COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

October 14, 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 September 9, 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, 364 Main Street, Mixed-Use Commercial and Residential, submitted by 364 Main BCN LLC. ***ADJOURNED AT THE REQUEST OF THE APPLICANT***
3. Public hearing and continue review of application for Amended Site Plan Approval, 172 Main Street, Mixed-Use Commercial and Residential, submitted by Hudson Todd, LLC.
4. Continue review of application for Amended Site Plan Approval, 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings, LLC.

Miscellaneous Business

1. Consider request for one (1) 90-day extension of Subdivision Approval, 30-90 Mason Circle, Mixed-Use Commercial and Residential, submitted by Beacon Lofts Member, LLC.
2. City Council request to review proposed Local Law considering an amendment to the Cityâ€™s code concerning penalties for violations of the Cityâ€™s zoning, fire prevention, and building codes.
3. City Council request to review proposed Local Law concerning short-term rentals.

Architectural Review

1. Certificate of Appropriateness - 203 Main Street, Sign
2. Accessory Dwelling Unit - 7 N Walnut Street

City of Beacon Planning Board Agenda
10/14/2026

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 10.14.26 Supplemental Submission Cvr Ltr.pdf

393 & 397 Fishkill PB 10.14.26 Ex A - Comment Response Ltr.pdf

393 & 397 FIshkill PB 10.14.26 Ex B - Correspondence from Hemlock Lighting.pdf

393 & 397 FIshkill PB 10.14.26 Site Plan Set by HLD and Aryeh Siegel rev 9.30.26.pdf

KARC Review PB_393 & 397 Fishkill Ave_2026.10.06.pdf

Lanc & Tully 397 Fishkill Ave 10-08-26.pdf

393 & 397 Fishkil PB 10.14.26 Cvr Ltr - Lighting Plan.pdf

393 & 397 Fishkill PB 10.14.26 Outdoor Lighting Cut Sheet Package.pdf

393 & 397 Fishkill PB 10.14.26 Lighting Plan by Hemlock Lighting 10-8-26.pdf

393-397 Fishkill Ave - Amended Site Plan Resolution (4909-9551-5094.2).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, Esq.
tpalmer@cuddyfeder.com

September 30, 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 & 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") for the mixed-use Project.

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

As this Board is aware, at its September 9, 2026 meeting, the Planning Board opened and continued the public hearing and authorized the Planning Board Attorney to draft approval documents for the Project for consideration at the Board's October 14, 2026 meeting.[1]

This submission contains minor plan revisions that were completed in response to comments issued by the Board at the September 9th meeting and from the Board's planning and engineering consultants in memoranda dated August 31, 2026 and September 6, 2026, respectively. Point-by-point responses to those comments by the Applicant's architect is enclosed in **Exhibit A**, 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 September 29, 2026. As is further detailed therein, those revisions include notes on prior variance relief, cleanup of dimensions and roofline on the elevations, and a rendered pedestrian-oriented view of the Project.

[1] The Board granted a Negative Declaration pursuant to the State Environmental Quality Review Act ("SEQRA"), finding that the Project will not result in any adverse environmental impacts on May 12, 2026.

The Applicant is also enclosing correspondence from its lighting designer regarding its forthcoming minor lighting design alterations; the intention is to share the revised design for the Board's consideration at the October 14th meeting. The Applicant previously maintained the majority of the prior approved lighting program for the Project, but in response to a Board member's comments regarding design, has taken the extra step of hiring Hemlock Lighitng, Inc., to develop an enhanced program. We look forward to sharing it with the Board.

INDEX OF ENCLOSURES:

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

Exhibit A: Response to Comments Memorandum prepared by Aryeh Siegel, Architect, dated September 29, 2026 providing responses to the City Planning Consultant memorandum dated September 6, 2026 and City Engineer memorandum dated August 31, 2026; and

Exhibit B: Correspondence prepared by Hemlock Lighting, Inc., dated September 28, 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 September 29, 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 October 14, 2026 meeting for the continued Public Hearing, at which time the Applicant respectfully requests the Board consider closing the Public Hearing and adopting an approval resolution for the Project.

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

Very truly yours,



Taylor M. Palmer

Enclosures

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.

4920-3490-3251.v3

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

September 29, 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 September 6, 2026. Please see responses and refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated August 31, 2026.

KARC Planning Consultants Comment Responses:

1. **Height Variance.** The Zoning Board of Appeals granted the required area variances for the proposed building height and retaining wall height on August 18, 2026. The revised plans have been updated to reflect the approved relief.

   Response: Comment Acknowledged. The plans have been updated to reflect the Zoning Board variances

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

   Response: Comment acknowledged.

3. **Roof Terrace Railing.** The revised plans identify 42-inch-high stainless-steel cable railings surrounding the shared and private fourth-floor terrace areas and depict the railings on the building elevations. The Board should confirm that the proposed railing design and materials are acceptable as part of its architectural review.

   Response: Comment acknowledged. The stainless-steel cable railing was reviewed and approved by the Planning Board.

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

4. **Mechanical Equipment.** The revised 4th-floor plan identifies anticipated rooftop mechanical equipment locations and provides details for a louvered equipment screen. The plan notes that final mechanical equipment has not yet been specified and identify an area for potential additional equipment. Any final rooftop mechanical equipment should remain fully screened from public view in a manner consistent with the approved elevations. Any material change to the location, height, extent, or screening of rooftop equipment should be subject to review by the Building Inspector and, if determined to be substantive, further Planning Board review.

   Response: Comment acknowledged. The plans have been revised to indicate that the height of the mechanical equipment screen will be adjusted to ensure that the equipment is fully screened. The Board agreed at the September meeting that the screen height can be adjusted as required to screen the equipment.

Lanc & Tully Comment Responses:

General Comments:

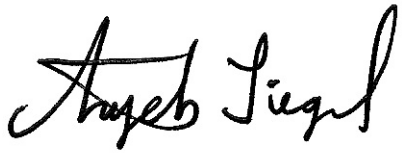
1. The note section below the "Bulk Zoning" table shall also reflect the issuance of the variance for the retaining wall height.
   Response: Comment acknowledged. The note has been revised to reflect the approved variances.

2. Pipe rail detail on Sheet 1 of 8 shall reflect the depth of bury required for the rail posts within the concrete sidewalk.
   Response: The detail was revised to reflect the embedment depth and additional installation details.

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.
   Response: Notes and dimensions have been adjusted for legibility.

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

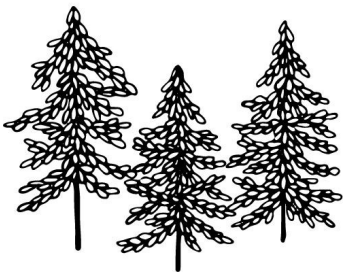
Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

Hemlock Lighting, Inc.
Saugerties, NY 12477
914.886.8273

HEMLOCK LIGHTING



September 28, 2026

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

Re: 393, 397 Fishkill Avenue & 7 Conklin Street – Outdoor Lighting Design

Dear Members of the Planning Board:

I am writing to confirm that **Hemlock Lighting, Inc.** has been retained by the design team for the proposed project at **393, 397 Fishkill Avenue & 7 Conklin Street** to provide professional outdoor lighting design services.

Our lighting design will be developed specifically for the site and will be included in the project materials being prepared for the **October Planning Board meeting**. I am familiar with the City of Beacon's applicable outdoor lighting requirements, which are well aligned with my approach to exterior lighting design, including appropriate illumination levels, color temperature, mitigation of light trespass, light pollution, luminaire shielding & scale.

Our objective is not simply to satisfy the technical requirements of the ordinance, but to develop a thoughtful lighting solution that complements the architecture and site design while contributing positively to the experience along Fishkill Avenue.

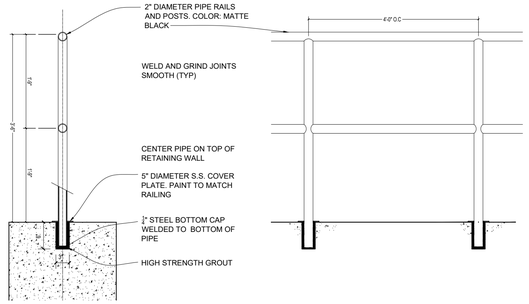
We look forward to presenting the lighting design to the Planning Board in October and working with the Board and City staff throughout the review process.

Please feel free to contact me should you have any questions regarding the proposed lighting approach.

Sincerely,

Jordan Podwal
Principal / Lighting Designer
Hemlock Lighting, Inc.
Architectural Lighting Design & Consulting

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
12	09/29/26	REVISED PER PLANNING BOARD COMMENTS	AJS



Pipe Rail Details

NTS



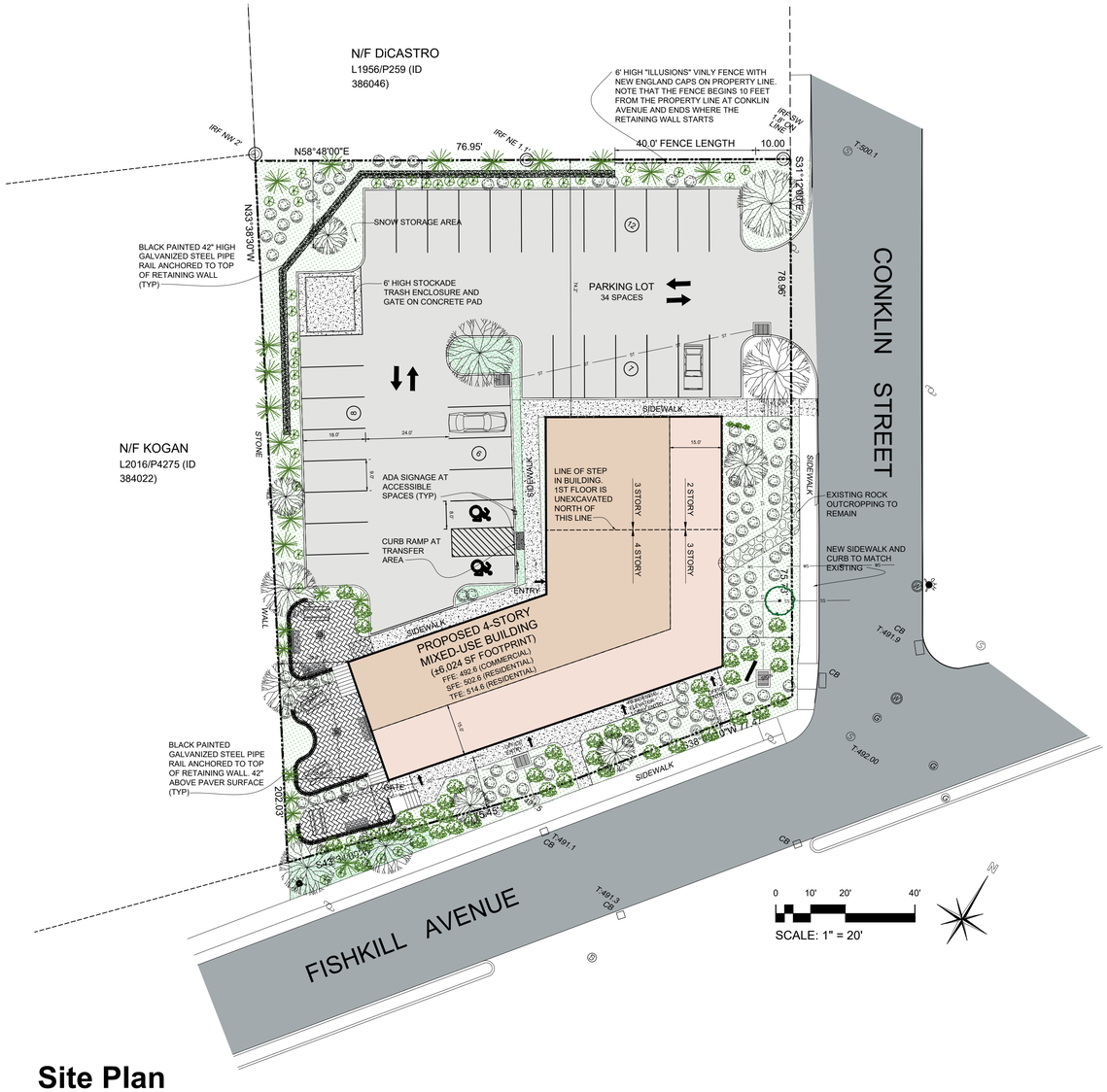
Aerial View

Scale: Not to Scale

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.
2. The Zoning Board also granted a variance to allow the retaining wall height of a maximum of 8.5 feet where 6 feet is permitted.

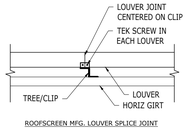


Site Plan

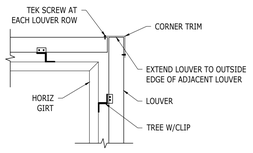
Scale: 1" = 20'



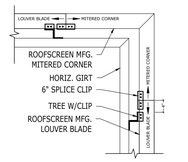




ROOFSCREEN MFG. LOUVER SPLICE JOINT

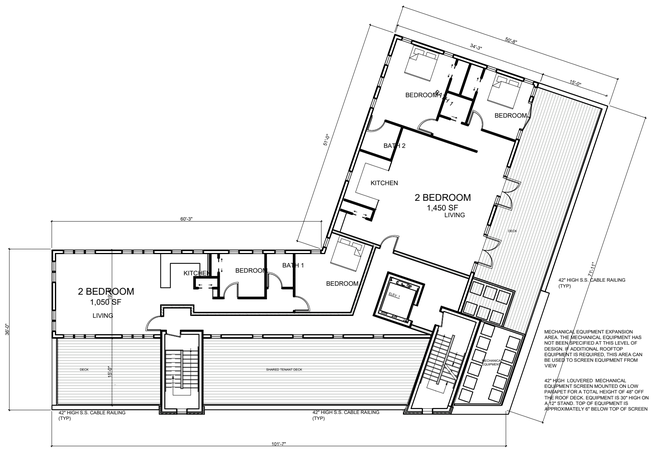


ROOFSCREEN MFG. LOUVER CORNER TRIM



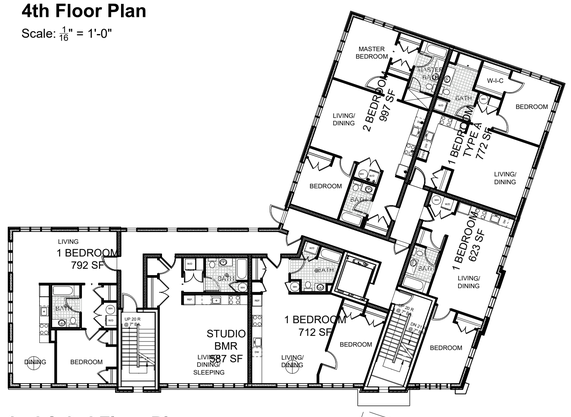
ROOFSCREEN MFG. LOUVER WELDED MITERED CORNER

MECHANICAL EQUIPMENT SCREEN DETAILS



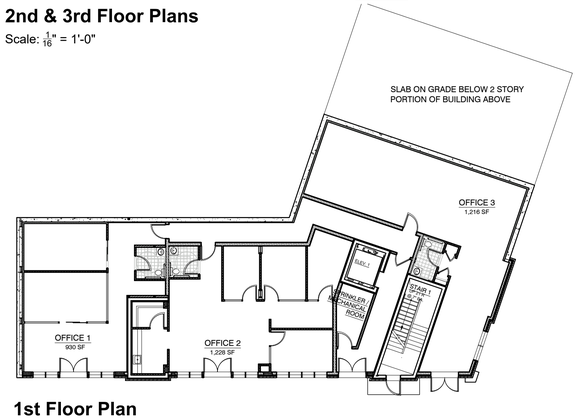
4th Floor Plan

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



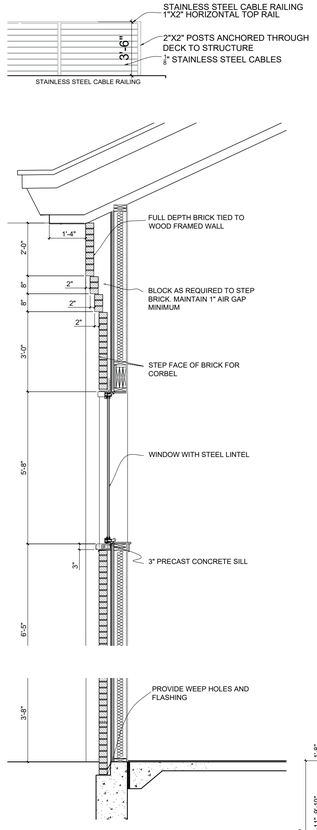
2nd & 3rd Floor Plans

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



1st Floor Plan

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



Section: Stair Tower

Scale: $\frac{3}{8}$" = 1'-0"

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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12	09/29/26	REVISED PER PLANNING BOARD COMMENTS	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

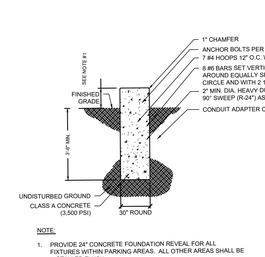
397 Fishkill Avenue
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
October 21,2022





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

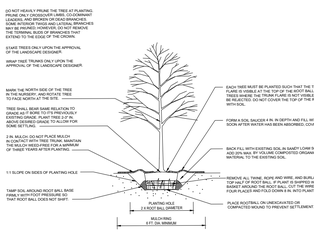




WALL MOUNTED HOUSE LIGHT (L2)

HUBBARDTON FORGE WALL MOUNTED FIXTURE. MODEL "Hood Outdoor Dark Sky Wall Sconce", 60W, 2700K. CRI 80-100 RANGE. COLOR: COASTAL BLACK, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET. NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE

NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.

