GRASS PAVER SPACES IN THE SOUTHEAST CORNER OF THE EASTERLY PARKING LOT. IN ADDITION TO EIGHT (8) NEW SUBSURFACE SPACES IN BUILDING 2 AND 3. THESE SPACES WILL BE CONSTRUCTED AND NOT LAND BANKED.
4. THE TOTAL PARKING SPACES PROVIDED ARE;

267 CONSTRUCTED SURFACE SPACES
+ 54 CONSTRUCTED PODIUM SPACES

321 TOTAL CONSTRUCTED PARKING SPACES

LEGEND:

EXISTING ROOF LEADER LOCATION
SEWER MANHOLE
UNKNOWN MANHOLE
GUY WIRE ANCHOR
UTILITY POLE
ELECTRIC BOX
HYDRANT
WATER VALVE
ROUND DROP INLET
ELECTRIC METER
UTILITY POLE WITH LIGHT
COMMUNICATION BOX
OVERHEAD WIRES
FENCE
DROP INLET
GAS METER
LAMP
UNKNOWN VALVE
EXISTING CATCH BASIN
EXISTING UTILITY POLE
EXISTING WATER EDGE
PROPOSED EASEMENT LINE
PROPOSED CATCH BASIN WITH INLET PROTECTION
PROPOSED CLEANOUT
PROPOSED HYDRANT
PROPOSED WATER VALVE
PROPOSED SANITARY MANHOLE
PROPOSED CLEANOUT
PROPOSED RETAINING WALL
PROPOSED FENCE
IMPERVIOUS SURFACE
PROPOSED RIP RAP
UTILITY CROSSING LOCATION
PROPOSED ROOF LEADER LOCATION
PROPOSED WATER SHUT–OFF VALVE
PREVIOUSLY APPROVED LAND BANKED PARKING SPACE ELIMINATED
PROPOSED ADDITIONAL CONSTRUCTED PARKING SPACES

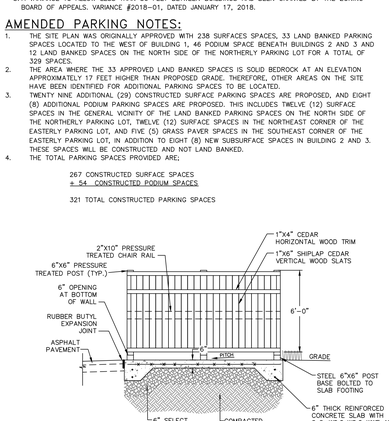


PLAN VIEW

NOTES:
1. THIS DETAIL SUPERCEDES THE DETAIL ON THE ORIGINAL APPROVED PLAN SET.

TRASH ENCLOSURE DETAIL
NOT TO SCALE

PREVIOUSLY APPROVED LAND BANKED PARKING AREA B DETAIL
SCALE: 1"=30



SECTION A–A

NOTES
1. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIN OR PAINT TO COMPLEMENT BUILDING.
2. PROVIDE A WELDED HEAVY DUTY HASP AND STAPLE WITH INTEGRAL DROP BAR AT GATE LEAFS. DROP BAR INTO CONCRETE WITH SLOTTED MUSHROOM CAP. GATE SHALL SWING OUT. PROVIDE STOPS AS NECESSARY TO PREVENT GATE FROM SWINGING INTO PARKING AREA.

TRASH ENCLOSURE DETAIL
NOT TO SCALE

AMENDED LANDSCAPING AND LIGHTING NOTES:

1. THE PROPOSED ADDITIONAL LANDSCAPING SHOWN ON THIS PLAN IS SHOWN IN BOLD TO INDICATE NEW OR RELOCATED PLANTINGS FROM THE ORIGINAL APPROVED PLANS. THE ORIGINAL APPROVED PLAN SHALL BE REFERRED TO FOR ALL OTHER PLANTINGS AND DETAILS.
2. THE PROPOSED LIGHT POLE AT THE 5 PROPOSED GRASS PAVER PARKING SPACES IS IN ADDITION TO THE THE ORIGINAL APPROVED PLAN. THE ORIGINAL APPROVED PLAN SHALL BE REFERRED TO FOR ALL OTHER LIGHTING LOCATIONS AND DETAILS ON THE PLANS.

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	7/28/26	AMENDED SITE PLAN APPLICATION	MAB				
2	8/26/26	PER PLANNING BOARD COMMENTS	MAB				

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

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SEAL

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

AMENDED SITE PLAN
EDGEWATER
15–30 EDGEWATER PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955–19–590022

JOB #:	2016:015
DATE:	JANUARY 31, 2017
SCALE:	1" = 30'
TITLE:	SP–1
SHEET:	1 OF 16

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	8/20/26	APARTMENT/BEDROOM COUNT CHANGE	

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

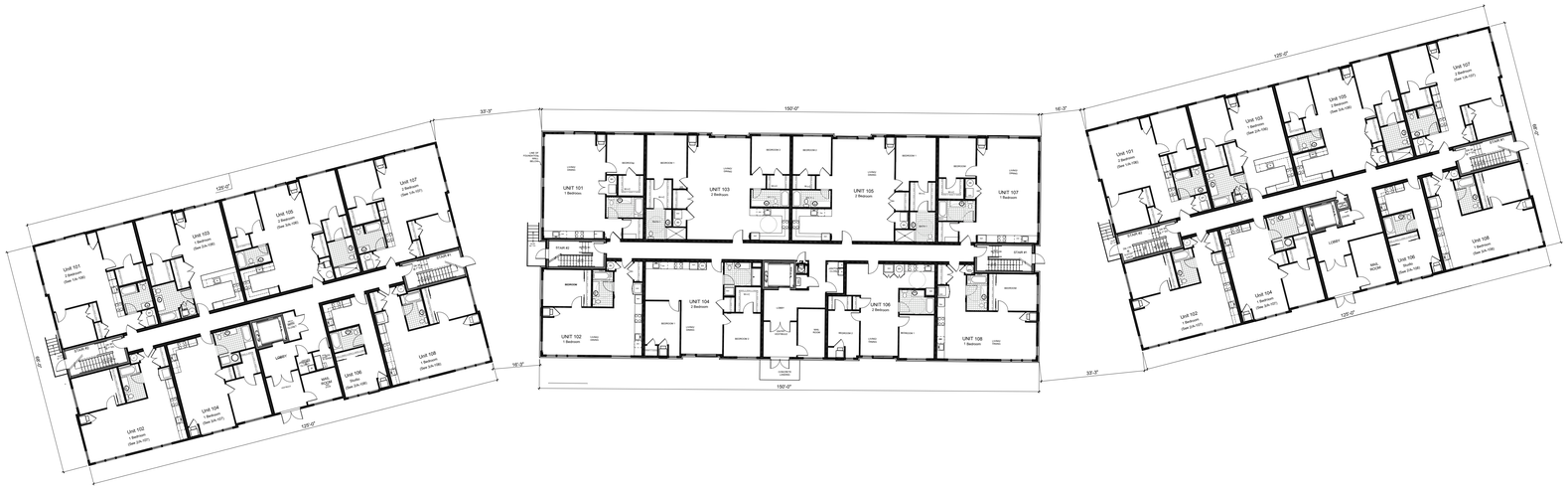
_____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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.



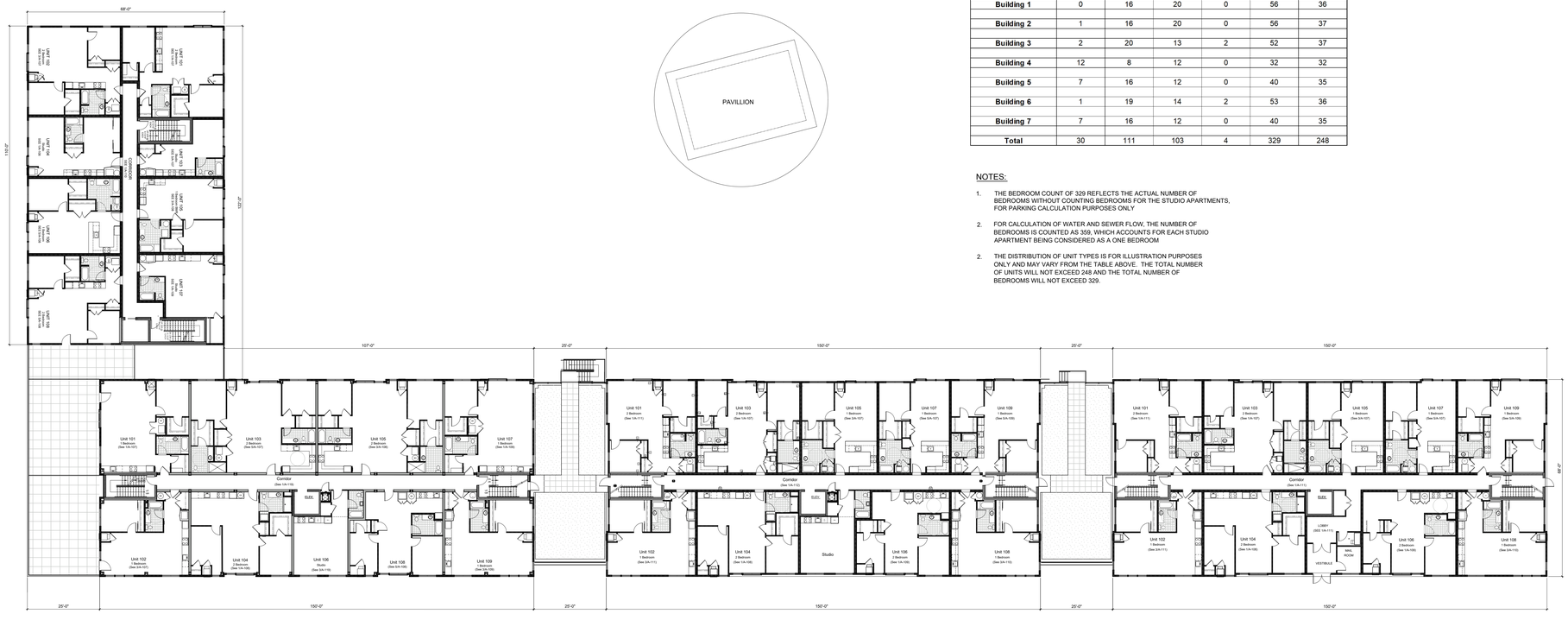
Edgewater Apartment Count						
Building #	Studio	One Bedroom	Two Bedroom	Three Bedroom	Total Bedrooms	Total Units
Building 1	0	16	20	0	56	36
Building 2	1	16	20	0	56	37
Building 3	2	20	13	2	52	37
Building 4	12	8	12	0	32	32
Building 5	7	16	12	0	40	35
Building 6	1	19	14	2	53	36
Building 7	7	16	12	0	40	35
Total	30	111	103	4	329	248

NOTES:

1. THE BEDROOM COUNT OF 329 REFLECTS THE ACTUAL NUMBER OF BEDROOMS WITHOUT COUNTING BEDROOMS FOR THE STUDIO APARTMENTS, FOR PARKING CALCULATION PURPOSES ONLY
2. FOR CALCULATION OF WATER AND SEWER FLOW, THE NUMBER OF BEDROOMS IS COUNTED AS 359, WHICH ACCOUNTS FOR EACH STUDIO APARTMENT BEING CONSIDERED AS A ONE BEDROOM
2. THE DISTRIBUTION OF UNIT TYPES IS FOR ILLUSTRATION PURPOSES ONLY AND MAY VARY FROM THE TABLE ABOVE. THE TOTAL NUMBER OF UNITS WILL NOT EXCEED 248 AND THE TOTAL NUMBER OF BEDROOMS WILL NOT EXCEED 329.

NOTE:

INTERIOR FLOOR PLANS ARE NOT PART OF THIS APPLICATION, AND ARE INCLUDED FOR ILLUSTRATION PURPOSES AND TO DEMONSTRATE THE TOTAL NUMBER OF UNITS AND BEDROOMS PROPOSED. THE FLOOR PLANS ARE SUBJECT TO CHANGE. WINDOW LOCATIONS MAY CHANGE TO CORRESPOND TO FINAL FLOOR PLAN LAYOUTS.



Typical Floor Plan

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

Typical Floor Plan

Sheet 6 of 16

Owner:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

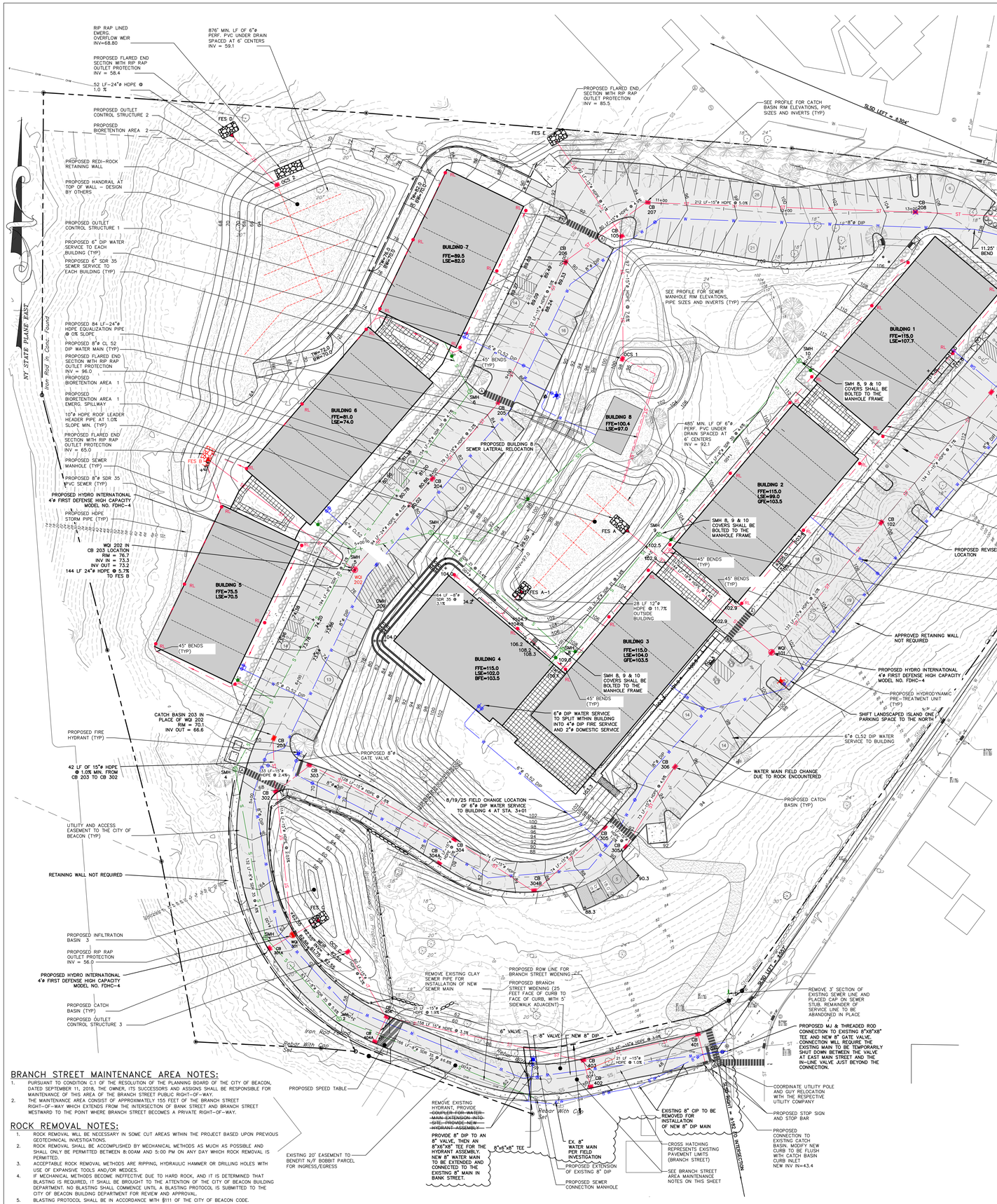
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

Surveyor:
TEC Land Surveying, P.C.
15C Tioronda Avenue
Beacon, New York 12508

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

Edgewater
Beacon, New York
Scale: 1/16" = 1'-0"
January 31, 2017



LEGEND:

- RL● EXISTING ROOF LEADER LOCATION
- SEWER MANHOLE
- UNKNOWN MANHOLE
- GUY WIRE ANCHOR
- UTILITY POLE
- ELECTRIC BOX
- HYDRANT
- WATER VALVE
- ROUND DROP INLET
- ELECTRIC METER
- UTILITY POLE WITH LIGHT
- COMMUNICATION BOX
- OVERHEAD WIRES
- FENCE
- DROP INLET
- GAS METER
- LAMP
- UNKNOWN VALVE
- EXISTING WATER EDGE
- PROPOSED EASEMENT LINE
- ■ CB 3 PROPOSED CATCH BASIN WITH INLET PROTECTION
- PROPOSED CLEANOUT
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED RETAINING WALL
- ST PROPOSED CULVERT
- PROPOSED UNDERDRAIN
- PROPOSED ROOF LEADER PIPE
- 121 PROPOSED MINOR CONTOUR
- 120 PROPOSED MAJOR CONTOUR
- +1120.5 PROPOSED SPOT ELEVATION
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- CO PROPOSED CLEANOUT
- S PROPOSED SEWER SERVICE LINE
- W PROPOSED WATER SUPPLY LINE
- PROPOSED FENCE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- UTILITY CROSSING LOCATION
- RL● PROPOSED ROOF LEADER LOCATION
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WATER SHUT-OFF VALVE

DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH STANDARD NOTES FOR PROJECTS W/CENTRAL WATER & SEWER

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

"NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", NYSDEC

"RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)."

"RECOMMENDED STANDARDS FOR WATER WORKS, (TEN STATES)."

"NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS."

"DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES."

"DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER."

THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES.

UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC EHSD BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION, NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHSD.

APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.

NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE SEWAGE COLLECTION SYSTEM.

ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE SEWAGE COLLECTION SYSTEM.

ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

THE DC EHSD SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DC EHSD.

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-1.22(D) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5).

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.

ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

THE RETAINING WALL/SLOPE STABILIZATION ON THIS SITE IS AN INTEGRAL PART OF THE WATER AND WASTEWATER COLLECTION SYSTEM APPROVAL AND MUST BE CONSTRUCTED PRIOR TO USE OF THE PROPOSED WATER MAINS AND SEWER COLLECTION SYSTEMS.

THE RETAINING WALLS/SLOPE STABILIZATION DETAILS SHOWN ON THESE PLANS ARE NOT CERTIFIED FOR STRUCTURAL INTEGRITY BY THE DCDHCH.

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.

HYDRODYNAMIC DEVICES:
THE VORTEX UNITS SHALL BE INSPECTED QUARTERLY DURING THE FIRST YEAR OF OPERATION. THE MANUFACTURER RECOMMENDS THAT THE CDS 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. THE UNITS SHALL BE CLEANED BY VACUUM TRUCK ONCE A YEAR (EXCEPT FOR THE FIRST YEAR WHERE MORE FREQUENT CLEANINGS MAY BE REQUIRED).

INFILTRATION BASIN:
THE INFILTRATION BASIN SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION. INFLOW PIPES, OUTLET STRUCTURES AND SPILLWAYS SHOULD ALSO BE INSPECTED FOR SEDIMENT AND DEBRIS MONTHLY. ANY ACCUMULATED SEDIMENT OR DEBRIS SHOULD BE REMOVED AS NECESSARY. PLANTINGS SHALL BE INSPECTED MONTHLY FOR HEIGHT, FERTILIZER, QUANTITY AND UNAUTHORIZED INVASIVE OR INAPPROPRIATE SPECIES. AFTER STORM EVENTS, THE INFILTRATION BASIN DEWATERING DURATION SHOULD ALSO BE MONITORED. THE BASIN FLOOR SHALL BE MOWED AS REQUIRED; HOWEVER, THE GRASS HEIGHT SHALL NOT EXCEED 18". SEDIMENT SHALL BE CLEANED OUT OF THE INFILTRATION BASIN ANNUALLY.

BIORETENTION AREAS:
BIORETENTION AREAS SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION. INFLOW PIPES, OUTLET STRUCTURES AND SPILLWAYS SHOULD ALSO BE INSPECTED FOR SEDIMENT AND DEBRIS MONTHLY. ANY ACCUMULATED SEDIMENT OR DEBRIS SHOULD BE REMOVED AS NECESSARY. PLANTINGS SHALL BE INSPECTED MONTHLY FOR HEIGHT, FERTILIZER, QUANTITY AND UNAUTHORIZED INVASIVE OR INAPPROPRIATE SPECIES. GRASS SHALL MOWED ONCE A YEAR. AFTER STORM EVENTS, THE BIORETENTION'S DEWATERING DURATION SHOULD ALSO BE MONITORED. IF IT TAKES LONGER THAN 24 HOURS TO DEWATER THE BIORETENTION AREA, THE VALVE ON THE UNDERDRAIN SHALL BE OPENED SLIGHTLY TO PROVIDE FULL DETATERING IN 24 HOURS. SEDIMENT SHALL BE CLEANED OUT OF THE BIORETENTION AREA ANNUALLY. REFER TO THE OPERATION AND MAINTENANCE PLAN FOR ADDITIONAL LONG TERM MAINTENANCE NOTES.

LONG TERM MAINTENANCE OF BIORETENTION PLANTING NOTES:

INSTALLED PLANTS WITHIN THE STORMWATER FACILITIES SHALL BE EVALUATED FOR THEIR PHYSICAL CONDITION, PLACEMENT, SPECIES AND QUANTITY OF PLANTS. A REPORT LOG DESCRIBING THE INSTALLATION OF THE PLANTINGS AS DESCRIBED ABOVE SHALL BE ISSUED TO THE CITY BY THE SITE LANDSCAPE ARCHITECT SUPERVISING CONSTRUCTION. FOLLOWING SITE STABILIZATION, THE OWNER OR OWNER'S LANDSCAPE ARCHITECT (LA) SHALL PERIODICALLY INSPECT THE INSTALLED LANDSCAPING WITHIN THE STORMWATER PRACTICES. EACH NEWLY INSTALLED PLANT SHALL BE INSPECTED QUARTERLY DURING THE FIRST YEAR, AND ANNUALLY THEREAFTER FOR A PERIOD OF FIVE (5) YEARS, FOR INVASIVE SPECIES, OVERALL PLANT HEALTH, QUANTITY OF PLANTS, EVIDENCE OF EROSION AROUND ROOTS AND PLANT DAMAGE. ANY DAMAGED, DISEASED OR DEAD PLANTS SHALL BE REPLACED IN KIND. EVERY YEAR DATING FROM THE START OF CONSTRUCTION FOR EACH PHASE, THE OWNER'S LA SHALL SUBMIT AN ANNUAL REPORT TO THE CITY OF BEACON. THE REPORTS SHALL INCLUDE PHOTOGRAPHS, FIELD LOGS AND PERCENTAGE OF PLANT SURVIVAL IN ALL STORMWATER FACILITIES.

THE POST MONITORING PLANS SHALL BE AS FOLLOWS:

(a) THE FIRST INSPECTION OF NEWLY PLANTED AREAS SHALL BECOME THE BASELINE STANDARD FOR THE QUANTITY, DIVERSITY, SIZE AND AERIAL/GROUND COVERAGE OF NEW PLANTINGS. ALL SUBSEQUENT MONITORING SHALL SEE APPRECIABLE IMPROVEMENTS IN PLANT SIZES ACCORDING TO SPECIFIC GROWTH HABITS OF EACH SPECIES, NO APPRECIABLE CHANGES IN PLANT QUANTITY AND DIVERSITY, AND APPRECIABLE IMPROVEMENTS IN AERIAL AND GROUND COVERAGE.

(b) THE MONITORING PLAN SHALL INCLUDE A DESCRIPTION OF TYPICAL MAINTENANCE PRACTICES AND SPECIFY REPLACEMENT FOR PLANTS LOST OR THOSE IN POOR HEALTH TO MAINTAIN STANDARDS OF SIZE, DIVERSITY, QUANTITY, AND COVERAGE. MINIMUM AERIAL/GROUND COVERAGE SHALL BE 80% AT MINIMUM, SPECIES DIVERSITY SHALL REMAIN AS DESIGNED. PLANT VIABILITY SHALL BE A MINIMUM OF SIZE OF THE POST CONSTRUCTION BASELINE. INVASIVE PLANTS SHALL MAKE UP LESS THAN 15% OF THE TOTAL NUMBER OF PLANTS. NATURAL PLANT COLONIZERS SHALL BE COUNTED PROVIDED THEY DO NOT DECREASE THE PLANNED DIVERSITY AND THEY ARE NOT CONSIDERED INVASIVE PLANTS.

(c) INSPECTIONS, MAINTENANCE AND MONITORING SHALL CONTINUE IN PERPETUITY AFTER THE END OF THE SEASON IN WHICH THE PLANT INSTALLATIONS ARE COMPLETED.

(d) INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY A QUALIFIED PROFESSIONAL ACCEPTABLE TO THE CITY.

(e) THE PLAN SHALL INCLUDE A DESCRIPTION OF THE METHODOLOGY USED TO ASSESS CONDITIONS IN THE FIELD AND A SAMPLE FIELD-INSPECTION CHECK LIST TO BE USED DURING INSPECTIONS. FIELD CHECK LISTS AND PHOTOGRAPHS OF AREAS SUBJECT TO MONITORING SHALL BE SUBMITTED WITH EACH ANNUAL REPORT. REMEDIATION, SUCH AS REMOVAL OF INVASIVE SPECIES OR REPLACEMENT OF PLANTS SHALL BE REQUIRED IF THE POST-CONSTRUCTION STANDARDS ARE NOT MET.

(f) MAINTENANCE SHALL INCLUDE MANUAL WATERING OF NEWLY INSTALLED PLANTS DURING THE GROWING-IN PERIOD IF AN AGREED-UPON STANDARD FOR NATURAL RAINFALL IS NOT MET DURING THE FIRST GROWING SEASON. REMOVAL OF INVASIVE SPECIES SHALL ALSO BE PART OF MANDATORY MAINTENANCE DURING THE GROWING-IN PERIOD.

PRESSURE REDUCING VALVE AND BACKFLOW PREVENTION NOTES:

1. HYDRANT FLOW TESTS IN THE VICINITY OF THE PROJECT REVEALED STATIC PRESSURES RANGING FROM 98 PSI TO 115 PSI. THEREFORE PRESSURE REDUCING VALVES WILL BE REQUIRED AT ALL PROPOSED DOMESTIC WATER CONNECTIONS TO BUILDINGS.
2. PRESSURE REDUCING VALVES (PRV) SHALL BE FURNISHED BY MUELLER OR WAATS AND COORDINATED WITH THE MECHANICAL ENGINEERING CONSULTANT AS TO TYPE AND SIZE.
3. SPECIFICATIONS FOR THE PROPOSED PRV SHALL BE PROVIDED TO THE CITY OF BEACON BUILDING DEPARTMENT PRIOR TO INSTALLATION.
4. DOUBLE CHECK VALVES SHALL BE PROVIDED ON ALL SERVICE CONNECTIONS TO THE ON-SITE BUILDINGS.
5. DOUBLE CHECK VALVES SHALL BE WAATS SERIES 909 OR APPROVED EQUAL ON DOMESTIC CONNECTIONS AND COORDINATED WITH THE MECHANICAL ENGINEERING CONSULTANT AS TO TYPE AND SIZE.
6. SPECIFICATIONS FOR THE PROPOSED DOUBLE CHECK VALVES SHALL BE PROVIDED TO THE CITY OF BEACON PRIOR TO INSTALLATION.

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 UPPO @ 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).

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.

ROOF DRAINAGE NOTES:

1. FINAL DOWNSPOUT LOCATIONS TO BE DETERMINED BASED ON FINAL ARCHITECTURAL PLANS.
2. DOWNSPOUTS SHALL BE DIRECTED TO THE INLINE DRAIN, YARD DRAIN OR CATCH BASIN AND ASSOCIATED PIPING SYSTEMS SURROUNDING THE BUILDINGS.

BRANCH STREET MAINTENANCE AREA NOTES:

1. PURSUANT TO CONDITION C.1 OF THE RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, DATED SEPTEMBER 11, 2018, THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THIS AREA OF THE BRANCH STREET PUBLIC RIGHT-OF-WAY.
2. THE MAINTENANCE AREA CONSIST OF APPROXIMATELY 155 FEET OF THE BRANCH STREET RIGHT-OF-WAY WHICH EXTENDS FROM THE INTERSECTION OF BANK STREET AND BRANCH STREET WESTWARD TO THE POINT WHERE BRANCH STREET BECOMES A PRIVATE RIGHT-OF-WAY.

ROCK REMOVAL NOTES:

1. ROCK REMOVAL WILL BE NECESSARY IN SOME CUT AREAS WITHIN THE PROJECT BASED UPON PREVIOUS GEOTECHNICAL INVESTIGATIONS.
2. ROCK REMOVAL SHALL BE ACCOMPLISHED BY MECHANICAL METHODS AS MUCH AS POSSIBLE AND SHALL ONLY BE PERMITTED BETWEEN 8:00AM AND 5:00 PM ON ANY DAY WHICH ROCK REMOVAL IS PERMITTED.
3. ACCEPTABLE ROCK REMOVAL METHODS ARE RIPPING, HYDRAULIC HAMMER OR DRILLING HOLES WITH USE OF EXPANSIVE TOOLS AND/OR WEDGES.
4. IF MECHANICAL METHODS BECOME INEFFECTIVE DUE TO HARD ROCK, AND IT IS DETERMINED THAT BLASTING IS REQUIRED, IT SHALL BE BROUGHT TO THE ATTENTION OF THE CITY OF BEACON BUILDING DEPARTMENT. NO BLASTING SHALL COMMENCE UNTIL A BLASTING PROTOCOL IS SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
5. BLASTING PROTOCOL SHALL BE IN ACCORDANCE WITH §111 OF THE CITY OF BEACON CODE.

SANITARY SEWER TESTING NOTES:

1. THE CONSTRUCTED SEWER MAIN FROM THE EXISTING SEWER MANHOLE ON BRANCH STREET UP TO SEWER MANHOLE 7 SHALL BE TELEVISED TO VERIFY THAT THERE IS NO SETTLEMENT WITHIN THE LINES (BELLIES) OR OTHER DEFECTS (CRACKED LINE, LEAKING JOINTS, ETC.) AND THE MANHOLES INSPECTED TO VERIFY THAT THERE ARE NO ISSUES WITHIN THE STRUCTURES.
2. THE REMAINDER OF THE SEWER SYSTEM (SEWER MANHOLE 7 TO SEWER MANHOLE 10) SHALL BE TESTED IN ACCORDANCE WITH DEPARTMENT OF HEALTH REQUIREMENTS WHICH INCLUDES PRESSURE TESTING OF THE SEWER MAIN LINES, MANDREL TESTING OF THE SEWER LINES AND VACUUM TESTING OF THE MANHOLES.

WATER SERVICE LINE NOTES:

1. ALL DOMESTIC WATER SERVICE LINES SHOWN ON THIS PLAN SHALL BE 4"ø CL52 DIP BRANCHED OFF THE 6"ø CL52 DIP FIRE SERVICE PRIOR TO ENTERING THE BUILDING. SEE WATER SERVICE DETAIL ON THIS SHEET. SIZE OF WATER SERVICE LINES SHALL BE VERIFIED WITH MEP ENGINEER.

SEWER SERVICE LATERAL NOTES:

1. ALL SEWER SERVICE LATERALS SHALL BE 6"ø SDR-35 PVC.

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.

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.

SNOW STORAGE NOTES:

1. THE SITE OWNER WILL UTILIZE A LOADER TO MOVE SNOW TO THE AREAS DESIGNATED FOR SNOW STORAGE.

SITE CLEARING NOTES:

1. SITE SHALL OCCUR BETWEEN OCTOBER 1ST THROUGH MARCH 31ST IN ACCORDANCE WITH NYSDEC REGULATIONS.

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	7/28/26	AMENDED SITE PLAN APPLICATION	MAB				
2	8/26/26	PER PLANNING BOARD COMMENTS	MAB				

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

Dig Safely. New York. Call 811 before you dig

HUDSON LAND DESIGN

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

AMENDED GRADING & UTILITY PLAN

EDGEWATER

15-30 EDGEWATER PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955-19-590022

JOB #:	2016:015
DATE:	JUNE 30, 2026
SCALE:	1" = 30'
TITLE:	GU-1
SHEET:	11 OF 16

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

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

August 31, 2026

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

RE: Edgewater
Site Plan Amendment
City of Beacon, NY

Dear Mr. Gunn:

My office has received the following regarding the proposed site plan amendments to the Edgewater project:

- Correspondence dated August 26, 2026, from Cuddy & Feder.
- Correspondence dated August 26, 2026, from Hudson Land Design.
- Correspondence dated August 25, 2026, from Scenic Beacon Properties.
- 8 ½" x14" plan titled "Alternate Trash Enclosure Exhibit – Edgewater", dated August 21, 2026, as prepared by Hudson Land Design.
- 8 ½" x 14" plan titled "Landscape Exhibit – Edgewater", dated August 26, 2026, as prepared by Hudson Land Design.
- Sheet 1 of 16 titled "Amended Site Plan – Edgewater", with the latest revision date of August 26, 2026, as prepared by Hudson Land Design.
- Sheet 6 of 16 titled "Typical Floor Plan – Edgewater", with the latest revision date of August 20, 2026, as prepared by Aryeh Siegel, Architect.
- Sheet 11 of 16 titled "Amended Grading & Utility Plan", with the latest revision date of August 26, 2026, as prepared by Hudson Land Design.

The applicant is requesting to amend the previously approved site plan to allow for the construction of two (2) additional dwelling units and nine (9) bedrooms in the 4 buildings in Phase 2 (Buildings 1, 2, 3, and 4). The applicant is also proposing to build out the land banked parking with some modifications as to the location of the proposed parking to be constructed.

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

General Comments:

1. As requested by the Planning Board, the applicant has looked at an alternate location for the proposed trash enclosure. The Board should discuss this

alternate location, along with that as currently proposed on the plans, and provide the applicant with the preferred location.

2. The labeling for the existing utilities along Bank Street on Sheet 11 of 16 is illegible due to the scale of the text. The text for all existing utilities shall be increased in size so that it is legible as on the original approved drawings.

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, D.P.C.

John Russo, P.E.

cc: Natalie Quinn, Planner
Jennifer Gray, Esq.
Bryan Murphy, Building Inspector

City of Beacon Planning Board Agenda
09/09/2026

Title:

Continue public hearing and continue review application for Amended Site Plan Approval, 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings, LLC.

ATTACHMENTS

248 Tioronda PB 9.9.26 Submission Cvr Ltr.pdf

248 Tioronda PB 9.9.26 LaBella Response to Comments.pdf

248 Tioronda PB 9.9.26 Updated Renderings.pdf

248 Tioronda PB 9.9.26 Updated Floor Plans & Elevations.pdf

248 Tioronda PB 9.9.26 Updated Site Plan.pdf

248 Tioronda 9.9.26 PH public comment Eriksmoen redacted2.pdf

Lanc & Tully 248 Tioronda Ave 09-01-26.pdf

Chai Developers LLC
35 Main Street, Suite 311
Poughkeepsie, NY 12601

August 25, 2026

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

RE: Updated Submission for 248 Tioronda Ave Amended Site Plan Approval

Dear Mr. Gunn,

On behalf of Beacon 248 Holdings LLC, I am submitting updated materials for the amended site plan approval application for 248 Tioronda Avenue, which is scheduled for continued Planning Board review at the September meeting. Enclosed are updated Floor Plans & Elevations as well as updated Renderings.

Following our discussion with the Board at the August meeting, we have revised and refined several aspects of the plan, as outlined below.

East Side Terraces

Following a discussion with the Building Inspector, we revised the terrace retaining wall and removed the previously proposed parapet. These changes make the terraces code-compliant and eliminate the need for fall protection. The architectural drawings also now include a terrace section detail and specific material selections on Sheet A-501.

Rooftop Mechanical Enclosures

The rooftop mechanical enclosure screening has been a long-standing issue and the subject of multiple conversations throughout this project, and we want to make sure it is handled correctly and in a manner that fully addresses the Board's prior comments. To that effect, we have added a dedicated sheet to the architectural drawings, Sheet A-500, which provides detailed elevations for the proposed screening, including a full east-to-west section as requested at the August Planning Board meeting. In addition, the drawings now specify the materials for the posts and wood slats, as well as the proposed paint finish for the screening.

Amenity Plaza

We heard the Planning Board's concerns regarding the wall on the east side of the Amenity Plaza, particularly the concern that it could read as a blank and imposing wall along the Greenway Trail. In response, we worked through several design revisions to mitigate that condition. First, we were able to pull the retaining wall on the opposite side of the Greenway Trail farther away from the building, which also allowed the Greenway Trail itself to shift farther away from the wall. This doubles the buffer space that can be treated with landscaping and softens the experience from the trail. We also identified an opportunity to activate the lower-level area beneath the pool as additional amenity space. By introducing this amenity use, adding windows, and changing the façade material to brick to better relate to the other structures, the wall no longer presents as a large bare surface along the trail. Finally, we adjusted the area above the Amenity Plaza to create additional space adjacent to the pool, allowing residents to come up to the railing and overlook the creek, which further activates the edge and improves the overall experience of the plaza.

Materials and Details

We have included detailed material selections for the facade elements on Sheet A-501, including the brick, ACM panels, and railings. Since these material selections are based largely on the existing materials found on Buildings 200 and 300, we included a photo of those buildings showing these materials as currently installed. We have also included a detail for the railings on the retaining wall to the east of the Greenway Trail in the civil plans, which will match the railings found on the buildings themselves (Sheet C530).

The renderings have also been revised to align with the materials and details shown in the architectural drawings. We have also added a new perspective showing the amenity plaza.

Lastly, I am enclosing a memo from LaBella Associates, along with the updated Site Plan, responding to the comments in Lanc & Tully's August 7, 2026 letter and the Dutchess County Department of Planning and Development's July 29, 2026 letter.

We look forward to discussing the updated material with the Board by the September meeting.

Thank you very much.

Respectfully,

Jay Blumenfeld
Chai Developers LLC
Beacon 248 Holdings LLC

August 25, 2026

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

Re: 248 Tioronda Avenue – Amended Site Plan
Tax ID: 6054-45-012574
City of Beacon, Dutchess County, New York
LaBella Job # CZ81750.00/2260816

Dear Mr. Gunn:

The Applicant of the above-listed project, Beacon 248 Holdings LLC, has received review comments from the Planning Board's engineering consultant, Lanc and Tully, in a letter dated August 7, 2026 and from Dutchess County Department of Planning and Development, in a letter dated July 29, 2026. Please find a point-by-point response to each of the comments received below.

Lanc and Tully Engineering Comments, dated August 7, 2026:

1. An updated Engineer's Report shall be provided for the sewer and water on the site. The report shall also detail the required modifications, if any, to the existing sewage pump station on the site. *Applicant's consultant stated that an updated Engineer's Report will be provided as part of the DCDOH application and a copy will be provided to the City.*

   Response: The engineer's report has been updated to reflect the site plan amendments. An application has been made to DCDOH and a copy of the application provided to the City engineer.

2. 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 with a copy of all submissions made to the DCDOH, along with a copy of all correspondences received from the DCDOH.

   Response: An application has been made to DCDOH and a copy of the application provided to the City engineer.

SWPPP Comments:

1. This office finds that Stormwater Pollution Prevention Plan (SWPPP) amendment sufficiently addresses the NYSDEC stormwater treatment and attenuation requirements. The amended/revised SWPPP shall be on site for the duration of the project construction.

   Response: Comment noted. No further revisions required.

Dutchess County Department of Planning and Development Comments, dated July 29, 2026:

1. The lighting spec sheets did not include BUG (Backlight, Uplight, Glare) ratings. We recommend BUG ratings as close to 0/0/0 as possible to reduce unnecessary glare and light pollution. In particular, the bollard fixtures may result in some backlight or glare.

   Response: BUG ratings have been added to the Photometrics Plan (C190). As discussed with the Planning Board, proposed lighting matches the existing lights on site. The "proposed" pole lights are also already installed at the site and being relocated from nearby locations.

2. The proposed fixtures have a color temperature of 3,000K and CRIs of 70. We suggest a color temperature of 2,700K to provide a less harsh light, and CRIs of 80-100 to provide a more natural light.

   Response: As discussed with the Planning Board, proposed lighting matches the existing lights on site. The "proposed" pole lights are also already installed at the site and being relocated from nearby locations.

3. We did not see a detail for the bicycle parking. We recommend 'Inverted U' racks as easy to use and most functional. The Dutchess County Transportation Council has bicycle parking recommendations and placement guidelines on its website (https://www.dutchessny.gov/Departments/Transportation-Council/Walking-Bicycling-Resources.htm).

   Response: A bicycle rack was installed on-site previously between Buildings 100 & 200 and will service the proposed buildings.

4. We encourage EV charging stations to be provided, if not already.

   Response: EV charges were installed on site previously. Additional EV chargers are not proposed at this time.

5. We understand that signage is typically reviewed separately. We encourage any sign illumination to be external and downlit.

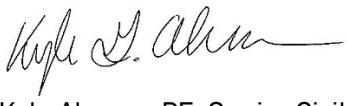
   Response: Comment noted.

6. The department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

   Response: Comment noted.

Please find the revised site plans attached. If you have any questions or comments during your review of the submitted documents, feel free to reach out to me directly at (845) 454-3980.

Respectfully submitted,



Kyle Ahearn, PE, Senior Civil Engineer

cc: Applicant

Encl: Amended Site Plans, revised 8/25/26 (4 copies)



PERSPECTIVE - WEST

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
AUGUST 24. 2026



PERSPECTIVE - EAST



PERSPECTIVE - NW

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
AUGUST 24. 2026



PERSPECTIVE - FROM WOLCOTT AVE

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
AUGUST 24. 2026

ab architekten

PERSPECTIVE - FROM KRISTY DR



PERSPECTIVE - GREENWAY TRAIL

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
AUGUST 24. 2026

PERSPECTIVE - FROM KNEVELS AVE

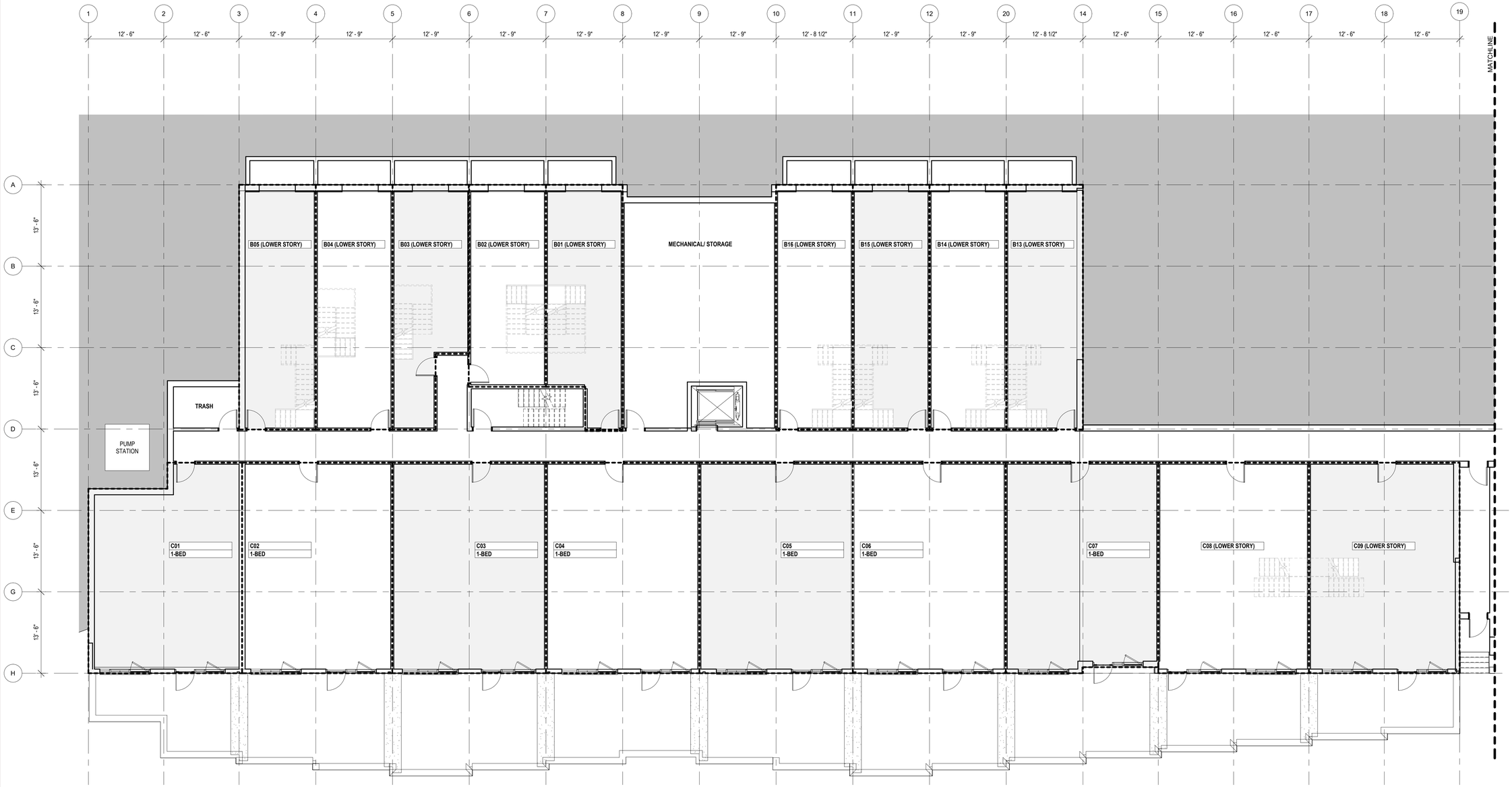
248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
AUGUST 24. 2026



PERSPECTIVE - TERRACES





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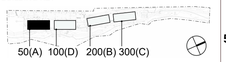
BEACON 248 HOLDINGS LLC
147 UNION ST., SUITE 101
POUGHKEEPSIE, NY 12601

OWNER

BUILDING KEY



#	DATE	DESCRIPTION
10		
9		
8		
7		
6		
5		
4		
3	08/25/26	PLANNING BOARD REVIEW
2	07/24/26	PLANNING BOARD REVIEW
1	06/30/26	PLANNING BOARD REVIEW

ISSUES / REVISIONS

ab architekten
167 Canal Street, 2nd Fl
New York New York 10013
T 212.334.1232
F 212.334.4520
www.abarchitekten.com

ISSUED FOR 2026/09/09 PLANNING BOARD MEETING

248 TIORONDA AVE

CELLAR PLAN

BLDG 50

DRAWING TITLE

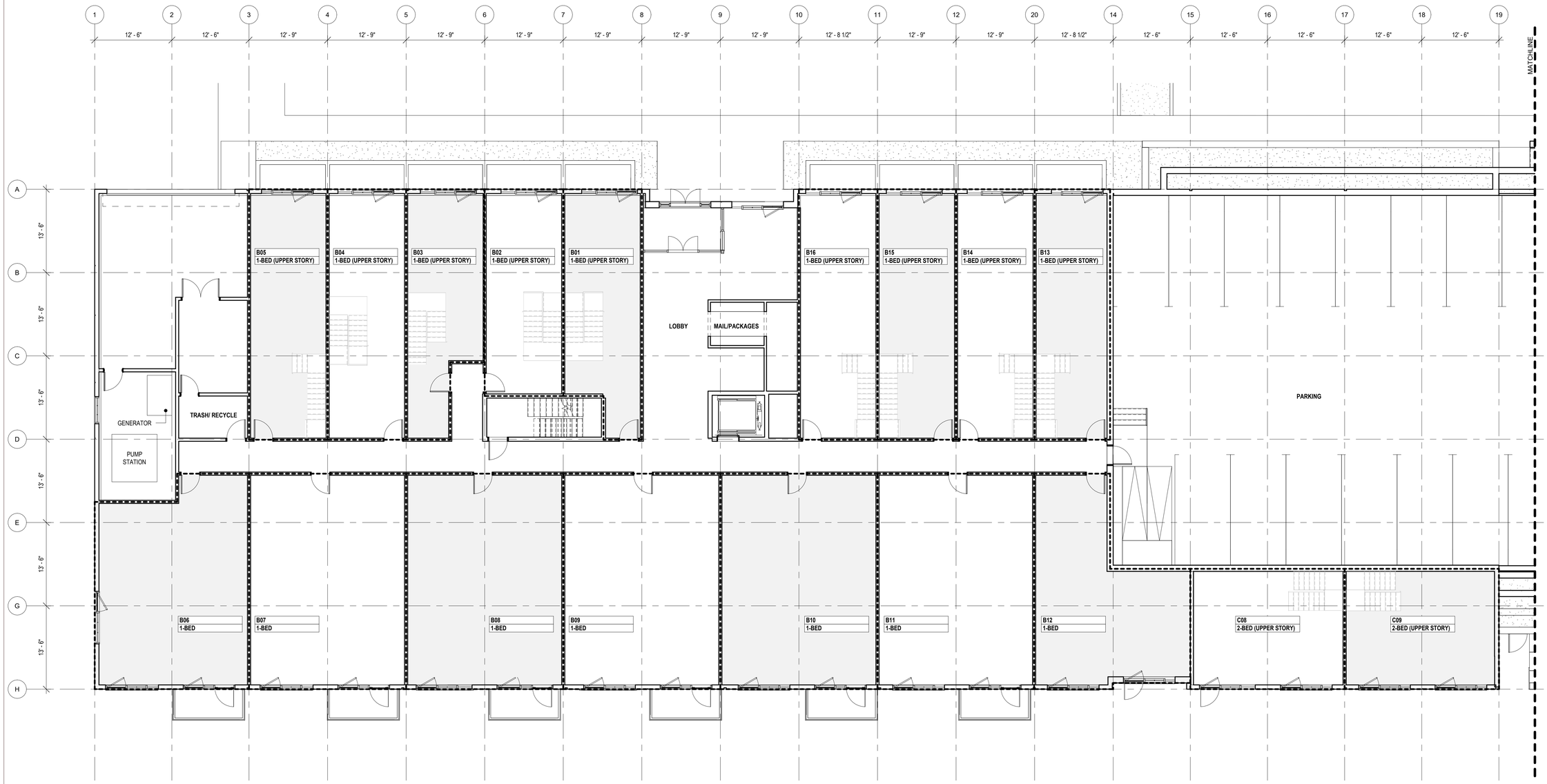
AB
CHECKED BY

PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-A200.
DRAWING #



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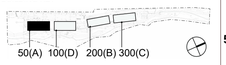
BUILDING KEY



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3	08/25/26	PLANNING BOARD REVIEW
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ISSUED FOR 2026/09/09 PLANNING BOARD MEETING

248 TIORONDA AVE

BASEMENT PLAN

BLDG 50

DRAWING TITLE

AB
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PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-A201.
DRAWING #

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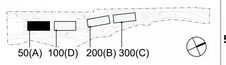

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248 TIORONDA AVE

1ST FLOOR PLAN

BLDG 50

DRAWING TITLE

AB
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1/8" = 1'-0"
SCALE

07/13/26
DATE

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DRAWING #



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BUILDING KEY

50(A) 100(D) 200(B) 300(C)

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248 TIORONDA AVE

2ND FLOOR PLAN

BLDG 50

DRAWING TITLE

AB
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PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-A203.
DRAWING #

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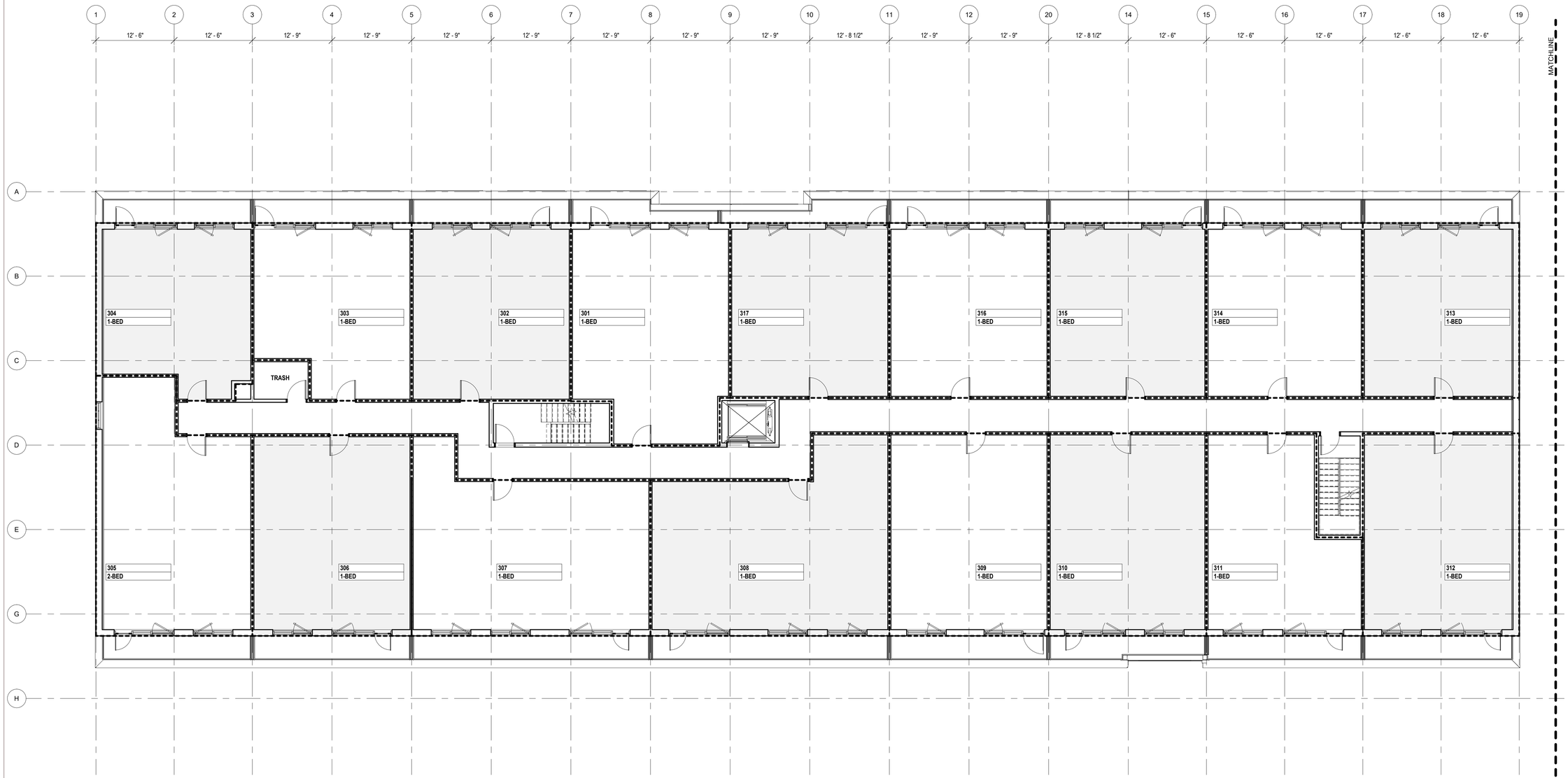

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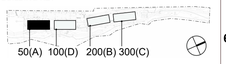

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248 TIORONDA AVE

3RD FLOOR PLAN

BLDG 50

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PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

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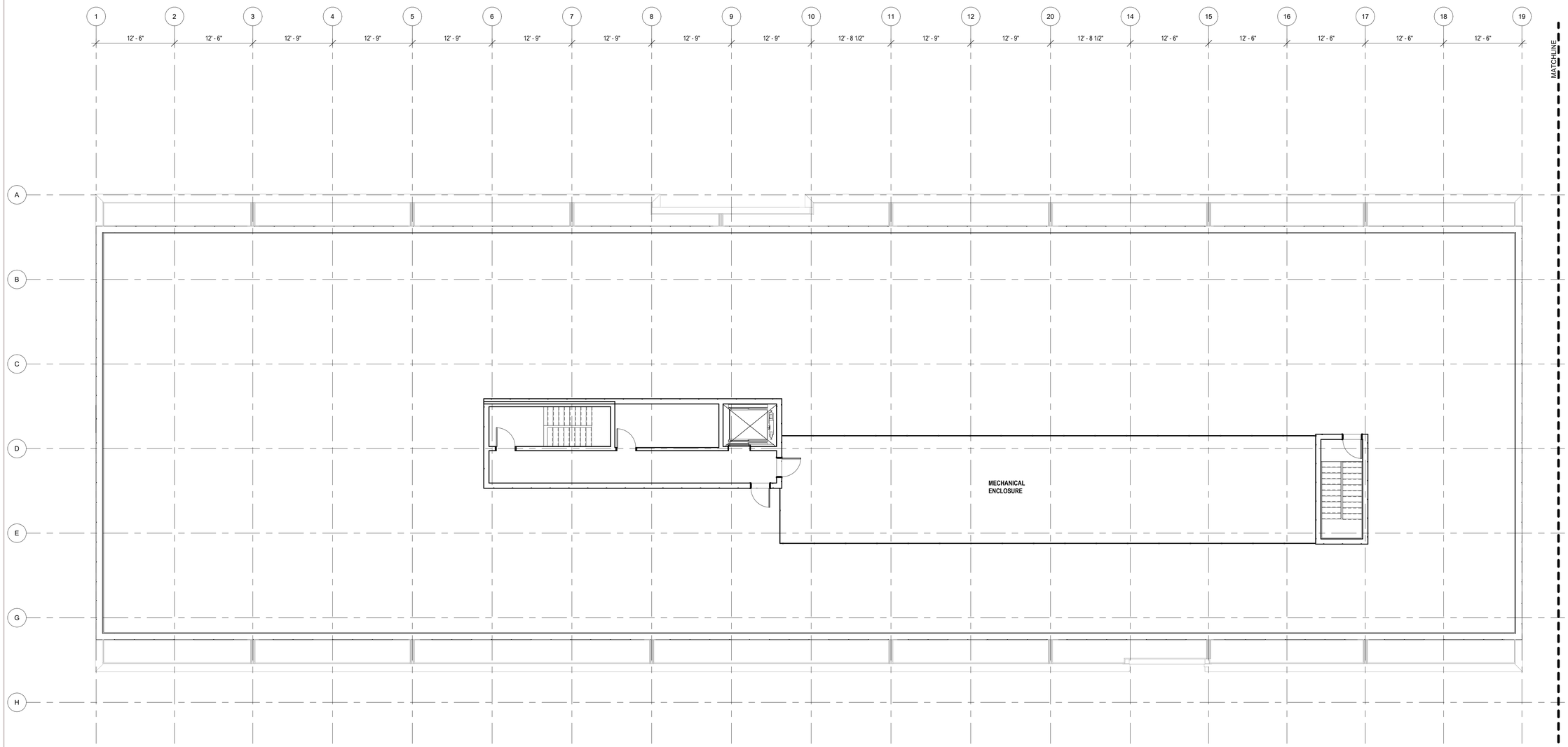

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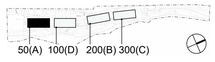

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248 TIORONDA AVE

ROOF PLAN

BLDG 50

DRAWING TITLE

AB

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PROJECT #

1/8" = 1'-0"

SCALE

07/13/26

DATE

A-A205.

DRAWING #

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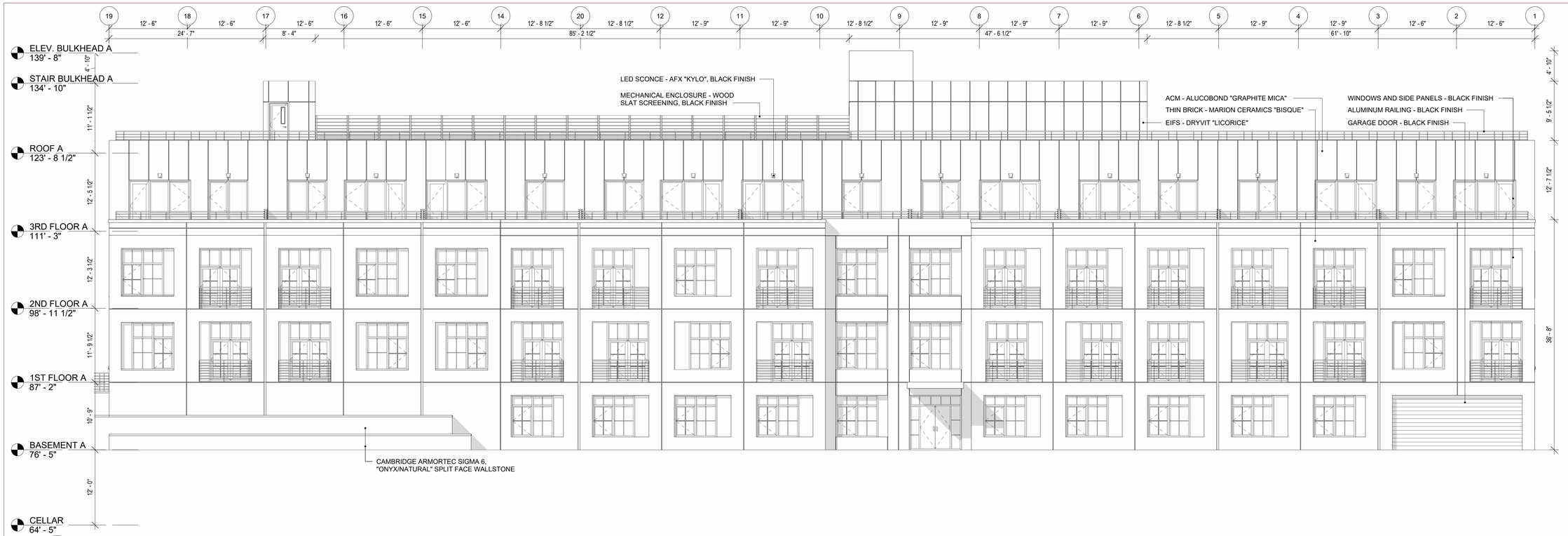
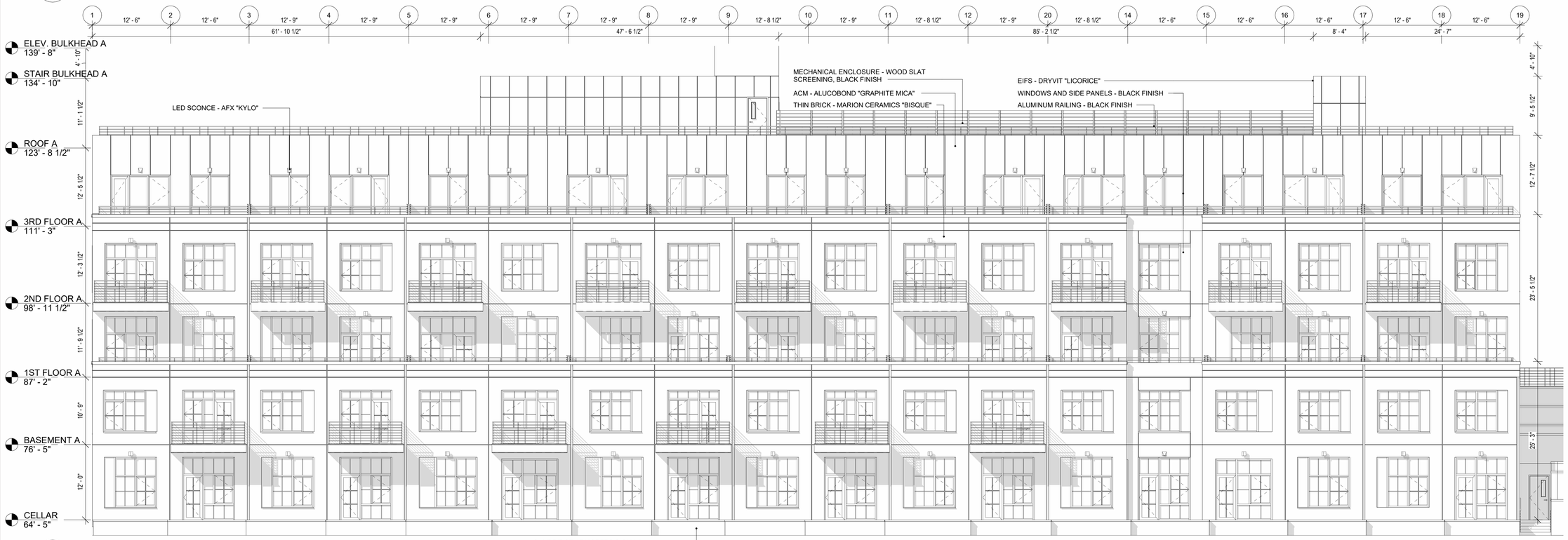


1 ELEVATION - WEST

1/8" = 1'-0"



2 ELEVATION - EAST

1/8" = 1'-0"

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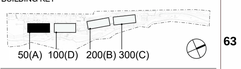

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DATE DESCRIPTION

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248 TIORONDA AVE

ELEVATIONS

BLDG 50

DRAWING TITLE

AB
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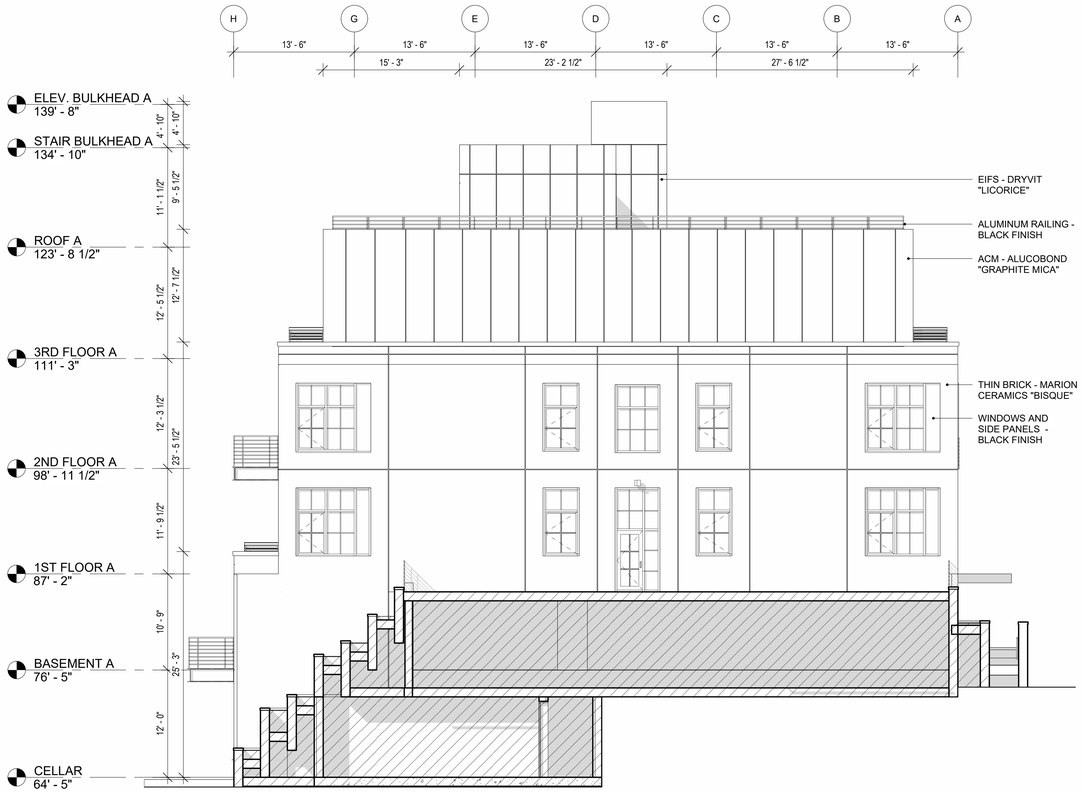
PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

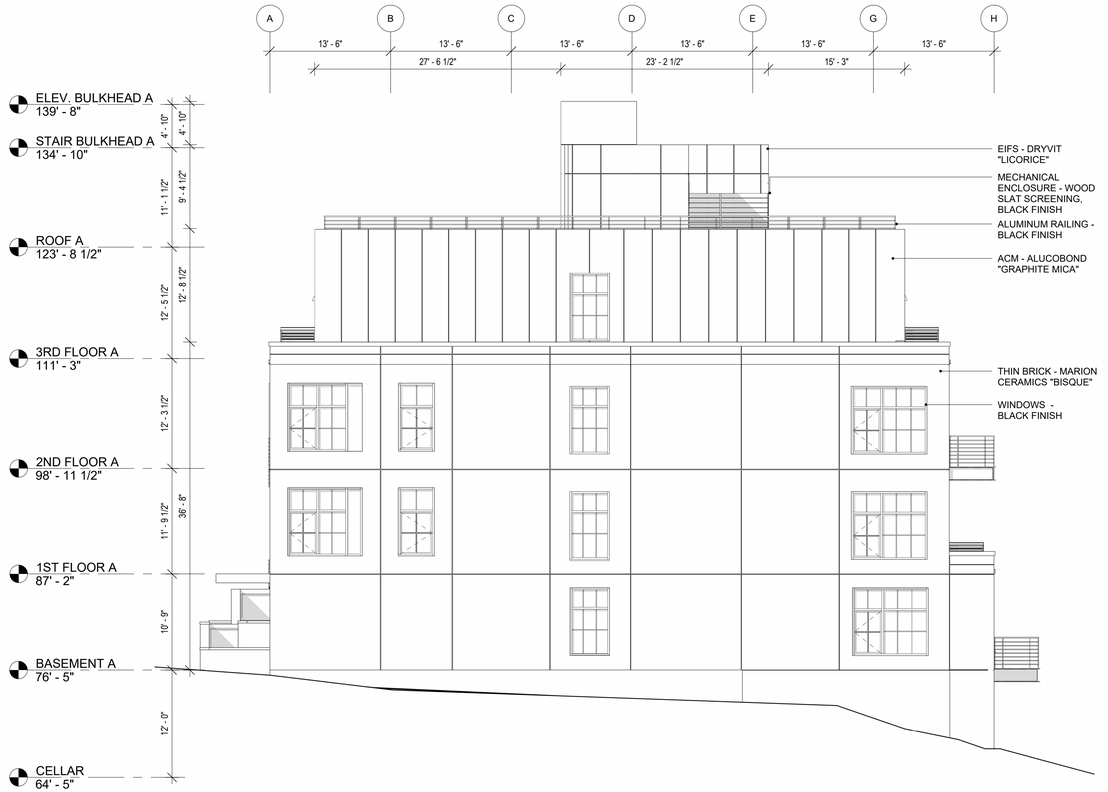
A-A401.
DRAWING #

7 OF 24



1 ELEVATION - NORTH

1/8" = 1'-0"



2 ELEVATION - SOUTH

1/8" = 1'-0"

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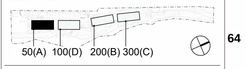

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#	DATE	DESCRIPTION
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248 TIORONDA AVE

ELEVATIONS

BLDG 50

DRAWING TITLE

AB

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PROJECT #

1/8" = 1'-0"

SCALE

07/13/26

DATE

A-A402.

DRAWING #

8 OF 24



1 ELEVATION - WEST

1/8" = 1'-0"



2 ELEVATION - EAST

1/8" = 1'-0"

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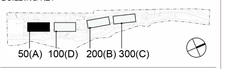

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3	08/25/26	PLANNING BOARD REVIEW
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248 TIORONDA AVE

COLORIZED ELEVATIONS

BLDG 50

DRAWING TITLE

AB
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PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-A403.
DRAWING #

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1 ELEVATION - NORTH

1/8" = 1'-0"



2 ELEVATION - SOUTH

1/8" = 1'-0"

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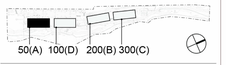
BUILDING KEY



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#	DATE	DESCRIPTION
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248 TIORONDA AVE

COLORIZED ELEVATIONS

BLDG 50

DRAWING TITLE

AB
CHECKED BY

PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
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A-A404.
DRAWING #

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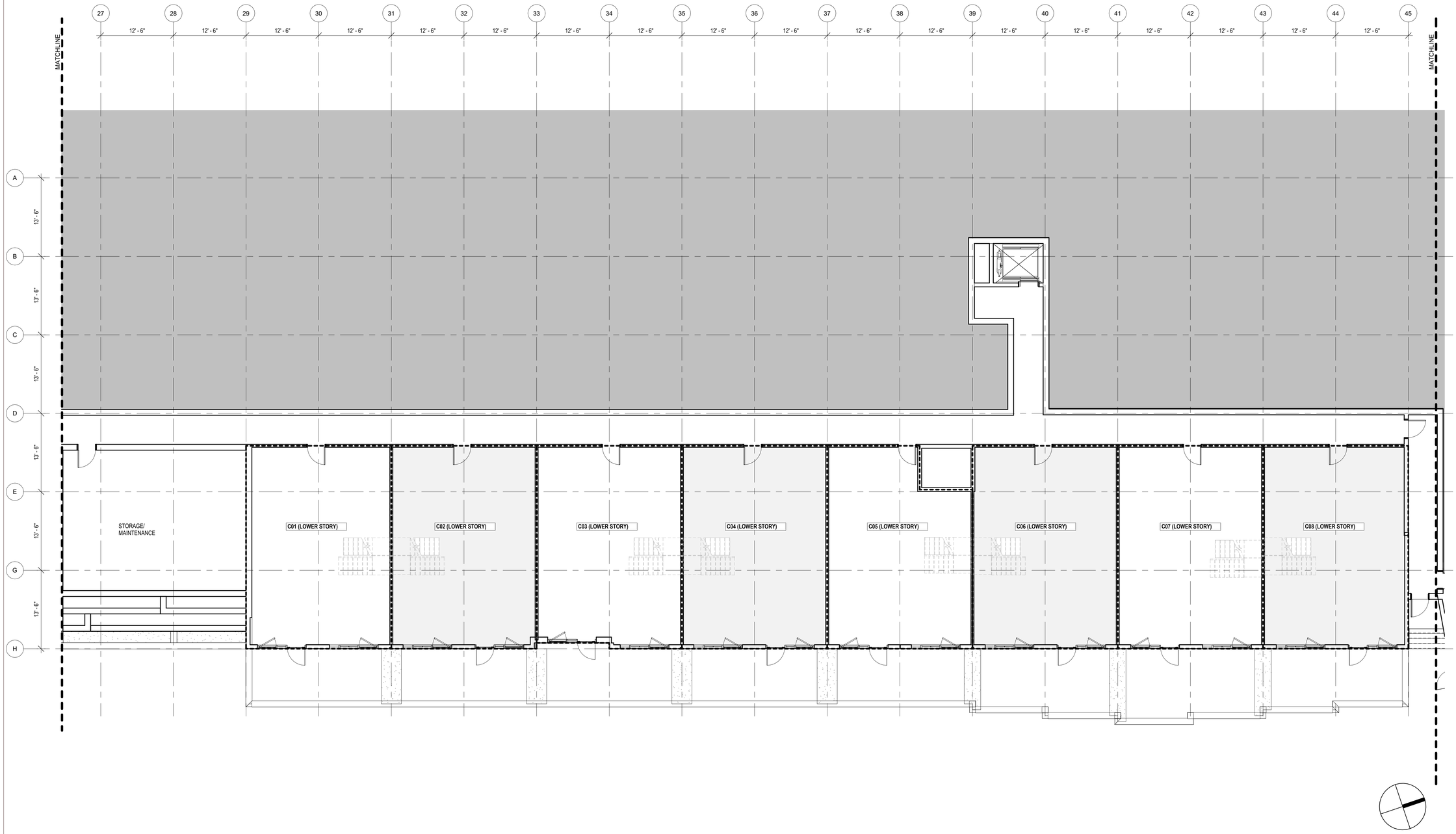

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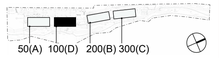

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248 TIORONDA AVE

CELLAR PLAN

BLDG 100

DRAWING TITLE

AB
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PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-B200.
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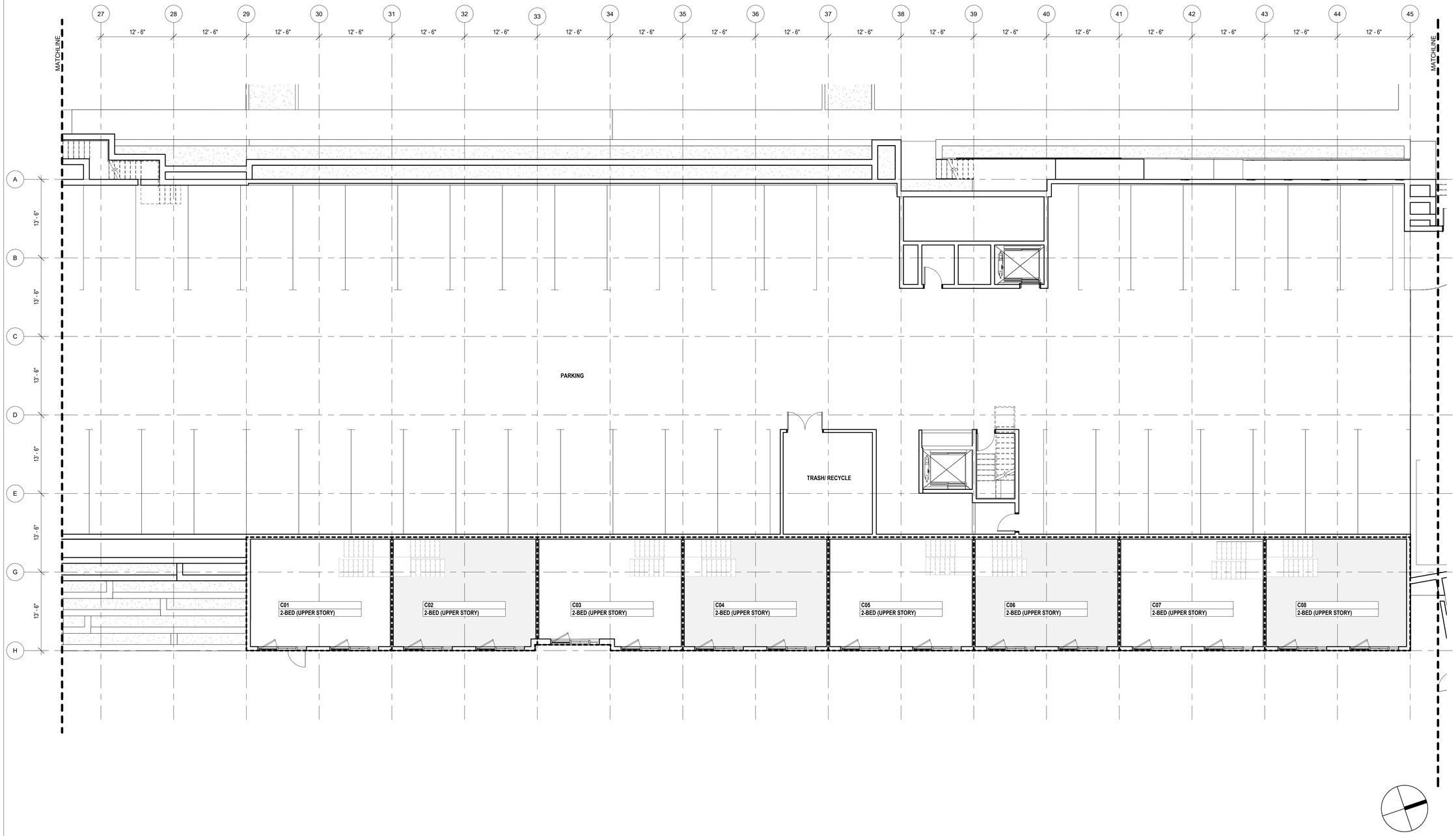

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248 TIORONDA AVE

BASEMENT PLAN

BLDG 100

DRAWING TITLE

AB

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PROJECT #

1/8" = 1'-0"

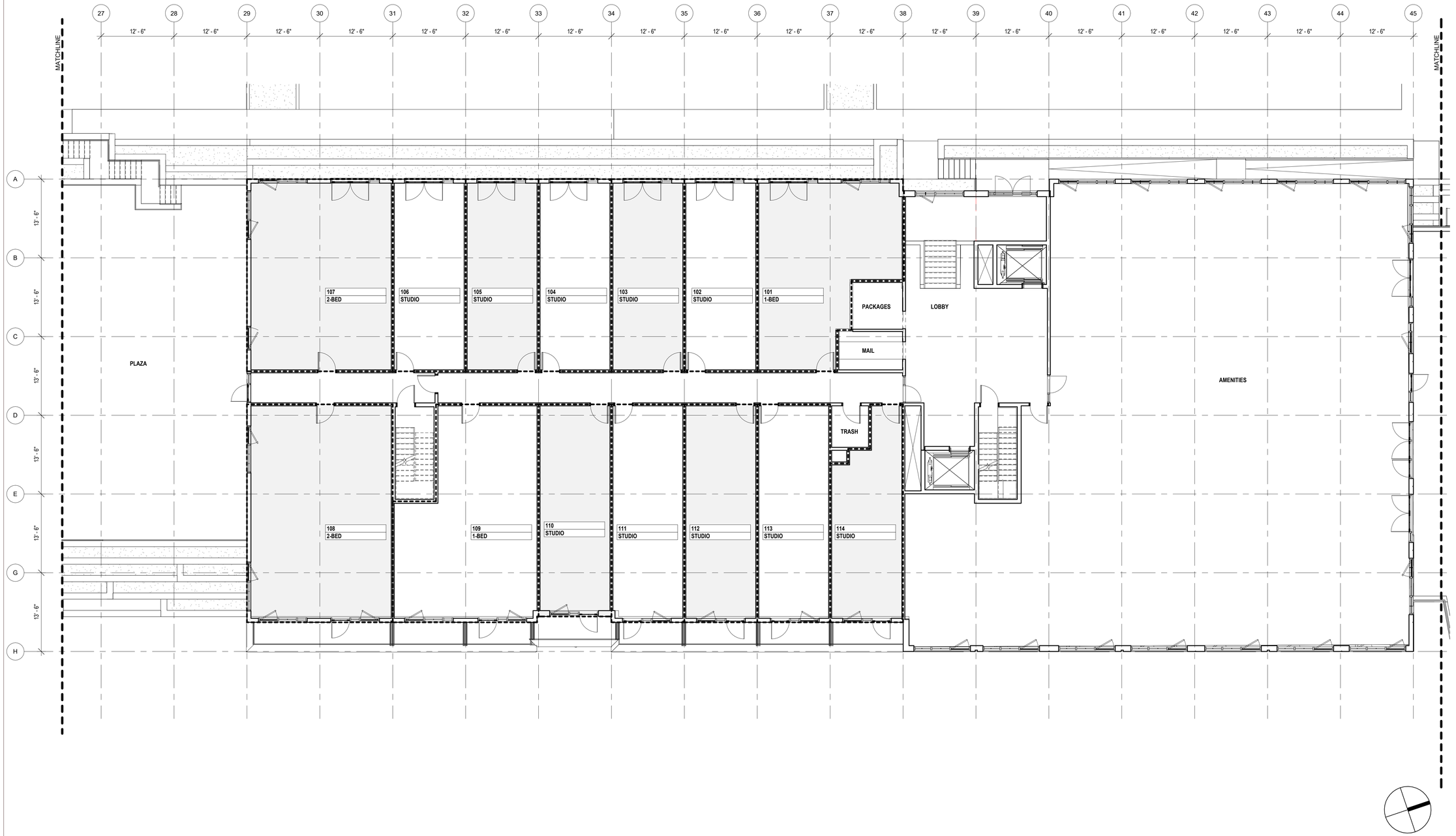
SCALE

07/13/26

DATE

A-B201.

DRAWING #



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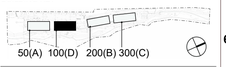

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248 TIORONDA AVE

1ST FLOOR PLAN

BLDG 100

DRAWING TITLE

AB
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PROJECT #

1/8" = 1'-0"
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07/13/26
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A-B202.
DRAWING #



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248 TIORONDA AVE

2ND FLOOR PLAN

BLDG 100

DRAWING TITLE

AB

CHECKED BY

PROJECT #

1/8" = 1'-0"

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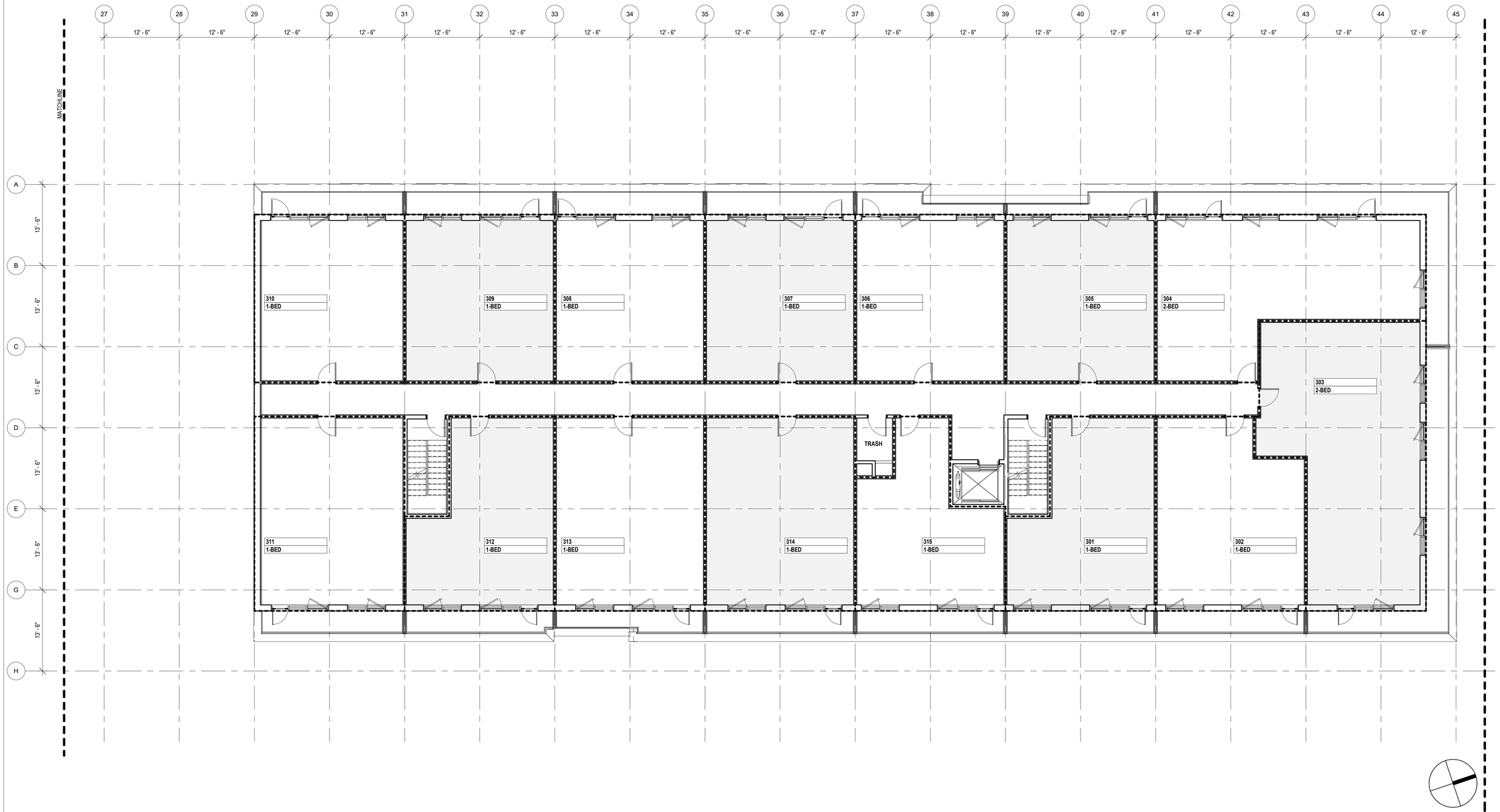
A-B203.

DRAWING #



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ISSUED FOR 2026/09/09 PLANNING BOARD MEETING

248 TIORONDA AVE

3RD FLOOR PLAN

BLDG 100

DRAWING TITLE

AB
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PROJECT #

1/8" = 1'-0"
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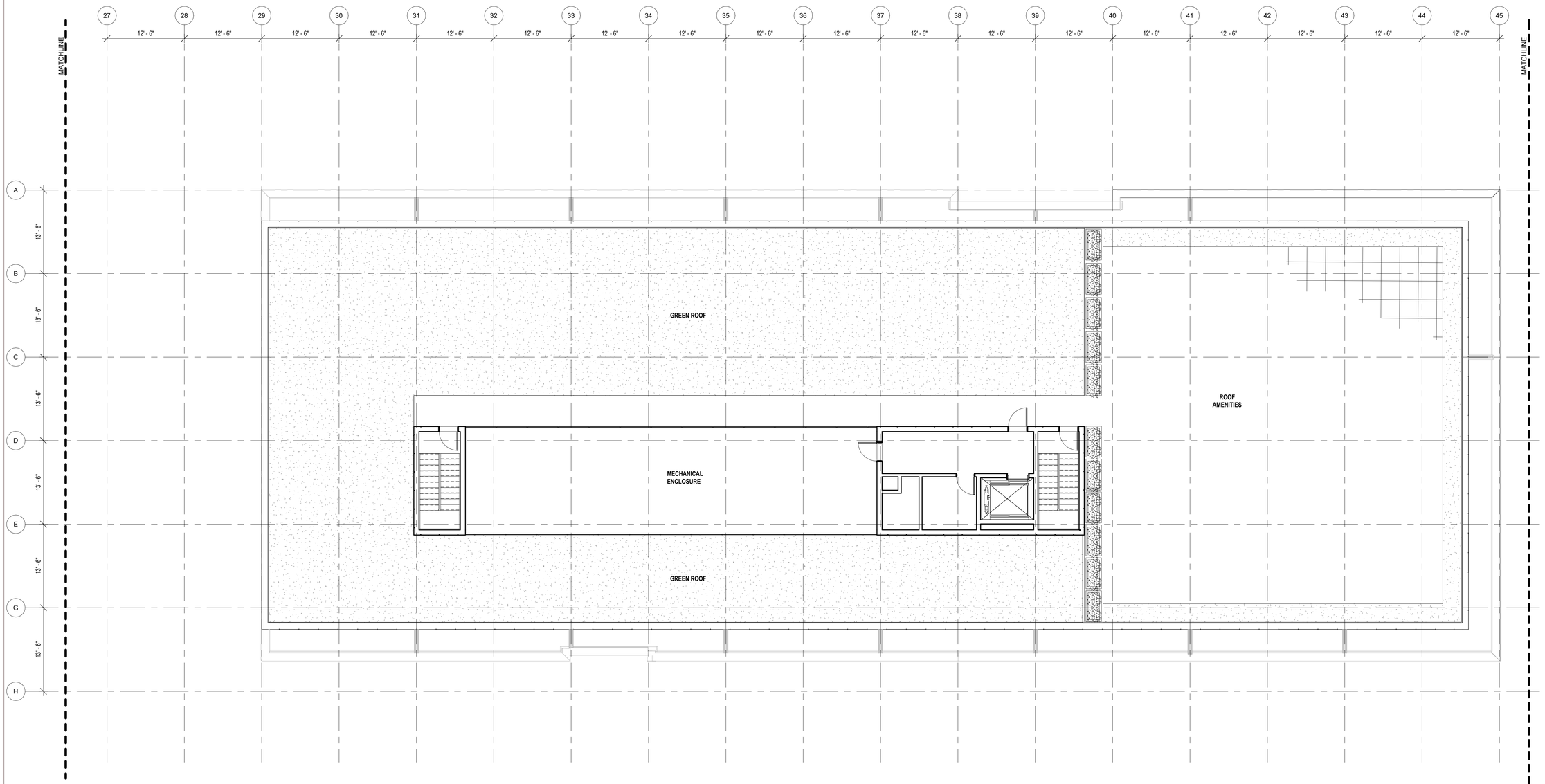

NOTE: THE COMBINED GREEN ROOF AREA TO BE PROVIDED BETWEEN THE EXISTING AND PROPOSED BUILDINGS TOTALS 10,000 SF. THE SCHEMATIC LAYOUT SHOWN HERE DOES NOT REPRESENT THE FINAL GREEN ROOF DESIGN. FINAL LAYOUT AND DISTRIBUTION OF GREEN ROOFS WILL BE COORDINATED WITH THE AMENITY DESIGNER AND INCLUDED IN CONSTRUCTION DOCUMENTS.

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ISSUED FOR 2026/09/09 PLANNING BOARD MEETING

248 TIORONDA AVE

ROOF PLAN

BLDG 100
DRAWING TITLE

AB
CHECKED BY
PROJECT #

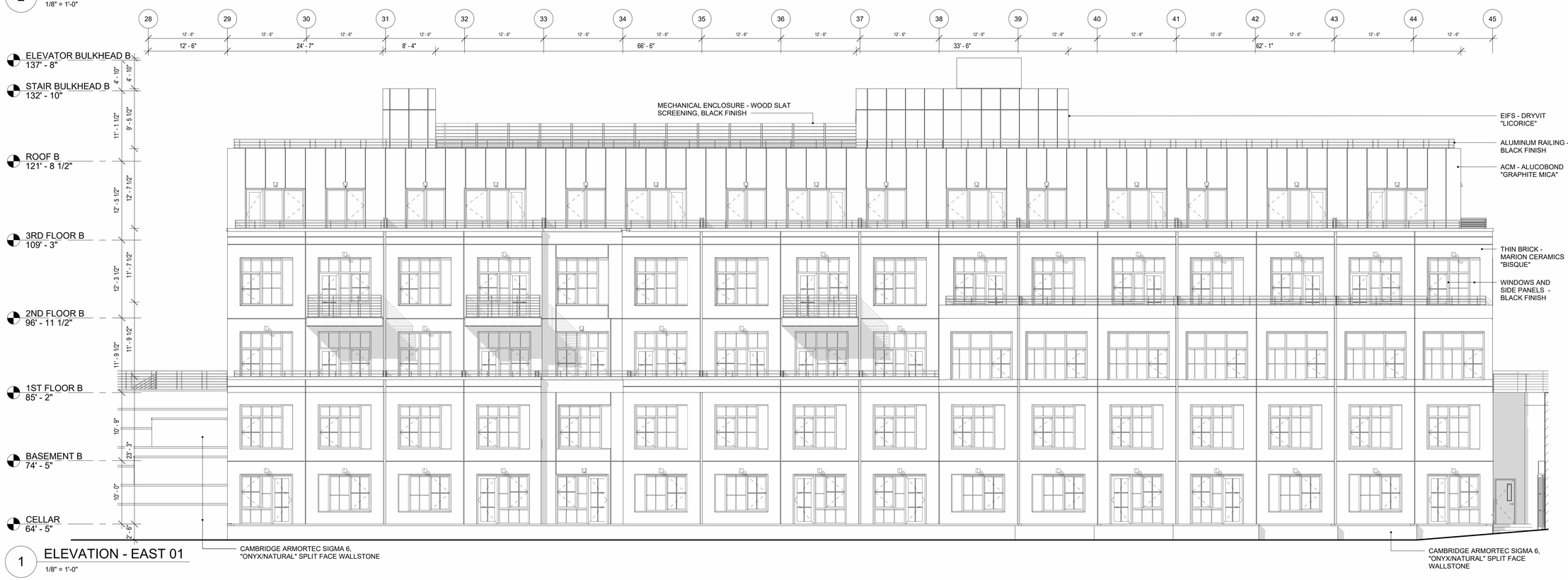
1/8" = 1'-0"
SCALE
07/13/26
DATE

A-B205.
DRAWING #



2 ELEVATION - WEST 01

1/8" = 1'-0"



1 ELEVATION - EAST 01

1/8" = 1'-0"

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BEACON 248 HOLDINGS LLC
147 UNION ST., SUITE 101
POUGHKEEPSIE, NY 12601

OWNER

BUILDING KEY



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5		
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3	08/25/26	PLANNING BOARD REVIEW
2	07/24/26	PLANNING BOARD REVIEW
1	06/30/26	PLANNING BOARD REVIEW

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ISSUED FOR 2026/09/09 PLANNING BOARD MEETING

248 TIORONDA AVE

ELEVATIONS

BLDG 100

DRAWING TITLE

AB

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PROJECT #

1/8" = 1'-0"

SCALE

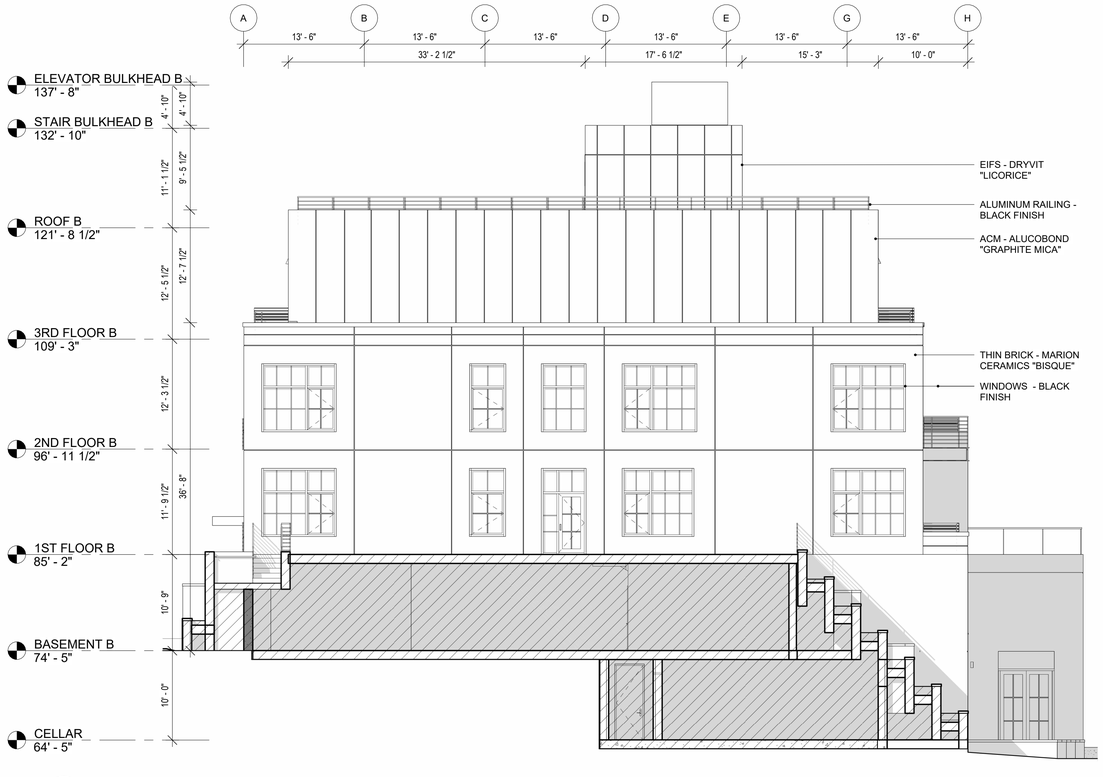
07/13/26

DATE

A-B401.

DRAWING #

17 OF 24



2 ELEVATION - SOUTH

1/8" = 1'-0"



1 ELEVATION - NORTH 01

1/8" = 1'-0"

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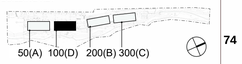

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ELEVATIONS

BLDG 100

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1/8" = 1'-0"

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A-B402.

DRAWING #

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1 COLORIZED ELEVATION - WEST

1/8" = 1'-0"



2 COLORIZED ELEVATION - EAST

1/8" = 1'-0"

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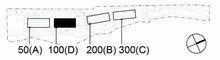

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ISSUED FOR 2026/09/09 PLANNING BOARD MEETING

248 TIORONDA AVE

COLORIZED ELEVATIONS

BLDG 100

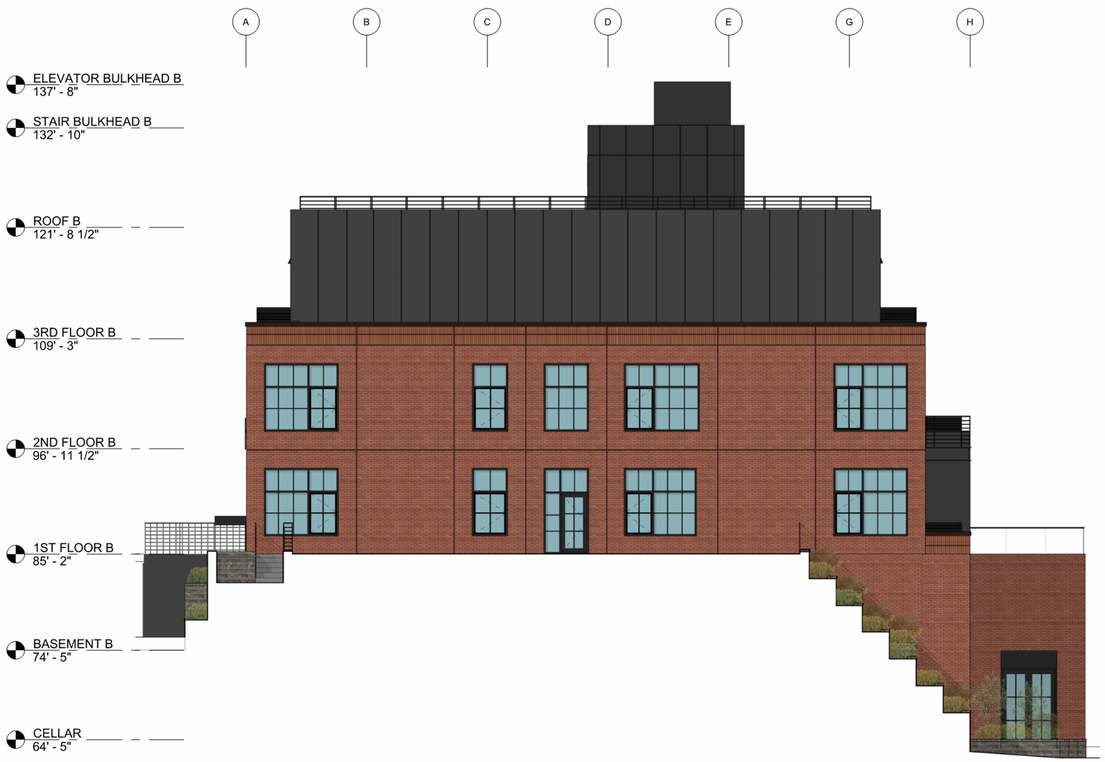
DRAWING TITLE

AB — CHECKED BY — PROJECT #

1/8" = 1'-0" — SCALE — 07/13/26 — DATE

A-B403.

DRAWING # — 19 OF 24



1 COLORIZED ELEVATION - SOUTH

1/8" = 1'-0"



2 COLORIZED ELEVATION - NORTH

1/8" = 1'-0"

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147 UNION ST., SUITE 101
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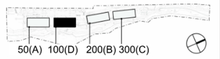
OWNER

BUILDING KEY



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ISSUED FOR 2026/09/09 PLANNING BOARD MEETING

248 TIORONDA AVE

COLORIZED ELEVATIONS

BLDG 100

DRAWING TITLE

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PROJECT #

1/8" = 1'-0"

SCALE

07/13/26

DATE

A-B404.

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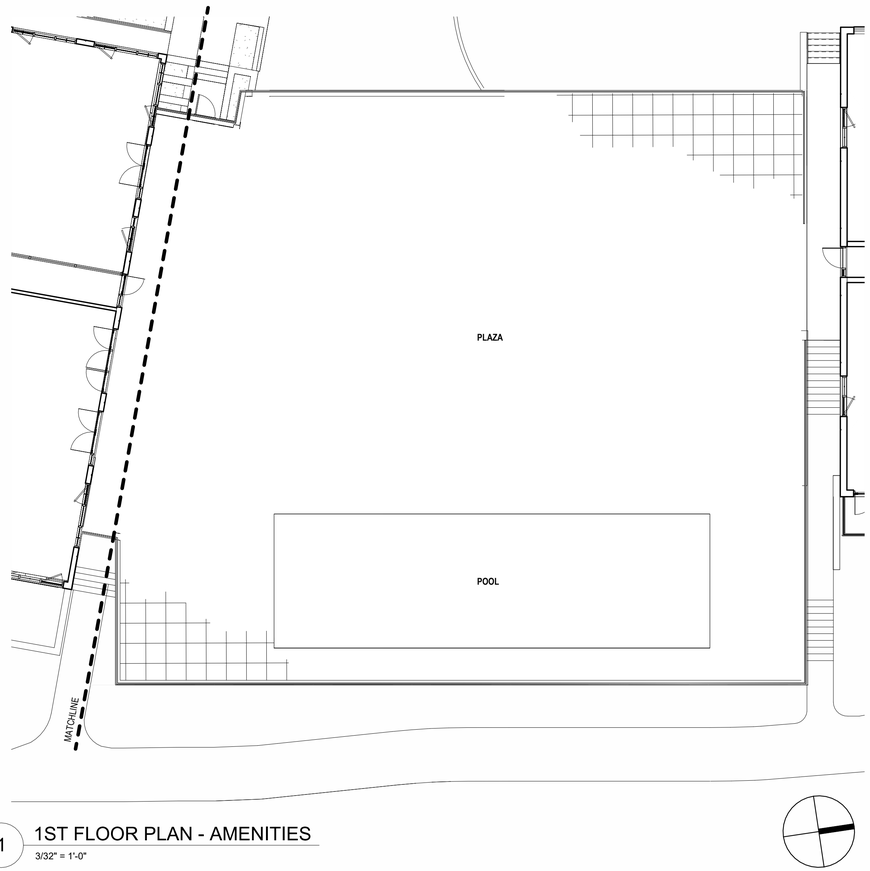
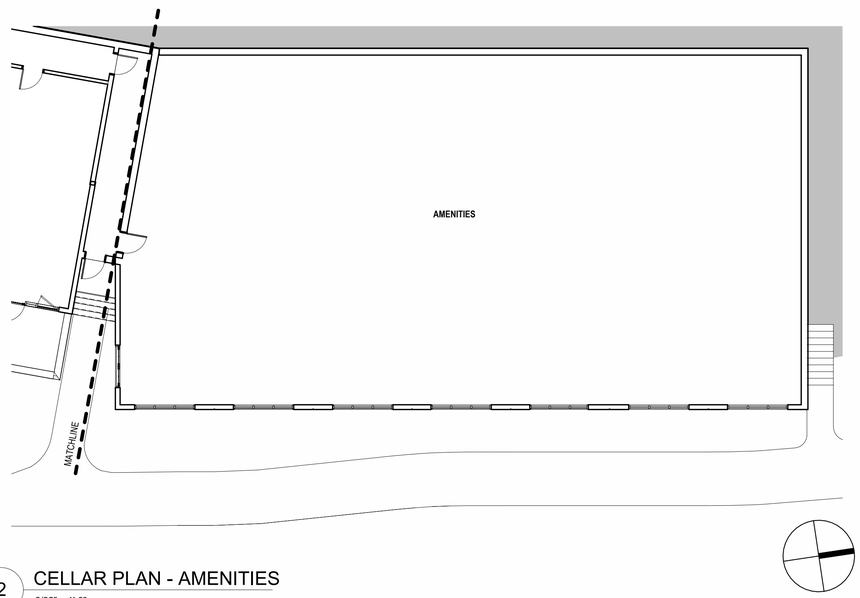
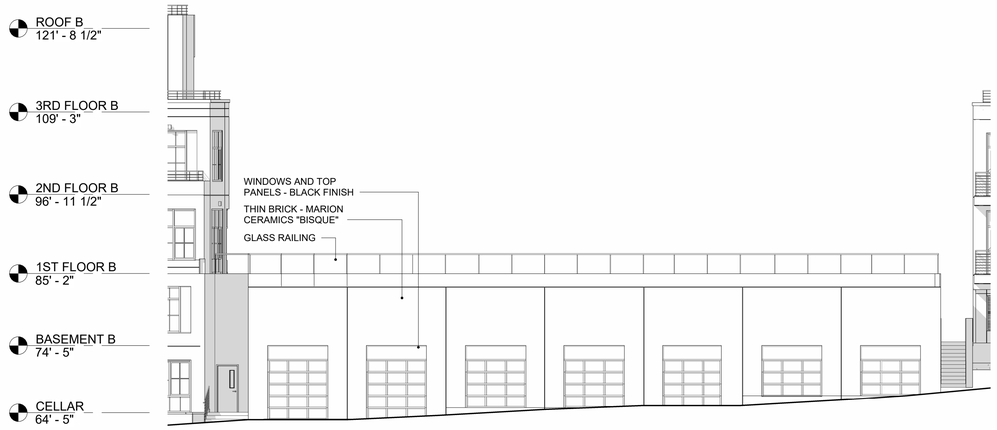
20 OF 24



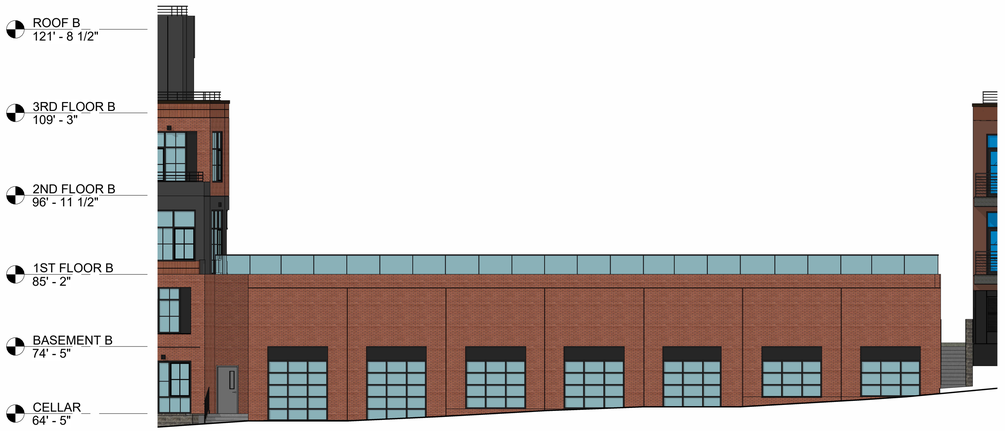
1 1ST FLOOR PLAN - AMENITIES
3/32" = 1'-0"



2 CELLAR PLAN - AMENITIES
3/32" = 1'-0"



3 EAST ELEVATION - AMENITIES
3/32" = 1'-0"



4 COLORIZED EAST ELEVATION - AMENITIES
3/32" = 1'-0"

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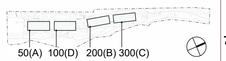
147 UNION ST., SUITE 101
POUGHKEEPSIE, NY 12601
OWNER

BUILDING KEY



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ISSUED FOR 2026/09/09 PLANNING BOARD MEETING

248 TIORONDA AVE

AMENITIES

DRAWING TITLE

AB
CHECKED BY

PROJECT #

3/32" = 1'-0"
SCALE

03/09/26
DATE

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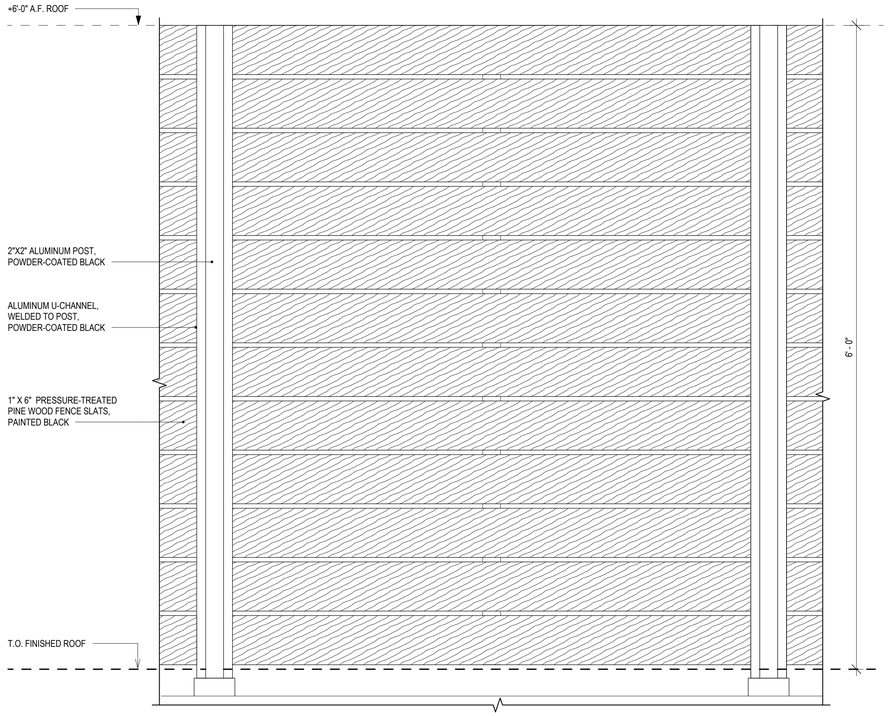
MECHANICAL ENCLOSURE SCREENING
PRESSURE-TREATED PINE WOOD FENCE SLATS
PROWOOD, PAINTED WITH REGAL SELECT EXTERIOR
MOORGARD LOW LUSTER FINISH BLACK (W10380)

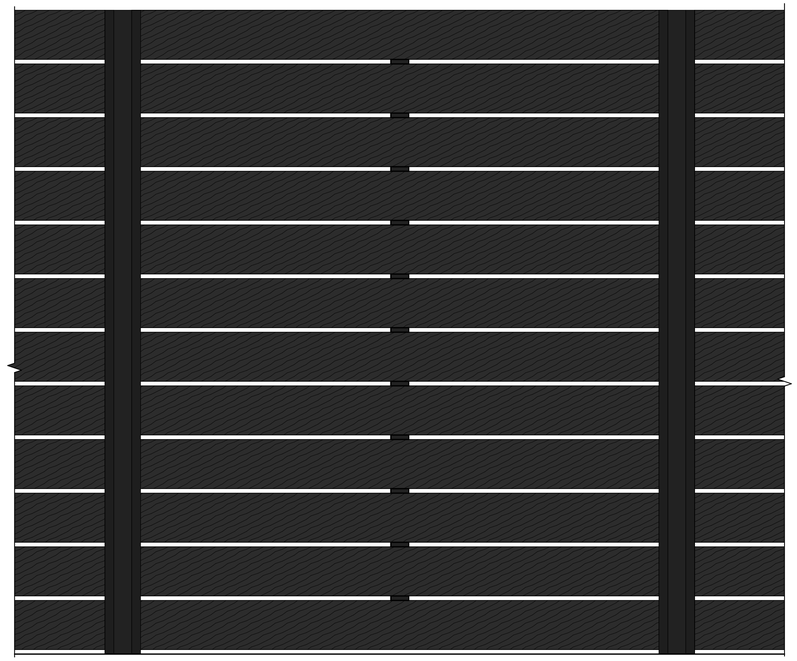
1 MATERIAL REFERENCE

1/2" = 1'-0"



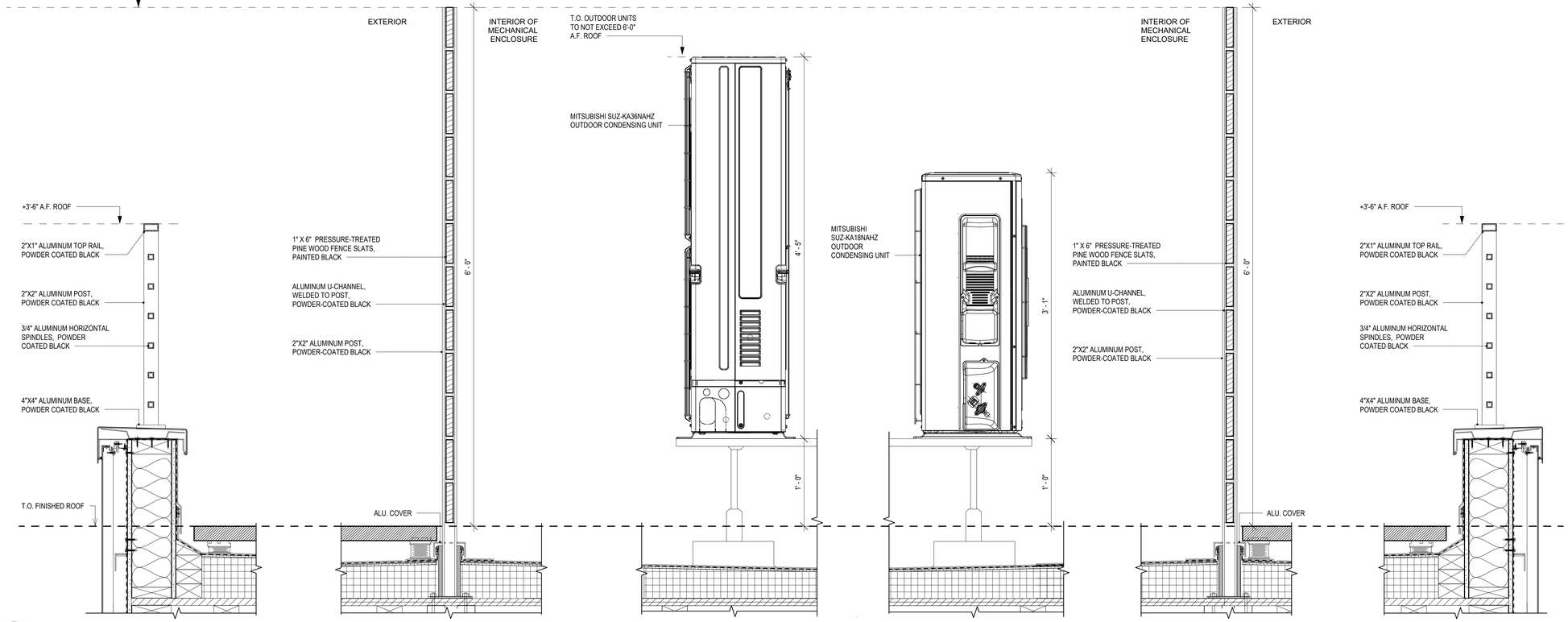
3 ELEVATION - MECHANICAL ENCLOSURE SCREENING

1 1/2" = 1'-0"



4 COLORIZED ELEVATION - MECHANICAL ENCLOSURE SCREENING

1 1/2" = 1'-0"



2 EW SECTION - MECHANICAL ENCLOSURE SCREENING

1 1/2" = 1'-0"

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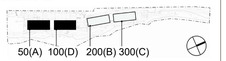
147 UNION ST., SUITE 101
POUGHKEEPSIE, NY 12601

OWNER

BUILDING KEY



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248 TIORONDA AVE

MECHANICAL ENCLOSURE DETAILS

DRAWING TITLE

AB — CHECKED BY
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As indicated — SCALE
07/13/26 — DATE

A-500
DRAWING #
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PATIO & TERRACED PLANTER WALLS
SIGMA RETAINING WALL SYSTEM
CAMBRIDGE ARMORTEC, "ONYX/NATURAL" SPLIT FACE



PATIO & TERRACED PLANTER WALLS COPING
SIGMA RETAINING WALL SYSTEM COPING
CAMBRIDGE, "ONYX/NATURAL"



PATIO FLOORING
PAVERS
CAMBRIDGE ARMORTEC, "ONYX/NATURAL"
LEDGESTONE SMOOTH



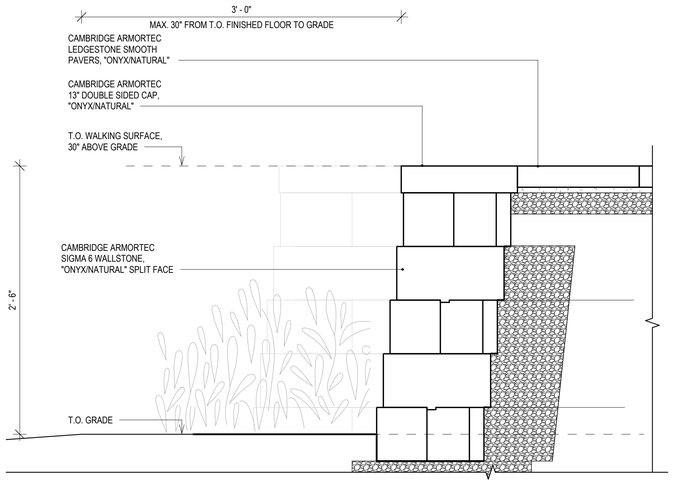
BUILDING FACADE - CELLAR - 2ND FLOOR
THINK BRICK
MARION CERAMICS, "BISQUE"



BUILDING FACADE - 3RD FLOOR, RECESSES
ACM
ALUCOBOND, "GRAPHITE MICA"

1 BUILDING FACADE, PATIOS AND TERRACES - MATERIAL REFERENCE

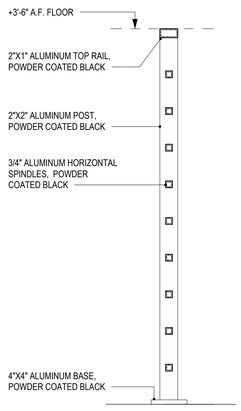
1/2" = 1'-0"



NOTE: WALKING SURFACE ELEVATION DOES NOT EXCEED 30" MEASURED VERTICALLY TO GRADE BELOW, AT ANY POINT WITHIN 36" HORIZONTALLY OF THE EDGE OF THE WALKING SURFACE, AS PER NYSBC 1015.2.

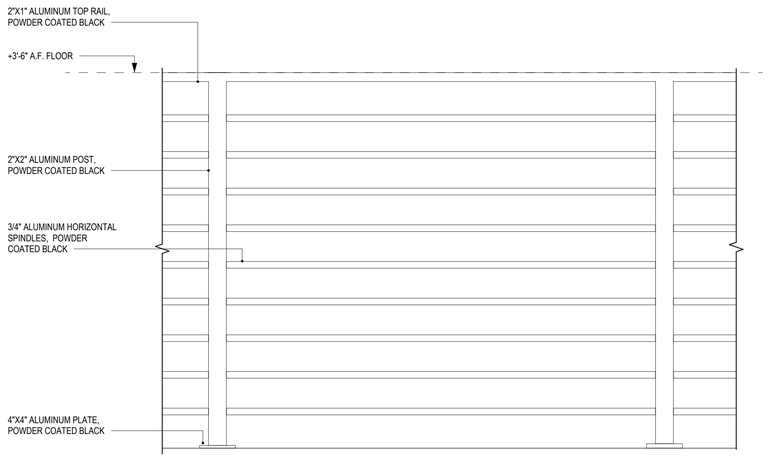
2 SECTION - PATIO WALL

1 1/2" = 1'-0"



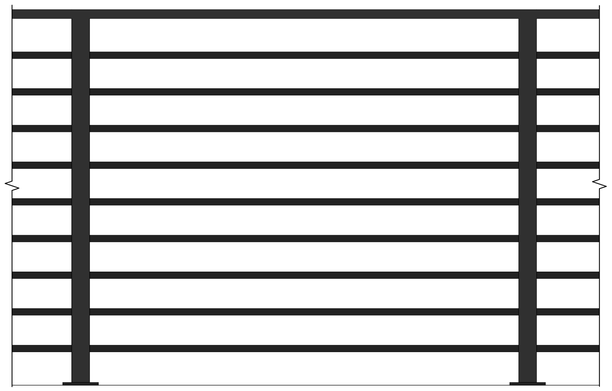
3 SECTION - ALUMINUM RAILING

1 1/2" = 1'-0"



4 ELEVATION - ALUMINUM RAILING

1 1/2" = 1'-0"



5 COLORIZED ELEVATION - ALUMINUM RAILING

1 1/2" = 1'-0"



6 FACADE PRECEDENT PHOTO - BUILDINGS 200 & 300

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147 UNION ST., SUITE 101
POUGHKEEPSIE, NY 12601
OWNER

BUILDING KEY



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248 TIORONDA AVE

PATIOS AND FALL PROTECTION DETAILS

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PROJECT #

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A-501
DRAWING #
23 OF 24

AMENDED SITE PLAN

248 TIORONDA AVE, BEACON NY

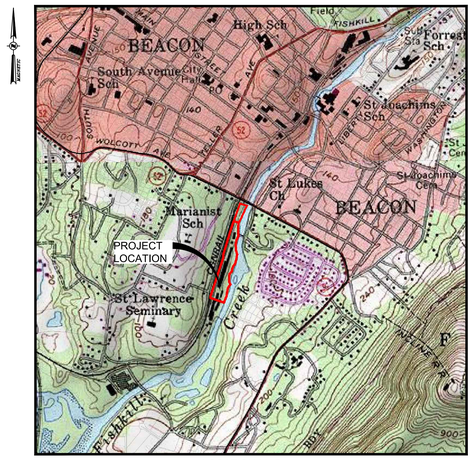
PREPARED FOR

CHAI DEVELOPERS

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

JUNE 30, 2026

LAST REVISED: AUGUST 25, 2026



LOCATION MAP
SCALE: 1"=1000'
SOURCE: USGS CATSKILL, NY QUADRANGLE
(USGS REF. CODE: WEST POINT-41073-D8-TF-024)

BEST MANAGEMENT PRACTICES FOR INDIANA BATS

1. THE PROJECT WILL AVOID CUTTING TREES TO THE MAXIMUM EXTENT PRACTICABLE.
2. LARGER TREES WILL BE RETAINED.
3. TREE CLEARING LIMITS WILL BE MARKED IN THE FIELD PRIOR TO ANY CLEARING, AND CONTRACTORS WILL BE INFORMED ABOUT CLEARING LIMITS PRIOR TO THE INITIATION OF WORK.
4. TREES WILL BE REMOVED BETWEEN OCTOBER 1 AND MARCH 31 IN ORDER TO AVOID ANY INCIDENTAL TAKE TO INDIANA BATS, OR OTHER BATS THAT MAY USE TREES FOR ROOSTING.
5. ALL SITE LIGHTING ON THE SITE WILL BE FULL CUT-OFF.
6. THERE WILL BE NO USE OF HERBICIDES OR PESTICIDES IN ANY STORMWATER MANAGEMENT BASINS.

CITY OF BEACON
PLANNING BOARD APPROVAL
CITY OF BEACON, NEW YORK

APPROVED BY RESOLUTION NUMBER _____
OF THE PLANNING BOARD OF BEACON, NEW YORK ON THE
_____ DAY OF _____, 2015, 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 _____ 2015.

_____
CHAIRMAN

CITY OF BEACON PLANNING BOARD APPROVAL
OWNER / APPLICANT SIGNATURE

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE CITY TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE CITY PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE TOWN CODE ENFORCEMENT OFFICER.

_____ _____
APPLICANT DATE

_____ _____
OWNER DATE

INDEX OF DRAWINGS

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4	C130	08/25/26	SITE PLAN
5	C140	08/25/26	GRADING PLAN
6	C150	08/25/26	EROSION & SEDIMENT CONTROL PLAN
7	C160	08/25/26	UTILITY PLAN
8	C161	08/25/26	UTILITY PROFILES
9	C162	08/25/26	UTILITY PROFILES
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11	C190	08/25/26	PHOTOMETRIC LIGHTING PLAN
12	C200	08/25/26	VEHICLE MANEUVERING PLAN
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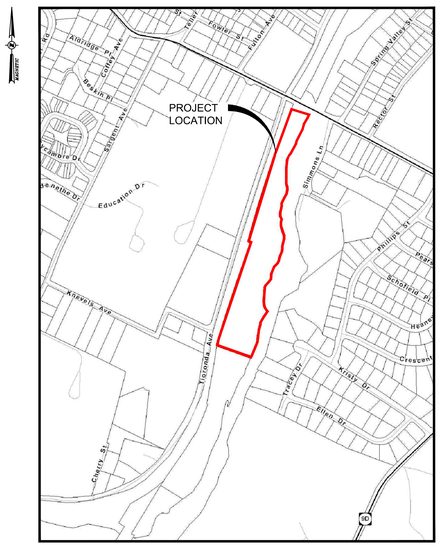
15	C550	08/25/26	EROSION & SEDIMENT CONTROL DETAILS & NOTES
16	C570	08/25/26	SANITARY SEWER AND WATER DETAILS & NOTES
17	C580	08/25/26	LANDSCAPE DETAILS & NOTES



AREA PARCEL MAP
SCALE: 1"=400'

BULK TABLE

FISHKILL CREEK DEVELOPMENT DISTRICT: FCD

ZONING REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	9.18 ACRES
MAXIMUM # OF DWELLINGS	200 UNITS[1]	200 UNITS[1]
MAXIMUM BUILDING COVERAGE	35%	17%
MINIMUM OPEN SPACE	30%	64%
MINIMUM FRONTAGE OF OVERALL FCD SITE ON PUBLIC STREET ROW	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	160'
MINIMUM SETBACK AND BUFFER WIDTH ALONG FISHKILL CREEK	AVG 50 FT MIN 25 FT	AVG = 62 FT MIN. = 37 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FEET	SEE NOTE 2
MINIMUM NUMBER OF PARKING SPACES		
RESIDENTIAL:	1 SPACE PER DWELLING UNIT =200 SPACES	227 SPACES TOTAL (WHICH INCLUDES 89 SURFACE SPACES AND 138 GARAGE SPACES)
GREENWAY/RAIL TRAIL:	0 SPACES	4 SPACES
TOTAL:	204 SPACES 7 ACCESSIBLE SPACES REQUIRED	231 SPACES 13 ACCESSIBLE SPACES PROVIDED

BULK TABLE NOTES:

1. EXISTING BUILDINGS 200 + 300 CONTAIN 64 UNITS (SEE DEVELOPMENT SCHEDULE). PER CITY COUNCIL RESOLUTION RESOLUTION NO. 117 OF 2025, "THE APPLICANT IS DIRECTED TO SUBMIT A CONCEPT PLAN FOR 2 BUILDINGS CONTAINING 136 RESIDENTIAL UNITS (WHICH INCLUDES 27 BMR UNITS)," WHICH SUMS TO 200 UNITS SITEWIDE.
2. PER CITY COUNCIL RESOLUTION NO. 117 OF 2025, BUILDINGS 50 & 100 SHALL BE "IN SUBSTANTIALLY THE SAME DESIGN AS BUILDINGS 200 AND 300."

DEVELOPMENT SCHEDULE

BUILDING	UNITS	STUDIO & 1-BR	2-BR	3-BR
200 & 300	64[1]	27	30	7
50 & 100	136[2]	107	29	-
TOTAL	200[3]	134	59	7

DEVELOPMENT SCHEDULE NOTES:

1. BUILDINGS 200 & 300 CONTAIN 8 EXISTING BMR UNITS.
2. 27 OF THE UNITS WITHIN BUILDINGS 50 & 100 SHALL BE BMR UNITS MEETING THE REQUIREMENTS OF ARTICLE 16B, AFFORDABLE– WORKFORCE HOUSING, OF THE ZONING LAW.
3. FULL BUILDOUT OF 200 UNITS SHALL CONTAIN 35 BMR UNITS.

SITE ENGINEER:
LABELLA ASSOCIATES D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

PROJECT ARCHITECT:
AB ARCHITEKTEN
62 ALLEN STREET, 2ND FLOOR
NEW YORK, NY 10002
PHONE: (212) 334-1232

SITE SURVEYOR:
LABELLA ASSOCIATES D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

APPLICANT:
BEACON 248 HOLDINGS, LLC.
35 MAIN ST, SUITE 311
POUGHKEEPSIE, NY 12601
(201) 753-1445

OWNER INFORMATION:
BEACON 248 HOLDINGS, LLC.
35 MAIN ST, SUITE 311
POUGHKEEPSIE, NY 12601

TAX MAP INFORMATION:
CITY OF BEACON, NEW YORK
SECTION 6054, BLOCK 45, LOT 012574 (9.18 ACRE)

AREA:
TOTAL PROJECT AREA: 9.18± ACRES

ZONING DISTRICT:
FISHKILL CREEK DEVELOPMENT (FCD) ZONING DISTRICT

WATER & SEWER DISTRICT:
CITY OF BEACON

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Poughkeepsie, NY 12601
(845) 454-3980
labellapc.com

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EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

NO:	DATE:	DESCRIPTION:
2	08/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS
Revisions		

PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME: TITLE SHEET
DRAWING NUMBER: G001

6/24/2026 5:17:38 PM
\\data\labella\Legacy Chazen Projects\81700s\81799\81779\00\CAD\Builders B-248\DWG\BS_G001_81779-00_TITLE.dwg

LEGEND

EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- 110 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ×200.3 — EXISTING SPOT GRADE
- EXISTING PROPERTY EASEMENT
- EXISTING PROTECTIVE CREEKSIDE BUFFER
- EXISTING BUILDING
- EXISTING CONCRETE RETAINING WALL
- EXISTING RIPRAP
- EXISTING BUILDING FOUNDATION
- EXISTING TEXTURE PLATE
- CMP — EXISTING CURB
- GRAVEL — EXISTING GRAVEL DRIVEWAY
- EXISTING CREEK
- OHW — EXISTING OVERHEAD WIRES
- W — EXISTING WATER LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- 8"SAN — EXISTING UNDERGROUND SEWER LINE
- 15"RCP — EXISTING UNDERGROUND STORM LINE

SYMBOLS:

- EXISTING SIGN (2 POSTS)
- EXISTING BOLLARD
- EXISTING FENCE POST
- EXISTING POST
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

SYMBOLS:

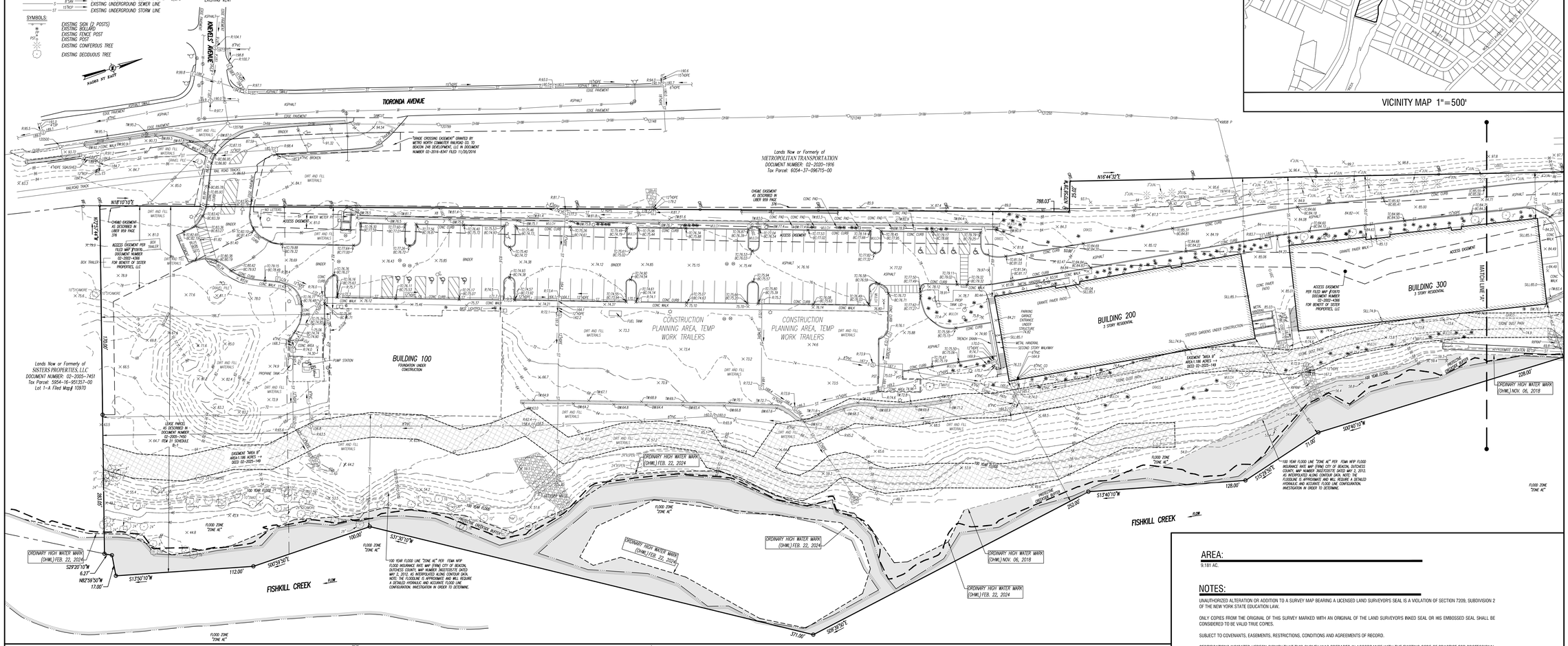
- EXISTING SHRUB
- EXISTING MONUMENT
- EXISTING IRON PIPE FOUND
- EXISTING IRON ROD FOUND
- EXISTING CAPPED IRON ROD SET
- EXISTING SPIKE SET
- EXISTING SANITARY MANHOLE
- EXISTING CLEANOUT
- EXISTING DRAINAGE MANHOLE
- EXISTING CATCH BASIN
- EXISTING YARD DRAIN
- EXISTING END SECTION
- EXISTING ROUND ELECTRIC HAND HOLE
- EXISTING ELECTRIC BOX
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING BOLLARD LIGHT
- EXISTING LANDSCAPE LIGHT
- EXISTING PANEL/COMTECH BOX
- EXISTING CONDUIT TO/FROM UNDERGROUND
- EXISTING GAS STRUCTURE
- EXISTING HYDRANT
- EXISTING AUTO SPKLR. HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING VENT

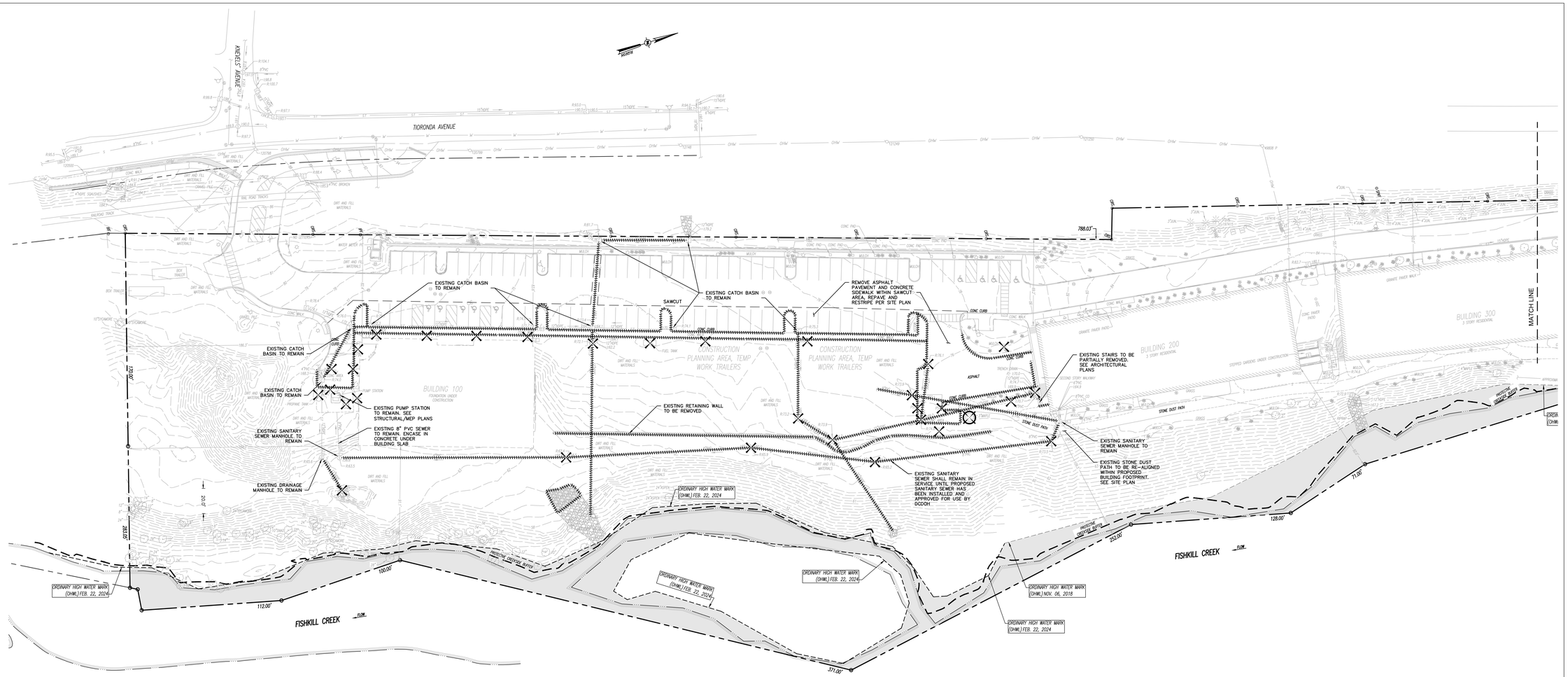
SYMBOLS:

- EXISTING HANDICAP PARKING SPACE
- EXISTING SPOT GRADE BOTTOM CURB
- EXISTING SPOT GRADE TOP CURB
- EXISTING SPOT GRADE BOTTOM WALL
- EXISTING SPOT GRADE TOP WALL
- EXISTING FINISHED FLOOR ELEVATION
- EXISTING RIM ELEVATION
- EXISTING INVERT ELEVATION

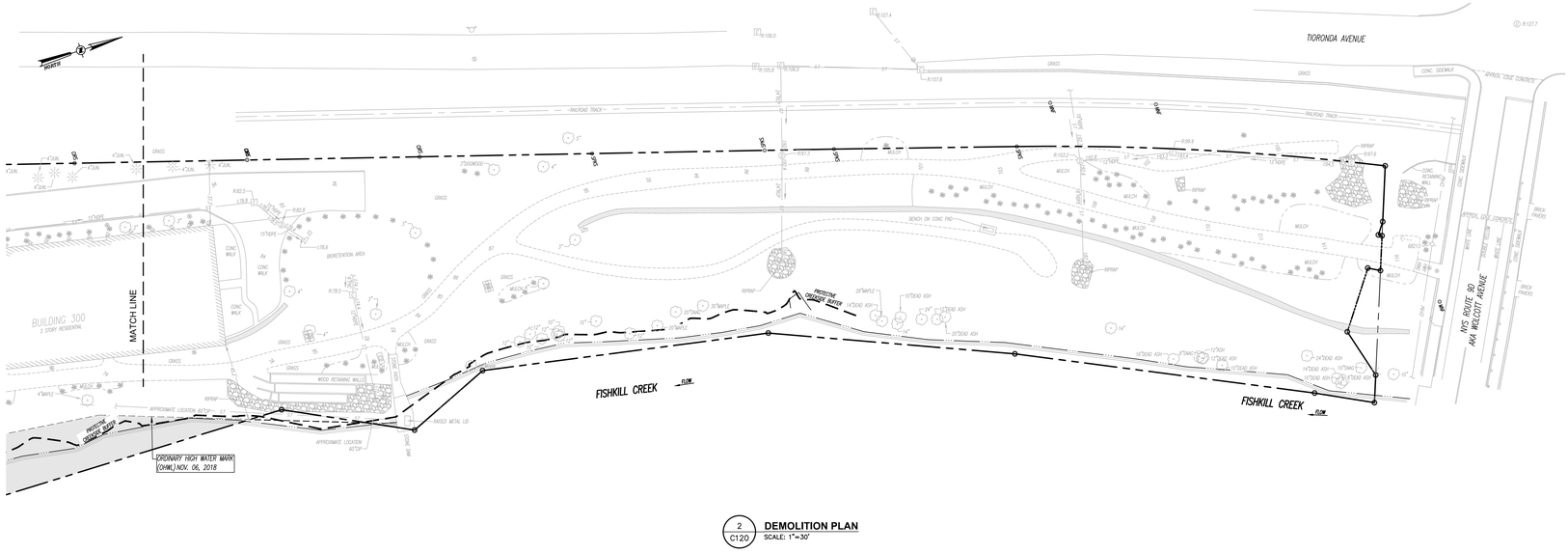


VICINITY MAP 1"=500'


Lands Now or Formerly of SISTERS PROPERTIES, LLC DOCUMENT NUMBER: 02-2005-7451 Tax Parcel: 5954-16-951357-00 Lot 1-A Filed Map# 10970
Lands Now or Formerly of METROPOLITAN TRANSPORTATION DOCUMENT NUMBER: 02-2020-1916 Tax Parcel: 6054-37-096715-00
Lands Now or Formerly of BEACON 248 HOLDINGS, LLC DOCUMENT NUMBER: 02-2019-496 Tax Parcel: 5954-16-993452-00 Lot 1-B Filed Map# 10970
Lands Now or Formerly of CITY OF BEACON (MAP REF. NO. 2)
Lands Now or Formerly of BEACON 248 HOLDINGS, LLC DEED: 02-2025-149
TIORONDA AVENUE
NYS ROUTE 9D AKA WILCOTT AVENUE
BUILDING 100 FOUNDATION UNDER CONSTRUCTION
BUILDING 200 3 STORY RESIDENTIAL
BUILDING 300 3 STORY RESIDENTIAL
CONSTRUCTION PLANNING AREA, TEMP WORK TRAILERS
CONSTRUCTION PLANNING AREA, TEMP WORK TRAILERS
FISHKILL CREEK
FLOW
ORDINARY HIGH WATER MARK (OHWL) FEB. 22, 2024
ORDINARY HIGH WATER MARK (OHWL) NOV. 06, 2018
100 YEAR FLOOD
FLOOD ZONE "ZONE AE"
ACCESS EASEMENT PER FILED MAP #10970 DOCUMENT NUMBER 02-2020-4366 FOR BENEFIT OF SISTER PROPERTIES, LLC
CHGAE EASEMENT AS DESCRIBED IN LIBER 959 PAGE 276
ACCESS EASEMENT PER FILED MAP #10970 DOCUMENT NUMBER 02-2020-4366 FOR BENEFIT OF SISTER PROPERTIES, LLC
EASEMENT "AREA B" AREA=1,186 ACRES +/- DEED 02-2025-149
"RAGE CROSSING EASEMENT" CONVEED BY METRO NORTH COMMUTER RAILROAD CO. TO BEACON 248 DEVELOPMENT, LLC IN DOCUMENT NUMBER 02-2016-8347 FILED 11/30/2016
20FT N.Y.S. D.O.T. PERMANENT EASEMENT MAP 18 PARCEL 26 (L.2002 P.514)
20FT N.Y.S. D.O.T. PERMANENT EASEMENT MAP 4 PARCEL 17 (L.2002 P.511)
EASEMENT "AREA A" AREA=1,186 ACRES +/- DEED 02-2025-149
EASEMENT "AREA A" AREA= 94 SQFT DEED 02-2025-149
LEASE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 02-2005-7450 ITEM 21 SCHEDULE B-1
EASEMENT "AREA B" AREA=1,186 ACRES +/- DEED 02-2025-149
100 YEAR FLOOD LINE "ZONE AE" PER ITEMA NFIP FLOOD INSURANCE RATE MAP (FIRM) CITY OF BEACON, DUTCHESS COUNTY, MAP NUMBER 36027C0577E DATED MAY 2, 2012. AS INTERPOLATED ALONG CONTOUR DATA, NOTE: THE FLOODLINE IS APPROXIMATE AND WILL REQUIRE A DETAILED HYDRAULIC AND ACCURATE FLOOD LINE CONFIGURATION. INVESTIGATION IN ORDER TO DETERMINE.
788.03'
N16°44'32"E
228.00'
N18°10'10"E
190.00'
S31°30'10"W
100.00'
S00°39'50"E
112.00'
S13°50'10"W
S29°20'10"W
6.27'
N82°59'50"W
17.00'
S00°39'50"E
371.00'
S29°39'50"E
S13°40'10"W
252.00'
S76°29'50"E
128.00'
S13°40'10"W
71.00'
S00°40'10"W
N17°00'31"E
106.00'
740.26'
S22°36'31"W
167.01'
S10°20'10"W
143.48'
S25°15'37"W
175.24'
S26°52'37"W
S54°23'31"E
8.08'
S29°05'46"W
2.14'
S60°54'14"E
22.54'
S29°05'46"W
7.48'
S60°54'14"E
22.54'
S10°20'10"W
40.00'
S27°03'57"E
52.38'
S26°30'10"W
64.55'
13.45'
6.10'
S00°40'10"W
252.00'
R=1612.28' L=214.01'
CH=N20°48'46"E 213.85



1 C120 **DEMOLITION PLAN**
SCALE: 1"=30'



2 C120 **DEMOLITION PLAN**
SCALE: 1"=30'

LEGEND:

- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SITE FEATURE TO BE REMOVED
- EXISTING PAVEMENT & SIDEWALK TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- DEMO ASPHALT
- DEMO BUILDING
- DEMO CONCRETE
- DEMO GRAVEL SECTION
- DEMO RIP RAP SECTION
- DEMO ATHLETIC TRACK
- DEMO TREES AND SHRUBS
- WORKLIMITS
- TREE PROTECTION FENCING
- N.I.C. NOT IN CONTRACT
- EXISTING STRUCTURE TO BE REMOVED, N.I.C
- PAVEMENT SAWCUT LINE

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EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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Beacon, New York 12508

NO.	DATE:	DESCRIPTION:
2	09/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS
Revisions		

PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

DEMOLITION PLAN

DRAWING NUMBER:

C120

8/24/2026 5:18:37 PM
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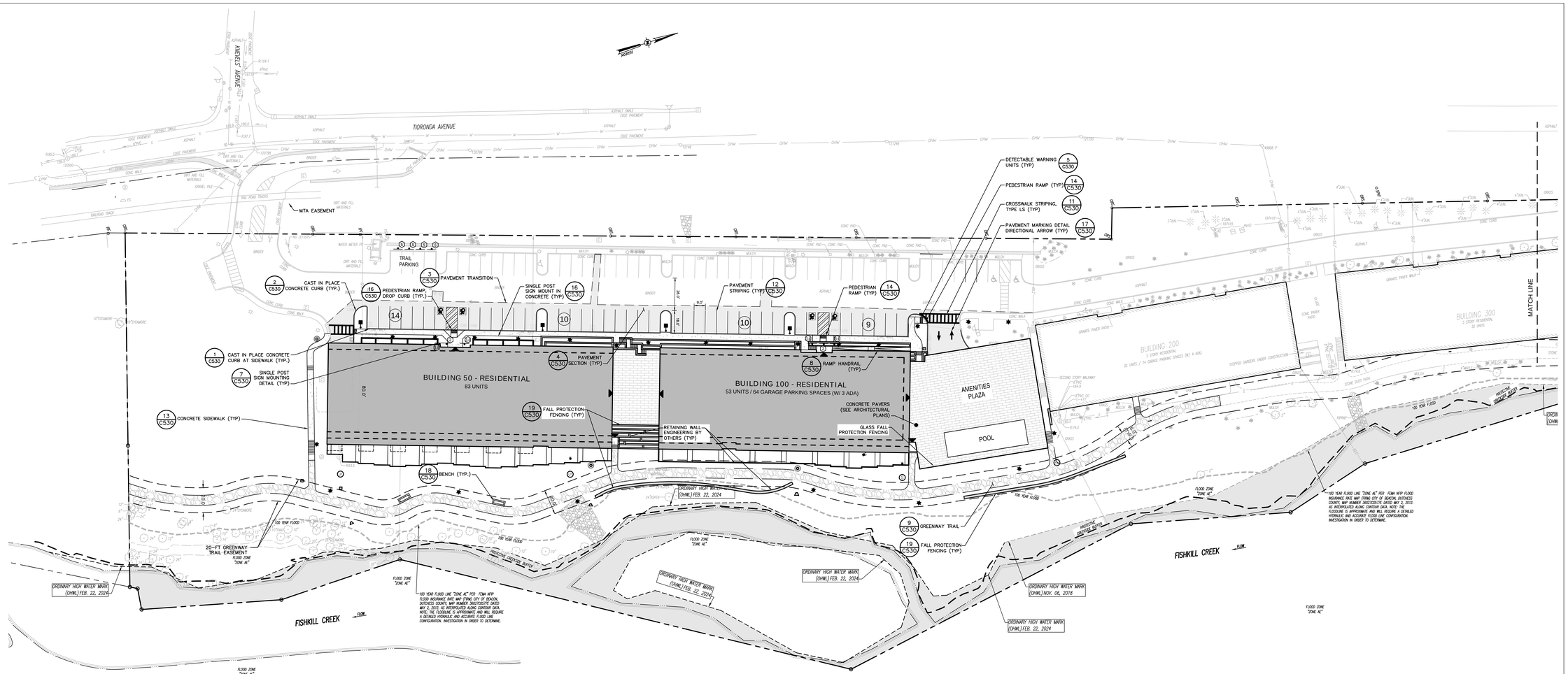
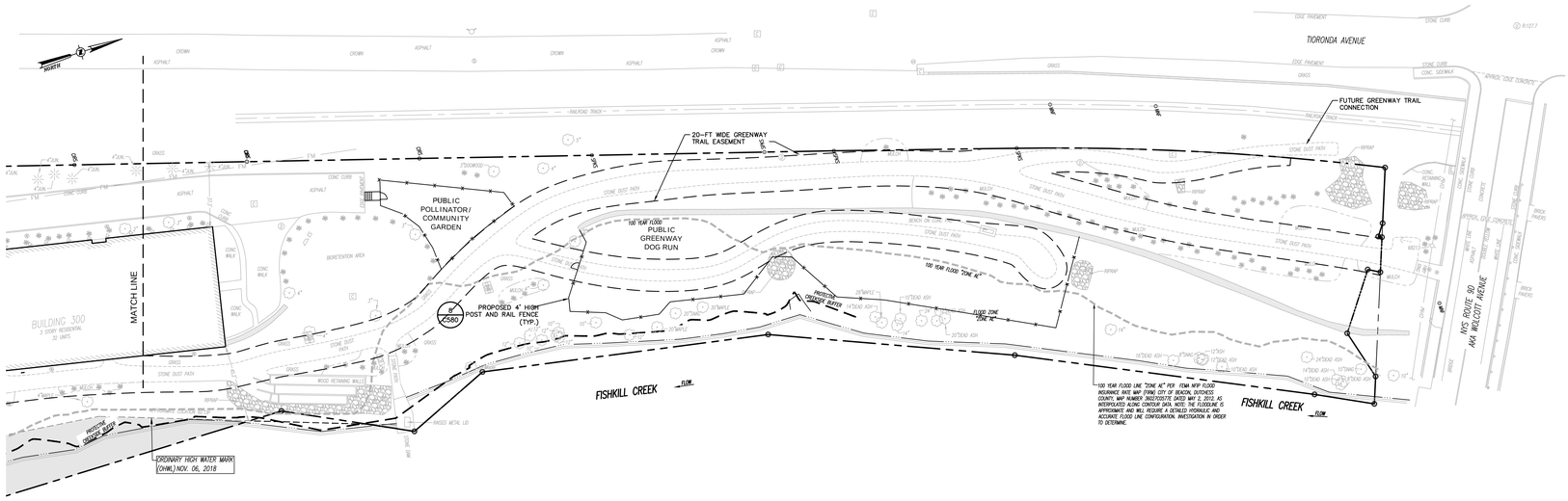


1 C130 **SITE PLAN**
SCALE: 1"=30'



2 C130 **SITE PLAN**
SCALE: 1"=30'

LEGEND:

- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- 25 PROPOSED PARKING COUNT
- PROPOSED SIDE WALK
- EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
- PROPOSED CURB
- PROPOSED LIGHT POLE
- PROPOSED RETAINING WALL
- GREENWAY TRAIL

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GEOLOGICAL: 0021659

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Revisions

PROJECT NUMBER: 2260816
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REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME: SITE PLAN
DRAWING NUMBER: C130

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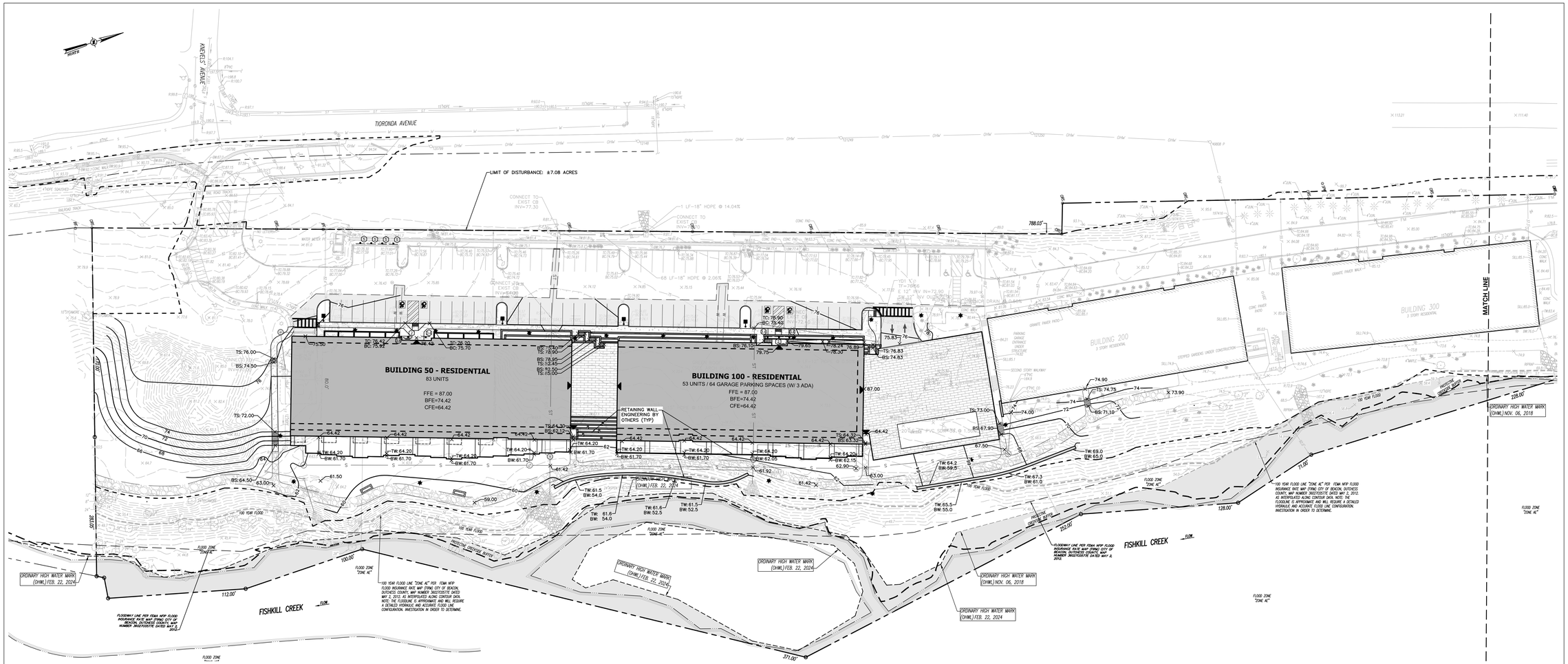
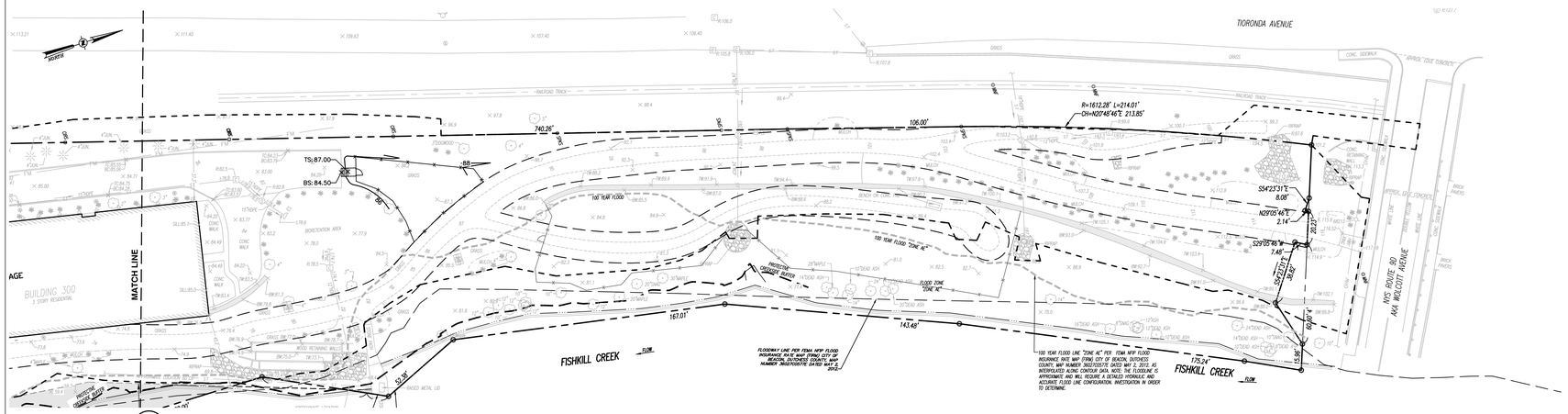


1 C140 **GRADING PLAN**
SCALE: 1"=30'



2 C140 **GRADING PLAN**
SCALE: 1"=30'

GRADING & DRAINAGE LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- XXX — PROPOSED 10 FT CONTOUR
- XXX — PROPOSED 2 FT CONTOUR
- XXX.X — PROPOSED SPOT GRADE
- PROPOSED TREE LINE
- PROPOSED SHRUB LINE
- PROPOSED DRAINAGE SWALE
- PROPOSED WORK LIMIT LINE
- S — PROPOSED SANITARY SEWER LINE
- FM — PROPOSED FORCE MAIN
- W — PROPOSED WATER LINE
- ST — PROPOSED STORM DRAIN LINE
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE

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EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
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LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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Revisions		

PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME: GRADING PLAN
DRAWING NUMBER: C140

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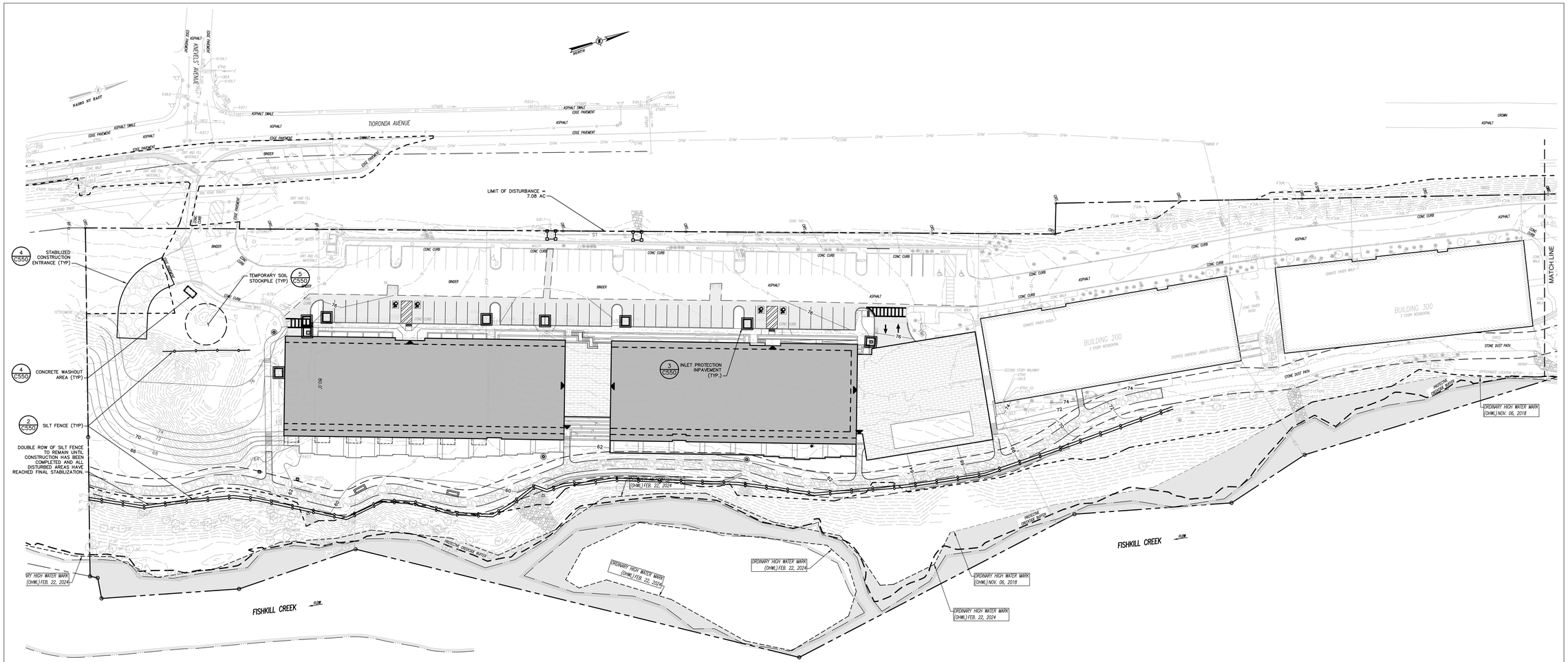
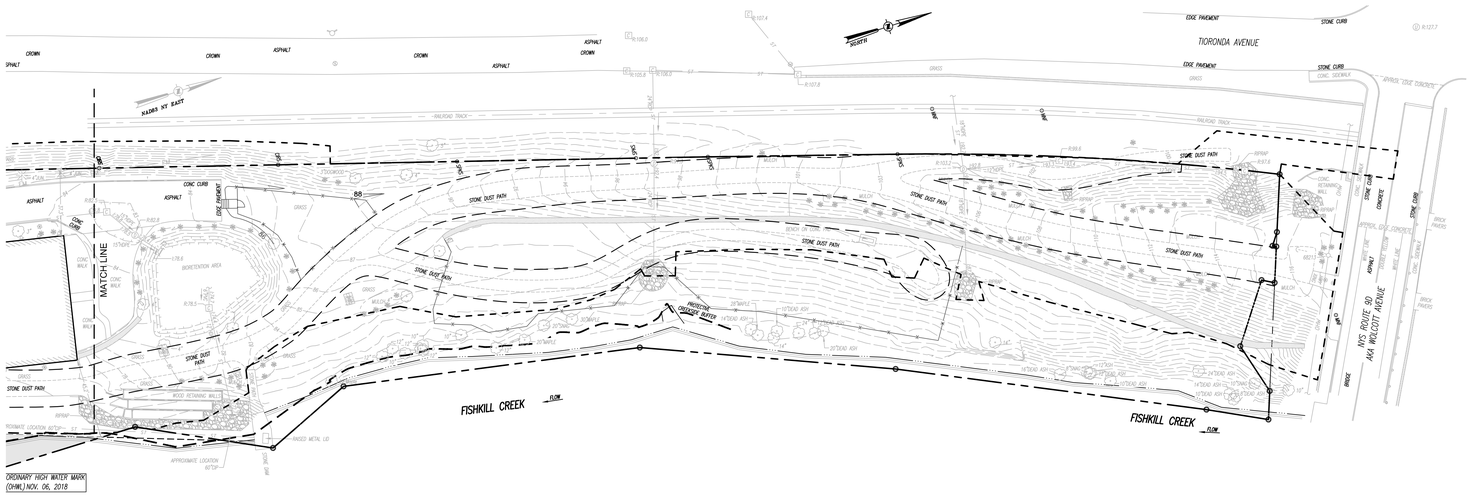


1 C150 **EROSION AND SEDIMENT CONTROL PLAN**
SCALE: 1"=30'



2 C150 **EROSION AND SEDIMENT CONTROL PLAN**
SCALE: 1"=30'

LEGEND:

- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- (25) PROPOSED PARKING COUNT
- PROPOSED SIDE WALK
- EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED EROSION BLANKET
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED OUT-OF PAVEMENT INLET PROTECTION
- PROPOSED IN-PAVEMENT INLET PROTECTION
- PROPOSED SILT FENCE
- LIMIT OF DISTURBANCE
- PROPOSED STRAW BALE DIKE
- PROPOSED TEMPORARY SOIL STOCKPILE

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GEOLOGICAL: 0021659

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Revisions		

PROJECT NUMBER: 2260816
DRAWN BY: GMZ
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ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

EROSION AND SEDIMENT CONTROL PLAN

DRAWING NUMBER:

C150

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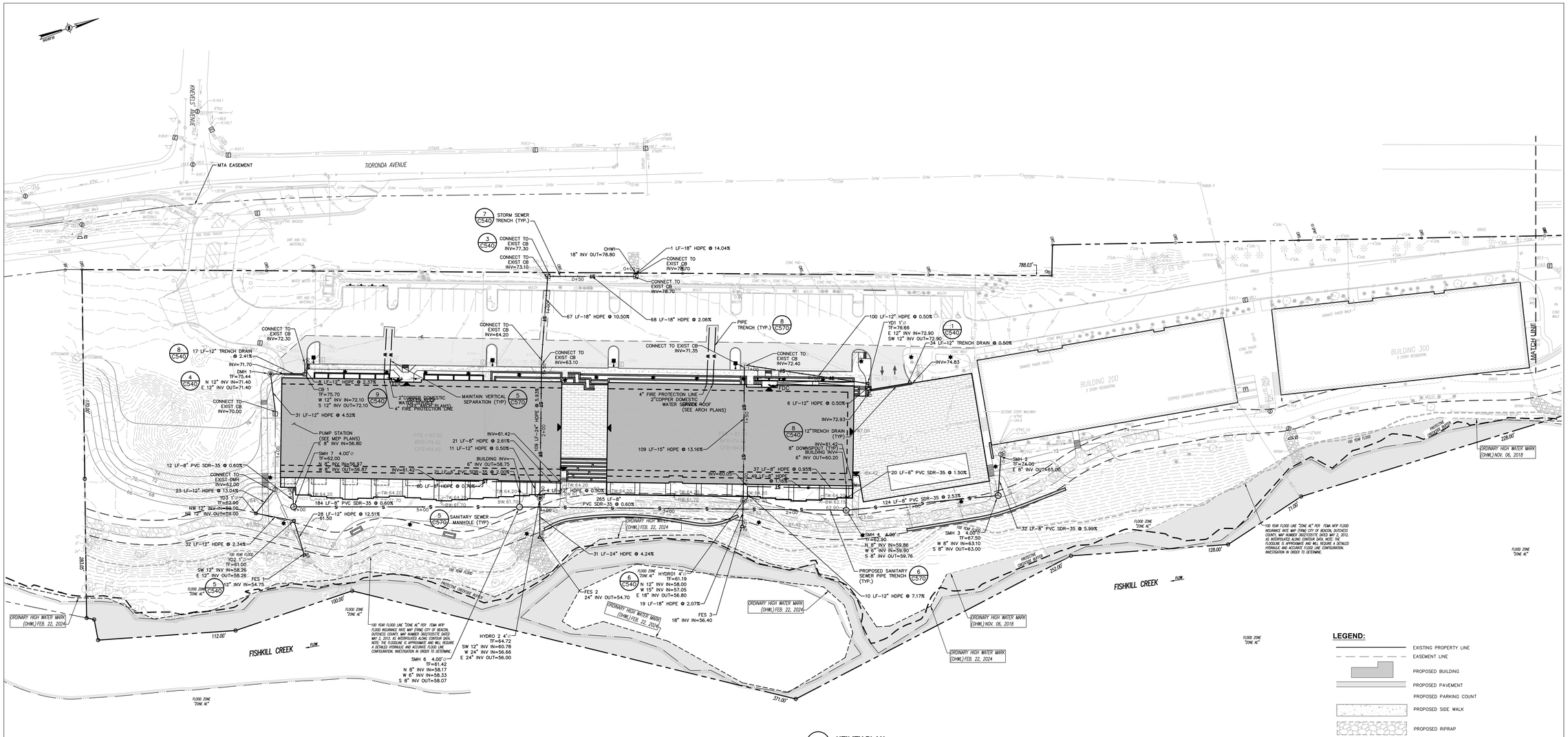
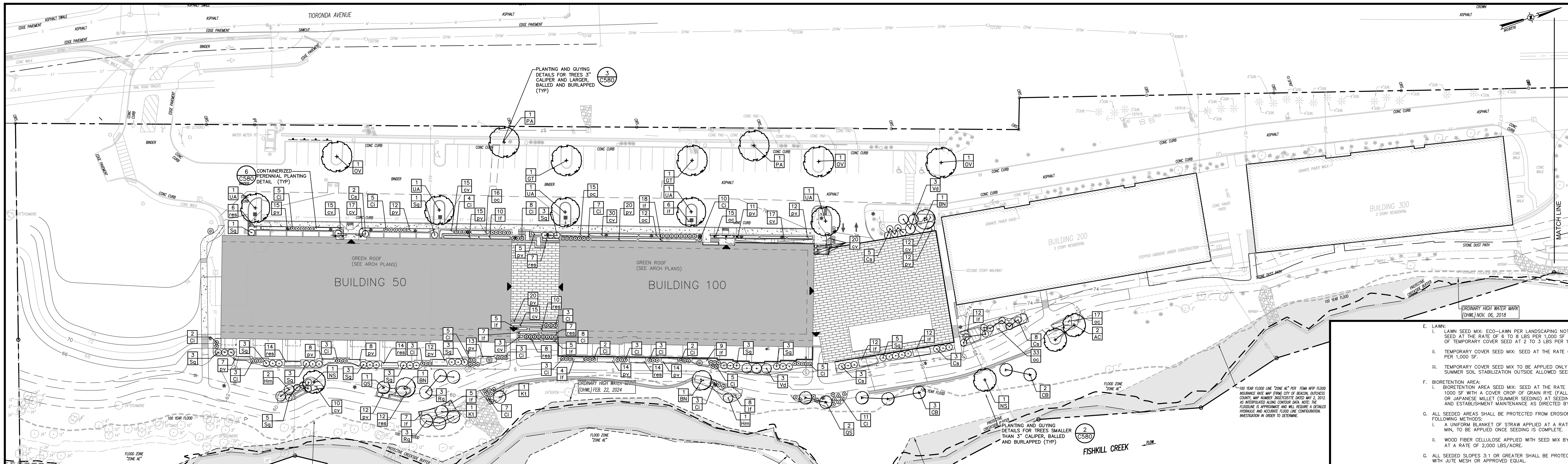
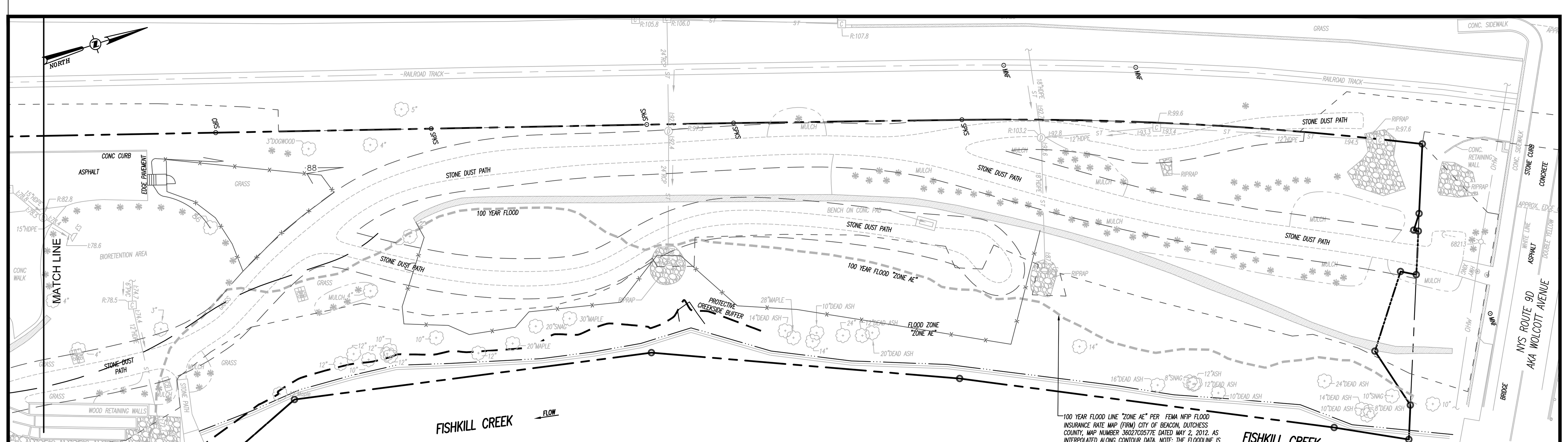

TIORONDA AVENUE
MATCH LINE
MTA EASEMENT
BUILDING 200
3 STORY RESIDENTIAL
BUILDING 300
3 STORY RESIDENTIAL
7 C540 STORM SEWER TRENCH (TYP.)
3 C540 CONNECT TO EXIST CB INV=77.30
CONNECT TO EXIST CB INV=73.10
CHW1 18" INV OUT=78.80
1 LF–18" HDPE @ 14.04%
CONNECT TO EXIST CB INV=78.70
CONNECT TO EXIST CB INV=78.70
67 LF–18" HDPE @ 10.50%
68 LF–18" HDPE @ 2.06%
CONNECT TO EXIST CB INV=64.20
CONNECT TO EXIST CB INV=63.10
CONNECT TO EXIST CB INV=71.35
PIPE TRENCH (TYP.)
8 C570
CONNECT TO EXIST CB INV=72.40
100 LF–12" HDPE @ 0.50%
YD1 1'□ TT=76.66 E 12" INV IN=72.90 SW 12" INV OUT=72.90
1 C540
34 LF–12" TRENCH DRAIN @ 0.50%
CONNECT TO EXIST CB INV=72.30
8 C540 17 LF–12" TRENCH DRAIN @ 2.41%
INV=71.70
DMH 1 TF=75.44 N 12" INV IN=71.40 E 12" INV OUT=71.40
4 C540
8 LF–12" HDPE @ 2.37%
CB 1 TF=75.70 W 12" INV IN=72.10 S 12" INV OUT=72.10
9 C540
2"COPPER DOMESTIC WATER SERVICE (SEE ARCH PLANS) 4" FIRE PROTECTION LINE
MAINTAIN VERTICAL SEPARATION (TYP)
5 C570
CONNECT TO EXIST CB INV=70.00
31 LF–12" HDPE @ 4.52%
PUMP STATION (SEE MEP PLANS) E 8" INV IN=56.80
SMH 7 4.00'Ø TF=62.00 N 8" INV IN=56.97 W 8" INV OUT=56.87
INV=61.42
12 LF–8" PVC SDR–35 @ 0.60%
CONNECT TO EXIST DMH INV=62.00
23 LF–12" HDPE @ 13.04%
YD3 1'□ TF=62.90 NW 12" INV IN=59.00 NE 12" INV OUT=59.00
184 LF–8" PVC SDR–35 @ 0.60%
28 LF–12" HDPE @ 12.51%
61.50
32 LF–12" HDPE @ 2.34%
100 YEAR FLOOD YD2 1'□ TF=61.00 SW 12" INV IN=58.26 E 12" INV OUT=58.26
FES 1 12" INV IN=54.75
5 C540
FLOOD ZONE "ZONE AE"
100.00'
112.00'
ORDINARY HIGH WATER MARK (OHWL) FEB. 22, 2024
FISHKILL CREEK
FLOW
100 YEAR FLOOD LINE "ZONE AE" PER ITEM WFP FLOOD INSURANCE RATE MAP (FIRM) CITY OF BEACON, DUTCHESS COUNTY, MAP NUMBER 36027C0537E DATED MAY 2, 2012, AS INTERPOLATED ALONG CONTOUR DATA. NOTE: THE FLOODLINE IS APPROXIMATE AND WILL REQUIRE A DETAILED HYDRAULIC AND ACCURATE FLOOD LINE CONFIGURATION. INVESTIGATION IN ORDER TO DETERMINE.
HYDRO 2 4'□ TF=64.72 SW 12" INV IN=60.78 W 24" INV IN=56.66 E 24" INV OUT=56.00
SMH 6 4.00'Ø TF=61.42 N 8" INV IN=58.17 W 6" INV IN=58.33 S 8" INV OUT=58.07
FES 2 24" INV OUT=54.70
6 C540
FLOOD ZONE "ZONE AE"
HYDRO1 4'□ TF=61.19 N 12" INV IN=58.00 W 15" INV IN=57.05 E 18" INV OUT=56.80
19 LF–18" HDPE @ 2.07%
FES 3 18" INV IN=56.40
ORDINARY HIGH WATER MARK (OHWL) FEB. 22, 2024
265 LF–8" PVC SDR–35 @ 0.60%
31 LF–24" HDPE @ 4.24%
PROPOSED SANITARY SEWER PIPE TRENCH (TYP.)
6 C570
10 LF–12" HDPE @ 7.17%
ORDINARY HIGH WATER MARK (OHWL) NOV. 06, 2018
ORDINARY HIGH WATER MARK (OHWL) FEB. 22, 2024
FISHKILL CREEK
FLOW
371.00'
FLOOD ZONE "ZONE AE"
788.03'
INV=74.83
INV=72.93
6 LF–12" HDPE @ 0.50%
8 C540 12"TRENCH DRAIN (TYP)
INV=61.42
8" DOWNSPOUT (TYP) BUILDING
6" INV OUT=60.20
109 LF–15" HDPE @ 13.16%
37 LF–8" HDPE @ 0.95%
49 LF–8" HDPE @ 1.14%
20 LF–6" PVC SDR–35 @ 1.50%
124 LF–8" PVC SDR–35 @ 2.53%
SMH 2 TF=74.00 E 8" INV OUT=63.00
SMH 4 4.00'Ø TF=62.90 N 8" INV IN=59.86 W 6" INV IN=59.90 S 8" INV OUT=59.76
SMH 3 4.00'Ø TF=67.50 W 8" INV IN=63.10 S 8" INV OUT=63.00
32 LF–8" PVC SDR–35 @ 5.99%
100 YEAR FLOOD LINE "ZONE AE" PER ITEM WFP FLOOD INSURANCE RATE MAP (FIRM) CITY OF BEACON, DUTCHESS COUNTY, MAP NUMBER 36027C0537E DATED MAY 2, 2012, AS INTERPOLATED ALONG CONTOUR DATA. NOTE: THE FLOODLINE IS APPROXIMATE AND WILL REQUIRE A DETAILED HYDRAULIC AND ACCURATE FLOOD LINE CONFIGURATION. INVESTIGATION IN ORDER TO DETERMINE.
FLOOD ZONE "ZONE AE"
ORDINARY HIGH WATER MARK (OHWL) NOV. 06, 2018
228.00'
128.00'
71.00'
202.00'
100 YEAR FLOOD
PROPOSED RIPRAP
FFE = 67.00
BFE= 74.42
CFE=64.42
S 5.50%
S 1.50%
S 0.95%
S 1.14%
S 2.53%
S 5.99%
S 0.60%
S 4.24%
S 7.17%
S 2.07%
S 2.34%
S 12.51%
S 13.04%
S 4.52%
S 2.37%
S 2.41%
S 14.04%
S 10.50%
S 2.06%
S 0.50%
S 0.60%
S 2.61%
S 0.50%
S 0.60%
S 0.60%
S 0.60



1 **LANDSCAPE PLAN**
SCALE: 1"=30'



2 **LANDSCAPE PLAN-EMERGENCY ACCESS DRIVE**
SCALE: 1"=30'

PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
0	AR	ACER RUBRUM	RED MAPLE	3" Cal.	B&B	As Shown	
0	AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	4'-5' HT	B&B	As Shown	MULTISTEM CLUMP
3	AC	AMELANCHIER CANADENSIS	SERVICEBERRY	6'-8' HT	B&B	As Shown	MULTISTEM CLUMP
3	BN	Betula nigra	River Birch	8'-10' Clump	B&B	As Shown	Multi-Stemp Clump
0	CC	Crataegus crusgalli 'Inermis'	Thornless Hawthorn	10-12' Clump	B&B	As Shown	Multi-Stemp Clump
0	LT	Liriodendron tulipifera	Tuliptree	3" Cal.	B&B	As Shown	
0	JV	Juniperus virginiana	Eastern Red Cedar	8'-10'	B&B	As Shown	
1	GT	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.	B&B	As Shown	
3	OV	OSTRYA VIRGINIANA	EASTERN HOPHORNBEAM	2" CAL.	B&B	As Shown	
2	NS	Nyssa sylvatica	Sour Gum	3" Cal.	B&B	As Shown	Fall Digging Hazard
2	PA	CHIONANTHUS VIRGINICUS	FRINGETREE	8' HT	B&B	As Shown	MULTISTEM TREE; 5 BOLES MAX.
0	PO	Plantanus occidentalis	American Sycamore	2.5" Cal.	B&B	As Shown	
0	PT	Populus tremuloides	Quaking Aspen	10-12'	B&B	As Shown	Multi-Stem
0	PY	Prunus yeodensis	Yoshino Cherry	2" Cal.	B&B	As Shown	
0	QR	Quercus rubra	Northern Red Oak	3" Cal.	B&B	As Shown	Fall Digging Hazard
0	QB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	As Shown	Fall Digging Hazard
3	QS	QUERCUS ILICIFOLIA	SCRUB OAK	4'-5' HT	CONT	AS SHOWN	
0	ST	STAPHYLEA TRIFOLIA	AMERICAN BLADDERNUT	2" CAL.	B&B	AS SHOWN	SINGLE STEM TREE FORM
5	UA	Ulmus americana 'Princeton'	Princeton Elm	3" Cal.	B&B	As Shown	
SHRUBS							
117	Ci	Comptonia peregrina	Sweet Fern	#3 Cont.		As Shown	
0	Cm	Cornus amomum	Silky Dogwood	24"-30"	Cont	As Shown	
0	Co	Cornus sericea	Red-Osier Dogwood	30"-36"	Cont.	As Shown	
21	Cs	CORNUS SERICEA 'FLAVAMIRA'	YELLOW-TWIGGED DOGWOOD	18"-24"	Cont	As Shown	
5	CB	CORYLUS CORNUTA	BEAKED HAZELNUT	30"-36" HT	CONT	AS SHOWN	
0	CA	CORYLUS AMERICANA	AMERICAN HAZELNUT	30"-36" HT	CONT	AS SHOWN	
3	Hm	Hamamelis virginiana	Witchhazel	3' - 4'	Cont.	As Shown	
3	Kt	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	30"-36"	Cont.	As Shown	
0	Lb	Lindera benzoin	Spicebush	36"	Cont.	As Shown	
0	Mp	Myrica pennsylvanica	NORTHERN BAYBERRY	#5	Cont.	As Shown	
6	Rg	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	36"	Cont.	As Shown	
0	RC	ROSA CAROLINIANA	CAROLINA ROSE	18"-24"	CONT.	As Shown	
40	Sg	SYMPHOROCARPUS ALBUS	SNOWBERRY	24"-30"	CONT.	As Shown	
0	Va	Viburnum acerifolium	Mapleleaf Viburnum	24"-30"	Cont.	As Shown	
7	Vd	Viburnum dentatum	Doublefile Viburnum	30"-36"	Cont.	As Shown	
0	VL	VIBURNUM LENTAGO	NANNYBERRY VIBURNUM	5'-6' HT	CONT	As Shown	
0	VP	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	30"-36" HT	CONT	As Shown	
0	Xv	Ilex verticillata 'Winter Red'	Winter Red Winterberry	18"-24"	Cont	As Shown	
PERENNIALS/ GRASSES							
159	cv	Carex Vulpinoidea	Fox Sedge		#1 Cont.	8" O.C.	
119	lf	PANICUM CLANDESTINUM	DEERTONGUE		#1 CONT	16-18" O.C.	
121	oc	Osmunda cinnamomea	Cinnamon Fern		#2 Cont.	2-3' O.C.	
210	pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass		#2 Cont.	2-3' O.C.	
95	res	Rudbeckia laciniata	Cutleaf Coneflower		#1 Cont	18" O.C.	
0	ss	Schizachyrium scoparium	Little Bluestem		#1 Cont	18" O.C.	

3 **OVERALL PLANT LIST**
SCALE: NTS

E. LAWN:
 i. LAWN SEED MIX: ECO-LAWN PER LANDSCAPING NOTES, SHEET C580. SEED AT THE RATE OF 6 TO 8 LBS PER 1,000 SF WITH COVER CROP OF TEMPORARY COVER SEED AT 2 TO 3 LBS PER 1000 SF.
 ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
 iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.

F. BIORETENTION AREA:
 i. BIORETENTION AREA SEED MIX: SEED AT THE RATE OF 0.5 LBS PER 1000 SF WITH A COVER CROP OF GRAIN RYE (FALL-WINTER SEEDING) OR JAPANESE MILLET (SUMMER SEEDING) AT SEEDING RATE, MULCHING AND ESTABLISHMENT MAINTENANCE AS DIRECTED BY MANUFACTURER.

G. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
 i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN, TO BE APPLIED ONCE SEEDING IS COMPLETE.
 ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.

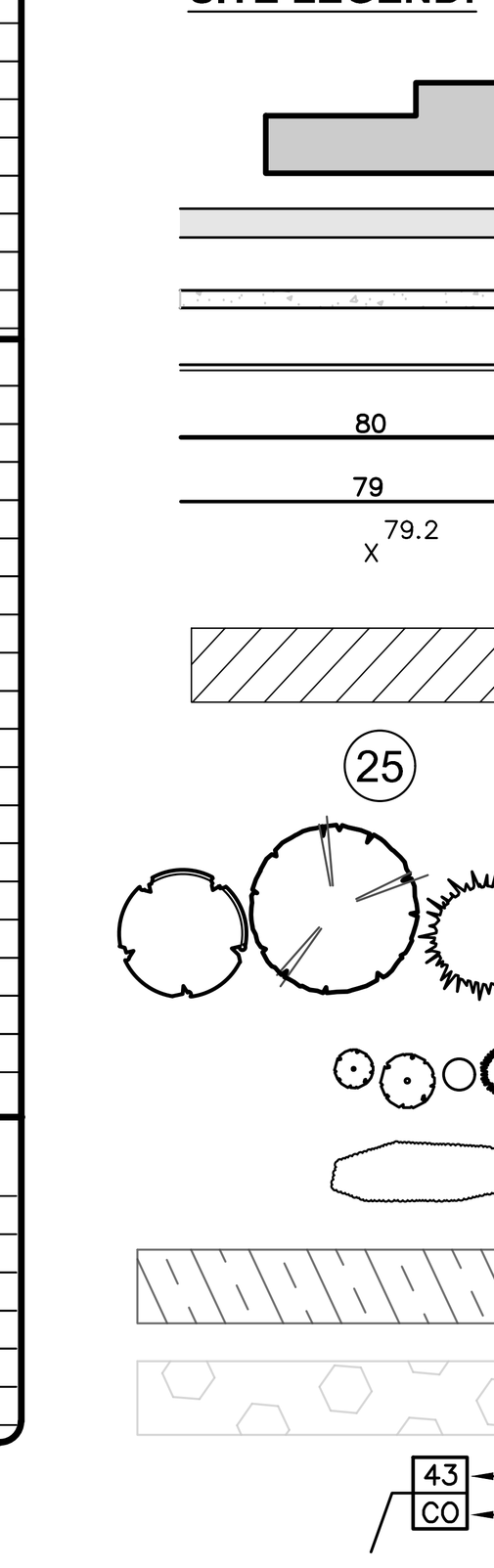
G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.

H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.

I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLECT, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

. ALL LANDSCAPING SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

SITE LEGEND:



PROPOSED BUILDING
PROPOSED PAVEMENT
PROPOSED SIDEWALK
PROPOSED CURB
80 PROPOSED 10 FT CONTOUR
79 PROPOSED 2 FT CONTOUR
x 79.2 PROPOSED SPOT GRADE
PROPOSED PERMEABLE ASPHALT PAVEMENT
25 PROPOSED PARKING COUNT
PROPOSED TREES
PROPOSED SHRUBS
PROPOSED HERBACEOUS PLANTS
MULCH BED
RIVERSTONE BED
43 PLANT QUANTITY
CO PLANT NAME

SOIL RESTORATION NOTES:

SOIL SHALL BE RESTORED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE LATEST EDITION OF THE NYSDEC DEEP-RIPPING AND COMPACTION GUIDELINES.

IN AREAS WHERE SOIL DISTURBANCE HAS OCCURRED OUTSIDE OF BUILDINGS AND PAVEMENT AREAS, THE DISTURBED SUB-SOILS SHALL BE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOILS RESTORATION STEPS APPLIED:

1) APPLY THREE INCHES OF COMPOST OVER SOIL. COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS, FREE OF VIABLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.
2) TILL COMPOST INTO THE SUBSOIL TO A DEPTH OF AT LEAST 12-INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING AND CIRCULATING AIR AND COMPOST INTO SUB-SOILS.
3) ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4) APPLY TOPSOIL TO A DEPTH OF SIX INCHES.

NOTES:
1. BROADCAST DENSITY, MULCHING, AND FIRST & SECOND SEASON MAINTENANCE TO MATCH MANUFACTURER'S RECOMMENDATIONS TO ENSURE PROPER ESTABLISHMENT.
2. OWNER TO FOLLOW GROWING SEASON MAINTENANCE RECOMMENDATIONS AFTER 1 YEAR TO ACHIEVE PROPER ESTABLISHMENT. CONTRACTOR TO INSTALL A 3"-4" SPADE CUT EDGE AT ALL LAWN/MULCH INTERFACES (TYP); CONTRACTOR TO ROUGHLY STAKE OUT AREA FOR OWNER APPROVAL PRIOR TO EDGING AND MULCHING.
3. ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES AND WHICH ARE NOT OTHERWISE CALLED OUT AS HARDSCAPE OR LANDSCAPE PLANTING AREAS SHALL BE SEEDED TO ESTABLISH LAWN PER LANDSCAPING NOTES.

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EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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Poughkeepsie, New York 12601

248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

NO:	DATE:	DESCRIPTION:
2	08/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS

Revisions

PROJECT NUMBER: 2260816
DRAWN BY: DC
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME: **LANDSCAPE PLAN**
DRAWING NUMBER: **C180**

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LIGHTING STATISTICS:

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 1 Entire Site to PL	+	0.6 fc	5.0 fc	0.0 fc	0	0
Stat Zone # 2 Driveway and Parking areas	+	0.5 fc	5.0 fc	0.1 fc	50:1	5:1

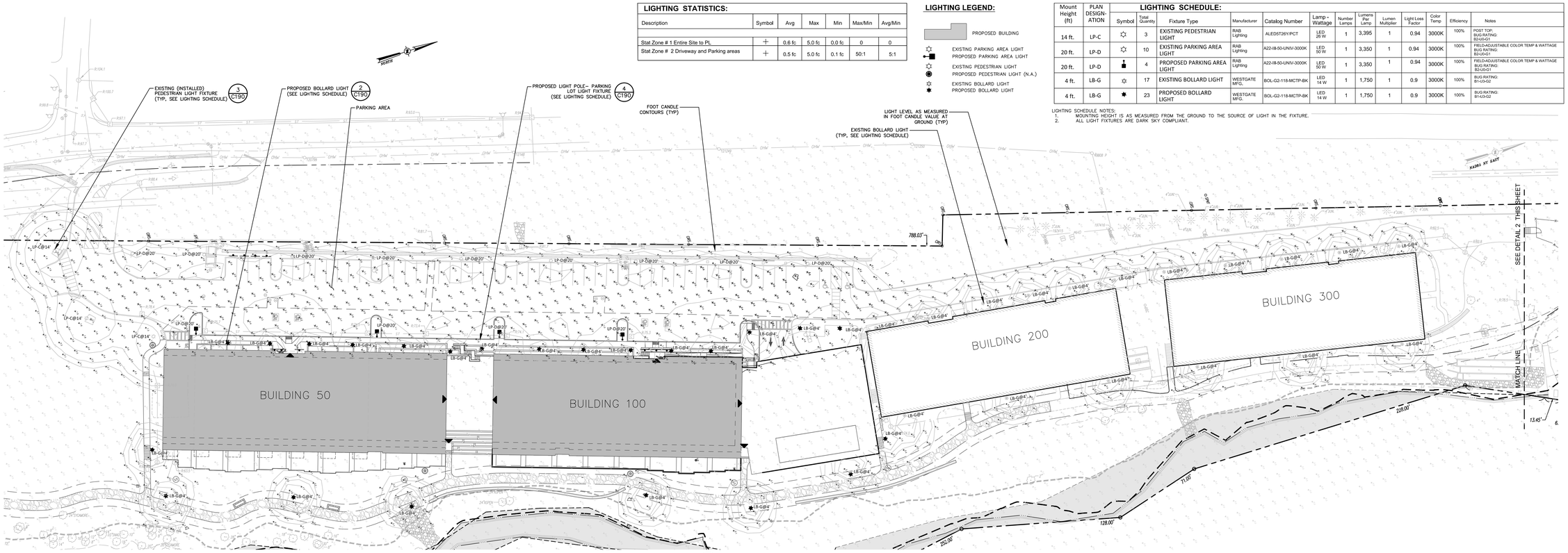
LIGHTING LEGEND:

- PROPOSED BUILDING
- EXISTING PARKING AREA LIGHT
- PROPOSED PARKING AREA LIGHT
- EXISTING PEDESTRIAN LIGHT
- PROPOSED PEDESTRIAN LIGHT (N.A.)
- EXISTING BOLLARD LIGHT
- PROPOSED BOLLARD LIGHT

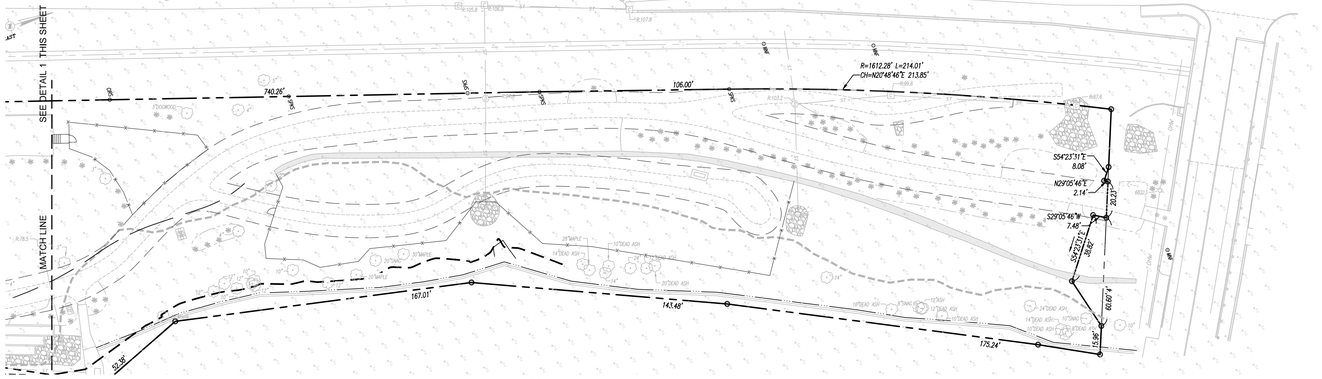
LIGHTING SCHEDULE:

Mount Height (ft)	PLAN DESIGN-ATION	Symbol	Total Quantity	Fixture Type	Manufacturer	Catalog Number	Lamp + Wattage	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Color Temp	Efficiency	Notes
14 ft.	LP-C	☼	3	EXISTING PEDESTRIAN LIGHT	RAB Lighting	ALED5T26Y/PCT	LED 26 W	1	3,395	1	0.94	3000K	100%	POST TOP: BUG RATING: B2-U0-G1
20 ft.	LP-D	☼	10	EXISTING PARKING AREA LIGHT	RAB Lighting	A22-I8-50-UNIV-3000K	LED 50 W	1	3,350	1	0.94	3000K	100%	FIELD-ADJUSTABLE COLOR TEMP & WATTAGE BUG RATING: B2-U0-G1
20 ft.	LP-D	▮	4	PROPOSED PARKING AREA LIGHT	RAB Lighting	A22-I8-50-UNIV-3000K	LED 50 W	1	3,350	1	0.94	3000K	100%	FIELD-ADJUSTABLE COLOR TEMP & WATTAGE BUG RATING: B2-U0-G1
4 ft.	LB-G	☼	17	EXISTING BOLLARD LIGHT	WESTGATE MFG.	BOL-G2-118-MCTP-BK	LED 14 W	1	1,750	1	0.9	3000K	100%	BUG RATING: B1-U3-G2
4 ft.	LB-G	✱	23	PROPOSED BOLLARD LIGHT	WESTGATE MFG.	BOL-G2-118-MCTP-BK	LED 14 W	1	1,750	1	0.9	3000K	100%	BUG RATING: B1-U3-G2

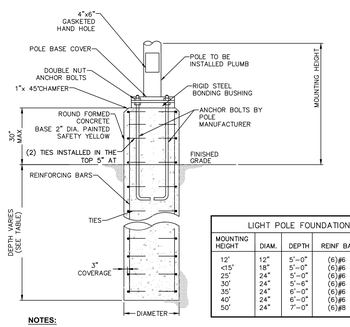
LIGHTING SCHEDULE NOTES:
1. MOUNTING HEIGHT IS AS MEASURED FROM THE GROUND TO THE SOURCE OF LIGHT IN THE FIXTURE.
2. ALL LIGHT FIXTURES ARE DARK SKY COMPLIANT.



1 C190 **PHOTOMETRIC LIGHTING PLAN**
SCALE: 1"=30'



2 C190 **PHOTOMETRIC LIGHTING PLAN**
SCALE: 1"=30'

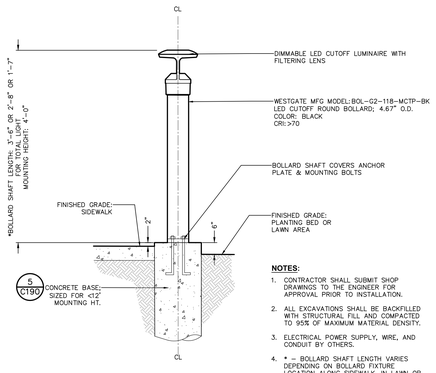


LIGHT POLE FOUNDATIONS				
MOUNTING HEIGHT	DIAM.	DEPTH	REINF BARS	TIES
12'	12"	5'-0"	(6)#6	#3@18"
<15'	18"	5'-0"	(6)#6	#3@18"
25'	24"	5'-0"	(6)#6	#3@12"
30'	24"	5'-6"	(6)#6	#3@12"
35'	24"	6'-0"	(6)#6	#3@12"
40'	24"	6'-0"	(6)#6	#3@12"
50'	24"	7'-0"	(6)#8	#3@12"

NOTES:
1. CONDUITS AND GROUNDING SHALL BE AS REQUIRED BY THE ELECTRICAL DESIGN.
2. ALL CONCRETE SHALL BE **4,500 PSI** @ **28** DAYS.
3. ALL REINFORCING STEEL SHALL BE GRADE 60.
4. DESIGNED FOR **90 MPH** WIND WITH FIXTURE AREA OF **13 SF.**
5. FOUNDATION DIAMETER AND REINFORCING CIRCLE SHALL BE COORDINATED WITH ANCHOR BOLT LIMITS.
6. FOUNDATIONS SHALL BE AUGERED INTO UNDISTURBED NATURAL SOIL OR COMPACTED FILL PER SITE GRADING PLANS.

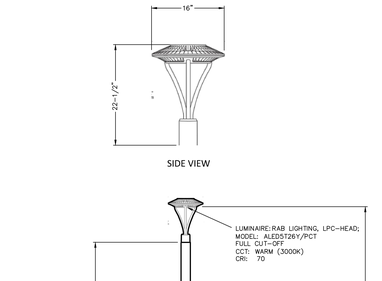
1 C190 **LOT LIGHTING CONCRETE BASE**
SCALE: N.T.S.

LIGHTING NOTES:
1. PROPOSED LIGHTING TO MATCH EXISTING INSTALLED LIGHTING, BY VARIOUS MANUFACTURERS, PROPOSED POLE OR SHAFT LENGTHS, AND MOUNTING HEIGHTS VARY, SEE LIGHTING CHART AND DETAILS.
2. GRID NUMBERS SHOWN REPRESENT FOOT CANDLE VALUES AT GROUND PLANE.
3. THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY THE CHAZEN COMPANIES. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
4. IF DISCREPANCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.
5. THE EXISTING STREET LIGHTS IN THE RIGHT-OF-WAYS HAVE NOT BEEN INCLUDED IN THIS PHOTOMETRIC ANALYSIS. THE LIGHT LEVELS SHOWN HEREON REFLECT THE PROPOSED LIGHTING ON SITE.
6. LIGHTING AND ELECTRICAL SERVICE WIRING SHALL ONLY BE INSTALLED IN THE EVENT OF BUILDOUT OF LANDBANKED PARKING. INSTALL ELECTRIC CONDUIT STUBS-UPS, COVER AND MARK LOCATIONS IN CURRENT WORK PHASE.



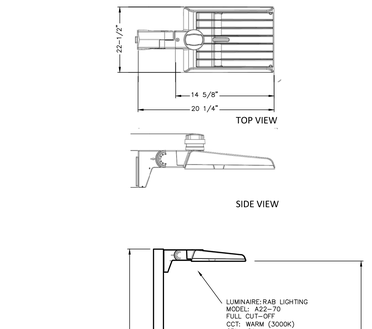
NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.
4. * — BOLLARD SHAFT LENGTH VARIES DEPENDING ON BOLLARD FIXTURE LOCATION ALONG SIDEWALK, IN LAWN OR PLANTING BED, OR IN RAISED PLANTER, TO PROVIDE A MAXIMUM TOTAL MOUNTING HEIGHT OF 4 FT.

2 C190 **BOLLARD LIGHT FIXTURE DETAIL**
SCALE: N.T.S.



NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.
4. ALL PEDESTRIAN LIGHT FIXTURES INDICATED ON LIGHTING PLAN ARE EXISTING (INSTALLED).

3 C190 **PEDESTRIAN LIGHT FIXTURE DETAIL**
SCALE: N.T.S.



NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.
4. WHEN LIGHT FIXTURE IS ADJACENT TO PARKING, BASE HEIGHT TO BE 30" HIGH.

4 C190 **PARKING AREA LIGHT FIXTURE DETAIL**
SCALE: N.T.S.

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EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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248 Tioronda Avenue
Beacon, New York 12508

NO.	DATE:	DESCRIPTION:
2	09/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS
Revisions		

PROJECT NUMBER: 2260816
DRAWN BY: DC
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

PHOTOMETRIC LIGHTING PLAN

DRAWING NUMBER:

C190

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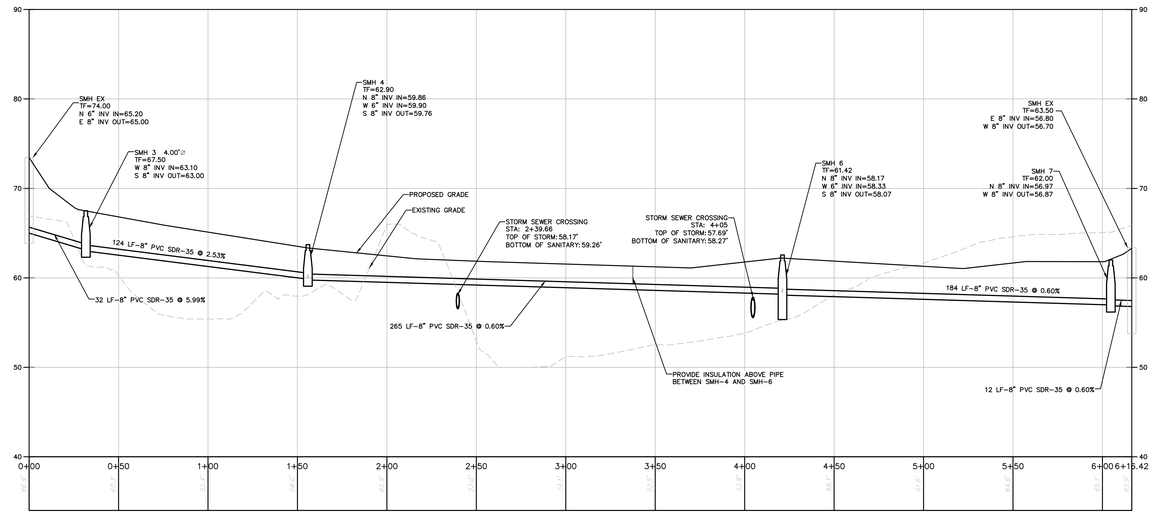

1 **SANITARY PROFILE**
SCALE: SCALE-H=1"=30'
SCALE-V=1"=6'

LaBella
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21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980

labellapc.com

NOT FOR CONSTRUCTION

EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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Chai Developers
147 Union Street
Poughkeepsie, New York 12601

248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

NO.	DATE:	DESCRIPTION:
2	08/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS

Revisions

PROJECT NUMBER: 2260816

DRAWN BY: GMZ

REVIEWED BY: KGA

ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW

DATE: 06/30/26

DRAWING NAME:

UTILITY PROFILES

DRAWING NUMBER:

C161

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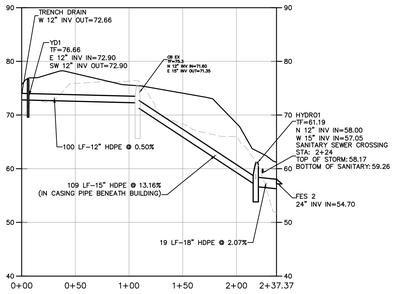
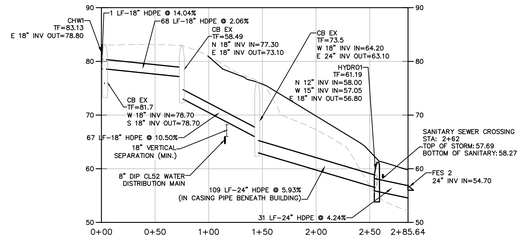
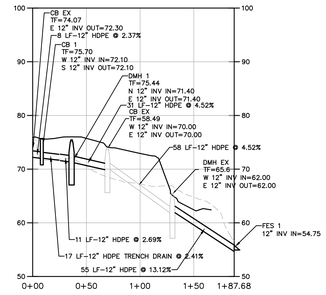


1 **STORM PROFILE 1**
SCALE: SCALE-H=1"=50'
SCALE-V=1"=10'



2 **STORM PROFILE 2**
SCALE: SCALE-H=1"=50'
SCALE-V=1"=10'



3 **STORM PROFILE 3**
SCALE: SCALE-H=1"=50'
SCALE-V=1"=10'

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Poughkeepsie, NY 12601
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2	08/25/26	REVISED PER CITY COMMENTS
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Revisions

PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

UTILITY PROFILES

DRAWING NUMBER:

C162

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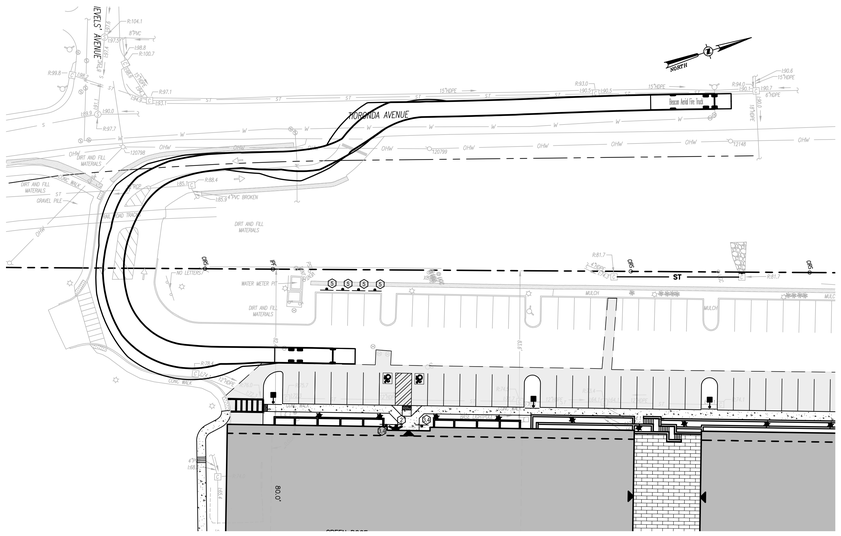
NORTH
TIORONDA AVENUE
Base Axial Fire Road
ST
WATER METER PIT
DIRT AND FILL MATERIALS
MULCH
R.R.17
R.R.31
R.R.4
R.R.7
R.R.10
R.R.13
R.R.16
R.R.19
R.R.22
R.R.25
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R.R.118
R.R.121
R.R.124
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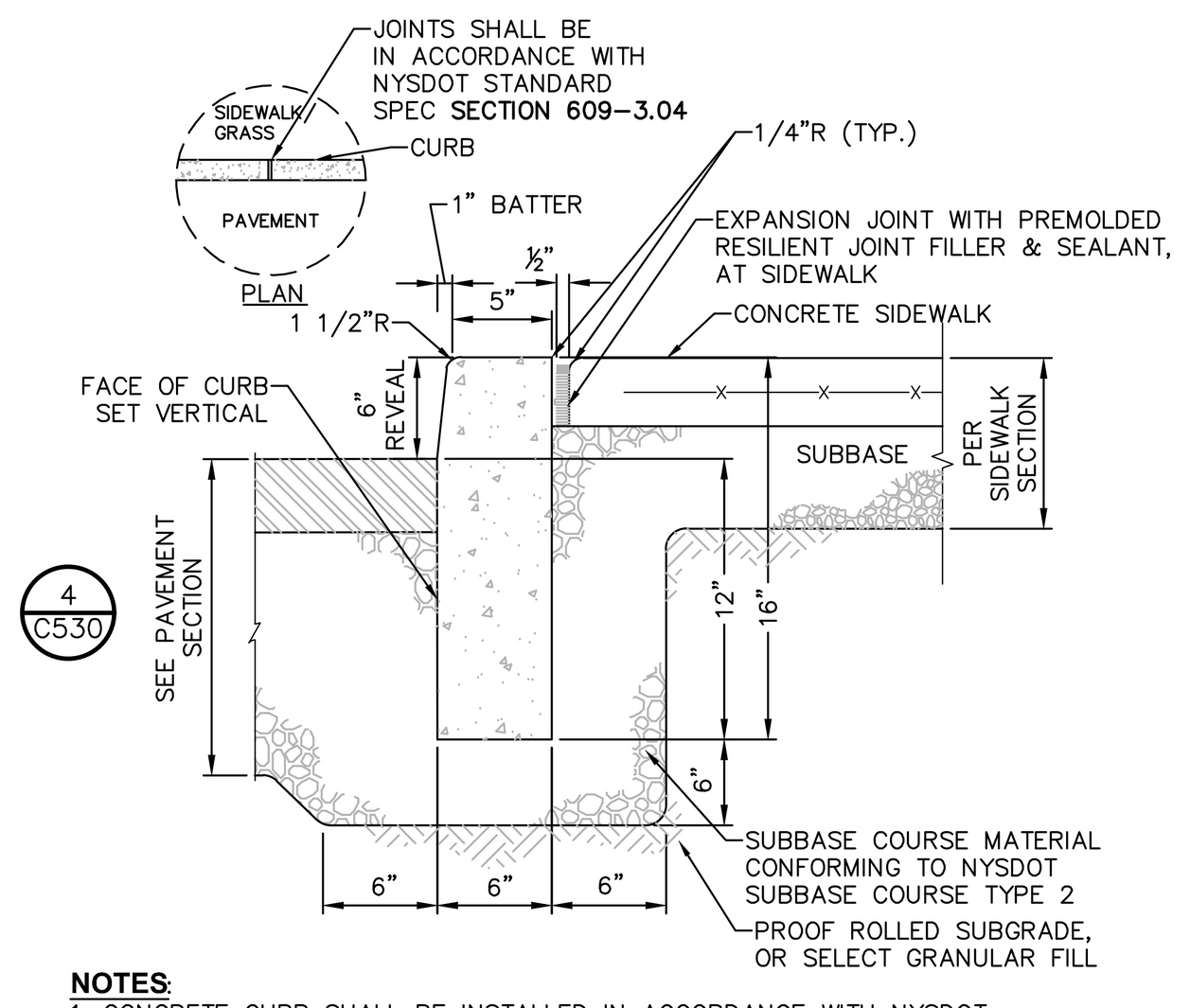
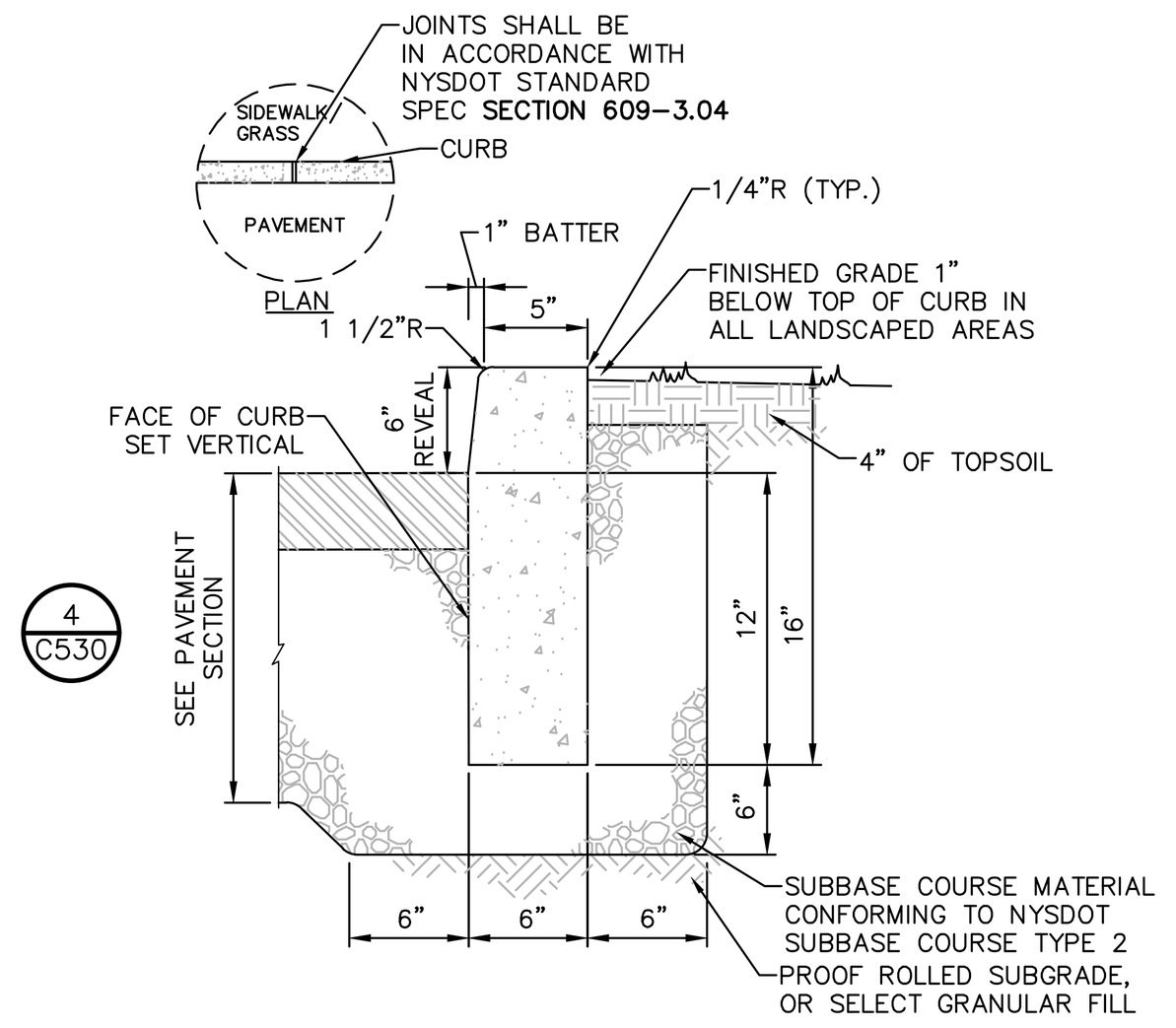
R.R.148
R.R.151



NOTES:
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC SECTION 609.

1 **CAST IN PLACE CONCRETE CURB AT SIDEWALK**
SCALE: NOT TO SCALE



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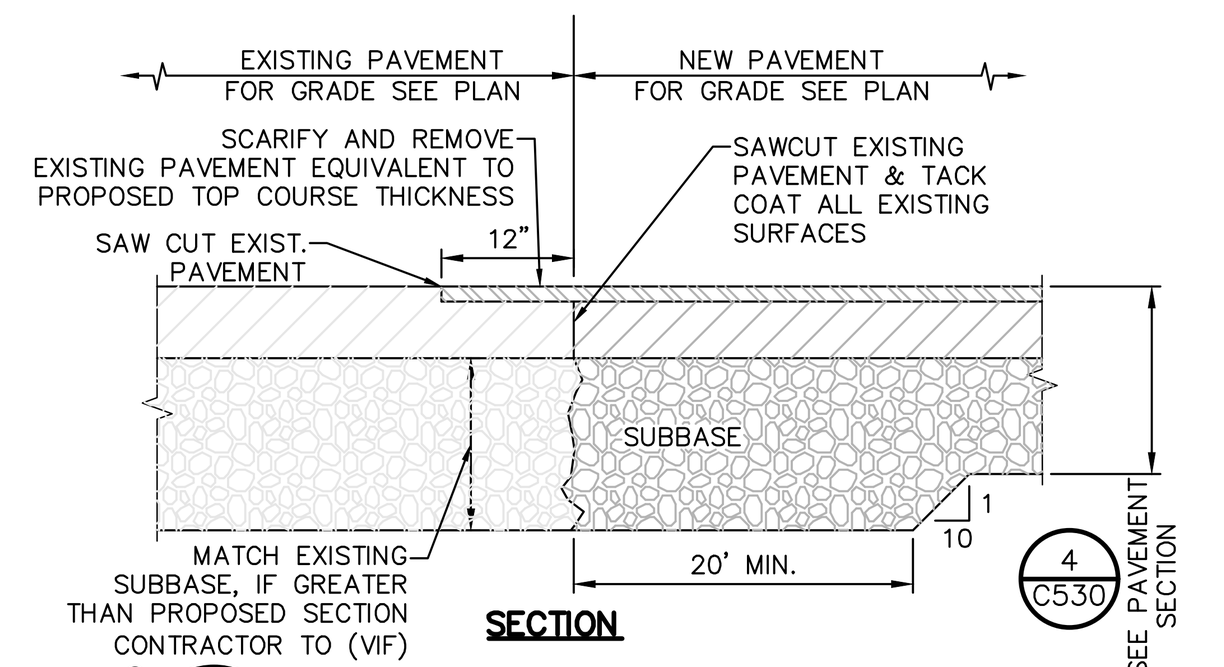
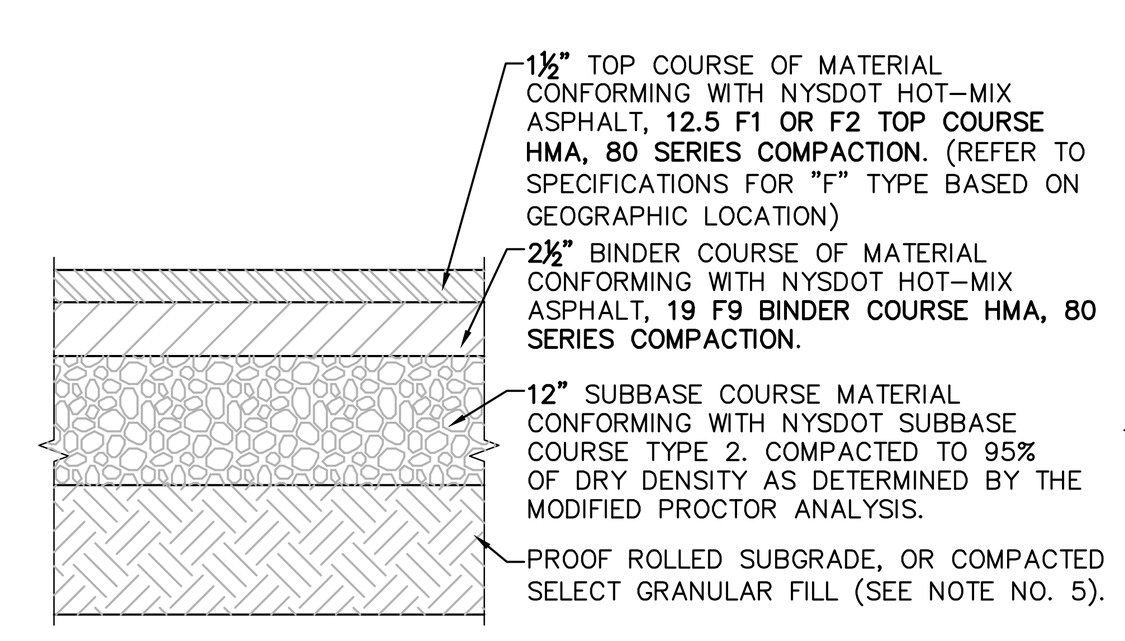
2 **CAST IN PLACE CONCRETE CURB**
SCALE: NOT TO SCALE



3 **PAVEMENT TRANSITION DETAIL**
SCALE: NOT TO SCALE

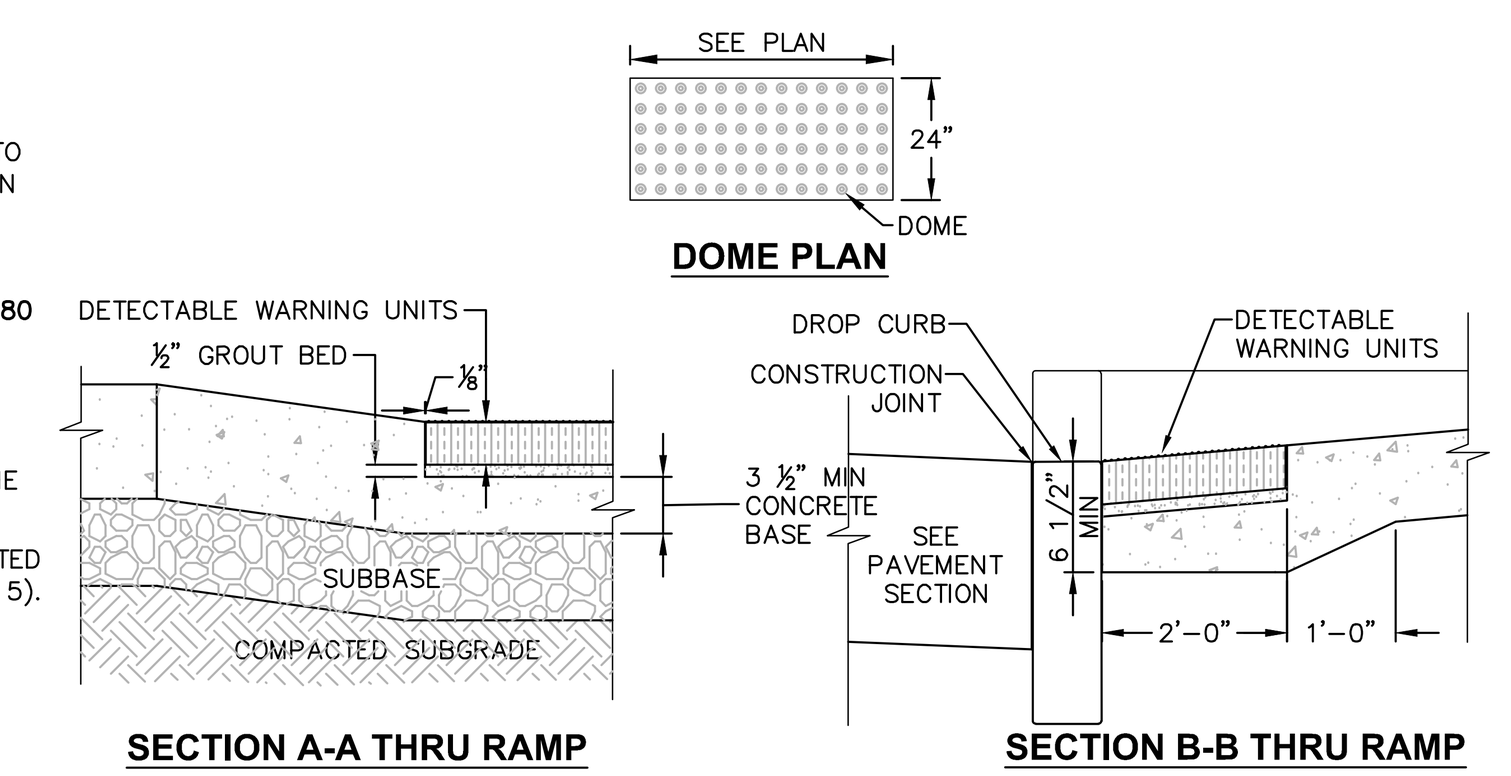


NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO.
2. SUBBASE MATERIAL SHALL CONFORM WITH **SECTION 304** – SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH **SECTION 400**–HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH **SECTION 400** IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER **SECTION 402**–HOT MIX ASPHALT (HMA) PAVEMENTS.
4. 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.
5. 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.
6. PAVEMENT SECTION SHOWN IS PRELIMINARY. PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION, THE FINAL DESIGN OF THE PAVEMENT SECTION MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND MUST BE BASED ON A CURRENT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.

ALT. NOTE 6:

6. PAVEMENT SECTION SHOWN IS PRELIMINARY. PRIOR TO CONSTRUCTION, SHOP DRAWINGS SHOWING THE FINAL DESIGN OF THE PAVEMENT SECTION MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND SUBMITTED FOR REVIEW.

4 **PAVEMENT SECTION DETAIL**
SCALE: NOT TO SCALE

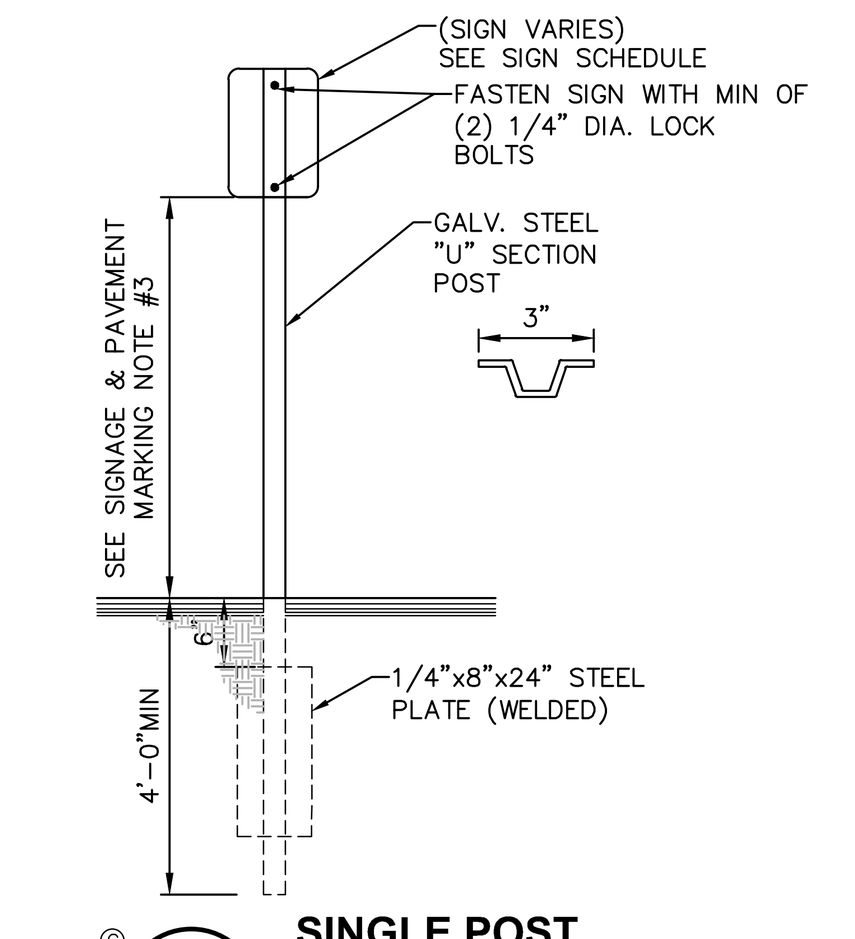


NOTES:
1. DETECTABLE WARNING UNIT SHALL BE ADA COMPLIANT, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
2. CAST IRON 2" TERRA PAVING TYPE THREE ADA COMPLIANT WARNING PAVER.
3. COORDINATE W/ OWNER FOR COLOR.

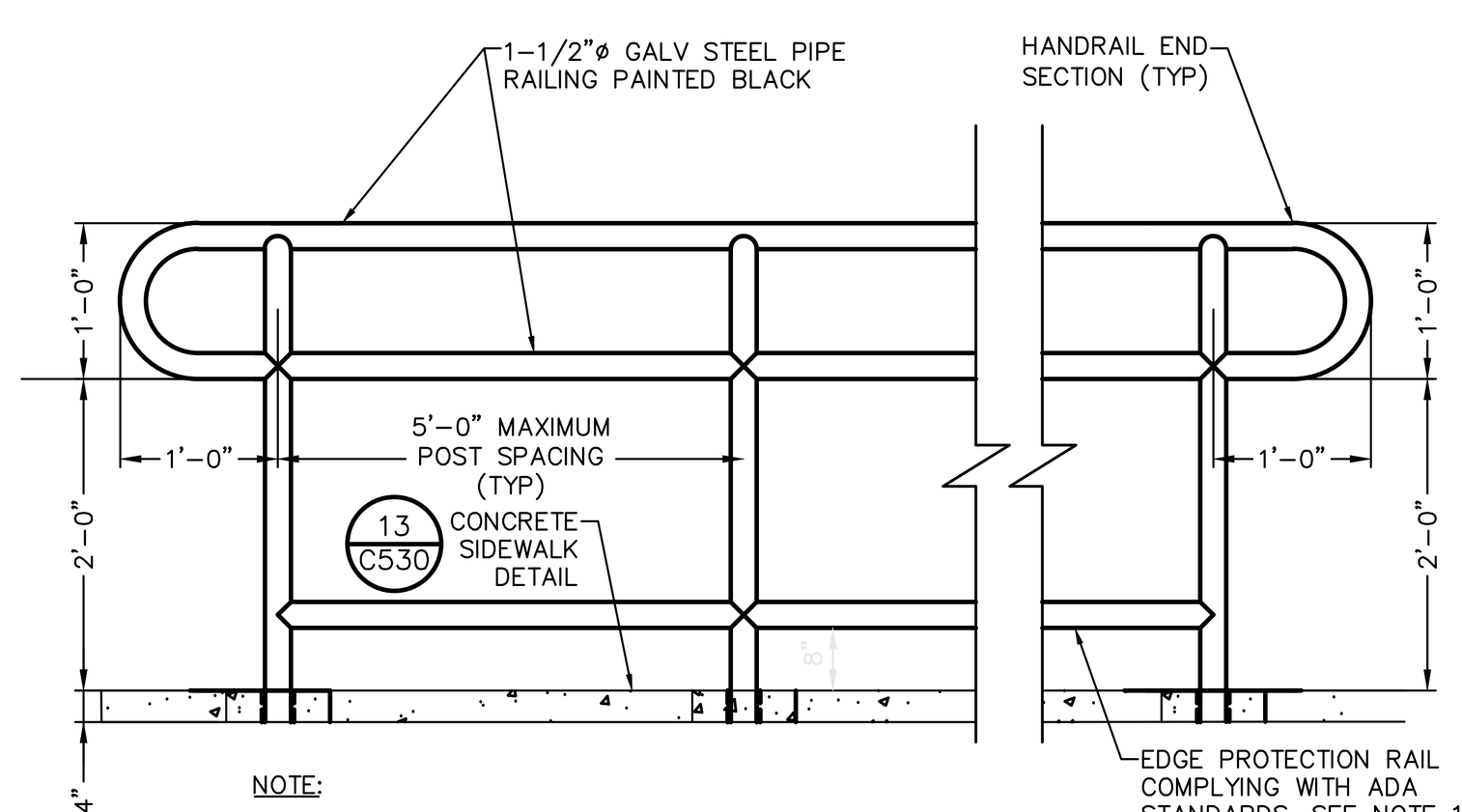
5 **DETECTABLE WARNING UNITS FOR RAMPS**
SCALE: NOT TO SCALE

SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS BCK GRND	COLORS LEGEND	MOUNTING
1	(pedestrian crossing symbol)	W11-2	24"x24"	YELLOW/FYG	BLACK	7 / C530
2	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	7 / C530
3	RESERVED PARKING (accessible symbol)	NY R7-8D	12"x18"	WHITE/BLUE	GREEN/WHITE	7 / C530
4	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE	BLUE	7 / C530
5	TRAIL PARKING ONLY	CUSTOM DESIGN TO BE COORD. WITH OWNER PRIOR TO CONSTRUCTION				7 / C530

6 **SIGN SCHEDULE**
SCALE: NOT TO SCALE

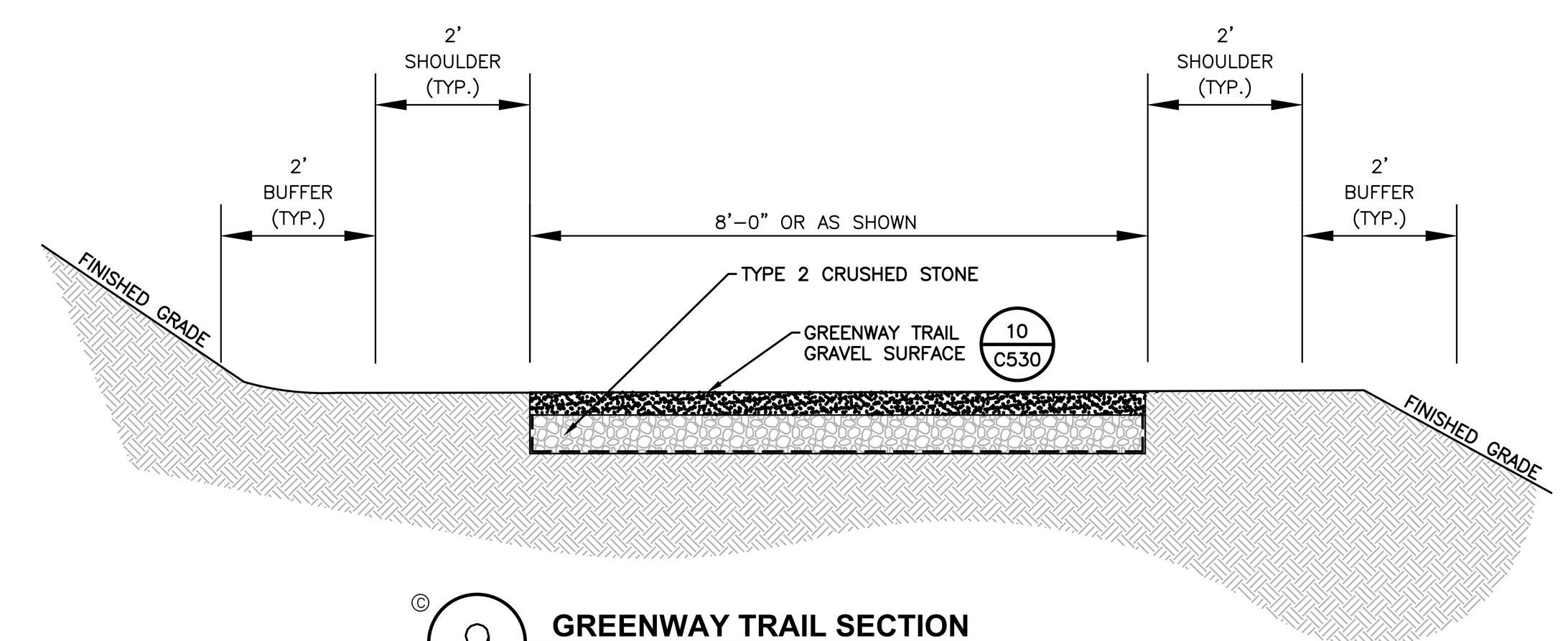


7 **SINGLE POST SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE

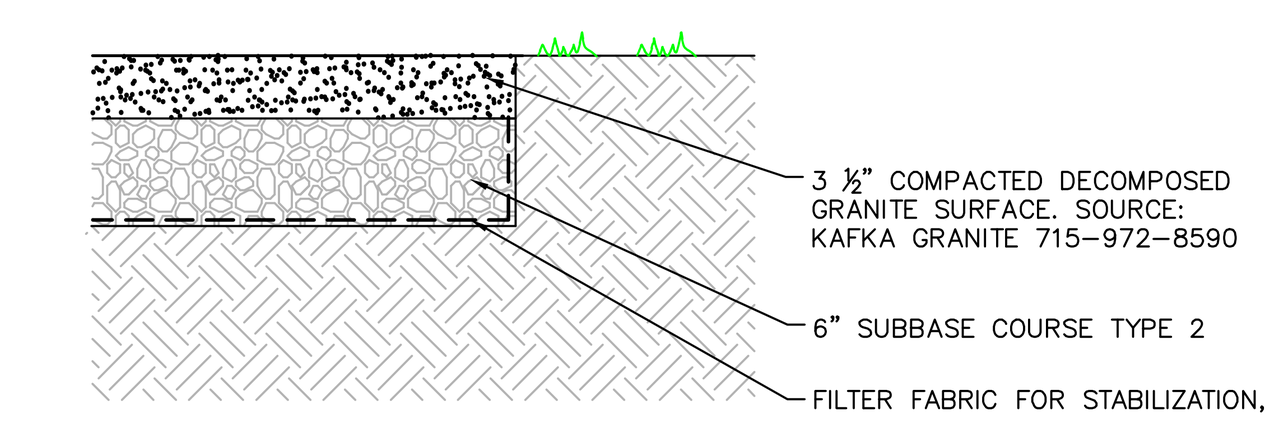


NOTE:
1. INSIDE FACE OF HANDRAIL RAIL SHALL BE 12" MIN. IF BOTTOM EDGE PROTECTION RAIL IS NOT PROVIDED.
2. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF RAMP.
3. RAMP CLEARANCE WIDTH BETWEEN LEADING EDGE OF HANDRAILS SHALL BE 36" MIN.

8 **STEEL PIPE HANDRAIL DETAIL**
SCALE: NOT TO SCALE



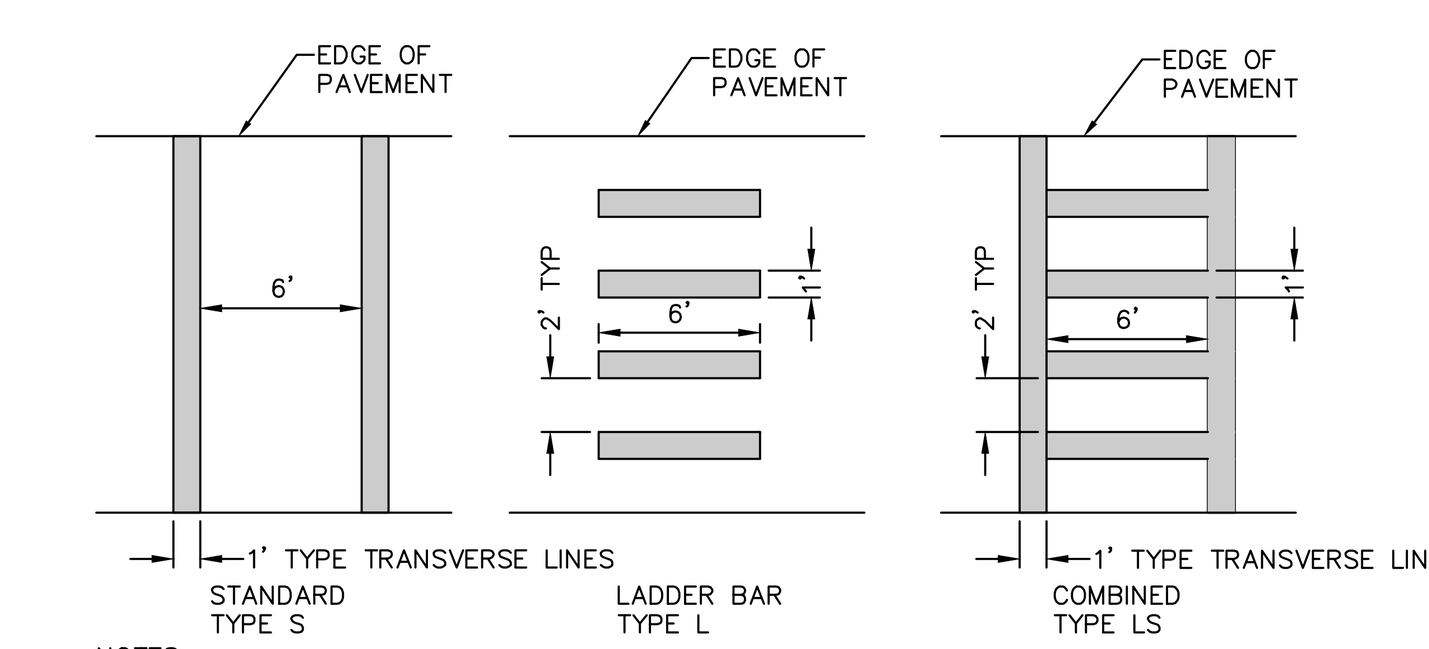
9 **GREENWAY TRAIL SECTION**
SCALE: NOT TO SCALE



ADA TRAIL SECTION

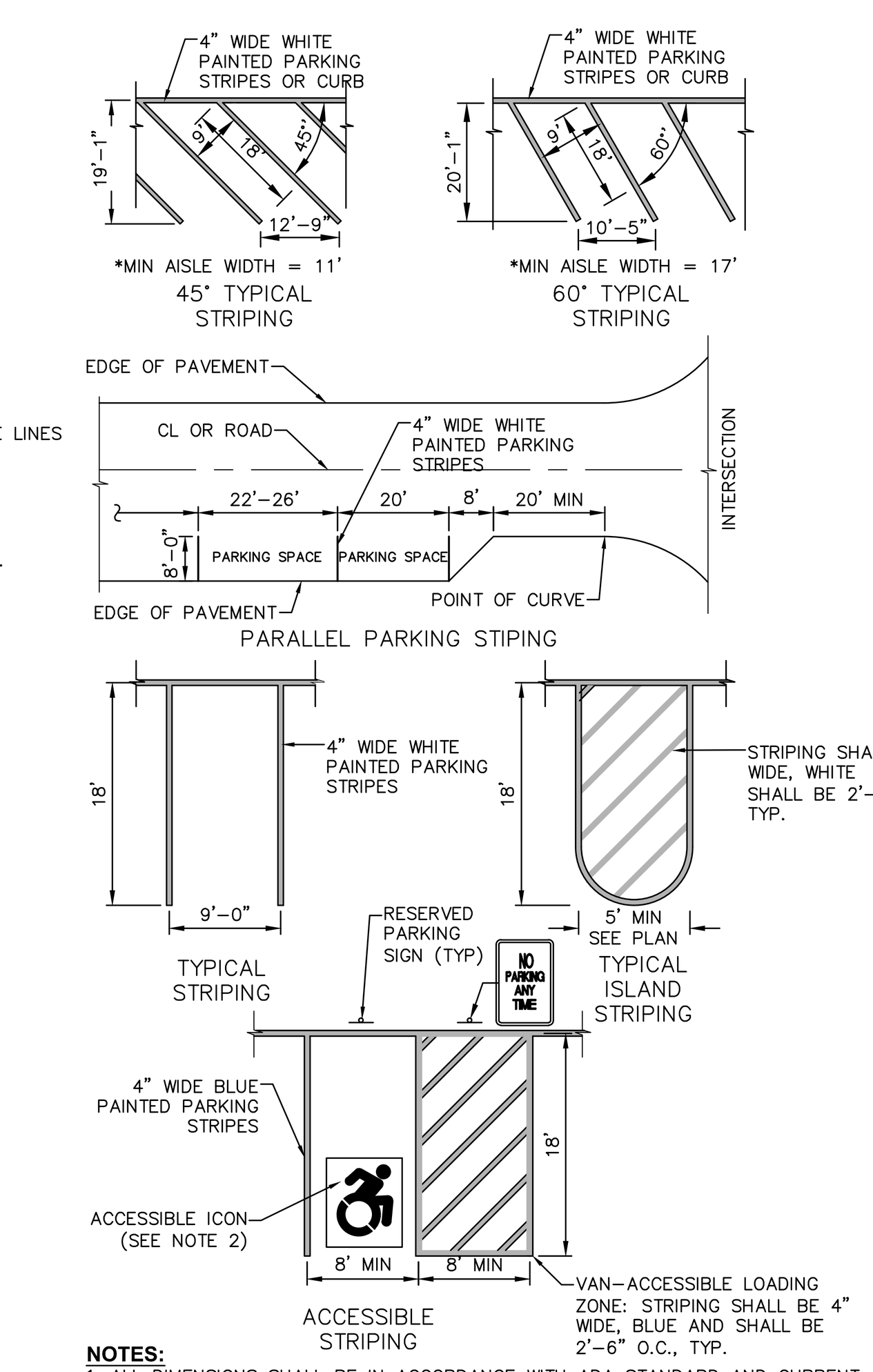
NOTES:
1. COMPACT GRADES ADJACENT TO TRAIL TO MINIMIZE SETTLING AND EROSION.
2. DECOMPOSED GRANITE TO BE INSTALLED PER SUPPLIERS DIRECTIONS.
3. DECOMPOSED GRANITE COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT.
4. REFER TO DETAIL 23/C530 FOR HAND RAIL.
5. TRAIL SURFACE SHOULD BE ADA-COMPLAINT.

10 **ADA TRAIL SURFACE**
SCALE: NOT TO SCALE



NOTES:
1. ALL CROSS WALK STRIPING SHALL BE WHITE
2. TYPE S CROSS WALK SHALL BE USED IN LOW TRAFFIC VOLUME STREET CROSSINGS.
3. TYPE L CROSS WALK SHALL BE USED IN MEDIUM TRAFFIC VOLUME STREET CROSSINGS.
4. TYPE LS CROSS WALK SHALL BE USED IN HIGH TRAFFIC VOLUME STREET CROSSINGS.