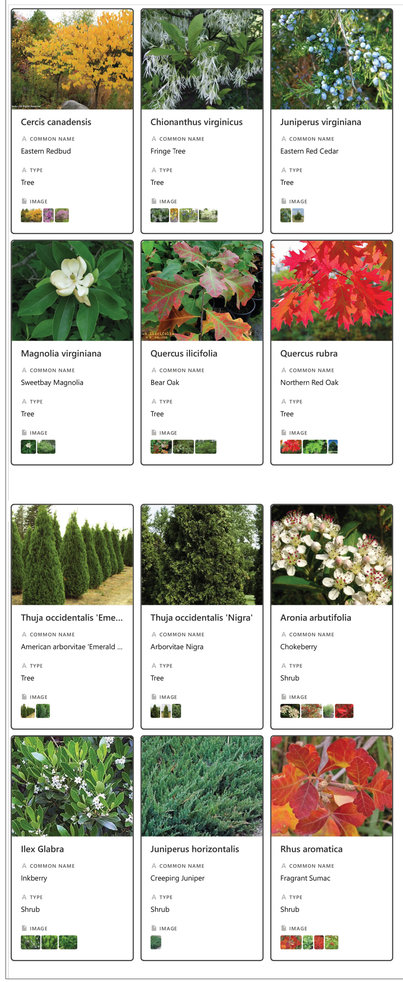


X TREE PLANTING DETAIL
X NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 5 FT. SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

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

LIGHT POLE BASE DETAIL
NOT TO SCALE

Illustrated Plant List



Planting 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	Quercus illicifolia	Shrub Oak	2.5"	5	NW Prop Line, 52
T-Qr	Tree	Quercus rubra	Red Oak	3"	7	Parking Lot and street
T-To	Tree	Thuja occidentalis	Arborvitae	6-7'	16	West Prop Line, 52 Corner
T-To'EG'	Tree	Thuja occidentalis	Emerald Green	6-7'	8	Patios.West Property Line
S-Cp	Shrub	Comptonia peregrina	Sweetfern	1 gal	39	Parking Lot
S-Ig	Shrub	Ilex glabra	Inkberry	3 gal	31	Greenspace, 52, Conklin
S-Iv	Shrub	Ilex verticillata	Inkberry	3 gal	39	NW Prop Line, W Prop Line 52 Corner
S-Jh	Shrub	Juniperus horizontalis	Creeping Juniper	1 gal	tbd	Rock Outcrop?
S-Ra	Shrub	Rhus aromatica	Aromatic Sumac	3 gal	61	52, Conklin, Greenspace
H-Ae	Herb	Aster ericoides	Heath Aster	plugs	tbd	Groundcover
H-tbd	Herb	Mixed groundcover	Wildflowers,carex,grasses	plugs	tbd	All planted areas

Planting and Landscape Notes

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
2	12/27/22	REVISED PER PLANNING BOARD COMMENTS	AJS
3	01/31/23	REVISED PER PLANNING BOARD COMMENTS	AJS
4	02/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
5	03/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS
6	06/13/23	FINAL CONSULTANT REVIEW	AJS
7	07/10/23	FINAL CONSULTANT REVIEW	AJS
8	03/31/26	SITE PLAN AMENDMENT REVISIONS	AJS
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
12	09/29/26	REVISED PER PLANNING BOARD COMMENTS	AJS

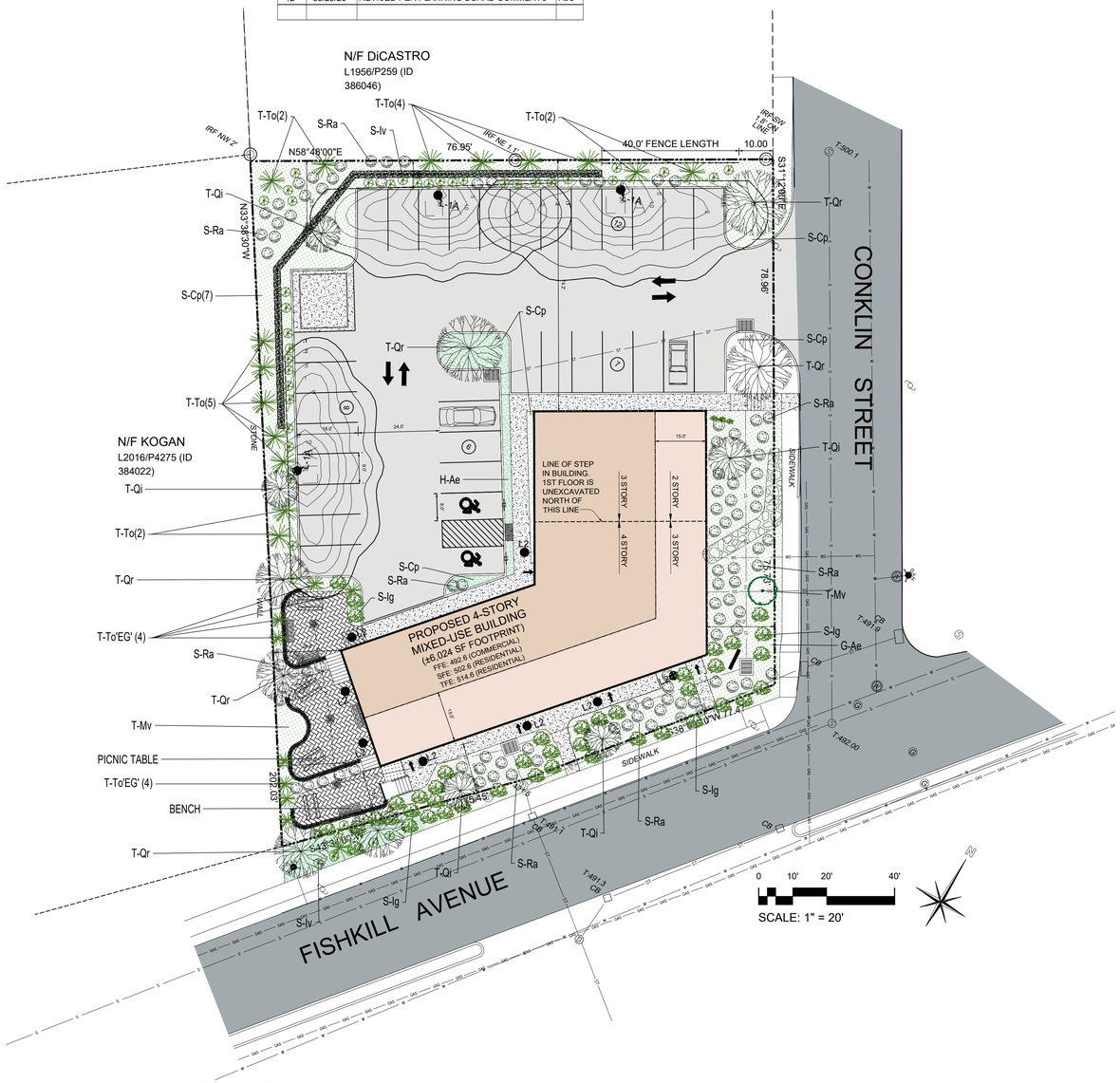
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

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



Landscape & Lighting Plan

Scale: 1" = 20'

Amended Site Plan Application

Sheet 3 of 8 - Landscaping & Lighting Plan

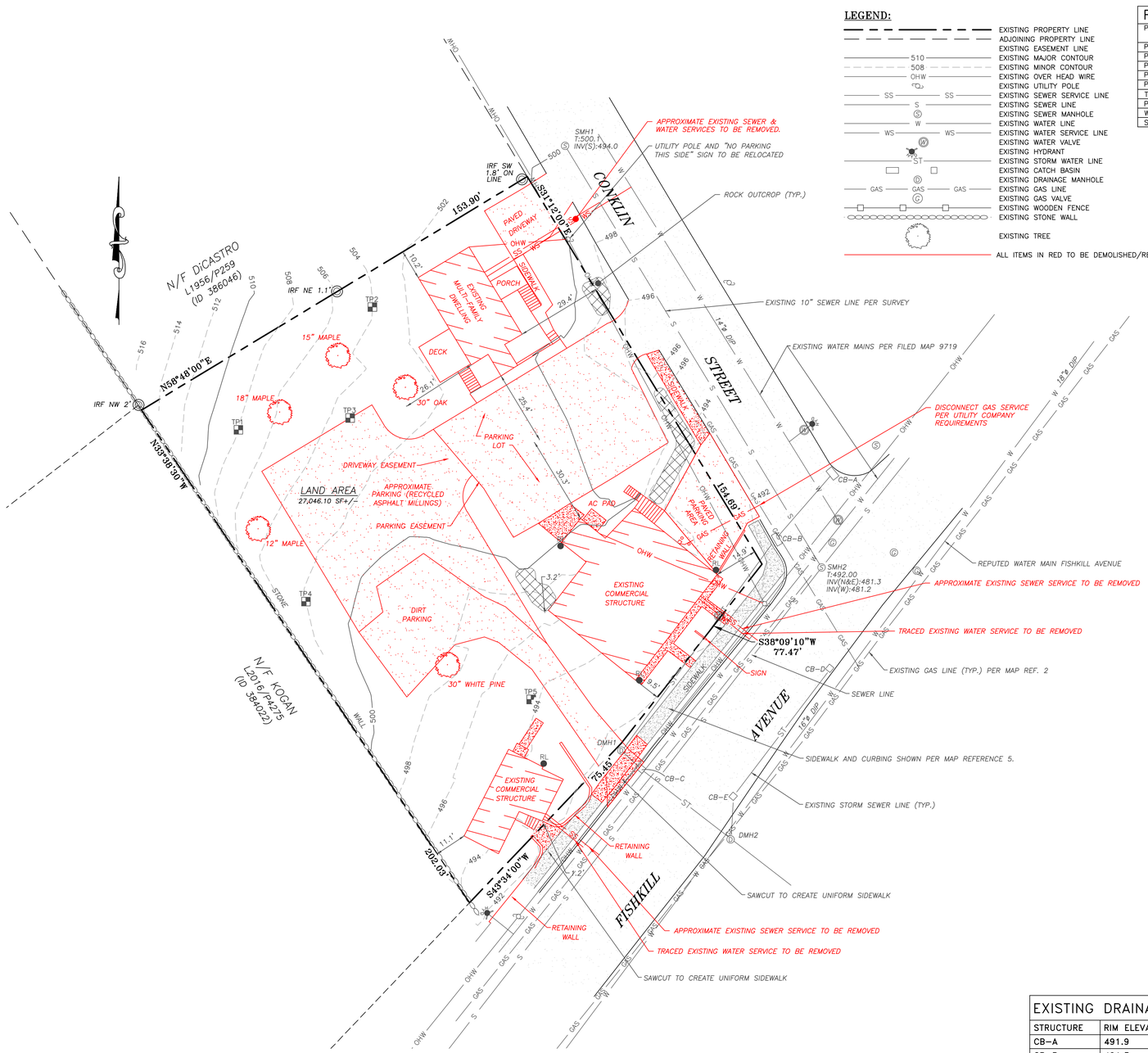
Owner:
397 Fishkill Avenue, LLC & 393 Fishkill Avenue, LLC
397 Fishkill Avenue
Beacon, NY 12508

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

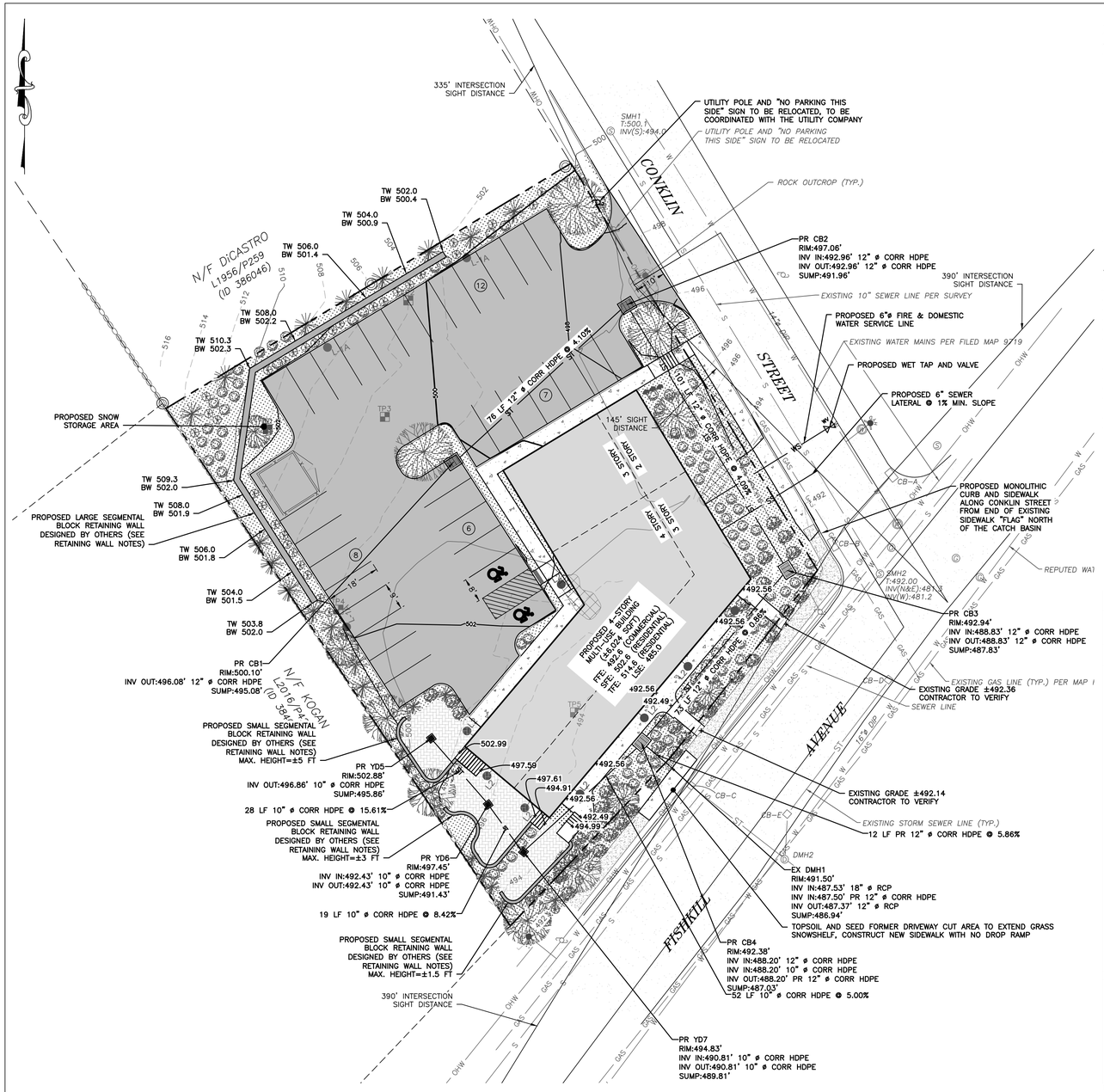
EXISTING CONDITIONS & DEMOLITION PLAN

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'

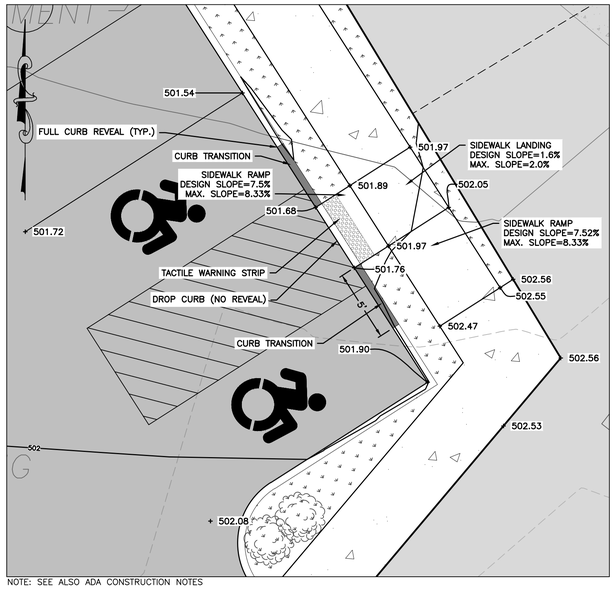
GRAPHIC SCALE

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	---
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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				

STATE OF NEW YORK DANIEL G. KOSTER LICENSED PROFESSIONAL ENGINEER 082716

SEAL

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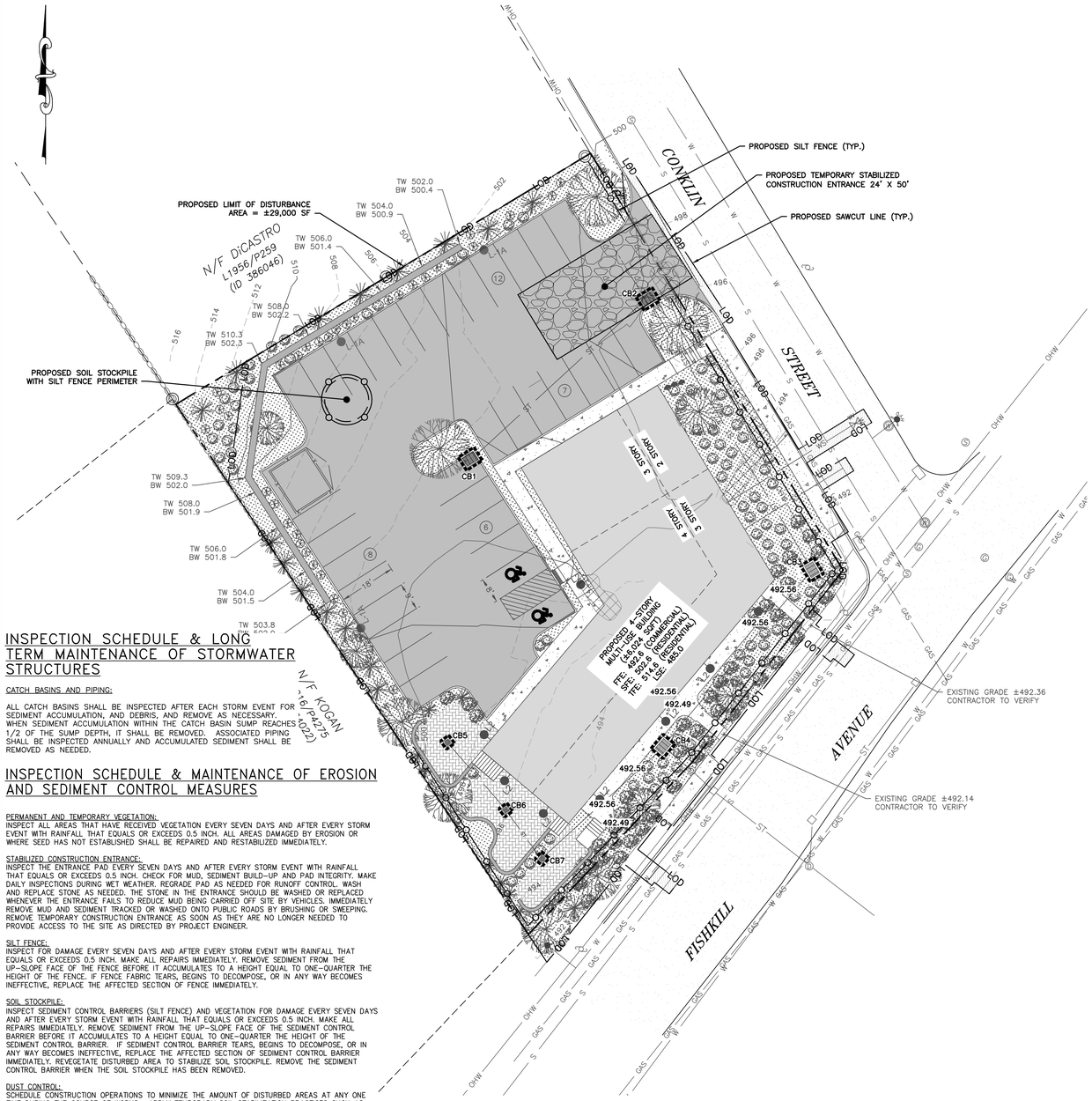
GRADING & UTILITY PLAN

397 FISHKILL AVE

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

JOB #:	2022:015
DATE:	7/7/2022
SCALE:	AS SHOWN
TITLE:	GU-1
SHEET:	5 OF 8

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



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

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

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

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

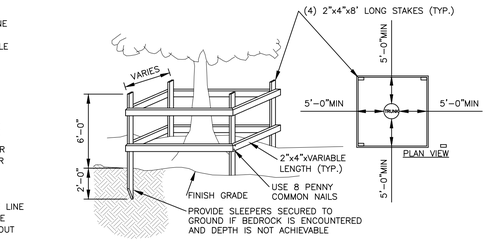
DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

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

LEGEND:

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

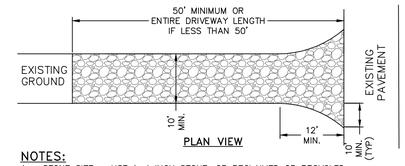
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID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

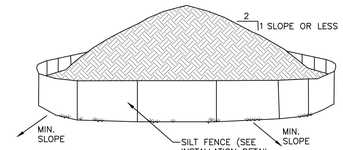
NOT TO SCALE



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

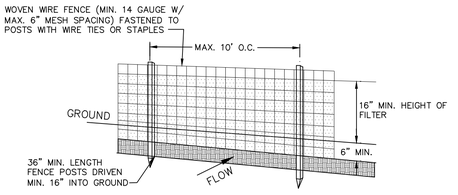
NOT TO SCALE



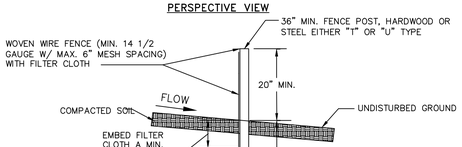
NOTES:
1. 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE



PERSPECTIVE VIEW

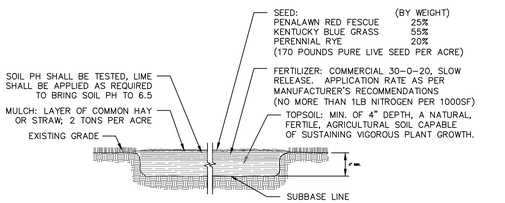


SECTION VIEW

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

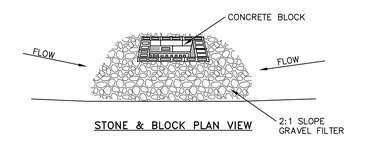
SILT FENCE DETAIL

NOT TO SCALE

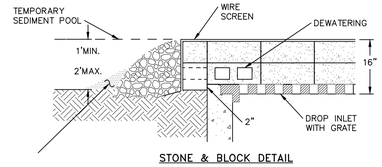


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL

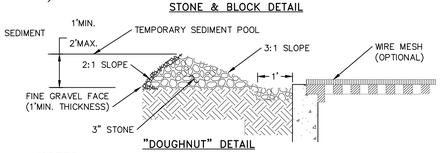
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



"DOUGHNUT" DETAIL

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

CATCH BASIN INLET PROTECTION DETAIL

NOT TO SCALE

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
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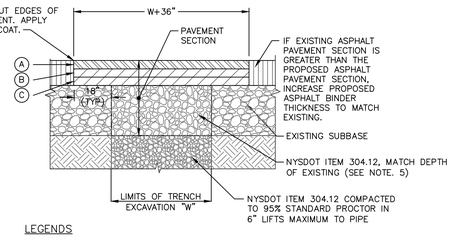
EROSION & SEDIMENT CONTROL PLAN

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:

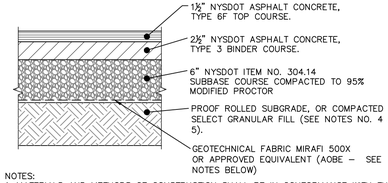
(A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 3–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) NO ASPHALTIC BASE COURSE

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)

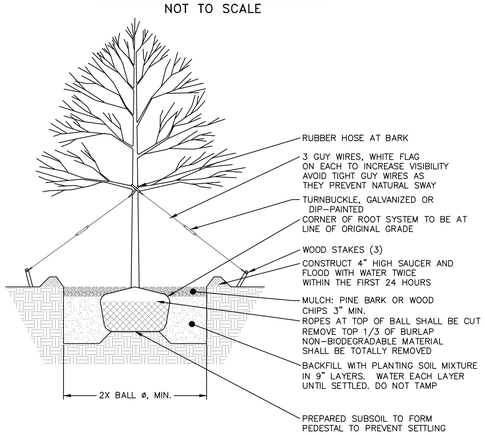
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE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

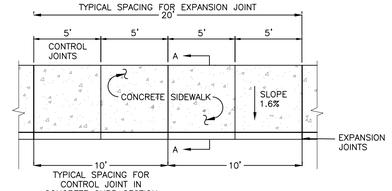


NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES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

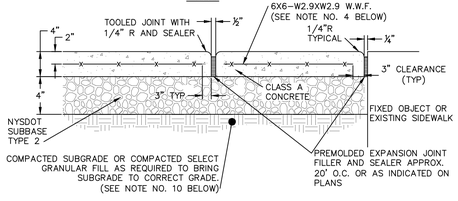
PAVEMENT SECTION DETAIL
NOT TO SCALE



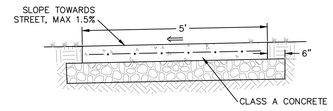
TREE PLANTING DETAIL
NOT TO SCALE



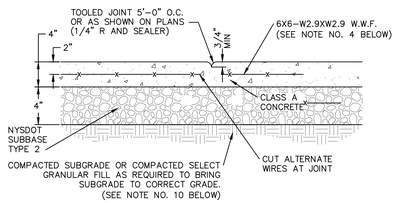
PLAN



EXPANSION JOINT



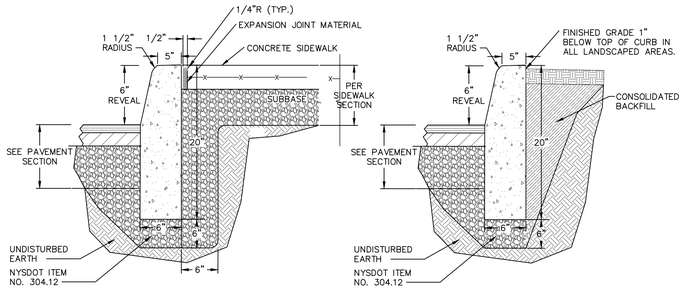
SECTION A–A



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

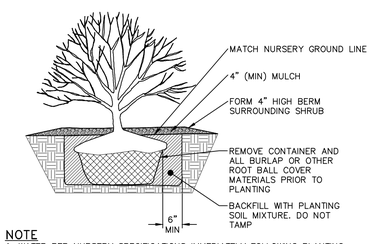


ABUTTING SIDEWALK

ABUTTING GRASS OR LANDSCAPE

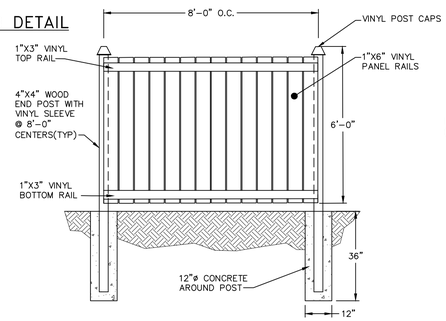
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

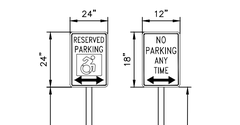


NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

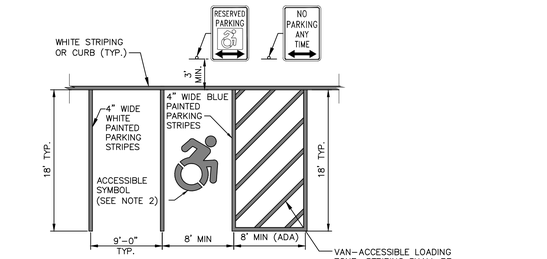
SHRUB PLANTING DETAIL
NOT TO SCALE



VINYL STOCKADE FENCE DETAIL
NOT TO SCALE



SIGN DETAILS
NOT TO SCALE

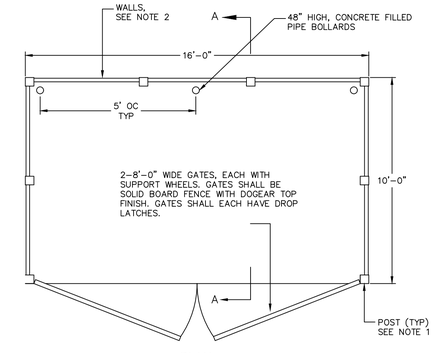


TYPICAL PARKING STRIPING

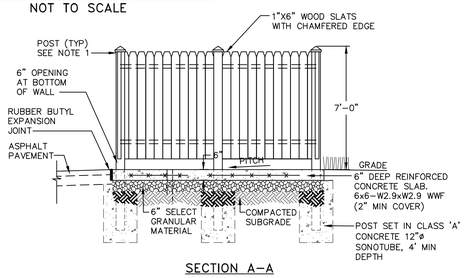
ACCESSIBLE PARKING STRIPING

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 20L'.

PARKING AND STRIPING DETAIL
NOT TO SCALE



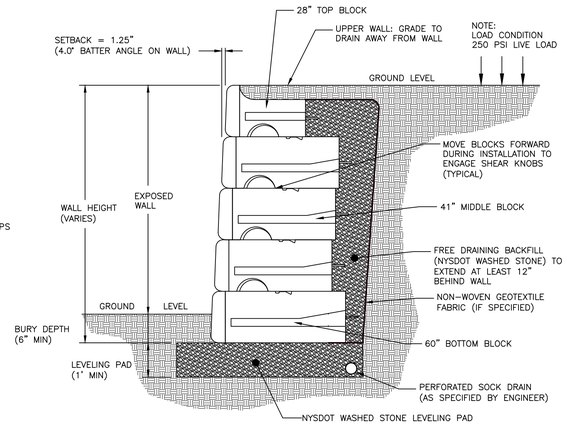
PLAN



SECTION A–A

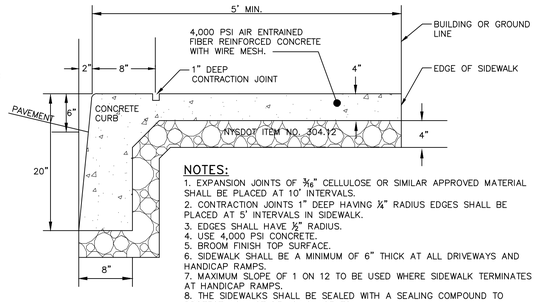
NOTES
1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

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

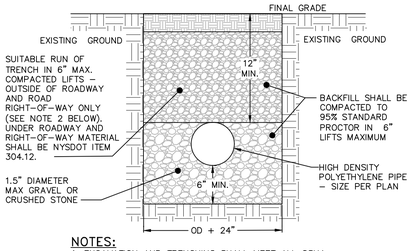
CONSTRUCTION DETAILS

397 FISHKILL AVE

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

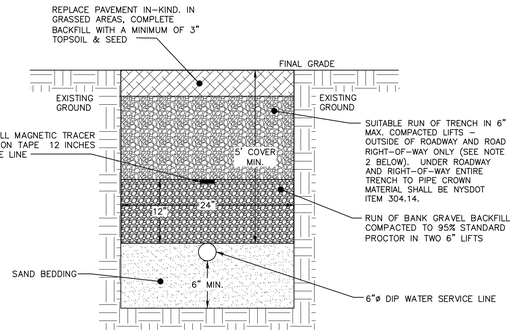
JOB #:	2022:015
DATE:	7/7/2022
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	7 OF 8

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



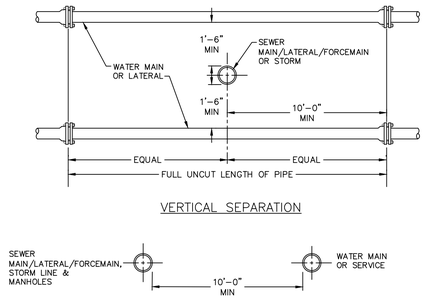
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

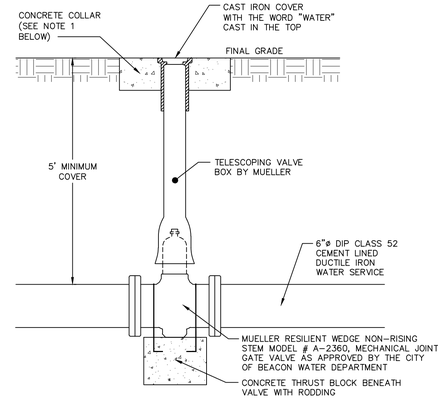


VERTICAL SEPARATION

HORIZONTAL SEPARATION

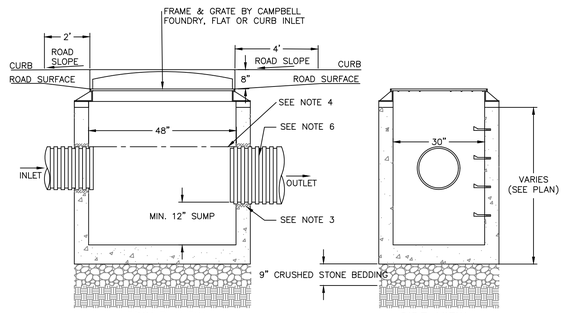
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

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.

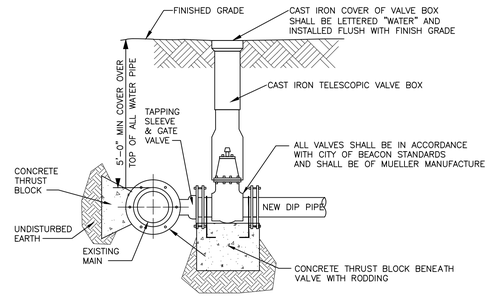
GATE VALVE DETAIL
NOT TO SCALE



FRONT VIEW SIDE VIEW

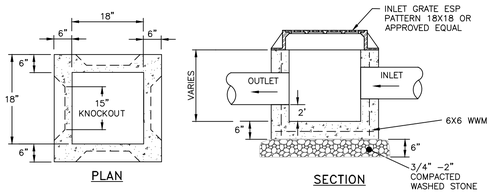
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

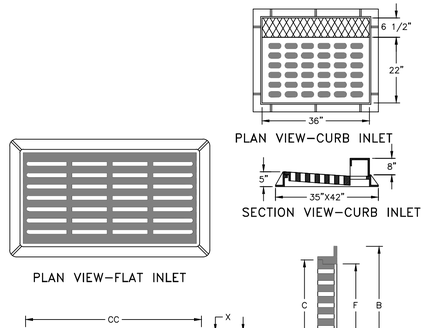
TAPPING SLEEVE DETAIL
NOT TO SCALE



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.

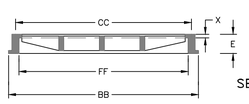
PRE-CAST CONCRETE YARD DRAIN DETAIL
NOT TO SCALE



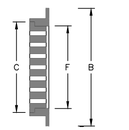
PLAN VIEW-CURB INLET

SECTION VIEW-CURB INLET

PLAN VIEW-FLAT INLET



SECTION VIEW 1-FLAT INLET



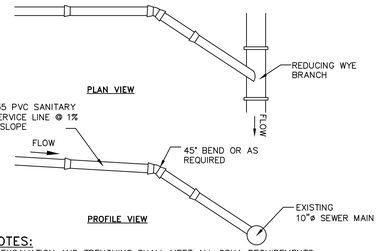
SECTION VIEW 2-FLAT INLET

DIMENSION TABLE:

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

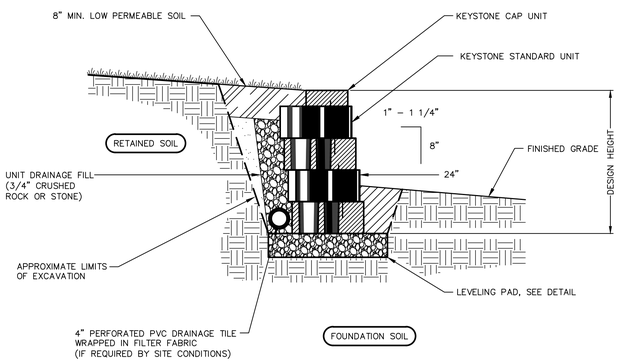
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER FLAT INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. HEAVY DUTY RECTANGULAR STORMWATER CURB INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
3. ALL CASTINGS LOCATED IN THE CITY RIGHT-OF-WAY SHALL BE DOMESTICALLY MADE.

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:

NO.	DATE	DESCRIPTION	BY
1	11/29/22	SHEET ADDED	CMB
2	12/27/22	PER PLANNING BOARD COMMENTS	CMB
3	01/31/23	PER PLANNING BOARD COMMENTS	CMB
4	03/31/23	NO CHANGE THIS SHEET	CMB
5	06/13/23	REMOVED FISHKILL AVE IMPROVEMENTS	CMB
6	03/31/26	PER UPDATED PROPOSAL	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
7	04/28/26	NO CHANGE THIS SHEET	CMB

SEAL

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

CONSTRUCTION DETAILS

397 FISHKILL AVE

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

JOB #: 2022:015
DATE: 7/7/2022
SCALE: AS SHOWN
TITLE: CD-2
SHEET: 8 OF 8

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: October 6, 2026

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

---

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

- Cover Letter prepared by Taylor Palmer, Cuddy + Feder, dated September 30, 2026
- Exhibit A: Response to Comments Memorandum by Aryeh Siegel Architect, dated September 29, 2026
- Exhibit B: Correspondence prepared by Hemlock Lighting, Inc, dated September 28, 2026
- Site Plan (8 sheets) by Aryeh Siegel Architect and Hudson Land Design, dated July 7, 2022, last revised September 29, 2026

Project Description:

The applicant is seeking amended site plan approval for a previously approved mixed-use building at 393 Fishkill Avenue (Lot #392032), 397 Fishkill Avenue (Lot #399035), and 7 Conklin Street (Lot #394041). The 2023 approval permitted a 3-story, 15,948 SF building with twelve (12) residential units and 3,500 SF of commercial space. The site contains approximately 27,007 square feet and is located in the General Business (GB) zoning district.

The proposed amendment is generally consistent with the previously approved site plan. The principal changes include the addition of a recessed fourth story containing two dwelling units, associated fourth-floor terrace areas and rooftop mechanical equipment, and minor revisions to the sidewalk connections along Fishkill Avenue. The building footprint, vehicular access, parking configuration, landscaping, and other principal site improvements remain substantially unchanged.

The Zoning Board of Appeals granted the required area variances for the proposed building height and retaining wall height on August 18, 2026.

Comments & Recommendations:

1. **Mechanical Equipment.** The revised plans identify anticipated rooftop mechanical equipment locations and provide details for a louvered equipment screen. The plans have been revised to clarify that the height of the mechanical equipment screen will be adjusted as necessary to ensure that all rooftop mechanical equipment is fully screened from public view. This satisfactorily addresses KARC's prior comment.

2. **Stair Tower/Bulkhead Treatment.** At the September Planning Board meeting, the Board discussed the relationship between the stair/elevator bulkheads and the angled portion of the building near the corner of Fishkill Avenue and Conklin Street. As shown in 4th Floor Plan view on Sheet 2, the stair tower at this corner is set at an angle relative to the Fishkill Avenue façade, and the two rooftop bulkheads are therefore not parallel to one another. However, the two perspective renderings at the bottom of Sheet 2 appear to depict the bulkheads as generally parallel. The front elevation at the top of Sheet 2 appears more consistent with the configuration shown in plan view, but the relationship between the angled stair tower bulkhead, mechanical screening area, and stepped-back fourth floor remains difficult to understand from the current drawings. The architect should clarify this condition and revise and/or supplement the drawings and renderings as necessary to accurately illustrate how this corner of the building and rooftop elements will be treated, especially as they are visible from the public right-of-way.

3. **Lighting.** Hemlock Lighting, Inc. has been retained to prepare a revised outdoor lighting design for the project. The lighting consultant indicates that the design will address illumination levels, color temperature, light trespass, light pollution, shielding, and fixture scale, and that the revised lighting design will be presented to the Planning Board at its October meeting. Because the revised lighting plan has not yet been submitted, KARC recommends that the Board review the forthcoming lighting revisions at the October 14 meeting and confirm that they are acceptable prior to final action on the amended site plan.