11 **PAVEMENT MARKING DETAIL CROSS WALK STRIPING**
SCALE: NOT TO SCALE

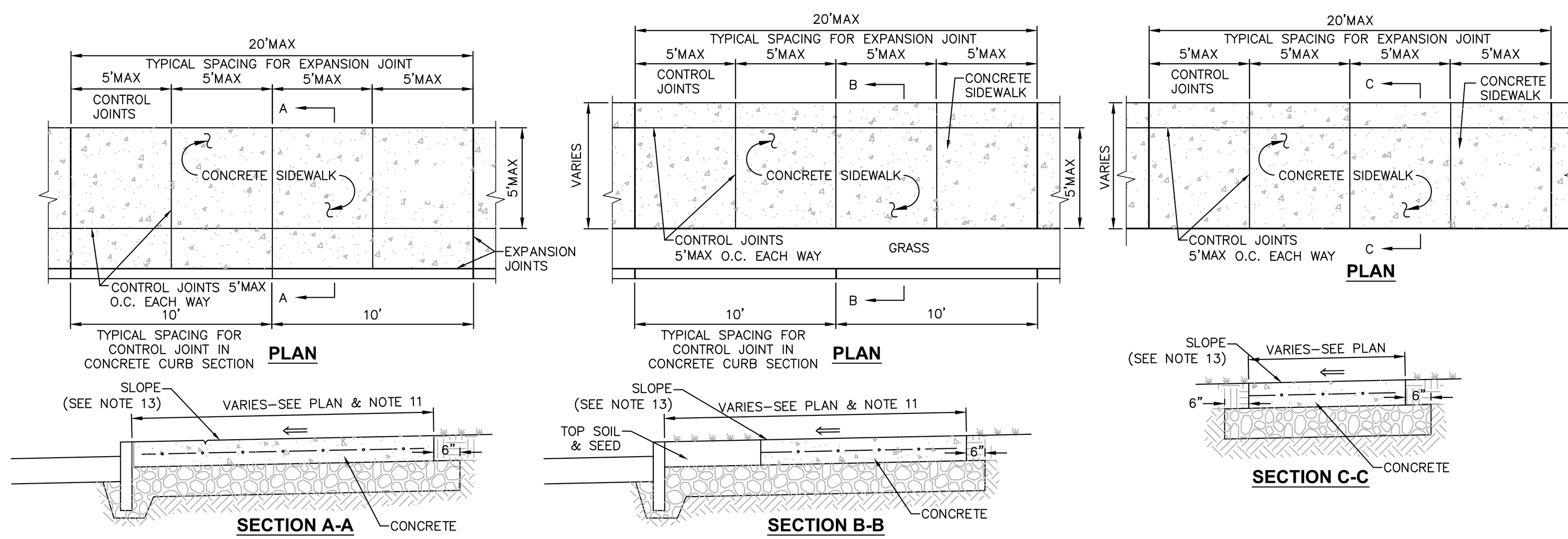


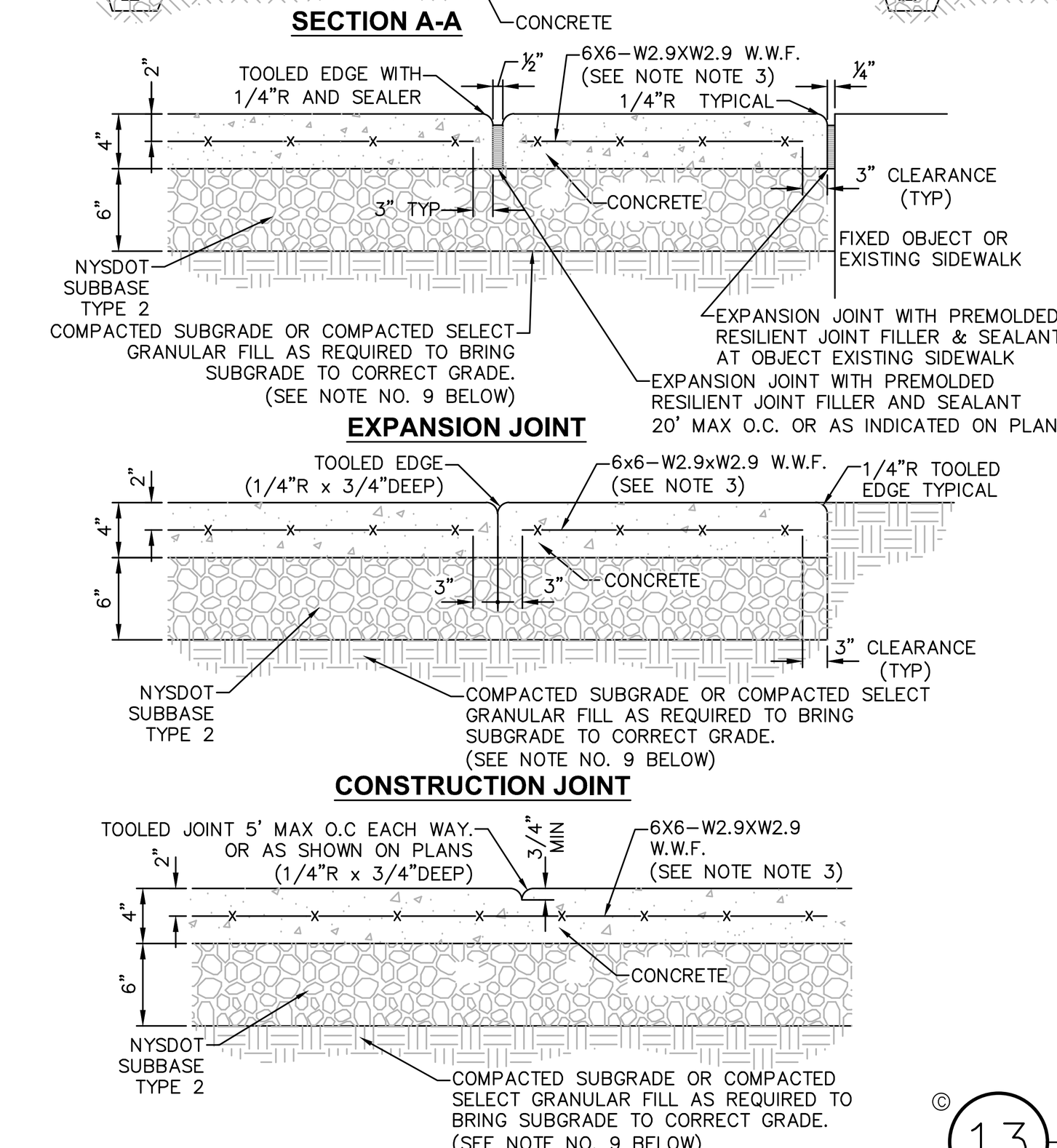
NOTES:
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.
3. SLOPE OF PAVEMENT SURFACE IN ACCESSIBLE PARKING AREA SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
4. SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE

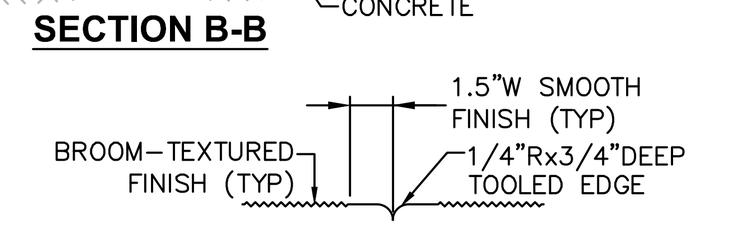
12 **PAVEMENT MARKING DETAIL PARKING STRIPING**
SCALE: NOT TO SCALE

STRIPING NOTES:
1. ALL STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 640** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. STRIPING WORK WILL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
4. COLOR: DRIVE LANE DIVIDERS – WHITE OR AOBE
   NO PARKING ZONE WARNINGS – WHITE OR AOBE
   PARKING DIVIDERS – WHITE OR AOBE
   WALKING LINES – WHITE OR AOBE
   ACCESSIBLE PARKING LINES & SYMBOL – BLUE

SIGNAGE NOTES:
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 645** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
3. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS **SECTION 730.**



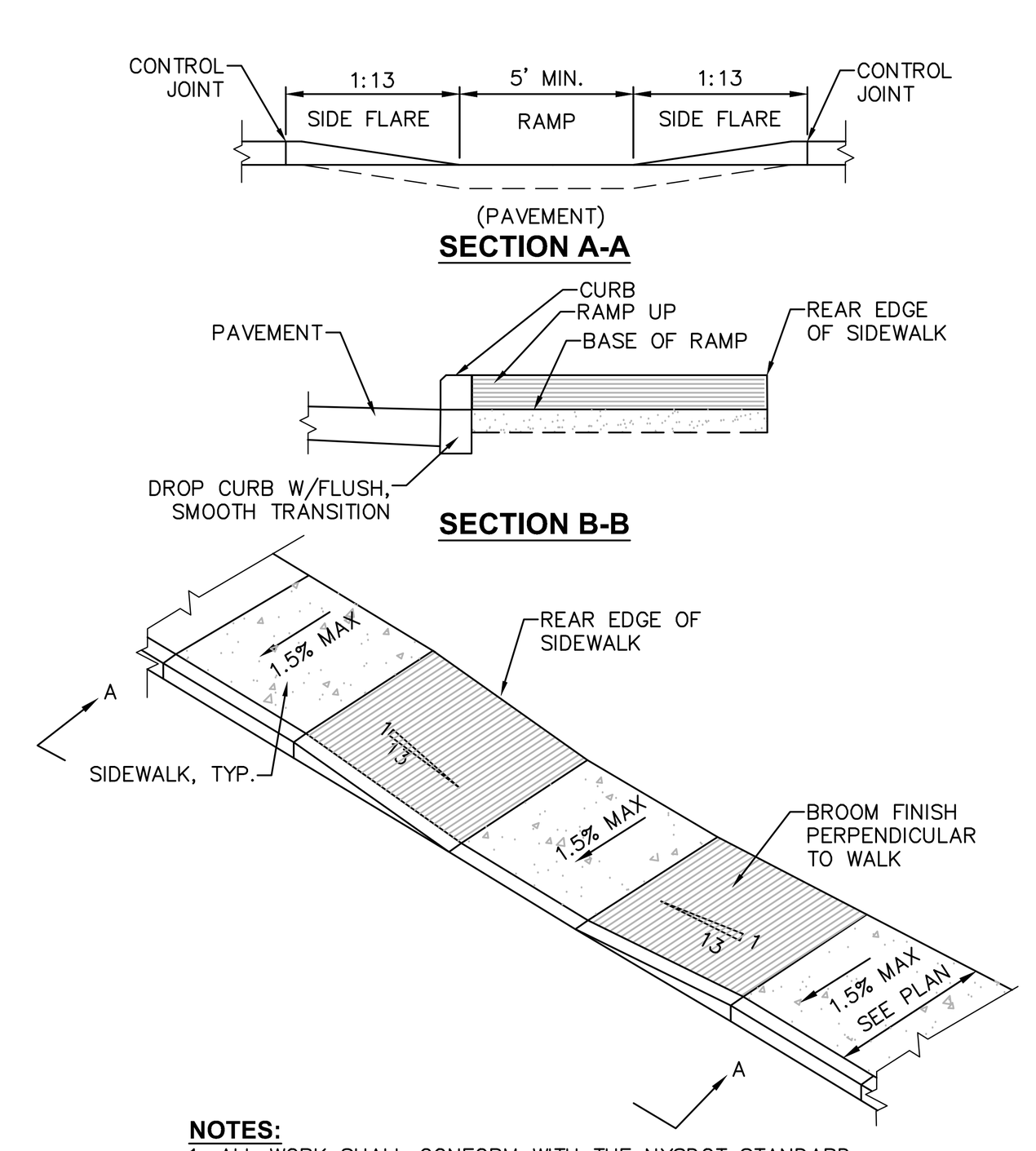




TOOLED EDGE

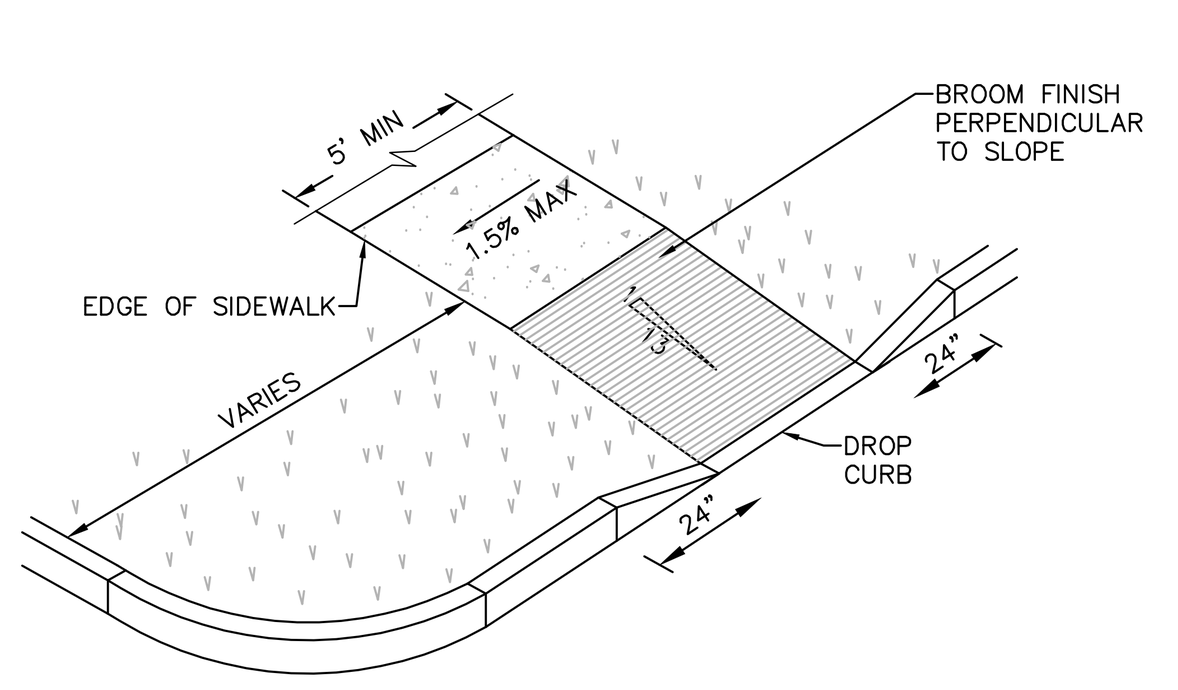
NOTES:
1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "CURRENT VERSION", AND ALL ADDENDA THERE TO.
2. ALL CONCRETE SHALL BE **4,500** CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH **SECTION 500** OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
3. 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.
4. ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL PROVIDE MAX 1-1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
5. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
6. JOINTS SHALL NOT BE SAW CUT.
7. 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 MANUFACTURER'S RECOMMENDATIONS.
8. SUBBASE MATERIAL SHALL CONFORM WITH **SECTION 304** OF THE ABOVE REFERENCED NYSDOT STANDARD.
9. 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 ACCORDANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
10. ALL WORK SHALL CONFORM WITH **SECTION 608**–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREET 2011, ICC A117.1 2009. OR LATEST EDITION.
12. SIDEWALK WIDTH SHOWN ON THE PLANS IS TO BE MEASURED FROM THE BACK OF THE CURB.
13. SIDEWALKS SHALL HAVE A CROSS SLOPE OF **1.5%** PER FT. UNLESS OTHERWISE NOTED ON PLAN.

13 **CONCRETE SIDEWALK DETAIL**
SCALE: NOT TO SCALE



NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO; SPECIFICALLY **SECTION 608**– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

14 **PEDESTRIAN RAMP SECTION - DROP CURB**
SCALE: NOT TO SCALE



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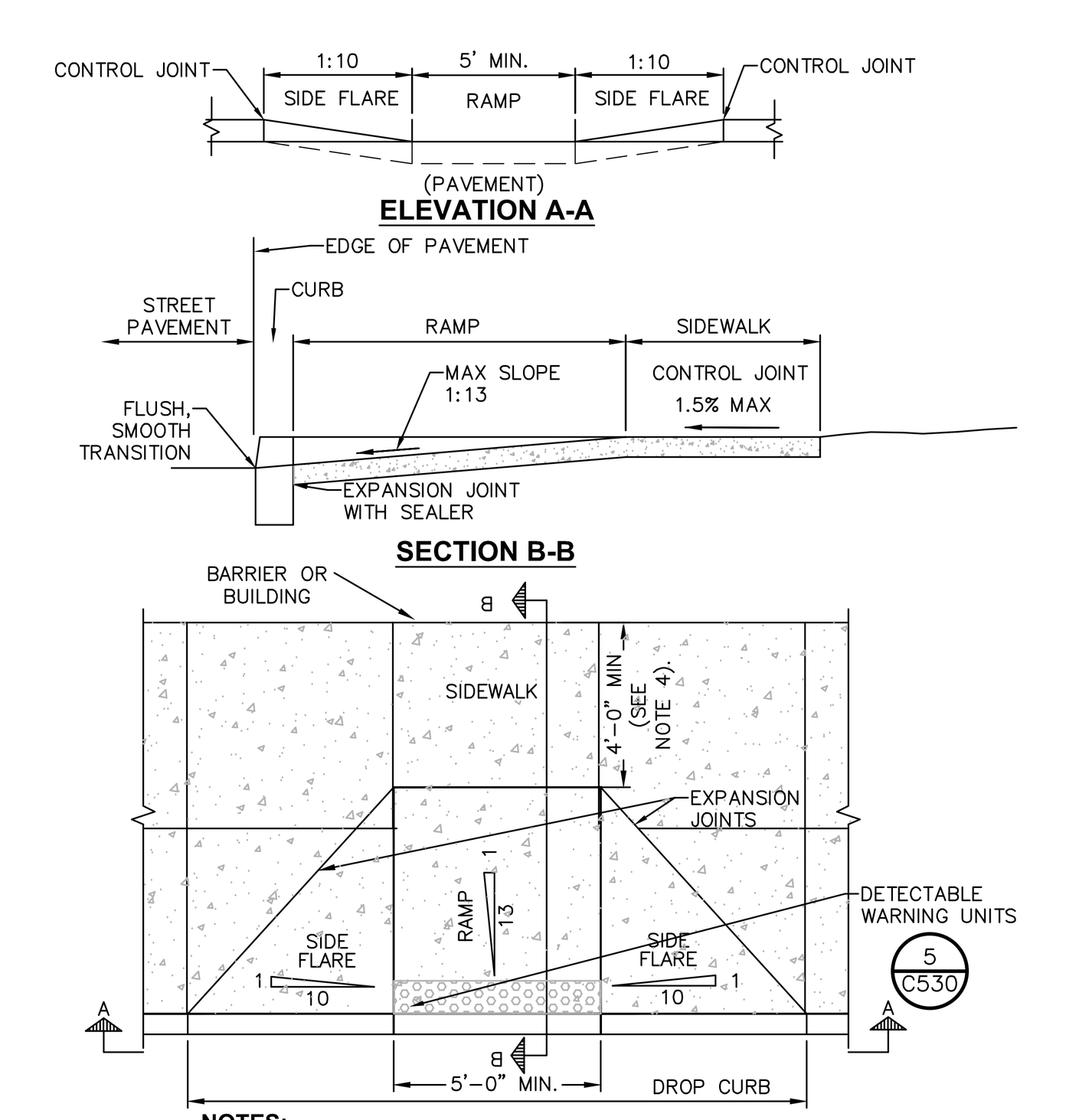
SCALE: NOT TO SCALE



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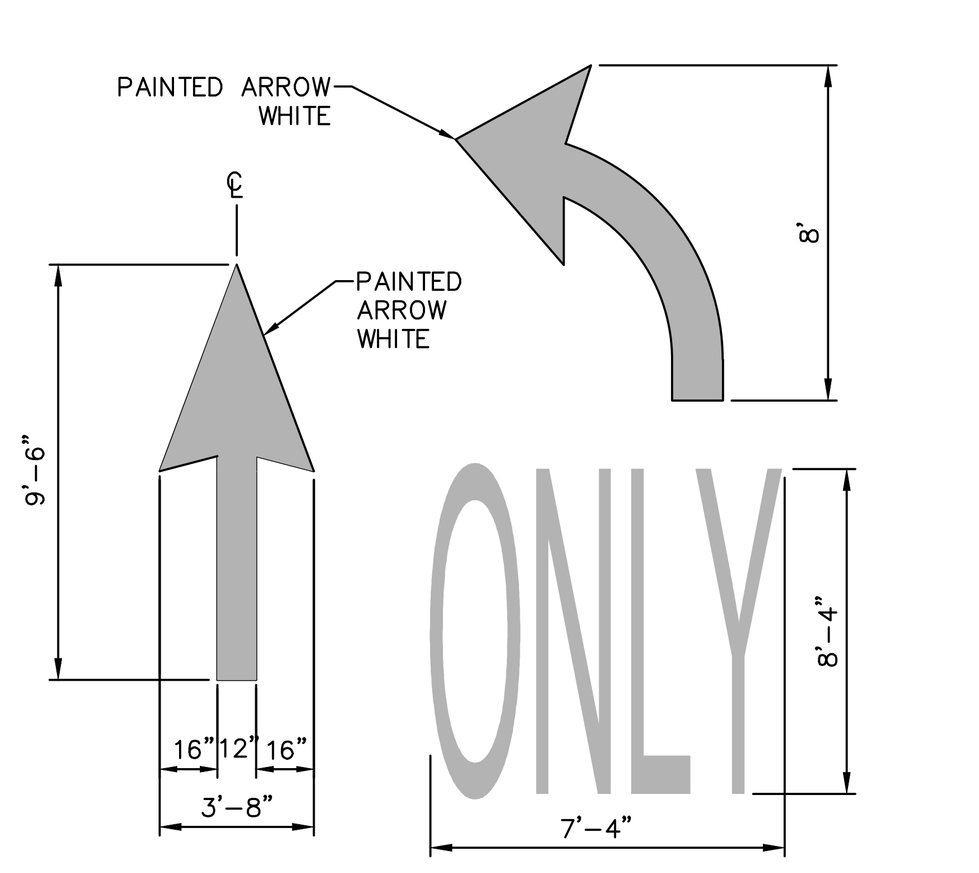
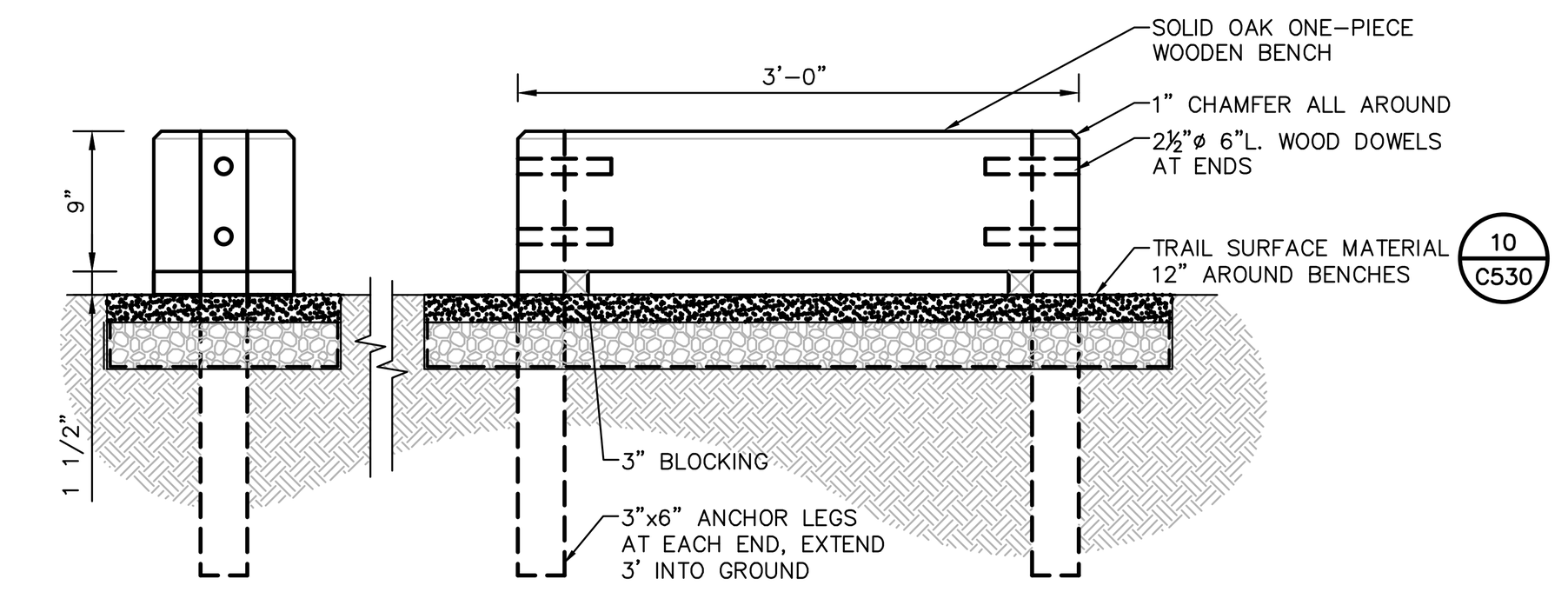
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.
4. WHERE THIS DIMENSION IS LESS THAN 4'-0", THE SIDE FLARES SHALL HAVE A SLOPE OF 1:13 OR FLATTER.

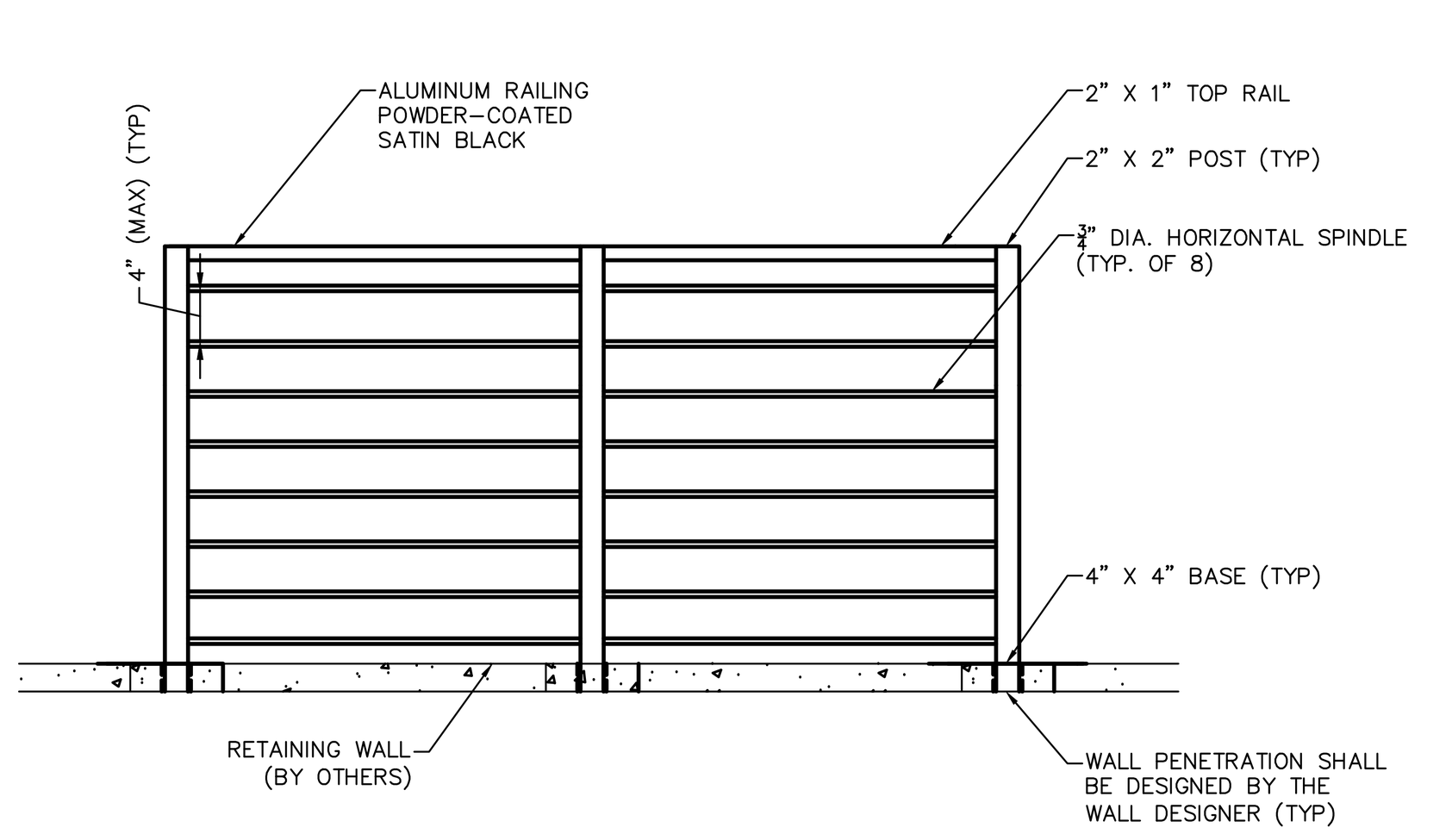
16 **PEDESTRIAN RAMP WITH FLARED SLOPES**
SCALE: NOT TO SCALE



17 **PAVEMENT MARKING DETAIL DIRECTIONAL ARROW**
SCALE: NOT TO SCALE



18 **GREENWAY TRAIL BENCH DESIGN**
SCALE: NOT TO SCALE



19 **FALL PROTECTION FENCING DETAIL**
SCALE: NOT TO SCALE

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EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

NO:	DATE:	DESCRIPTION:
2	08/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS

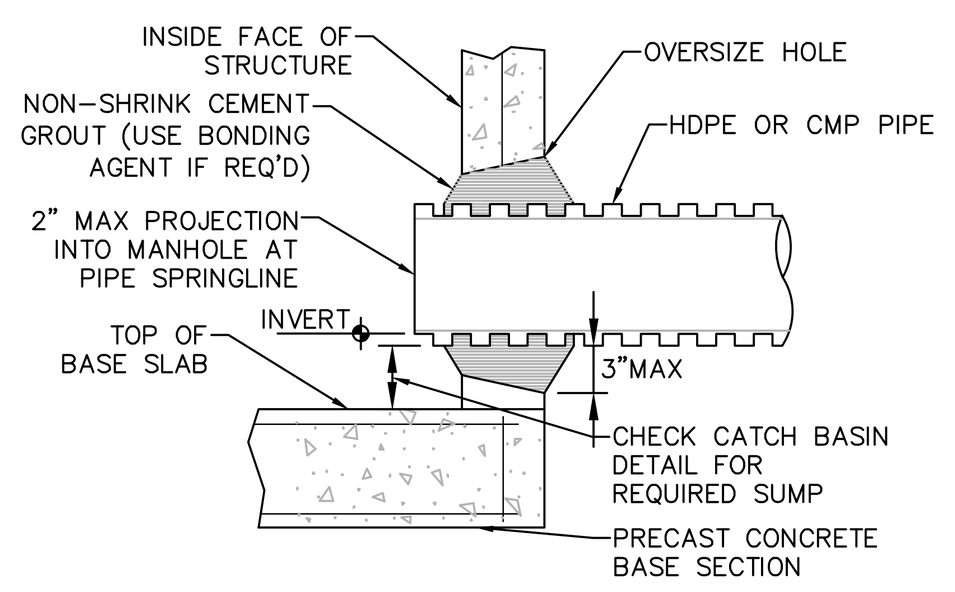
Revisions

PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

SITE DETAILS

DRAWING NUMBER:

C530

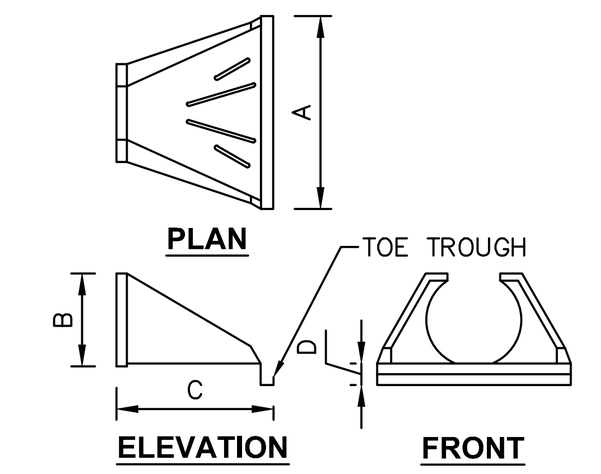


3 PIPE CONNECTION TO DRAINAGE STRUCTURE- CMP OR HDPE CEMENT GROUT SEAL JOINT

SCALE: NOT TO SCALE

TYPICAL HDPE END SECTION

PIPE DIA.	END SECTION DIMENSIONS A	B	C	D
12"	42"	14"	34"	6"
15"	42"	17"	34"	6"
18"	59"	21"	48"	6"
24"	59"	27"	48"	6"
30"	82"	34"	58"	6"
36"	82"	41"	58"	6"

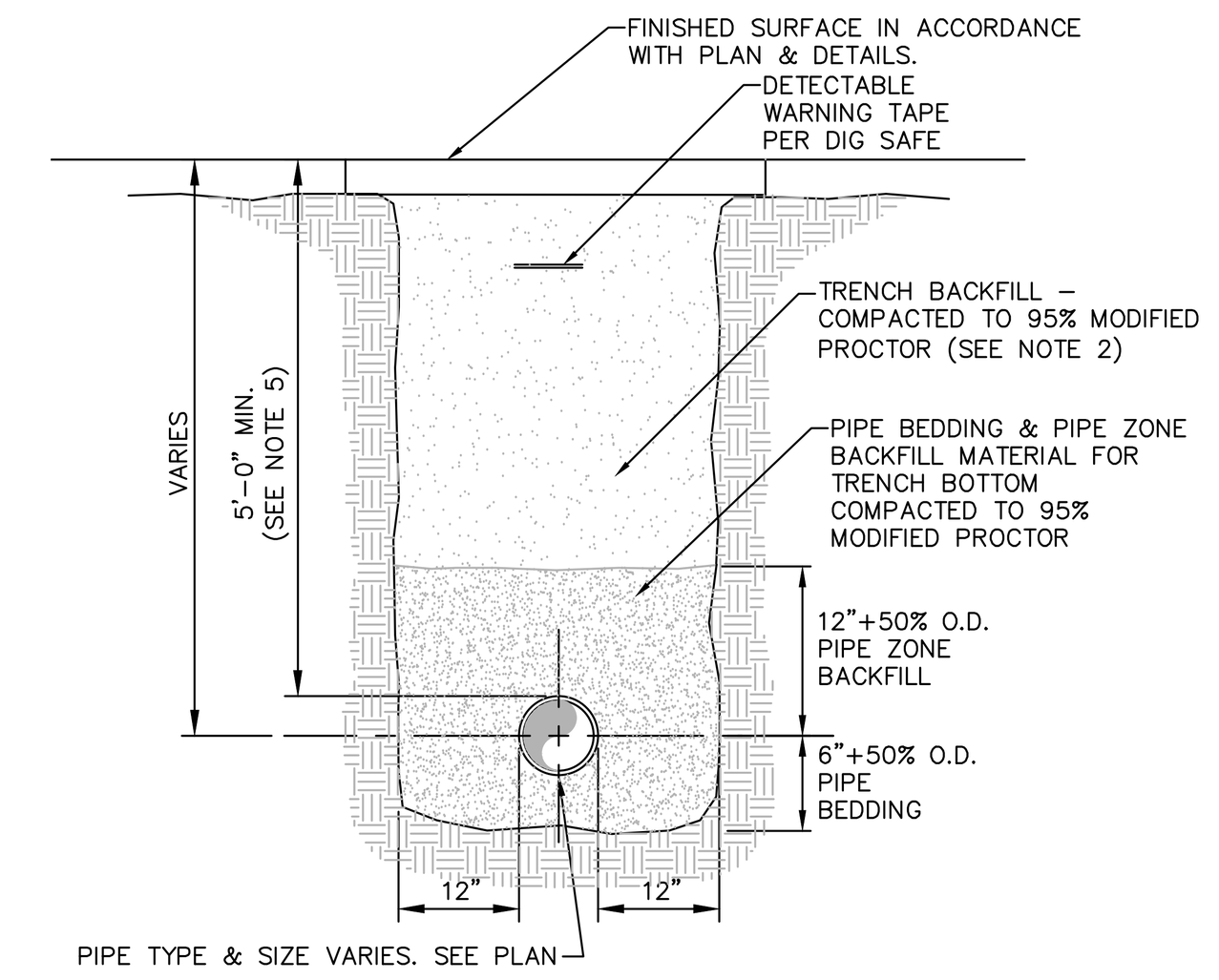


NOTES:

1. SCOPE: THIS SPECIFICATION DESCRIBES 12- THROUGH 36-INCH ADS FLARED END SECTIONS FOR USE IN CULVERT AND DRAINAGE OUTLET APPLICATIONS. FES LARGER THAN 36" SHALL USE CIRCULAR CORRUGATED METAL FLARED END SECTIONS.
2. REQUIREMENTS: THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION. THE ADS FLARED END SECTION SHALL BE HIGH DENSITY POLYETHYLENE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213320C; CONTACT MANUFACTURER FOR ADDITIONAL CELL CLASSIFICATION INFORMATION. WHEN PROVIDED, THE METAL THREADED FASTENING ROD SHALL BE STAINLESS STEEL.
3. INSTALLATION: INSTALLATION SHALL BE IN ACCORDANCE WITH ADS INSTALLATION INSTRUCTIONS AND WITH THOSE ISSUED BY STATE OR LOCAL AUTHORITIES. CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT WWW.ADS-PIPE.COM FOR THE LATEST INSTALLATION INSTRUCTIONS.
4. PROVIDE TRASH RACK ONLY WHERE SPECIFIED ON SITE PLANS.

5 TYPICAL END SECTION - HDPE

SCALE: NOT TO SCALE



NOTES:

1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0–70%
NO. 200	0–10%

2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

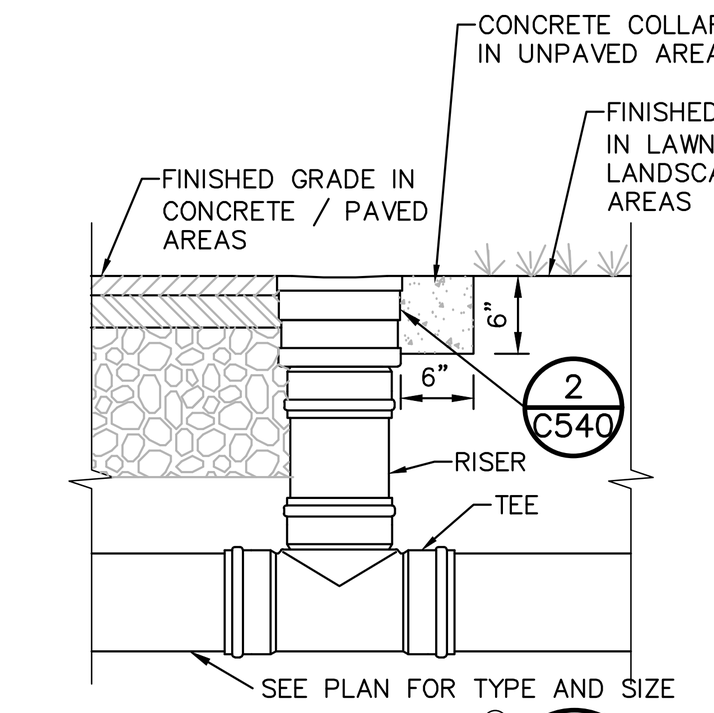
SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0–70%
NO. 200	0–10%

IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

7 PIPE TRENCH DETAIL (TYPICAL)

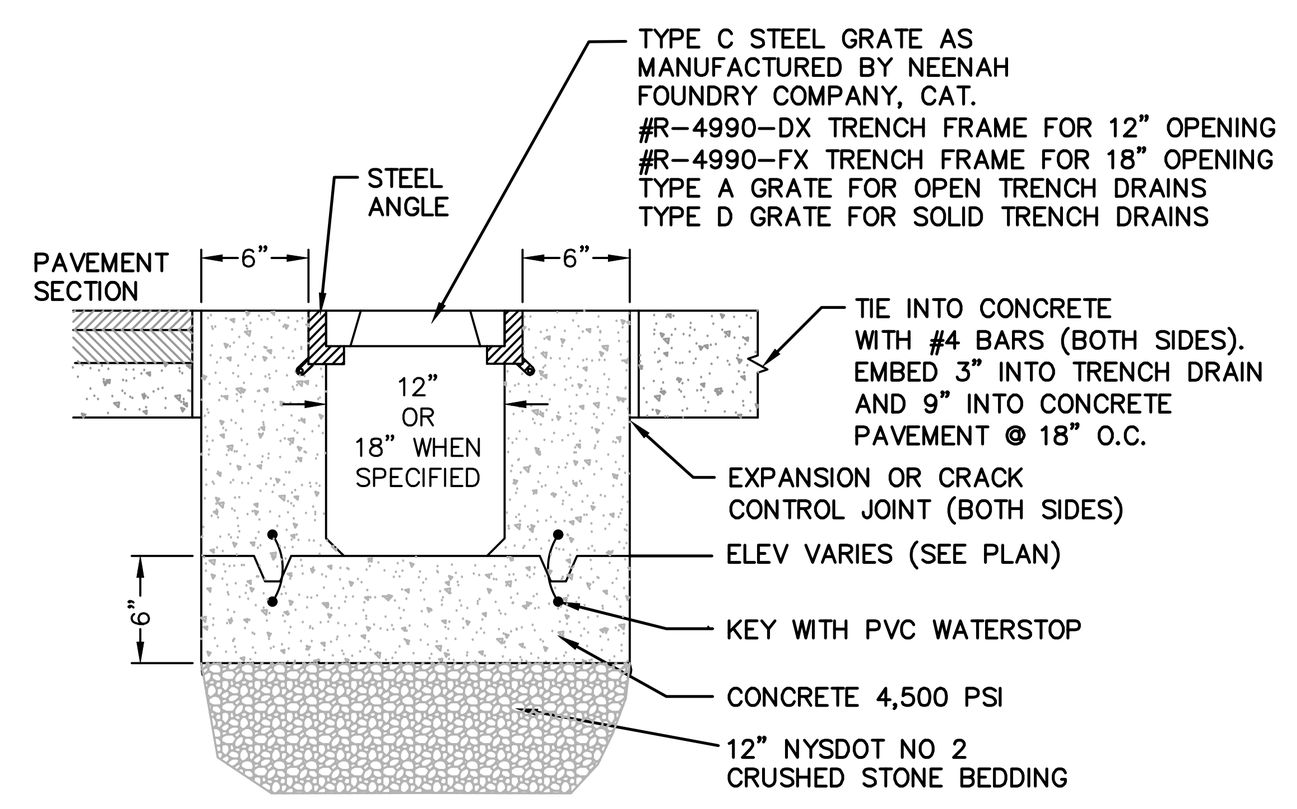
SCALE: NOT TO SCALE



IN-LINE DRAIN DIMENSIONS					
BODY	ADAPTOR	B	C	E	MIN INV DEPTH
8"	6"	5.25"	4.21"	12.75"	2'-0"
8"	8"	7.25"	5.25"	13.25"	2'-2"
10"	6"	8.75"	4.21"	12.75"	2'-2"
10"	8"	6.50"	5.25"	13.25"	2'-2"
10"	10"	7.75"	6.08"	21.75"	3'-0"
12"	6"	11.50"	4.21"	12.75"	2'-6"
12"	8"	11.50"	5.25"	13.25"	3'-0"
12"	10"	11.25"	6.08"	21.75"	3'-4"
12"	12"	6.00"	6.45"	23.50"	3'-6"

1 IN-LINE DRAIN

SCALE: NOT TO SCALE

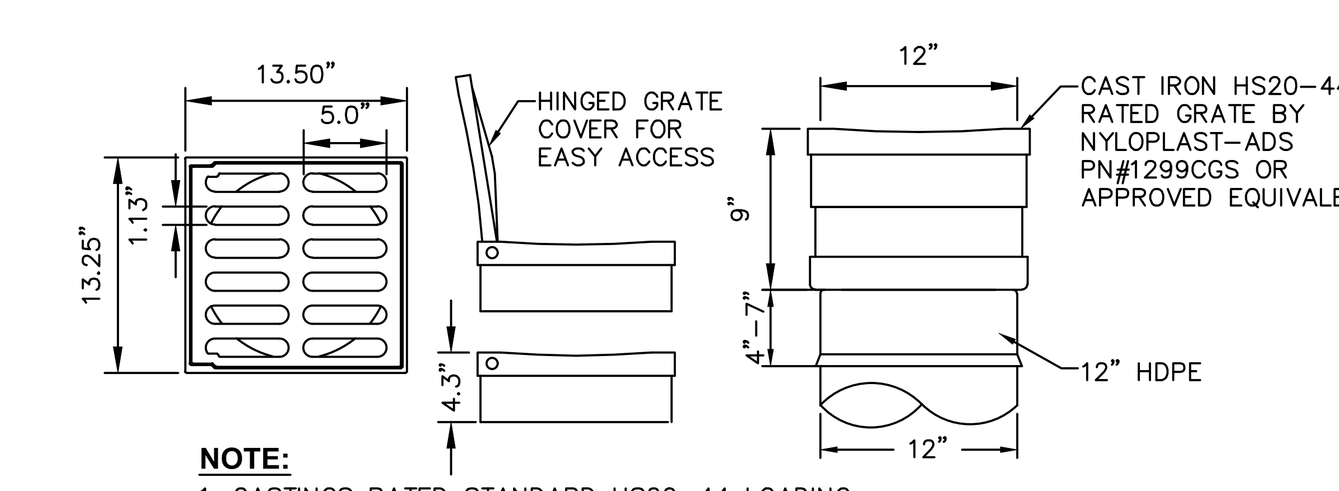


NOTES:

1. DEPTH OF TRENCH DRAINS VARY. SEE GRADING AND DRAINAGE PLAN FOR DIMENSIONS OF EACH INDIVIDUAL TRENCH DRAIN.
2. ALL GRATES SHALL BE "BICYCLE SAFETY" APPROVED.
3. PROVIDE HORIZONTAL OUTLET END PLATES AT DOWNSTREAM END OF EACH TRENCH DRAIN.

8 TRENCH DRAIN DETAIL

SCALE: NOT TO SCALE

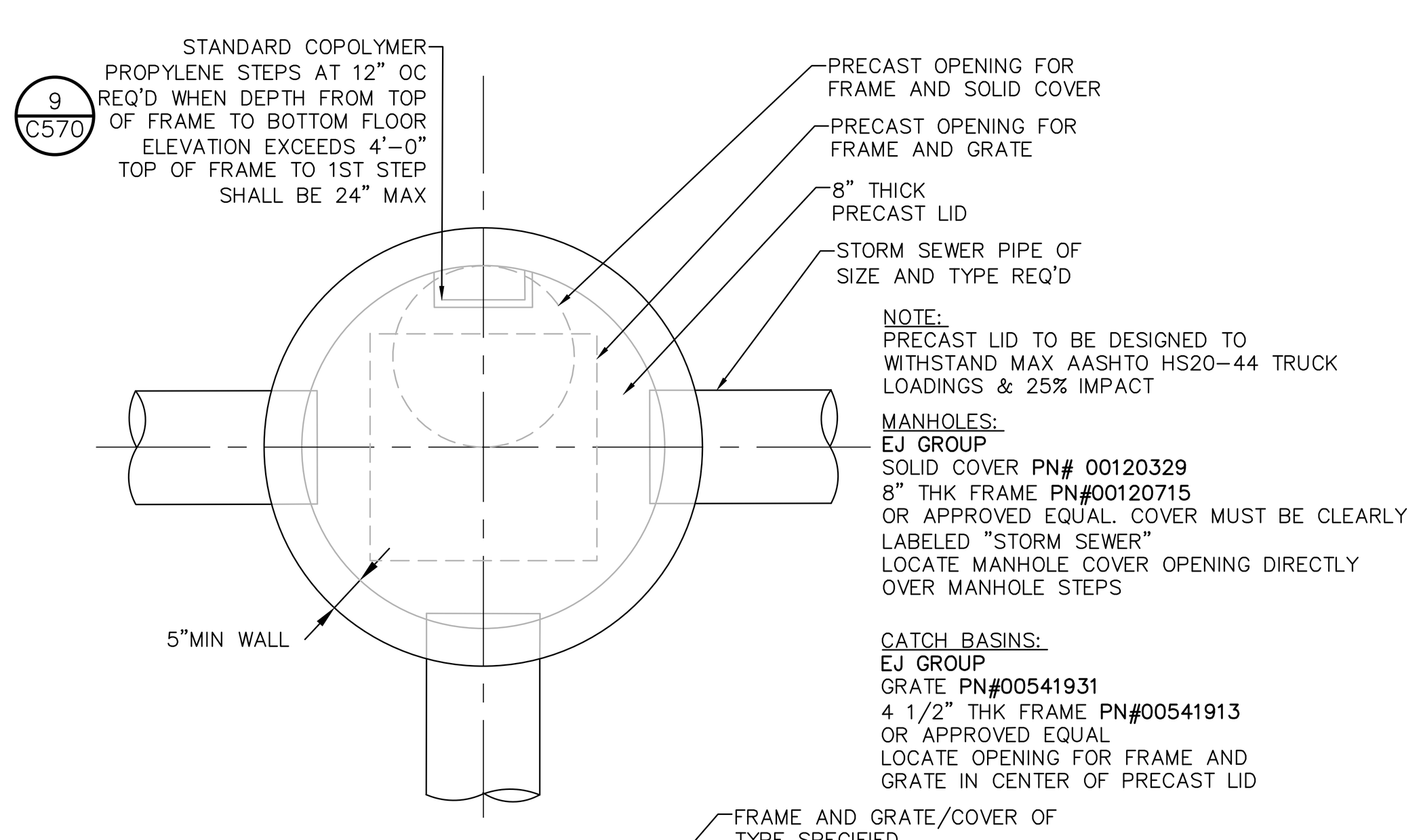


NOTE:

1. CASTINGS RATED STANDARD HS20-44 LOADING
2. MATERIAL SHALL CONFORM TO ASTM A48-CLASS 30B
3. PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT
4. IN-LINE DRAIN BY NYLOPLAST OR APPROVED EQUIVALENT
5. DRAIN AREA = 62.7 SQ. INCH

2 12" IN-LINE DRAIN & GRATE

SCALE: NOT TO SCALE

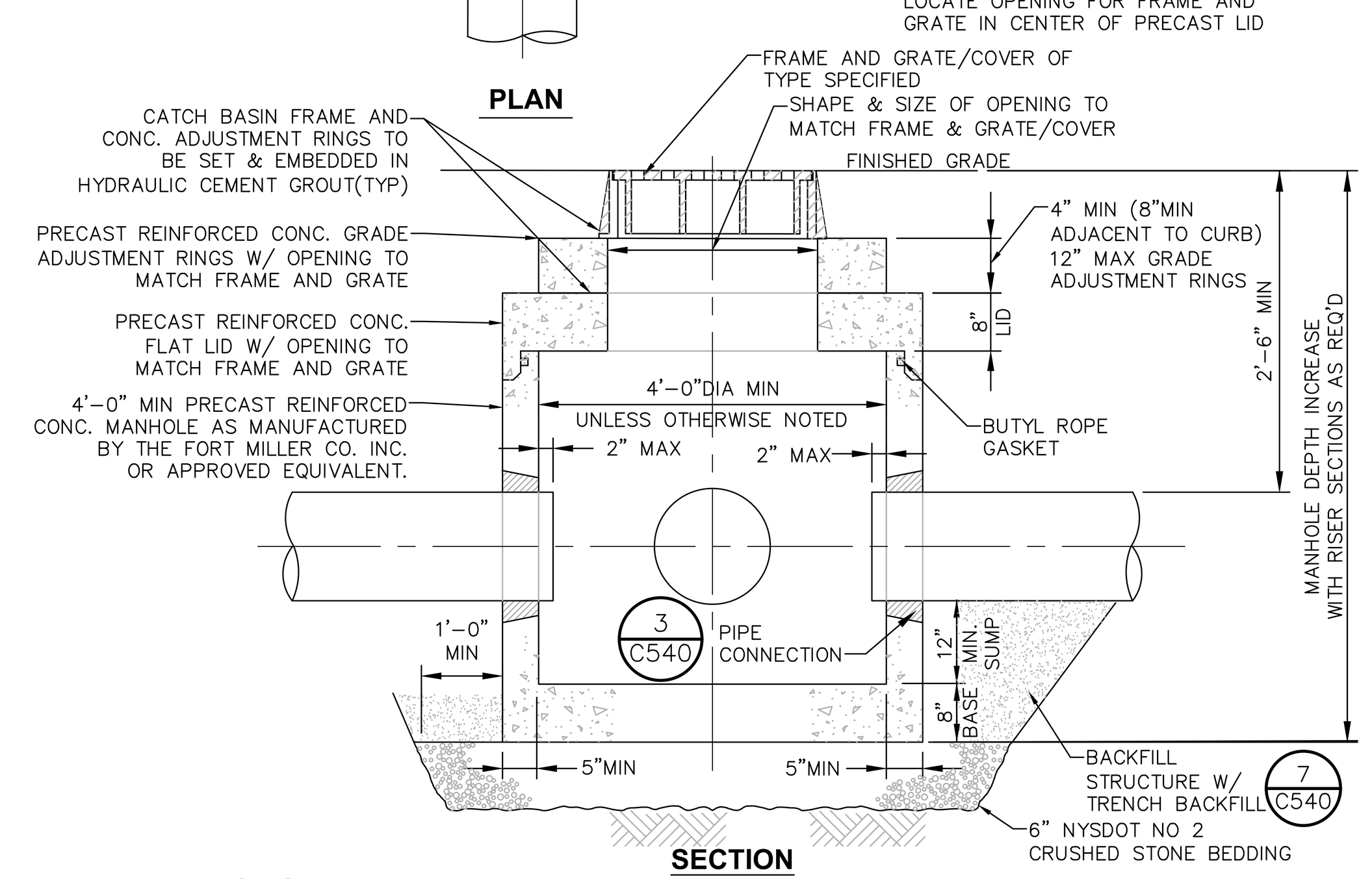


NOTE:
PRECAST LID TO BE DESIGNED TO WITHSTAND MAX AASHTO HS20-44 TRUCK LOADINGS & 25% IMPACT

MANHOLES:
EJ GROUP
SOLID COVER PN# 00120329
8" THK FRAME PN#00120715
OR APPROVED EQUAL. COVER MUST BE CLEARLY LABELED "STORM SEWER"
LOCATE MANHOLE COVER OPENING DIRECTLY OVER MANHOLE STEPS

CATCH BASINS:
EJ GROUP
GRATE PN#00541931
4 1/2" THK FRAME PN#00541913
OR APPROVED EQUAL
LOCATE OPENING FOR FRAME AND GRATE IN CENTER OF PRECAST LID

PLAN



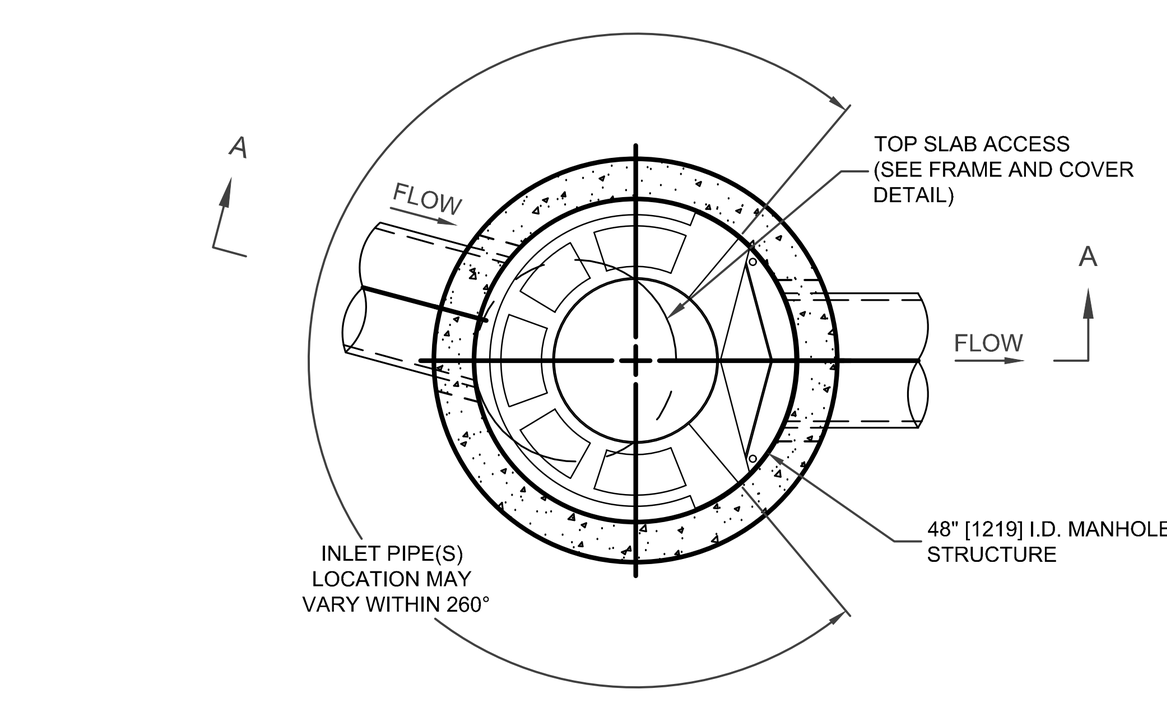
SECTION

NOTES:

1. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN LID CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE FLOOR OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
5. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
6. SUMPS FOR CATCH BASINS SHALL BE 12".
7. ECCENTRIC CONE TOP CAN BE USED FOR MANHOLES DEPTH GREATER THAN 7 FEET.
8. SEE CHART FOR REQUIRED MANHOLES / CATCH BASINS DIAMETERS.
9. ALL PRECAST CONSTRUCTION IN ACCORDANCE W/ASTM C478

4 PRECAST CONCRETE CATCH BASIN/MANHOLE DETAIL

SCALE: NOT TO SCALE



PLAN VIEW B-B
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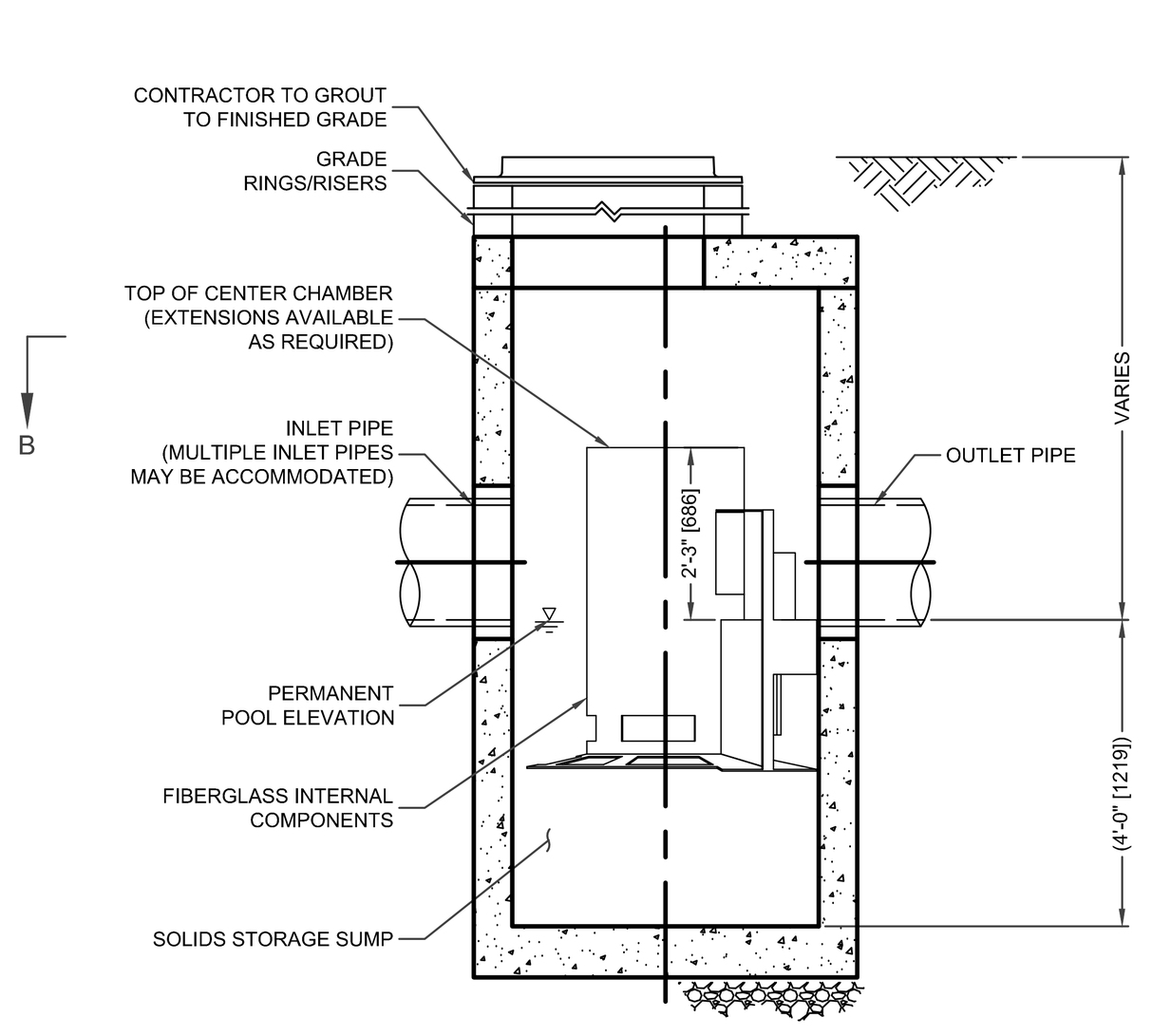

ELEVATION A-A
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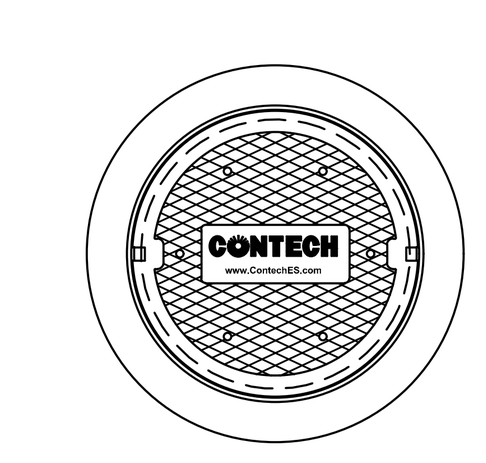
CASCADE separator™



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

CASCADE SEPARATOR DESIGN NOTES
THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

SITE SPECIFIC DATA REQUIREMENTS				
STRUCTURE ID			HYDRO 1	HYDRO 2
WATER QUALITY FLOW RATE (cfs [L/s])			0.91	0.65
UNIT TREATMENT FLOW RATE (cfs [L/s])			1.80	1.80
PEAK FLOW RATE (cfs [L/s])				
RETURN PERIOD OF PEAK FLOW (yrs)				
RIM ELEVATION				
PIPE DATA:	INVERT	MATERIAL	DIAMETER	DIAMETER
INLET PIPE 1				
INLET PIPE 2				
OUTLET PIPE				
NOTES / SPECIAL REQUIREMENTS:				

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

6 CONTECH HYDRODYNAMIC SEPARATOR CS-4

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PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
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1	07/28/26	REVISED PER CITY COMMENTS

Revisions

PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME: **STORM SEWER DETAILS**
DRAWING NUMBER: **C540**

8/24/2026 5:29:15 PM
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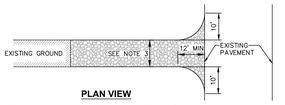
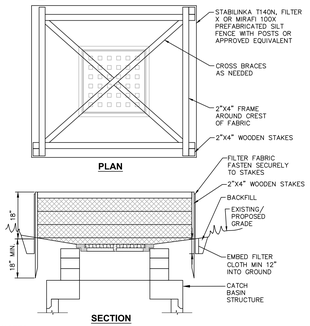


PLAN VIEW

CONSTRUCTION ENTRANCE SPECIFICATIONS:

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
4. LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
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 ACROSS 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 MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. 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.

① STABILIZED CONSTRUCTION ENTRANCE DETAIL
SCALE: NOT TO SCALE

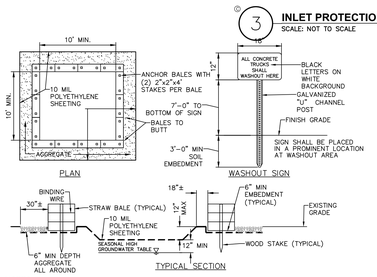


NOTES:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40–85.
2. CUT FABRIC FROM CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED, OVERLAP TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT, WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE MINIMUM 18" DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.
7. MAXIMUM DRAINAGE AREA IS 1 ACRE.
8. INLET PROTECTION SHALL REMAIN IN–PLACE UNTIL SITE HAS BEEN STABILIZED.
9. ONCE BINDER COURSE IS PLACED INLET PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH DETAIL 6, SHEET SD3, "CATCH BASIN STONE AND BLOCK INLET PROTECTION."

OUT-OF PAVEMENT

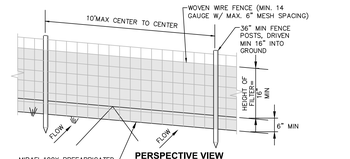
③ INLET PROTECTION DETAIL
SCALE: NOT TO SCALE



NOTES:

1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHYLENE SHEETING.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

④ CONCRETE WASHOUT AREA DETAIL
SCALE: NOT TO SCALE

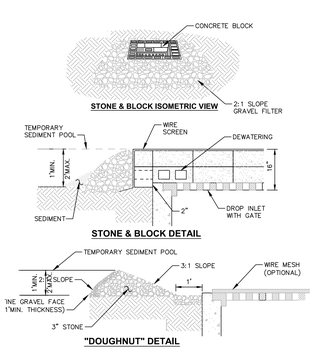


NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "L" TYPE OR HARDWOOD.
2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN–OFF TO A SILT FENCE ARE:

SLOPE STEEPNESS	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

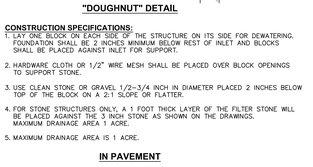
② SILT FENCE INSTALLATION DETAIL
SCALE: NOT TO SCALE



CONSTRUCTION SPECIFICATIONS:

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.
5. MAXIMUM DRAINAGE AREA IS 1 ACRE.

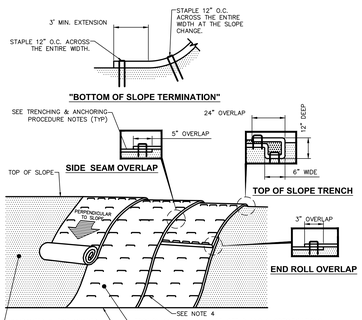
IN PAVEMENT



NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

⑤ TEMPORARY SOIL STOCKPILE DETAIL
SCALE: NOT TO SCALE



NOTES:

1. PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.
2. USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS. OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.
3. KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.
4. USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

TRENCHING & ANCHORING PROCEDURE NOTES:

SIDE SEAM OVERLAP:- THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH:- BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6"D x 6"W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

END ROLL OVERLAP:- CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE–STYLE) WITH A 3" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

⑥ EROSION CONTROL BLANKET INSTALLATION DETAIL
SCALE: NTS

SPDES GENERAL PERMIT GP-0-20-001 COMPLIANCE NOTES:

HAVE BEEN SUBMITTED AS A SET. THESE ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP. THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP.

THIS PROJECT HAS NOT RECEIVED WRITTEN APPROVAL FROM CITY OF BEACON MS4 ALLOWING THE DISTURBANCE OF MORE THAN FIVE (5) ACRES OF LAND AT ANY ONE TIME. CONTRACTOR SHALL NOT DISTURB MORE THAN FIVE (5) ACRES AT ANY ONE TIME.

CONSTRUCTION SEQUENCING NOTES:

1. PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC.AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
2. THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA OF THE STORMWATER MANAGEMENT FACILITIES. THIS AREA SHALL NOT EXCEED FIVE (5) ACRES IN EXTENT AT ANY TIME WITHOUT TEMPORARY STABILIZATION.
3. PRIOR TO COMMENCING CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN ANY OTHER AREA OF THE SITE, THE CONTRACTOR SHALL INSTALL INLET AND OUTLET PROTECTION MEASURES (RIPRAP OVERFLOW WEIR(S), CULVERT INLET/OUTLET PROTECTION, ETC.) AND SHALL STABILIZE THE AREAS DISTURBED DURING THE CONSTRUCTION OF THE SEDIMENT BASIN.
4. THE CONTRACTOR SHALL INSTALL TEMPORARY DIVERSION MEASURES WITH ASSOCIATED STABILIZATION MEASURES (I.E., VEGETATIVE COVER, DRAINAGE DITCH SEDIMENT FILTERS, STORM DRAIN SEDIMENT FILTERS, ETC.)TO ASSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASIN.
5. TEMPORARY DIVERSION MEASURES SHALL BE LOCATED IN A MANNER THAT WILL ASSURE THAT THE AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED DAILY, AND REPAIRED/STABILIZED AS NECESSARY TO MINIMIZE EROSION.
6. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
7. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
8. CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIP–RAP AT LOCATIONS SHOWN ON THE PLANS.
9. FINALIZE PAVEMENT SUB–GRADE PREPARATION.
10. REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
11. INSTALL SUB–BASE MATERIAL AS REQUIRED FOR PAVEMENT.
12. PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, ALL CATCH BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL SILT AND SEDIMENT.
13. UPON COMPLETION OF SITE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL FINALIZE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY. CONTRACTOR SHALL FINISH GRADE THE FORBAY(S), AQUATIC BENCHES, AND WET POOL(S) AND STABILIZE AS INDICATED IN THE PROJECT DRAWINGS.
14. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

EROSION AND SEDIMENT CONTROL MEASURES:

1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED, FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016.
2. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
3. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
7. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. 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 & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD–UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND 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.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP–SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 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 OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP–SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. 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 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 PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

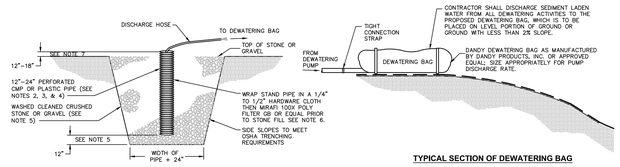
EROSION CONTROL BLANKET:
INSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WIRE STAPLES AS REQUIRED TO REPAIR AND RESEED WHERE CHANNELS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

TEMPORARY SWALE:
INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY.

STORM DRAIN INLET PROTECTION:
INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED, REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY.

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 CONSTRUCT NEW PITS AS NEEDED.

SNOW AND ICE CONTROL:
PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.



NOTES:

1. SUMP PIT QUANTITY SHALL BE DETERMINED BY CONTRACTOR.
2. OVERALL SUMP PIT DIMENSIONS SHALL BE COMPATIBLE WITH ANTICIPATED SEEPAGE RATES AND PUMP SIZE TO BE USED.
3. THE STANDPIPE DIAMETER AND NUMBER OF PERFORATIONS SHALL BE COMPATIBLE WITH THE PUMP SIZE BEING USED.
4. PERFORATIONS IN THE STANDPIPE SHALL BE EITHER CIRCULAR OR SLOTS. PERFORATION SIZE SHALL NOT EXCEED 1/2" INCH DIAMETER.
5. CRUSHED STONE OF GRAVEL SHALL BE NYSDOT #2 SIZE OR EQUAL. CRUSHED STONE SHALL EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE STANDPIPE AND SHALL BE WASHED PRIOR TO PLACEMENT WITHIN SUMP.
6. WRAP STAND PIPE WITH HARDWARE WIRE CLOTH AND FILTER FABRIC.
7. THE STANDPIPE SHALL EXTEND A MINIMUM OF 12" ABOVE THE SURROUNDING GROUND.
8. DISCHARGE SHALL BE THROUGH A DEWATERING BAG.
9. DEWATERING TO BE EMPTIED ON–SITE AT A LOCATION APPROVED BY ENGINEER OR OFF–SITE AT NYSDEC ACCEPTABLE LOCATION.
10. SHOULD DEWATERING BE REQUIRED DURING SOIL REMEDIATION, SUCH DISCHARGE SHALL BE DIRECTED TO A PORTABLE TANK AND REMOVED FROM THE SITE IN ACCORDANCE WITH STARS 1.

⑦ DEWATERING DETAIL
SCALE: NOT TO SCALE

TOPSOIL SPECIFICATIONS:

1. EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES. SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.

SITE PREPARATION:

1. COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
2. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%.
3. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.

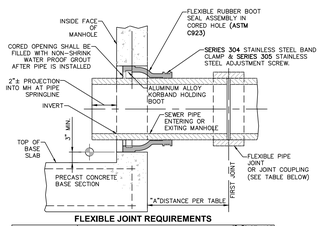
TOPSOIL MATERIALS:

1. NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
   A. ORIGINAL LOAM TOPSOIL, MILL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
   B. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
   C. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
   D. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97–100
NO 200	20–60

APPLICATION AND GRADING:

1. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER.
2. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "

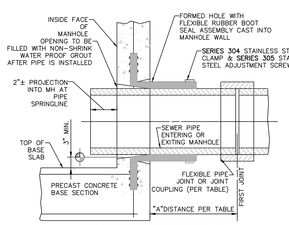


FLEXIBLE JOINT REQUIREMENTS

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.

① **PIPE CONNECTION TO MANHOLE-PRECAST OR CORED HOLE W/ INSERTED FLEXIBLE BOOT**
SCALE: 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.

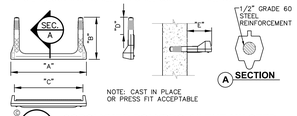
② **PIPE CONNECTION TO MANHOLE-FLEXIBLE RUBBER BOOT CAST INTO MANHOLE WALL**
SCALE: NOT TO SCALE

ACCEPTABLE MANHOLE STEPS

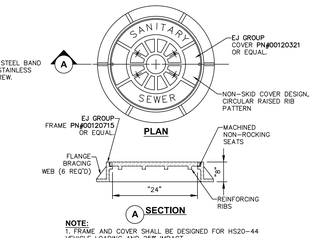
MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBED-MENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	PS2-PFS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

* OR EQUIVALENT

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS

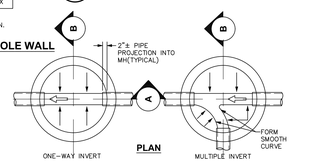


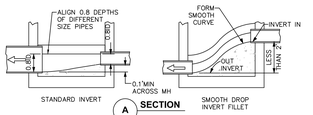
⑨ **COPOLYMER POLYPROPYLENE MH STEP**
SCALE: NOT TO SCALE

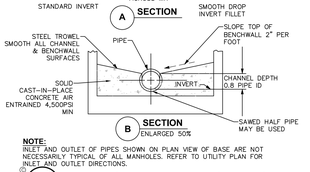


NOTE:
1. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICLE LOADING AND 25% IMPACT.

③ **HEAVY DUTY STANDARD CAST IRON MH COVER**
SCALE: NOT TO SCALE

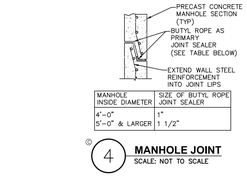






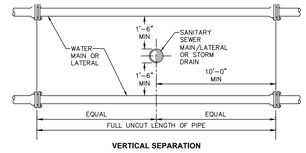
NOTE:
INLET AND OUTLET OF PIPES SHOWN ON PLAN VIEW OF BASE ARE NOT NECESSARILY TYPICAL OF ALL MANHOLES. REFER TO UTILITY PLAN FOR INLET AND OUTLET DIRECTIONS.

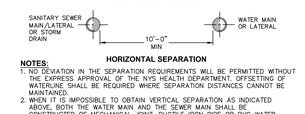
⑦ **INVERT, CHANNEL AND BENCHWALLS**
SCALE: NOT TO SCALE



MANHOLE INSIDE DIAMETER	SIZE OF BUTYL ROPE JOINT SEALER
4'-0"	1"
5'-0" & LARGER	1 1/2"

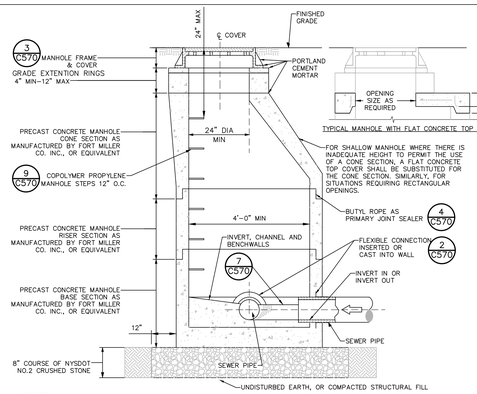
④ **MANHOLE JOINT**
SCALE: NOT TO SCALE





NOTES:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE NYS HEALTH DEPARTMENT, OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT, DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO 150psi TO ASSURE WATER TIGHTNESS.

⑧ **SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL**
SCALE: NOT TO SCALE



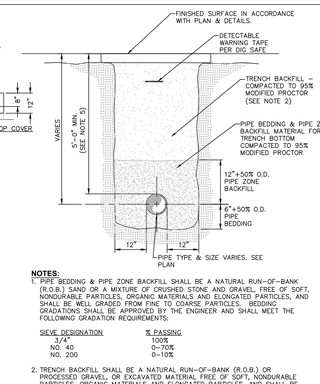
NOTES: USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE

1.

CONE DIMENSIONS	
DIAM. OPENING	HEIGHT
24"	24" OR 42"
30"	34"

2. INVERT SHALL BE FILLETED.
3. REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
4. CONCRETE TO TEST **4,500 PSI** AT 28 DAYS IN CONFORMANCE WITH **A.S.T.M. C-478.**
5. BENCH SHALL BE BUILT FOR FLOW BETWEEN INLET AND OUTLET.
6. EACH MANHOLE EXTERIOR SHALL RECEIVE TWO BITUMINOUS COATS.

⑤ **PRECAST CONCRETE MANHOLE**
SCALE: NOT TO SCALE



NOTES:
1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

⑥ **PIPE TRENCH DETAIL (TYPICAL)**
SCALE: NOT TO SCALE

POTABLE WATER NOTES

1. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER DEPARTMENT 48 HOURS BEFORE STARTING WORK AS WELL AS 48 HOURS PRIOR TO CONNECTIONS TO THE CITY WATER SYSTEM.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY EXISTING WATER CONNECTION AND ALL PROPOSED UTILITY CROSSINGS AND IF NECESSARY EXCAVATE TEST PITS TO DETERMINE DEPTH AND CONDITION OF EXISTING UTILITIES.
3. THE CONTRACTOR SHALL EXPOSE THE EXISTING WATER MAIN AT THE CONNECTION POINT FOR WATER DEPARTMENT INSPECTION. THE CONTRACTOR SHALL UTILIZE A RESTRAINED JOINT METHOD AS APPROVED BY THE WATER DEPARTMENT.
4. ALL WATER LINES SHALL BE DUCTILE IRON PIPE, CLASS 52 TYTON PUSH ON GASKETED JOINT BY U.S. PIPE OR EQUAL UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE WATER DEPARTMENT. RESTRAINED JOINTING SHALL EMPLOY "MEGALUG" CONNECTIONS, LOCK-JOINT PIPE, OR AS ALTERNATIVELY SPECIFIED BY THE WATER DEPARTMENT AND ACCORDING TO THE RESTRAINT SCHEDULE HEREIN. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE WATER DEPARTMENT.
5. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE CROSSINGS WITH THE SANITARY LINE OCCUR, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL CUT AND JOINT THE PIPE LINES 10' IN EACH DIRECTION. (SEE WATERLINE OFFSET DETAIL FOR FURTHER INFORMATION).
6. ALL NEW WATER MAIN INSTALLATIONS SHALL BE HYDROSTATICALLY TESTED PER AWWA STANDARD C 600(LATEST REVISION) AT A PRESSURE OF 150 PSI, OR 1.25 TIMES THE WORKING PRESSURE OF THE SYSTEM AS A MINIMUM. ALLOWABLE LEAKAGE OF THIS TEST SHALL BE AS DEFINED IN SECTION 5.2 OF SAID AWWA SPECIFICATION.
7. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER AWWA SECTION C651, AS DIRECTED BY THE WATER DEPARTMENT AND ENGINEER. THE TABLET METHOD FOR DISINFECTION SHALL NOT BE ACCEPTED.
8. THE FACILITY WILL BE CONSTRUCTED WTH WATER CONSERVING PLUMBING FIXTURES.
9. THE WATERMAIN IS TO BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH OR LOW POINTS.
10. RELOCATE HYDRANT, WATER VALVES, AND PIPING AS REQUIRED BY FINAL FIELD CONDITIONS AND AS APPROVED BY THE WATER DEPARTMENT. POTENTIAL CONFLICTS WITH PROPOSED DRAINAGE IMPROVEMENTS OR OTHER UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
11. ALL POTABLE WATERMAIN PIPES SHALL BE 8" DIAMETER-CLASS 52 DUCTILE IRON PIPE. ALL 4" DIAMETER WATER SERVICE LINES SHALL BE -- CLASS 52 DUCTILE IRON AND ALL 2" DIAMETER WATER SERVICE LINES SHALL BE TYPE K COPPER, UNLESS OTHERWISE NOTED. SERVICE MAIN CONNECTION SIZE SHALL BE AS INDICATED ON THE PLANS.
12. REGULATORY AGENCY SHALL BE DEFINED, UNLESS OTHERWISE INDICATED, AS THE CITY OF BEACON WATER DEPARTMENT, THE DUTCHESS COUNTY DEPARTMENT OF HEALTH (DCDOH), AND CITY ENGINEER.
13. POTABLE WATER LINES IN BUILDING SHALL BE PROTECTED FROM FIRE SERVICE LINES WITH APPROPRIATE BACKFLOW PREVENTION PER DOH, NFPA, OR OTHER APPLICABLE CODE AND SHALL BE APPROVED SEPARATELY FROM THESE PLANS.

DUTCHESS COUNTY STANDARD NOTES FOR WATER SYSTEMS:

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

- "NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", NYSDEC
- "RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)."
- "RECOMMENDED STANDARDS FOR WATER WORKS, (TEN STATES)."
- "NEW YORK STATE DEPARTMENT OF HEATH AND DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS."
- "DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES."
- "DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER."

THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES.

UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC EHSD BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHSD.

APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.

NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE SEWAGE COLLECTION SYSTEM.

ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE SEWAGE COLLECTION SYSTEM.

ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

THE DC EHSD SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DC EHSD.

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS USED UNDER SECTION 5-1.22(D) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5)

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE

ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS STATES HEREON.

ADDITIONAL NOTES FOR RESIDENTIAL

WITH CENTRAL UTILITIES

1. THAT, NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-1.22(d) OF PART 5 OF THE NEW YORK SANITARY CODE (10NYCRR5)
2. THAT, NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.

MANHOLES AND OTHER BELOW GRADE STRUCTURES:

1. STRUCTURAL DESIGN FOR MANHOLES AND OTHER BELOW-GRADE PRECAST CONCRETE STRUCTURES:
   A. NON-TRAFFIC LOADS:
      BELOW GRADE PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO WITHSTAND LOADS IMPOSED BY STRUCTURE WEIGHT, EARTH COVER, LATERAL PRESSURE FROM EARTH AND GROUND WATER, AND LIVE LOADS SUCH AS PEDESTRIAN TRAFFIC OR MACHINERY ON OR ABOVE THE STRUCTURE; AND
   B. TRAFFIC LOADS:
      BELOW GRADE PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ALSO WITHSTAND TRAFFIC LOADS CREATED BY AN HS20-44 TRUCK PLUS 25% IMPACT AS DEFINED IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) DESIGN STANDARDS.
2. MATERIAL WHICH SHALL BE UTILIZED IN THE CONSTRUCTION OF PRECAST CONCRETE STRUCTURES:
   CEMENT: ASTM C-150, TYPES I,II,III,IV
   SAND: NYSDOT STD. SPEC. **SECTION NO. 703-0** CONCRETE SAND
   STONE: NYSDOT STD. SPEC. **SECTION NO. 703-02** COARSE AGGREGATE
   STEEL BAR REINFORCEMENT: **ASTM A615,** GRADE 60
   WIRE MESH REINFORCEMENT: **ASTM A185** PLAIN
   CONCRETE STRENGTH (28 DAY): **4,500** PSI (F'C)
   ENTRAINED AIR: 5% MIN.
3. ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC.) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE MANUFACTURED FROM GRAY IRON OR DUCTILE IRON. GRAY IRON SHALL CONFORM WITH ASTM A 48, CLASS 30B AND DUCTILE IRON SHALL CONFORM WITH **ASTM A 536** AND BE OF A GRADE APPROPRIATE TO ITS INTENDED USE.
4. ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC.) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE DESIGNED TO WITHSTAND AASHTO HS 20-44 HIGHWAY LOADING PLUS 25% IMPACT.
5. ALL ASTM REFERENCES SHALL BE FOR THE LATEST ACTIVE STANDARD.

DUTCHESS COUNTY STANDARD NOTES FOR WATER SYSTEMS:

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ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

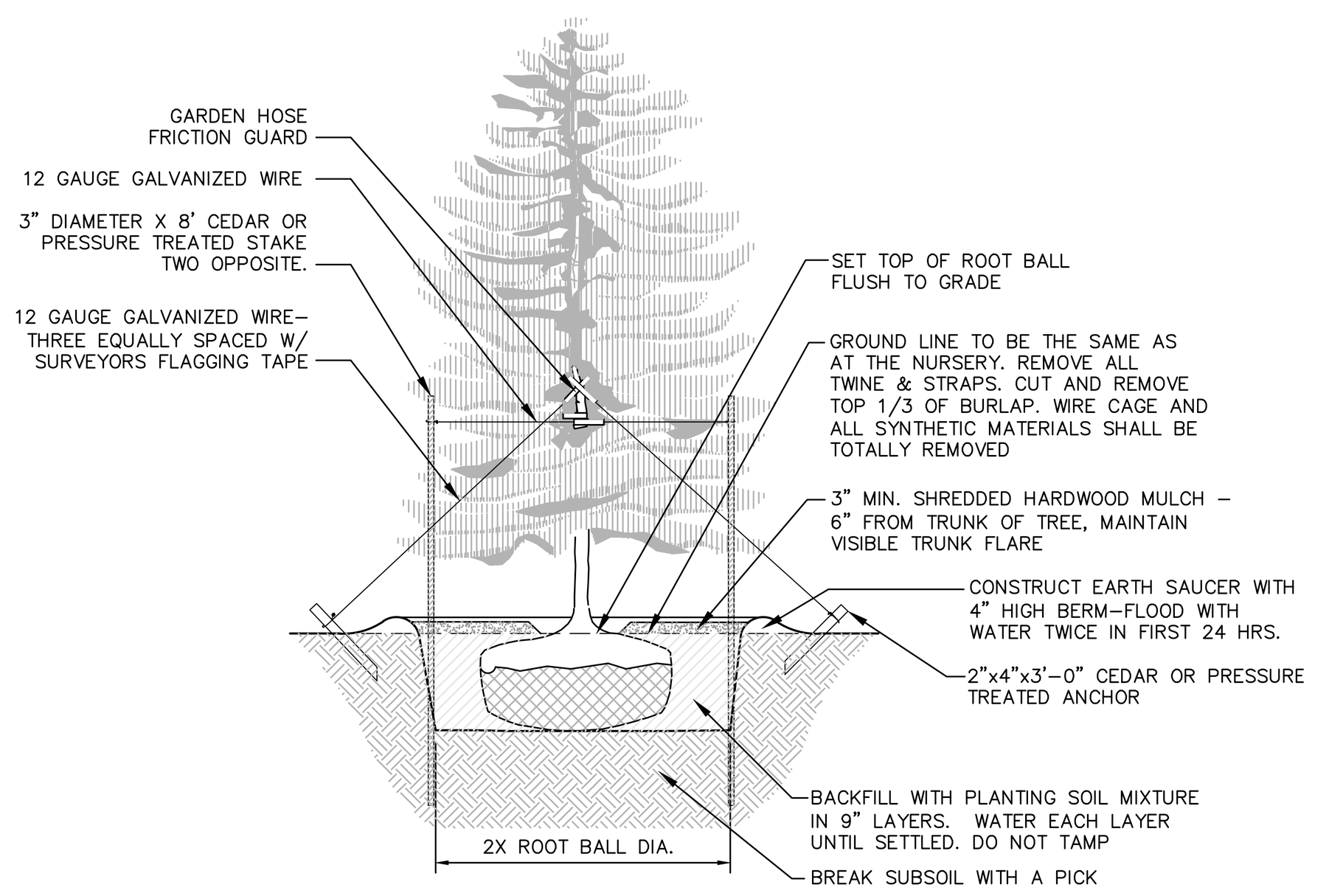
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS STATES HEREON.