Subject to satisfactory review of the forthcoming lighting revisions, the revised plans appear to address the planning comments associated with the limited scope of the proposed site plan amendment. KARC has no additional planning comments at this time and believes the application is otherwise in a form suitable for the Board's consideration of an amended site plan approval resolution.

Natalie Quinn
Beacon Planning Consultant

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

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

October 8, 2026

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

RE: 397 Fishkill Avenue
City of Beacon
Tax Map Nos. 6055-80-392032, 399035 & 394041

Dear Mr. Gunn:

My office has received the following in regard to the 397 Fishkill Avenue Amended Site Plan:

- Cover letter dated September 30, 2026, from Cuddy & Feder, LLP.
- Correspondence dated September 29, 2026, from Aryeh Siegel, Architect.
- Correspondence dated September 28, 2026, from Hemlock Lighting.
- 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 September 29, 2026, as prepared by Aryeh Siegel, Architect.
  - Sheet 2 of 8 titled "Building Plans", with the latest revision date of September 29, 2026, as prepared by Aryeh Siegel, Architect.
  - Sheet 3 of 8 titled "Landscape & Lighting Plan", with the latest revision date of September 29, 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. 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.

Although all previous engineering comments have been addressed at this time, the applicant has been working towards addressing architectural concerns raised by the Planning Board, as well as retaining a lighting designer to prepare a revised lighting plan for the project. The Board should review the architecture relevant to the changes proposed by the applicant's architect, as the revised lighting plan has not been submitted yet.

This completes our review at this time. Further comments may be forthcoming based upon future submissions. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Respectfully,

LANC & TULLY, D.P.C.

John Russo, P.E.

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

CUDDY +FEDER LLP

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

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

October 12, 2026

VIA FEDERAL EXPRESS AND E-MAIL
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 – Updated Lighting Design
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, and in furtherance of the Applicant's pending Application for Amended Site Plan Approval (the "Application"), we respectfully submit the enclosed updated Site Lighting Plan dated October 8, 2026, prepared by Hemlock Lighting, Inc. (the "Updated Lighting Plans") and Outdoor Lighting Cut Sheet Package, for the Board's further consideration in advance of its October 14th meeting Agenda.

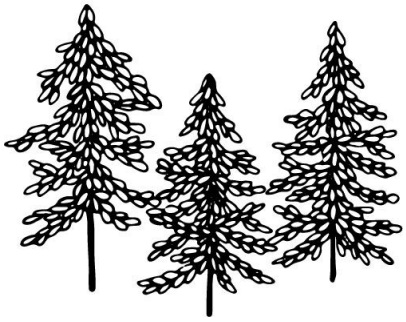
As noted in the Applicant's September 30, 2026 supplemental submission, the Applicant's lighting designer was in the process of finalizing the updated lighting design for the Project for the Board's review. As is more fully shown and detailed in the enclosed Updated Lighting Plans, the Applicant respectfully submits that updated lighting design complements the architecture of the building and the site design, while also addressing the Site Plan review criteria for the Project.

We look forward to reviewing these updates with the Board at the October 14th meeting. Please incorporate the enclosed materials as part of the official record of the proceedings for this matter. 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

HEMLOCK LIGHTING



OUTDOOR LIGHTING CUT SHEET PACKAGE

393, 397 FISHKILL AVE

& 7 CONKLIN STREET

BEACON, NY 12508

ISSUED FOR PLANNING BOARD REVIEW

10/8/2026

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

A34T3S+A34S-HSS





Color: Bronze

Weight: 12.4 lbs

Project:	**Type:** EL-1
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.83A/0.64A/0.44A
208V	0.60A/0.40A/0.25A
240V	0.50A/0.35A/0.21A
277V	0.39A/0.29A/0.19A
Input Watts	46.4-96.6W

LED Info

Watts	100/80/50W
Color Temp	3000/4000/5000K
Color Accuracy	81-84 CRI
L70 Lifespan	100,000 Hours
Lumens	7,357-15,508 lm
Efficacy	141.3-176.5 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:
Field Adjustable Light Output:
100W/80W/50W (factory default 80W)
Color temperature selectable by 3000K, 4000K and 5000K (factory default 4000K)

Compliance

UL Listed:
Suitable for wet locations

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

IP Rating:
Ingress protection rating of IP65 for dust and water

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product family is listed with the DesignLights Consortium (DLC). Individual SKUs within this family may carry either a DLC Standard or DLC Premium qualification. Please refer to the individual product specification sheet or the DLC Qualified Products List (QPL) at designlights.org to confirm the qualification status of a specific SKU prior to specification or purchase.

Performance

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

Wattage Equivalency:
100W: Replaces up to 400W Metal Halide (MH) or 310W High Pressure Sodium (HPS)
80W: Replaces up to 350W Metal Halide (MH) or 250W High Pressure Sodium (HPS)
50W: Replaces up to 200W Metal Halide (MH) or 150W High Pressure Sodium (HPS)

Electrical

Driver:
100W: Constant Current, Class 1, Class P, 120-277V, 50/60 Hz,120V: 0.83A, 208V: 0.60A, 240V: 0.50A, 277V: 0.39A
80W: Constant Current, Class 1, Class P, 120-277V, 50/60 Hz,120V: 0.64A, 208V: 0.40A, 240V: 0.35A, 277V: 0.29A
50W: Constant Current, Class 1, Class P, 120-277V, 50/60 Hz,120V: 0.44A, 208V: 0.25A, 240V: 0.21A, 277V: 0.19A

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

Surge Protection:
L-L: 4 kV; L/N-G: 6 kV

Photocell:
Integrated photocell included with on/off switch

Optical

IES Classification:
The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

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Technical Specifications (continued)

BUG Rating:
100W: B3 U0 G2
80W: B2 U0 G2
50W: B2 U0 G1

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

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

Construction

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

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

Lens:
Clear polycarbonate lens

Housing:
Die-cast aluminum housing, lens frame and mounting arm

Effective Projected Area (EPA):
EPA = 0.2

Vibration Rating:
3G

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Includes recycled plastic and RoHS-compliant components.

Installation

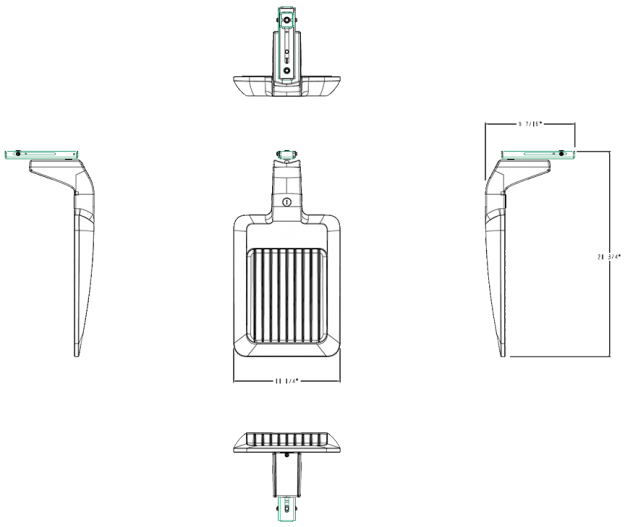
Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole adapter plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Other

5-Year Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

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Dimensions: A34T3S



Features

- 100,000-hour LED Life
- 0-10V dimming standard
- IP65 rating protects against dust and water
- 5-Year, limited warranty

Ordering Matrix

Family	Distribution	Size/Wattage	Mounting	Color Temp	Finish	Driver	Options
A34	T3	S					
	T3 = Type III **T5 =** Type V **T4 =** Type IV	**XL =** Extra Large 340/270/220W **L =** Large 250/200/150W **M =** Medium 150/125/100W **S =** Small 100/80/50W	**Blank =** Universal Pole Mount **SF =** Slipfitter Mount **WM =** Wall Mount	**Blank =** 3000/4000/5000K CCT Adjustable	**Blank =** Bronze **W =** White	**Blank =** 120-277V, 0-10V Dimming **/480 =** 480V, 0-10V Dimming	**/LCBS/MVS =** Lightcloud Blue w/MVS Sensor **/LCBS =** Lightcloud Blue w/PIR Sensor **/MVS =** Microwave Motion Sensor **/PIR =** Passive Infrared Occupancy Sensor **Blank =** No Option

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A34T4S+A34S-HSS





Color: Bronze

Weight: 12.4 lbs

Project:

Type: EL-1A

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.83A/0.64A/0.44A
208V	0.60A/0.40A/0.25A
240V	0.50A/0.35A/0.21A
277V	0.39A/0.29A/0.19A
Input Watts	46.4-96.6W

LED Info

Watts	100/80/50W
Color Temp	3000/4000/5000K
Color Accuracy	82-84 CRI
L70 Lifespan	100,000 Hours
Lumens	7,364-15,024 lm
Efficacy	141.5-171 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:
Field Adjustable Light Output:
100W/80W/50W (factory default 80W)
Color temperature selectable by 3000K, 4000K and 5000K (factory default 4000K)

Compliance

UL Listed:
Suitable for wet locations

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

IP Rating:
Ingress protection rating of IP65 for dust and water

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product family is listed with the DesignLights Consortium (DLC). Individual SKUs within this family may carry either a DLC Standard or DLC Premium qualification. Please refer to the individual product specification sheet or the DLC Qualified Products List (QPL) at designlights.org to confirm the qualification status of a specific SKU prior to specification or purchase.

Performance

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

Wattage Equivalency:
100W: Replaces up to 400W Metal Halide (MH) or 310W High Pressure Sodium (HPS)
80W: Replaces up to 350W Metal Halide (MH) or 250W High Pressure Sodium (HPS)
50W: Replaces up to 200W Metal Halide (MH) or 150W High Pressure Sodium (HPS)

Electrical

Driver:
100W: Constant Current, Class 1, Class P, 120-277V, 50/60 Hz,120V: 0.83A, 208V: 0.60A, 240V: 0.50A, 277V: 0.39A
80W: Constant Current, Class 1, Class P, 120-277V, 50/60 Hz,120V: 0.64A, 208V: 0.40A, 240V: 0.35A, 277V: 0.29A
50W: Constant Current, Class 1, Class P, 120-277V, 50/60 Hz,120V: 0.44A, 208V: 0.25A, 240V: 0.21A, 277V: 0.19A

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

Surge Protection:
L-L: 4 kV; L/N-G: 6 kV

Photocell:
Integrated photocell included with on/off switch

Optical

IES Classification:
The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

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Technical Specifications (continued)

BUG Rating:
100W: B3 U0 G2
80W: B2 U0 G2
50W: B2 U0 G2

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

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

Construction

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

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

Lens:
Clear polycarbonate lens

Housing:
Die-cast aluminum housing, lens frame and mounting arm

Effective Projected Area (EPA):
EPA = 0.2

Vibration Rating:
3G

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Includes recycled plastic and RoHS-compliant components.

Installation

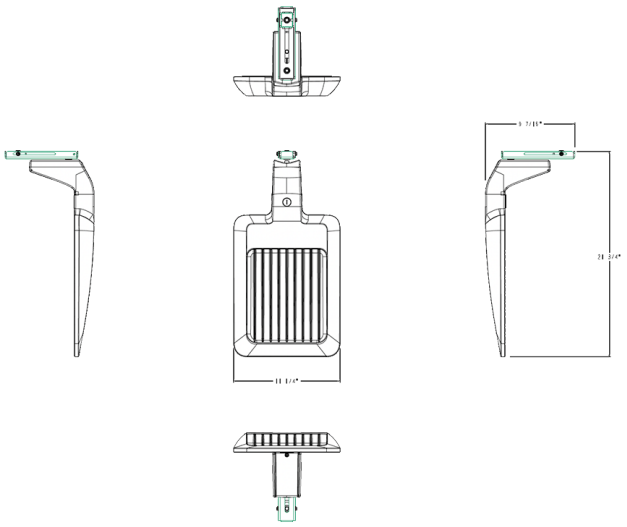
Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole adapter plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Other

5-Year Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

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Dimensions: A34T4S



Features

- 100,000-hour LED Life
- 0-10V dimming standard
- IP65 rating protects against dust and water
- 5-Year, limited warranty

Ordering Matrix

Family	Distribution	Size/Wattage	Mounting	Color Temp	Finish	Driver	Options
A34	T4	S					
	T3 = Type III **T5 =** Type V **T4 =** Type IV	**XL =** Extra Large 340/270/220W **L =** Large 250/200/150W **M =** Medium 150/125/100W **S =** Small 100/80/50W	**Blank =** Universal Pole Mount **SF =** Slipfitter Mount **WM =** Wall Mount	**Blank =** 3000/4000/5000K CCT Adjustable	**Blank =** Bronze **W =** White	**Blank =** 120-277V, 0-10V Dimming **/480 =** 480V, 0-10V Dimming	**/LCBS/MVS =** Lightcloud Blue w/MVS Sensor **/LCBS =** Lightcloud Blue w/PIR Sensor **/MVS =** Microwave Motion Sensor **/PIR =** Passive Infrared Occupancy Sensor **Blank =** No Option

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CDLED4WD-20W-80D930-K



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

Color: Matte black

Weight: 5.1 lbs

Project:	**Type:** EL-2
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.18A
208V	0.11A
240V	0.10A
277V	0.09A
Input Watts	20W

LED Info

Watts	20W
Color Temp	3000K (Warm)
Color Accuracy	91 CRI
R9	51
L70 Lifespan	50,000 Hours
Lumens	1,693 lm
Efficacy	84.6 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

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

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.18A, 208V: 0.11A, 240V: 0.10A, 277V: 0.09A

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

THD:
12% at 120V, 20.7% at 277V

Power Factor:
98.6% at 120V, 88.9% at 277V

Optical

Optics:
80°

Performance

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

LED Characteristics

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

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

Construction

Cold Weather Starting:
The minimum starting temperature is -22°F (-30°C)

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

Lens:
Solite Glass Lens and Microprismatic Diffusion Lens

Reflector:
Vacuum-metalized polycarbonate

Housing:
Extruded aluminum

Gaskets:
High-temperature silicone

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

Finish:
Formulated for high durability and long-lasting color

Installation

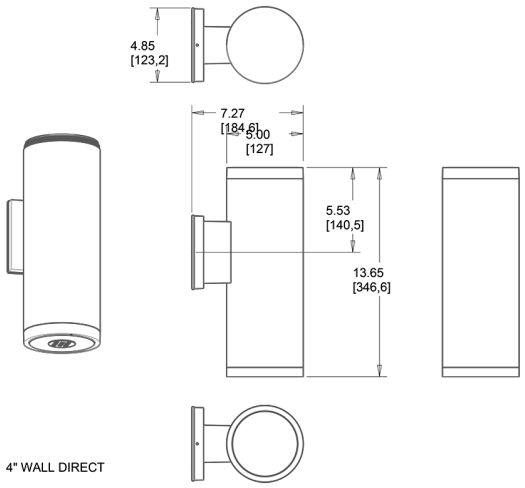
Mounting:
Wall direct light only

Other

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

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Dimensions



Features

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

Ordering Matrix

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

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CDLED2WD-10W-30D930-K



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

Color: Matte black

Weight: 2.4 lbs

Project:	**Type:** EL-2A
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.10A
208V	0.06A
240V	0.05A
277V	0.05A
Input Watts	11.8W

LED Info

Watts	10W
Color Temp	3000K (Warm)
Color Accuracy	93 CRI
R9	62
L70 Lifespan	50,000 Hours
Lumens	730 lm
Efficacy	61.9 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

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

Electrical

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

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

THD:
10.2% at 120V, 25.9% at 277V

Power Factor:
99.2% at 120V, 87.9% at 277V

Optical

Optics:
30°

Performance

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

LED Characteristics

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

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

Construction

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

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

Lens:
TIR-Polycarbonate (Total Internal Reflection)

Reflector:
Vacuum-metalized polycarbonate

Housing:
Extruded aluminum

Gaskets:
High-temperature silicone

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

Finish:
Formulated for high durability and long-lasting color

Installation

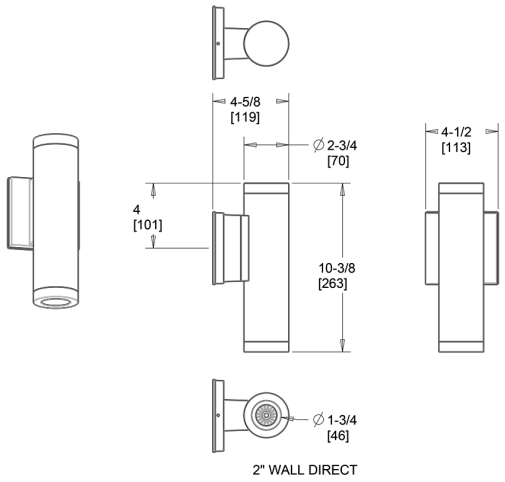
Mounting:
Wall direct light only

Other

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

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Dimensions



Features

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

Ordering Matrix

Family	Size	Mounting		Wattage		Optic	CRI/Color Temp		Finish
CDLED	2	WD	–	10W	–	30D	930	–	K

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

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SLIMXS



Color: Bronze

Weight: 0.0 lbs

Project:	**Type:** EL-3
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.09A/0.14A/0.20A/0.21A
208V	0.07A/0.08A/0.10A/0.13A
240V	0.06A/0.07A/0.09A/0.11A
277V	0.06A/0.07A/0.08A/0.10A
Input Watts	11.5-25.3W

LED Info

Watts	12/18/25W
Color Temp	3000/4000/5000K
Color Accuracy	80-83 CRI
L70 Lifespan	100,000 Hours
Lumens	1382-3444 lm
Efficacy	116.1-142.9 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:
Field Adjustable Light Output:
25/18/12W (factory default 18W)
Color temperature selectable 3000K, 4000K and 5000K (factory default 4000K)
Field-adjustable optics: -20° to +20°
On/Off Photocell (factory default "Off")

Performance

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

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:
25W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.20A, 208V: 0.13A, 240V: 0.11A, 277V: 0.10A
18W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.14A, 208V: 0.10A, 240V: 0.09A, 277V: 0.08A
12W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.09A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

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

Photocell:
120-277V selectable photocell that can be turned on and off.

Aux Power Supply:
Yes

Dim to Off:
Yes

Construction

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

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

Housing:
Die-cast aluminum

Lens:
Tempered glass

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

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

Compliance

UL Listed:
Suitable for wet locations

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

ADA Compliant:
Meets ADA Requirements for wall-mounted luminaires.

IP Rating:
Ingress protection rating of IP65 for dust and water

Dark Sky Approved:
Conforms to the requirements listed by the International Dark-Sky Association for "Dark Sky" approval. The Fixture Seal of Approval provides objective, third-party certification for luminaries that minimize glare, reduce light trespass, and don't pollute the night sky.

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Technical Specifications (continued)

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product family is listed with the DesignLights Consortium (DLC). Individual SKUs within this family may carry either a DLC Standard or DLC Premium qualification. Please refer to the individual product specification sheet or the DLC Qualified Products List (QPL) at designlights.org to confirm the qualification status of a specific SKU prior to specification or purchase.

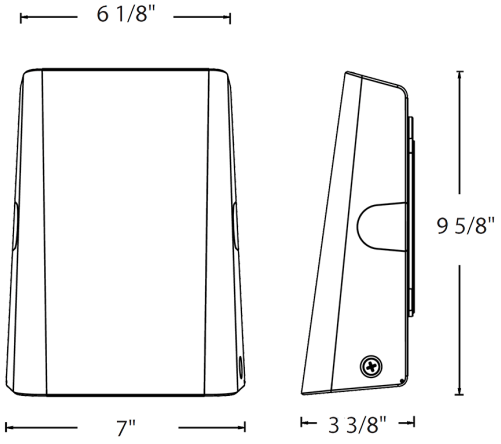
Installation

Mounting:
Heavy-duty mounting bracket with spring-hinged housing and "kick stand" allow for easy installations. Conduit entries on back and both sides.

Other

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

Dimensions



Features

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

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Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	XS				
	XXS = 7/5/3.5W **XS =** 25/18/12W **S =** 38/28/18W **M =** 55/41/27W **L =** 60/45/29W	**Y =** 3000K Static **Blank =** 3000/4000/5000K CCT Adjustable	**Blank =** Bronze **W =** White	**Blank =** 120-277V, 0-10V Dimming	**Blank =** No Option **/LC =** Lightcloud **/LCB =** Lightcloud Blue

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POCKET™

RECESSED

TYPE: EL-4

PROJECT NAME:



SPECIFICATION SHEET

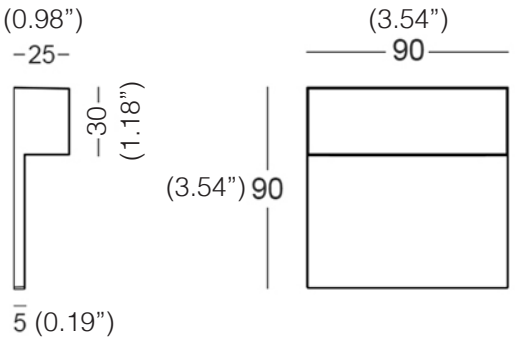
POCKET™ SMALL

RECESSED

TYPE: EL-4

PROJECT NAME:





FIXTURE SPECIFICATIONS

ASSEMBLY / USAGE
Wall recessed installation

PROTECTION
IP 65 - IK 07

BODY
Die-cast aluminum

SCREEN
Pointed glass

SEALS
Molded silicone gasket UV Resist

SCREWS
Stainless steel A2

PAINT / FINISHING
Anti-corrosive UV stabilised polyester powder

ELECTRICAL SPECIFICATIONS

POWER SUPPLY
24Vdc

ABSORBED POWER
2W

SOURCE
LED

CCT LED
2700K / 3000K / 4000K

SOURCE FLUX
280 lm

FIXTURE SOURCE
160 lm

APPARENT EFFICIENCY
57 %

OPERATING TA
50 °

CRI
80

STEP MACADAM
3

LIFE TIME TM-21
L80B10 50000h

BEAM OPENING Diffuse

COLORS

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

ACCESSORIES



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

ORDERING INFO

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

Intertek

SPECIFICATION SHEET

SA-LB



Color: Bronze

Weight: 6.7 lbs

Project:	**Type:** EL-4A
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.07A
208V	0.04A
240V	0.04A
277V	0.04A
Input Watts	8.2W

LED Info

Watts	8W
Color Temp	3000K
Color Accuracy	84 CRI
L70 Lifespan	100,000 Hours
Lumens	441 lm
Efficacy	53.9

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IP Rating:
Ingress protection rating of IP65 for dust and water

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

LED Characteristics

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

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

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

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.07A, 208V: 0.04A, 240V: 0.04A, 277V: 0.04A

THD:
21.0% at 120V, 11.0% at 277V

Power Factor:
97.8% at 120V, 91.6% at 277V

Dim to Off:
No

Aux Power Supply:
No

Construction

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

Maximum Ambient Temperature:
Suitable for use in up to 113°F (45°C)

Housing:
Die-cast aluminum

Lens:
Glass

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

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

Installation

Mounting:
4pcs anchor bolts for mounting

Optical

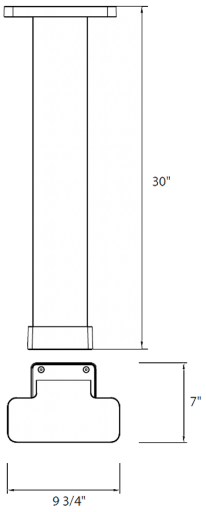
BUG Rating:
B0 U0 G0

Other

5-Year Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

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Dimensions



Features

- IP65 rated
- 100,000-Hour LED lifespan
- 5-Year Limited Warranty

Ordering Matrix

Family	Shape	Type	Color Temp	Finish	Voltage
SA	L	B			
	L = LINDEN	**B =** Bollard **WP =** Wall Sconce	**Blank =** 3000K	**Blank =** Matte Bronze	**Blank =** 120-277V

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solavanti lighting

Date	
Customer	
Project	
Quantity	

TYPE: EL-4B

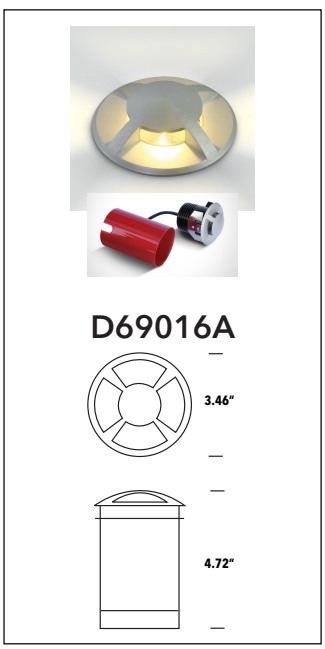
MIKE

Outdoor LED Inground Light **IP67**

Compact LED inground light designed for pathway and landscape illumination. Featuring a durable aluminum construction, integrated 3W LED, 3000K warm white light, and CRI 80, this series provides controlled illumination with IP67 weather protection and IK08 impact resistance. Supplied with a remote non-dimmable LED driver for reliable outdoor performance.



Light efficacy: 40lm/W



Light efficacy: 50lm/W



Light efficacy: 33.33lm/W

*maximum of 15 fixtures per driver

Universal 120V-277V
Material: Aluminium

LED IK08 80 CRI

Select each option below

Family	Series / Wattage / Lumens			CCT	
MIKE					
	D69016	3W	120lm	W	3000K
	D69016A	3W	150lm		
	D69016B	3W	100lm		

LUMINAIRE SCHEDULE									
TYPE	QTY	MOUNTING HEIGHT (MH)	MANUFACTURER	MODEL	COLOR TEMPERATURE	LUMENS	WATTS	LLF	LUMINAIRE DESCRIPTION
EL-1	6	13	RAB LIGHTING	A34T3S+A34S-HSS (50W @ 3000K)	3000K	3496	46.4	0.392	OUTDOOR FULL CUT-OFF POLE MOUNTED AREA LIGHT WITH HOUSE SIDE SHEILD.
EL-1A	1	13	RAB LIGHTING	A34T4S+A34S-HSS (50W @ 3000K)	3000K	3324.9	92.2	0.39	OUTDOOR FULL CUT-OFF POLE MOUNTED AREA LIGHT WITH HOUSE SIDE SHEILD.
EL-2	5	9	RAB LIGHTING	RAB - CDLED4WD-20W-80D930-K	3000K	1354.3	20	0.8	OUTDOOR FULL CUT-OFF WALL MOUNTED CYLINDER TYPE LUMINAIRE WITH 4" DIAMETER AND REGRESSED POINT SOURCE.
EL-2A	3	7' & 8'	RAB LIGHTING	CDLED2WD-10W-30D930-K	3000K	175	11.8	0.24	OUTDOOR FULL CUT-OFF WALL MOUNTED CYLINDER TYPE LUMINAIRE WITH 4" DIAMETER AND REGRESSED POINT SOURCE.
EL-3	2	9	RAB LIGHTING	SLIMXS @ 12W, 3000K, 20 FORWARD	3000K	1105.9	11.9	0.8	OUTDOOR FULL CUT-OFF WALL MOUNTED LUMINAIRE WITH ADJUSTABLE THROW SET TO 20°-FORWARD.
EL-4	27	2.5' & 3'	LUMINART	LUMINART POCKET SMALL L909200R-COLOR-502-30-120V-277V 0-10V	3000K	125.3	2	0.8	OUTDOOR FULL CUT-OFF WALL MOUNTED STEP LIGHT.
EL-4A	5	36"	RAB LIGHTING	RAB - sa-lb_dlf2408109-1a	3000K	352.6	8.18	0.8	OUTDOOR FULL CUT-OFF 36" BOLLARD TYPE LUMINAIRE WITH DIFFUSE LENS.
EL-4B	2	0.1	SOLAVANTI	MIKE - D69016B	3000K	77.5	3	0.8	OUTDOOR FULL CUT-OFF INGRADE STEP-LIGHT.

NOTES:
1. REFERENCE LIGHTING PLAN FOR MOUNTING HEIGHTS OF EL-2A & EL-4

EXTERIOR LIGHTING CODE COMPLIANCE NOTES — CITY OF BEACON

1. EXTERIOR LIGHTING SHALL COMPLY WITH CITY OF BEACON CODE §223-14(B), "EXTERIOR LIGHTING." LIGHTING HAS BEEN DESIGNED TO MINIMIZE LIGHT SPILL, GLARE, AND UNNECESSARY ILLUMINATION TO ADJACENT PROPERTIES, PUBLIC SIDEWALKS, AND STREETS.
2. ALL SITE LIGHTING FIXTURES ARE FULL CUTOFF AND SHALL NOT EMIT LIGHT ABOVE THE HORIZONTAL PLANE, CONSISTENT WITH CITY OF BEACON REQUIREMENTS.
3. PEDESTRIAN-AREA LIGHTING FIXTURES SHALL NOT EXCEED 15'-0" IN HEIGHT; PARKING-LOT LIGHTING FIXTURES SHALL NOT EXCEED 20'-0" IN HEIGHT. IN AN EFFORT TO CREATE A WARM AND COMFORTABLE EXPERIENCE ON THE PROPERTY AND ITS SURROUNDINGS, PROPOSED MOUNTING HEIGHTS ARE LOWER THAN THESE LIMITS. PARKING LOT POLE FIXTURES ARE MOUNTED AT 13'-0", AND THE HIGHEST PEDESTRIAN LUMINAIRE IS MOUNTED AT 9'-0".
4. SITE LIGHTING HAS BEEN DESIGNED TO PROVIDE APPROXIMATELY 1.0 FOOTCANDLE AVERAGE ILLUMINATION IN PEDESTRIAN AND PARKING AREAS, CONSISTENT WITH THE CITY OF BEACON'S SITE-LIGHTING GUIDELINES. PHOTOMETRIC CALCULATIONS ARE PROVIDED TO DOCUMENT THE PROPOSED ILLUMINATION LEVELS.
   PROPOSED LIGHT SOURCES ARE 3000K WITH A MINIMUM CRI OF 80, CONSISTENT WITH CITY OF BEACON REQUIREMENTS.
   LIGHTING SHALL BE LOCATED, AIMED, AND SHIELDED TO PREVENT OBJECTIONABLE LIGHT SPILL ONTO ADJACENT RESIDENTIAL OR MULTIFAMILY PROPERTIES AND TO PREVENT DIRECT GLARE ONTO PUBLIC SIDEWALKS AND STREETS.
5. ADAPTIVE LIGHTING CONTROLS, INCLUDING DIMMING, TIMING, AND/OR OCCUPANCY-BASED CONTROLS, ARE NOT PART OF THE CURRENT SCOPE. SHOULD THE PLANNING BOARD DETERMINE THAT SUCH CONTROLS ARE APPROPRIATE FOR THIS SITE, THIS TYPE OF SYSTEM CAN BE INCORPORATED.

LIGHTING NOTES:
1. EXTERIOR LUMINAIRES ADJACENT TO AN EGRESS DOOR SHALL BE PROVIDED WITH EMERGENCY BACKUP POWER AS REQUIRED BY CODE.
2. MOUNTING HEIGHTS ARE INDICATED ON THE LUMINAIRE SCHEDULE ON SHEET LTG-4.
3. LUMINAIRE TYPES EL-1 & EL-1A SHALL BE EQUIPPED WITH MANUFACTURER SUPPLIED HOUSE SIDE SHIELD (HSS) AND DIMMER CONTROLLED.
4. LUMINAIRE TYPES EL-2 & EL-2A SHALL BE CONTROLLED VIA TRIMMABLE TYPE DIMMER(S) WITH EXACT TRIM SETTINGS SET IN THE FIELD.



SCALE: 1" = 1'-0"

HEMLOCK LIGHTING
hemlocklighting.com
(914)886-8273

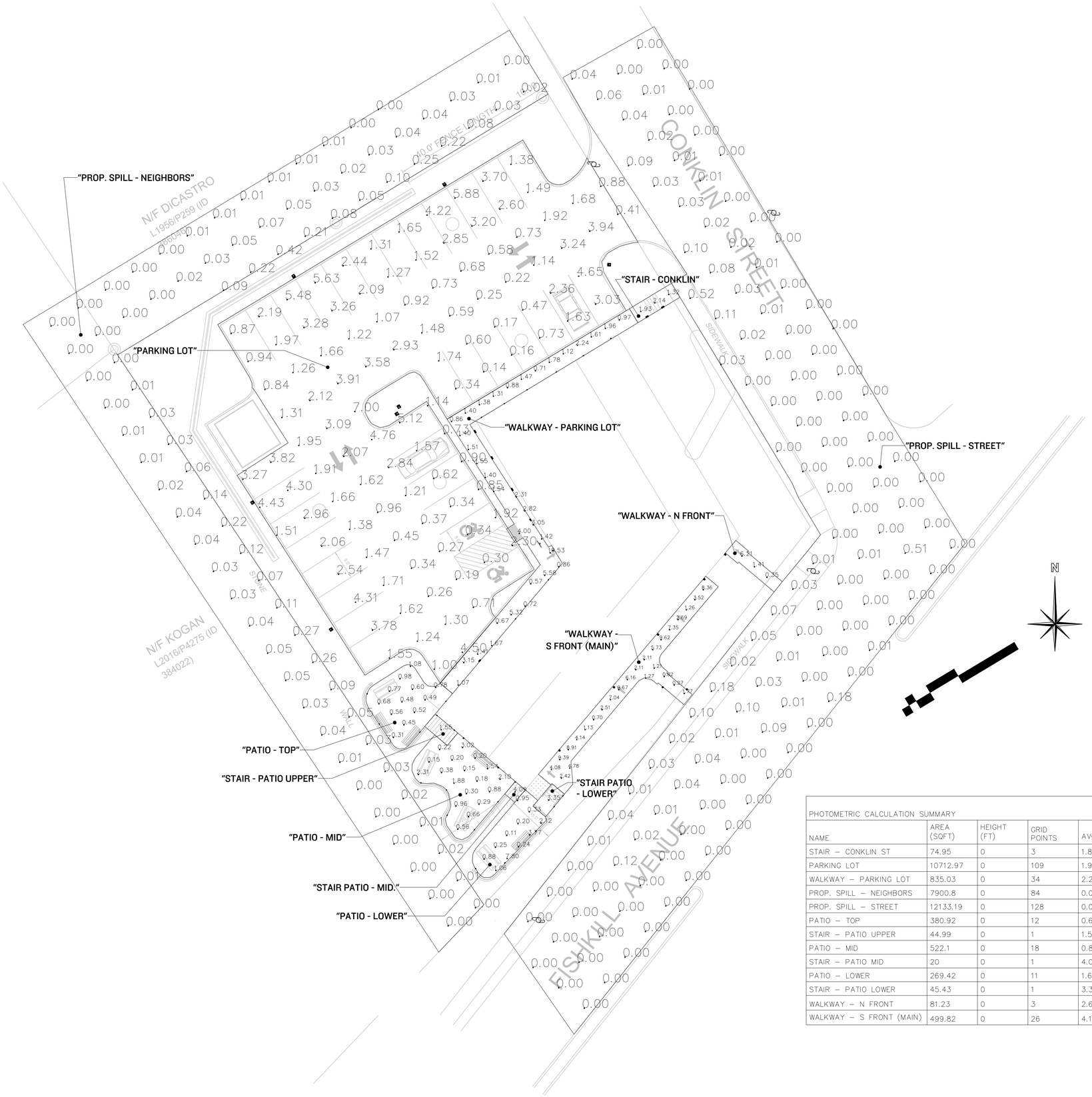
ISSUE DATE:		DRAWN BY: JP	REVIEWED BY:
REV #	DATE	DESCRIPTION	
A	10/8/2026	ISSUED FOR PLANNING BOARD REVIEW	

393 and 397 Fishkill Avenue
7 Conklin Street
BEACON, NY 12508

PRELIMINARY

LTG-1

SITE LIGHTING PLAN



PHOTOMETRIC NOTES:

1. HORIZONTAL ILLUMINATION IS MEASURED AT GROUND LEVEL (0').
2. THE GROUND IS MODELED FLAT. VEGETATION OR PROPERTY SCREENING IS OMITTED FROM THE CALCULATION.
3. A LLF OF 0.8 IS APPLIED TO ALL LUMINAIRES. ADDITIONAL LLF MAY HAVE BEEN APPLIED TO CERTAIN LUMINAIRES TO ACCOUNT FOR THE ADJUSTMENT OF COLOR & WATTAGE TO THE .IES FILE WHEN DIRECTED BY THE MANUFACTURER.
4. LUMINAIRE TYPES EL-1 & EL-1A SHALL BE EQUIPPED WITH MANUFACTURER SUPPLIED HOUSE SIDE SHEILD (HSS).
5. LUMINAIRE TYPES EL-2 & EL-2A SHALL BE CONTROLLED VIA TRIMMABLE TYPE DIMMER(S) WITH MAXIMUM TRIM SETTING SET TO APPROXIMATELY 70%. THIS PHOTOMETRIC MODEL WAS CALCULATED WITH THESE LUMINAIRES AT 100% OUTPUT.

PHOTOMETRIC CALCULATION SUMMARY

NAME	AREA (SQFT)	HEIGHT (FT)	GRID POINTS	AVG (FC)	MAX (FC)	MIN (FC)	AVG/MIN	MIN/AVG	MAX/AVG	MAX/MIN
STAIR – CONKLIN ST	74.95	0	3	1.8	2.14	1.32	1.36	0.73	1.19	1.62
PARKING LOT	10712.97	0	109	1.94	7	0.14	13.47	0.07	3.62	48.72
WALKWAY – PARKING LOT	835.03	0	34	2.24	10.53	0.57	3.91	0.26	4.7	18.37
PROP. SPILL – NEIGHBORS	7900.8	0	84	0.05	0.42	0	32.19	0.03	8.09	260.3
PROP. SPILL – STREET	12133.19	0	128	0.03	0.52	0	203.34	0	19.91	4047.89
PATIO – TOP	380.92	0	12	0.64	1.08	0.31	2.09	0.48	1.69	3.52
STAIR – PATIO UPPER	44.99	0	1	1.55	1.55	1.55	1	1	1	1
PATIO – MID	522.1	0	18	0.89	3.02	0.15	6.08	0.16	3.4	20.68
STAIR – PATIO MID	20	0	1	4.09	4.09	4.09	1	1	1	1
PATIO – LOWER	269.42	0	11	1.61	7.8	0.11	14.92	0.07	4.84	72.23
STAIR – PATIO LOWER	45.43	0	1	3.35	3.35	3.35	1	1	1	1
WALKWAY – N FRONT	81.23	0	3	2.66	6.21	0.35	7.62	0.13	2.34	17.81
WALKWAY – S FRONT (MAIN)	499.82	0	26	4.19	9.67	0.27	15.69	0.06	2.31	36.19

SCALE: N.T.S.