SANITARY SEWER NOTES

1. FINAL SEWER COLLECTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF BEACON SEWER DEPARTMENT, THE DCDOH, AND THE TOWN ENGINEER.
2. ALL PROPOSED SANITARY SEWER FORCE MAINS SHALL BE PRESSURE TESTED TO 100 PSIG OR 1.5x THE WORKING PRESSURE OF THE SYSTEM.
3. ALL SANITARY SEWER FORCE MAINS SHALL BE PVC SDR-21 PUSH-ON GASKETED PIPE WITH A PRESSURE RATING OF 200 PSI CONFORMING TO ASTM D2241. THE PVC PIPE SHALL HAVE AN INTEGRAL BELL END WITH A RUBBER GASKETED JOINT CONFORMING TO ASTM D1869 AND F477 FOR A FLEXIBLE WATER TIGHT SEAL. ALL PIPE JOINTS AND FITTINGS SHALL BE PROPERLY RESTRAINED AGAINST THRUST FORCES AS FOLLOWS:
   A. PIPE JOINT: EBAA IRON SERIES 6500 BELL RESTRAINT HARNESS FOR PVC PIPE BELL JOINT
   B. MOLDED PVC FITTINGS: EBAA IRON SERIES 7500 RESTRAINT FOR PVC PIPE AT PVC FITTING
   C. MJ DI FITTINGS: EBAA IRON SERIES 2000PV MECHANICAL JOINT RESTRAINT FOR PVC PIPE
4. ALL SANITARY SEWER LINES SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH ASTM F1417 (LATEST REVISION) AT A PRESSURE OF 3.5 PSI, AND A DEFLECTION TEST IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR WASTE WATER FACILITIES". ALL NEW SANITARY SEWER MANHOLES SHALL PASS VACUUM TESTING IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTS IN ACCORDANCE WITH ASTM C1091.
5. ALL SANITARY SEWER TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND CERTIFICATES OF COMPLIANCE WITH TEST STANDARDS SHALL BE PROVIDED TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH WITH ENGINEERS CERTIFICATION OF COMPLETION AND TO THE APPROPRIATE SEWER AUTHORITY AS A CONDITION OF APPROVAL FOR OPERATION.
6. ALL SANITARY SEWER SYSTEM COMPONENTS INSIDE OF BUILDINGS SHALL BE INSTALLED BY, OR UNDER THE SUPERVISION OF, A LICENSED PLUMBER IN ACCORDANCE WITH THE CITY PLUMBING CODE.
7. ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE 30" DIAMETER HEAVY DUTY, WATERTIGHT DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER".
8. RIM ELEVATION ADJUSTMENTS LESS THAN 12-INCHES SHALL BE MADE USING A CONCRETE COLLAR AND/OR PORTLAND CEMENT. RIM ELEVATION ADJUSTMENTS GREATER THAN 12" SHALL REQUIRE THE INSTALLATION OF AN ADDITIONAL RISER SECTION TO THE CONCRETE STRUCTURE WITH ADDITIONAL STEPS TO BE ADDED AS REQUIRED.
9. ALL SANITARY SEWER LATERALS OUTSIDE OF BUILDING SHALL MEET NYS AND LOCAL PLUMBING CODES.
10. ALL SANITARY SEWER FORCE MAIN JOINTS AND FITTINGS SHALL BE FUSED PER MANF. INSTRUCTIONS UNLESS OTHERWISE SHOWN HEREIN.
11. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS IN THE FORCEMAIN.
12. BACKFLOW PREVENTION DEVICES WILL BE INTERNAL TO BUILDINGS AND SUBMITTED SEPARATELY TO THE DUTCHESS COUNTY DEPERTMANT OF ENVIRONMENTAL AND BEHAVIORAL HEALTH.

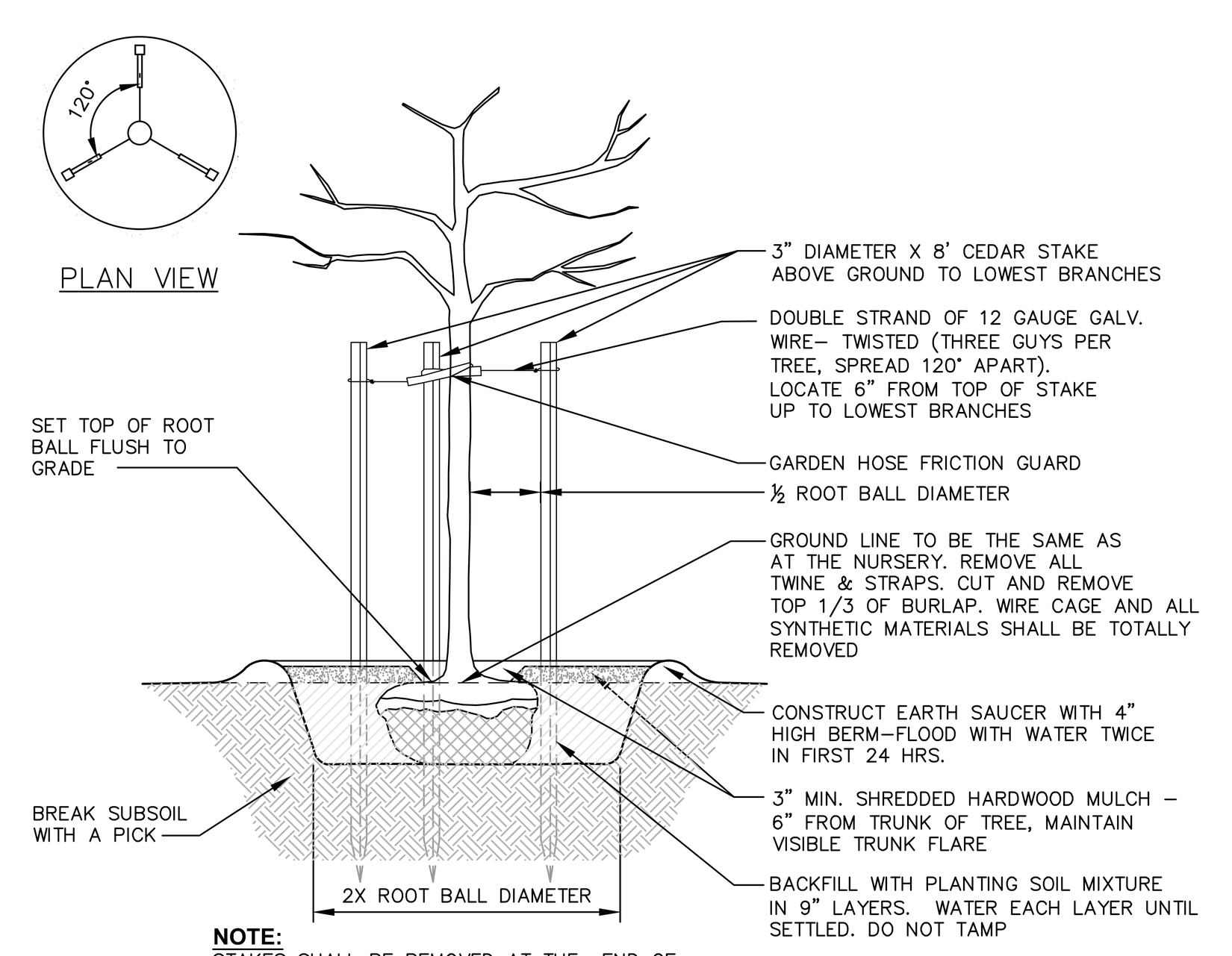
ADDITIONAL NOTES FOR COMMERCIAL PROJECTS

SEWAGE DISPOSAL SYSTEM IS DESIGNED FOR SANITARY SEWAGE ONLY. NO WASTES FROM RESTAURANTS, TAVERNS, DINERS, PIZZERIAS, FOOD SERVICE ESTABLISHMENTS, BAKERIES, DOCTOR'S OFFICES, DENTISTS, HAIR DRESSERS, SALONS, BEAUTY PARLORS, DRY CLEANERS,



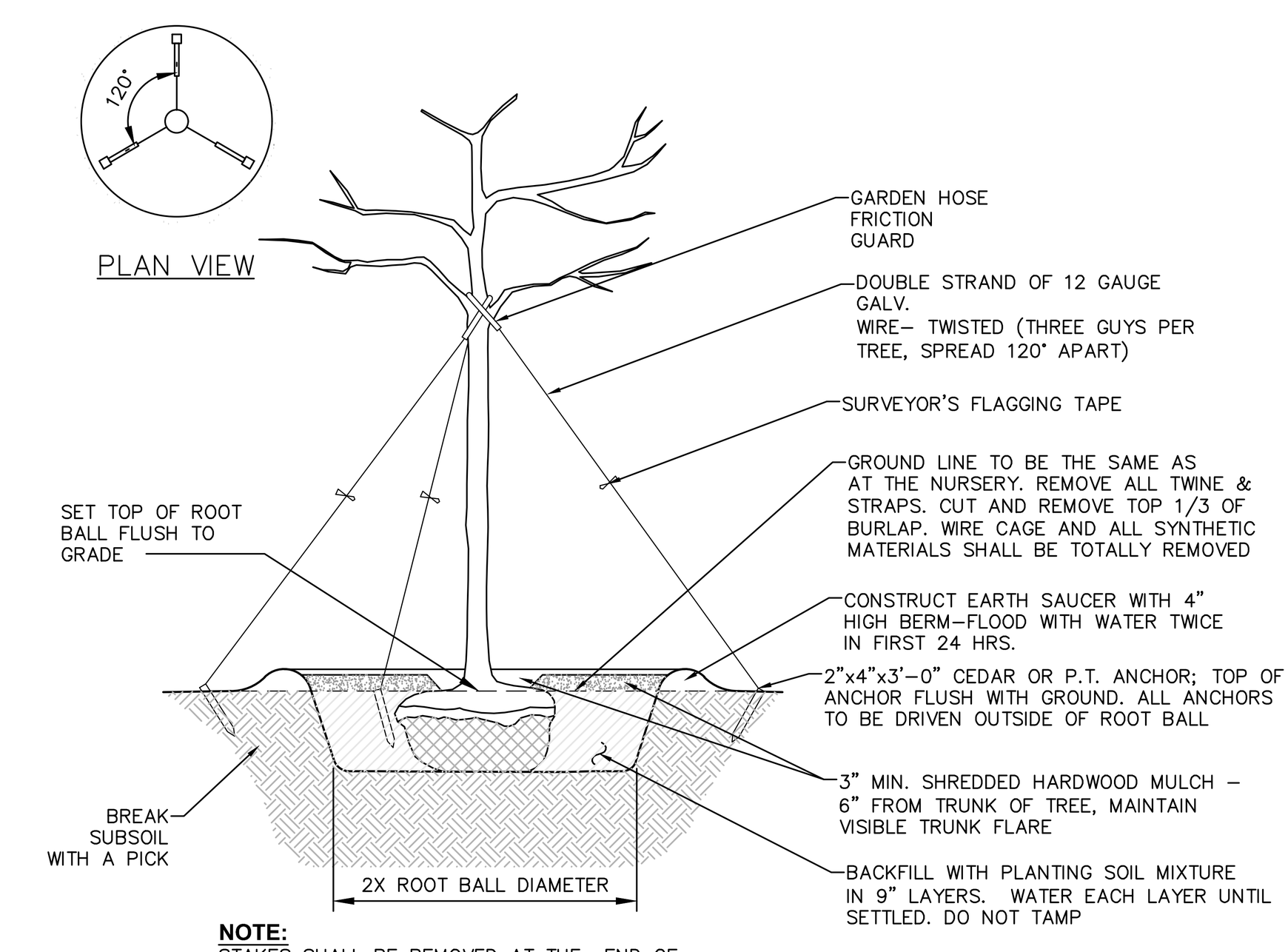
NOTES:
1. SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

© 1 **EVERGREEN PLANTING DETAIL**
SCALE: NOT TO SCALE



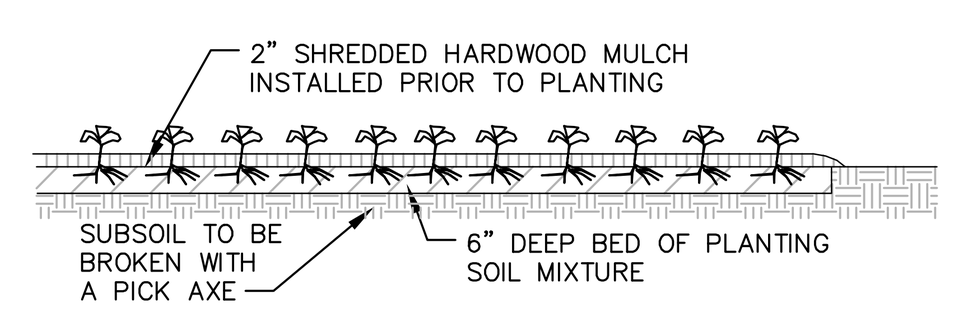
NOTE:
STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

© 2 **PLANTING AND GUYING DETAILS-FOR TREES SMALLER THAN 3" CALIPER, BALLED AND BURLAPPED**
SCALE: NOT TO SCALE



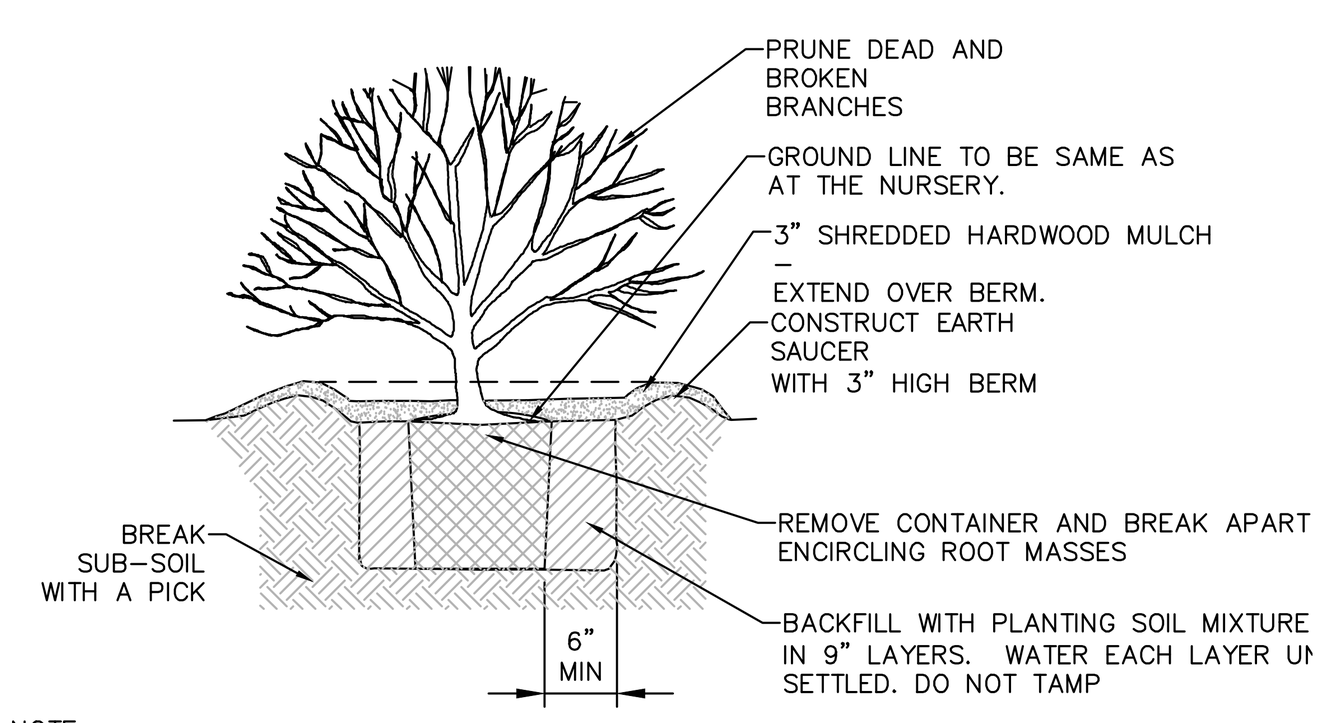
NOTE:
STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

© 3 **PLANTING AND GUYING DETAILS-FOR TREES 3" CALIPER AND LARGER, BALLED AND BURLAPPED**
SCALE: NOT TO SCALE



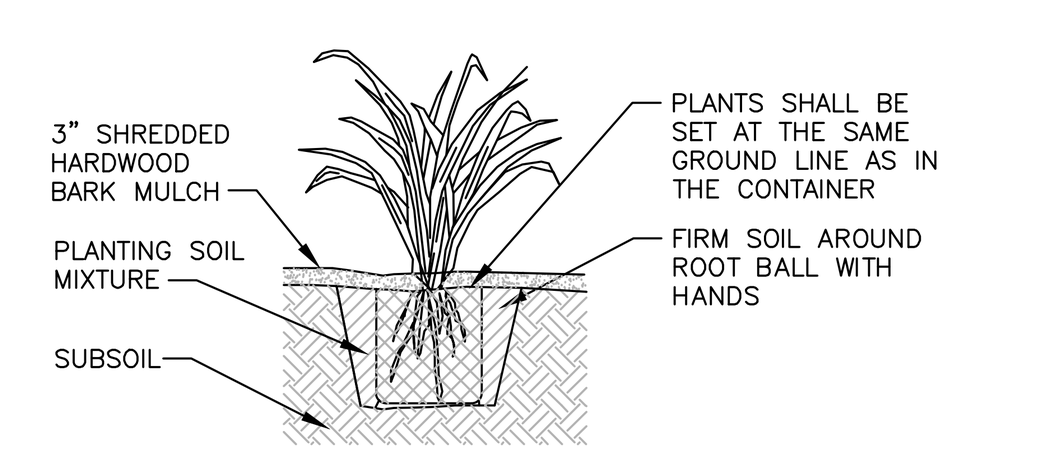
NOTE:
GROUND COVERS SHOULD BE POT OR CONTAINER GROWN.

© 4 **GROUND COVER/ ANNUAL PLUG PLANTING**
SCALE: NOT TO SCALE



NOTE:
SPRAY WITH ANTI DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

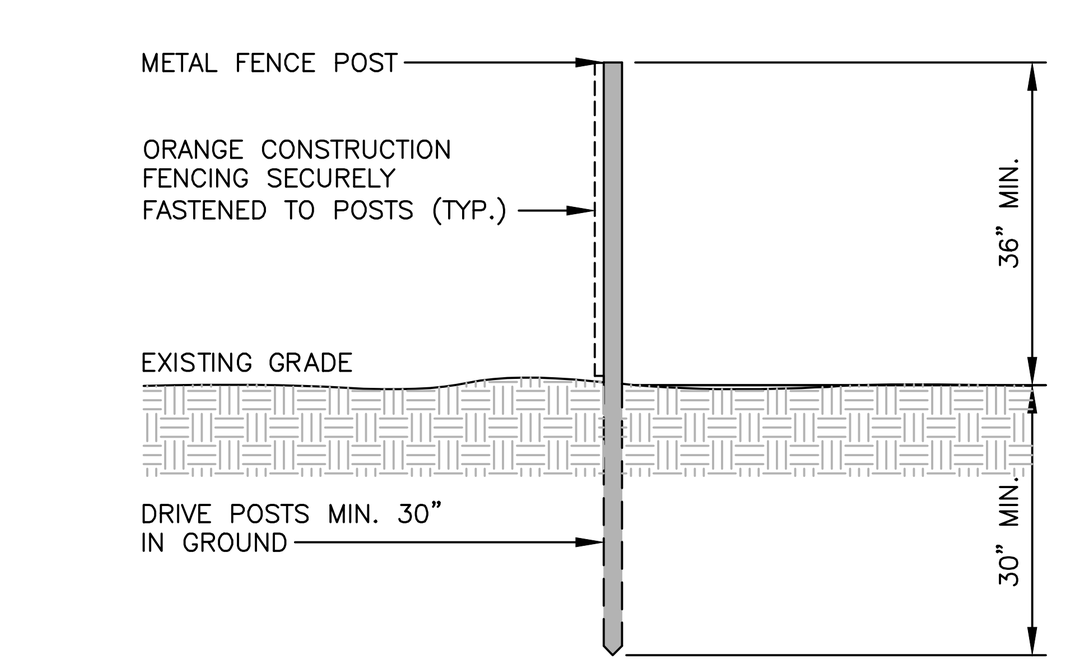
© 5 **SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS**
SCALE: NOT TO SCALE



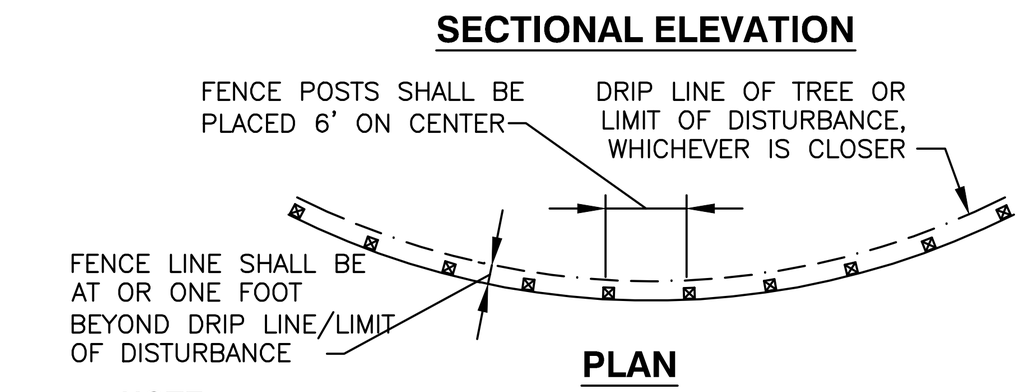
SECTIONAL ELEVATION

NOTES:
1. SPADED PLANTING SOIL MIX (4"–6" DEPTH), ADD FERTILIZER WHEN MIXING. DO NOT COMPACT AFTER PLANTING.
2. WATER THOROUGHLY AFTER PLANTING.
3. PROVIDE WELL DRAINING SUBSOIL WHEN SOIL IS HEAVY OR COMPACTED.
4. PLANTS SHALL BE REMOVED FROM ALL CONTAINERS WHEN PLANTED, UNLESS OTHERWISE STATED IN THE PLANT SCHEDULE.

© 6 **CONTAINERIZED PERENNIAL PLANTING DETAIL**
SCALE: NOT TO SCALE



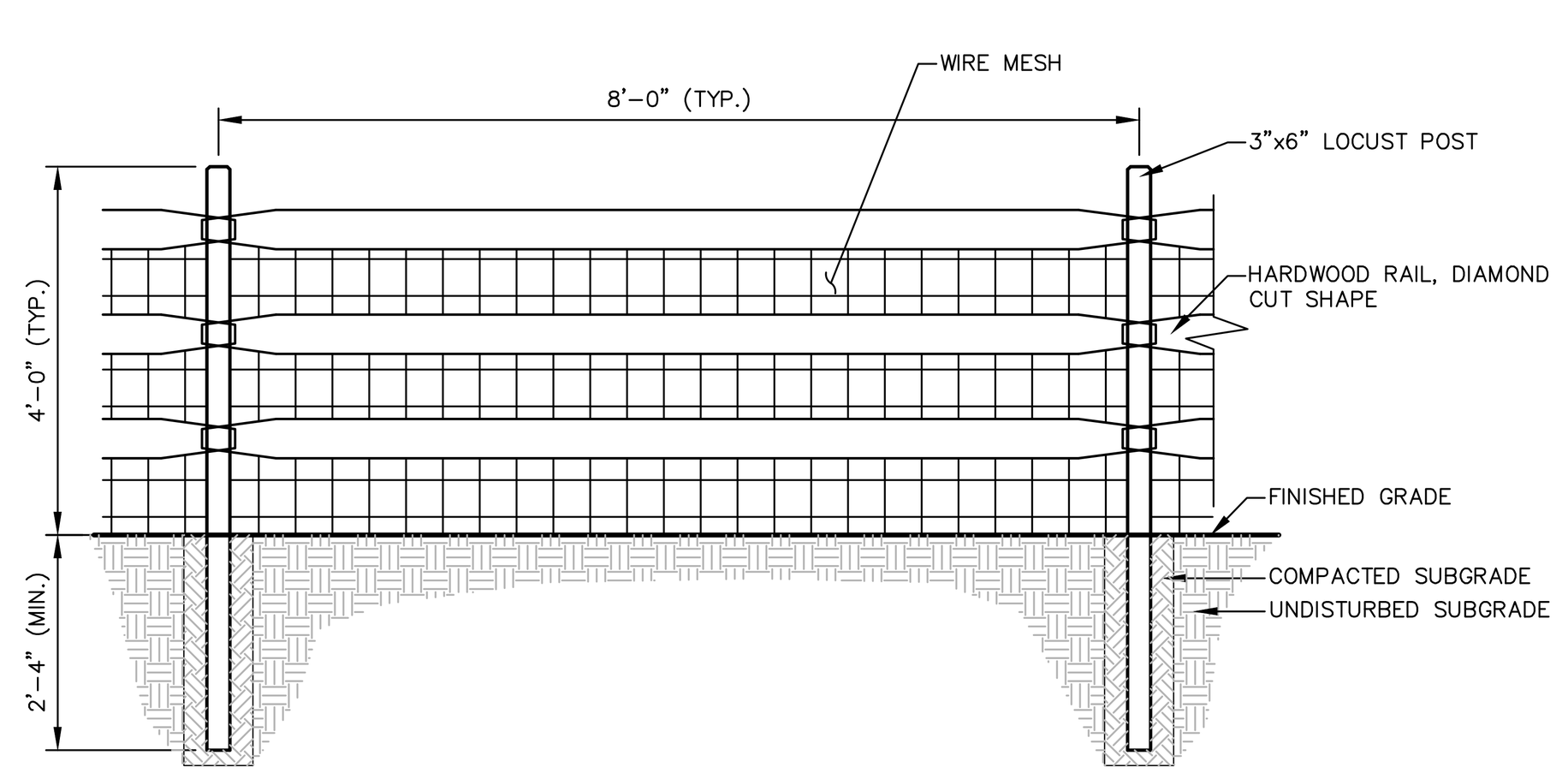
SECTIONAL ELEVATION



PLAN

NOTE:
SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.

© 7 **TREE PROTECTION FENCING DETAIL**
SCALE: NOT TO SCALE



© 8 **SPLIT RAIL FENCE DETAIL**
SCALE: NOT TO SCALE

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIV WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIC 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 LANDSCAPE ARCHITECT/ENGINEER AND OWNER 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 DEBRI ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WI THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS S BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINE
6. QUALITY ASSURANCE:
   A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITT ON HORTICULTURAL NOMENCLATURE.
   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATES EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY TH AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECI
   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSER GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF T PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDAN WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALL AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROO 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 MATERIA WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MA BY CHANGE ORDER.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JU 15, AND FROM AUGUST 15 TO OCTOBER 15.
   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MA 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
   C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISH AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE C AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE; WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIN LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGET COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WO IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
8. PRODUCTS:
   A. TOPSOIL
      i. EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURB TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.
      ii. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
      a. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATE
      b. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER I THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
      c. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT POR OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
      d. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97–100
NO 200	20–60

      iii. SITE PREPARATION:
      a. COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
      b. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOP DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%.
      c. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAME AND OTHER LITTER.
      iv. TOPSOIL MATERIALS:
      a. NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
1. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATE HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
2. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
3. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF SAMPLE WHICH PASSES A 1/4" SIEVE.
4. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97–100
NO 200	20–60

      v. APPLICATION AND GRADING:
      a. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER.
      b. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.
   B. SEED MIXTURE:
   PROVIDE FRESH, CLEAN, NEW–CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:
      i. LAWN SEED MIX

ECO–LAWN*:

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM PURITY	% GERMINATION
20%	SR5250 CREEPING RED FESCUE	95%	80%
20%	SR5150 CHEWINGS FESCUE	95%	80%
20%	SHORELINE SLENDER CREEPING RED FESCUE	95%	85%
20%	QUATRO SHEEP FESCUE	95%	85%
20%	SR3210 BLUE FESCUE	95%	80%
100%			

*STANDARD OF QUALITY: ECO–LAWN SEED MIX MANUFACTURED BY WILDFLOWER FARM COLDWATER, ON, CA OR APPROVED EQUAL

      ii TEMPORARY COVER SEED MIX

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

      III. BIORETENTION AREA SEED MIX: NATIVE DETENTION AREA MIX, ERN–MX–183 AS MANUFACTURED BY ERNST SEEDS, MEADVILLE, PA OR APPROVED EQUAL.
   C. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10–MESH SIEVE AND AT LEAST 50% PASSES A 100–MESH SIEVE.
   D. FERTILIZER:
      i. FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHOROUS, AND 5% WATER SOLUABLE POTASH (5–10–5).
      ii. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3–1–2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (8.D.i) ABOVE.
   E. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
      i. PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:
      30 PARTS TOPSOIL
      10 PARTS PEAT
      1 PART BONE MEAL
      ii. PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE. DRIED SPHAGNUM PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT 713–15.
      iii. BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.
   F. STAKES: 8 FEET LONG, 3 INCH DIA. CEDAR OR P.T. WOOD STAKES.
   G. HOSE: NEW, 2–PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.
   H. WEED CONTROL FABRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTON BYPRODUCTS CO. INC, NEW BRIGHTON, PA; MIRASCAPE OR MIRAFI GEOSYNTHETIC PRODUCTS, NORCROSS, PA, OR APPROVED EQUIVALENT.
   I. MULCH:
      i. LAWN AREAS
      OAT OR WHEAT STRAW, FREE OF WEEDS. AN ALTERNATIVE IS WOOD FIBER CELLULOSE IF HYDROSEEDING IS USED.
      ii. PLANT BED AREAS
      GROUND OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.

EXECUTION:
   A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
   B. TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB–GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.
   C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
   D. FERTILIZING:
      i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
      ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
   E. LAWN:
      i. LAWN SEED MIX: SEED AT THE RATE OF 6 TO 8 LBS PER 1,000 SF.
      ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
      iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.

LaBella
Powered by partnership.
21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980
labellapc.com

NOT FOR CONSTRUCTION
EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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Chai Developers
147 Union Street
Poughkeepsie, New York 12601

248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

NO:	DATE:	DESCRIPTION:
2	08/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS

Revisions

PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

LANDSCAPING DETAILS AND NOTES

DRAWING NUMBER:

C580

8/24/2026 5:33:19 PM
\\cash.lab\u\Legacy\Chazen\Projects\81700-81799\81750.00 CHAI Builders B-248\DWG\01_C580_81750-00_LAND.dwg

From: AUGUST ERIKSMOEN
To: Mercedes Perez
Subject: 248 Tioronda Ave
Date: Tuesday, August 11, 2026 8:06:30 PM

I am concerned for the additional building approved on this property. How will this impact the sewer and water system? Has there been a study? This property has already broken conditions of their building agreement, and to my knowledge not be penalized or fined as a result. I wonder who/what department will better oversee the further development of this site to make sure that they comply 100% with their agreements and conditions. They have repeatedly started construction equipment before 7am. They did not start construction or foundation construction of the 3rd building before the first two buildings were essentially completed. My understanding is that all three were supposed to happen together. So now the neighborhood must endure the noise again for the 3rd building, and again for a 4th. I just want them held accountable for the agreements that they have made and broken, and held to their agreements in the future, with fines and penalties if they do not.
August Eriksmoen
98 Knevels Ave

[redacted]

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

September 1, 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 August 25, 2026, from CHAI Developers.
- Correspondence dated August 25, 2026, from LaBella Associates.
- Nine project renderings from different vantage points, dated August 24, 2026, as prepared by ab architekten.
- Architectural plans titled "248 Tioronda Ave" consisting of Floor Plans, Elevations, Colored Renderings, Amenities, Mechanical Enclosure Details, and Patio & Fall Protection Details for buildings 50 and 100, with the latest revision date of August 25, 2026, as prepared by ab architekten.
- Site plan set titled "Amended Site Plan – 248 Tioronda Ave", consisting of 17 sheets, with a latest revision date of August 25, 2026, as prepared by LaBella Associates.

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 50 containing 83 residential units and Building 100 containing 53 residential units in substantially the same design as Building 200 and 300 already constructed on the site, both containing 32 units each.

Based upon our review of the submitted documents, we offer the following comments:

General Comments:

1. An updated Engineer's Report shall be provided for the sewer and water on the site. The report shall also detail the required modifications, if any, to the existing sewage pump station on the site. ***Applicant's consultant has provided a full copy of the report and plans recently submitted to the Dutchess County Department of Health for the proposed site plan amendments.***

2. The grading plan (Sheet C140) shall include the elevation of the surface area around the pool. The plan shall also reflect the elevation of the common area between Buildings 50 and 100.

3. The "Fall Protection Fencing" detail on Sheet C530 shall be revised to include the height of the fencing.

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.

Respectfully,

LANC & TULLY, D.P.C.

John Russo, P.E.

cc: Jennifer Gray, Esq.
Bryan Murphy, Building Inspector

City of Beacon Planning Board Agenda
09/09/2026

Title:

Public hearing and continue 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 9.9.26 Cvr Ltr 08-26-26.pdf

364 Main PB 9.9.26 Summary of Changes 08-26-26.pdf

364 Main PB 9.9.26 Site Plan 08-26-26.pdf

364 Main PB 9.9.26 Landscape Plan 08-21-26.pdf

364 Main PB 9.9.26 PH public comment Clary_Redacted.pdf

Lanc & Tully 364 Main Street 09-01-26.pdf

ADG ARCHITECTS

ARCHITECTURE
PLANNING
INTERIORS

25 WALLKILL AVE ▪ MONTGOMERY ▪ NY 12549 | P. 845.294.2724 | CONTACT@ADGARCHITECT.COM
WWW.ADGARCHITECT.COM

August 26, 2026

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

Re: 364 Main BCN LLC – Supplemental Submission Revisions from ARB Subcommittee Review
364 Main Street, Beacon, New York 12508 (ID: 6054-29-006819)

Dear Chairman Gunn and Planning Board Members:

Enclosed please find the revised Planning Board submission materials for the above-referenced property.

These materials are submitted for the Planning Board's continued review and consideration. An electronic copy of the submission will also be provided via email. Please let us know if any additional information is required.

Sincerely,



Jason T. Anderson, R.A., A.I.A.
Jason T. Anderson Architect, P.C.
dba ADG Architects and Anderson Design Group – Architecture, Planning, Interiors

cc: Bryan Murphy, City Building Inspector
Jennifer L. Gray, Esq., Planning Board Attorney
John Russo, P.E., Planning Board Engineer
Neil J. Alexander, Esq.

Enclosures: Architectural Planning Board Documents (dated Revision 4 08-26-26) (30" x 42") (4)
Summary of Changes Spreadsheet (dated 08-26-26) (8.5" x 11) (4)
Landscape Plan (dated 08-21-26) (24" x 36") (4)

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26109 Baxter 364 Main St
Summary of Changes (August 26, 2026)

Comments in red: 07/28/26
Comments in blue: 08/11/26 (post ARB)
Comments in green: 08/26/26 (post ARB 2)

Source of Change	No.	Item / Architectural Feature	Original PB Approved Design	What it was Changed To (As-Built / Current State)	Reason for Change	Mitigation Strategy / Proposed Solution
On Approved Architectural CDs (Building Permit Set)	1	Brick Façade Articulation (Corbelling) and Cornice	Renderings showed corbelling to create the appearance of large, recessed brick panels. Actual elevations drawings approved by the PB did not show the same detailing as the renderings	The 'field' of brick between the pilasters was installed in a flat plane.	Corbelling was not shown or detailed on the Construction Documents (CDs) prepared by the previous architect. The contractor built the flat plane as detailed in the city-approved CDs.	Since the masonry shell is built, structural corbelling is no longer feasible without removing the brick. To eliminate the perceived flatness and try to more closely align with the original renderings, we propose to remove the cornice, extend it past the existing pilasters, and add a thin-brick 'corbel' at the inside corner of the pilasters and under the extended cornice. (Post ARB) The cornice was redesigned with smaller dentils as opposed to the original large brackets to improve spacing and symmetery with the as-built window locations below. Additionally, the color of the cornice and trim was lightened to an olive grey from the previous dark charcoal to allow for shadows to be more visible, adding depth to the facade. (Post ARB 2) Sheet A-008 has been updated to include detailed information on the cornice assembly and its individual component profiles.
	2	Side-Wall Vents (East Elevation)	Vents were not explicitly highlighted or detailed on PB renderings.	6" x 6" vents were installed in the side of the building.	Vents are required for individual apartment dryers, range hoods, and bathroom fans. There is no viable structural or mechanical alternative to venting these units. Mechanical construction documents showed these penetrating the sidewalls	Maintain as constructed. The vents were installed per the approved city-approved CDs. The newly proposed projected window headers are intended to draw the eye and distract from the visibility of these necessary vents. (Post ARB) The vents will be painted to match the existing brick color to reduce their visibility.
	3	Exposed Covered Parking Structure (Rear)	CDs called for the steel beam to be painted and columns to be wrapped with Azek trim.	Steel beam is fully covered by the brick facade; columns are left exposed and painted black.	The CDs lacked proper waterproofing, insulation and flashing details for the beam. Continuing the brick past the beam permanently resolved the flashing issues. This was updated in the revised structural drawings dated 11.07.24.	Maintain as constructed. The black exposed columns do not appear to detract from the building's character, and the brick wrap on the beam was a necessary fix to address potential future issues.

	4	Window Sill Detailing	CDs called out a 6" cast stone sill in text, but the architectural details showed a 2-3/8" cast stone sill.	A standard 4" cast stone sill was installed.	To balance the conflicting details within the previous architect's CDs and maintain the design intent while working within standard full-brick construction parameters.	Maintain as constructed. The 4" sill is more appropriate than what was detailed in the CDs, and is a highly functional middle-ground that properly sheds water, meets the intent of the design, and aligns with the full-brick facade upgrade.
Approved Field Change with Building Official	5	Fire-Rated Windows (Stairwells & Rooftop Lobby)	Fire-rated windows were included in these locations.	Windows were removed and replaced with solid walls/brick.	Unforeseen technical difficulties related to the specialized fire-rated windows and the necessary interior detailing.	Maintain field change as constructed. This was reviewed and accepted as a field change by City building officials during construction. Additionally, we propose to add thin-brick shadow-box detailing to simulate the outline shown on the drawings. (Post ARB) Proportions and locations of these elements were adjusted to improve facade balance. (Post ARB 2) Brick shadow detailing used elsewhere on the building is being incorporated to accentuate this volume and better integrate it with the overall façade. A "Beacon MMXXVI" date stone is also proposed at the top of the tower.
	6	Juliet Balconies & Associated Doors	Juliet balconies with double doors on East and West elevations.	Balconies removed; replaced with standard operable double windows.	Balconies provided no usable outdoor space and introduced long-term safety and maintenance concerns (door leaks/drafts) without resident benefit. Contractor/developer noted that these create continued maintenace issues on other building that they own.	Maintain field change as constructed. Operable windows were installed at the same width and head height as the double doors, ensuring the building's scale and fenestration rhythm remained consistent. Additionally, we propose to add juliet balony railings at the four windows along the east side of the building, which are the most visible to Main Street. (Post ARB) All ARB members agreed that juliet balconies were not ideal and suggested window planter boxes as a more appropriate decorative element. (Post ARB 2) With the overall improvements to the stair tower proportions and east façade articulation, the consensus was that additional decorative elements at these windows were no longer necessary.
	8	Site Grading, Front Patio, & ADA Ramps	Front patio layout with specific ramp and stair configuration.	Significant modifications made to the front entry patio, ramp, and stairs.	Severe grade discrepancies between the building's existing finished floor height and the Main Street sidewalk that were not accurately represented on the approved PB drawings or the city-approved CDs.	Create two code-compliant ADA accessible ramps and monument stairs. Installation of ADA wheelchair handrails at the curb location on the east side ADA ramp. We also propose to continue to install and expand the approved planters that were shown on the original planning board drawings. (Post ARB) The height of the planter boxes was reduced to 6" above retail finish floor for the main areas and 1'-6" for tree boxes, creating an opportunitiy for bench seating along the sidewalk. (Post ARB 2) The planter box materials were revised to use narrower boards and a lighter gray, weathered cedar finish, reducing the heavy timber appearance and providing a more refined streetscape element.

	10	"Shadow Boxes" (East Side, First Floor)	Assumed to be brick infill detailing by the PB.	Detail not found on PB drawings or CDs..	Clarified this ambiguity onsite with the Building Inspector that the rectangles on the approved drawings were never detailed, described, or noted in any way.	No physical mitigation required. This is listed simply to clarify for the record that no detail was skipped. However, we propose to add thin-brick shadow-box detailing to replicate the perceived drawing intent. (Post ARB) The rectangular shadow boxes will now be implemented as wall-mounted plant trellises with at-grade planter boxes. This revision improves the facade's geometric articulation and introduces attractive, beneficial plantings.
	12	Landscaping	Plantings with grass beds	Planting areas in river rockbeds with grass areas	Per site visit, Buuilding Official request.	Adjusted based on further discussions with City officials- Maintain as constructed. • Removed rocks from area adjacent to the mosque fence on Eliza Street. • Removed pavers and associated improvements at the front bike rack area and replace with seeded lawn (Post ARB) A landscape consultant has been retained and is currently producing revised drawings. (Post ARB 2) An updated landscaping plan is included with this submission.
Applicant/Contractor Change	**16**	Storefront Articulation (Base Panel)	Stick-built custom wood windows with pressure-treated decorative wood trim along the base.	Aluminum storefront windows with an 18-inch high flat insulated metal panel along the bottom.	Aluminum storefront was selected to ensure durability in a high-traffic retail environment and to eliminate the long-term maintenance/rot concerns of wood at street grade.	Install painted PVC trim over the lower insulated aluminum storefront panels to match the design shown in the CDs. This will match the design intent of the wood panels shown on the city-approved CDs, while maintaining commercial-grade durability.
	17	Trim Profile at Commercial 'Eyebrow' Roof	A 'Crown' profile trim was shown at the commercial storefront 'eyebrow' roof.	Standard flat trim was installed.	The specific trim profile shown on the approved drawings does not exist as a manufactured product, or even a built-up trim profile. Flat trim was substituted in the field.	We propose removing the flat trim and installing a Crown profile trim to restore the original architectural expression and shadow lines.
	18	Window Head Detailing	PB renderings showed straight brick head; PB elevations showed arched heads. City-approved CDs called out an arched Azek profile.	A straight full-brick soldier course window head detail was installed.	The contractor opted for a straight soldier course brick head, feeling that it was compatible with the building's overall character and the full-brick masonry upgrade.	We propose to install painted PVC Fypon window headers toto align with the approved drawings. (Post ARB) The arched window head from the original design was determined to be working against the overall aesthetics of the façade. A straight thin brick soldier course header is proposed to add shadow and depth.
	19	Residential Entrance (Main Street)	A projected entrance canopy was specified.	The canopy was removed, and a recessed entryway was provided.	It was felt that the projected canopy was going to be a maintenance issue, and the recessed entryway would achieve the same technical solution, creating a permanent, integrated arrival point that protects residents from the weather	To address architectural detailing associated with a primary entrance point, we are now proposing to add the canopy and construct flanking pilasters to more closely align with the design and proportions of the original design. (Post ARB) Proportions and detailing of the canopy were revised per ARB comments. (Post ARB 2) Proportions and detailing were further revised to lighten and simplify the pilasters and canopy.

	20	Roof Top Patio Layout & HVAC	A specific rooftop deck layout for tenant outdoor space.	Layout adjusted, with portions of the patio closest to Main Street relocated towards the rear.	To accommodate the necessary placement of two rows of HVAC condensers and centralized rooftop utility enclosures (doghouses).	A proposed adjusted layout has been provided. The new design includes screening of the HVAC units, while creating two independent usable rooftop areas connected by both means of egress.
	21	Building Mounted 911 Signage	Undefined	The existing '911' signage was installed as simple block numbers	The contractor installed the 911 signage for code compliance	Remove the existing signage and install new, 911 signage as detailed on proposed drawing A-007. (Post ARB) Building signage size was reduced and moved below the awning per ARB comments.
Completed Items	**7**	~~Stair & Elevator Bulkhead Cladding~~	~~Thin brick cladding.~~	~~Fiber cement board siding (Hardie Plank) was installed.~~	~~Substituted as a material adjustment and coordinated directly with the building department during the construction phase.~~	~~Despite field approval, with the exception of the rear stair tower, we propose removing the fiber cement siding and installing thin brick cladding to restore material continuity with the primary façade.~~
	9	~~French Drain (Rear Parking Lot)~~	~~Paved parking surface.~~	~~A French drain was installed on the west side of the parking lot. (no outlet)~~	~~Added as a method to convey surface water runoff in a small area to ground below; agreed upon onsite with the City Building Inspector and Project Engineer.~~	~~Remove the French drain and revert to a paved area as originally designed~~
	11	~~Dumpster Enclosure~~	~~Masonry with 20 ga metal gates~~	~~Wood Fence enclosure to match Wood fence at property line~~	~~Field Change with Building Inspector~~	~~Keep as installed~~
	13	~~Eliza St Entrance~~	~~Adjustments to Eliza Street Entrance were not shown on the approved planning board documents~~	~~• Moved existing curb cut on South side of entrance to align with entrance curb • South side curb cut remained • Saw cut new asphalt to Concrete sidewalk line from end of curb to end curb at parking lot entrance • Removed existing concrete at existing drop curb at parking lot entrance~~		~~Performed as requested by engineer. Completed.~~

	14	~~Full Brick Masonry Upgrade~~	~~Thin brick veneer was specified and approved.~~	~~A full-depth brick masonry system was installed.~~	~~To address concerns with thin brick maintenance and durability, and ensure material authenticity, structural integrity, and long-term durability of the façade, full brick was installed~~	~~Maintain as constructed. This represents a substantial, higher-quality material upgrade from the originally approved PB plans.~~
	15	~~Site Plan Revisions~~	~~Steps and gates shown~~	~~• Removed the rear concrete steps and gates adjacent to the mosque that were shown on the original site plan drawings~~	~~Per site visit, City engineer request.~~	~~• Remove the rear concrete steps adjacent to the mosque.~~ ~~• Reflect the extension of the planting bed to the curb at the Main Street driveway entrance.~~

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

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
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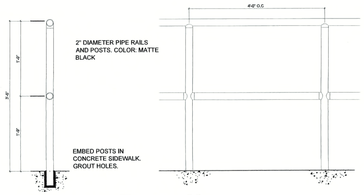
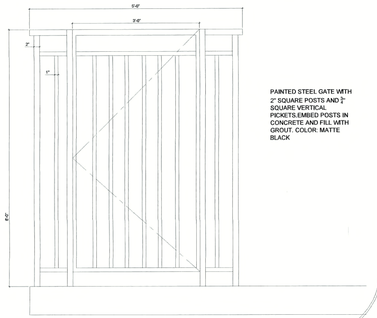
7	02/22/22	REVISED PER PLANNING BOARD COMMENTS	AJS
8	03/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
9	06/30/22	FOR FINAL CONSULTANT REVIEW	AJS
10	09/01/22	PLANNING BOARD CHAIRMAN SIGNATURE	AJS



Fence Detail

Scale: NTS



Gate Detail

Scale: NTS

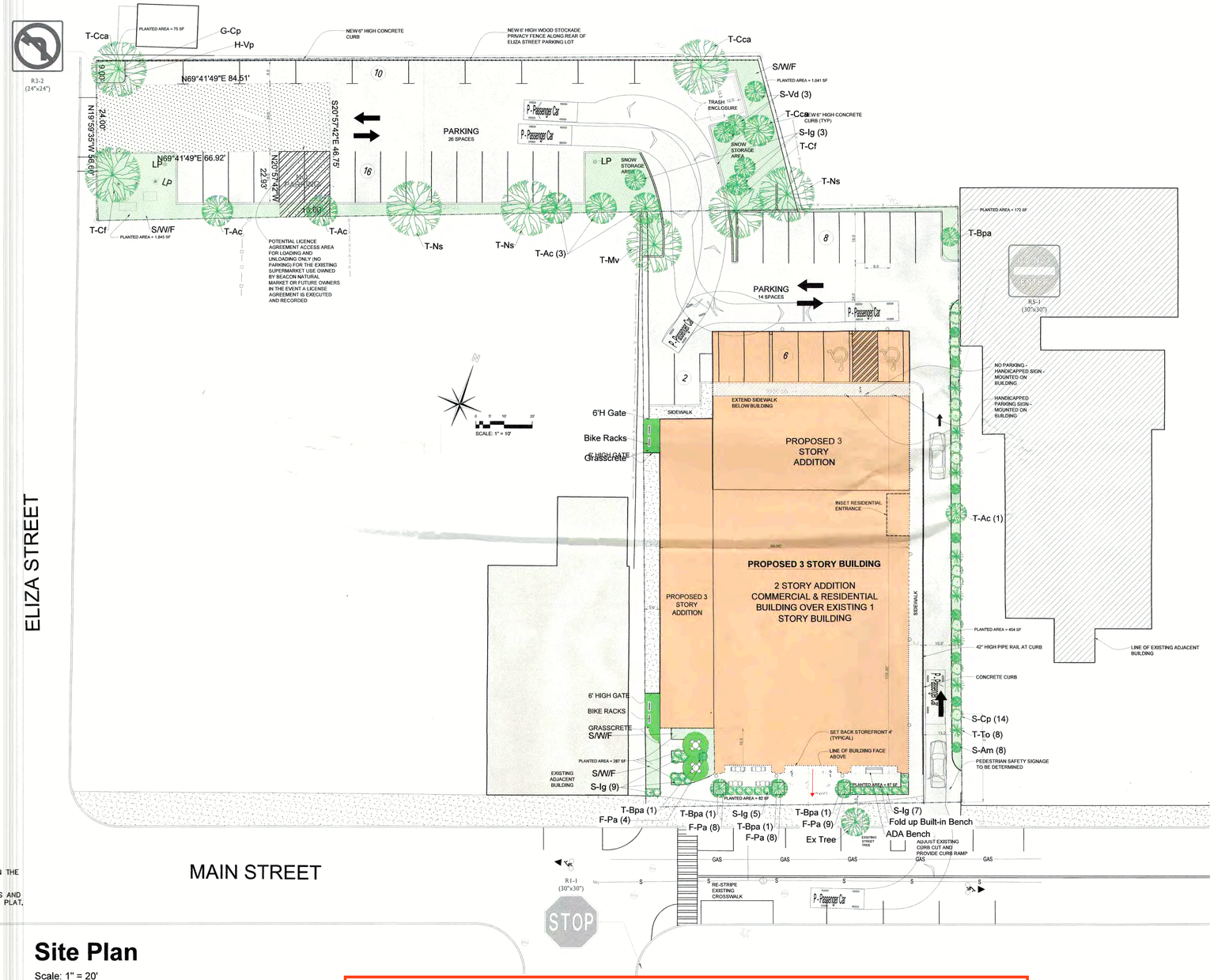
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 12th DAY OF April, 2022, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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) & 6054-29-0004836 (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.

Index of Drawings

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Sheet 3 of 14	Landscape Plan
Sheet 4 of 14	Building Plans
Sheet 5 of 14	Building Elevations & Renderings
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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



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 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 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
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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

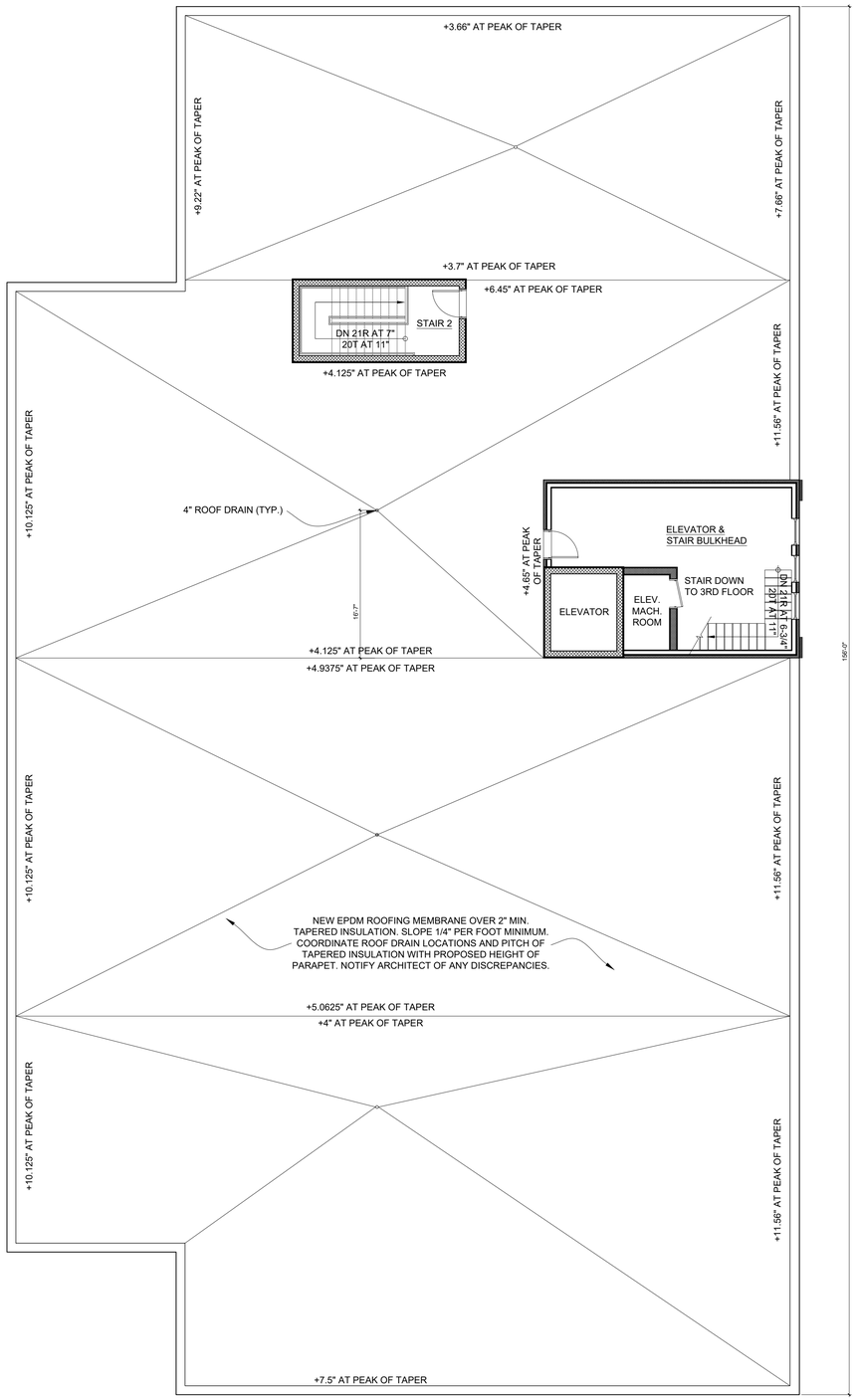
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Day & Stokosa Engineering P.C
3 Van Wyck Lane
Wappingers Falls, New York 12590

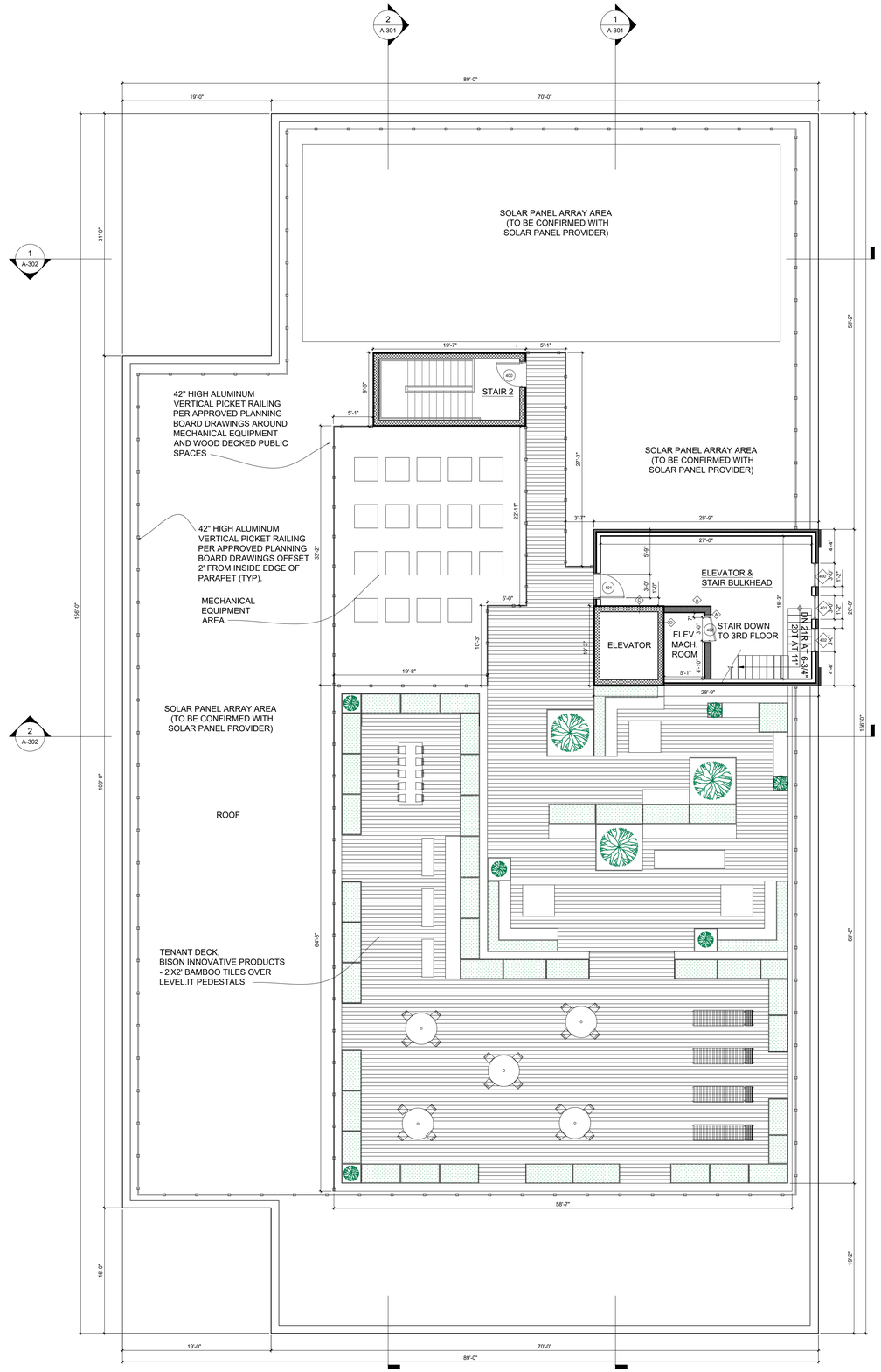
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

REGISTERED ARCHITECT JOSEPH A. SIEGEL 024882 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"



A-003 APPROVED ROOF PLAN - FOR REFERENCE

DRAWING NAME AND NUMBER FOR 04-28-26 SUBMISSION ONLY

1 Roof Plan
1/8" = 1'-0"

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

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Location Plan

Not to Scale

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REVISIONS:			
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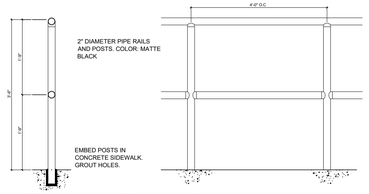
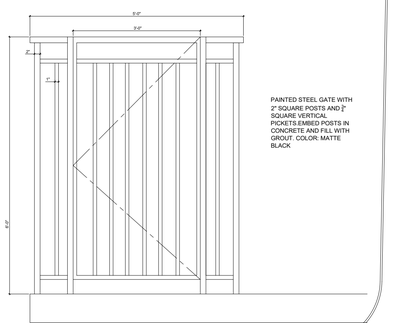
9	06/30/22	FOR FINAL CONSULTANT REVIEW	AJS



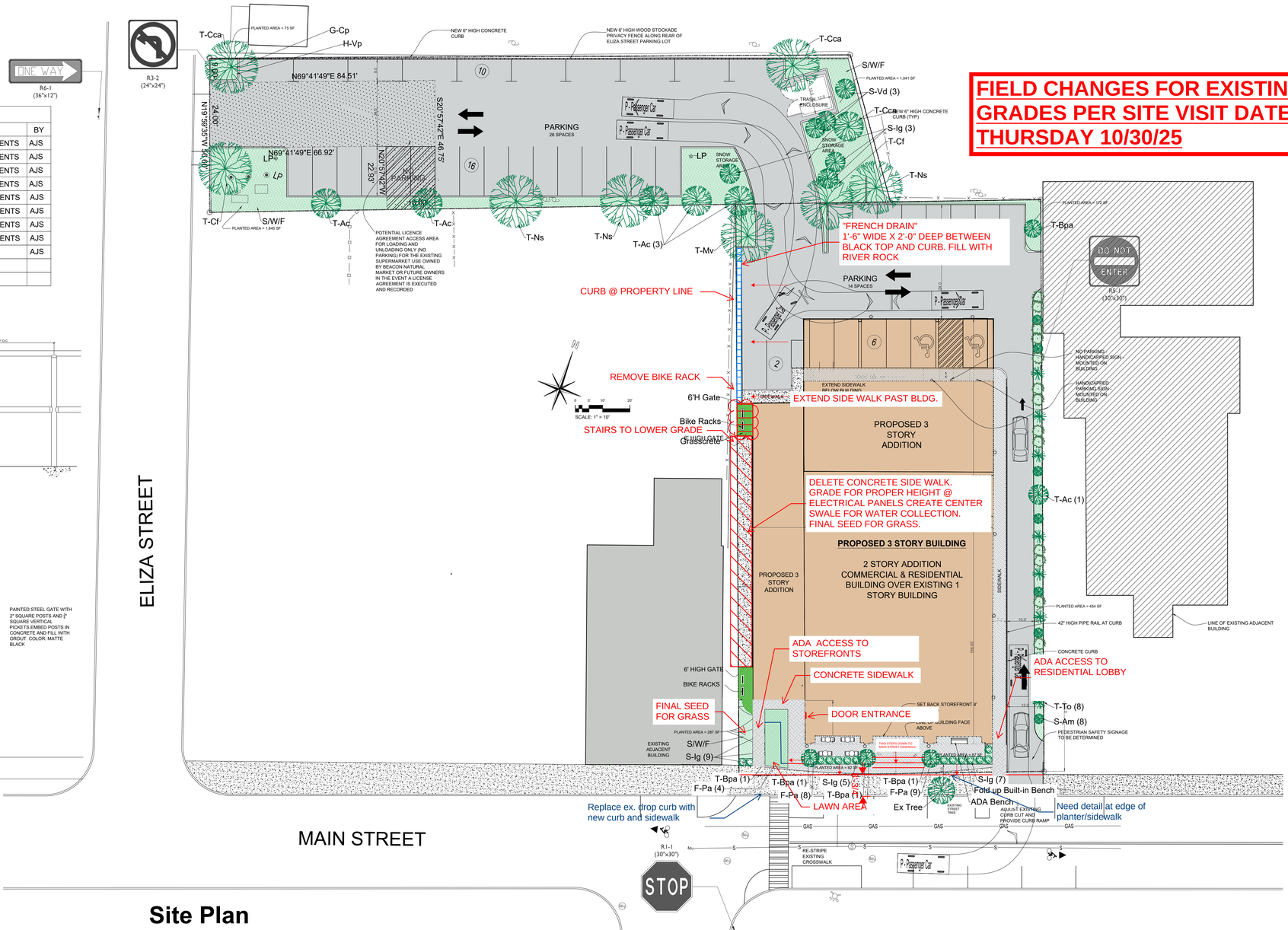
Fence Detail

Scale: NTS



Gate Detail

Scale: NTS



Site Plan

Scale: 1" = 20'

FIELD CHANGES FOR EXISTING GRADES PER SITE VISIT DATED THURSDAY 10/30/25

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Subdivision Plat

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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

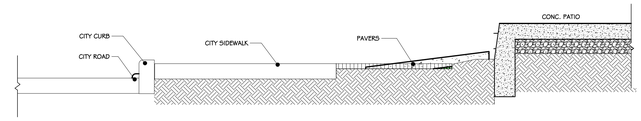
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

364 Main Street
Beacon, New York
Scale: 1" = 20'
October 4, 2021



1 AS-BUILT SITE PLAN
1/16" = 1'-0"

2 3D AS-BUILT SITE



3 SECTION 'AA'
1/2" = 1'-0"

CONSTRUCTION NOTES

REVISIONS:

NUM.	DATE	DESCRIPTION
1	06-30-26	UPDATED FOR JULY PLANNING BOARD MEETING

PLANNING BOARD SUBMISSION

PROJECT



N O R T H

KEY PLAN

WORK AREA

A D G 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 SITE PLAN



Project:	26109	Date:	04/28/26
Drawn:	IDEA	Scale:	AS NOTED

Drawing Number: A-005.1

09/11/2026
Exp. 02/28/2029

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.

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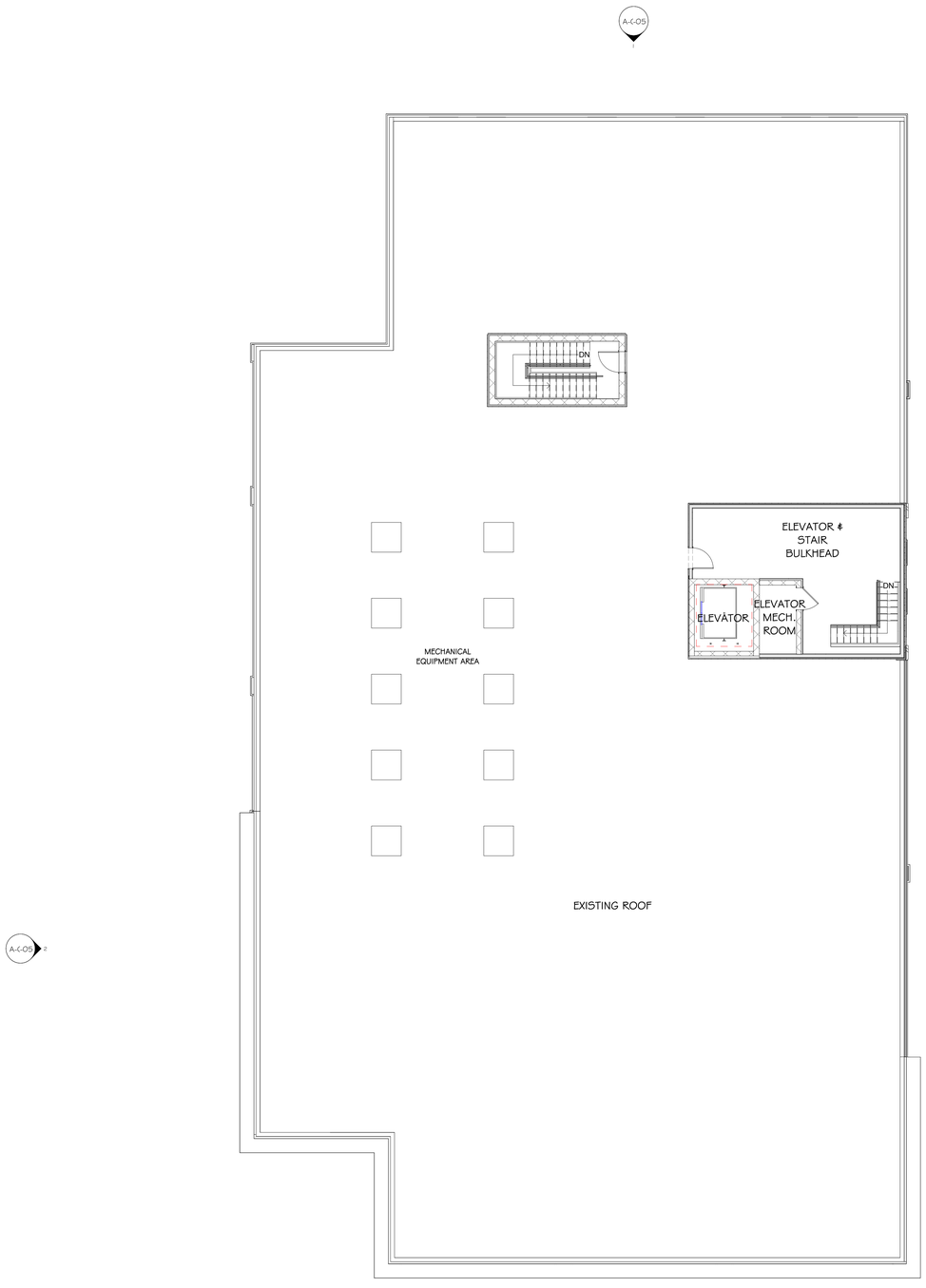

1 AS-BUILT ROOF PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'

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CONSTRUCTION NOTES

WALL LEGEND:

- NEW WALL
- EXISTING WALL
- DEMOLISH WALL
- FIRE RATED WALL

DOOR LEGEND:

- (B1DS) PERSONNEL DOOR TAG @ BASEMENT FL LEVEL
- (1DS) PERSONNEL DOOR TAG @ FIRST FL LEVEL
- (2DS) PERSONNEL DOOR TAG @ SECOND FL LEVEL
- (SGDS) STOREFRONT TAG @ FIRST FL LEVEL
- (RGDS) DEMOUNTABLE GLASS TAG @ FIRST FL LEVEL

REVISIONS:

NUM.	DATE	DESCRIPTION
1	06-30-26	UPDATED FOR JULY PLANNING BOARD MEETING

PLANNING BOARD SUBMISSION

PROJECT

PROJECT

N O R T H

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: AS-BUILT ROOF PLAN

REGISTERED ARCHITECT JASON T. ANDERSON 033127 STATE OF NEW YORK
09/11/2026
Exp. 02/28/2029

Project: 26109	Date: 04/28/26
Drawn: IDEA	Scale: AS NOTED

Drawing Number: A-005.2

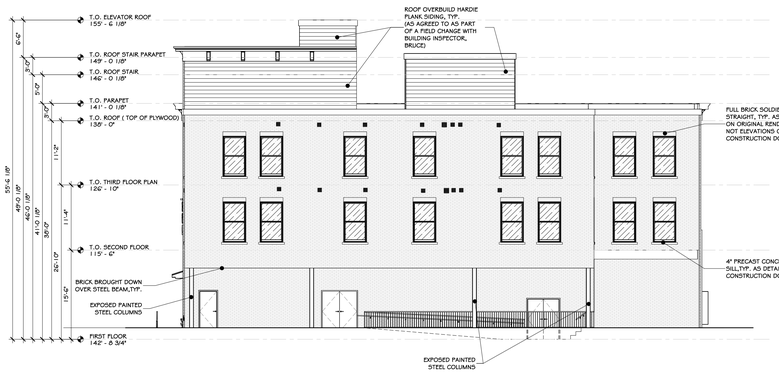
It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.



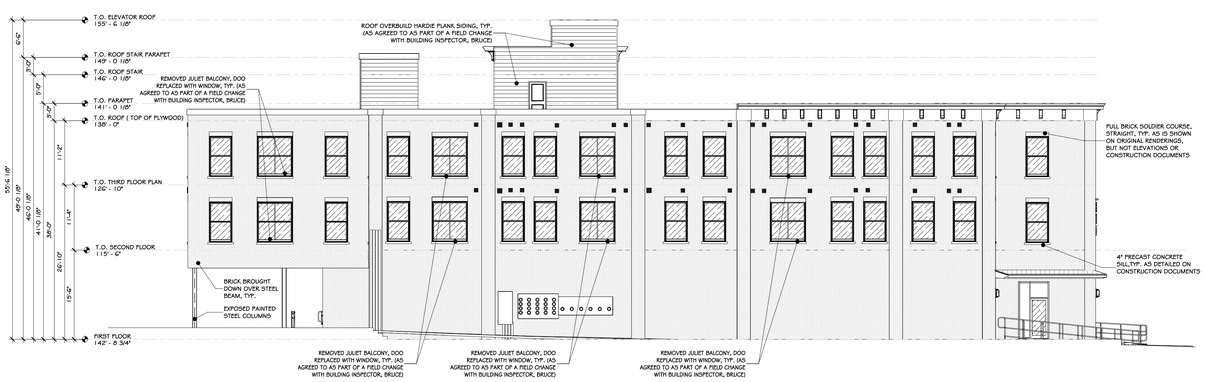
AS-BUILT PHOTOS- 04-20-26



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"

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CONSTRUCTION NOTES

1. NO CONSTRUCTION NOTES YET

REVISIONS:

NUM.	DATE	DESCRIPTION
1	06-30-26	UPDATED FOR JULY PLANNING BOARD MEETING

PLANNING BOARD SUBMISSION

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
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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

REGISTERED ARCHITECT
JASON T. ANDERSON
033127
STATE OF NEW YORK
09/11/2026
Exp. 02/28/2029

Project: 26109	Date: 04/28/26
Drawn: IDEA	Scale: AS NOTED

Drawing Number: A-005

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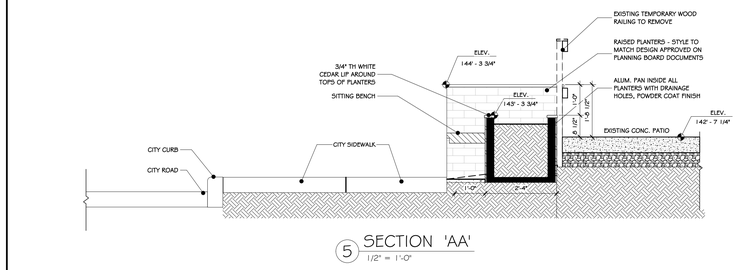
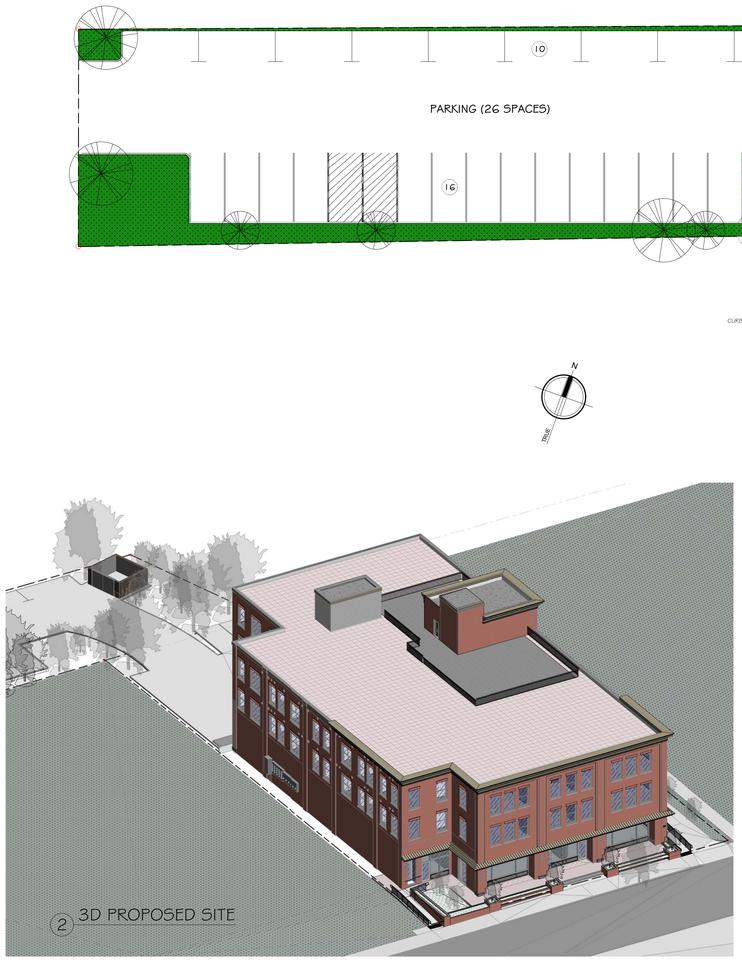


5 SECTION 'AA'
1/2" = 1'-0"



2 3D PROPOSED SITE

1 PROPOSED MAIN ST. PATIO/ACCESS PLAN
1/16" = 1'-0"

CONSTRUCTION NOTES

REVISIONS:

NUM.	DATE	DESCRIPTION
1	06-30-26	UPDATED FOR JULY PLANNING BOARD MEETING
2	07-28-26	ADJUSTMENTS BASED ON PLANNING BOARD COMMENTS
3	08-05-26	ADJUSTMENTS BASED ON ARB COMMENTS
4	08-26-26	ADJUSTMENTS BASED ON ARB COMMENTS

100% PERMIT DOCUMENT

PROJECT



KEY PLAN

WORK AREA

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Project: 364 MAIN ST.
364 MAIN STREET BEACON, NY 12508

Drawing: PROPOSED PATIO/ACCESS PLAN



Project: 26109	Date: 08/18/26
Drawn: IDEA	Scale: AS NOTED
Drawing Number: A-006	

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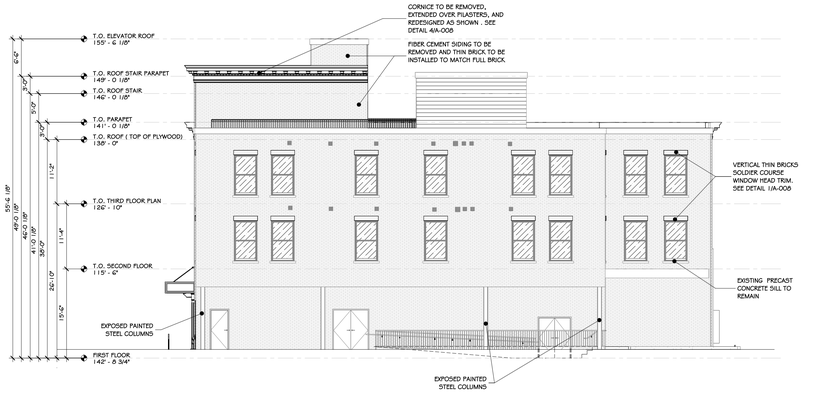
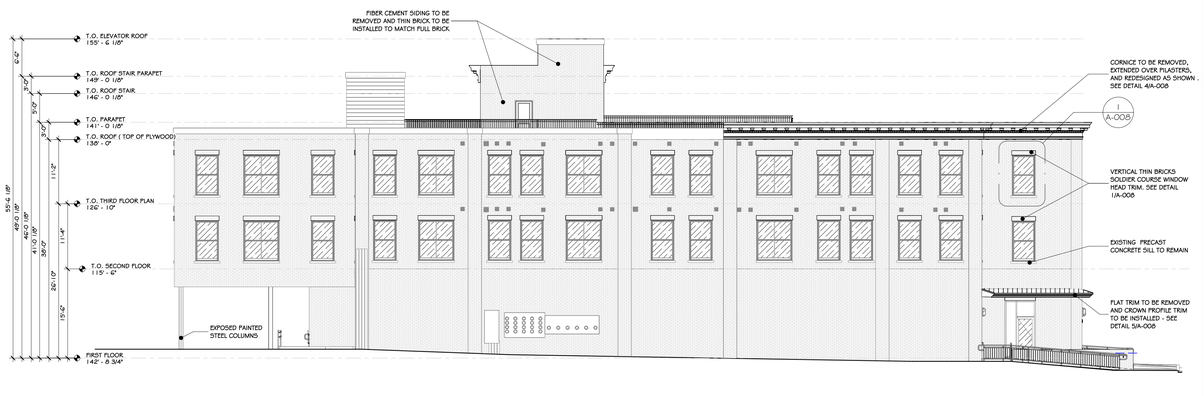
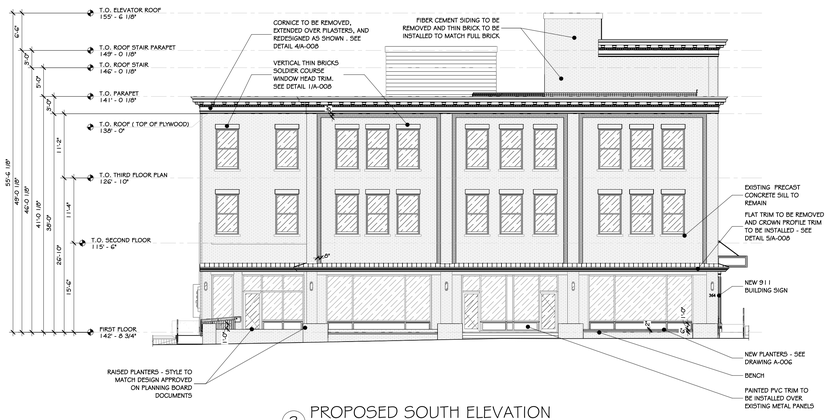
PROPOSED RENDERING



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"

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REVISIONS:

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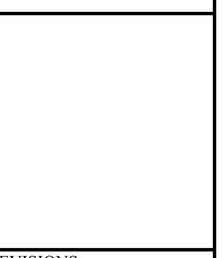
3.	08-05-26	ADJUSTMENTS BASED ON ARB COMMENTS
4.	08-26-26	ADJUSTMENTS BASED ON ARB COMMENTS

100% PERMIT DOCUMENT

PROJECT NORTH

KEY PLAN



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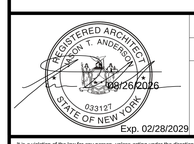
ARCHITECTURE • PLANNING • INTERIORS

Project: 364 MAIN ST.
364 MAIN STREET BEACON, NY 12508

Drawing: PROPOSED ELEVATIONS AND RENDERING



Exp. 02/28/2029

Project:	26109	Date:	08/18/26
Drawn:	IDEA	Scale:	AS NOTED

Drawing Number: A-007

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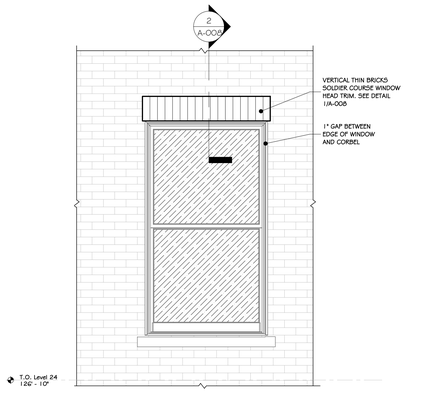
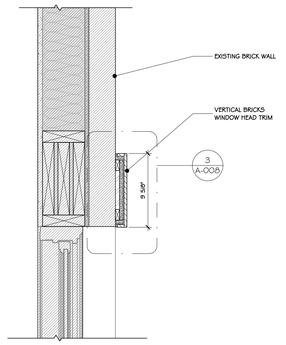
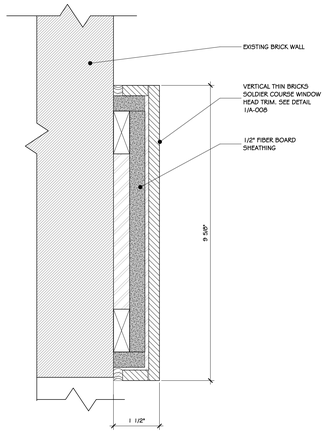


1 TYP. WINDOW HEAD ELEVATION DETAIL
1/2" = 1'-0"



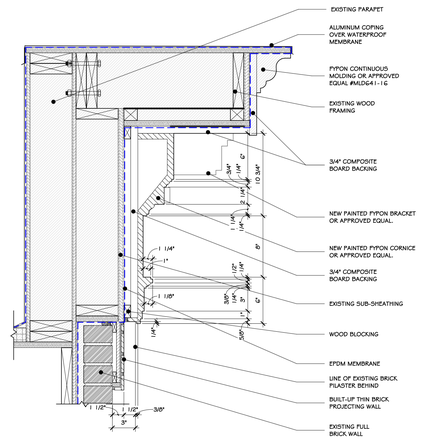
2 WINDOW HEAD TRIM SECTION DETAIL- 1
1 1/2" = 1'-0"



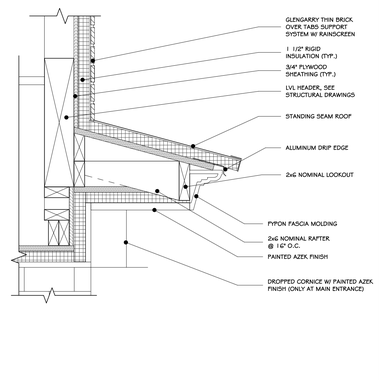
3 WINDOW HEAD TRIM DETAIL- 1
6" = 1'-0"



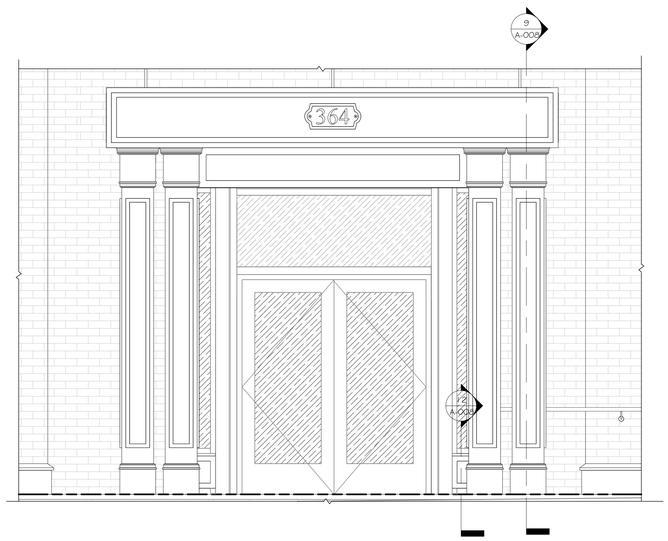




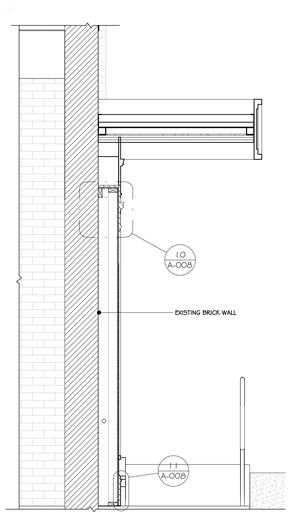
4 PARAPET CORNICE
1 1/2" = 1'-0"



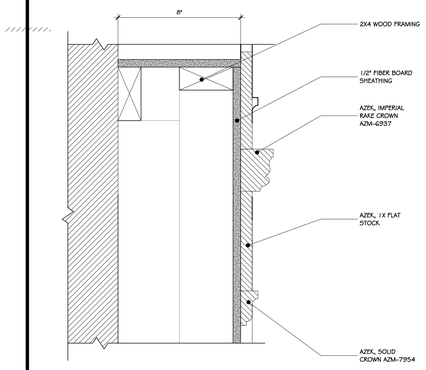
5 TYPICAL 1ST FLOOR OVERHANG DETAIL
1 1/2" = 1'-0"



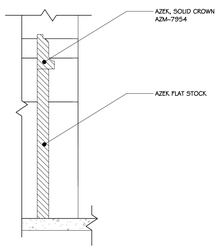
8 ENTRY ELEVATION
1/2" = 1'-0"



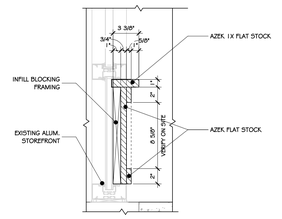
9 ENTRY SECTION
1/2" = 1'-0"



10 COLUMN CROWN DETAIL
3" = 1'-0"



11 COLUMN BASE DETAIL
3" = 1'-0"



12 STOREFRONT BASE DETAIL
1 1/2" = 1'-0"

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REVISIONS:

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PROJECT NORTH

KEY PLAN — WORK AREA

ADG ARCHITECTS
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O. 845.294.2724 | F. 888.305.6442
WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM
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Project: 364 MAIN ST.
364 MAIN STREET BEACON, NY 12508

Drawing: HEAD TRIM, CORNICE , OVERHANG DETAILS AND RENDERING

REGISTERED ARCHITECT JASON T. ANDERSON 033127 STATE OF NEW YORK
08/26/2026
Exp. 02/28/2029

Project: 26109	Date: 08/18/26
Drawn: IDEA	Scale: AS NOTED
Drawing Number: A-008	

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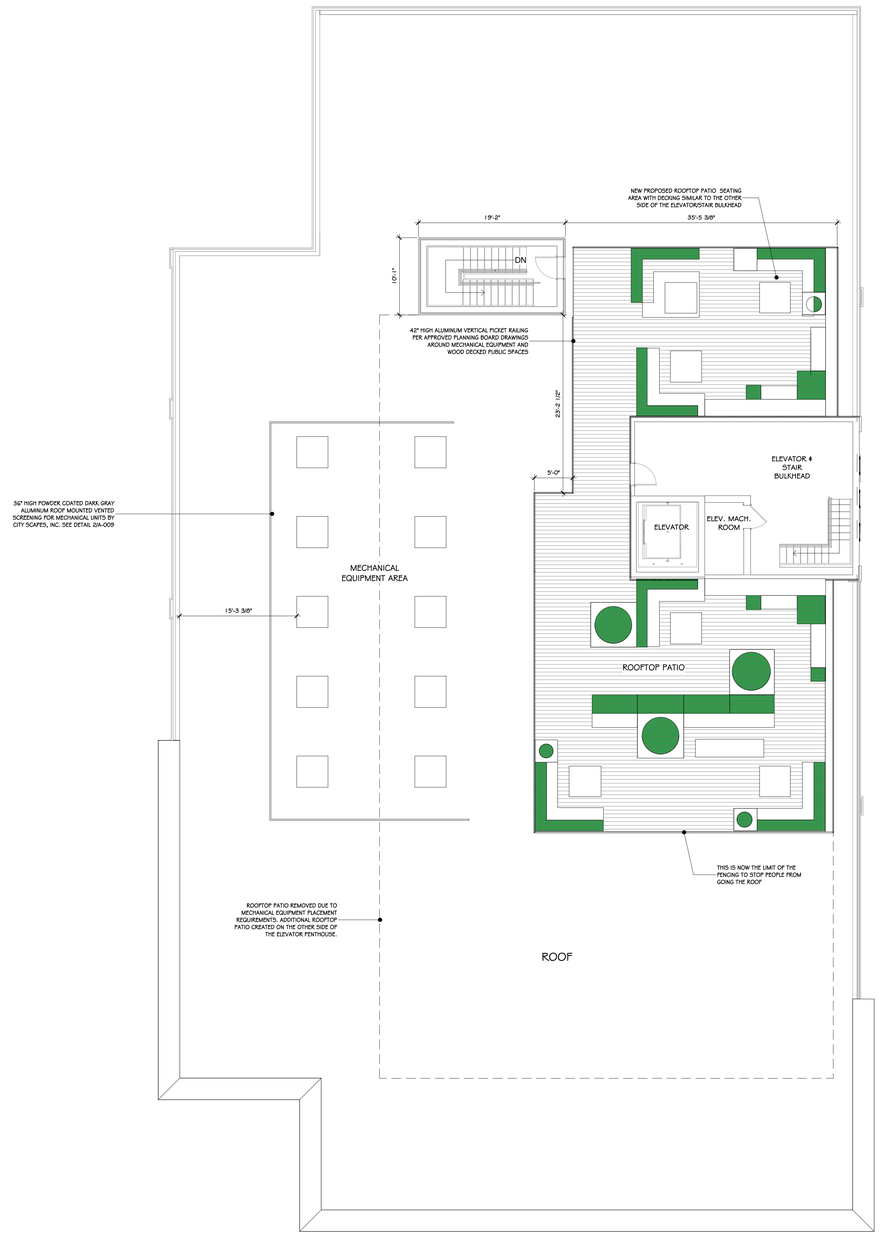
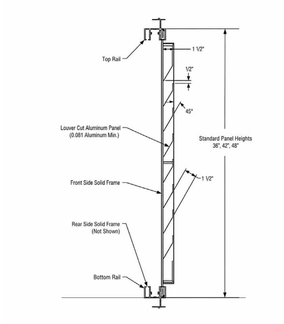


1 PROPOSED ROOF PLAN
1/8" = 1'-0"





2 ROOF MOUNTED SCREEN
1 1/2" = 1'-0"

CONSTRUCTION NOTES

REVISIONS:

NUM.	DATE	DESCRIPTION
1	06-30-26	UPDATED FOR JULY PLANNING BOARD MEETING
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PLANNING BOARD SUBMISSION

PROJECT

PROJECT

N O R T H

KEY PLAN

WORK AREA

ADG ARCHITECTS

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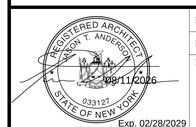
ARCHITECTURE • PLANNING • INTERIORS

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-009	

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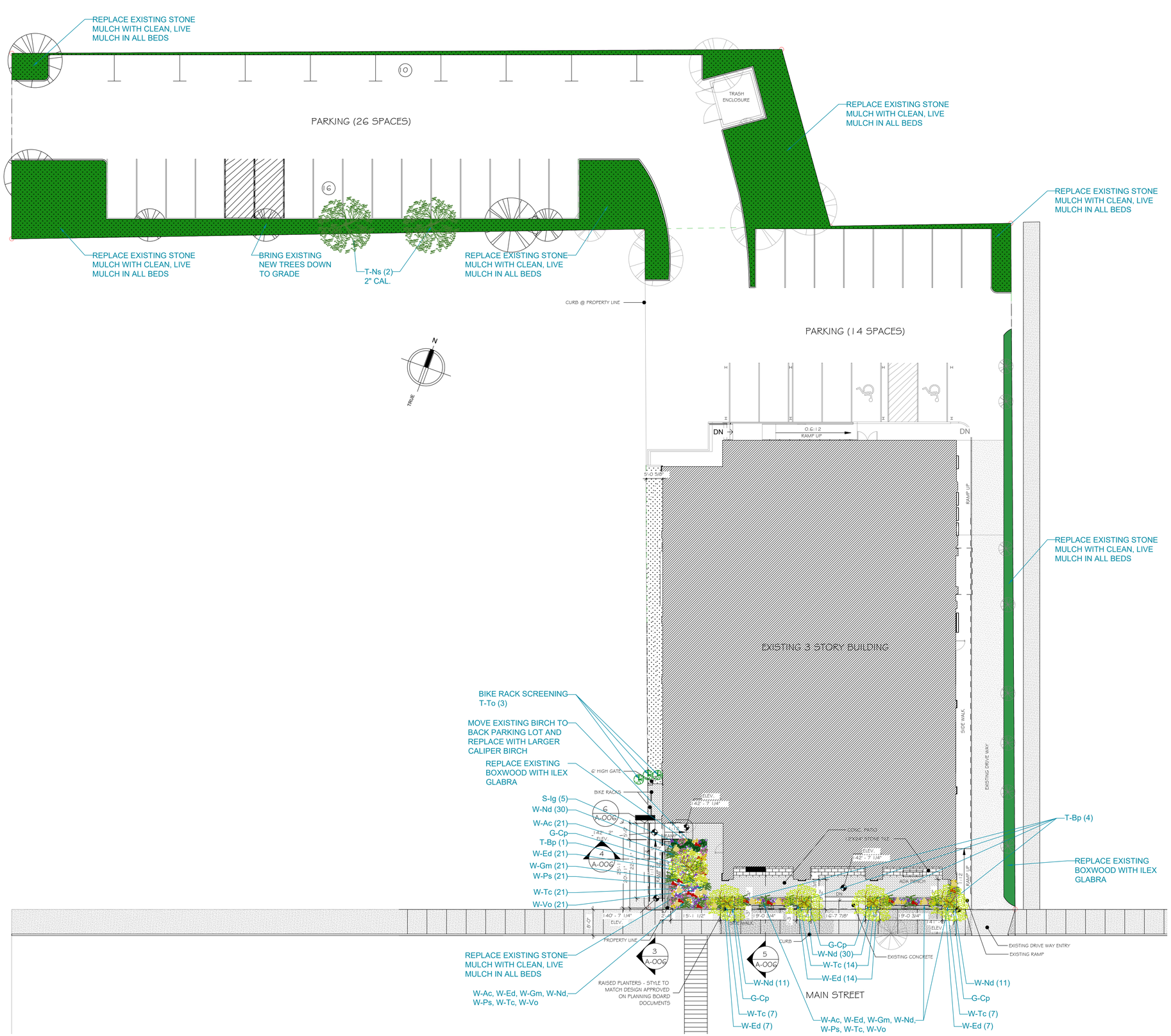

REPLACE EXISTING STONE MULCH WITH CLEAN, LIVE MULCH IN ALL BEDS
PARKING (26 SPACES)
TRASH ENCLOSURE
REPLACE EXISTING STONE MULCH WITH CLEAN, LIVE MULCH IN ALL BEDS
REPLACE EXISTING STONE MULCH WITH CLEAN, LIVE MULCH IN ALL BEDS
REPLACE EXISTING STONE MULCH WITH CLEAN, LIVE MULCH IN ALL BEDS
BRING EXISTING NEW TREES DOWN TO GRADE
T-Ns (2) 2" CAL.
REPLACE EXISTING STONE MULCH WITH CLEAN, LIVE MULCH IN ALL BEDS
CURB @ PROPERTY LINE
PARKING (14 SPACES)
N
TRUE
DN
0.6:12 RAMP UP
DN
5'-0" SW
RAMP UP
REPLACE EXISTING STONE MULCH WITH CLEAN, LIVE MULCH IN ALL BEDS
EXISTING 3 STORY BUILDING
SIDE WALK
EXISTING DRIVE WAY
BIKE RACK SCREENING T-To (3)
MOVE EXISTING BIRCH TO BACK PARKING LOT AND REPLACE WITH LARGER CALIPER BIRCH
REPLACE EXISTING BOXWOOD WITH ILEX GLABRA
6' HIGH GATE
BIKE RACKS
S-Ig (5)
W-Nd (30)
W-Ac (21)
G-Cp
T-Bp (1)
W-Ed (21)
W-Gm (21)
W-Ps (21)
W-Tc (21)
W-Vo (21)
T-Bp (4)
REPLACE EXISTING BOXWOOD WITH ILEX GLABRA
ACCESSIBLE ENTRANCE
ACCESSIBLE ENTRANCE
ACCESSIBLE ENTRANCE

Mercedes Perez

From: Ray CLARY [redacted]
Sent: Sunday, August 30, 2026 6:01 PM
To: Benjamin Swanson; Mercedes Perez; Benjamin Swanson
Subject: My comments regarding the parking lot of 364 Main Street

You don't often get email from [redacted] Learn why this is important

Areas of concern:

1. Increased Traffic going down the wrong way on Eliza Street to get to the 364 Parking lot entrance, one way only instead of taking the legal route and coming up into Eliza Street from Main Street. Cars going to Citizen Bank would enter the back Eliza Street entrance and continuously break the traffic laws. We would like to see the the traffic law enforced and stop the cars from heading the wrong way down the one way street to get to their parking lot. For all renters both commercial and residential.