HEMLOCK LIGHTING
hemlocklighting.com
(914)886-8273

ISSUE DATE:		DRAWN BY: JP	REVIEWED BY:
REV #	DATE	DESCRIPTION	
A	10/8/2026	ISSUED FOR PLANNING BOARD REVIEW	

393 and 397 Fishkill Avenue
7 Conklin Street
BEACON, NY 12508

LTG–2

SITE LIGHTING PHOTOMETRIC PLAN

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

AMENDED SITE PLAN APPROVAL FOR
393 & 397 FISHKILL AVE AND 7 CONKLIN STREET

Parcel No. 6055-80-392032 (393 Fishkill Ave)
Parcel No. 6055-80-399035 (397 Fishkill Ave)
Parcel No. 6055-80-394041 (7 Conklin Street)

WHEREAS, the Beacon Planning Board received an application for Amended Site Plan Approval from property owners 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC (collectively, the "Applicant"), to amend a Site Plan previously approved by the Beacon Planning Board on April 11, 2023 for a three (3)-story, 15,948 square foot building with twelve (12) residential units on the second and third floors and 3,500 square feet of commercial space on the first floor (the "2023 Approved Project") by adding a fourth floor with an additional two dwelling units along with associated architectural amendments (the "Amended Project"), on property located at 393 Fishkill Avenue, 397 Fishkill Avenue and 7 Conklin Street in the General Business ("GB") Zoning District in the City of Beacon, Dutchess County, New York and designated on the Tax Map of the City of Beacon as Parcel ID#s **6055-80-392032, 6055-80-399035 and 6055-80-394041** (the "Property") with a combined 27,007 square feet or 0.62 acres; and

WHEREAS, the Planning Board is the approval authority for the Amended Site Plan pursuant to the City of Beacon Zoning Code § 225-25; and

WHEREAS, the application for an Amended Site Plan consists of application forms, correspondence, professional studies and reports, plans and drawings, and the Full Environmental Assessment Form ("FEAF"); and

WHEREAS, the Project is shown on an Amended Site Plan set entitled "Site Plan Application," including eight sheets (1 through 8) prepared by Hudson Land Design Professional Engineering, P.C., last revised September 29, 2026:

Sheet	**Title**
1	*Site Plan;*
2	*Building Plans & Views;*
3	*Landscaping & Lighting Plan;*
4	*Existing Conditions and Demolition Plan (XC.1);*
5	*Grading & Utility Plan (GU-1);*

Erosion & Sediment Control Plan (ESC-1);
Construction Details (CD-1);
Construction Details (CD-2); and

WHEREAS, on April 14, 2026 the Planning Board referred the application to the City of Beacon Zoning Board of Appeals for variances and authorized circulation of the Planning Board's Notice of Intent to action as Lead Agency for the Amended Project, which was classified as an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on May 12, 2026, the Planning Board adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared in connection with the Amended Project and finding that the Amended Project will not result in any significant adverse environmental impacts; and

WHEREAS, on May 12, 2026, the Planning Board opened a duly noticed public hearing on the Amended Project, at which time all those interested were given an opportunity to be heard and the public hearing was closed on October 14, 2026; and

WHEREAS, on August 18, 2026 the City of Beacon Zoning Board of Appeals granted two variances: (1) a 2.5-foot variance from City Code § 223-13.G(1), where the maximum permitted wall height in rear yards is 6 feet and the proposed retaining wall height is 8.5 feet, and (2) a 13-foot building height variance from City Code § 223-17.D, where the maximum building height for the main building is 35 feet and the proposed building height is 48 feet; and

WHEREAS, the Planning Board reviewed the Project at its meetings on April 14, 2026, May 12, 2026, September 9, 2026 and October 14, 2026; and

WHEREAS, the Planning Board has reviewed the application of Amended Site Plan Approval and considered the standards as set forth in § 223-25(E) of the City of Beacon City Code; and

WHEREAS, the Planning Board is fully familiar with the Project and has reviewed the Amended Site Plan relative to all applicable provisions of the City Code.

NOW THEREFORE, BE IT RESOLVED, that the Planning Board hereby grants Amended Site Plan Approval, as shown on the application materials referenced above, subject to the following conditions set forth below and any other requirements which must be met by law:

A. The following conditions shall be fulfilled prior to the signing of the Amended Site Plan by the Chairman of the Planning Board.

1. All application review fees shall be paid in full.

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Amended Project, and shall meet all conditions contained in such approvals, as required therein.

When the conditions above have been satisfied, three (3) 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 and one set each will be forwarded to the Building Inspector and City Engineer.

B. Prior to the issuance of a Building Permit, the following conditions shall be fulfilled:

1. Pursuant to Section 223-41.10.A, the Applicant shall submit plans which indicate the location of the BMR unit to be provided that provide a mix of unit types in the same proportion as all other units in the development to the satisfaction of the Building Inspector.

2. The Applicant shall file a performance guaranty with the City of Beacon to guarantee the satisfactory construction, installation, and completion of all required public improvements in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer.

3. Prior to the issuance of a building permit, 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.

4. 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.

5. Construction drawings submitted for the issuance of a building permit shall conform to the approved Amended Site Plan, including the approved architectural elevations and renderings.

6. The Applicant shall submit proof that Parcel Nos. 6055-80-392032, 6055-80-399035 and 6055-80-394041 have been brought into common ownership. Presently, the Dutchess County Clerk's records show that Lot 392032 (393 Fishkill Avenue) is owned by 393 Fishkill Avenue, LLC and the remaining two lots are owned by 397 Fishkill Avenue, LLC.

C. Prior to the Issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. All application review fees shall be paid in full.

D. The following are general conditions which shall be fulfilled:

1. Any rooftop mechanical equipment shall remain fully screened from public view in manner consistent with the approved elevations.

2. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of 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 fourteen (14) new residential units. The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy for each unit, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.

3. The Project shall comply in all respects with Article IVB, Affordable-Workforce Housing, of the City of Beacon Zoning Law. The Applicant shall be responsible for the payment of any and all fees established by the City Council now or in the future or as otherwise required for the ongoing implementation of the provisions of Article IVB, Affordable-Workforce Housing, of the City of Beacon Zoning Law as said Article applies to the Project.

4. Rock removal, if encountered, shall be done by mechanical means on weekdays between the hours of 8 a.m. and 4 p.m. No rock processing is permitted on-site. No blasting shall be permitted without prior approval from the City of Beacon Building Department after preparation of a blasting plan. Any blasting required shall be performed in accordance with all applicable local, state, and federal laws, regulations, and standards

5. All notes set forth on the Amended Site Plan listed above shall be deemed to be a condition of this approval as if fully set forth in this Resolution.

6. Continued operation of the use permitted herein is conditioned on continued compliance with the conditions set forth herein and all other local and State laws and regulations.

7. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.

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

9. As used herein, the term "Applicant" shall include its successors and assigns, and where applicable its contractors and employees.

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

11. The approvals granted by this resolution do not supersede the authority of any other entity.

12. Pursuant to the City of Beacon Code § 223-25.J, the Amended Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building Department within one year of the adoption date of this Resolution, provided however, that the Planning Board may extend such time period from time to time for good cause shown upon written request from the Applicant.

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.

14. All conditions and/or requirements of approval in previous approvals granted by the Planning Board, the City Council, other City Land Use Boards, and City Departments are hereby reaffirmed and shall remain in full force and effect and are otherwise deemed to be inserted as conditions/requirements of this Resolution as if fully stated herein.

Resolution Adopted: October 14, 2026
Beacon, New York

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

Motion by _____, seconded by _____:

Kevin Byrne	Voting ____	Leonard Warner	Voting ____
David Jensen	Voting ____	J. Randall Williams	Voting ____
Karen Quiana	Voting ____	John Gunn, Chairman	Voting ____
James Vermeulen	Voting ____		

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
10/14/2026

Title:

Continue 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. ***ADJOURNED AT THE REQUEST OF THE APPLICANT***

ATTACHMENTS

364 Main PB 10.14.26 Supplemental Submission Cvr Ltr - adjournment request.pdf

364 Main PB 10.14.26 Exhibit A - FD Comments-Ltr.pdf

364 Main PB 10.14.26 Landscape Plan REV 9-8-26.pdf

364 Main PB 10.14.26 PH public comment Lerman.pdf

364 Main St ARB Subcommittee recommendation & report 7.31.26.pdf

ARB Subcommittee KB Markup 364_Main_PB_8.11.26_Updated_ADGrev_7.31.26 comp.pdf

364 Main Street ARB Subcommittee 2026-07-31.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

September 30, 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 – Request for Adjournment
Application for Site Plan Amendments Involving Field Changes
Property: 364 Main Street, Beacon, New York 12508 (ID: 6054-29-006819)

Dear Chairman Gunn and Planning Board Members:

On behalf of 364 Main BCN LLC (the "Applicant"), the owner 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") related to certain amendments to the 2022 Site Plan Approval that was previously granted by this Board.

PROJECT STATUS AND REQUEST FOR ADJOURNMENT:

At the September 9, 2026 meeting, the Planning Board opened and continued the Public Hearing to October 14, 2026. During the September 9th meeting, the Applicant's architect engaged the Board with a detailed, item-by-item discussion of the architectural components that had been revised based on prior Planning Board and Architectural Review Board Subcommittee comments and recommendations.

The Planning Board accepted the design proposal for several items and provided additional recommendations to the Applicant, including a request for on-site mockups. The materials for these mockups have been ordered but were not readily available before the September 30th submission deadline for the October 14th Planning Board meeting Agenda. Accordingly, the Applicant is requesting that the Planning Board adjourn the Public Hearing to November 10, 2026, in order for the Applicant to have the requested mockups prepared for the Board's review and consideration in advance of the next submission deadline. The Applicant's subsequent submission will include the revised site plans and corresponding spreadsheet, along with a response to comments memorandum, consistent with prior submissions. In the meantime, the Applicant's consultant, Landscape Restorations, has prepared the enclosed revised Landscape Plan.

BEACON FIRE DEPARTMENT RESPONSE TO DRIVEWAY COMMENTS:

At the September 9th Planning Board meeting, Board members commented on the potential removal of the eastern driveway, notwithstanding the lack of a nexus between that pre-existing

component and the plan changes that are the subject of this proposed Application. As noted during that meeting, the original site plan removed one of the two existing driveways, which western driveway served as the drive-thru for the bank that previously operated at the site. As this Board may recall from the prior discussions on the original application, the removal of the already improved driveway raises fire and emergency service access concerns. For the Board's further consideration, the City of Beacon Fire Chief recently provided his comments regarding the concern about also removing the eastern driveway in an e-mail to the City of Beacon Building Inspector, dated September 20, 2026 (the "Fire Department Letter"). In the Fire Department Letter, the Chief recommends that the driveway remains in order to continue providing clear and unobstructed access to the building. *See* **Exhibit A**.[1] Accordingly, no changes are proposed to that component of the Project.

INDEX OF ENCLOSURES:

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

Exhibit A: Correspondence from City of Beacon Fire Department Fire Chief dated September 20, 2026.

In further support of this Application, we respectfully submit four (4) copies of the updated Landscape Plan prepared by Landscape Restorations dated September 8, 2026.

CONCLUSION:

As noted herein, the Applicant respectfully requests that the Planning Board adjourn the Public Hearing to November 10, 2026. We look forward to appearing before the Planning Board at that time. Should the Planning Board or City Staff have any questions in the meantime, please do not hesitate to contact us.

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

[1] Note: We understand that a copy of the Fire Department Letter was also provided to the Planning Board by the City Building Inspector.

From: Thomas Lucchesi <tlucchesi@beaconny.gov>
Sent: Sunday, 20 September 2026 20:19:28
To: Bryan Murphy <bmurphy@beaconny.gov>
Subject: 364 Main St

Good evening

I was recently made aware of an idea to convert the paved alley on the east side of 364 Main Street into a green space or park.

As you know, this building has a unique layout. Of particular concern to the Fire Department is that the main lobby for the residential units is approximately 115 feet from Main Street. We have an established preplan for the building that accounts for its layout and limited access. In the event of a fire, our plan is to stretch a hoseline through the east-side alley to the residential lobby. Keeping the alley paved provides a clear path that can be kept free of vegetation, obstructions, snow, and ice throughout the year.

Converting the alley into green space could make it difficult to keep this route clear. Landscaping, fencing, permanent fixtures, changes in grade, or snow accumulation could delay firefighters who are advancing a charged hoseline to the building. For that reason, I recommend that the alley remain paved and be maintained as a clear, unobstructed access route. I would also ask that the Fire Department be given an opportunity to review and comment on any proposal before it moves forward to the Planning Board.

For reference, I have attached a PDF of the Fire Department's current preplan for the building.

Please let me know if you would like to discuss this or meet at the property to review our concerns.

Thank you,
Tom

Thomas Lucchesi
Fire Chief
City of Beacon Fire Department Office (845)831-1334
Cell (845)857-3225

City of Beacon Fire Department
Incident Response Card

364 Main Street

Address: 364 Main St. **Construction Type:** Wood-Frame **Dimensions:** 90Ft. x 160Ft.

Hydrant Locations:
1. Main St. & Veterans Pl. on SE corner (8" Main)
2. Main St. & Eliza St. on south side (16" Main)
3. Eliza St. & Church St. on SW corner (8" Main)

Three Floors
20 Apts.

Knox Box: Two: Side 1 for all Commercial Space Side 4 by Main Entrance for all Residential Space & Storage areas

Stand-pipe: None **FDC Locations:** Side 1 Center of Building

Sprinkler: Wet-Pipe **Sprinkler Coverage:** Throughout

Fire Alarm: Central Station for Commercial Space and Hallways / Apartments are Local Alarm Only

Utility Room Locations: Sprinkler: Basement on side 1 Electric Room: Side 3 on 1st Floor

Elevators: One MRL Electric power in 1st Floor Electric/Utility room

Elevator Machine Room: MRL control panel at hoistway door on the roof level.

APPARATUS POSITIONING

First Due Engine: Respond ahead of the Truck, pull past the Side 4 Alley, stretch Garden Apt. Bed up the Alley for Floors 2-3. Chauffeur hand stretch back to the hydrant at Veterans Pl.

First Due Truck: Position initially at 1-2 corner

Second Due Engine: Ensure Water Supply for the FDE then assist with hose stretch.

LAYOUT

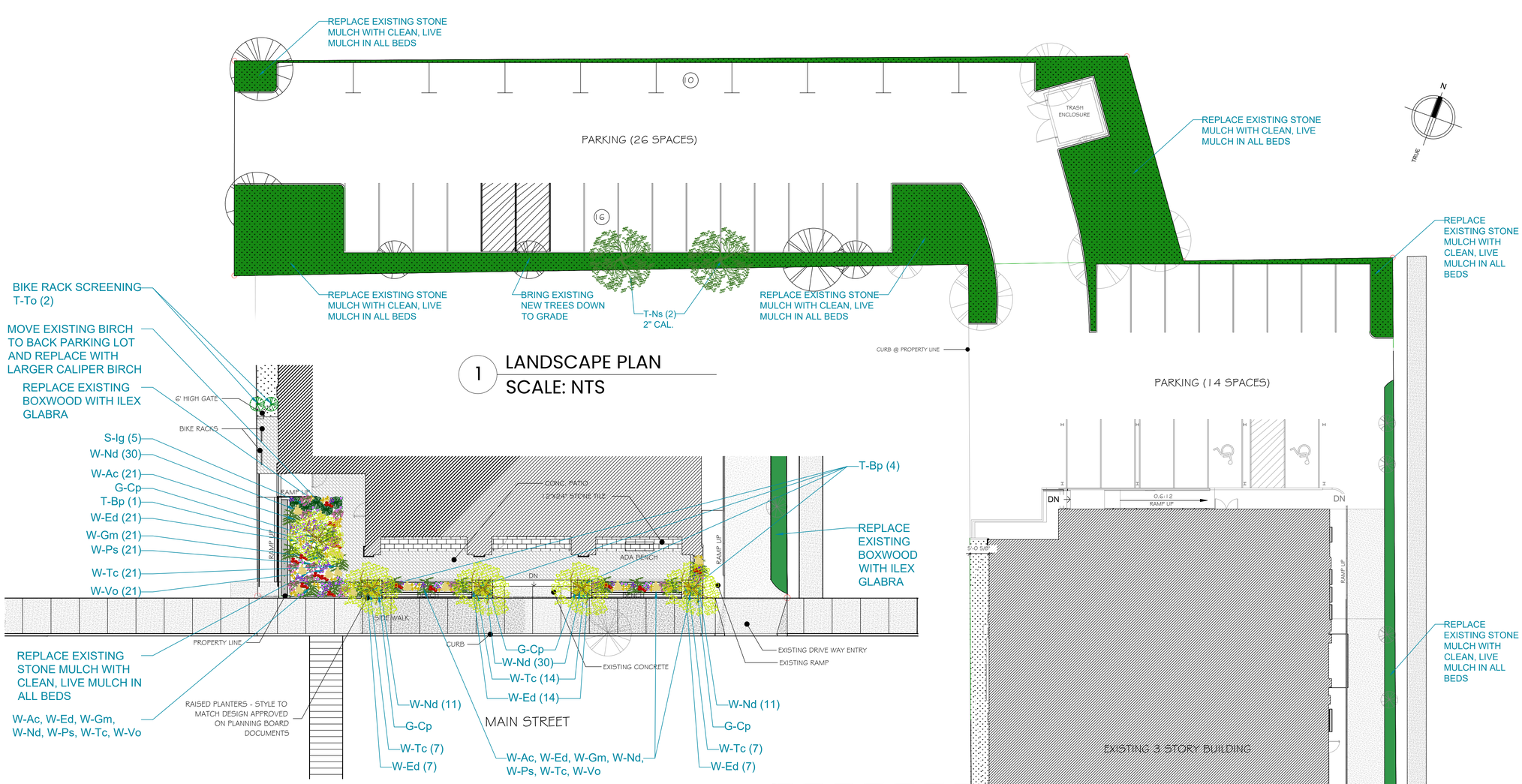


Floors	
Roof	Roof Top Deck
Floor 3	10 Apts.
Floor 2	10 Apts.
Floor 1	5 Storefronts
Basement	Storage

Hose Needed from FDE to Cover the Entire Floor	
Roof	450 Ft.
Third Floor	400 Ft.
Second Floor	350 Ft.
Basement	350 Ft.