2. Dog waste. Since 344 has been rented with the increased number of dogs in the neighborhood, we have many dog walkers using the Eliza St Municipal parking lot lawn as a doggie run. The many more dog walkers also take their dogs all along the private houses and use their front lawns as a dog run as well. Smelling of urine and attracting flies even though they 'pick up' the feces, there still is a residue or more left on all of our front walkways that have grass or flowers there. We want to have these new buildings include a dog run for their tenants with a dog feces disposal dumpster. All the many new neighborhood tenants are have been using the surrounding private house's garbage cans and the city's municipal trash cans along Main Street to dispose of their dog's feces several times a day. (look up ordinance and cite)

3. When he comes home he always blocks Eliza Street to get into his driveway. If he isn't corrected people will see this and copy him. People do U-Turns right here in the middle of the street, at Eliza and Church.

4.You need to add lights to the 364 parking lot better for safety. When entering the parking lot on Eliza Street I suggest to eliminate parking on the municipal parking lot side so there is better clearance to enter that driveway for both the tenants and emergency vehicles. I also suggest you install speed humps to slow speeders down along Eliza Street. Also if the new tenants have 2 vehicles, is the lot behind 364 large enough to accommodate the extra vehicle or is it going to spill over in the Eliza St lot? Are they going to bank the plowed snow in the back of the lot or dumped onto Eliza Street clogging the sidewalks with the extra snow. I suggest you put a caution sign by the parking entrance for drivers to slow down for handicapped wheelchair/power chair pedestrians. Is there parking for handicapped parking?

5. The stockade fence he put up separating his lot from 23 Eliza St, it was my understanding that the fence was supposed to be a chain link. I under the impression that the owner of 23 Eliza and him worked out a deal and also did not hire the original fencing company.

6. Are you going to have security at night because as long as I have lived here at 27 Eliza St, (25 Years) 364 parking lot has a history of harboring drug dealers, and prostitutes and homeless tents.

Thank you and Very truly yours,

Ray and Sue Clary
27 Eliza St, Beacon
[redacted]

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

September 1, 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 364 Main Street amended application:

- Correspondence from ADG Architects, dated August 26, 2026.
- Matrix table summarizing all changes that have occurred on the project, dated August 26, 2026, as prepared by ADG Architects.
- Plan titled "Landscape Plan Revision", dated August 21, 2026.
- 11 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 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. The applicant's architect has further refined the matrix table to discuss additional mitigations proposed for the building to further replicate the building as originally approved, and as further discussed with the Architectural Review Board. The Board will need to review these changes and determine if the proposed mitigation is acceptable, or if not, what the Board would like to see.

2. The submitted landscape plan shall be updated to reflect who prepared the plan.

3. The landscape plan shall include an enlarged view for the landscaping proposed along the front of the building, so that it is clearly detailed and legible.

4. The landscape plan reflect three (3) trees (Thuja) to be planted to the west side of the building to screen the bike racks. It appears that 1 of the proposed trees is being planted on the neighbors parcel. Has the owner of the neighboring parcel agreed to the planting of a tree on their parcel? If so, a copy of the written agreement shall be provided to the Planning Board. If not, then the tree should be relocated so that all plantings occur on the subject parcel.

5. The trees and callout for "plants in stone" on Sheet A-006 shall be revised to reflect the landscape plan submitted. The landscape plan reflects that the stone is being removed, and that there is a singular tree in the landscaped area in the front left corner.

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, D.P.C.

John Russo, P.E.

cc: Jennifer Gray, Esq.
Bryan Murphy, Building Inspector

City of Beacon Planning Board Agenda
09/09/2026

Title:

Continue review of application for Subdivision Approval, 108 Liberty Street, Residential, submitted by Stephen Spaccarelli and Claire Tipley.

ATTACHMENTS

108 Liberty PB 9.9.26 Cvr Ltr_2026-0826.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

August 26, 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: 108 Liberty Street Subdivision
Stephen Spaccarelli and Claire Tipley (Applicants)
108 Liberty Street
Tax Parcel ID: 6054-31-266830 (±0.55 acres)
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

At the Planning Board's meeting last month, the public hearing was closed and the Board authorized the preparation of a Resolution of Approval. The review comments issued by Lanc & Tully, dated August 7, 2026, and the memorandum issued by KARC, dated August 7, 2026, indicated that no further comments remained outstanding. Accordingly, the plans have not been revised as part of this submission. The final plan set will be provided to the Planning Board consultants for review prior to the Chairman's signature. We respectfully request that this matter be placed on the September 9, 2026 Planning Board agenda for consideration of the Resolution of Approval.

Should you have any questions or require any additional information, please do not hesitate to contact me at 845-795-8956.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Stephen Spaccarelli and Claire Tipley, Applicants (via email)
HLD file

City of Beacon Planning Board Agenda
09/09/2026

Title:

Review of application for Amended Site Plan Approval, 172 Main Street, Mixed-Use Commercial and Residential, submitted by Hudson Todd, LLC.

ATTACHMENTS

Two Cross (172 Main) PB 9.9.26 Cvr Ltr_Redacted.pdf

Two Cross (172 Main) PB 9.9.26 Amended Site Plan App rev 8.19.26_Redacted.pdf

Two Cross (172 Main) PB 9.9.26 plans.pdf

Lanc & Tully Two Cross Street 08-31-26.pdf

Hudson Todd LLC

4 Cross Street, Beacon, NY 12508 | [redacted]

20 August 2026

Mr. John Gunn, Chair
City of Beacon Planning Board

Dear Mr. Gunn and Members of the Planning Board:

We are writing to request a review of adjustments made to Two Cross Street during the course of construction at the 9/9/26 Planning Board meeting.

Attached please find a series of three sheets for each change: the Planning Board-approved drawing, the revised drawing, and the revised drawing with annotations for the three sheets affected: A3, A4 (floor plans) and A6 (elevations). Hudson Land Design's 'Revised Open Space' sheet FC-2 shows both the Planning Board-approved and the revised open space, with calculations.

Thank you in advance for your consideration, and please call with any questions.

with thanks,

Joe Donovan

APPLICATION FOR SITE PLAN APPROVAL

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: HudsonTodd, LLC

Address: 4 Cross St, Beacon, NY 12508

Project name: Two Cross Street

Signature: Joseph Donovan

Date: 8/19/26

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: Joseph Torhan, Architect

Address: 19 Wildwood Drive, Poughkeepsie NY 12603

Phone: [redacted]

Fax:

Email address: [redacted]

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 172 Main St , Beacon, NY 12508 parcel #799966

Tax Map Designation: Section 1 (taxable) Block Lot(s)

Land Area: .08 acre

Zoning District(s) CMS

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: mixed-use retail/commercial at street level, 2 floors residential above

Gross Non-Residential Floor Space: Existing 2862 SF as per DCParcel Access Proposed 4980

TOTAL: 23,968 SF as per sheet A2 5/30/23 Zoning: Area and Unit Counts

Dwelling Units (by type): Existing 4 apartments Proposed 18 apartments

TOTAL: 18 apartments

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 PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: HudsonTodd, LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.
Joseph Donovan and Janet St Goar

List all properties in the City of Beacon that you hold a 5% interest in:
list attached

Applicant Address: [redacted]

Project Address: 172 Main St , Beacon, NY 12508

Project Tax Grid # parcel # 799966

Type of Application amendment to site plan application

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Joseph Donovan, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon 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

Joseph Donovan

Signature of Owner

Member, HudsonTodd, LLC

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	___	___	_____
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	___	___	_____
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	___	___	_____

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: Two Cross Street

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.		
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.		
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the properties.	X	

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	

Please note:

All documents showing information required above are included in the full site plan application documents on record with the City of Beacon and Approved by the Planning Board 8/11/2023. The documents submitted in this amendment refer only to adjustments to site plan during construction.

For all items marked "NO" above, please explain below why the required information has not been provided:

Applicant/Sponsor Name: Joseph Donovan for HudsonTodd, LLC

Signature: Joseph Donovan

Date 8/19/26

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://cityofbeacon.org/

INDIVIDUAL DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any person(s))

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: HudsonTodd,LLC

Address of Applicant: 4 Cross St, Beacon, NY 12508

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.
Joseph Donovan and Janet St Goar	[redacted]	[redacted]	purchased 12/20/2016	Dutchess County

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**

Joseph Donovan, for HudsonTodd, LLC

I, _____ being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Joseph Donovan

(Signature) Joseph Donovan

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://cityofbeacon.org/

ENTITY DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

IF AFFIANT IS A CORPORATION:

Name of Entity HudsonTodd,LLC	Telephone Contact Information 646-284-3118
Principal Place of Business of Entity 4 Cross St, Beacon, NY 12508	Place and Date of incorporation Wilmington, DE 3/6/2013
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed Dutchess County, NY

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. ist all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Joseph and Janet St Goar	[redacted]	[redacted]	members

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.
same as above				

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
same as above	

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.

applicant is owner

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted**:**

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	**Residence or business address**	**Telephone number**

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ **YES** ☐ **NO**

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	**Address**

SECTION K. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ **YES** ☒ **NO**

I, Joseph Donovan being first duly sworn, according to law, deposes and says that I am an active and qualified member of the HudsonTodd, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

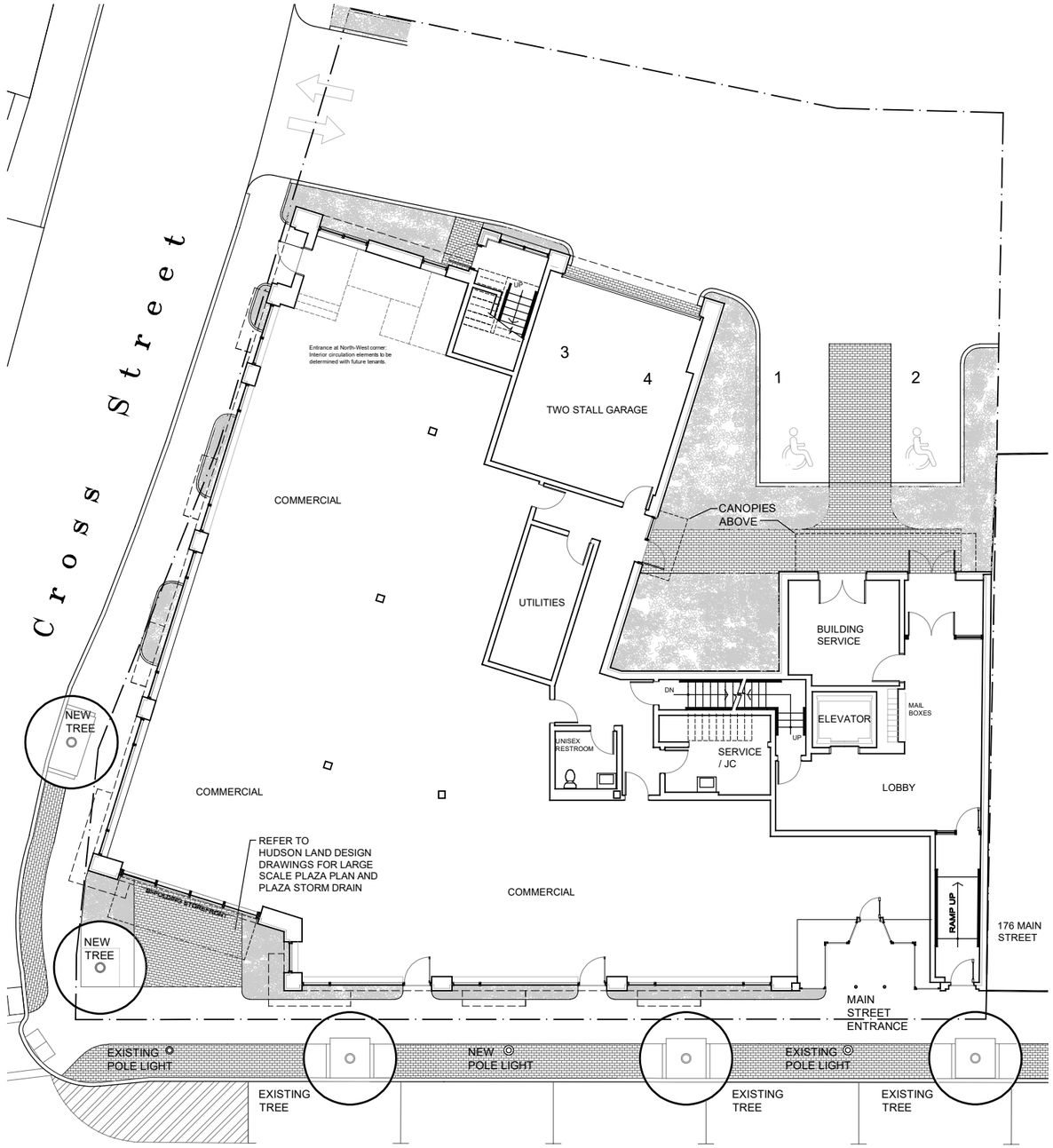
(Print) Joseph Donovan

(Signature) Joseph Donovan

List all properties in the City of Beacon that you hold a 5% interest in:

updated 4/2/26

	Parcel #	The Lindley Todd LLC
1	5954-27-753962-0000	129-137 Main Street, Beacon, NY 12508
2	5954-26-747977-0000	134 Main Street, Beacon, NY 12508
3	5954-27-757980-0000	142 Main Street, Beacon, NY 12508
4	5954-27-761984-0000	144-146 Main Street, Beacon, NY 12508
5	5954-27-768976-0000	150 Main Street, Beacon, NY 12508
6	5954-27-774986-0000	152 Main Street, Beacon, NY 12508
7	5954-27-777974-0000	160 Main Street, Beacon, NY 12508
8	5954-27-764999	15 W. Church Street, Beacon, NY 12508
9	5954-27-769998	17 W. Church Street, Beacon, NY 12508
10	5954-27-774997	19 W. Church Street, Beacon, NY 12508
11	5954-27-784996	23 W. Church Street, Beacon, NY 12508
12	5954-27-792985-0000	9 Cross Street, Beacon, NY 12508
		Hudson Todd LLC
13	5954-27-799966-0000	172 Main Street, Beacon, NY 12508
14	5954-26-701902-0000	23 Beacon Street Beacon NY 12508
15	5954-27-757950-0000	6 Commerce Street Bbeacon NY 12508
16	5954-15-733323-0000	19 Paye Street Beacon NY 12508
17	5954-27-802974-0000	8 Cross Street, Beacon, NY 12508
18	5954-27-808975-0000	10 Cross Street Beacon, NY 12508
19	5954-27-811979-0000	12 Cross Street, Beacon, NY 12508
		The Lindley LLC
20	5954-26-673977-0000	7 High Street Beacon NY 12508
21	5954-27-764999-0000	13 W Church Street Beacon NY 12508
22	5954-26-740983-0000	1154 North Ave Beacon NY 12508
23	5954-27-758957-0000	139 Main Street Beacon NY 12508
		Beacon Todd LLC
24	5954-26-647966-0000	18-20W Main Street Beacon NY 12508



Ground Level Floor Plan



Second Floor Plan

"Apartment layouts shown are illustrative. Minor changes may be required by NYS and County agencies"

"One 1-Bedroom Apartment and One Two-Bedroom Apartment will comply with COB Zoning Code Art. IVB, Affordable-Workforce Housing"

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

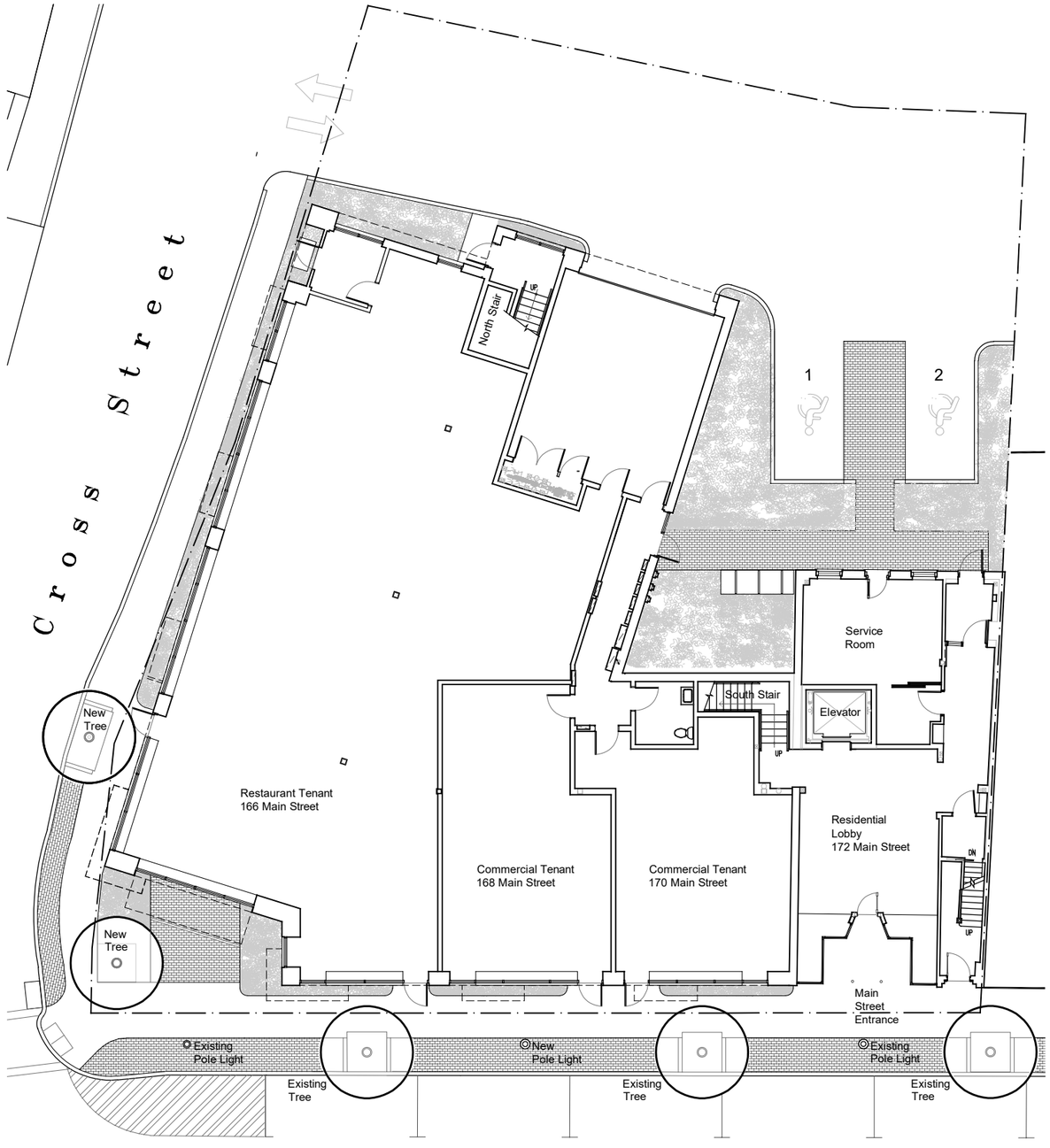
0' 10' 20' 25' 40'

N

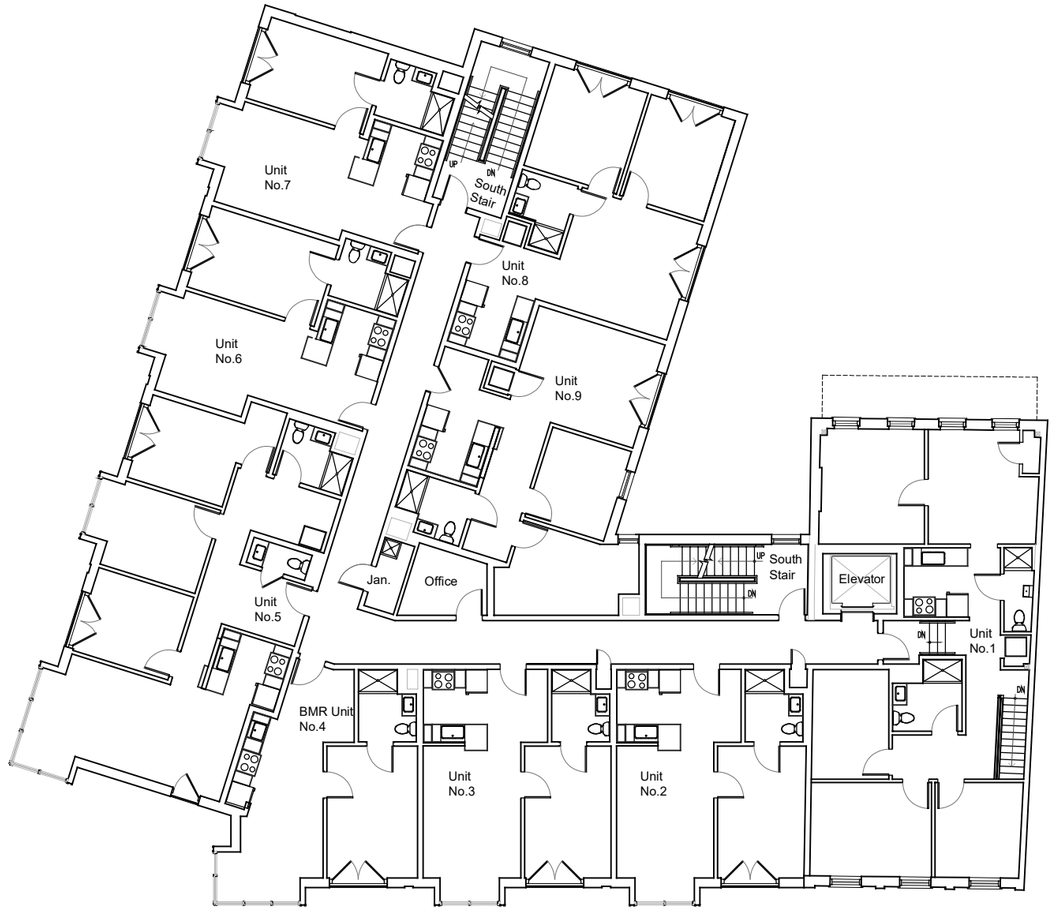
Two Cross Street - Hudson Todd LLC

June 27, 2023
3 of 11

A3



Ground Level Floor Plan



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

0' 10' 20' 25' 40'

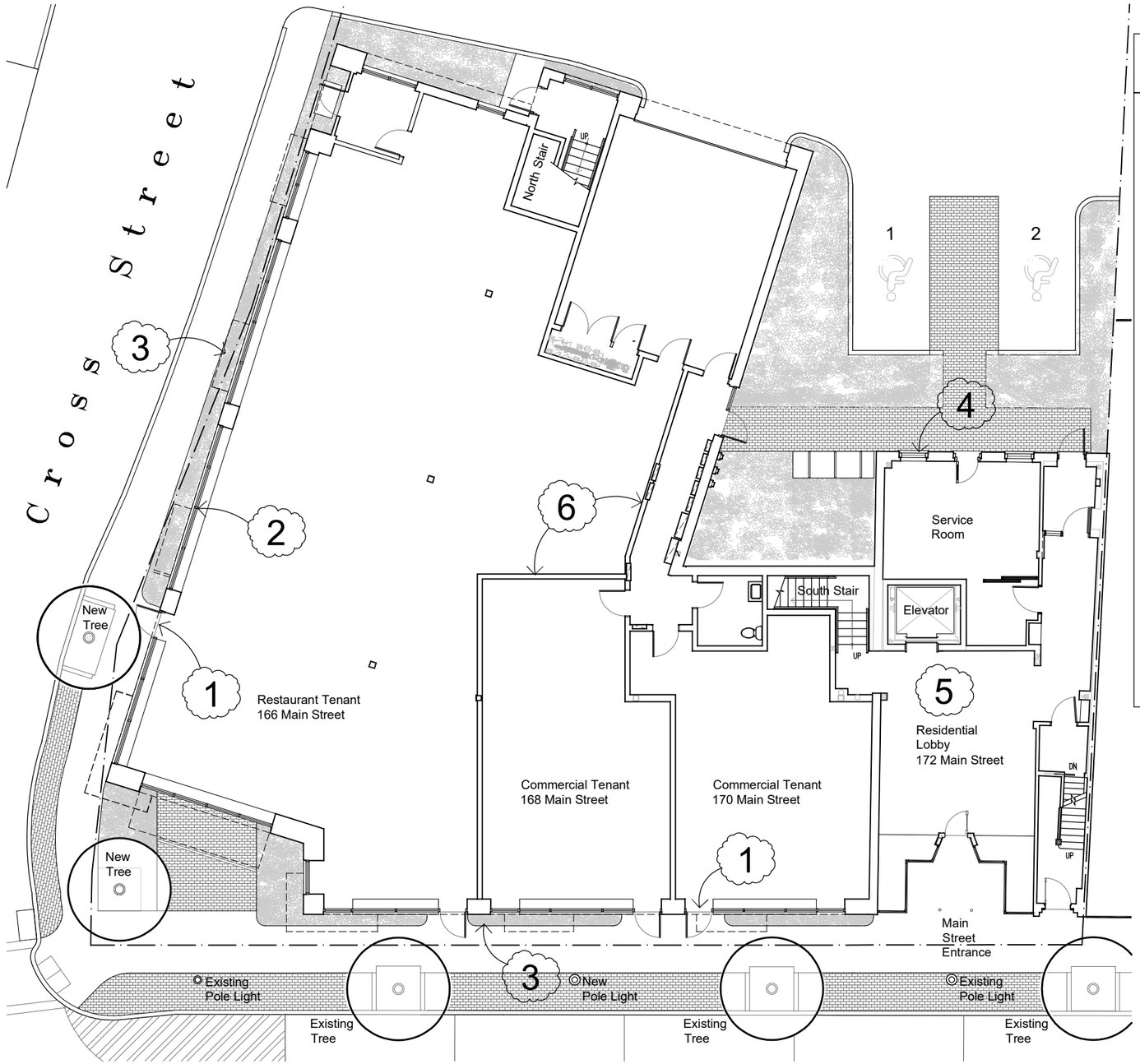
N

Second Floor Plan

Two Cross Street - Hudson Todd LLC

REVISED and issued to COB PB for amended site plan approval 17 August 2026

A3.1



Summary of proposed adjustments

1. Door added at commercial space (2 locations).
2. Mullions to meet available size limits on glazing (6 storefront sections).
3. Planting areas coordinated with door changes (along both Main + Cross Street sidewalks).
4. North wall of 172 Main Street corrected to match documents approved by NYS/SHPO and COB/ARB.
5. Interior layout of historic 172 Main Street corrected to match documents previously approved by NYS/SHPO and COB/ARB.
6. Interior layout of commercial area adjusted to meet needs of commercial tenants.

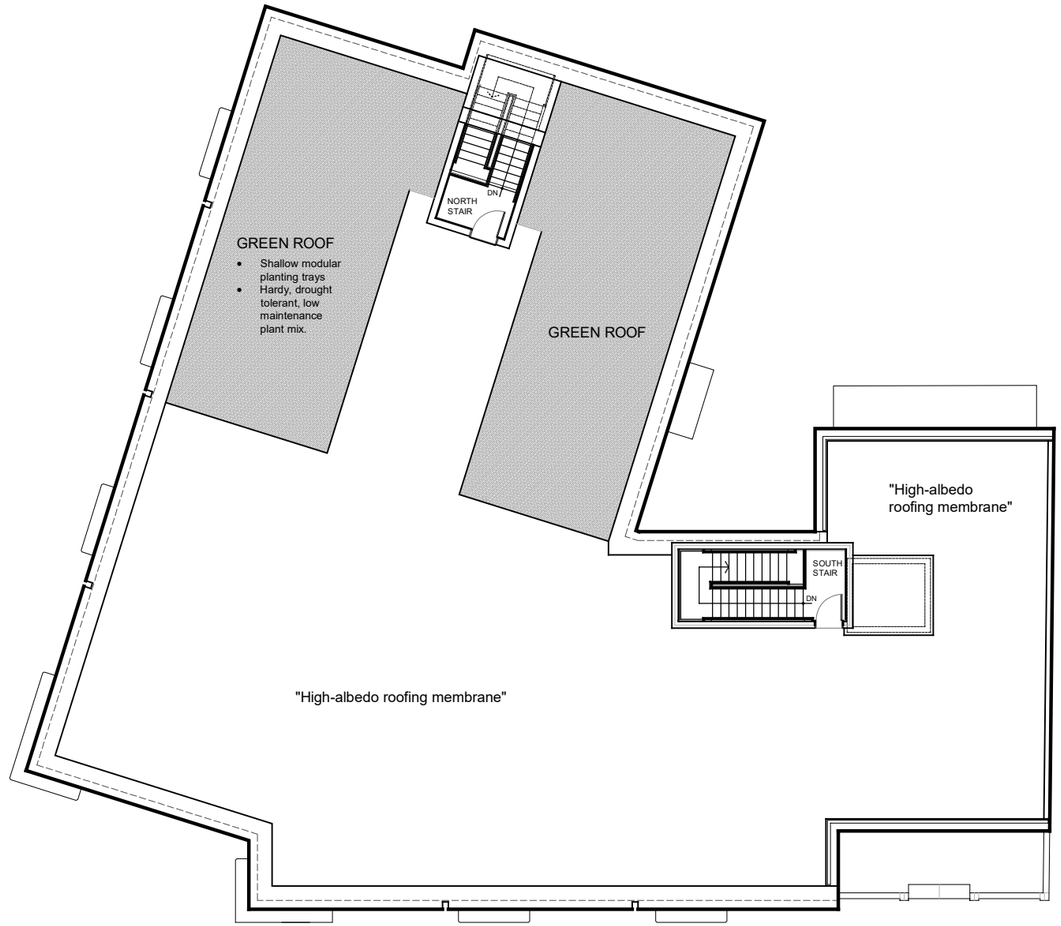


Ground Level Floor Plan



"Apartment layouts shown are illustrative. Minor changes may be required by NYS and County agencies"

Third Floor Plan

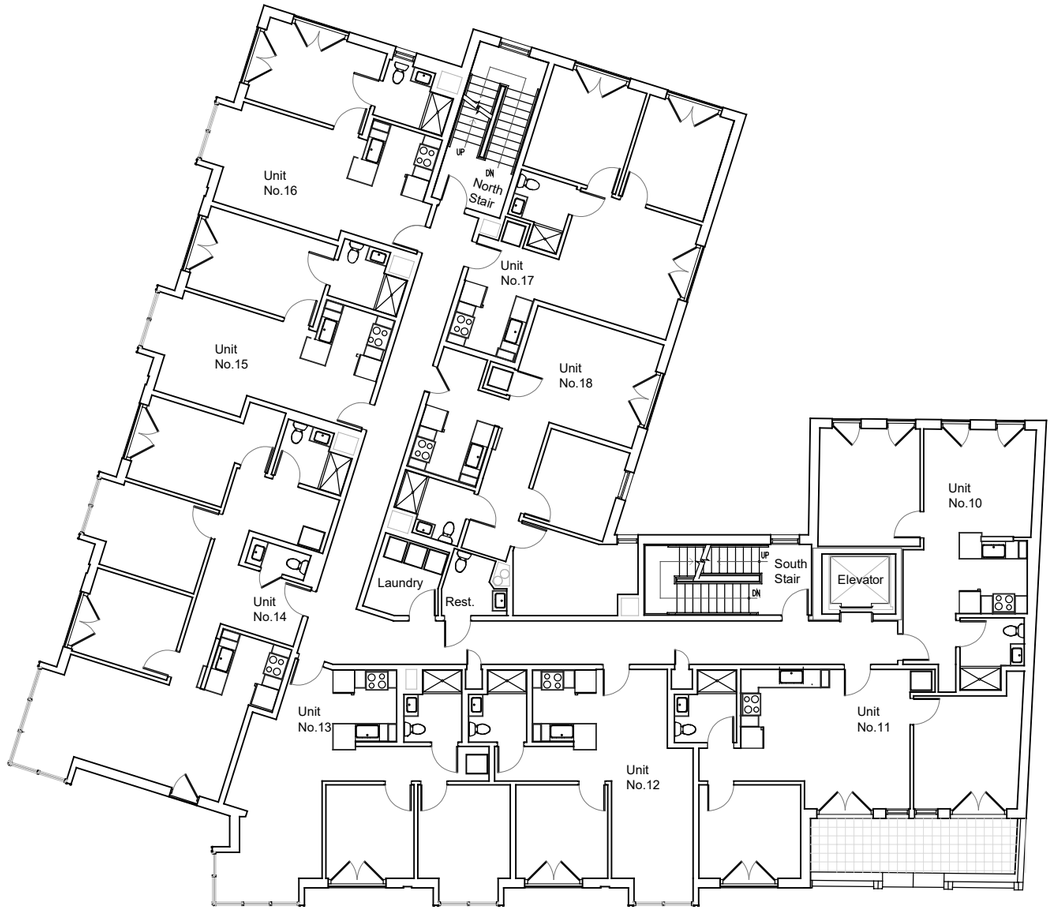


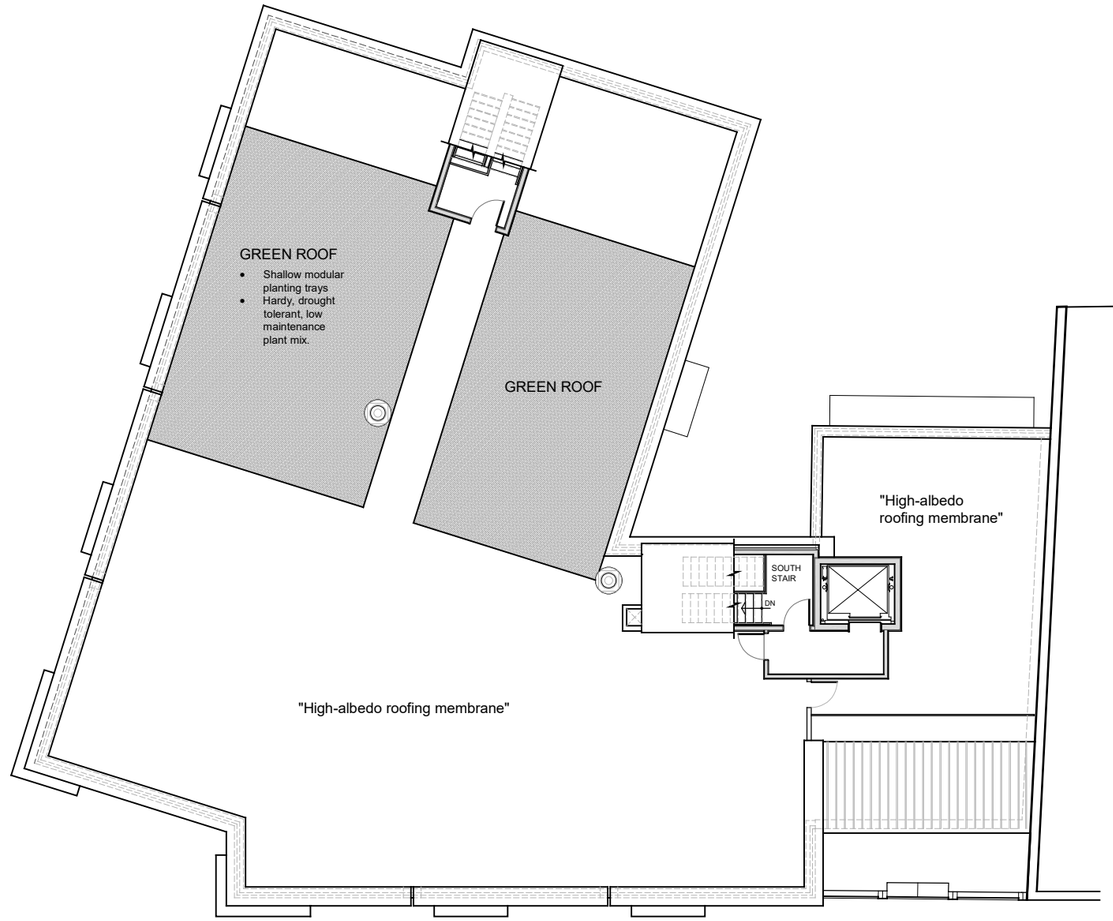
Scale: $\frac{1}{8}$" = 1'-0"

0' 10' 20' 25' 40'

N

Roof Plan





Third Floor Plan

Roof Plan

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

0' 10' 20' 25' 40'

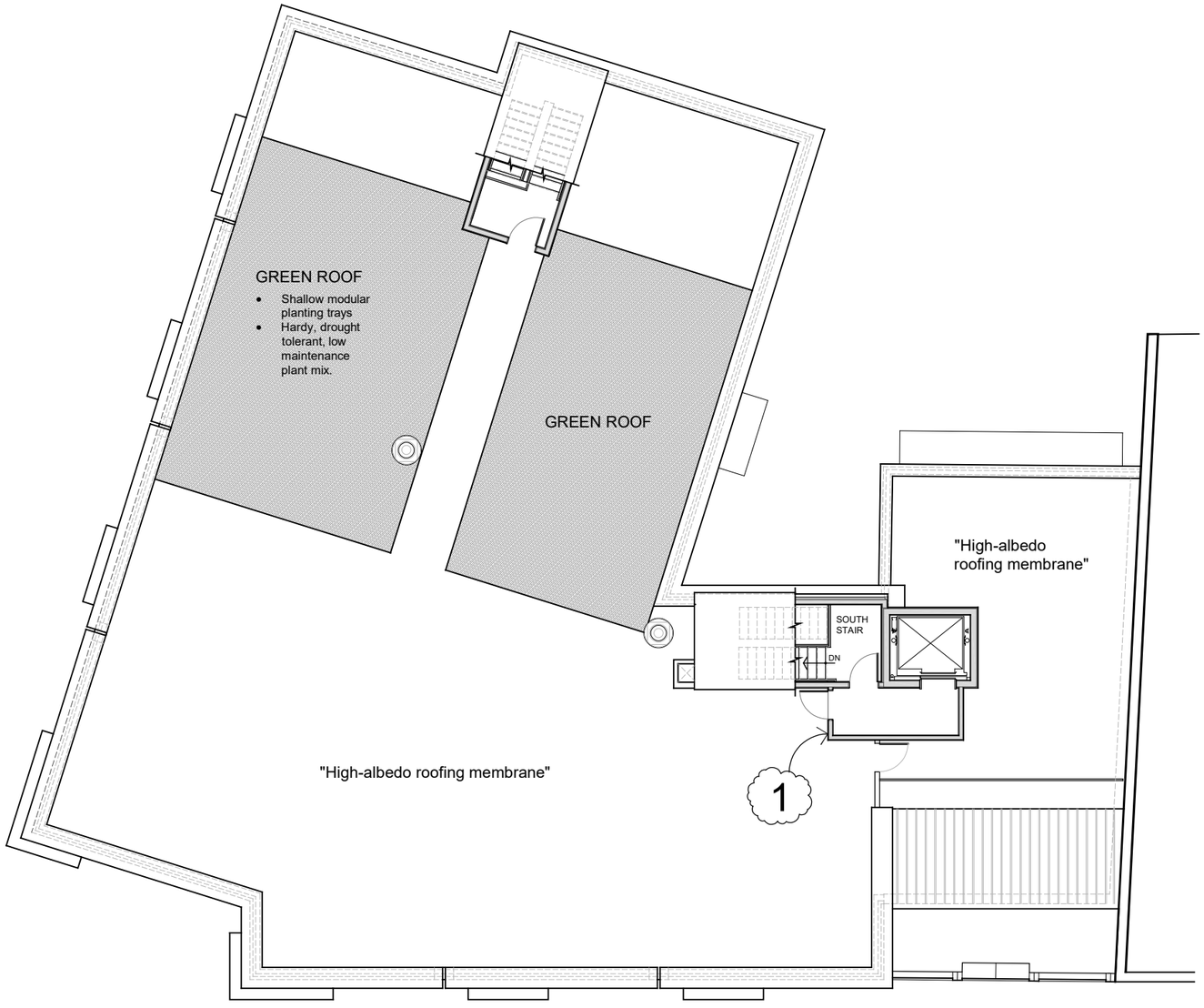
N

Two Cross Street - Hudson Todd LLC

REVISED and issued to COB PB for amended site plan approval 17 August 2026

A4.1

Summary of proposed adjustments #
1. Weather vestibule connecting elevator and stair.



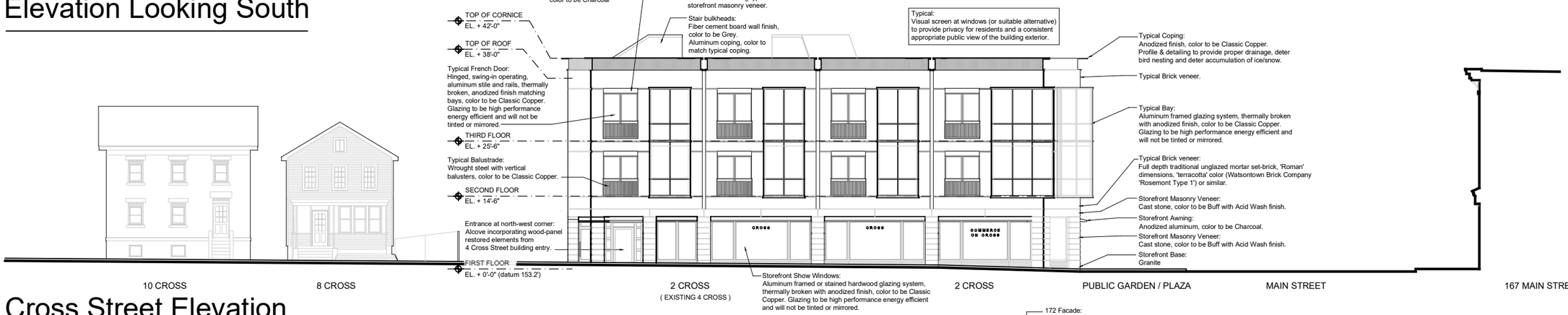
Roof Plan

0' 10' 20' 25' 40'

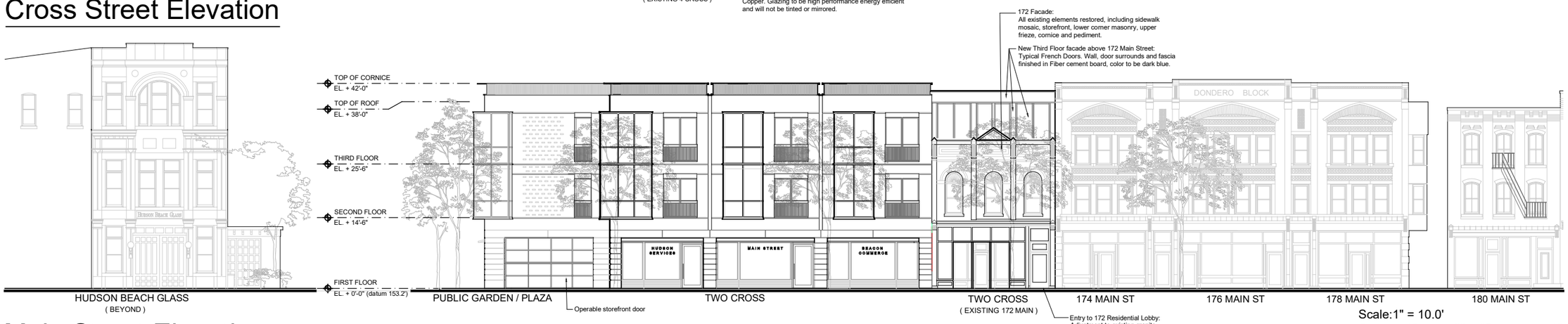
N



Elevation Looking South



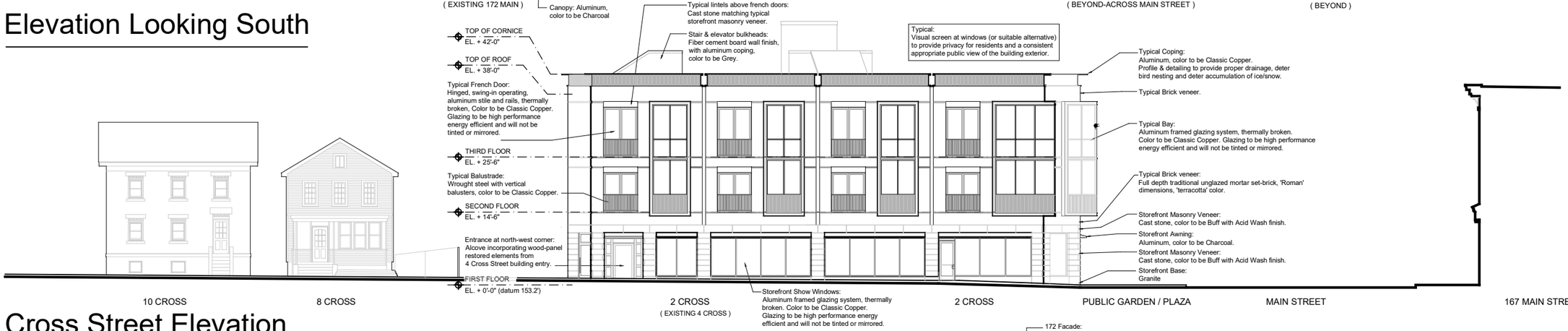
Cross Street Elevation



Main Street Elevation



Elevation Looking South



Cross Street Elevation



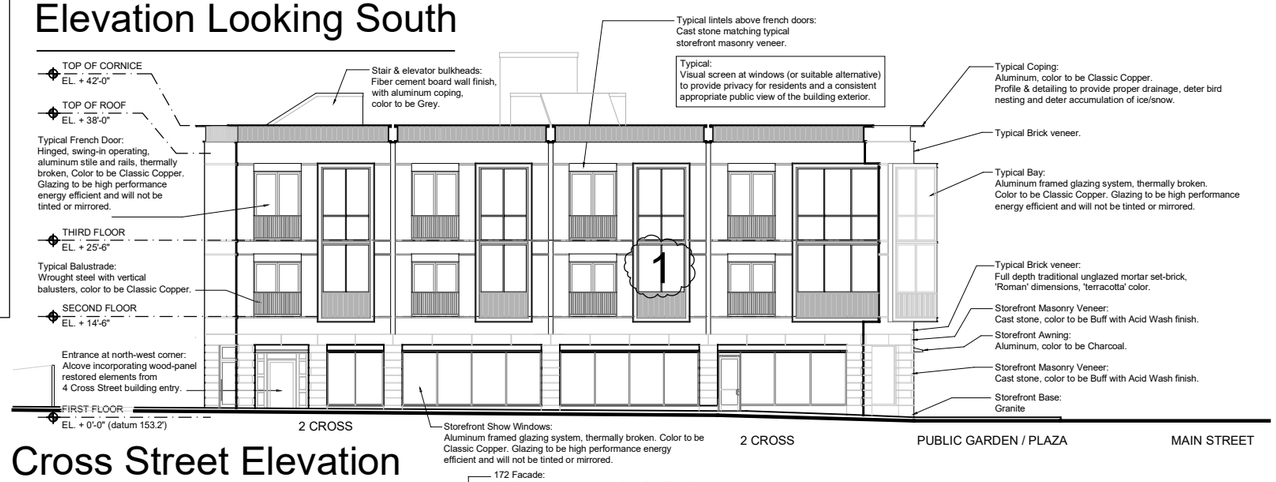
Main Street Elevation

Summary of proposed adjustments

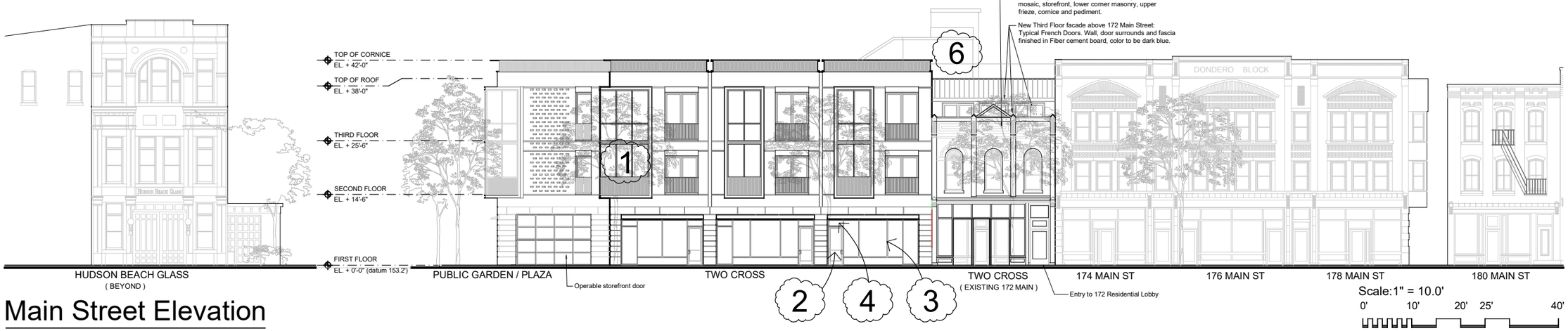
1. Details of projected bays corrected to match documents previously approved by NYS/SHPO and COB/ARB (typical of 7 bays).
2. Door added at commercial space (2 locations).
3. Mullions to meet available size limits on glazing (6 storefront sections).
4. Transoms introduced to avoid conflicts between doors and awnings.
5. North wall of 172 Main Street corrected to match documents approved by NYS/SHPO and COB/ARB.
6. Weather vestibule connecting elevator and stair.



Elevation Looking South



Cross Street Elevation



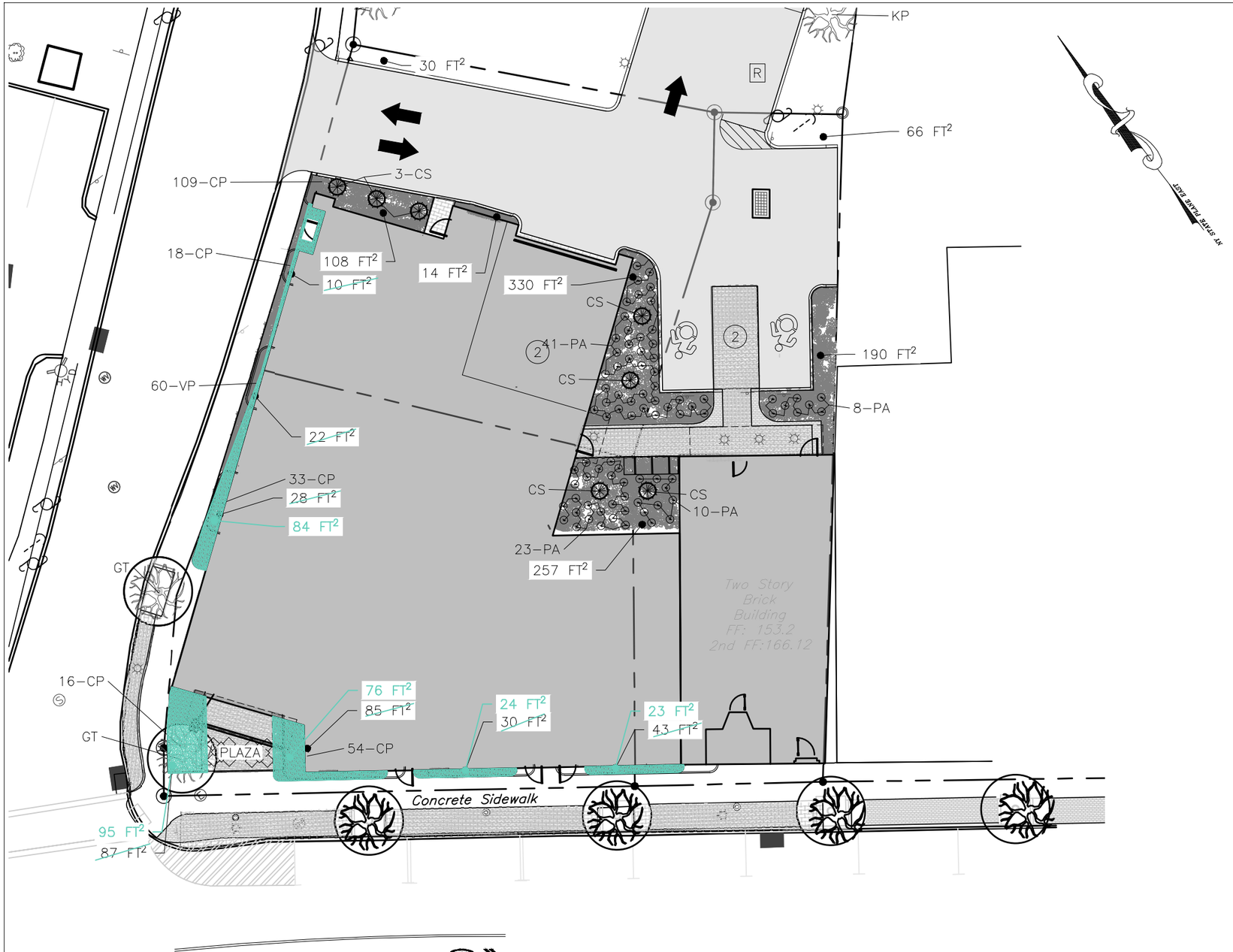
Main Street Elevation

Scale:1" = 10.0'
0' 10' 20' 25' 40'

Two Cross Street - Hudson Todd LLC

REVISED and issued to COB PB for amended site plan approval 17 August 2026

A6.2



OPEN SPACE CALCULATIONS:

APPROVED PLANS:

TOTAL PARCEL AREA=12,957 SQUARE FEET
OPEN SPACE AREA=1,300 SQUARE FEET
OPEN SPACE PERCENTAGE OF PARCEL=10.0%

REVISED:

TOTAL PARCEL AREA=12,845 SQUARE FEET
OPEN SPACE AREA=1,295 SQUARE FEET
OPEN SPACE PERCENTAGE OF PARCEL=10.1%

PARCEL WAS SURVEYED DURING CONSTRUCTION RESULTING IN A REDUCTION IN THE TOTAL PARCEL AREA. OPEN SPACE AREA HAS BEEN ADJUSTED TO MATCH THE FINAL BUILDING DESIGN, FOOTPRINT, AND ENTRANCES. REVISED OPEN SPACE AREAS ARE SHOWN IN BLUE ON THIS SHEET.

DRAWN BY: ESR CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

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

REVISED OPEN SPACE

TWO CROSS STREET

2, 8, 10 & 12 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 802974, 808975 & 811979

JOB #: 2019:036
DATE: 8/17/26
SCALE: 1" = 20'
TITLE: FC-2
SHEET: 1 OF 1

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

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

August 31, 2026

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

RE: Two Cross Street – Hudson Todd
City of Beacon
Site Plan Amendment

Dear Mr. Gunn:

My office has received the following regarding the Two Cross Street – Hudson Todd LLC project:

- Cover letter to Planning Board from Hudson Todd, LLC., dated August 20, 2026.
- Application for site plan approval and other application documents.
- 8 ½ x 14 copies of the following:
  - Sheet A3 – Floor Plans, dated June 27, 2023
  - Sheet A3.1, dated August 17, 2026
  - Sheet A3.2, dated August 17, 2026
  - Sheet A4 – Floor Plans, dated June 27, 2023
  - Sheet A4.1, dated August 17, 2026
  - Sheet A4.2, dated August 17, 2026
  - Sheet A6 - Elevations, dated May 30, 2023
  - Sheet A6.1, dated August 17, 2026
  - Sheet A6.2, dated August 17, 2026
  - Plan titled "Revised Open Space – Two Cross Street", dated August 17, 2026, as prepared by Hudson Land Design.

The Applicant is seeking approval for several architectural changes, include the addition of doors to the west and south façades, changes to the planting areas, interior layout adjustments, addition of weather vestibule on roof, and other revisions.

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

1. Plans should be provided at scale.

2. A copy of the updated survey should be provided and shall reflect where the 112-square-foot change occurred that decreased the parcel size.

3. The plan shall provide for the distance between the proposed door (open into sidewalk area) and the tree planter area along the sidewalk on Cross Street, as it appears this could impact those walking along the sidewalk when the door swings out.

This completes our review at this time. Further comments may be forthcoming based upon 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, D.P.C.

John Russo, P.E.

cc: Natalie Quinn, Planner
Jennifer Gray, Esq.
Bryan Murphy, Building Inspector

City of Beacon Planning Board Agenda
09/09/2026

Title:

Review of application for Site Plan Approval, 8 N Cedar Street, Residential, submitted by Anthony Hardisty (8 N Cedar LLC).

ATTACHMENTS

8 N Cedar PB 9.9.26 Site Plan App - Executed_Redacted.pdf

8 N Cedar PB 9.9.26 Short EAF_Redacted.pdf

8 N Cedar PB 9.9.26 Site Plan 1_260826.pdf

Lanc & Tully 8 North Cedar Street 08-31-26.pdf

APPLICATION FOR SITE PLAN APPROVAL

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: Anthony Hardisty

Address: [redacted]

Hopewell Junction, NY 12533

Signature: [signature] SIGN HERE

Date: August 26, 2026

Phone: [redacted]

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Aryeh Siegel Architect

Address: 84 Mason Circle

Beacon, NY 12508

Phone: 845-838-2490

Fax:

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 8 North Cedar Street

Tax Map Designation: Section 5954 Block 36 Lot(s) 939865

Land Area: 0.18 Zoning District(s) T

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: 2 family residential

Gross Non-Residential Floor Space: Existing 0 Proposed 0

TOTAL: 0

Dwelling Units (by type): Existing 1 Proposed 1

TOTAL: 2

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: 8 N Cedar LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.
Anthony Hardisty and Angela Hardisty

List all properties in the City of Beacon that you hold a 5% interest in:
185 Rombout Ave, 300 Main St

Applicant Address: [redacted]

Project Address: 8 North Cedar Street, Beacon, NY 12508

Project Tax Grid # 5954-36-939865

Type of Application Site Plan

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Anthony Hardisty, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon ☑
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon ☐
3. ALL tax payments due to the City of Beacon are current ☑
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon ☐
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon ☐
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current ☑

SIGN HERE

Signature of Owner

Pres

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: 8 North Cedar Street

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.

	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	☑	☐
LEGAL DATA		
Name and address of the owner of record.	☑	☐
Name and address of the applicant (if other than the owner).	☐	☑
Name and address of person, firm or organization preparing the plan.	☑	☐
Date, north arrow, and written and graphic scale.	☐	☐
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	☑	☐
Approximate boundaries of any areas subject to flooding or stormwater overflows.	☐	☑
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	☐	☑
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	☑	☐
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	☑	☐
Other existing development, including fences, retaining walls, landscaping, and screening.	☑	☐
Sufficient description or information to define precisely the boundaries of the property.	☑	☐
The owners of all adjoining lands as shown on the latest tax records.	☑	☐
The locations, names, and existing widths of adjacent streets and curb lines.	☑	☐
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the	☐	☑

properties.		
PROPOSED DEVELOPMENT	**YES**	**NO**
The location, use and design of proposed buildings or structural improvements.	☑	☐
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	☑	☐
Any proposed division of buildings into units of separate occupancy.	☑	☐
The location, direction, power, and time of use for any proposed outdoor lighting.	☑	☐
The location and plans for any outdoor signs.	☐	☑
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	☑	☐
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	☑	☐
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	☑	☐
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	☐	☑
Any contemplated public improvements on or adjoining the property.	☐	☑
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	☑	☐
Elevations of all proposed principal or accessory structures.	☑	☐
Any proposed fences or retaining walls.	☑	☐
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	☑	☐
Erosion and sedimentation control measures.	☑	☐
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	☑	☐
An indication of proposed hours of operation.	☐	☑
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	☐	☑

For all items marked "NO" above, please explain below why the required information has not been provided:

Items marked no are not applicable to this project.

Applicant/Sponsor Name: Anthony Hardisty

Signature: SIGN HERE

Date: August 26, 2026

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://beaconny.gov/

ENTITY DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity 8 N Cedar LLC	Address of Entity [redacted]
Place where such business entity was created Letterio & Haug, LLP	Official Registrar's or Clerk's office where the documents and papers creating entity were filed Dutchess County
Date such business entity or partnership was created July 2026	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.

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.
Anthony Hardisty	[redacted]		July 2026	Dutchess County
Angela Hardisty	[redacted]		July 2026	Dutchess County

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
Anthony Hardisty	[redacted]
Angela Hardisty	[redacted]

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted:

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	**Residence or business address**	**Telephone number**

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ **YES** ☒ **NO**

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	**Address**

SECTION K. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ **YES** ☒ **NO**

I, Anthony Hardisty being first duly sworn, according to law, deposes and says that I am (Title) owner, an active and qualified member of the 8N cedar, 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) Anthony Hardisty

(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 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:
8 North Cedar Street

Project Location (describe, and attach a location map):
8 North Cedar Street, Beacon, NY 12508 (Tax Parcel ID: 5954-36-938872)

Brief Description of Proposed Action:
Application for Site Plan Approval for the proposal to legalize a 2-family residential structure.

Name of Applicant or Sponsor:	Telephone: [redacted]
8 N Cedar St LLC	E-Mail: [redacted]

Address: [redacted]

City/PO:	State:	Zip Code:
[redacted]	NY	12533

	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- Site Plan Approval; City of Beacon Building Department- Building Permit	☐	☑

3. a. Total acreage of the site of the proposed action? +/- 0.06 acres
   b. Total acreage to be physically disturbed? +/-0.01 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 0.06 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
The project will meet the latest energy requirements of the NY Energy Code.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water:		
Subject parcel has an already-existing water service connection (City of Beacon Public Water System).	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment:		
Subject parcel has an already-existing sanitary sewer service connection (City of Beacon Public Sanitary Sewer System).	☐	☑

	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 or 500-year flood plain?	☑	☐
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: On-site storm collection system will discharge to existing City (public) stormwater control infrastructure on N. Cedar Street, with no change in existing drainage patterns.		
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: NYSDEC Remediation Site B00130: Status- Completed (C). Refer to the NYSDEC Remediation Report annexed to this EAF.	☐	☑
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☐	☑
If No, could impacts from the project affect a disadvantaged community?	☐	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): Possible temporary sound pollution during construction phase of project.		

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: 8/24/2026

Signature: _____ Title: Engineer for Applicant

EAF Mapper Summary Report

Monday, August 17, 2026 4:50 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes

An official website of New York State.
Here's how you know

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Search Details from Environmental Remediation Databases

Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: Brunetto Cheese
Site Code: B00130
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 33 North Cedar Street
City: Beacon (c)
Zip: 12508-
County: Dutchess
Latitude: 41.50738511
Longitude: -73.96901823
Site Type:
Estimated Size: 1.4 Acres
Distance of site to the nearest points of community interest:

- School: 1,533.82 Ft
- Daycare Facility: 466.75 Ft
- Medical Facility: 1,079.82 Ft
- Senior Care Facility: 2,743.23 Ft
- Disadvantaged Community Boundary: 0.00 Ft (Located within a DAC)
- Potential Environmental Justice Area: 1,840.08 Ft (Not located within a PEJ)

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

Site Owner(s) and Operator(s)

Current Owner Name: Information Not Available

Site Document Repository

No Repository Information Available

Site Description

The City of Beacon's State assistance application for the Brunetto Cheese Site Environmental Restoration Project was approved by NYSDEC on February 18, 1999.

The former Brunetto Cheese Facility is a 1.43 acre property located at 33 North Cedar Street in the City of Beacon, Dutchess County. The buildings that previously occupied the site were historically used for milk processing, including cheese production up until the early 1990s. The site area is serviced by municipal water and sewer service.

Cleanup of the Brunetto Cheese site began in 1998 when the City contracted to have the onsite buildings demolished. This activity led to the discovery and subsequent removal, by the City, of five underground storage tanks between July and September 1998 (NYSDEC Spill No. 98-04-763 was assigned to the site). The tanks ranged in capacity from 750 gallons to 10,000 gallons and contained fuel oil or gasoline which was found to be leaking into the surrounding soils. Following removal of the tanks, 1,327 tons of petroleum-contaminated soil were stockpiled onsite. This soil was removed from the site in September 1999 for thermal treatment. Post-excavation samples and visual observations indicated additional contaminated areas with free product present. Further excavation of these areas commenced in February 2000 as an element of the Site Investigation (SI). An additional 942 tons of petroleum-impacted soil were removed and sent offsite for thermal treatment.

Based on the results of the SI, previous investigations, and the Interim Remedial Measures (contaminated soil removals) conducted at the site, a "no further action" remedy was the selected alternative for the site as detailed in the October 2000 Record of Decision.

Development of this property began in 2004. In late August 2004, while excavating the property for a foundation for a new home, contaminated soils were uncovered in the southeastern portion of the property. The DEC was notified and a DEC spill contractor, was called out to address the contamination. A total of 278 tons of contaminated soil was excavated, stockpiled on-site, and taken offsite for proper treatment/ disposal. All post-excavation samples were below soil cleanup goals for unrestricted use (TAGM 4046).

Contaminants of Concern (Including Materials Disposed)

REVISIONS:			
NO.	DATE	DESCRIPTION	BY



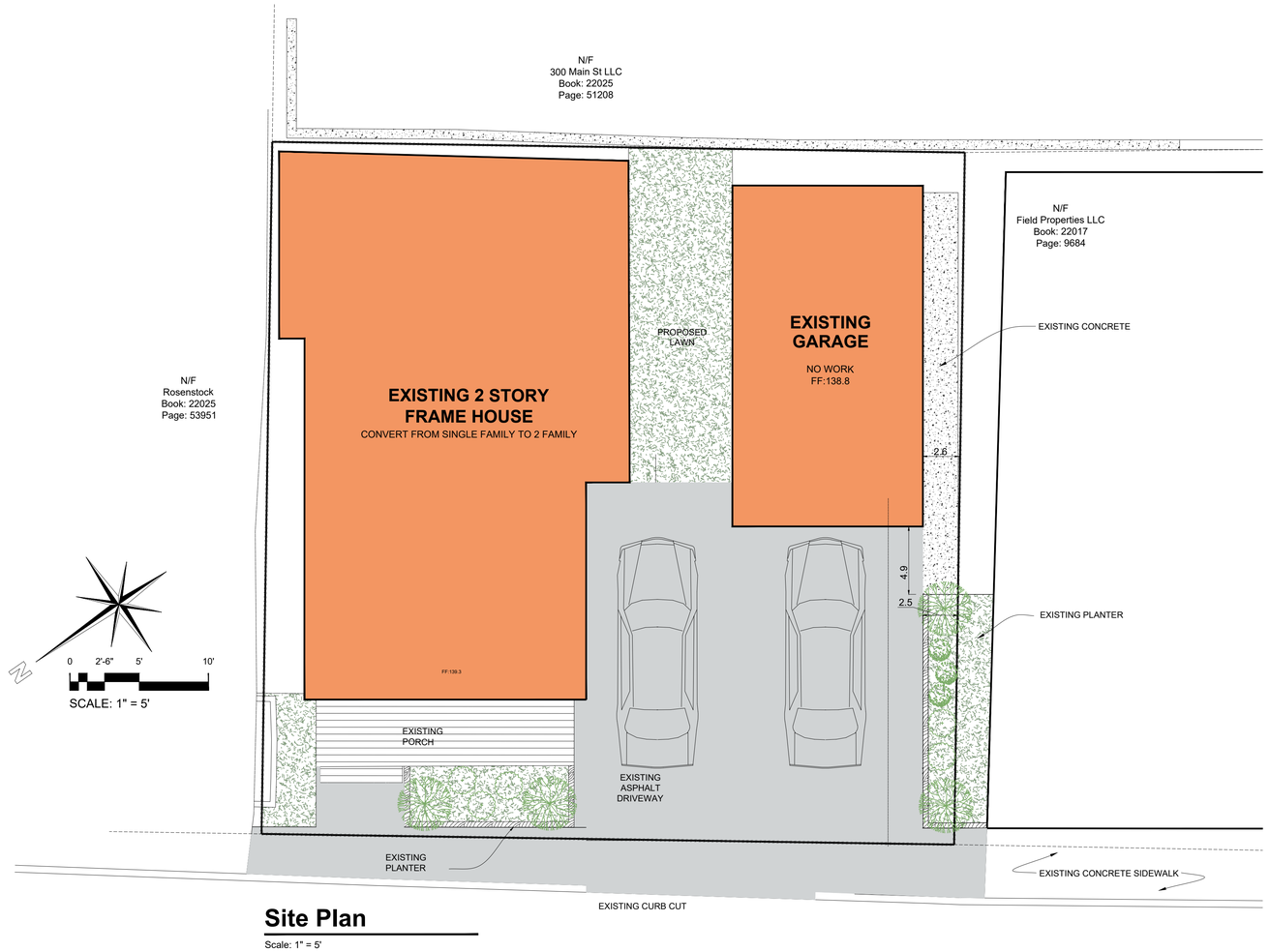
EXTERIOR WALL SCONCE (L1)

KIRKHAM BRONZE 8 1/2" WIDE DARK SKY LED OUTDOOR WALL LIGHT

- 8 1/2" WIDE X 6" HIGH. EXTENDS 10 1/2" FROM THE WALL
- 10 WATT BUILT-IN LED IS COMPARABLE TO A 45 WATT INCANDESCENT BULB
- 450 LUMENS
- 2700K. 79 CRI
- ASPEN BRONZE FINISH. METAL SHADE. HAMMERED GLASS.
- DARK SKY APPROVED FOR FULL CUT OFF

Zoning Regulations Table

	Minimum Lot Size Area				Minimum Yards			Existing Yards No Change Proposed			Maximum Building Height	Existing Building Height	Maximum percent Building Coverage	Existing percent Building Coverage	Maximum Number of Units per Building	Minimum Open Space
	Area	Per Unit	Width	Depth	Front	Side	Rear	Front	Side	Rear						
Zoning District																
T (Transitional)	5,000	NA	50	100	10'	10'	20'	9.8'	.5' 24.2'	.7'	2.5 Stories 35'	2 Stories 35'	40%	49% Existing Condition	N A	NA

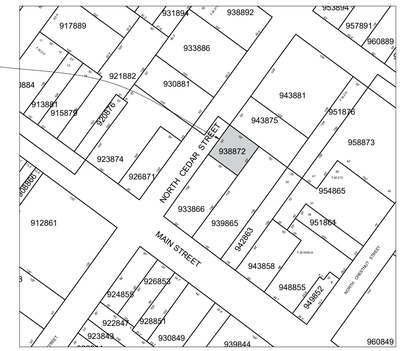


Site Plan

Scale: 1" = 5'

NORTH CEDAR STREET

8 NORTH CEDAR STREET



Location Map

1" = 100'

Zoning Summary

Zoning District:	T (Transitional)
Tax Map No.:	5954-36-939865
Lot Area:	0.18 acres (2,500 sf)
Existing Building Footprint:	1,234 sf – combined footprint of house and existing garage
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Single family Residential & Garage
Proposed Use:	Two family Residential & Garage

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
1 space per dwelling unit (minimum) 3 spaces per dwelling unit (maximum)	2 dwelling units	2 parking spaces minimum 6 parking spaces maximum
Total		2 parking spaces minimum 6 parking spaces maximum
Total Provided		**2 parking spaces** See Notes Below

Notes:

1. One of the parking spaces provided is in the existing garage. The 2nd parking space is in the driveway, which is a continuation of the existing use
2. The application is for the legalization of the 2-family use where a single-family residence was previously converted to a 2-family residence.
3. There are no proposed changes to the site or existing house except for replacement of the existing siding.