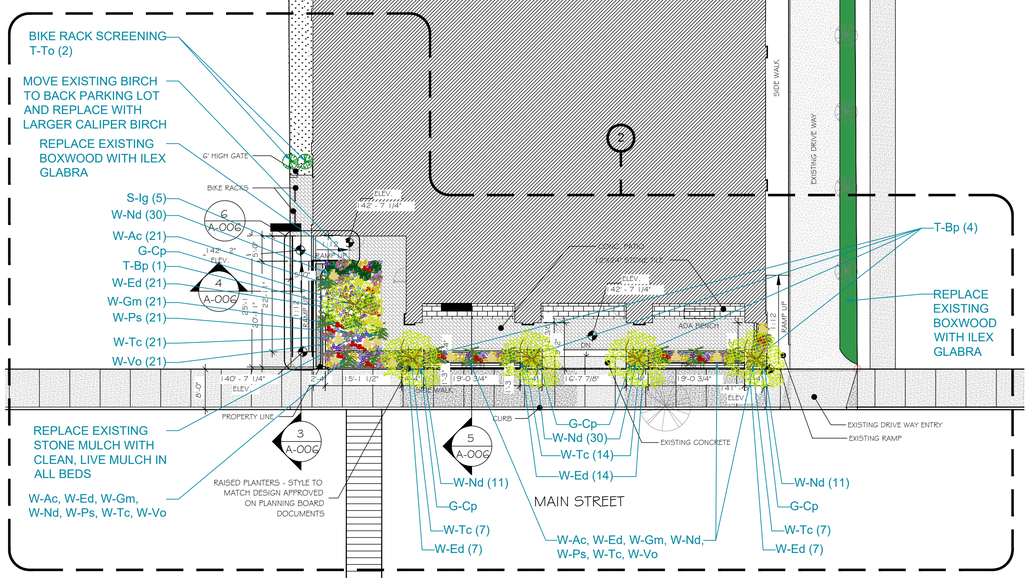
CRITICAL INFORMATION

- Stair 2 is the most accessible stairwell and serves Basement –Roof, USE STAIR 2
- Stair 1 serves 1st Fl. – Roof, there are locked doors on Floor 2 & 3 from the Stairwell side to the floor
- Until further notice, Elevator does not access the Basement or Roof without Firemen Service
- Suite 101-104 located on the 1st Floor Side 1, Suite 105 is located on side 3 at the 2-3 corner



1 LANDSCAPE PLAN
SCALE: NTS

2 ENLARGED LANDSCAPE PLAN
SCALE: NTS



PLANT LIST

TREES

- T-Bp, Betula papyrifera *White Birch* *2" Cal.* (5)
- T-Ns, Nyssa sylvatica *Blackgum* 2" Cal. (2)
- T-To, Thuja occidentalis *Arborvitae* *Emerald Green* (2)

SHRUBS

- S-Ig, Ilex glabra *Inkberry* (5)

WILDFLOWERS

- W-Ac, Aquilegia canadensis *Red Columbine* (21)
- W-Ed, Eurybia divaricata *White Wood Aster* (48)
- W-Gm, Geranium maculatum *Wild Geranium* (21)
- W-Nd, Narciussus daffodil *Yellow Daffodil* (82)
- W-Ps, Phlox subulata *Creeping Phlox* (21)
- W-Tc, Tiarella cordifolia *Heartleaf Foamflower* (48)
- W-Vo, Viola odorata *Sweet Violet* (21)

GRASSES

- G-Cp, Carex pensylvanica *Pennsylvania Sedge*

364 MAIN STREET BEACON, NEW YORK

Mercedes Perez

From: Scott Lerman [redacted]
Sent: Monday, October 5, 2026 5:04 PM
To: Mercedes Perez
Subject: 364 Main Street

Mercedes

Please forward to the Planning Board.

Thank you,
Scott

To the Planning Board

The Cuddy + Feder September 30th letter to the Board states:

> *"For the Board's further consideration, the City of Beacon Fire Chief recently provided his comments regarding the concern about also removing the eastern driveway in an e-mail to the City of Beacon Building Inspector, dated September 20, 2026 (the "Fire Department Letter"). In the Fire Department Letter, the Chief recommends that the driveway remains in order to continue providing clear and unobstructed access to the building. See Exhibit A. 1 Accordingly, no changes are proposed to that component of the Project."*

The letter from Fire Chief Lucchesi says:

> *"As you know, this building has a unique layout. Of particular concern to the Fire Department is that the main lobby for the residential units is approximately 115 feet from Main Street. We have an established preplan for the building that accounts for its layout and limited access.* ***In the event of a fire, our plan is to stretch a hoseline through the east-side alley to the residential lobby. Keeping the alley paved provides a clear path that can be kept free of vegetation, obstructions, snow, and ice throughout the year. Converting the alley into green space could make it difficult to keep this route clear.*** *Landscaping, fencing, permanent fixtures, changes in grade, or snow accumulation could delay firefighters who are advancing a charged hoseline to the building. For that reason, I recommend that the alley remain paved and be maintained as a clear, unobstructed access route. I would also ask that the Fire Department be given an opportunity to review and comment on any proposal before it moves forward to the Planning Board."*

I interpret this to mean that a clear wide **path** is important to fire safety—not that a full paved **driveway** is needed. So, I request that the Board ask Chief Lucchesi to clarify his concern. Would a concrete sidewalk through a garden space be acceptable? Could the West side (actual) alley be paved as a path to keep clear for running hose?

Also, there already is a concrete ramp and pathway with overhang protection all the way down that side of the building that will be kept clear. Wouldn't that work?


6 6
4 4

It concerns me that the developer is intent on resisting changes that would significantly mitigate the problems with their building. And I suspect, if the owner told his architectural, legal, and garden design team to propose a garden with significant tree screening and a safe route for fire hoses to happen, they'd make it happen.

Don't they owe a better solution to Beacon?

Regards,
Scott Lerman
40 North Street

City of Beacon
Planning Board Subcommittee on Architectural Review
Recommendation and Report

Description: _____

Project Name: 364 MAIN ST.

Project Address: 364 MAIN ST., BEACON, NY

Date of Meeting(s) of ARB Subcommittee: JULY 31, 2026

Attendees: KEVIN BYRNE, KAREN QUIANA, LEN WARNER (ARB); BRYAN MURPHY (CoB); JASON ANDERSON, ANDY WOODRUM (ADG); ANTHONY PETRUZELLI (BAXTER)

On the above-referenced dates, the Architectural Review Subcommittee reviewed the above-referenced project at which meeting the applicant and its representatives were provided an opportunity to be heard. The sole focus of the Committee was to review the architecture of the proposed building(s). The Committee reviewed the following plans and materials:

ADG ARCHITECTS' UPDATED SITE PLAN SET (REV. JULY 28, 2026), AS PRESENTED BY JASON ANDERSON.

The Architectural Review Committee offers the following specific comments, as applicable as indicted:

1) Doors and windows: 1. CONSIDER SWITCHING ARCHED WINDOWHEADS FOR RECTANGULAR WINDOW HEADS TO AVOID EMPHASIZING MISALIGNMENTS WITH CORNICE BRACKETS.
2. WHEN APPLYING BRICK TO REVIVE 'CORBELED' OR RECESSED PANEL FEATURE AROUND WINDOWS, USE BEST JUDGMENT TO ADDRESS OFF-CENTER BANK OF WINDOWS IN MIDDLE BAY OF SOUTH FACADE. CONSIDER SPACING + POSITION OF COLUMNS BETWEEN STOREFRONTS.
2) Roof: EXPERIMENT WITH POSITIONS / GROUPING OF CORNICE BRACKETS TO MINIMIZE MISALIGNMENT WITH CENTER OF WINDOW HEADS. CONSIDER USE OF RAISED PANELS OR SHADOW BOXES ON CORNICE IN LIEU OF BRACKETS IF HELPFUL.
3) Projections, such as rooftop elevators, stairwells, balconies, beams, etc.: RATHER THAN RETROFIT JULIET BALCONIES TO EXISTING DOUBLE-HUNG WINDOWS, EXPLORE PLANT BOXES OR OTHER FEATURE & APPLY CONSISTENTLY TO EAST FACADE.
4) North elevation: NA

5) South elevation: 1. MINIMIZE HEIGHT OF PLANTER BOXES. EMPLOY LUSH BUT LOW PLANTS IN BOXES. 2. CHECK THAT PLANTED AREAS DON'T CREATE 'BOTTLENECKS' WHEN STOREFRONT DOORS ARE OPENED. 3. KEEP RAILINGS COMPLIANT, CONSISTENT AND AS LOW AS POSSIBLE. INCORPORATE INTO PLANT BOXES OR ELIMINATE WHERE BOXES CAN PROVIDE PROTECTION. CHOOSE LESS 'INSTITUTIONAL' MATERIAL/ TUBING.

6) West elevation: NA

7) East elevation: 1. CONSIDER REPLACING LARGER 'SHADOW BOXES' WITH TRELLISES AND PLANTS. 2. CONSIDER REPLACING TRIO OF SHADOW BOXES AT TOP OF TOWER WITH TWO BELT FEATURES TO AVOID EMPHASIZING THAT WINDOWS ON 2ND + 3RD FLOORS ARE NOT CENTERED ON TOWER. 3. MAKE PILASTERS AT RESIDENTIAL ENTRANCE NARROWER OR DIVIDE THEM VERTICALLY.

8) Signs: REVISE THE POSITION OF THE ADDRESS NUMBER PLAQUE - CAN IT BE PLACED ON A PLANTER IN FRONT? DO NOT CENTER IT ON BUILDING.

9) Color and material type: 1. BRING SAMPLES OF WINDOW HEADERS WITH PROPOSED COATINGS/PAINTS TO PB FOR REVIEW. 2. CONSIDER TERRA COTTA FOR WINDOW HEADERS. 3. CONSIDER LIGHTER COLOR FOR SOUTH-FACING CORNICE + BRACKETS TO AVOID OBSCURING DETAIL.

In addition to the above specific comments, the Architectural Review Subcommittee offers the following general comments/recommendations:

1. CAN 'NARROW' PLANTING BOX ON EAST SIDE OF STOREFRONT BE CHANGED TO A RETAINING WALL?

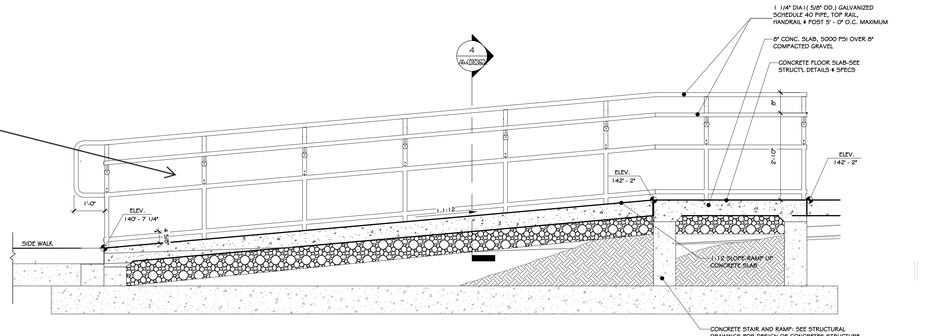
2. PAINT THE VENTS ON THE EASTERN FACADE TO DE-EMPHASIZE.

3. REVIEW ENTRANCE ON SOUTH SIDE OF 'CARRIAGE WORKS' BUILDING AT CORNER OF MAIN ST. + FISHKILL AVE, FOR MERGING OF STOREFRONT CORNICE + ENTRANCE W/ PILASTERS - APPLY TO RESIDENTIAL ENTRANCES ON EAST FACADE.

This Report was reviewed and adopted by the Architectural Review Subcommittee by vote of _____ to _____ at its meeting on _____.

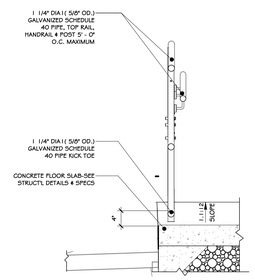
****NOTE: Adoption of this Report does not constitute architectural review approval for the Project. Architectural review approval must be obtained from the Planning Board. It is recommended that any approval resolution by the Planning Board reference the final elevations and any other relevant plans relied upon in the architectural review of the Project.**

USE NON INSTITUTIONAL RAIL CONFIGURATION AND PROFILE.



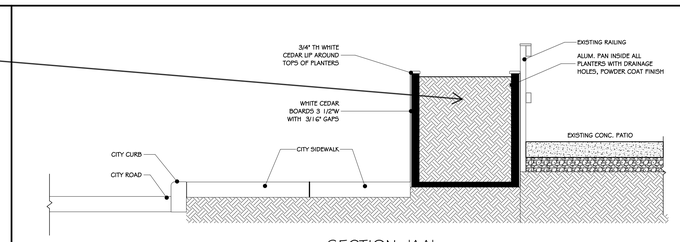
3 RAMP SECTION
1/2" = 1'-0"

CONSTRUCTION NOTES

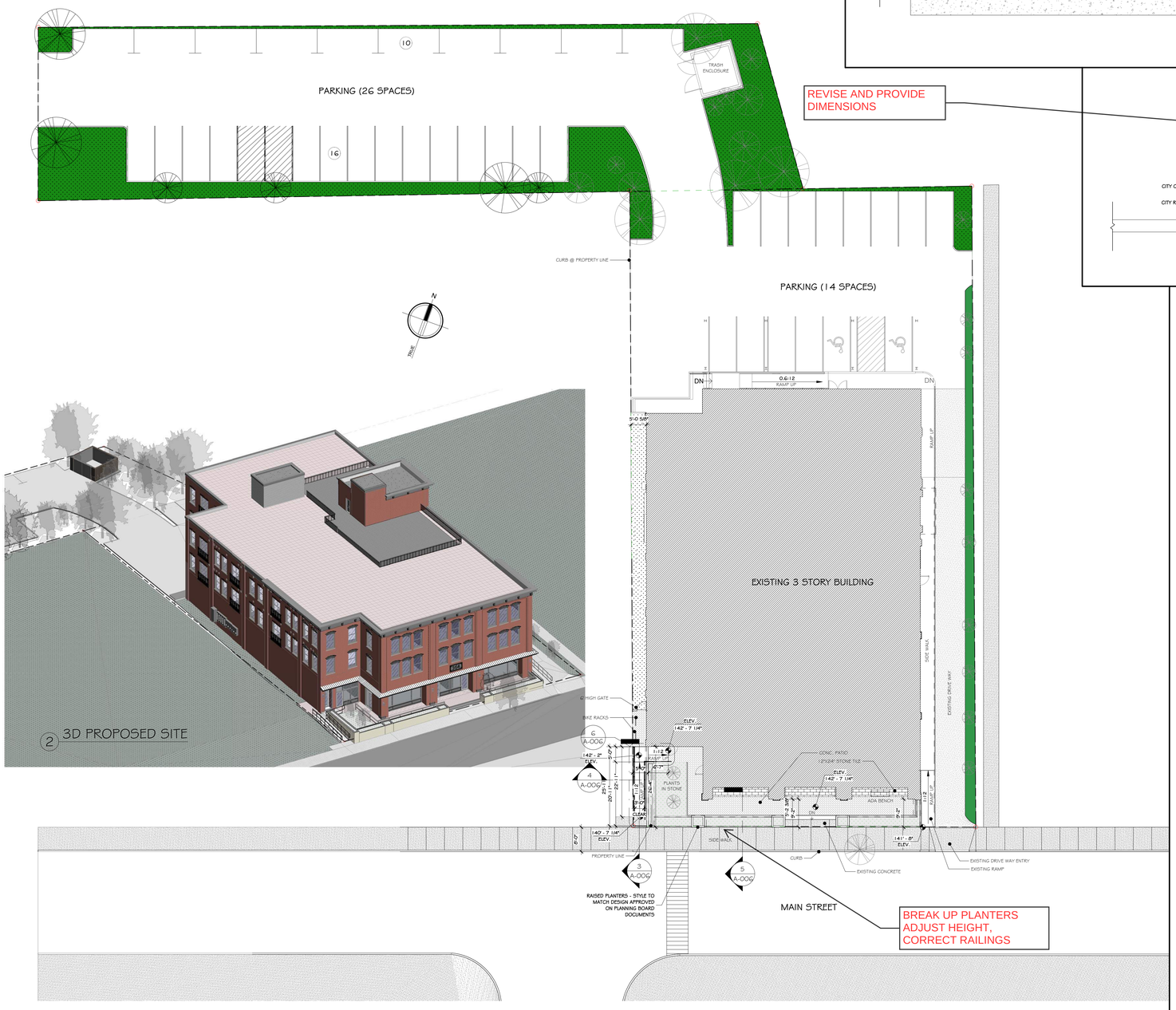


4 HANDRAIL DETAILS
3/4" = 1'-0"

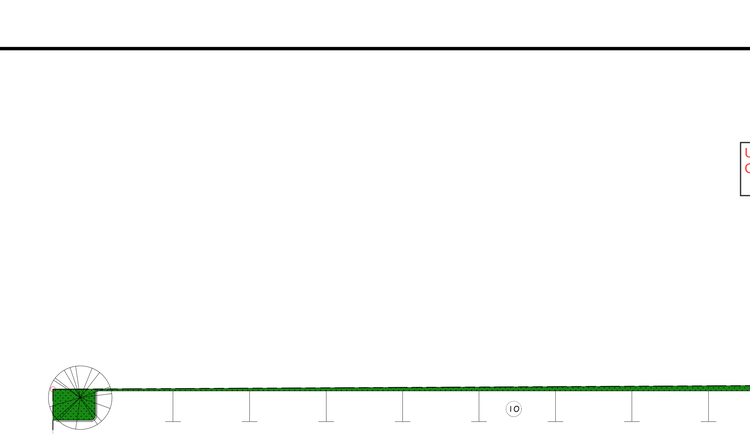
REVISE AND PROVIDE DIMENSIONS



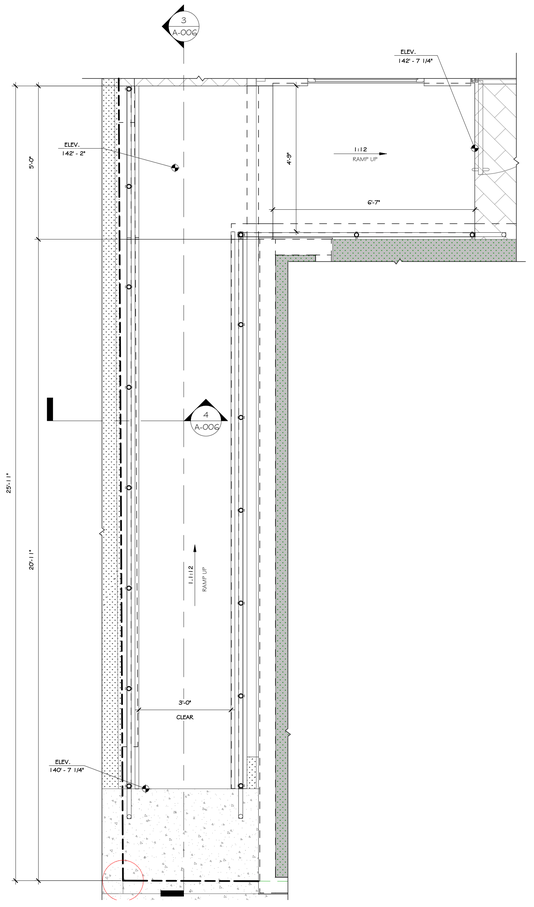
5 SECTION 'AA'
1/2" = 1'-0"



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



2 3D PROPOSED SITE



6 ENLARGED RAMP PLAN
1/2" = 1'-0"

REVISIONS:

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

PLANNING BOARD SUBMISSION

PROJECT NORTH

KEY PLAN — WORK AREA

ADG ARCHITECTS
25 WALLKILL AVE • MONTGOMERY • NY 12549
O. 845.294.2724 | F. 888.305.6442
WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM
ARCHITECTURE • PLANNING • INTERIORS

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

Drawing: PROPOSED PATIO/ACCESS PLAN

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

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

Drawing Number: A-006

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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LIGHTEN COLOR OF NEW CORNICE AND HEADER TO ACCENTUATE SHAOWS

PROVIDE SAMPLES OF PROPOSED TRIM WITH SPECIFIED FINISH COLOR AND SHEEN.

PROVIDE METAL RAILINGS A SHADE LIGHTER THAN THE COLOR OF THE NEW TRIM, IN DIFFERENT GLOSS.