Index of Drawings

Sheet 1 of 4	Site Plan
Sheet 2 of 4	Survey / Existing Conditions Plan
Sheet 3 of 4	Plans and Elevations
Sheet 4 of 4	Utility Plan

Site Plan Application

Sheet 1 of 4 - Site Plan

8 North Cedar Street

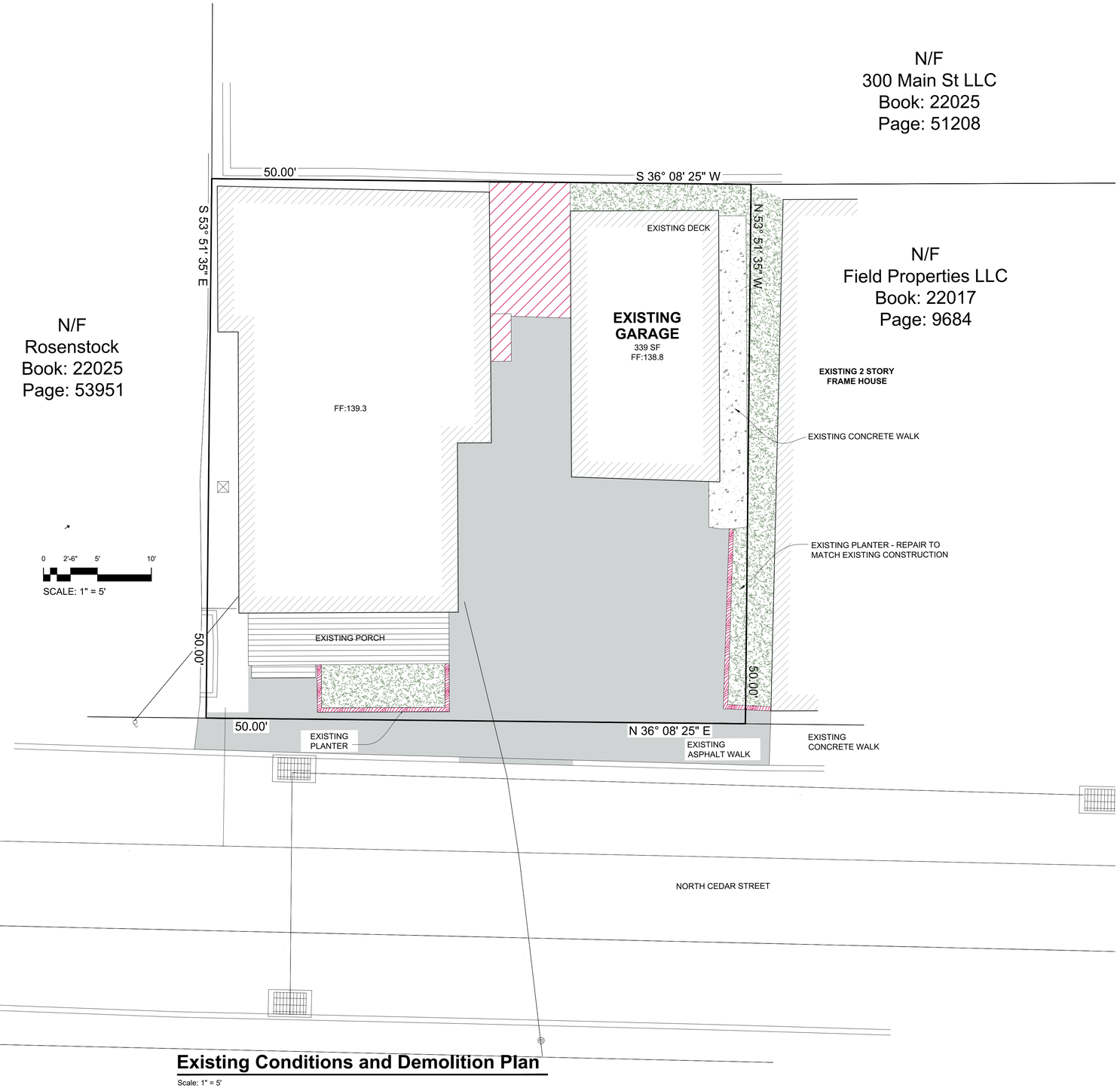
Beacon, New York
Scale: As Noted
August 26, 2026

Owner:
Anthony Hardisty
8 North Cedar Street
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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY



Existing Conditions and Demolition Plan

Scale: 1" = 5'

Site Plan Application

Sheet 2 of 4 - Existing Conditions & Demolition Plan

Owner:
Anthony Hardisty
8 North Cedar Street
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

8 North Cedar Street

Beacon, New York
Scale: As Noted
August 26, 2026

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

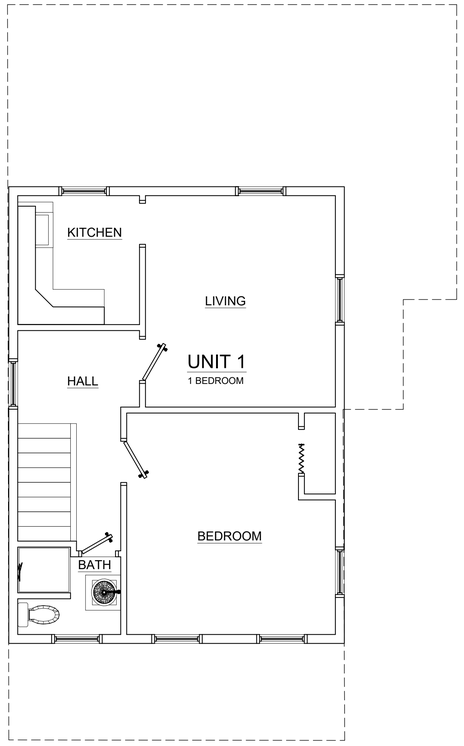


Proposed Siding & Color

- CHANGE HORIZONTAL BLUE SIDING TO VERTICAL BOARD AND BATTEN SIDING
- PROPOSED SIDING: LP SMARTSIDE
- COLOR: SAND DUNE
- TRIM & PORCH COLUMNS TO BE BLACK
- WINDOW TRIM AND EXISTING SHUTTERS TO BE BLACK
- REPAIR EXISTING PLANTERS TO MATCH EXISTING

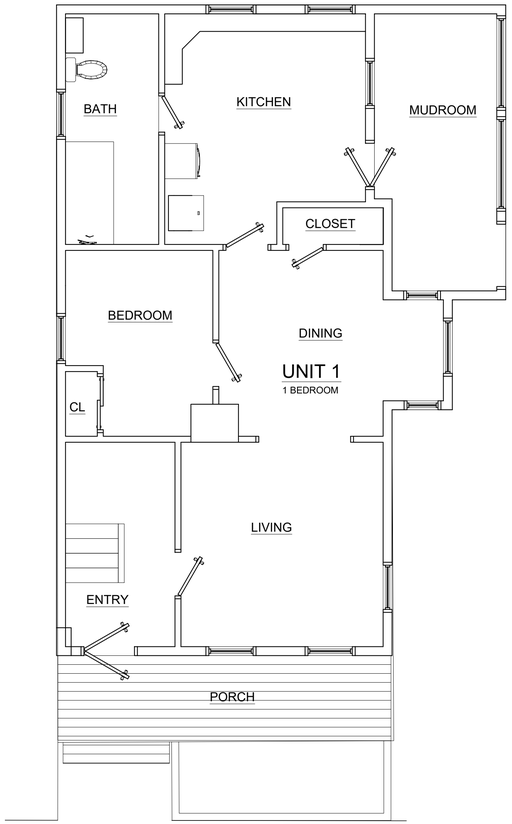


Proposed Color: Sand Dune



2nd Floor Plan

Scale: $\frac{1}{4}$" = 1'-0"



1st Floor Plan

Scale: $\frac{1}{4}$" = 1'-0"

Site Plan Application

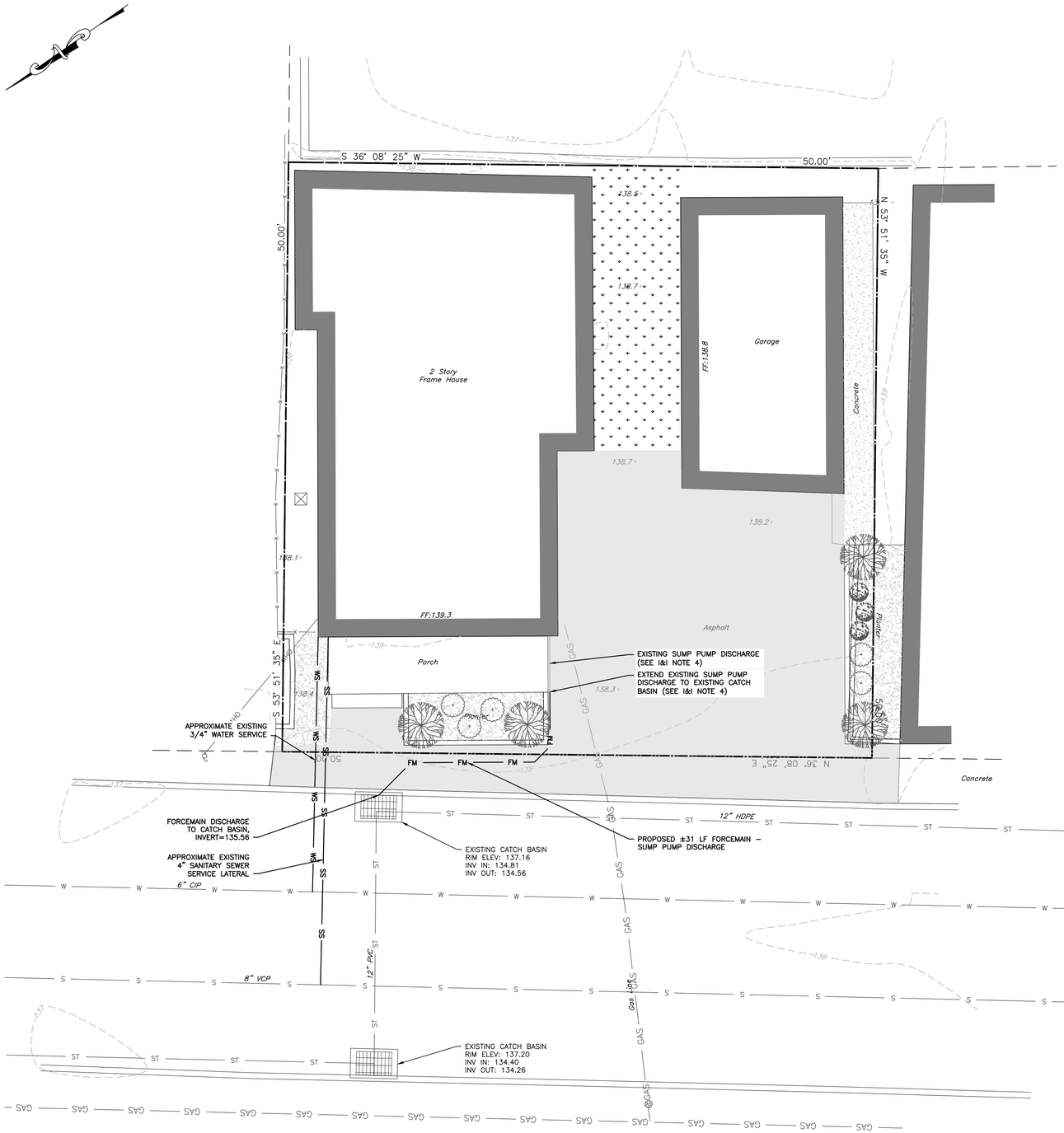
Sheet 3 of 4 - Building Plans & Elevations

Owner:
Anthony Hardisty
8 North Cedar Street
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

8 North Cedar Street
Beacon, New York
Scale: As Noted
August 26, 2026



LEGEND:

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

MAP REFERENCES:

1. EXISTING FEATURES AND TOPOGRAPHY PER SURVEY MAP ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR HARDISTY" PREPARED BY BRENDAN JOHNSON, PLS AND DATED 7/27/2026.
2. PARCEL BOUNDARY PER SURVEY MAP ENTITLED "LAND SURVEY MAP PREPARED FOR 8 N. CEDAR ST. LLC" PREPARED BY J. CHARLES BOOLUKOS P.L.S. AND DATED 4/19/2026

GENERAL CONSTRUCTION NOTES:

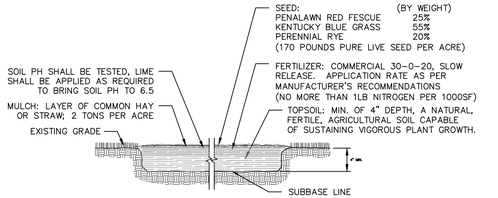
1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
2. WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE 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.

UTILITY NOTES:

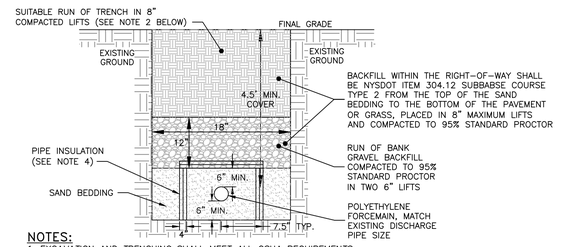
1. THE WATER AND SEWER CONNECTIONS ARE EXISTING. NO CHANGES ARE PROPOSED.
2. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR THE AMI SYSTEM (ADVANCED METERING INFRASTRUCTURE) FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
4. THE CONTRACTOR SHALL FIELD TEST THE SUMP PUMP PER THE I&I NOTES. IF THERE IS NO EVIDENCE THAT THE SUMP PUMP DISCHARGES TO THE STORM SEWER SYSTEM, THE CONTRACTOR SHALL RE-ROUTE THE SUMP PUMP DISCHARGE AS SHOWN ON THE PLANS.

INFLOW AND INFILTRATION (I&I) NOTES:

1. ON AUGUST 24, 2026, HUDSON LAND DESIGN PERSONNEL INSPECTED THE PREMISES SEEKING ANY ILLICIT CONNECTIONS TO THE CITY OF BEACON'S SANITARY SEWER SYSTEM.
2. NO EVIDENCE OF STORMWATER RELATED INFLOW TO THE SANITARY SEWER SYSTEM WAS OBSERVED. ALL ROOFTOP DRAINAGE IS TO REMAIN, WITH REPAIRS TO DOWNSPOUTS AS NECESSARY. NO EXSITING OR NEW DOWNSPOUTS ARE TO BE DIRECTED TO THE SANITARY SEWER SYSTEM.
3. A POTENTIAL GROUNDWATER INFLOW SOURCE WAS IDENTIFIED. A SUMP PUMP IN THE BASEMENT, WITH A FORCEMAIN DISCHARGE AT THE SOUTHWEST CORNER OF THE HOUSE, WAS OBSERVED. THE FORCEMAIN HAS AN ELBOW THAT DIRECTS THE PUMP DISCHARGE BENEATH THE DRIVEWAY. THE ULTIMATE DISPOSITION IS UNKNOWN. THE CONTRACTOR SHALL RUN THE SUMP PUMP AND OBSERVE THE CATCH BASIN IN THE FRONT OF THE HOUSE. IF WATER IS SEEN ENTERING THE CATCH BASIN, THERE IS NO WORK TO BE COMPLETED. IF WATER IS NOT OBSERVED ENTERING THE CATCH BASIN, THE COTNTRACTOR SHALL RE-ROUTE THE FORCEMAIN DISCHARGE INTO THE BACK OF THE CATCH BASIN.



TOPSOIL SEED, FERTILIZER AND MULCH 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. CONTRACTOR TO VERIFY ALL PIPE CROSSINGS PRIOR TO CONSTRUCTION (E.G., WATER SERVICES, SEWER SERVICES, GAS LINES, ETC.).
4. WHERE MINIMUM 4.5' COVER REQUIREMENT CANNOT BE MET, PROVIDE PIPE INSULATION BOARD CERTIFOAM 40 OR APPROVED EQUAL. CLOSED CELL EXTRUDED POLYSTYRENE FOAM MEETING ASTM C578 TYPE VI WITH MINIMUM 40 PSI COMPRESSIVE STRENGTH PER ASTM D1621, 0.1% MAXIMUM WATER ABSORPTION PER ASTM C272. PROVIDE TWO 2" THICK BOARDS, OVERLAP ALL INSULATION BOARD JOINTS.

SUMP PUMP FORCEMAIN TRENCH DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)
1 inch = 5 ft.

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK DANIEL G. KOENIG 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

UTILITY PLAN

8 NORTH CEDAR STREET

8 NORTH CEDAR STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-938872

JOB #:	2026:025
DATE:	8/26/2026
SCALE:	1" = 5'
TITLE:	UT-1
SHEET:	4 OF 4

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

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

August 31, 2026

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

RE: 8 North Cedar Street
City of Beacon
Tax Map No. 5954-36-939865
Site Plan

Dear Mr. Gunn:

My office has received the following in regard to the conversion of a single family residence to a two-family residence at 8 North Cedar Street:

- Application for site plan approval
- Short Environmental Assessment Form dated August 24, 2026.
- Plan set titled "Site Plan Application – 8 North Cedar Street", consisting of sheets 1 of 4 through 4 of 4 dated August 26, 2026, as prepared by Aryeh Siegel, Architect, and Hudson Land Design.

The applicant is seeking to legalize a 2-family residential structure located at 8 North Cedar Street. The proposed project is located in the Transitional (T) Zone, in which two-family dwellings are permitted. Based upon our review of the above-mentioned documents and plans, we offer the following comments:

General Comments:

1. It appears that an I&I Study may have been conducted of the site, as the plans are reflecting improvements to be made to address possible I&I found at the site. As such, a formal I&I report shall be submitted for the project.

Sheet 1 of 4:

1. The site plan shall include the metes & bounds for the parcel, as well as a note referencing where the survey data was acquired from.

2. The "Parking & Loading" table notes that there are 2 available parking spaces on the site as depicted on the plan, yet Note No. 1 underneath the table also reflects a parking space within the garage. The applicant's consultant shall verify the actual number of parking spaces available on site and update the parking table and associated notes accordingly.

3. Note No. 3 on the plan states that there are "no" proposed changes to the site. Based upon the review of the plans, it appears that pavement will be removed from between the existing dwelling structure and garage and grass planted in this area. As there are changes to the site, Note No. 3 should be revised accordingly.

4. The plan shall reflect the location of the exterior wall sconce for which the detail has been provided on the plan.

Sheet 2 of 4:

1. The sheet shall provide notes and/or callouts as to what is actually be demolished on the plan. It is unclear as to what the red hatched area is between the existing garage and dwelling, and per Sheet 1, the area between the two buildings will be converted to grass.

Sheet 4 of 4:

1. The callouts on the plan state to see "I&I Note 4", but there is no Note 4 under the I&I notes.

2. The plan shall note the size of the force main for the sump pump.

This completes our review at this time. Further comments may be forth coming based upon future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: Natalie Quinn, Planner
Jennifer Gray, Esq.
Bryan Murphy, Building Inspector

City of Beacon Planning Board Agenda
09/09/2026

Title:

Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 152-158 Fishkill Avenue, Mixed-Use Commercial and Residential, submitted by 152-158 Fishkill LLC.

ATTACHMENTS

152-158 Fishkill PB 9.9.26 Request for Extension.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

August 24, 2026

VIA EMAIL AND HAND DELIVERY

Hon. John Gunn, Chairman
and Members of the Planning Board
City of Beacon
One Municipal Plaza
Beacon, New York 12508

Re: 152-158 Fishkill LLC – Mixed-Use Development Project
Request for Extension – Subdivision & Site Plan Approval
Property: 152-158 Fishkill Avenue, City of Beacon, County of Dutchess, State of New York

Dear Chairman Gunn and Members of the Planning Board:

We are writing on behalf of our client, 152-158 Fishkill Avenue LLC (the "Applicant") the owner of the above-referenced Property, to request two (2) ninety (90)-day extensions of the Planning Board's Preliminary & Final Subdivision Plat and Site Plan Approval for the above-referenced matter (the "Approval", See **Exhibit A**), which Subdivision Approval was last extended through August 27, 2026 and Site Plan Approval through September 6, 2026, *See* **Exhibit B** – City of Beacon Planning Board Minutes for March 10, 2026 Regular Meeting Agenda.

We understand that the Applicant continues to work diligently toward obtaining a Building Permit and is still developing the necessary construction drawings to submit for the forthcoming Building Permit Application once the subdivision plat is signed by the Planning Board Chairman and subsequently filed in the Office of the Dutchess County Clerk.

The Applicant therefore respectfully requests that the Planning Board grant two (2) ninety (90)-day extensions thus extending the Subdivision Approval to Approval through to February 23, 2027, and Site Plan Approval through March 6, 2027. Accordingly, the Applicant respectfully requests that this matter be calendared for September 8, 2026 Planning Board Meeting for consideration. This request for extension is timely as the Approval Resolution is not set to expire until August 27, 2026 and September 6, 2026.

In the meantime, if the Planning Board or City Staff have any questions or comments regarding the foregoing, please do not hesitate to contact me. Thank you in advance for your consideration in this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: 152-158 Fishkill LLC

EXHIBIT A

Received
Office of the City Clerk
9/22/2023

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION PLAT APPROVAL AND SITE PLAN APPROVAL FOR 152 AND 158 FISHKILL AVENUE

Parcel No. 6054-29-041801 (152 Fishkill Avenue)
Parcel No. 6054-29-042814 (158 Fishkill Avenue)

WHEREAS, the City of Beacon Planning Board received applications for Site Plan and Subdivision Plat (lot merger) Approvals from 152-158 Fishkill LLC (the "Applicant") for the construction of a 2 ½ story mixed-use building consisting of approximately 8,071 gross square feet of commercial areas on the first floor and a total of 16 residential units (8 1-bedroom units and 8 2-bedroom units), including two (2) Below Market Rate units, with associated off-street parking on a combined parcel consisting of 43,885 square feet, (the "Project" or "Proposed Action"), located at 152 Fishkill Avenue (Parcel ID No. 6054-29-041801) and 158 Fishkill Avenue (Parcel ID No. 6054-29-042814) within the Transitional (T) Zoning District (the "Property"); and

WHEREAS, the Applicant is proposing to remove two (2) exiting buildings, as well as any accessory structures and impervious surfaces thereto, and merge both lots into a single parcel, with a combined area of 43,885 square feet or approximately 1.01 acres; and

WHEREAS, the Applicant reduced the originally proposed grade changes between Fishkill Avenue sidewalk and revised the proposed first floor and the elevations so that the proposed building height does not exceed what is permitted under the City of Beacon Code; and

WHEREAS, the Planning Board is the approval authority for the Subdivision (lot merger) pursuant to the City of Beacon Code § 195-2; and

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

WHEREAS, the application consists of application forms, correspondence, Full Environmental Assessment Form, as well as professional studies and reports submitted to the Planning Board; and

WHEREAS, the Project is shown on a (i) subdivision plat entitled "Subdivision Plat – Lot Line Consolidation Plan," dated August 16, 2023, prepared by Heritage Land Surveying, P.C., (ii) plan set entitled "Site Plan & Lot Merger for 152-158 Fishkill Avenue" dated February 27, 2023, last revised August 27, 2023, sheets 1 to 18, as prepared by Arden Consulting Engineers, PLLC, Monroe, NY, and (iii) architectural drawings entitled "Architectural Site

Plan" dated February 27, 2023, last revised August 25, 2023, as prepared by Nexus Creative Architecture Planning Design, D.P.C., Tarrytown, NY, as follows:

"Site Plan & Lot Merger for 152-158 Fishkill Avenue" dated February 27, 2023, last revised August 27, 2023, sheets 1 to 18, as prepared by Arden Consulting Engineers, PLLC, Monroe, NY:

Sheet	Title
1 of 18	*Title Sheet*
2 of 18	*Existing Conditions Map*
3 of 18	*Demolition Plan*
4 of 18	*Site Plan*
5 of 18	*Grading & Utility Plan*
6 of 18	*Vehicle Turning Diagrams*
7 of 18	*Lighting Plan*
8 of 18	*Lighting Details*
9 of 18	*Landscaping Plan*
10 of 18	*Landscaping Details*
11 of 18	*Erosion and Sediment Control Plan*
12 of 18	*Orthoimagery*
13 of 18	*Site Construction Details 1*
14 of 18	*Site Construction Details 2*
15 of 18	*Water Supply and Sewage Disposal Details*
16 of 18	*Stormwater Construction Details 01*
17 of 18	*Stormwater Construction Details 02*
18 of 18	*Construction Specifications*

"Architectural Site Plan" dated February 27, 2023, last revised August 25, 2023, as prepared by Nexus Creative Architecture Planning Design, D.P.C., Tarrytown, NY:

1 of 11	*SK0 – Conceptual Rendered Site Plan*
2 of 11	*SK1 – Conceptual First Floor Plan*
3 of 11	*SK2 – Conceptual Second Floor Plan*
4 of 11	*SK3 – Conceptual Half Story Floor Plan*
5 of 11	*SK4 – Conceptual Roof Terrance Plan*
6 of 11	*SK5 – Conceptual East and West Elevation*
7 of 11	*SK6 – Conceptual North and South Elevation*
8 of 11	*SK7 – Conceptual 3D Renderings*
9 of 11	*SK8 – Conceptual 3D Renderings and Materials*
10 of 11	*SK9 – Conceptual Streetscape Diagrams*
11 of 11	*SK10 – Average Natural Grade and Building Height*

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

WHEREAS, the Planning Board reviewed the application at its meetings on March 28, 2023, April 11, 2023, May 9, 2023, June 13, 2023, July 11, 2023, August 8, 2023, and September 12, 2023; and

WHEREAS, the Planning Board referred the Project to the City of Beacon Architectural Review Board Subcommittee, which discussed the proposed design with the Applicant's Project Architects and Landscape Designers at its April 28, 2023 and July 21, 2023 meetings, and the Subcommittee thereafter provided its Recommendations and Reports to the Applicant and members of the Planning Board in advance of the Planning Board meetings on May 9, 2023 and August 8, 2023; and

WHEREAS, on July 11, 2023, after circulating its Notice of Intent to Declare Lead Agency and receiving no objections, and after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared in connection with the Proposed Action the Planning Board, as Lead Agency, adopted a Negative Declaration pursuant to SEQRA finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, after referral from the Planning Board, on July 18, 2023 the City of Beacon Zoning Board of Appeals granted the Applicant's request for variances from Beacon City Code § 223-13.G(G) to allow for a maximum proposed retaining wall height ranging from seven-and-a-half feet (7.5') to fifteen and four-tenths feet (15.4') in height in the area of the parking lot located north of the newly proposed building and two (2) segments to the east of the proposed structure; and

WHEREAS, a total of sixty-three (63) off-street parking spaces are required under Beacon City Code § 223-26.F and the Applicant has proposed a total of fifty-three (53) off-street parking spaces and six (6) on-street parking spaces along the frontage of Fishkill Avenue; and

WHEREAS, Beacon City Code § 223-26.C(6) authorizes the Planning Board to approve the joint use, or shared use, of parking spaces by two or more uses on the same lot or on contiguous lots, the total capacity of which is less than the spaces required for each, provided the Board finds that the number of parking spaces provided will substantially meet the intent of the Zoning Code by reason of variation in the probable time and maximum use and provided that such approval shall be automatically terminated upon a change of use at the Property; and

WHEREAS, the Applicant submitted a Shared Parking Analysis, prepared by Colliers Engineering & Design, dated March 8, 2023, last revised April 23, 2023, which provides in relevant part that the parking needs of the residential units and commercial units are varied from each other in terms of the probable time and maximum use, and fifty-three (53) off-street parking spaces is sufficient for the proposed uses, to which the City's Traffic Consultant opined that the proposed number of off-street parking spaces is expected to accommodate the parking demand of the Proposed Action; and

WHEREAS, Section 223-26.E of the Zoning Code authorizes the Planning Board to waive the initial improvement of up to 50% of the required parking spaces provided that the property owners are able to provide for such improvements within six months being notified by Planning Board that such waived improvements are deemed necessary; and

WHEREAS, on August 8, 2023, the Planning Board opened and closed a duly noticed public hearing on the Site Plan and Subdivision (lot merger) application, at which time all those interested were given an opportunity to be heard; and

WHEREAS, the Planning Board is fully familiar with the Project and has reviewed the Project relative to all applicable provisions of the City Code; and

NOW THEREFORE BE IT RESOLVED, in accordance with the Beacon City Code § 223-26.C(6), the Planning Board hereby finds that the joint use of the off-street parking spaces by the proposed residential and commercial uses will substantially meet the intention of the of Beacon Zoning Code based upon the Shared Parking Analysis provided by reason of variation in the probable time of peak demand and therefore, the Applicant may provide for fifty-three (53) off-street parking spaces for joint use of the residential and commercial uses on the condition that the Planning Board's approval of such joint use shall automatically terminate upon a change of use at the Property.

BE IT FURTHER RESOLVED, pursuant to Section 223-26.E of the Zoning Code the Planning Board waives the initial improvement of four (4) of the fifty-three (53) off-street parking spaces.

BE IT FURTHER RESOLVED, the Planning Board hereby grants Preliminary Subdivision Plat (lot merger) Approval for the Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, the Planning Board finds that the Final Subdivision Plat will not be substantially changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

BE IT FURTHER RESOLVED, the Planning Board hereby grants Final Subdivision Plat (lot merger) and Site Plan Approval, as shown on the application materials referenced above, subject to the follow conditions and modifications set forth below and any other requirements which must be met by law:

A. The following conditions shall be fulfilled prior to the signing of the Final Subdivision Plat and Site Plan by the Chairman of the Planning Board:

1. All application review fees shall be paid in full.

2. The Applicant shall seek and obtain all required permits and/or approvals form the appropriate agencies for the Project, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Planner's letter to the Planning Board dated September 8, 2023, and all comments in any subsequent letter(s) issued shall be fulfilled to the satisfaction of the City Planner.

4. The comments contained in the City Engineer's letter to the Planning Board dated September 8, 2023, and all comments in any subsequent letter(s) issued shall be fulfilled to the satisfaction of the City Engineer.

5. The Applicant shall submit in a form acceptable to the City Attorney, a Stormwater Control Facility Maintenance Agreement and Easement for signature of the City Administrator which shall be recorded by the Applicant in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat.

6. The Applicant shall provide a revised Site Plan showing the first four (4) parking spaces at the entrance driveway at Fishkill Avenue as remaining unimproved until deemed necessary, to the satisfaction of the City Planner, City Engineer, and City Traffic Consultant. A landbanked parking agreement shall be submitted to the City Attorney for review and approval.

7. The Applicant shall review the Site Plan to determine whether the proposed ADA parking spaces can be more centrally located at the rear of the proposed building rather than on either end of the building. Any such relocation shall be to the satisfaction of the City Building Inspector and/or City Engineer.

When the above conditions have been satisfied, six (6) sets of the above references plans, revised as per the conditions above, shall be submitted for enforcement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer, and City Planner.

B. Prior to the issuance of the Building Permit, the following conditions shall be fulfilled:

1. Pursuant to City of Beacon Code Section 223-41.10.A, the Applicant shall submit plans which indicate the location of each of the BMR unit to be provided which shows a mix of unit types in the same proportion as all other units in the development to the satisfaction of the Building Inspector.

C. The following are general conditions which shall be fulfilled:

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ

Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law for each of the 12 new residential units (16 proposed units minus 4 existing residential units). The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy for each unit, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.

2. The Project shall comply in all respects with Article IVB, Affordable-Workforce Housing, of the City of Beacon Zoning Law Chapter 223. Such units designated as Affordable Workforce Housing shall remain affordable in accordance with Article IVB of Chapter 223 of the City of Beacon Zoning Law for a minimum of fifty (50) years from the date of issuance of the initial certificate of occupancy for rental units and/or date of the original sale for owner-occupied units. 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. In accordance with Section 223-26.E of the Zoning Code, the Applicant shall provide for the construction and use of the four (4) unimproved off-street parking spaces as shown on the approved site plan referenced herein within six (6) months of such spaces being deemed necessary.

4. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.

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

6. Prior to the issuance of a building permit, pursuant to the City Code § 195-15, the Applicant shall a file a performance bond with the City of Beacon to guarantee the satisfactory construction, installation, and completion of any required improvements within the City right-of-way in an amount acceptable to

the City Engineer based on review of a cost estimate to be prepared by the Applicant.

7. Prior to the issuance of a building permit, pursuant to the City Code § 195-16.E, the Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in the amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer, which amount shall be equivalent of 6% of the amount of the estimated construction cost.

8. Prior to the issuance of a building permit, pursuant to City Code 190-13, the Applicant shall establish an escrow for stormwater inspections by the City Engineer on behalf of the City of Beacon.

9. 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.

10. 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.

11. As used herein, the term "Applicant" shall include 152-158 Fishkill LLC, and their successors and assigns, and where applicable, their agents, contractors and employees.

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

13. The approvals granted by this Resolution do not supersede the authority of any other entity.

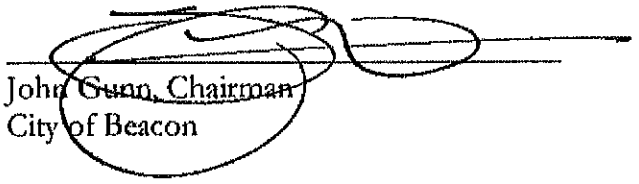
14. Pursuant to City of Beacon Code § 195-14.D, conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension

of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

15. 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.

16. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this Resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis and/or further project review, as the Board may deem appropriate.

Resolution Adopted: September 12, 2023
Beacon, New York



John Gunn, Chairman
City of Beacon

9/22, 2023
Date

Motion by Mr. Jensen, seconded by Mr. Warner:

Kevin Byrne	Voting AYE	Leonard Warner	Voting AYE
Donna Francis	Voting AYE	J. Randall Williams	Voting EXCUSED
David Jensen	Voting AYE	John Gunn, Chairman	Voting AYE
Karen Quiana	Voting EXCUSED		

Resolution: Approved

EXHIBIT B

CITY OF BEACON
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026

MINUTES OF THE PLANNING BOARD

The Planning Board met on **Tuesday, March 10, 2026,** at 7:00 p.m., in the Municipal Center Courtroom.

A video of this meeting is available in its entirety through the City of Beacon website:
https://beaconny.gov/index.php/government/boards-committees/planning-board/

The video can also be found on YouTube:
https://www.youtube.com/playlist?list=PLhEUshaB9yYr8xfNxmalstjUY6bniLsCE

Present: John Gunn, Karen Quiana, James Vermeulen, J. Randall Williams, Len Warner, Kevin Byrne, David Jensen, John Russo (Engineer), Natalie Quinn (Planner), Jennifer Gray (Attorney), Bryan Murphy (Building Inspector), Mercedes Perez (Secretary)

Absent: Ken Wersted (Traffic Consultant)

TRAINING WORKSHOP

Began at 7:02 p.m.
Presented by Natalie Quinn, Planner
Subject: Continued discussion on annual reporting requirement for the latest parking regulations.

The Planner and board members continued their discussion on the parking data and comments that will be presented to the City Council regarding Planning Board applications. She provided a revised draft memo and tracking sheet for the board's review and shared a presentation: The Climate Benefits of Parking Reform.

Ended at 7:31 p.m.

The Planning Board meeting was called to order at 7:31 p.m.

Motion to approve the February 10, 2026, minutes, with amendments:
Motion: Len Warner
Second: James Vermeulen
All in favor - none opposed

- Jennifer Gray, Attorney, made an announcement to the public regarding the uptick in scam emails going out to applicants. She noted that these emails are not coming from the City of Beacon.

CONTINUED PUBLIC HEARINGS

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

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, provided an update on the proposed project which includes obtaining a lighting designer, screening of HVAC, and possible tree removal. He also noted the applicant's parking agreement with the funeral home and that the applicant was granted a variance by the Zoning Board of Appeals.
- Aryeh Siegel, architect for the applicant, explained that Norway Maple trees will be distributed throughout the site, and discussed the difference between the new construction and this existing historic building.
- Jordan Podwal, of Hemlock Lighting, lighting consultant for the applicant, explained that he just joined the project and had questions for the board about requirements on light spill over and decorative lighting.
- The board requested that existing features on the historic building be highlighted and that a lighting concept be included in the applicant's next submission.
- Natalie Quinn, Planner, requested photos of the existing structures next to renderings of what's being proposed.
- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, confirmed that the applicant's next submission will be more cohesive, including all the elements necessary for review.
- John Russo, Engineer, requested more analysis from Colliers Engineering & Design on the parking options.
- The board noted that other applicants are proposing to use the same parking lots for their projects.
- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, noted that the applicant is providing more than the minimum parking required, onsite.
- The board requested that the city street lights be identified on the plans and that the applicant ensure that the number of trees identified as existing and to be removed is correct. They also recommended phasing strategy for the trees.
- Aryeh Siegel, architect for the applicant, noted that details regarding the HVAC screening are forthcoming.
- The Chair opened the floor to the public for comments: Theresa Kraft of 315 Liberty Street.
- The board agreed to close the public hearing.

Motion to close the public hearing:
Motion: Len Warner
Second: Karen Quiana
All in favor - none opposed

Motion to authorize the attorney to draft resolution:
Motion: Randall Williams
Second: Kevin Byrne
All in favor - none opposed

Continue public hearing and continue review of applications for Subdivision Approval and Site Plan Approval, Residential, 6-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, provided an update on the proposed project, and noted an amendment to the easement agreement with the owners of 8 Cliff Street, to include lighting. He also noted that the one-story addition has been changed to accommodate a trash/recycling room and that Royal Carting Service Company will pick up weekly for residential units and twice a week for commercial units.
- The board shared their concerns regarding Royal's access to the site when collecting trash/recycling as well as the potential issues with odors coming from the proposed trash/recycling room.
- Aryeh Siegel, architect for the applicant, discussed the updated plans and reminded the board of a previously shared video showing a truck pulling into the property. He also confirmed that the trash/recycling room will have ventilation and that Royal Carting Service Company will do a special contract with the applicant.
- John Russo, Engineer, noted that soil testing is needed and that the applicant must go to the City Council for a stormwater easement.
- Natalie Quinn, Planner, discussed the 10% landscape area requirement and asked for clarification on access to the garden area tucked behind the addition and in between 197-199 Main Street.
- The board discussed the landscaping proposed. They also shared their concerns regarding the number of trash/recycling bins proposed and requested to see a copy of the contract with Royal Carting Service Company.
- The Chair opened the floor to the public for comments: Theresa Kraft of 315 Liberty Street.
- The board agreed to close the public hearing.

Motion to close the public hearing:
Motion: Len Warner
Second: Karen Quiana
All in favor - none opposed

Motion to authorize the attorney to draft resolution:
Motion Karen Quiana
Second: David Jensen
All in favor - none opposed

PUBLIC HEARING

Public hearing and continue review of application for Amended Site Plan Approval, Commercial, 3 Beekman Street, submitted by Dia Center for the Arts, Inc.

Motion to open the public hearing:
Motion: Randall Williams
Second: Len Warner
All in favor - none opposed

- Michael Bodendorf, of Hudson Land Design, engineer for the applicant, provided an update on the proposed project and noted that the new lot will be utilized by Riverview Funeral Home, on off Dia days. He also explained that the landscape architect provided the views requested by the board, but they weren't included in the submission packet. The renderings were shared during the meeting.
- The board shared their concerns on impacts to the viewshed.
- Michael Bodendorf, of Hudson Land Design, engineer for the applicant, noted that the applicant will find locations for trees so they don't interfere with the proposed light poles, and confirmed that the proposed lights will have timers and sensors.
- The Chair opened the floor to the public for comments: Theresa Kraft of 315 Liberty Street; Clark Gebman, Beacon resident; Patrick Halvey on behalf of Halvey Funeral Home (2 Beekman Street) and Beacon resident.
- The board agreed to close the public hearing.

Motion to close the public hearing:
Motion: Karen Quiana
Second: James Vermeulen
All in favor - none opposed

Motion to authorize the attorney to draft resolution:
Motion: Randall Williams
Second: James Vermeulen
All in favor - none opposed

- Michael Bodendorf, of Hudson Land Design, engineer for the applicant, asked the board if the applicant could apply for a tree permit and provide a bond for restoration.
- Jennifer Gray, Attorney, explained that the SEQRA (State Environmental Quality Review Act) component needs to be discussed. She noted that the proposed project is an unlisted action and that the board has circulated for lead agency, but the board has not made a SEQRA determination. She also explained that if the board decides to grant a negative declaration, it can be done on the record verbally, and then memorialize the board's decision in writing afterwards.
- Bryan Murphy, Building Inspector, did not have any objections.
- Jennifer Gray, Attorney, went over the board's discussions on impacts, which included lighting levels, LWRP consistency (Local Waterfront Revitalization Program), removing trees, views, stormwater, and the reason for the location of the proposed shed.

Motion to approve SEQRA Negative Declaration:
Motion: John Gunn
Second: Randall Williams
All in favor - none opposed

BREAK AT 9:11 PM
MEETING RESUMED AT 9:16 PM

ONGOING APPLICATIONS

Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, summarized the proposed project and noted that there have been no changes since their last appearance before the board. He also shared renderings from a street vantage point, of both rooftop railing options, cable stop and glass.
- The majority of the board agreed that they preferred the glass option for the rooftop railing.

Motion to adopt the resolution:
Motion: Karen Quiana
Second: Randall Williams
5 in favor - 2 opposed

Roll Call Vote: Karen Quiana - Aye
James Vermeulen - Aye
Randall Williams - Aye
Len Warner - Aye
Kevin Byrne - No
David Jensen - No
John Gunn - Aye

NEW APPLICATIONS

Review of application for Subdivision Approval, 30-90 Mason Circle, Artist Live Work/Self Storage, submitted by Beacon Lofts Member, LLC.

- Jennifer Van Tuyl, of Cuddy & Feder, Attorney for the applicant, discussed the proposed internal subdivision and noted that it would not affect construction. She explained that the subdivision is being requested now to finance the lot separately and that the plat specifically notes that it's subject to site plan. She also requested that the board schedule a public hearing and authorize draft to address SEQRA (State Environmental Quality Review Act).

- Jennifer Gray, Attorney, noted that previous changes to SEQRA would not be relevant to this proposed internal subdivision. She also explained that there wouldn't be a need for a negative declaration and that the board could make a motion to reaffirm the previous negative declaration and open a public hearing next month.
- The board agreed to schedule a public hearing.

Motion to notice a public hearing for April:
Motion: Randall Williams
Second: Len Warner
All in favor - none opposed

Motion to authorize the attorney to draft resolution:
Motion: Randall Williams
Second: James Vermeulen
All in favor - none opposed

Review of applications for Subdivision Approval and Site Plan Approval, Mixed-Use Commercial and Residential, 321 Main Street, submitted by Arpa Gavigan Developments LLC.

- John O'Rourke, of JPO Engineering, engineer for the applicant, discussed the proposed project, which includes constructing a building on the newly created lot.
- Natalie Quinn, Planner, noted that the applicant will require a variance from the Zoning Board of Appeals, for the proposed cornice height.
- Conal Gavigan, owner and applicant, discussed impacts to the neighbor's property.
- Madeleine Sanchez, architect for the applicant, requested information on obtaining a variance.
- The board requested to view elevations. They also asked for clarification on the screening for the HVAC equipment and asked the applicant to address the proportions of the design.

Review of applications for Site Plan Approval, Commercial, 1154 North Avenue, submitted by Hudson Vox LLC.

- Aryeh Siegel, architect for the applicant, discussed the proposed project, which will consist mostly of an interior fit out and some exterior work. He noted that the applicant will also be creating a walkway to the entrance, that is ADA accessible, and adding a sculpture. He explained that everything from the face of the building to the sidewalk is in the DOT (Department of Transportation) right of way.
- Bryan Murphy, Building Inspector, confirmed that the proposed karaoke venue is an allowed use.
- The board requested a copy of the right of way agreement description for the area behind the building, a definition of "small scale live music performance", information on the lights for the proposed wolf sculpture, and information on the proposed LED information board.

- Jennifer Gray, Attorney, noted that the project is a Type II Action, so SEQRA (State Environmental Quality Review Act) review is not required.

MISCELLANEOUS BUSINESS

Consider request for two (2) 90-day extensions of Subdivision Approval, Mixed-Use Commercial and Residential, 45 Beekman Street, High Street, and High Street, submitted by Beekman Arts Center LLC and Bay Ridge Studios LLC.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant provided an update on the proposed project. He explained that the neighbor did not like the sewer line option presented and they are working with the neighbor on a preferred option.
- Jennifer Gray, Attorney, noted that the neighbor says there's a discrepancy between the survey for 7 Tompkins Terrace and the survey the applicant presented, that the plans are based on, and an easement has been discovered, relative to the sewer line. She also noted that these are items that have to get resolved before a site plan to get signed, but should not impact approval.

Motion to approve the request for two (2) 90-day extensions:
Motion: Randall Williams
Second: Len Warner
All in favor - none opposed

Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 2 ½ story mixed-use building, 152-158 Fishkill Avenue, submitted by 152-158 Fishkill LLC.

- Angela Ingham, applicant, explained that the need for the request is because they have one final item to complete before they can submit plans for signature.

Motion to approve the request for two (2) 90-day extensions:
Motion: Kevin Byrne
Second: James Vermeulen
All in favor - none opposed

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

- Natalie Quinn, Planner, recused herself for this application.
- Jay Blumenfeld, of Chai Developers, applicant, explained that they have responded to the engineer's comments.
- Jennifer Gray, Attorney, noted that she went back and reviewed SEQRA (State Environmental Quality Review Act) and the only thing that needs to be reviewed now are the school children and impacts on the school district, due to the increase in units. She discussed a memo from Keane & Beane regarding last month's discussion on the City Council's waiving of the zoning regulations on height. She also confirmed that the applicant still has to return to the Planning Board for site plan review.

ARCHITECTRUAL REVIEW

Certificate of Appropriateness – 65 Monell Place; New Single-Family House

- Joe Pomarico, works with David Feeney, structural engineer, discussed the proposed project, as well as the additional information requested from the board.
- Angela Hardisty, owner and applicant, discussed the neighboring houses, materials and colors. She provided aerials and presented material samples.
- The board shared their concerns with the proposed design.
- Angela Hardisty, owner and applicant, agreed to use wood for the vertical divider on the façade.

Motion to approve black stucco siding, EPDM roofing, black Jeld Wen windows, no trim, and black Clopay modern garage door, as well as a wood vertical divider on the façade:
Motion: Len Warner
Second: Randall Williams
6 in favor – 1 abstained
Abstained: John Gunn

Certificate of Appropriateness – 48 Beacon Street; Façade

- The applicant was unable to attend this evening and requested that their application be moved to the April 14th meeting.

Certificate of Appropriateness – Monell Place (Tax Grid #5955-04-583125) – New Single-Family House

- Doug Massey, owner and applicant, discussed the proposed design and provided samples.
- The board shared their concerns on the placement of the house and the design. They also requested that the applicant return with photos of the surrounding homes, for context.

Certificate of Appropriateness – 28 W Church Street – New Single-Family House

- Joe Valentine, owner and applicant, discussed the fire that destroyed the house.
- Joe Dimarco, of Whether Architecture, architect for the applicant, discussed the proposed design and materials. He noted that they will be eliminating the existing foundation.

Motion to approve grey slate James Hardie Plank siding, pewter grey GAF Timberline Shingles, double hung, black aluminum clad windows, and midnight black James Hardie Trim:
Motion: Karen Quiana
Second: Randall Williams
All in favor – none opposed

Certificate of Appropriateness – 36 Slocum Road – Façade

- Aryeh Siegel, architect for the applicant, discussed the proposed changes to the façade, due to an addition of an elevator to inside corner of the house.

Motion to approve Benjamin Moore White Dove (#OC-17) fiber cement board and batten siding, single ply EPDM roofing, and cellular PVC painted with Benjamin Moore White Dove (#OC-17), to match existing trim:
Motion: Randall Williams
Second: Karen Quiana
6 in favor – 1 abstained
Abstained – Kevin Byrne

Motion to adjourn the meeting:
Motion: James Vermeulen
Second: Karen Quiana
All in favor – none opposed

The meeting was adjourned at 11:06 p.m.

City of Beacon Planning Board Agenda
09/09/2026

Title:

Consider request for one (1) year extension of Site Plan Approval, 14 N Cedar Street, Residential, submitted by Cervone-Perrucci Realty LLC.

ATTACHMENTS

14 N Cedar PB 9.9.26 Request for Extension of Site Plan Approval.pdf

CUDDY +FEDER LLP

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Fishkill, New York 12524
T 845 896 2229
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cuddyfeder.com

Taylor M. Palmer
tpalmer@cuddyfeder.com

August 25, 2026

VIA FEDERAL EXPRESS
AND ELECTRONIC MAIL
Hon. John Gunn, Chairman
& Members of the Planning Board
City of Beacon
One Municipal Plaza
Beacon, New York 12508

Re: Cervone-Perrucci Realty LLC
Request for Extension of Site Plan Approval
Premises: 14 North Cedar Street, Beacon, New York 12508
Tax Parcel ID: 5954-28-943881

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Cervone-Perrucci Realty LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully request a one (1) year extension of the Site Plan Approval resolution issued by the Planning Board, dated September 9, 2025 and filed with the City Clerk's office on September 16, 2025 (the "Approval Resolution"), authorizing the construction of a four (4)-unit multifamily residential building and associated site improvements at the Premises (the "Project"). A copy of the Approval Resolution is enclosed herewith as **Exhibit A**.

Since the issuance of the Approval Resolution, the Applicant has been diligently pursuing the conditions of Site Plan Approval and preparing to file a Building Permit Application for the Project. The Applicant submitted plans addressing the conditions of the Approval Resolution for final consultant review and endorsement by the Planning Board Chairman in June, and is awaiting the City's response to this submission. The Applicant understands that endorsed plans are required before a Building Permit Application may be filed.

Given the Applicant's diligent efforts to satisfy the conditions of the Approval Resolution, the Applicant respectfully requests a one (1) year extension of the Site Plan Approval until September 9, 2027. This request is timely, as less than one year has elapsed since the Approval Resolution was adopted.[1]

[1] Pursuant to Condition D.7 of the Approval Resolution, "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."

We look forward to appearing at the Planning Board's regular meeting on September 9, 2026 to discuss this extension request. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Thank you in advance for your consideration in this matter.

Very truly yours,



Taylor M. Palmer

Enclosure

cc: Jennifer L. Gray, Esq., City of Beacon Planning Board Attorney
Cervone-Perrucci Realty LLC
Jessica Zalin, Esq.

Exhibit A

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

Received by office of the City Clerk 9/16/2025

SITE PLAN APPROVAL FOR
14 NORTH CEDAR STREET

Parcel ID No. 5954-28-943881

WHEREAS, the City of Beacon Planning Board, (the "Planning Board"), received an application for Site Plan Approval from property owner Cervone-Perrucci Realty LLC (the "Applicant"), for the construction of a 4-unit multifamily residential building, consisting of two-bedrooms per unit for a total of eight (8) bedrooms, and associated site improvements (the "Proposed Action" or "Project") on property located at 14 North Cedar Street in the Transitional (T) Zoning District and designated on the City tax map as **Parcel ID 5954-28-943881** (the "Property"); and

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

WHEREAS, the application consists of application materials, correspondence, and plans submitted to the Planning Board; and

WHEREAS, the Site Plan is shown on the plans submitted to the Planning Board titled "Site Plan – 14 North Cedar Street," prepared by Aryeh Siegel, Architect, dated April 1, 2025, last revised August 26, 2025, and Angelo M. Perrucci, III, P.E., dated April 1, 2025, last revised August 26, 2025:

Sheet 1 of 11	Site Plan
Sheet 2 of 11	Existing Conditions & Demolition Plan
Sheet 3 of 11	Floor Plans
Sheet 4 of 11	Building Elevations
Sheet 5 of 11	Lighting & Landscaping Plan
Sheet 6 of 11	Utility Plan
Sheet 7 of 11	Drainage & Grading Plan
Sheet 8 of 11	Soil Erosion Plan
Sheet 9 of 11	Detail Sheet
Sheet 10 of 11	Detail Sheet
Sheet 11 of 11	Detail Sheet; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA") and the Planning Board conducted an uncoordinated review of the relevant environmental impacts; and

WHEREAS, the Planning Board reviewed the application at its meetings on June 13, 2023, September 10, 2024, January 14, 2025, May 13, 2025, July 8, 2025, August 12, 2025 and September 9, 2025; and

WHEREAS, on August 12, 2025, the Planning Board opened a duly noticed public hearing on the Site Plan application, at which time all interested parties were given the opportunity to be heard and the public hearing was closed on August 12, 2025; and

WHEREAS, on August 12, 2025 the Planning Board adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared in connection with the Project, finding that the Project would not result in any significant adverse environmental impacts; and

WHEREAS, the Planning Board has reviewed the application for Site Plan Approval and considered the standards and requirements as set forth in the City of Beacon Zoning Code § 223-25.E; and

WHEREAS, the Planning Board is fully familiar with the Project and has reviewed the Project relative to all applicable provisions of the City Code.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 223-26 of the Zoning Code a minimum of 4 off-street parking spaces (1 space per dwelling unit) and a maximum of 12 off-street parking spaces (3 spaces per dwelling unit) are permitted, and the Planning Board hereby determines that, based on its review of the Traffic & Parking Assessment, prepared by Colliers Engineering & Design, dated June 23, 2025, revised July 25, 2025, 5 off-street parking spaces is the appropriate and applicable number of off-street parking spaces for this development due to the anticipated peak demand and the availability of public parking within 300 feet of the Property. Therefore, pursuant to Section 223-26.D(2) of the Zoning Code, 5 off-street parking spaces shall be the required number of off-street parking spaces for the proposed use of the Property.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan Approval for the construction of a 4-unit multifamily residential building and associated site improvements on property located at 14 North Cedar Street as shown on the application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

A. Prior to signing of the Site Plan Drawings by the Planning Board Chairman, the following conditions shall be fulfilled:

1. All application review fees shall be paid in full.

2. The comments contained in the City Planner's letter to the Planning Board dated September 4, 2025, and all comments in any subsequent letter(s) issued, shall be

fulfilled to the satisfaction of the City Planner. There shall be a variety of trees selected for the street frontage per the City Planner's comments.

3. The comments contained in the City Engineer's letter to the Planning Board dated August 27, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer. The height of the light in the proposed bollards shall be reduced from 8 feet to 3.5 feet.

4. 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.

5. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project shall meet all conditions contained in such approvals, as required therein.

When the conditions above have been satisfied, six (6) sets of the above referenced plans revised as per the conditions above shall be submitted for endorsement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.

B. Prior to the issuance of a Building Permit, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. 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.

2. The Applicant shall establish an escrow for stormwater inspections by the City Engineer on behalf of the City of Beacon.

C. Prior to the issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed

under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law for each of the 4 new residential units.

The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee for the 4 new residential units 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. All application review fees shall be paid in full.

D. The following are general conditions which shall be fulfilled:

1. The Building Elevations shown on Sheet 4 of 11 shall control, rather than the color renderings in the plan set.

2. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.

3. A copy of this Resolution shall be attached to the Certificate of Occupancy.

4. Due to the potential presence of the Indiana Bat, removal of any tree greater than 4 inches DBH shall occur only between October 1 and March 31.

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. Failure to adhere to the conditions set forth in this Resolution and/or the approved Site Plan drawings and materials shall, upon prior notice to the Applicant, constitute grounds for revocation of this Resolution by the Planning Board, as well as the suspension, revocation, or withholding of any Building Permits, Demolition Permits, Certificates of Occupancy, or other applicable permits issued by the City of Beacon until the Applicant complies with the approvals, conditions, or Site Plan drawings approved herein.

10. As used herein, the term "Applicant" shall include the Applicant and the Applicant's heirs, successors and assigns, and where applicable its contractors and employees.

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

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

13. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis, further project review and/or a public hearing, as it may deem appropriate.

Resolution Adopted: September 9, 2025
Beacon, New York

John Gunn, Chairman
City of Beacon Planning Board

SEPTEMBER 15, 2025
Dated

Motion by Mr. Warner, seconded by Mr. Vermeulen:

Kevin Byrne	Voting AYE	Leonard Warner	Voting AYE

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

Resolution: Approved 6-0

City of Beacon Planning Board Agenda
09/09/2026

Title:

Consider request for one (1) year extension of Site Plan and Subdivision Approval, 45 Beekman Street, High Street, and High Street, submitted by Beekman Arts Center LLC and Bay Ridge Studios LLC.

ATTACHMENTS

45 Beekman, High & High PB 9.9.26 Site Plan and 2nd Subdivision Extension Requests.pdf

CUDDY +FEDER LLP

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Taylor M. Palmer
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August 26, 2026

VIA HAND DELIVERY
AND EMAIL
Hon. John Gunn, Chairman
& Members of the Planning Board
City of Beacon
One Municipal Plaza
Beacon, New York 12508

Re: Beekman Arts Center LLC and Bay Ridge Studios LLC
Request for Extension of Site Plan and Subdivision Approval
Premises: 45 Beekman Street, High Street, & High Street Beacon, New York
Tax Parcel IDs: (5955-19-706012, 5954-26-689990 & 5954-26-781983)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Beekman Arts Center LLC and Bay Ridge Studios LLC (the "Applicants"), the owners of the above-referenced Premises, we respectfully submit this letter to request a one year extension of the September 9, 2025 Planning Board Preliminary & Final Subdivision and Site Plan Approval Resolution (the "Approval Resolution"),[1] which Approval Resolution authorized construction of two (2) mixed-use buildings at the above-captioned Premises.

Pursuant to Condition D.8 of the Approval Resolution, ". . . conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of [the Approval] Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman".[2] The Approval Resolution was adopted on September 9, 2025 and the subdivision approval was last extended at the March 10, 2026 Planning Board Meeting. See meeting minutes attached as **Exhibit B**. This request is timely, as 180 days have not elapsed since the date of the last extension request.

The Approval Resolution and NYS Town Law 276(7)(c) provide that the Planning Board may grant ninety (90) days extensions of the time in which a conditionally approved plat must be submitted for signature.

[1] A copy of September 9, 2025 Planning Board Approval Resolution (signed by the Chair on September 15, 2025 and received by the City Clerk on September 16, 2025) is attached to this letter as **Exhibit A**. The Approval Resolution also included Site Plan Approval. That Approval is valid until September 9, 2026.

[2] *See also* NYS Town Law § 276(7)(c).

Pursuant to Condition D.7 of the Approval Resolution, "... 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. This request is timely, as one year has not elapsed since the date of the adopted Approval Resolution.

Since the issuance of the Approval Resolution, the Applicants have been working diligently towards addressing the Resolution's conditions precedent to securing the Chair's endorsement on the subdivision plat and site plans. These efforts include, but are not limited to, revising the plans in response to the last comments provided by the City Engineer and processing and submitting formal applications to outside agencies, including an application to the Dutchess County Department of Health on January 30, 2026 and applications to the New York State Department of Transportation ("NYSDOT") for a Use and Occupancy approval on December 22, 2025 and a Highway Work Permit on January 12, 2026. These applications remain pending and under review by the respective agencies. The Applicants' application to purchase excess right-of-way along Beekman Street similarly remains pending before NYSDOT. The Applicants are in regular communication with NYSDOT regarding this request and have been advised that the agency's appraisal is underway, after which we understand that the agency should be in a position to prepare and coordinate conveyance documents.

There are no changes proposed to the parameters of the project, nor have there been any material changes to the facts and circumstances that existed when the Approval Resolution was adopted. Given these circumstances and the Applicants' diligent efforts to date, the Applicants respectfully request four (4) 90-day extensions of the Subdivision Approval and a one year extension of the Site Plan Approval of the Resolution for Preliminary and Final Subdivision Approval and Site Plan Approval, so both approvals run concurrently through September 9, 2027.

We respectfully request that you please place this matter on the next available Planning Board Agenda for consideration of the Applicants' request. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Thank you in advance for your consideration in this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Jennifer L. Gray, Esq., Planning Board Attorney

Exhibit A

Received by office
of the City Clerk
9/16/2025

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION APPROVAL,
SITE PLAN and CERTIFICATE OF APPROPRIATENESS APPROVAL
FOR 45 BEEKMAN STREET & HIGH STREET

Parcel Nos. 5955-19-706012, 5954-26-689990 & 5954-26-781983

WHEREAS, the City of Beacon Planning Board received applications for Site Plan, Subdivision Plat (lot merger) and Certificate of Appropriateness Approvals from Beekman Arts Center LLC and Bay Ridge Studios LLC (collectively, the "Applicant") for the construction of two (2) mixed-use buildings with commercial space (13,671 square feet of retail/office) and tenant amenity space on the first floor and a total of 64 dwelling units on the second through fourth floors of the proposed buildings with a mix of 33 1-bedroom units and 31 2-bedroom units, including the merger of three existing parcels having a total lot area of approximately 2.05 acres[1] (the "Project" or "Proposed Action"), located at 45 Beekman Street (Parcel ID Nos. 6055-80-443076, 6055-80-450087 and 6055-80-4550986) and High Street in the Linkage (L) Zoning District and partially within the Historic District and Landmark Overlay (HDLO) and R1-7.5 Zoning Districts (the "Property"); and

WHEREAS, the mixed-use buildings were originally proposed to be setback approximately 60 feet from Beekman Street due to the unique configuration of the portion of the Property currently owned by the Applicant, but such configuration lacked consistency with design standards of the Linkage District; therefore, in February 2024 the Applicant presented an alternative site plan layout wherein the alternative site plan utilized areas of excess right-of-way (which the Applicant is seeking to acquire from NYS Department of Transportation) to relocate the proposed buildings closer to Beekman Street and further from the residential properties on Tompkins Avenue and High Street; and

WHEREAS, the Planning Board is the approval authority for the Subdivision (lot merger) of the Property pursuant to City of Beacon Code § 195-2; and

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

[1] For purposes of this Application, the "Property" as defined herein also includes an area of excess right-of-way along Beekman Street owned by the NYS Department of Transportation consisting of 0.27 acres (11,661 square feet) and the Applicant is currently pursuing the acquisition of such NYSDOT right-of-way.

WHEREAS, the Planning Board is the approval authority for the Certificate of Appropriateness for the portion of the High Street building located within the HDLO District pursuant to Chapter 134 of the City of Beacon Code; and

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

WHEREAS, the Project is a Type I Action pursuant to the State Environmental Quality Review Act (SEQRA) because the Proposed Action is within or substantially contiguous to an area that was recently determined to be eligible for listing on the State Register of Historic Places (High Street-Tompkins Avenue Historic District) and exceeds 25% of a Type I threshold (6 NYCRR 617.4(b)(9)); and

WHEREAS, the application consists of application forms, correspondence, site plan sheets, architectural renderings, and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Project is shown on the following plans:

1. Lot Consolidation Plan for Beekman Arts Center, LLC, Bay Ridge Studios, LLC and NYSDOT, prepared by Colliers Engineering & Design, dated April 28, 2025, last revised July 25, 2025

2. Site Plan for Beekman Arts Center, LLC & Bay Ridge Studios, LLC, prepared by Colliers Engineering & Design, dated January 30, 2024, last revised August 26, 2025

Sheet 1	Cover Sheet
Sheet 2	Existing Conditions & Site Demolition Plan
Sheet 3	Tree Removal Plan
Sheet 4	Dimension Plan
Sheets 5-7	Grading Plans
Sheets 8-9	Utility Plans
Sheet 10	Soil Erosion & Sediment Control Plan
Sheet 11	Soil Erosion & Sediment Control Details
Sheet 12	Landscape Plan
Sheet 13	Lighting Plan
Sheets 14-19	Construction Details

3. Architectural Plan Set – Site Plan Application, prepared by Aryeh Siegal, Architect, dated November 28, 2023, last revised August 26, 2025:

Sheet A-101	Building Plans – Beekman Street
Sheet A-102	Building Plans – Beekman Street
Sheet A-103	Building Plans – High Street
Sheet A-104	Site Section Diagram – Initial Planting Height

Sheet A-105	Site Section Diagram – Future Planting Height
Sheet A-106	Site Section Diagram
Sheet A-107	Elevations 1
Sheet A-108	Elevations 2; and

WHEREAS, as part of the Project, the Applicant has offered for dedication to the City of Beacon a strip of land along High Street for municipal highway purposes consisting of a total of 1,246 square feet and a strip of land along Tompkins Avenue for municipal highway purposes consisting of 284 square feet, as identified on the Subdivision Plat; and

WHEREAS, the Planning Board reviewed the application at its meetings on December 12, 2023, February 14, 2024, May 14, 2024, June 11, 2024, July 9, 2024 (informal review)[2], August 13, 2024, September 10, 2024, October 8, 2024, November 13, 2024, December 10, 2024, January 14, 2025, February 11, 2025, March 11, 2025, April 8, 2025, May 13, 2025, June 10, 2025, July 8, 2025, August 12, 2025 and September 9, 2025; and

WHEREAS, on January 3, 2024 the Application was referred to the Dutchess County Department of Planning and Development pursuant to the NYS General Municipal Law and a response was received dated January 23, 2024 which (1) "strongly suggested" that any excess right-of-way should be transferred to the Applicant to "allow the building to be moved closer to the street and further from the Tompkins/High Street residences, and (2) recommended improvement of the interface of the project with the Beekman Street/Route 9D intersection and provide a direct pedestrian connection and architectural adjustments; and

WHEREAS, on August 1, 2025 the Application was re-referred to the Dutchess County Department of Planning and Development and a response was received dated August 12, 2025 which stated "we are gratified that the applicant and the City have worked to address the right-of-way and that the building now has a more dynamic interface with the street," and further provided a comment on the proposal to highlight the architectural cornice elements through lighting, ultimately recommending that the Planning Board should rely on its own study of the application with due consideration of the County's comments; and

WHEREAS, in February 2024 the Planning Board circulated to all known Involved and Interested Agencies its Notice of Intent to Declare itself Lead Agency for environmental review of the Proposed Action pursuant to SEQRA and no objections were received therefore, the Planning Board is Lead Agency; and

WHEREAS, on September 10, 2024 the Application was referred to the Architectural Review Subcommittee for review of the proposed architecture and the ARB Subcommittee

[2] Less than a quorum of Planning Board members were present for consideration of this application on the Planning Board's July 9, 2024 agenda. Since the Board had less than a quorum of its members present at the meeting in City Hall that evening to consider this application, the Board gave the Applicant the option to proceed with informal feedback from the three Planning Board members present. The Applicant opted to proceed in this fashion.

met on October 7, 2024, November 8, 2024, and December 6, 2024 and reported its recommendations to the Planning Board; and

WHEREAS, the Applicant submitted a "Traffic Impact Study", prepared by Colliers Engineering & Design P.C., dated November 28, 2023, last revised June 24, 2024, and a supplemental "Parking Memorandum," prepared by Colliers Engineering & Design P.C., dated September 23, 2024, which have been reviewed by the City's Traffic consultants and Planning Board; and

WHEREAS, the Parking Memorandum provided a shared parking analysis which concluded that 88 parking spaces are sufficient based on the peak weekend demand, however, in response to comments from the City Traffic Consultant, dated November 12, 2024, the number of proposed parking spaces was increased to 91 parking spaces; and

WHEREAS, the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") in its letter dated April 29, 2025 opined that the Project will not have an adverse impact on historic or cultural resources and recommended submittal of a Construction Protection Plan to OPRHP for review for historic resources within 90 feet of the proposed construction activities; and

WHEREAS, an existing private sewer main is located on the Property and dye testing and other testing performed by Applicant has revealed that 7 Tompkins Avenue is connected to this sewer main, and the Applicant proposes to update its private sewer system as part of the Project that will disconnect 7 Tompkins Avenue from the existing sewer system on the Property and re-connect such property to the City of Beacon sanitary sewer system; and

WHEREAS, on February 11, 2025, the Planning Board opened duly noticed public hearings on the Site Plan Application and for the purpose of hearing comments related to the SEQRA review of the Project, at which time all those interested were given an opportunity to be heard, and such public hearings were continued to the Planning Board's March 11, 2025, April 8, 2025 and May 13, 2025 meetings; and

WHEREAS, on May 13, 2025 the Planning Board closed the public hearing on SEQRA and adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared in connection with the Project, finding that the Project would not result in any significant adverse environmental impacts; and

WHEREAS, on May 13, 2025, by resolution, the Planning Board determined that the Project is entirely consistent with the LWRP policies which apply to the Project; and

WHEREAS, on May 13, 2025 the Planning Board referred the Application to the City of Beacon Zoning Board of Appeals for consideration of an area variance from Zoning Code §223-41.21.F(1) which requires a minimum setback of 40 feet for off-street parking and a setback of 8 feet is proposed along the High Street property line; and

WHEREAS, on June 17, 2025 the City of Beacon Zoning Board of Appeals granted the requested variance; and

WHEREAS, on May 13, 2025 the Planning Board opened a public hearing on the Subdivision (lot merger) application which was continued along with the public hearing on the Site Plan Application to the Planning Board's June 10, 2025 and July 8, 2025 meetings at which time all those interested were given an opportunity to be heard and the Planning Board closed the Site Plan and Subdivision public hearings on July 8, 2025; and

WHEREAS, the Planning Board has reviewed the application for Site Plan Approval and considered the standards as set forth in the City of Beacon Code § 223-25.E: and

WHEREAS, the Planning Board has reviewed the application for a certificate of appropriateness against the standards set forth in the City of Beacon Zoning Code §134-6 and applied the design standards in City of Beacon Zoning Code §134-7; and

WHEREAS, the Planning Board has reviewed the application for Subdivision (lot merger) Approval against the standards set forth in Chapter 195 of the City of Beacon Code; and

WHEREAS, the Planning Board is fully familiar with the Project and has reviewed the Project relative to all applicable provisions of the City Code.

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby grants Preliminary Subdivision Plat Approval for the Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, the Planning Board finds that the Final Subdivision Plat will not be substantially changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

BE IT FURTHER RESOLVED, that pursuant to Section 223-26 of the Zoning Code a maximum of 106 off-street parking spaces are permitted (1 space per dwelling unit x 64 dwelling units = 64 spaces; plus, 3 spaces per 1,000 GFA x 13,671 square feet of retail/office space = 42 spaces), and the Planning Board hereby determines that, based on its review of the professional Parking Memorandum submitted to the Planning Board by the Applicant and the City Traffic Consultant's review thereof dated November 12, 2024, 91 off-street parking spaces is the appropriate and applicable number of off-street parking spaces for this development based on a shared parking analysis. Therefore, pursuant to Section 223-26.D(2) of the Zoning Code, 91 off-street parking spaces shall be the required number of off-street parking spaces for the proposed use of the Property.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Zoning Code §§ 134-6 and 134-7 that the proposed "High Street Building," which is partially located in the HDLO, is consistent with the historic character of the surrounding area and compatible with the design standards for the Historic District Landmark

Overlay Zone in that the design does not introduce elements that detract from or impede upon the integrity of the historic features of nearby properties, the design incorporates gabled roofs, dormers and corner towers in response to the design of the nearby homes in the HDLO, the Property is located at a lower elevation than the residences in the HDLO, and existing and proposed landscaping will limit some views of the Project from High Street. Further, the Division of Historic Preservation of the State Office of Parks, Recreation and Historic Preservation issued a letter dated April 29, 2025, stating its opinion that the Project has no adverse impact on historic and archeological resources, provided the Applicant submits a Construction Protection Plan. Accordingly, the Planning Board hereby grants a Certificate of Appropriateness for that portion of the Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, the Planning Board hereby grants Final Subdivision Plat and Site Plan Approval, as shown on the application materials referenced above, subject to the follow conditions and modifications set forth below and any other requirements which must be met by law:

A. The following conditions shall be fulfilled prior to the signing of the Final Subdivision Plat and Site Plan by the Chairman of the Planning Board:

1. All application review fees shall be paid in full.

2. The Applicant shall seek and obtain all required permits and/or approvals form the appropriate agencies for the Project, and shall meet all conditions contained in such approvals, as required therein, including a Use & Occupancy Permit, or similar form of authorization, from NYSDOT regarding the proposed sidewalk connection to NYS Route 9D, proposed sculpture area, grading, drainage and other improvements within the NYSDOT right-of-way.

3. The comments contained in the City Engineer's letter to the Planning Board dated August 26, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated September 7, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. All easements, offers of dedication and other similar interests shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Documents corresponding with such notations on the Final Subdivision Plat in addition to other agreements as listed below shall be prepared and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, with a copy of the recorded documents submitted to the City Clerk for filing.

i. Offer of Dedication, with applicable Deed, for the benefit of the City of Beacon for the areas shown on the Subdivision Plat consisting of a total of 1,246 square feet along High Street and 284 square feet along Tompkins Avenue. In the event the City Council does not accept the offered real property, the Owner shall remain solely responsible for the maintenance of such real property.

6. The Applicant shall submit a Stormwater Maintenance and Easement Agreement for review and acceptance by the City Engineer and City Attorney. The Applicant shall record the approved document in the Dutchess County Clerk's Office simultaneously with the filing of the Subdivision Plat with proof of recording submitted to the City Building Department.

7. The Applicant shall submit to the City the recorded Deed from NYS to the Applicant for the 0.27 acre excess right-of-way along Beekman Street referenced herein and shown on the Subdivision Plat as lands now or formerly owned by the New York State Department of Transportation.

8. Pursuant to the City Code § 195-15, the Applicant shall file a performance guaranty with the City of Beacon to guarantee the satisfactory construction, installation, and completion of all required public improvements, including those within the City right-of-way, in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant.

When the above conditions have been satisfied, six (6) sets of the above references plans, as may be revised as per the conditions above, shall be submitted for enforcement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer, and City Planner.

B. Prior to the issuance of the Building Permit, the following conditions shall be fulfilled:

1. In addition to any other documents, forms and plans required by the City Engineer and/or Building Inspector, the Applicant shall submit the following with respect to any relocation of the sanitary sewer connection to the City's sanitary sewer system for property located at 7 Tompkins Avenue:

   i. Proposed utility plan to the satisfaction of the City Engineer.
   ii. Performance guaranty, in an amount approved by the City Engineer, to guarantee the satisfactory construction, installation and completion of the relocation of the sanitary sewer connection.
   iii. If work is proposed on property located at 7 Tompkins Avenue by the Applicant, a temporary construction license agreement, easement agreement or other similar document, in a form acceptable to the City

Attorney, signed by the owners of 7 Tompkins Avenue, demonstrating the right of the Applicant to enter 7 Tompkins Avenue for the purposes of performing the work to relocate the sanitary sewer connection.

2. Prior to the issuance of a building permit, pursuant to the City Code § 195-16.E, the Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in the amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer, which amount shall be equivalent of 6% of the amount of the estimated construction cost.

3. The Applicant shall establish an escrow for stormwater inspections by the City Engineer on behalf of the City of Beacon.

4. The Applicant shall submit proof in a form acceptable to the City Attorney that the parcels merged pursuant to the Subdivision Plat have been brought into common ownership, including the parcel to be conveyed from New York State Department of Transportation.

5. The Applicant shall submit to the City and OPRHP a Construction Protection Plan for historic resources within 90 feet of the proposed construction activities which shall include a pre-work photo survey, vibration monitoring surveys, construction barriers, and a post-work photo survey of historic resources, along with any additional information required by the City or OPRHP. No Building Permit shall be issued until OPRHP has approved the Construction Protection Plan.

6. Pursuant to Section 223-41.9 of the Zoning Code, the Applicant shall provide 10% of the residential units as below-market-rate ("BMR") units pursuant to the requirements set forth at Article IVB of the Zoning Code. Pursuant to Section 223-41.10.A, the Applicant shall submit floor plans to the Building Department which shall provide (i) the location of each BMR unit to be provided, and (ii) a mix of unit types in the same proportion as all other units in the Project unless otherwise approved by the Planning Board. The deed, certificate of occupancy and/or rental agreement, as appropriate, for each BMR dwelling unit shall contain language, satisfactory to the City Attorney in form and substance, which states that the subject dwelling is a below-market-rate unit as defined in § 223-63 of the Zoning Code, and is subject to all restrictions and limitations as set forth therein.

C. Prior to the issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. Subject to NYSDOT approval as part of the NYSDOT Highway Work Permit to be obtained by the Applicant, completion of traffic signal timing modifications for the intersection of North Avenue (NYS Route 9D) at Main Street/Municipal Plaza to maintain coordination of the traffic signal with the traffic signal at North Avenue (NYS Route 9D) at Beekman Street/Church Street.

2. Subject to NYSDOT approval as part of the NYSDOT Highway Work Permit to be obtained by the Applicant, completion of traffic signal phasing and timing modifications for the intersection of North Avenue (NYS Route 9D) at Beekman Street/Church Street to improve overall operation of the intersection, specifically the southbound North Avenue and eastbound Beekman Street approaches.

3. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law for each of the 64 new residential units.

   The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy for each dwelling unit, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.

D. The following are general conditions which shall be fulfilled:

1. Within 6-12 months following completion and full occupancy of the Project, the Applicant shall monitor the NYS Route 9D/Tompkins Avenue intersection to confirm expected levels of service. Prior to monitoring, the Applicant shall submit a Monitoring Protocol for review and approval of the City Traffic Consultants. If a traffic signal is warranted, the Applicant shall contribute its fair share toward the installation of a traffic signal based on the level of traffic volume the Project contributes to the intersection or other reasonable basis consistent with best practices in the industry.

2. Due to the potential presence of the Indiana Bat, removal of any tree greater than 4 inches DBH shall occur only between October 1 and March 31.

3. Vegetation shown on the Landscape Plan shall be maintained in a vigorous growing condition and shall be replaced in kind if it fails to survive or is otherwise removed for any reason.

4. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.

5. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees shall be

paid by the Applicants within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefore has not been granted by the City, this Resolution shall be rendered null and void.

6. Rock removal, if encountered, shall be done by mechanical means on weekdays (excluding State holiday) between the hours of 8 a.m. and 4 p.m. No rock processing is permitted on-site. No blasting shall be permitted without the prior written approval from the City of Beacon Building Department after preparation of a blasting plan. Any blasting required shall be performed in accordance with all applicable local, state, and federal laws, regulations, and standards.

7. Pursuant to the City of Beacon Code § 223-25.J, the Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building Department within one year of the adoption date of this Resolution, provided however, that the Planning Board may extend such time period from time to time for good cause shown upon written request from the Applicant.

8. Pursuant to City of Beacon Code § 195-14.D, conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

9. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this Resolution and proof of recording of the easement documents described above.

10. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this Resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis and/or further project review, as the Board may deem appropriate.

11. This approval is conditioned on compliance with all of the mitigation measures specified in the Applicant's FEAF and related application documents, including the

SEQRA Negative Declaration. The Applicant shall be responsible for funding and/or implementation of all such identified mitigation measures.

12. Failure to adhere to the conditions set forth in this Resolution and/or the approved Subdivision Plat and Site Plan drawings and materials shall, upon prior notice to the Applicant, constitute grounds for revocation of this Resolution by the Planning Board, as well as the suspension, revocation, or withholding of any Building Permits, Demolition Permits, Certificates of Occupancy, or other applicable permits issued by the City of Beacon until the Applicant complies with the approvals, conditions, or Subdivision Plat and Site Plan drawings approved herein.

13. As used herein, the term "Applicant" shall include Beekman Arts Center LLC and Bay Ridge Studios LLC, and its successors and assigns, and where applicable, its agents, contractors and employees.

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

15. The approvals granted by this Resolution do not supersede the authority of any other entity.

Resolution Adopted: September 9, 2025
Beacon, New York

John Gunn, Chairman
City of Beacon Planning Board

SEPTEMBER 15, 2025
Dated

Motion by Ms. Quiana, seconded by Mr. Warner:

Kevin Byrne	Voting AYE	Leonard Warner	Voting AYE
David Jensen	Voting AYE	J. Randall Williams	Voting EXCUSED
Karen Quiana	Voting AYE	John Gunn, Chairman	Voting AYE
James Vermeulen	Voting AYE		

Resolution: Approved 6-0

Exhibit B

CITY OF BEACON
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026

MINUTES OF THE PLANNING BOARD

The Planning Board met on **Tuesday, March 10, 2026,** at 7:00 p.m., in the Municipal Center Courtroom.

A video of this meeting is available in its entirety through the City of Beacon website:
https://beaconny.gov/index.php/government/boards-committees/planning-board/

The video can also be found on YouTube:
https://www.youtube.com/playlist?list=PLhEUshaB9yYr8xfNxmalstjUY6bniLsCE

Present: John Gunn, Karen Quiana, James Vermeulen, J. Randall Williams, Len Warner, Kevin Byrne, David Jensen, John Russo (Engineer), Natalie Quinn (Planner), Jennifer Gray (Attorney), Bryan Murphy (Building Inspector), Mercedes Perez (Secretary)

Absent: Ken Wersted (Traffic Consultant)

TRAINING WORKSHOP
Began at 7:02 p.m.
Presented by Natalie Quinn, Planner
Subject: Continued discussion on annual reporting requirement for the latest parking regulations.

The Planner and board members continued their discussion on the parking data and comments that will be presented to the City Council regarding Planning Board applications. She provided a revised draft memo and tracking sheet for the board's review and shared a presentation: The Climate Benefits of Parking Reform.

Ended at 7:31 p.m.

The Planning Board meeting was called to order at 7:31 p.m.

Motion to approve the February 10, 2026, minutes, with amendments:
Motion: Len Warner
Second: James Vermeulen
All in favor - none opposed

- Jennifer Gray, Attorney, made an announcement to the public regarding the uptick in scam emails going out to applicants. She noted that these emails are not coming from the City of Beacon.

CONTINUED PUBLIC HEARINGS

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

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, provided an update on the proposed project which includes obtaining a lighting designer, screening of HVAC, and possible tree removal. He also noted the applicant's parking agreement with the funeral home and that the applicant was granted a variance by the Zoning Board of Appeals.
- Aryeh Siegel, architect for the applicant, explained that Norway Maple trees will be distributed throughout the site, and discussed the difference between the new construction and this existing historic building.
- Jordan Podwal, of Hemlock Lighting, lighting consultant for the applicant, explained that he just joined the project and had questions for the board about requirements on light spill over and decorative lighting.
- The board requested that existing features on the historic building be highlighted and that a lighting concept be included in the applicant's next submission.
- Natalie Quinn, Planner, requested photos of the existing structures next to renderings of what's being proposed.
- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, confirmed that the applicant's next submission will be more cohesive, including all the elements necessary for review.
- John Russo, Engineer, requested more analysis from Colliers Engineering & Design on the parking options.
- The board noted that other applicants are proposing to use the same parking lots for their projects.
- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, noted that the applicant is providing more than the minimum parking required, onsite.
- The board requested that the city street lights be identified on the plans and that the applicant ensure that the number of trees identified as existing and to be removed is correct. They also recommended phasing strategy for the trees.
- Aryeh Siegel, architect for the applicant, noted that details regarding the HVAC screening are forthcoming.
- The Chair opened the floor to the public for comments: Theresa Kraft of 315 Liberty Street.
- The board agreed to close the public hearing.

Motion to close the public hearing:
Motion: Len Warner
Second: Karen Quiana
All in favor - none opposed

Motion to authorize the attorney to draft resolution:
Motion: Randall Williams
Second: Kevin Byrne
All in favor - none opposed

Continue public hearing and continue review of applications for Subdivision Approval and Site Plan Approval, Residential, 6-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, provided an update on the proposed project, and noted an amendment to the easement agreement with the owners of 8 Cliff Street, to include lighting. He also noted that the one-story addition has been changed to accommodate a trash/recycling room and that Royal Carting Service Company will pick up weekly for residential units and twice a week for commercial units.
- The board shared their concerns regarding Royal's access to the site when collecting trash/recycling as well as the potential issues with odors coming from the proposed trash/recycling room.
- Aryeh Siegel, architect for the applicant, discussed the updated plans and reminded the board of a previously shared video showing a truck pulling into the property. He also confirmed that the trash/recycling room will have ventilation and that Royal Carting Service Company will do a special contract with the applicant.
- John Russo, Engineer, noted that soil testing is needed and that the applicant must go to the City Council for a stormwater easement.
- Natalie Quinn, Planner, discussed the 10% landscape area requirement and asked for clarification on access to the garden area tucked behind the addition and in between 197-199 Main Street.
- The board discussed the landscaping proposed. They also shared their concerns regarding the number of trash/recycling bins proposed and requested to see a copy of the contract with Royal Carting Service Company.
- The Chair opened the floor to the public for comments: Theresa Kraft of 315 Liberty Street.
- The board agreed to close the public hearing.

Motion to close the public hearing:
Motion: Len Warner
Second: Karen Quiana
All in favor - none opposed

Motion to authorize the attorney to draft resolution:
Motion Karen Quiana
Second: David Jensen
All in favor - none opposed

PUBLIC HEARING

Public hearing and continue review of application for Amended Site Plan Approval, Commercial, 3 Beekman Street, submitted by Dia Center for the Arts, Inc.

Motion to open the public hearing:
Motion: Randall Williams
Second: Len Warner
All in favor - none opposed

- Michael Bodendorf, of Hudson Land Design, engineer for the applicant, provided an update on the proposed project and noted that the new lot will be utilized by Riverview Funeral Home, on off Dia days. He also explained that the landscape architect provided the views requested by the board, but they weren't included in the submission packet. The renderings were shared during the meeting.
- The board shared their concerns on impacts to the viewshed.
- Michael Bodendorf, of Hudson Land Design, engineer for the applicant, noted that the applicant will find locations for trees so they don't interfere with the proposed light poles, and confirmed that the proposed lights will have timers and sensors.
- The Chair opened the floor to the public for comments: Theresa Kraft of 315 Liberty Street; Clark Gebman, Beacon resident; Patrick Halvey on behalf of Halvey Funeral Home (2 Beekman Street) and Beacon resident.
- The board agreed to close the public hearing.

Motion to close the public hearing:
Motion: Karen Quiana
Second: James Vermeulen
All in favor - none opposed

Motion to authorize the attorney to draft resolution:
Motion: Randall Williams
Second: James Vermeulen
All in favor - none opposed

- Michael Bodendorf, of Hudson Land Design, engineer for the applicant, asked the board if the applicant could apply for a tree permit and provide a bond for restoration.
- Jennifer Gray, Attorney, explained that the SEQRA (State Environmental Quality Review Act) component needs to be discussed. She noted that the proposed project is an unlisted action and that the board has circulated for lead agency, but the board has not made a SEQRA determination. She also explained that if the board decides to grant a negative declaration, it can be done on the record verbally, and then memorialize the board's decision in writing afterwards.
- Bryan Murphy, Building Inspector, did not have any objections.
- Jennifer Gray, Attorney, went over the board's discussions on impacts, which included lighting levels, LWRP consistency (Local Waterfront Revitalization Program), removing trees, views, stormwater, and the reason for the location of the proposed shed.

Motion to approve SEQRA Negative Declaration:
Motion: John Gunn
Second: Randall Williams
All in favor - none opposed

BREAK AT 9:11 PM
MEETING RESUMED AT 9:16 PM

ONGOING APPLICATIONS

Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, summarized the proposed project and noted that there have been no changes since their last appearance before the board. He also shared renderings from a street vantage point, of both rooftop railing options, cable stop and glass.
- The majority of the board agreed that they preferred the glass option for the rooftop railing.

Motion to adopt the resolution:
Motion: Karen Quiana
Second: Randall Williams
5 in favor - 2 opposed

Roll Call Vote: Karen Quiana - Aye
James Vermeulen - Aye
Randall Williams - Aye
Len Warner - Aye
Kevin Byrne - No
David Jensen - No
John Gunn - Aye

NEW APPLICATIONS

Review of application for Subdivision Approval, 30-90 Mason Circle, Artist Live Work/Self Storage, submitted by Beacon Lofts Member, LLC.

- Jennifer Van Tuyl, of Cuddy & Feder, Attorney for the applicant, discussed the proposed internal subdivision and noted that it would not affect construction. She explained that the subdivision is being requested now to finance the lot separately and that the plat specifically notes that it's subject to site plan. She also requested that the board schedule a public hearing and authorize draft to address SEQRA (State Environmental Quality Review Act).

- Jennifer Gray, Attorney, noted that previous changes to SEQRA would not be relevant to this proposed internal subdivision. She also explained that there wouldn't be a need for a negative declaration and that the board could make a motion to reaffirm the previous negative declaration and open a public hearing next month.
- The board agreed to schedule a public hearing.

Motion to notice a public hearing for April:
Motion: Randall Williams
Second: Len Warner
All in favor - none opposed

Motion to authorize the attorney to draft resolution:
Motion: Randall Williams
Second: James Vermeulen
All in favor - none opposed

Review of applications for Subdivision Approval and Site Plan Approval, Mixed-Use Commercial and Residential, 321 Main Street, submitted by Arpa Gavigan Developments LLC.

- John O'Rourke, of JPO Engineering, engineer for the applicant, discussed the proposed project, which includes constructing a building on the newly created lot.
- Natalie Quinn, Planner, noted that the applicant will require a variance from the Zoning Board of Appeals, for the proposed cornice height.
- Conal Gavigan, owner and applicant, discussed impacts to the neighbor's property.
- Madeleine Sanchez, architect for the applicant, requested information on obtaining a variance.
- The board requested to view elevations. They also asked for clarification on the screening for the HVAC equipment and asked the applicant to address the proportions of the design.

Review of applications for Site Plan Approval, Commercial, 1154 North Avenue, submitted by Hudson Vox LLC.

- Aryeh Siegel, architect for the applicant, discussed the proposed project, which will consist mostly of an interior fit out and some exterior work. He noted that the applicant will also be creating a walkway to the entrance, that is ADA accessible, and adding a sculpture. He explained that everything from the face of the building to the sidewalk is in the DOT (Department of Transportation) right of way.
- Bryan Murphy, Building Inspector, confirmed that the proposed karaoke venue is an allowed use.
- The board requested a copy of the right of way agreement description for the area behind the building, a definition of "small scale live music performance", information on the lights for the proposed wolf sculpture, and information on the proposed LED information board.

- Jennifer Gray, Attorney, noted that the project is a Type II Action, so SEQRA (State Environmental Quality Review Act) review is not required.

MISCELLANEOUS BUSINESS

Consider request for two (2) 90-day extensions of Subdivision Approval, Mixed-Use Commercial and Residential, 45 Beekman Street, High Street, and High Street, submitted by Beekman Arts Center LLC and Bay Ridge Studios LLC.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant provided an update on the proposed project. He explained that the neighbor did not like the sewer line option presented and they are working with the neighbor on a preferred option.
- Jennifer Gray, Attorney, noted that the neighbor says there's a discrepancy between the survey for 7 Tompkins Terrace and the survey the applicant presented, that the plans are based on, and an easement has been discovered, relative to the sewer line. She also noted that these are items that have to get resolved before a site plan to get signed, but should not impact approval.

Motion to approve the request for two (2) 90-day extensions:
Motion: Randall Williams
Second: Len Warner
All in favor - none opposed

Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 2 ½ story mixed-use building, 152-158 Fishkill Avenue, submitted by 152-158 Fishkill LLC.

- Angela Ingham, applicant, explained that the need for the request is because they have one final item to complete before they can submit plans for signature.

Motion to approve the request for two (2) 90-day extensions:
Motion: Kevin Byrne
Second: James Vermeulen
All in favor - none opposed

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

- Natalie Quinn, Planner, recused herself for this application.
- Jay Blumenfeld, of Chai Developers, applicant, explained that they have responded to the engineer's comments.
- Jennifer Gray, Attorney, noted that she went back and reviewed SEQRA (State Environmental Quality Review Act) and the only thing that needs to be reviewed now are the school children and impacts on the school district, due to the increase in units. She discussed a memo from Keane & Beane regarding last month's discussion on the City Council's waiving of the zoning regulations on height. She also confirmed that the applicant still has to return to the Planning Board for site plan review.

ARCHITECTRUAL REVIEW

Certificate of Appropriateness – 65 Monell Place; New Single-Family House

- Joe Pomarico, works with David Feeney, structural engineer, discussed the proposed project, as well as the additional information requested from the board.
- Angela Hardisty, owner and applicant, discussed the neighboring houses, materials and colors. She provided aerials and presented material samples.
- The board shared their concerns with the proposed design.
- Angela Hardisty, owner and applicant, agreed to use wood for the vertical divider on the façade.

Motion to approve black stucco siding, EPDM roofing, black Jeld Wen windows, no trim, and black Clopay modern garage door, as well as a wood vertical divider on the façade:
Motion: Len Warner
Second: Randall Williams
6 in favor – 1 abstained
Abstained: John Gunn

Certificate of Appropriateness – 48 Beacon Street; Façade

- The applicant was unable to attend this evening and requested that their application be moved to the April 14th meeting.

Certificate of Appropriateness – Monell Place (Tax Grid #5955-04-583125) – New Single-Family House

- Doug Massey, owner and applicant, discussed the proposed design and provided samples.
- The board shared their concerns on the placement of the house and the design. They also requested that the applicant return with photos of the surrounding homes, for context.

Certificate of Appropriateness – 28 W Church Street – New Single-Family House

- Joe Valentine, owner and applicant, discussed the fire that destroyed the house.
- Joe Dimarco, of Whether Architecture, architect for the applicant, discussed the proposed design and materials. He noted that they will be eliminating the existing foundation.

Motion to approve grey slate James Hardie Plank siding, pewter grey GAF Timberline Shingles, double hung, black aluminum clad windows, and midnight black James Hardie Trim:
Motion: Karen Quiana
Second: Randall Williams
All in favor – none opposed

Certificate of Appropriateness – 36 Slocum Road – Façade

- Aryeh Siegel, architect for the applicant, discussed the proposed changes to the façade, due to an addition of an elevator to inside corner of the house.

Motion to approve Benjamin Moore White Dove (#OC-17) fiber cement board and batten siding, single ply EPDM roofing, and cellular PVC painted with Benjamin Moore White Dove (#OC-17), to match existing trim:
Motion: Randall Williams
Second: Karen Quiana
6 in favor – 1 abstained
Abstained – Kevin Byrne

Motion to adjourn the meeting:
Motion: James Vermeulen
Second: Karen Quiana
All in favor – none opposed

The meeting was adjourned at 11:06 p.m.

City of Beacon Planning Board Agenda
09/09/2026

Title:

New Single-Family House: Rombout Avenue (Tax Grid #5954-35-854793)

ATTACHMENTS

Rombout 854793 PB 9.9.26 ARB plans.pdf

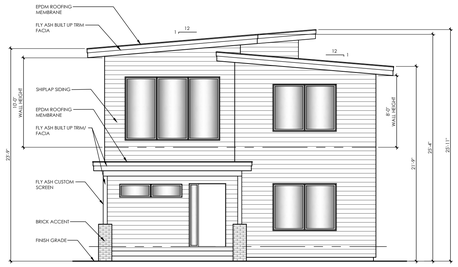
WILLIAMSON/FICHERA RESIDENCE

ROMBOUT AVE
BEACON, NY 12508

ORIGINAL 1:12 ROOF PITCH DESIGN
PRESENTED TO THE BOARD 7/14/26

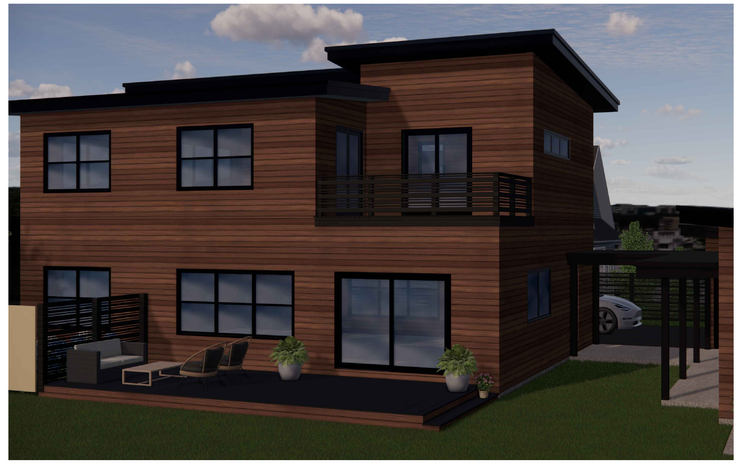


NORTH ELEVATION - 1:12 PITCH



ORIGINAL DESIGN - 1:12 PITCH



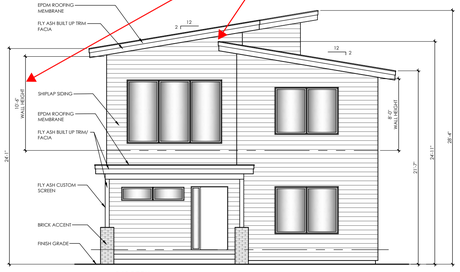


WEST ELEVATION - 1:12 PITCH

THE BOARD GRANTED CONDITIONAL APPROVAL CONTINGENT UPON CHANGING THE ROOF PITCH TO 2:12
HOWEVER, THIS CHANGE CREATES CONDITIONS THAT NEGATIVELY IMPACT THE DESIGN.

1. THE CHANGE IN ROOF PITCH FORCES AN INCREASE IN THE WALL HEIGHT ON THE EAST ELEVATION SUCH THAT AN APPROPRIATE SEPARATION BETWEEN THE TWO NEW ROOF PLANES CAN BE MAINTAINED.
2. THIS CHANGE IN WALL HEIGHT ALSO CREATES LARGER EXPANSES OF WOOD SIDING.

WALL HEIGHT RAISED TO ALLOW FOR THE CHANGED ROOF PITCH

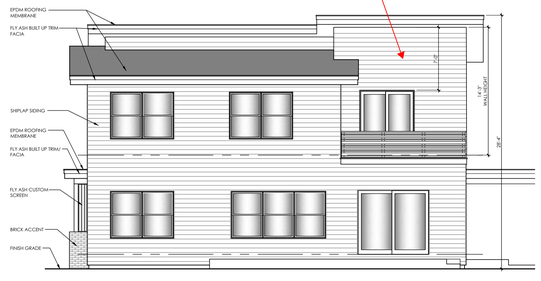


2:12 PITCH



NORTH ELEVATION - 2:12 PITCH

INCREASED AREAS OF SIDING





WEST ELEVATION - 2:12 PITCH

REGISTERED ARCHITECT
BRYAN PATRICK CORRIGAN
037162
STATE OF NEW YORK

studio vAA
18 CLINTON STREET
WAPPINGERS FALL, NY 12590
T 914 475 0076
studiovaa@gmail.com

#	REVISION	DATE
2	ROOF PITCH CHANGE	8.21.26
1	ARCHITECTURAL REVIEW	6.28.26

SHEET TITLE:
EXTERIOR RENDERINGS
ROOF PITCH OPTIONS

SCALE: AS NOTED
DATE: 21 AUGUST 2026
PROJECT NUMBER: 2501
SHEET NUMBER: DD05

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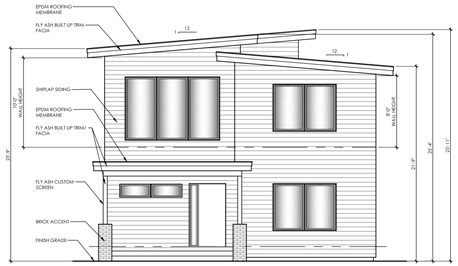
ORIGINAL 1:12 ROOF PITCH DESIGN
PRESENTED TO THE BOARD 7/14/26

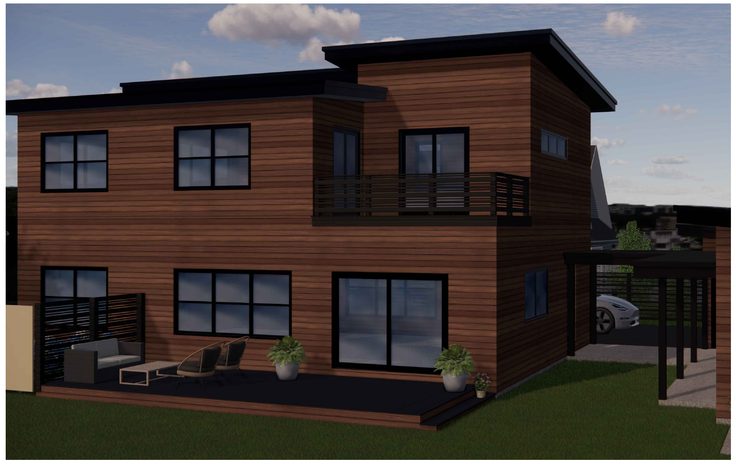


NORTH ELEVATION - 1:12 PITCH



ORIGINAL DESIGN - 1:12 PITCH



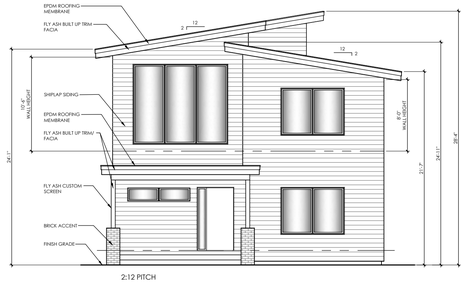


WEST ELEVATION - 1:12 PITCH

ONE OPTION TO COUNTERACT AND ATTEMPT TO BALANCE THE LARGER EXPANSES OF SIDING WOULD BE TO ADD IN ADDITIONAL WINDOWS AND INCREASE WINDOW SIZES AND PROPORTIONS.



NORTH ELEVATION - 2:12 PITCH



2:12 PITCH



NEW WINDOWS



WEST ELEVATION - 2:12 PITCH

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WILLIAMSON/FICHERA RESIDENCE

ROMBOUT AVE
BEACON, NY 12508

REGISTERED ARCHITECT
BRYAN PATRICK CORRIGAN
037162
STATE OF NEW YORK

studio yAA
18 CLINTON STREET
WAPPINGERS FALL, NY 12590
T 914 475 0076
studiovaa@gmail.com

#	REVISION	DATE
2	ROOF PITCH CHANGE	8.21.26
1	ARCHTIECTURAL REVIEW	6.28.26

SHEET TITLE:
EXTERIOR RENDERINGS
ROOF PITCH OPTIONS

SCALE: AS NOTED
DATE: 21 AUGUST 2026
PROJECT NUMBER: 2501
SHEET NUMBER: DD06

ORIGINAL 1:12 ROOF PITCH DESIGN
PRESENTED TO THE BOARD 7/14/26

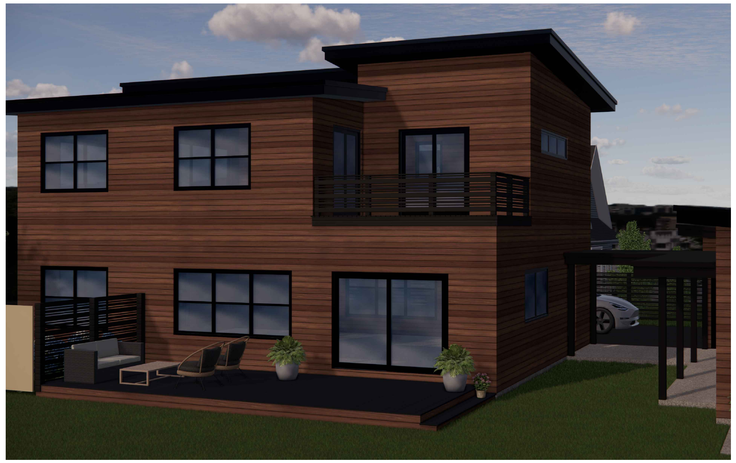


NORTH ELEVATION - 1:12 PITCH



ORIGINAL DESIGN - 1:12 PITCH





WEST ELEVATION - 1:12 PITCH

OUR PREFERED REVISION IS TO PROCEED WITH A HYBRID APPROACH - A 1:12 PITCH ON THE TALLER VOLUME WITH A FLAT (LOW SLOPE) ROOF ON THE LOWER FORM

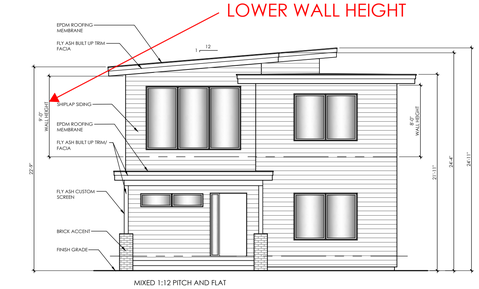
•

INCLUDING THE FLAT ROOF WITH THE 1:12 PITCH ACCENTUATES THE PITCH OF THE SLOPED ROOF PLANE AND IT ALSO ALLOWS FOR SHORTER SECOND FLOOR WALLS WHICH FURTHER REDUCES THE EXPANSES OF SIDING



NORTH ELEVATION - 1:12 PITCH AND FLAT ROOF

LOWER WALL HEIGHT



MIXED 1:12 PITCH AND FLAT

REDUCED AREAS OF SIDING



REDUCED AREAS OF SIDING



WEST ELEVATION - 1:12 PITCH AND FLAT ROOF

WILLIAMSON/FICHERA RESIDENCE

ROMBOUT AVE
BEACON, NY 12508

REGISTERED ARCHITECT
BRYAN PATRICK CORRIGAN
037162
STATE OF NEW YORK

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18 CLINTON STREET
WAPPINGERS FALL, NY 12590
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studiovaa@gmail.com

#	REVISION	DATE
2	ROOF PITCH CHANGE	8.21.26
1	ARCHTIECTURAL REVIEW	6.28.26

SHEET TITLE:
EXTERIOR RENDERINGS
ROOF PITCH OPTIONS

SCALE : AS NOTED
DATE : 21 AUGUST 2026
PROJECT NUMBER: 2501
SHEET NUMBER: DD07

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City of Beacon Planning Board Agenda
09/09/2026

Title:

Certificate of Appropriateness: 36 Slocum Road, Facade

ATTACHMENTS

36 Slocum PB 9.9.26 ARB App facade.pdf

36 Slocum PB 9.9.26 ARB Sheet_1_260806_REV 1.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: July 23, 2026

Project Address: 36 Slocum Road, Beacon, NY 12508

Project Architect/Engineer: Aryeh Siegel Architect

Owner/Builder: Robert McAlpine

Approval Requested: ☑ Certificate of Appropriateness ☐ New Single Family House

Color/Materials:

Siding: Hardie Plank (fiber cement) smooth lap siding. Color: Rich Espresso

Roofing: Single ply EPDM (not visible)

Windows: Color: N/A Type: N/A

Trim: Cellular PVC. Color: Painted to match 'Rich Espresso' lap siding.

Garage Door: N/A

Stone/Brick: N/A

Signature of Owner

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____ (Date)

Plan Approved _____ (Date)

Subject to the following:

FEE: $100.00



Street View - Existing



Street View - Proposed

Addition is not visible



Street View - Existing



Street View - Proposed

Addition is not visible



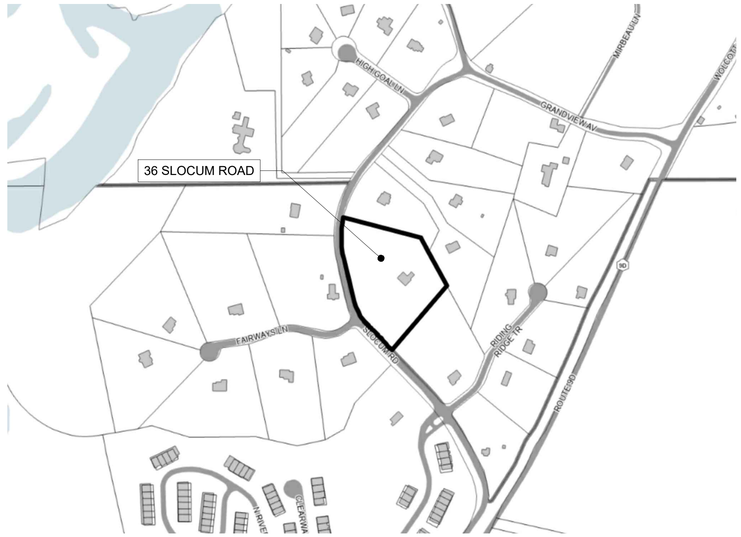
Proposed Elevator Addition

2 NTS



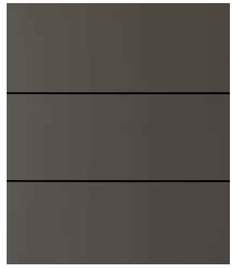
Existing (Rear)

NTS



Location Plan

Scale: 1:4,000



Hardie Plank (fiber cement) smooth lap siding.
Color: Rich Espresso



Trim Color: Midsummer Night (Benjamin Moore #2134-20)

Proposed Materials

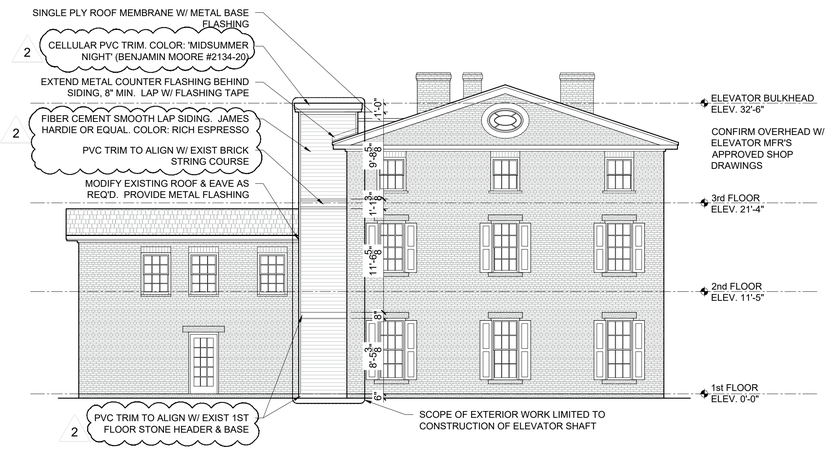
2 NTS



Existing

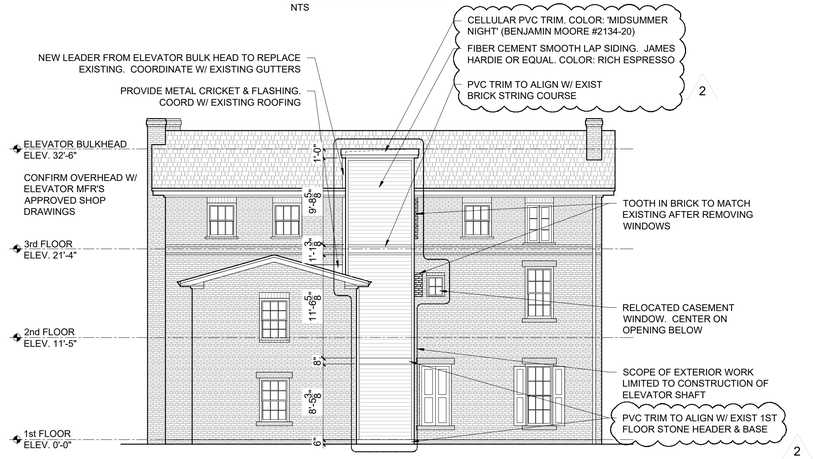
NTS

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/10/26	CERTIFICATE OF APPROPRIATENESS APPROVED	AJS
2	8/25/26	CERTIFICATE OF APPROPRIATENESS AMENDMENT SUBMISSION	AJS



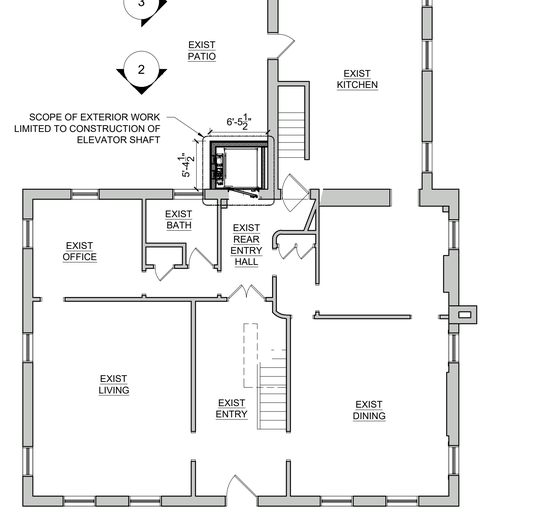
West (Side) Elevation

Scale: 1/8" = 1'-0"



North (Rear) Elevation

Scale: 1/8" = 1'-0"



1st Floor Plan

Scale: 1/8" = 1'-0"

Architectural Review Board Application

Owner:
Robert McAlpine
36 Slocum Road
Beacon, NY 12508

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

McAlpine - Elevator Addition - 36 Slocum Road
Beacon, NY
Scale: As Noted
February 24, 2026

City of Beacon Planning Board Agenda
09/09/2026

Title:

Certificate of Appropriateness: 57 E Main Street, Facade

ATTACHMENTS

57 E Main PB 9.9.26 ARB app and plans_Redacted.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 8-25-26

Project Address: 57 E Main Street Beacon NY 12508

Project Architect/Engineer: Studio MM, Marica McKeel

Owner/Builder: Iain and Alex McGhee

Contact Phone No.: [redacted] Email: [redacted]

Approval Requested: x Certificate of Appropriateness (sign or façade change) ____ New Single-Family House

Color/Materials:

Siding: New exterior walls: Delta Millworks Thermal Hemlock; Nomad (warm brown) color. Existing Brick (no change), proposing removal of rear addition that is vinyl siding

Roofing: Asphalt shingle (no change); New shingles to match existing

Windows: Color: propose change from current white to gunmetal gray Type: Aluminum clad wood. detail in submission. double hung retained on front facade, some changes on side elevation and rear.

Trim: Proposing cornice, belfry, wood trim at dormers, fire hose tower update to gunmetal gray to align with windows and historical reference image

Garage Door: Delta Millworks Thermal Hemlock; Nomad (warm brown) color, in line with historical image. Will have sample 9/9.

Stone/Brick: All original brick as well as stone detail remains unchanged, save for stone shifted out 4" to widen garage door; new stone lintels to match existing. Front porch pavers: Bluestone. Metal panel at rear facade windows: Gunmetal, match to windows. Entry porch soffit: Delta Millworks Thermal Hemlock; Nomad (warm brown) color

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:

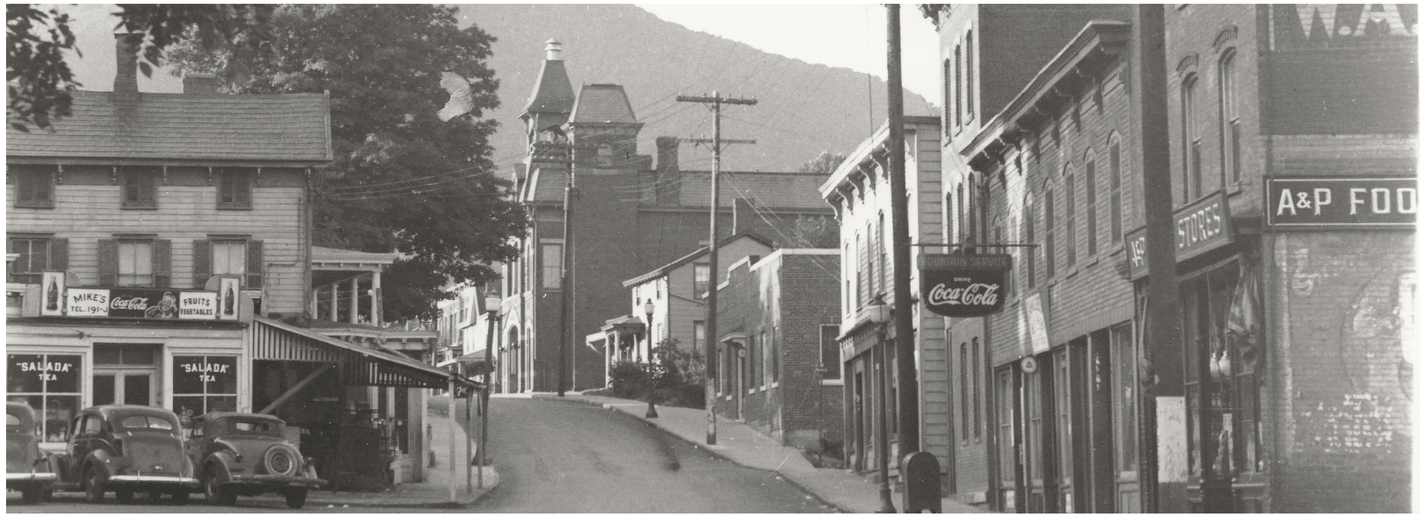
FEE: $100.00



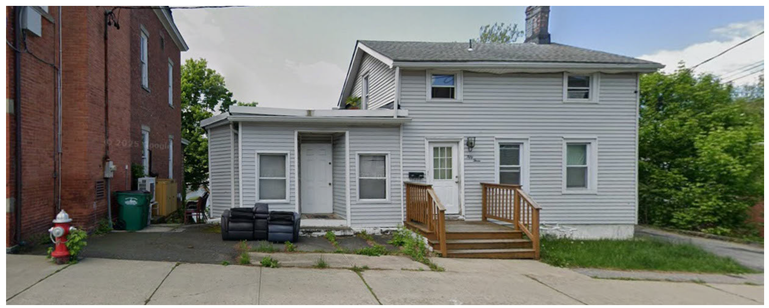




EXISTING STREET VIEWS



HISTORICAL PHOTO - AROUND 1935 - 1945



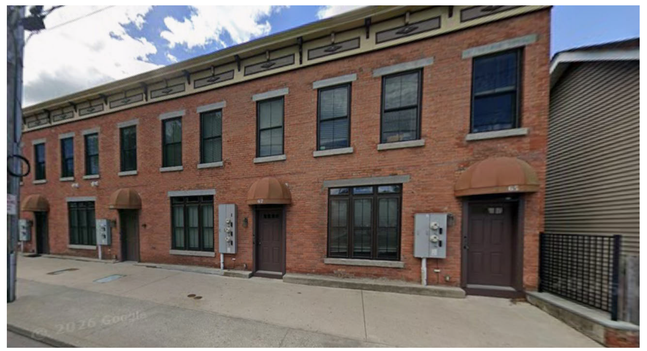
53 EAST MAIN STREET



50 EAST MAIN STREET



63 EAST MAIN STREET



65-71 EAST MAIN STREET



ADJACENT PARKING LOT (OPPOSITE, CORNER OF EAST MAIN & LIBERTY)

EXISTING NEIGHBORS

BEACON FIREHOUSE
57 EAST MAIN STREET
BEACON, NY 12508

Studio MM
ARCHITECT
Marica McKeel
401 krumville rd.
olivebridge, ny 12461
P: 212. 480. 9168
architect@
maricamckeel.com

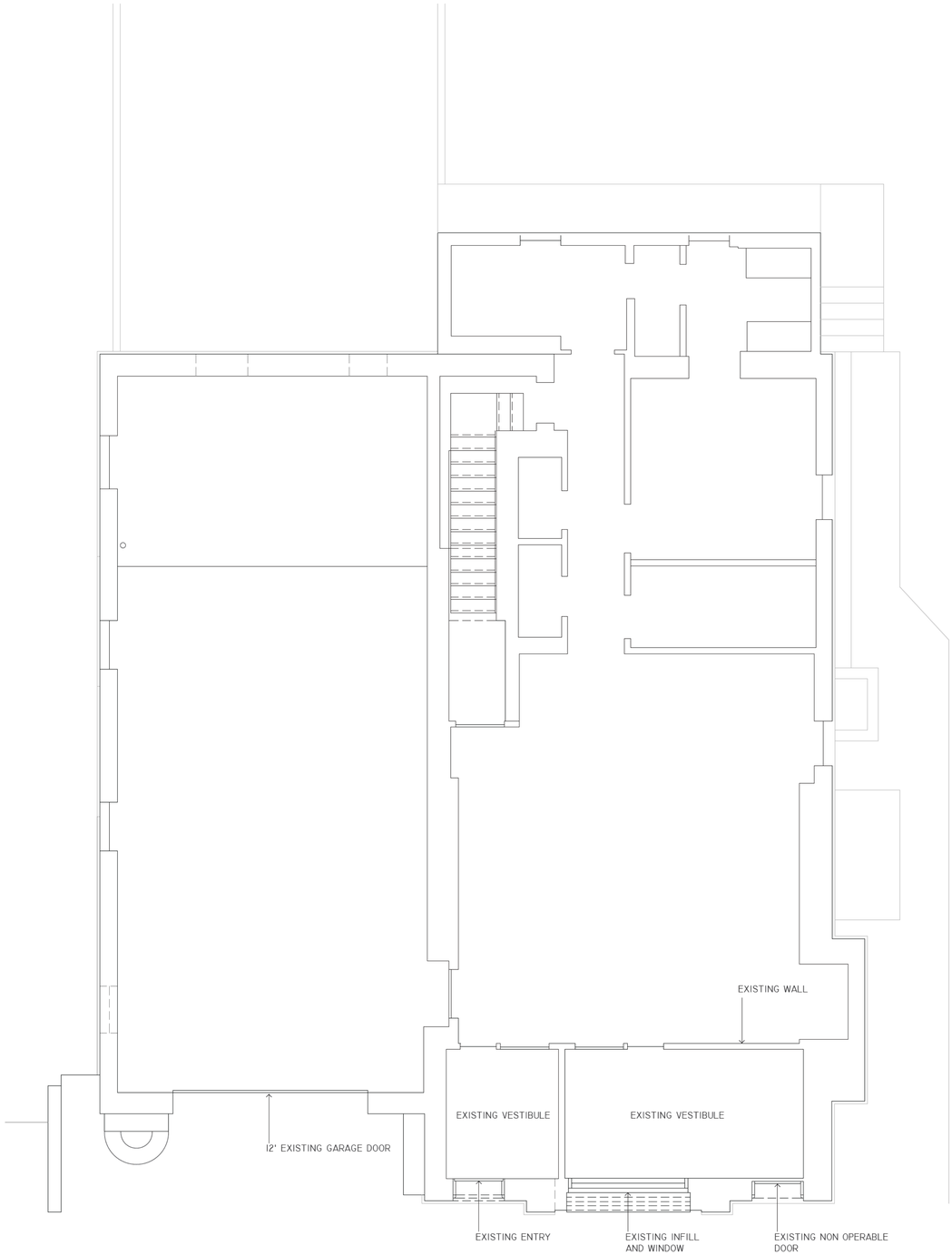
SCALE

DATE
08.11.2026

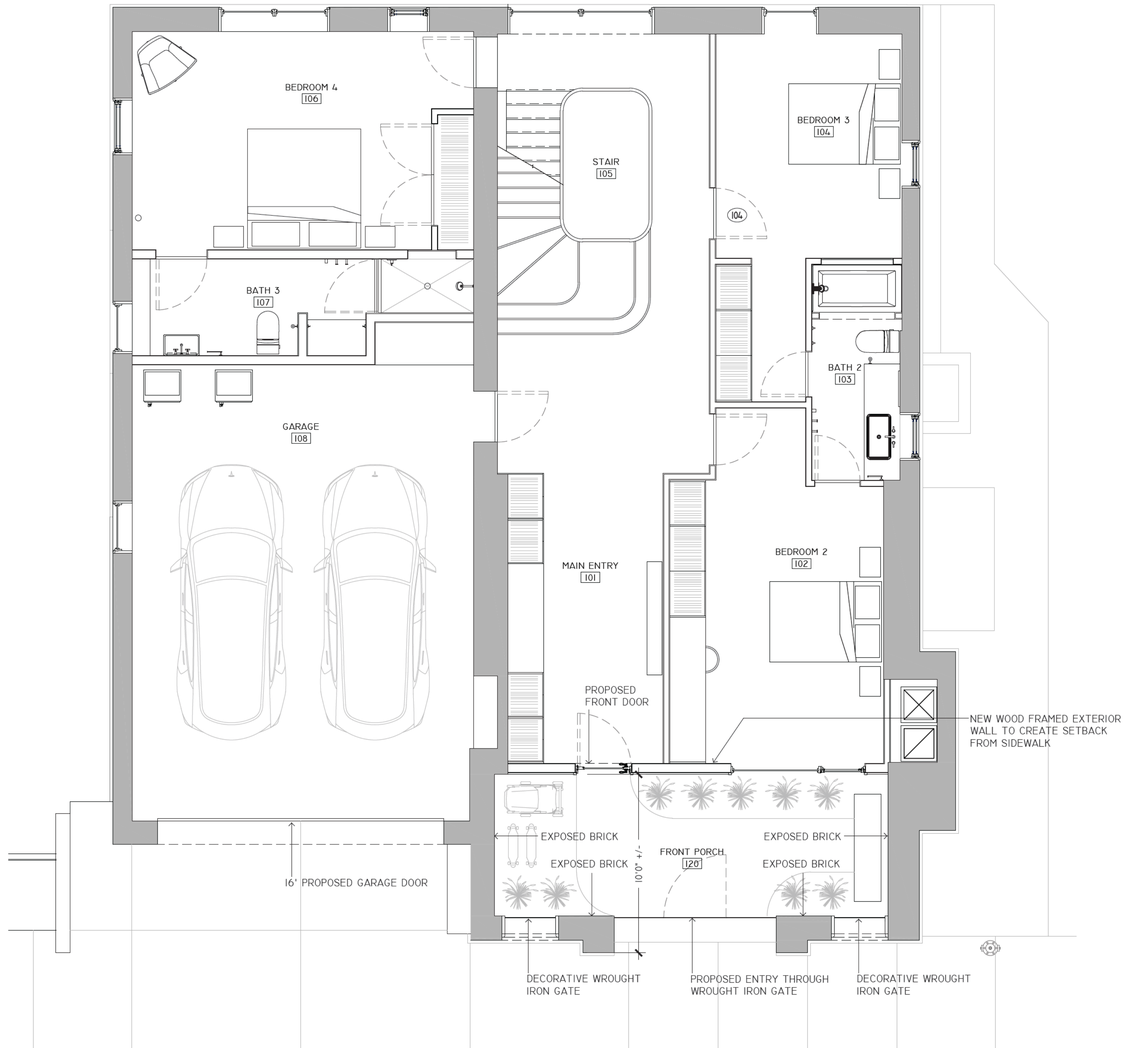
PROJECT NUMBER
0241_BEACON FIREHOUSE

DRAWING TITLE
EXISTING CONDITIONS

DRAWING NUMBER
COA 000



EXISTING PLAN SCALE: 1/4" = 1'0"



PROPOSED PLAN SCALE: 1/4" = 1'0"

BEACON FIREHOUSE
57 EAST MAIN STREET
BEACON, NY 12508

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architect@
maricamckeel.com

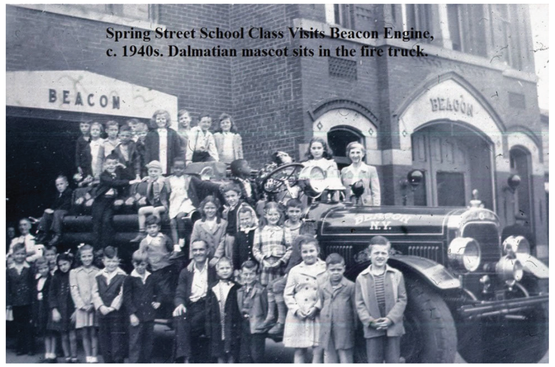
SCALE

DATE
08.11.2026

PROJECT NUMBER
0241_BEACON FIREHOUSE

DRAWING TITLE
FIRST FLOOR PLANS: STREET FACING FACADE OVERVIEW

DRAWING NUMBER
COA 001



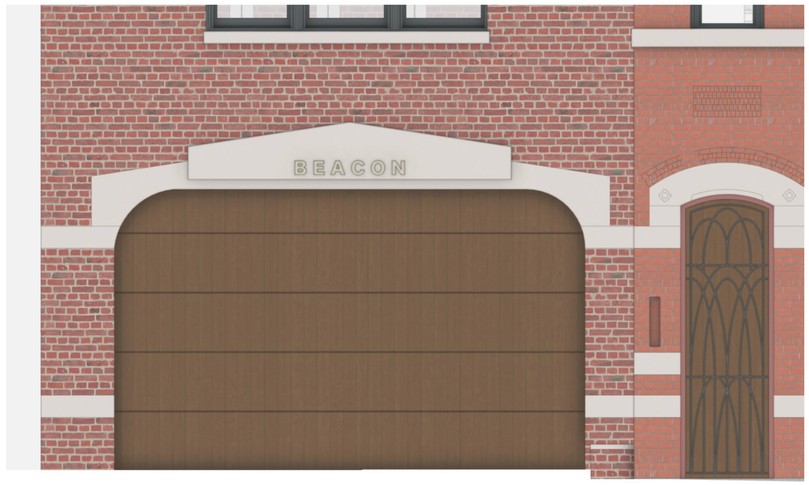
GARAGE ANNEX BUILT IN 1924



GARAGE DOOR WIDENED IN 1960S TO
ACCOMMODATE MODERN FIRE ENGINE



EXISTING GARAGE

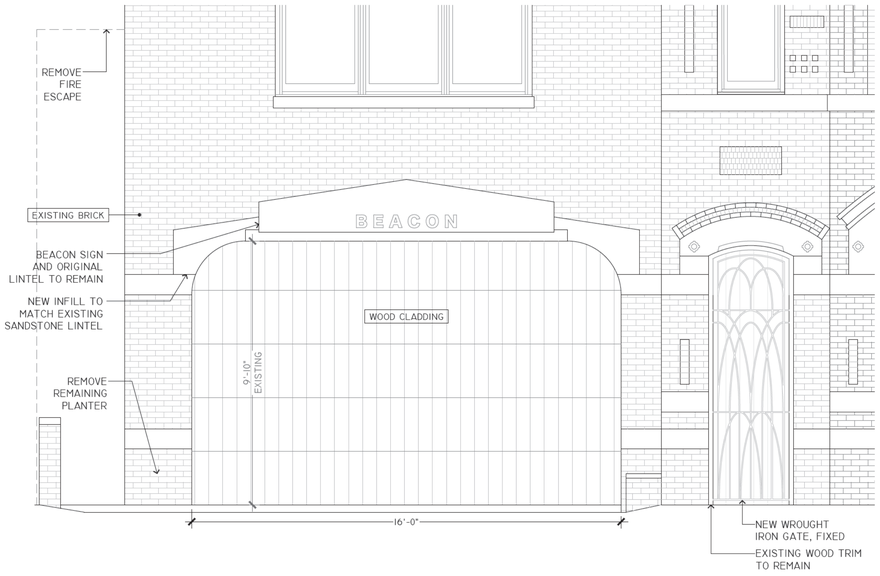


PROPOSED GARAGE



EXISTING GARAGE ELEVATION

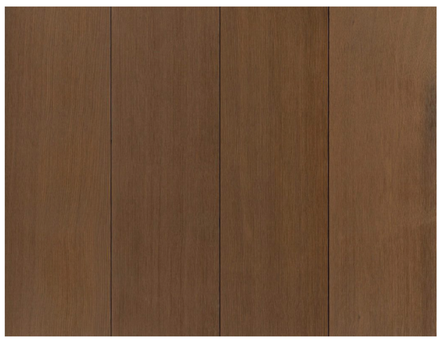
SCALE: 3/8" = 1'0"



PROPOSED GARAGE ELEVATION

SCALE: 3/8" = 1'0"

GARAGE DOOR SPECS



GARAGE DOOR TO BE CLAD IN WOOD:

DELTA MILLWORKS
THERMAL HEMLOCK
SMOOTH FINISH
COLOR: NOMAD
5" BOARD WIDTH
VERTICAL INSTALLATION WITH
HORIZONTAL SEAMS

BEACON FIREHOUSE
57 EAST MAIN STREET
BEACON, NY 12508

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Marica McKeel
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architect@
maricamckeel.com

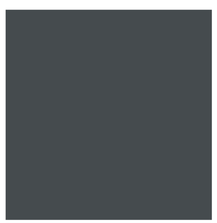
SCALE

DATE
08.11.2026

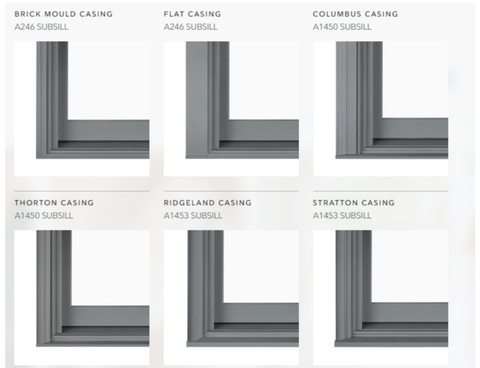
PROJECT NUMBER
0241_BEACON FIREHOUSE

DRAWING TITLE
STREET FACING FACADE:
GARAGE DOOR EXPANSION

DRAWING NUMBER
COA 002



WINDOWS: FACTORY FINISH ALUMINUM CLAD WINDOWS, GUNMETAL COLOR



WINDOWS: CASING TO MATCH EXISTING CASING



DOUBLE HUNG



HALF CIRCLE RADIUS



EYEBROW DOUBLE HUNG

NOTE: ALL WINDOW COLORS TO MATCH AS SHOWN ON COLOR CHIP; IMAGES TO THE LEFT ARE FOR SHAPES ONLY. ALL WINDOWS TO BE ALUMINUM CLAD.

MARVIN WINDOWS - FRONT FACADE



EXISTING FRONT



PROPOSED FRONT



HISTORIC PRECEDENT 1960s



EXISTING FRONT ELEVATION SCALE: 3/16" = 1'0"

TRIM: SHERWIN WILLIAMS CYBERSPACE - SW 7076

NOTE: ORIGINAL WINDOW SIZES ON FRONT FACADE TO REMAIN. ALL EXISTING WOOD TRIM AND ORNAMENTAL DETAILING TO REMAIN AND BE REPAINTED.



PROPOSED FRONT ELEVATION SCALE: 3/16" = 1'0"

BEACON FIREHOUSE
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BEACON, NY 12508

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architect@maricamckeel.com

SCALE

DATE
08.11.2026

PROJECT NUMBER
0241_BEACON FIREHOUSE

DRAWING TITLE
STREET FACING FACADE: WINDOWS AND TRIM COLOR

DRAWING NUMBER
COA 003

HISTORICAL CONTEXT - FRONT ENTRY



LATE 1800s

"AT THE GROUND FLOOR, THE CENTER PAVILION CONTAINS A WIDE SEGMENTAL ARCHED BAY THAT ORIGINALLY HELD AN OPENING INTO THE BUILDING FOR THE COMPANY'S FIRE FIGHTING VEHICLES. THE SIDE-HINGED DOUBLE WOODEN DOORS THAT ORIGINALLY ENCLOSED THE OPENING ARE NO LONGER EXTANT AND THE CENTER OPENING WAS INFILLED WITH BRICK c. 1970." BEACON ENGINE COMPANY NO. 1 FIREHOUSE, NHRP REGISTRATION FORM (2004).



EARLY 1900s



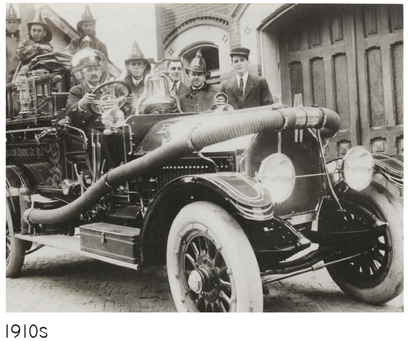
1940s



1907



2026



1910s

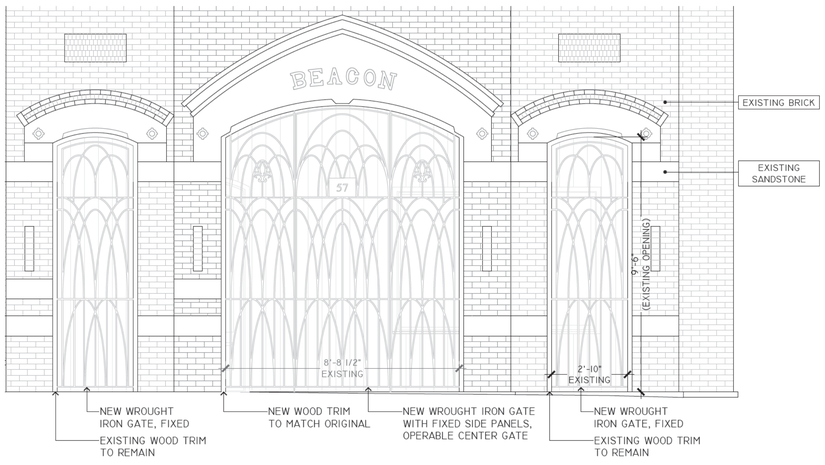


PROPOSED

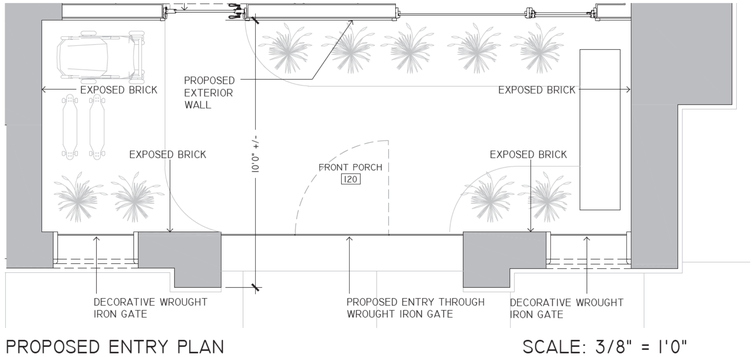
PROPOSED DESIGN - FRONT ENTRY



EXISTING ENTRY ELEVATION SCALE: 3/8" = 1'0"



PROPOSED ENTRY ELEVATIONS SCALE: 3/8" = 1'0"

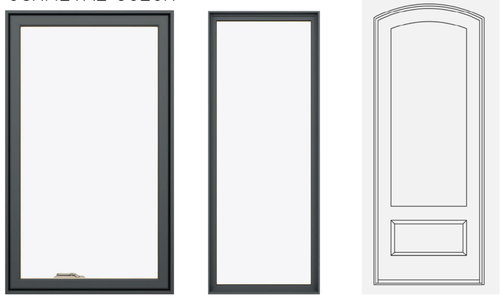


PROPOSED ENTRY PLAN SCALE: 3/8" = 1'0"



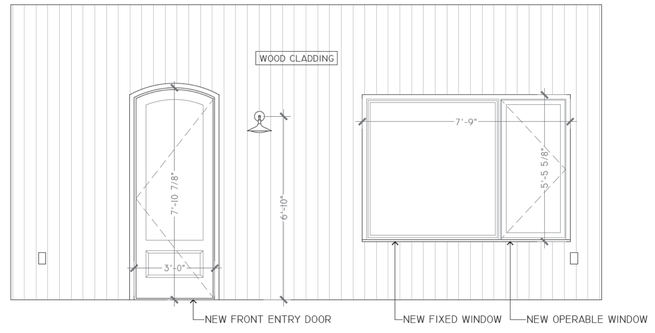
NOTE: ALL WINDOW COLORS TO MATCH AS SHOWN IN COLOR CHIP; IMAGES TO BELOW ARE FOR SHAPES ONLY

WINDOWS: FACTORY FINISH ALUMINUM CLAD, GUNMETAL COLOR



CASEMENT DIRECT GLAZE ENTRY DOOR

MARVIN WINDOWS & DOORS - FRONT PORCH



BEACON FIREHOUSE
57 EAST MAIN STREET
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architect@maricamckeel.com

SCALE

DATE
08.11.2026

PROJECT NUMBER
0241_BEACON FIREHOUSE

DRAWING TITLE
STREET FACING FACADE: ENTRY PORCH

DRAWING NUMBER
COA 004

WROUGHT IRON GATE - PROPOSED PRELIMINARY DESIGN

HISTORIC INSPIRATION



J.L. MOTT IRON WORKS CATALOG, PLATE 415-N, c. 1904.
THE NEW YORK PUBLIC LIBRARY

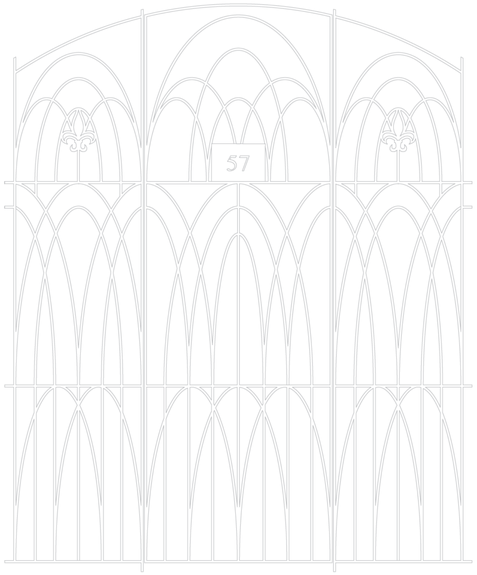


J.L. MOTT IRON WORKS CATALOG, PLATE 418-N, c. 1904.
THE NEW YORK PUBLIC LIBRARY

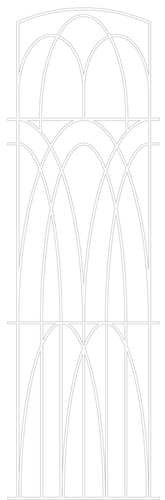


J.L. MOTT IRON WORKS CATALOG, PLATE 418-N, c. 1904.
THE NEW YORK PUBLIC LIBRARY

PROPOSED DESIGN



PROPOSED CENTRAL GATE DESIGN



PROPOSED SIDE GATE DESIGN

FRONT ENTRY PROPOSED MATERIALS AND SPECS



BRICK

ALL ORIGINAL EXTERIOR BRICKWORK TO REMAIN ON; PATCHED AND REPAIRED AS REQUIRED. ORIGINAL BRICK TO BE EXPOSED ON INTERIOR OF FRONT PORCH; BRICK TO BE PATCHED AND REPAIRED AS REQUIRED. ALL NEW OR PATCHED BRICK TO MATCH EXISTING BRICK COLOR, SIZE, AND GROUT DIMENSIONS.



SIDING

DELTA MILLWORKS
THERMAL HEMLOCK
SMOOTH FINISH
COLOR: NOMAD
6" BOARD WIDTH
SAME MATERIAL TO BE USED FOR FRONT PORCH CEILING / SOFFIT



PAVING

HUDSON VALLEY SOURCED BLUESTONE
COLOR: THERMAL BLUE
12 X 12 PAVERS

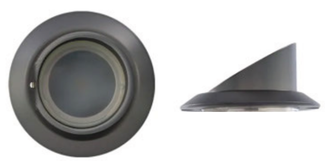
FRONT ENTRY LIGHTING AND ELECTRICAL

PROPOSED LIGHTING PLAN SCALE: 3/8" = 1'0"



ENTRY SCONCE (#2 ON RCP)

ZELNO LIGHTING
KENNAN MODERN TAPERED WALL SCONCE
11" DIAMETER; BRONZE FINISH
COLOR TEMP: 2700K



IN GROUND UPLIGHT (#3 ON RCP)

WAC LIGHTING
COLOR: BRONZED STAINLESS STEEL
LUMENS: 200
COLOR TEMP: 2700K



EXTERIOR OUTLET COVERS (2 TOTAL)

KULA COVER
COLOR: BRUSHED DARK BRONZE
VERTICAL INSTALLATION

BEACON FIREHOUSE
57 EAST MAIN STREET
BEACON, NY 12508

Studio MM
ARCHITECT
Marica McKeel
401 krumville rd.
olivebridge, ny 12461
P: 212. 480. 9168
architect@
maricamckeel.com

SCALE

DATE
08.11.2026

PROJECT NUMBER
0241_BEACON FIREHOUSE

DRAWING TITLE
STREET FACING FACADE:
ENTRY PORCH DETAILS

DRAWING NUMBER
COA 005

BEACON FIREHOUSE
57 EAST MAIN STREET
BEACON, NY 12508

Studio MM
ARCHITECT
Marica McKeel
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olivebridge, ny 12461
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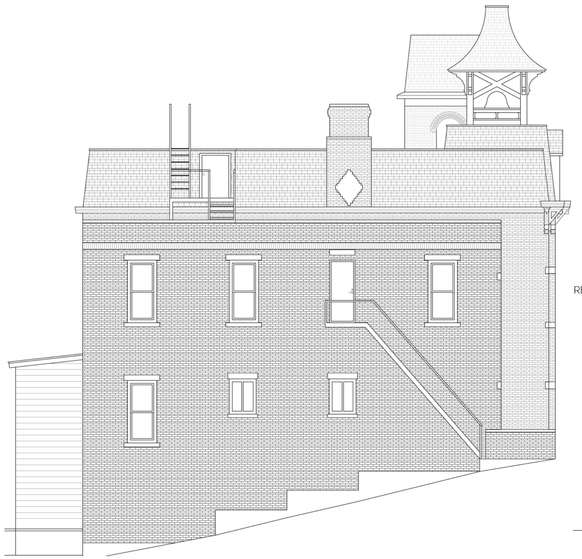
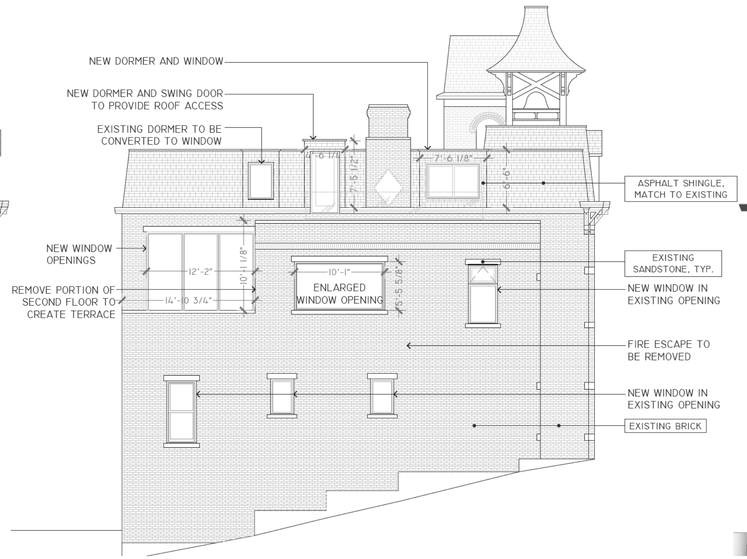
architect@
maricamckeel.com



EXISTING EAST STREET VIEW



EXISTING EAST ELEVATION SCALE: 1/8" = 1'0"

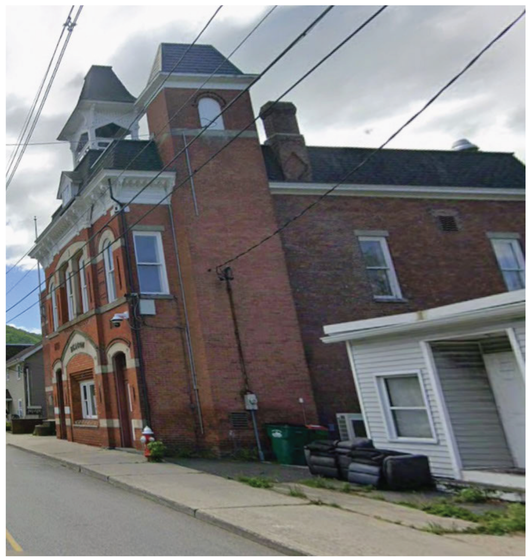


PROPOSED EAST ELEVATION SCALE: 1/8" = 1'0"

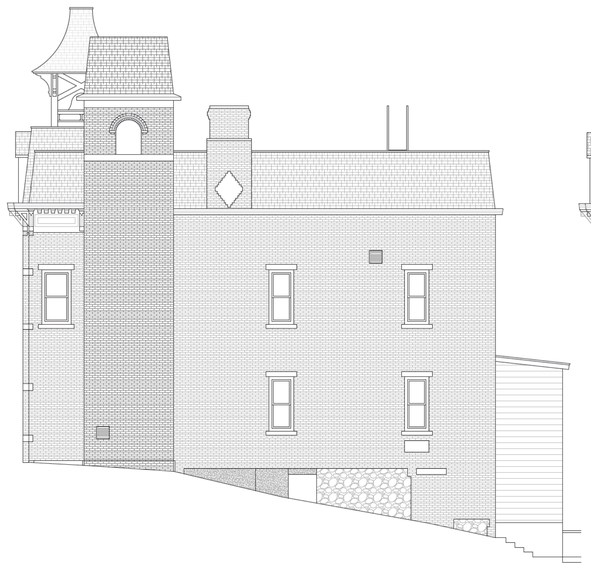


PROPOSED EAST ELEVATION MATERIALS

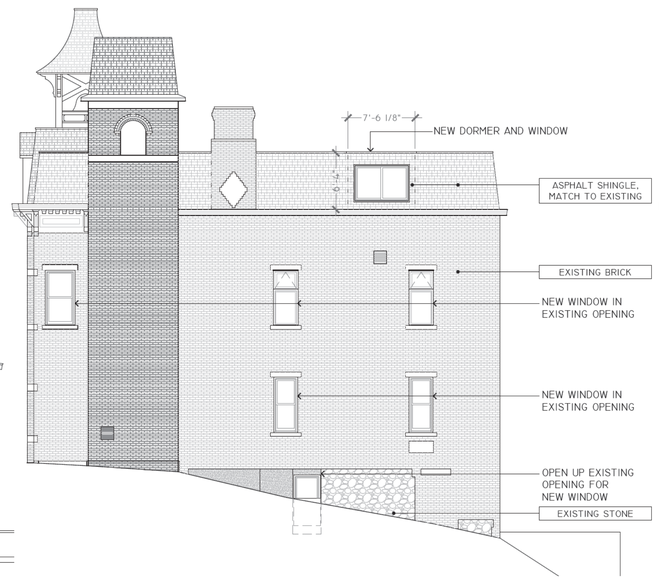
EAST



EXISTING WEST STREET VIEW



EXISTING WEST ELEVATION SCALE: 1/8" = 1'0"



PROPOSED WEST ELEVATION SCALE: 1/8" = 1'0"



PROPOSED WEST ELEVATION MATERIALS

WEST

SCALE

DATE
08.11.2026

PROJECT NUMBER
0241_BEACON FIREHOUSE

DRAWING TITLE
SIDE ELEVATIONS

DRAWING NUMBER
COA 101



EXISTING REAR ELEVATION SCALE: 3/16" = 1'0"



PROPOSED REAR ELEVATION SCALE: 3/16" = 1'0"



PROPOSED REAR ELEVATION MATERIALS

REAR ELEVATION







EXISTING REAR VIEWS

BEACON FIREHOUSE
57 EAST MAIN STREET
BEACON, NY 12508

Studio MM
ARCHITECT
Marica McKeel
401 krumville rd.
olivebridge, ny 12461
P: 212. 480. 9168
architect@
maricamckeel.com

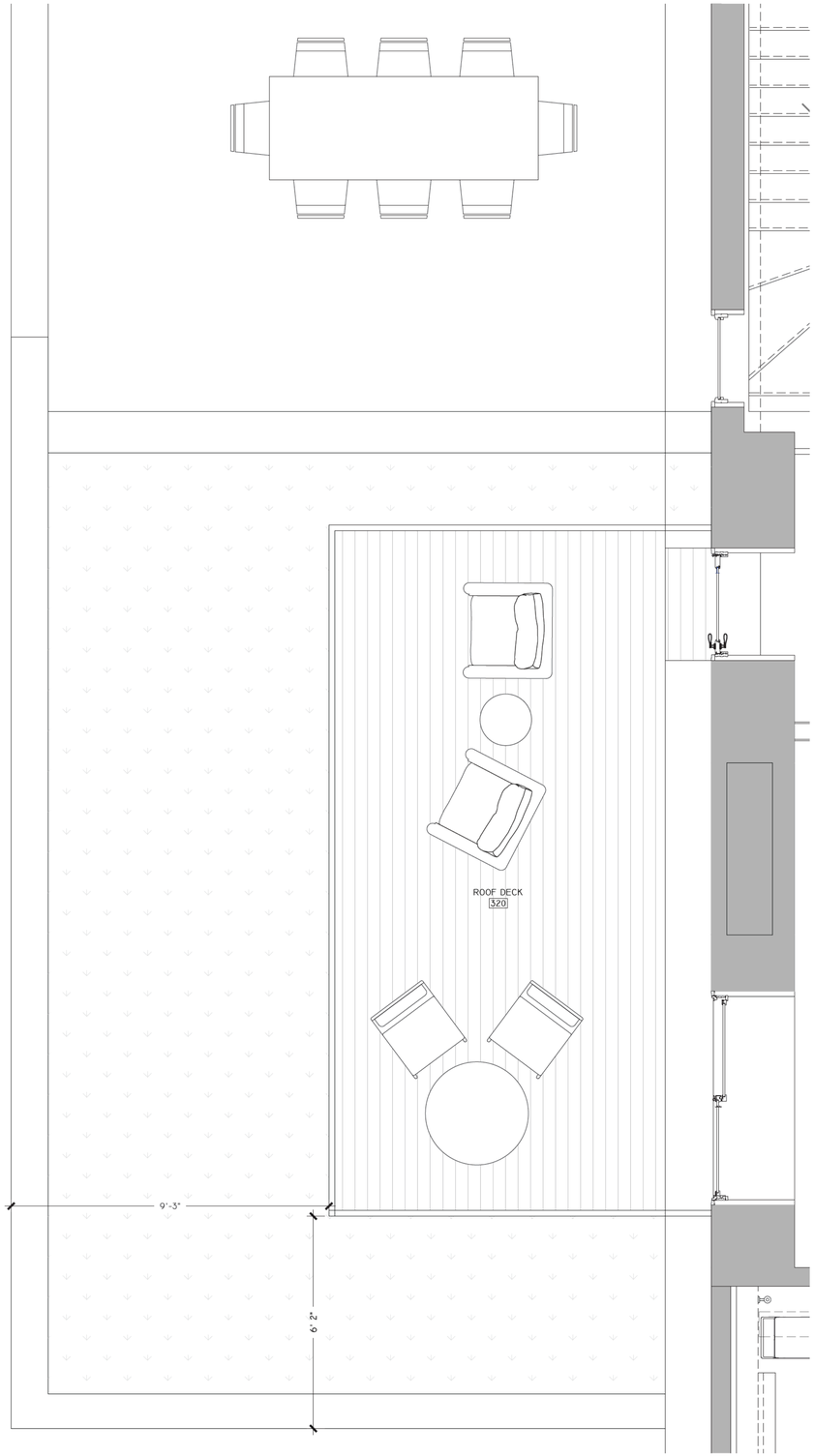
SCALE

DATE
08.11.2026

PROJECT NUMBER
0241_BEACON FIREHOUSE

DRAWING TITLE
REAR ELEVATION

DRAWING NUMBER
COA 102



PROPOSED ROOF DECK PLAN SCALE: 1/2" = 1'0"





BEACON FIREHOUSE
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BEACON, NY 12508

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SCALE

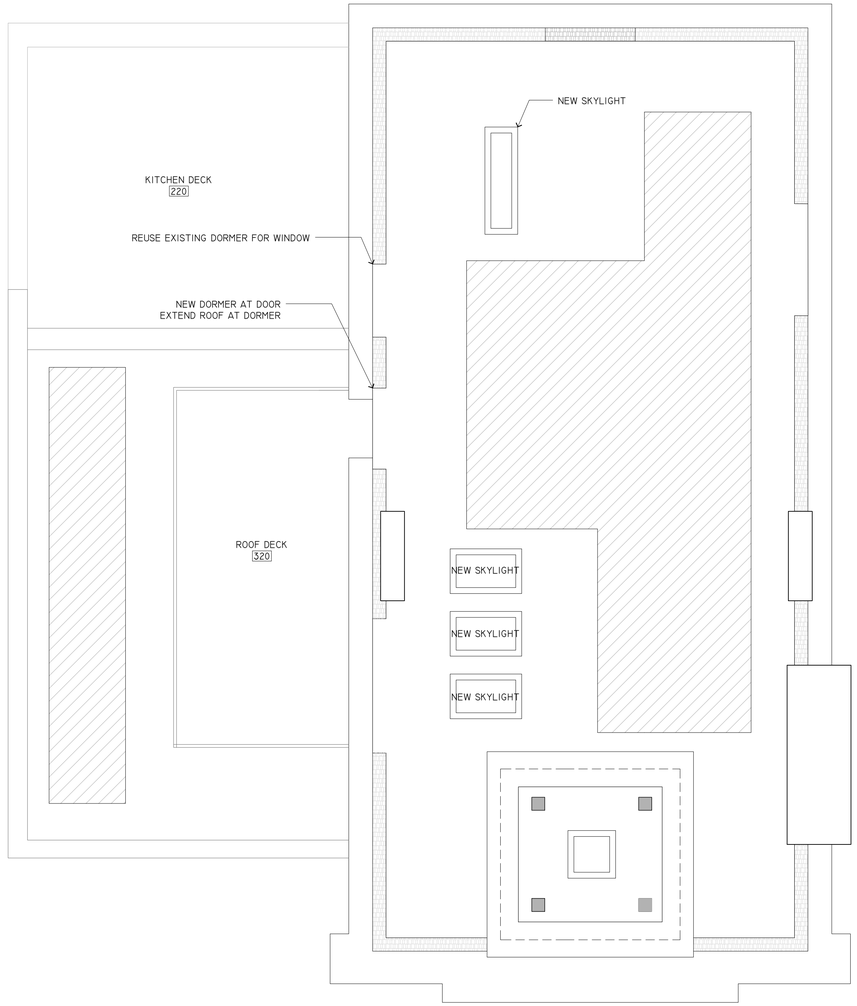
DATE
08.11.2026

PROJECT NUMBER
0241_BEACON FIREHOUSE

DRAWING TITLE
ROOF DECK

DRAWING NUMBER
COA 201





PROPOSED SOLAR PANEL LAYOUT

SCALE: 1/4" = 1'0"

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BEACON, NY 12508

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ARCHITECT
Marica McKeel
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architect@
maricamckeel.com

SCALE

DATE
08.11.2026

PROJECT NUMBER
0241_BEACON FIREHOUSE

DRAWING TITLE
SOLAR LAYOUT

DRAWING NUMBER
COA 202

City of Beacon Planning Board Agenda
09/09/2026

Title:

Certificate of Appropriateness:142 Main Street, Sign

ATTACHMENTS

142 Main PB 9.9.26 ARB app sign_Redacted.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 8/25/16

Project Address: 142 Main Street, Beacon

Project Architect/Engineer: Quick Signs

Owner/Builder: The Lindley Todd LLC

Contact Phone No.: [redacted] Email: [redacted]

Approval Requested: ✓ Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials: Yellow - Hex: ffd534 R:255 G:213 B:52 / Orange - HEX: ef4823 R:239 G:72 B:35

~~Siding:~~

~~Roofing:~~ Blue - Hex: 10b1de, R:16, G:177, B:222

~~Windows:~~ ~~Color:~~ Pink - Hex: e732e R:231, G:50, B:110 ~~Type:~~ Black - Hex: 000000 R:0, G:0, B:0

~~Trim:~~

~~Garage Door~~: Brown - Hex: f69e32, R:246, G:158, B:50

Stone/Brick: Distance from ground to bottom of sign is 10 ft.

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____ (Date)

Plan Approved _____ (Date)

Subject to the following:

FEE: $100.00

BUILDING DEPARTMENT
City of Beacon

Approved: _____ 20 ____
Disapproved: _____ 20 ____

_____
Building Inspector

Application for Sign Permit

Date 8-10-26

Address of Sign 142 Main Street, Beacon, NY

PROPERTY OWNER

Name The Lindley Todd LLC **Phone** 6173354446
Address _____

BUSINESS OWNER

Name of Owner Irvin Gonzaga **Phone** 3475532556
Name of Business: TLAHCO TAQUERIA
Type of Business: Mexican food
Address 142 Main Street, Beacon Ny 12508

SIGN COMPANY

Name Quick Signs **Phone** 914-456-5569
Address 68 Audubon Trail, Salt Point, NY 12578

ELECTRICIAN – (For Illuminated Signs)

Name (Existing Illuminated Sign) **Phone** _____
Address _____

TYPE OF SIGN:

_____ Ground ($25) (BLADE SIGN) _____ Wall ($15) _____ Temporary Sign ($10)

Sign Content: TLAHCO TAQUERIA
Height of sign (if applicable) _____ **Sign Dimensions** 20.25" x 36.25" (5.1 sq ft)
Type of materials to be used: New Acrylic sign panel w/ vinyl lettering
Means of anchoring: To Be Installed in Existing Building / Blade sign, Internally Lit

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Sign permit pursuant to the City of Beacon Code of Ordinances. The applicant agrees to comply with all applicable laws, ordinances and regulations.

_____
(Signature of Owner)

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: Lindley Todd LLC
(Applicant)
If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business.

Joseph Donovan
Janet St Goar

List all properties in the City of Beacon that you hold a 5% interest in.

Please See Attached

Applicant Address:
Project Address:
Project Tax Grid #: 5954-27-761984
Type of Application: Sign

*** Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent interest in a corporation or partnership or other business.**

I, Joseph Donovan, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true. (Check statements that are **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 in the City of Beacon. ____
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon ____
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current. x

Signature of Owner

member
Title if owner is corporation

A	B
	Beacon Property List
	Location
	Hudson Todd LLC
	172 Main St
	19 Paye St
	10 Cross St
	23 Beacon St
	6 Commerce St
	Beacon Todd LLC
	18-20 W Main St
	The Lindley LLC
	1154 North Ave
	13 W Church St
	139 Main St
	7 High St
	Main St. The Lindley Todd LLC
	134 Main St
	142 Main St
	144-146 Main St
	150 Main St
	152 Main St
	180 Main St (unimproved)
	127 Main St (unimproved)
	129 Main St
	131-137 Main St
	145 Main St
	149 Main St
	15 W.Church (unimproved)
	17 W.Church (unimproved)
	19 W.Church (unimproved)
	23 W.Church (unimproved)
	9 Cross St
	8 Cross St
	12 Cross St

NEW YORK STATE | Workers' Compensation Board

Certificate of Attestation of Exemption
from New York State Workers' Compensation and/or Disability and Paid Family Leave Benefits Insurance Coverage

This form cannot be used to waive the workers' compensation rights or obligations of any party.

The applicant may use this Certificate of Attestation of Exemption **ONLY** to show a government entity that New York State specific workers' compensation and/or disability and paid family leave benefits insurance is not required. The applicant may **NOT** use this form to show another business or that business's insurance carrier that such insurance is not required.

Please provide this form to the government entity from which you are requesting a permit, license or contract. This Certificate will not be accepted by government officials one year after the date printed on the form.

In the Application of (Legal Entity Name and Address):	Business Applying For:
Quick Signs & Auto Graphics, Inc. 68 Audubon Trl Salt Point, NY 12578-3111 PHONE: 914-456-5569 FEIN: XXXXX9280	OTHER: sign permit From: Town of Beacon

Workers' Compensation Exemption Statement:

The above named business is certifying that it is **NOT REQUIRED TO OBTAIN NEW YORK STATE SPECIFIC WORKERS' COMPENSATION INSURANCE COVERAGE** for the following reason:

The business is a one person owned corporation, with that individual owning all of the stock and holding all offices of the corporation. Other than the corporate owner, there are no employees, day labor, leased employees, borrowed employees, part-time employees, other stockholders, unpaid volunteers (including family members) or subcontractors.

Disability and Paid Family Leave Benefits Exemption Statement:

The above named business is certifying that it is **NOT REQUIRED TO OBTAIN NEW YORK STATE STATUTORY DISABILITY AND PAID FAMILY LEAVE BENEFITS INSURANCE COVERAGE** for the following reason:

The business MUST be either: 1) owned by one individual; OR 2) is a partnership (including LLC, LLP, PLLP, RLLP, or LP) under the laws of New York State and is not a corporation; OR 3) is a one or two person owned corporation, with those individuals owning all of the stock and holding all offices of the corporation (in a two person owned corporation each individual must be an officer and own at least one share of stock); OR 4) is a business with no NYS location. In addition, the business does not require disability and paid family leave benefits coverage at this time since it has not employed one or more individuals on at least 30 days in any calendar year in New York State. (Independent contractors are not considered to be employees under the Disability and Paid Family Leave Benefits Law.)

I, Deborah L. Maggiacomo, am the President with the above-named legal entity. I affirm that due to my position with the above-named business I have the knowledge, information and authority to make this Certificate of Attestation of Exemption. I hereby affirm that the statements made herein are true, that I have not made any materially false statements and I make this Certificate of Attestation of Exemption under the penalties of perjury. I further affirm that I understand that any false statement, representation or concealment will subject me to felony criminal prosecution, including jail and civil liability in accordance with the Workers' Compensation Law and all other New York State laws. By submitting this Certificate of Attestation of Exemption to the government entity listed above I also hereby affirm that if circumstances change so that workers' compensation insurance and/or disability and paid family leave benefits coverage is required, the above-named legal entity will immediately acquire appropriate New York State specific workers' compensation insurance and/or disability and paid family leave benefits coverage and also immediately furnish proof of that coverage on forms approved by the Chair of the Workers' Compensation Board to the government entity listed above.

SIGN HERE | **Signature:** Deborah L Maggiacomo | **Date:** 8-7-26

Exemption Certificate Number
2026-065394

Received
August 7, 2026
NYS Workers' Compensation Board

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/06/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER InsureOne Insurance Services America, LLC 7711 Center Ave Suite 200 Huntington Beach CA 92647	CONTACT NAME: Akhmadjon Tulkhov PHONE (A/C, No, Ext): (800) 836-2240 FAX (A/C, No): E-MAIL ADDRESS: Akhmadjon.Tulkhov@insureone.com
INSURED Quick Signs & Auto Graphics Inc. 68 Audubon Trail Salt Point NY 12578-3111	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Dryden Mutual Insurance -- 13919 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: CL2642248702 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			CFL00150188	03/10/2026	03/10/2027	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
							AICPA	$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A						PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

.

CERTIFICATE HOLDER

City of Beacon
One Municipal Plaza
Suite 1
Beacon NY 12508

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

AK

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QUICK Signs
68 Audubon Trail
Salt Point, N.Y. 12578
Phone (914) 456-5569
Fax (845) 635-3946

Date: 7-25-26
Customer: **TLAHCO taqueria**
Location: Pleasant Valley Shopping Center
142 Main Street
Beacon, NY

Job Detail: Replacing sign panels in Existing Blade
Internally Lit box sign
Two sided, hanging blade sign
With TWO New Acrylic sign panels,
cut to size
With translucent vinyl applied, two sides
Sign box Size: 20.25" h x 36.25"w (1" trim) 5.1 SQ FT

To be installed in EXISTING BLADE SIGN, internally lit

36.25"w



20.25" h

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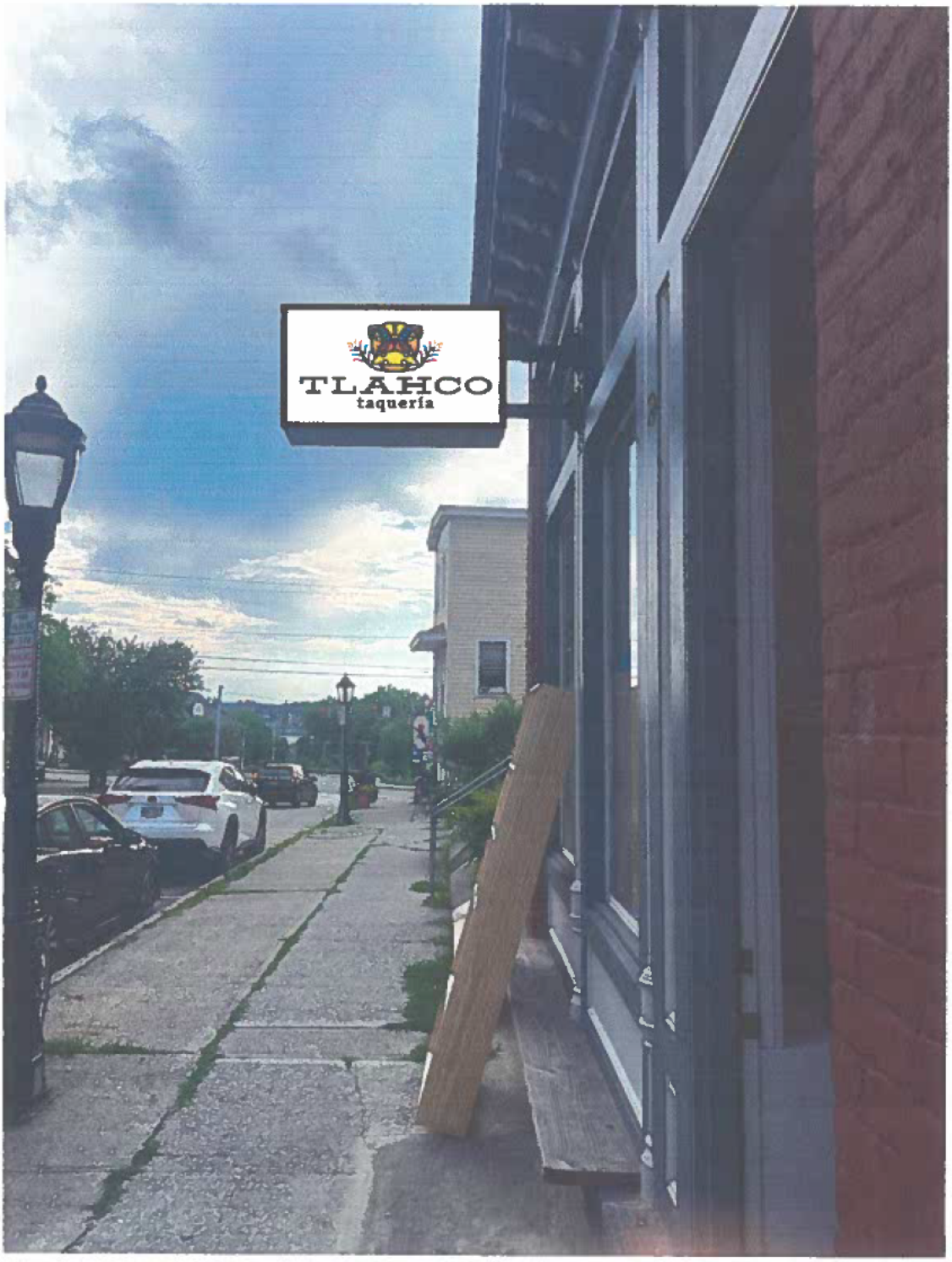
QUICK Signs
68 Audubon Trail
Salt Point, N.Y. 12578
Phone (914) 456-5569
Fax (845) 635-3946

Date: 7-25-26
Customer: **TLAHCO taqueria**
Location: Pleasant Valley Shopping Center
142 Main Street
Beacon, NY



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TLAHCO

taquería

TLAHCO YELLOW
HEX: ffd534
R: 255 G: 213 B: 52

TLAHCO ORANGE
HEX: ef4823
R: 239 G: 72 B: 35

TLAHCO BLUE
HEX: 10b1de
R: 16 G: 177 B: 222

TLAHCO PINK
HEX: e7326e
R: 231 G: 50 B: 110

BLACK
HEX: 000000
R: 0 G: 0 B: 0

TLAHCO BROWN
HEX: f69e32
R: 246 G: 158 B: 50