REPAINT VENT LOUVERS TO MATCH ADJACENT BRICK

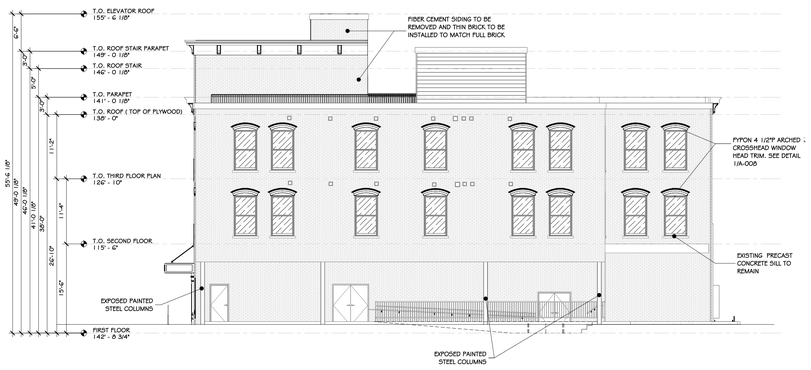




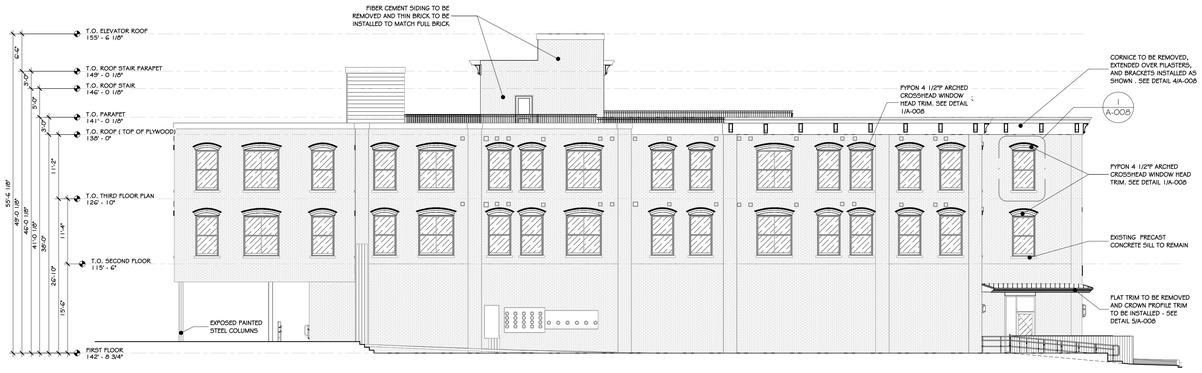




PROPOSED RENDERING



1 PROPOSED NORTH ELEVATION
3/32" = 1'-0"

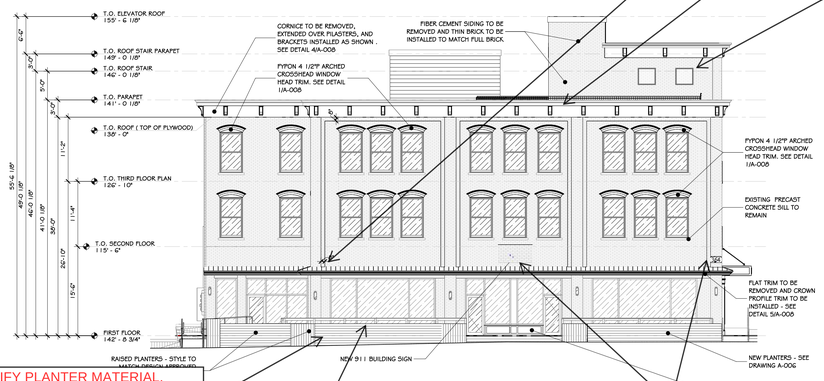


2 PROPOSED WEST ELEVATION
3/32" = 1'-0"

IRREGULAR EXISTING WINDOW SPACING AND BAYS REQUIRE CAREFULLY DIMENSIONED HEADERS AND PIERS

SHOW DETAIL OF PILASTER PROFILE

CONSIDER WRAPPING RAISED PANELS AROUBND TOWER TO ACCENTUATE IT.



SPECIFY PLANTER MATERIAL, COLOR AND DETAILS

CONSIDER BREAKING UP INTO SEPARATE PLANTERS WITH RAILS, COULD USE BENCHES TO LIVEN SPACE

3 PROPOSED SOUTH ELEVATION
3/32" = 1'-0"

RELOCATE AND REDUCE SIZE OF ADDRESS SIGNAGE



BREAK UP PIERS TO REDUCE PERCIEVED WIDTH

VARY TOP AND BOTTOM TRIM OF CANOPY SLIGHTLY

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

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REVISIONS:

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

PLANNING BOARD SUBMISSION

PROJECT

NORTH

KEY PLAN

WORK AREA

ADG ARCHITECTS
25 WALLKILL AVE • MONTGOMERY • NY 12549
O. 845.294.2724 | F. 888.305.6442
WWW.ADGARCHITECT.COM
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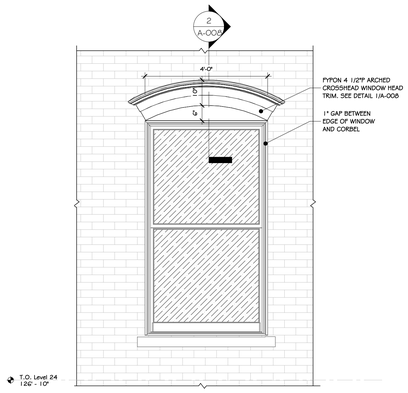
Project: 364 MAIN ST.
364 MAIN STREET BEACON, NY 12508

Drawing: PROPOSED ELEVATIONS AND RENDERING

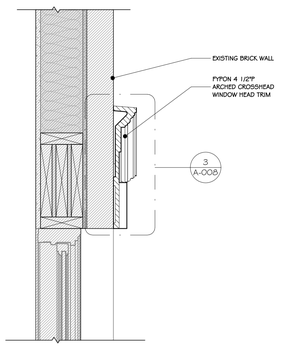
REGISTERED ARCHITECT JASON T. ANDERSON 033127 STATE OF NEW YORK
07/28/2026
Exp. 02/28/2029

Project: 26109 | Date: 04/28/26
Drawn: IDEA | Scale: AS NOTED
Drawing Number: A-007

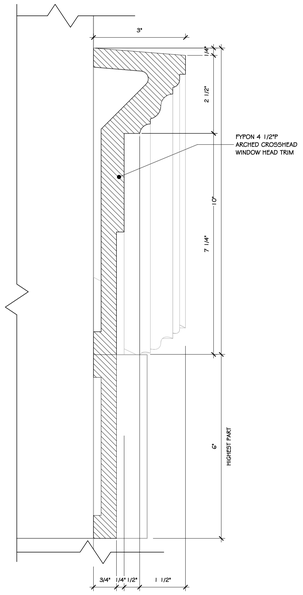
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1 WINDOW ELEVATION CALLOUT- 1
1/2" = 1'-0"



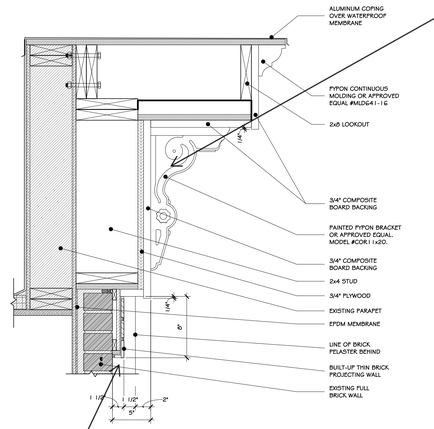
2 WINDOW HEAD TRIM SECTION DETAIL- 1
1 1/2" = 1'-0"



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

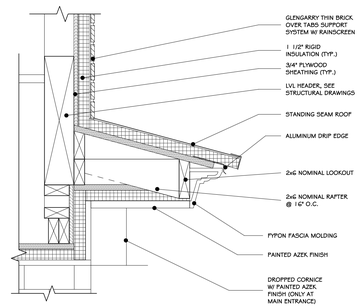






4 PARAPET CORNICE
1 1/2" = 1'-0"

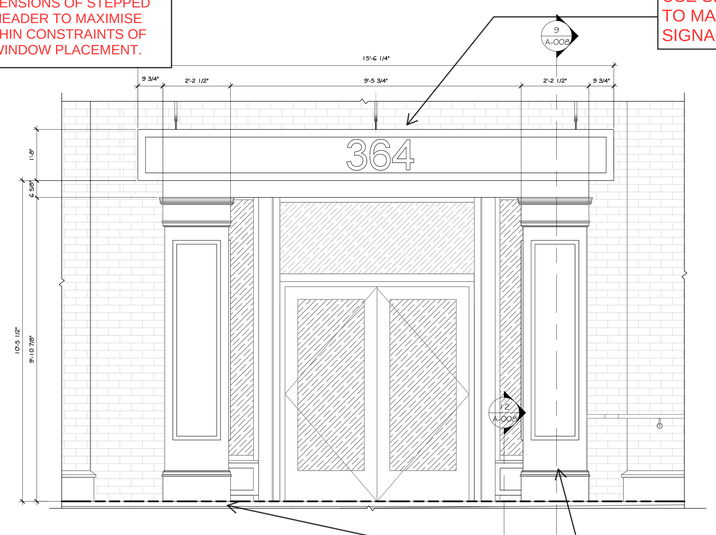
CONSIDER LESS ORNATE CORBEL



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

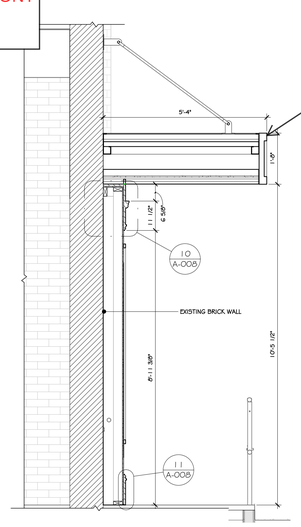
STUDY DIMENSIONS OF STEPPED PIER AND HEADER TO MAXIMISE DEPTH WITHIN CONSTRAINTS OF EXISTING WINDOW PLACEMENT.

USE SERIF STYLE FONT TO MATCH OTHER SIGNAGE



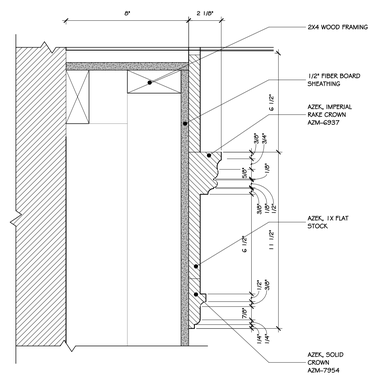
8 ENTRY ELEVATION
1/2" = 1'-0"

BREAK UP PILASTER TO IMPROVE PROPORTIONS

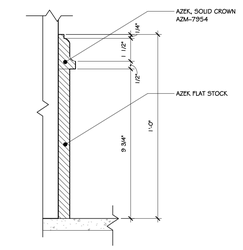


9 ENTRY SECTION
1/2" = 1'-0"

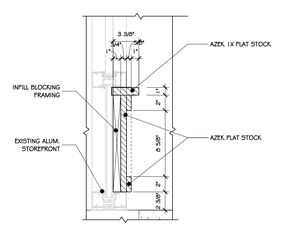
CONSIDER SLIGHTLY LOWER HEIGHT OF CANOPY



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:

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

PLANNING BOARD SUBMISSION

PROJECT





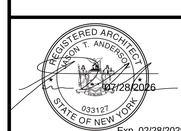
KEY PLAN

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

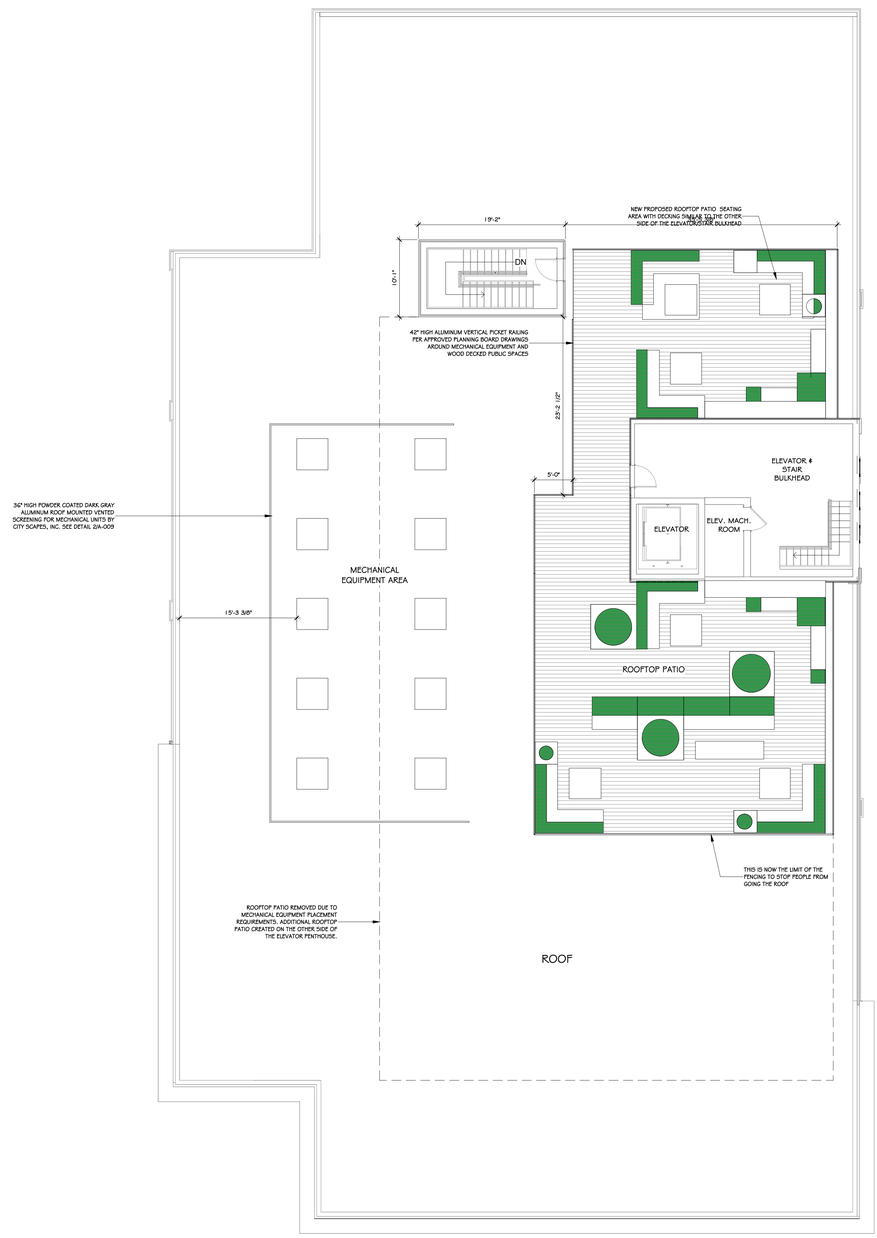
Project: 364 MAIN ST.
364 MAIN STREET BEACON, NY 12508

Drawing: HEAD TRIM, CORNICE , OVERHANG DETAILS AND RENDERING



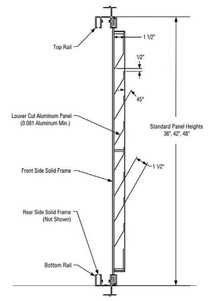
Project: 26109 | Date: 05/26/26
Drawn: IDEA | Scale: AS NOTED
Drawing Number: A-008

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



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





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

4 A-007.1

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

PLANNING BOARD SUBMISSION

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: PROPOSED ROOF PLAN



Exp. 02/28/2029

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

Drawing Number: A-009

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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364 Main Street ARB Subcommittee
31 July 2026 at 9:00 am EDT

Participants:

ARB: Len Warner, Kevin Byrne, Karen Quiana

City of Beacon: Bryan Murphy

ADG: Jason Anderson, Andy Woodrum

Baxter: Anthony Petruzelli

1. Len asked Jason to present his plan for completing the building and the design basis for the proposed new elements.
2. Jason explained that the presentation to the ARB this morning draws from a new submittal that was provided to the City on Tuesday. Bryan confirmed that the presentation is currently on the city's website. Jason said that the spreadsheet of all changes from the approved Planning Board design has been updated with red text for new proposed changes. Items that are 'struck through' as being addressed have been moved to the bottom of the spreadsheet but the original item numbering has been retained for continuity.
3. Jason stated that the first three pages of the new Site Plans submittal are the same as prior submittals and consist of Aryeh Siegel's original drawings, included to provide a point of reference. Sheet A004 consists of the sheet of field changes that was created by the contractor in October 2025 to document field changes.
4. Jason pointed out that the side entry details have been corrected on the as-builts and he even added some external utilities to the drawing, which are often not included. The as-builts haven't changed since the last Planning Board meeting and the notes on them are only meant to describe the current state of the building, not the proposed project.
5. Jason showed the as-built of the roof and pointed out that it displays where the mechanicals were actually placed.
6. Jason started to share the proposed adjustments. He said that the biggest item for the storefront entry seemed to be the grade change that was not captured in the approved Planning Board drawings. It is not significant on the east side, but on the southwest corner of the building, it is almost two feet from the sidewalk to the top of the floor slab. It is not clear why this wasn't captured on the original design drawings, but Jason said it is his understanding that the finish floor elevation never changed. Jason, Bryan and John Russo met at the site recently to consider options for a ramp design that would avoid placing a railing directly along the sidewalk. Jason said that there is no way to adapt the ramp at the southeast corner to serve both as the ramp to the resident entrance and to the commercial storefront. Bryan replied that the ramp could be adjusted to serve both those purposes if the interior layout was changed. Jason replied that it would be undesirable because it would require the ADA visitors to come in through a separate

entrance for the commercial spaces that would not be on the front of the building. Jason and Bryan discussed whether this could be done and still meet ADA requirements without reaching a definitive conclusion.

7. Debra Adamson has been engaged by Baxter to incorporate some of the originally approved plantings and cedar plant boxes. Jason presented a rendering that would have planters along the majority of the frontage between the sidewalk and the 'patio'/storefront area constructed out of white cedar, with an opening in the center where steps would lead from the sidewalk to the storefronts. Jason noted that the railing shown on the drawings/renderings behind (north of) the planter boxes could be removed since the boxes will act as a protective measure. Andy pointed out that the railings are not required by code since the elevation change between the sidewalk and the floor slab is less than 30 inches. Karen asked for the dimensions of the planter boxes and asked that their height be minimized to avoid the impression that they were 'walling off' the building from the sidewalk. Jason replied that they would be 3 foot 7 inches on the sidewalk side and 1 foot 8 inches on the building side. Jason, Kevin and Karen discussed if it could be reduced on the building side.
8. Karen said that regarding plantings for the boxes, she recommended plants that trailed over the top of the planters - lush but low plantings that would avoid the sense of creating a wall. Karen said that the reason that there is a challenge with the grade change is because the former Citizen's Bank building didn't extend as far to the west as the new building and there was a driveway on the west side of the building. Anthony added that the sidewalk and the finish floor were existing and the original building was probably not ADA compliant. Kevin stated that it looks to him like the originall slab was modified or reinforced (additional material poured on top of it), based on looking at the unfinished edge from the outside of the building. Kevin recommended checking the prior Citizens Bank structural drawings for site history information.
9. Karen asked Jason to confirm that the ramp on the western corner of the building, which terminates midway along the "plants in stone" area, is ADA-compliant. Jason confirmed and Karen said that was workable. Kevin suggested breaking up the planters along the front to have multiple planters instead of two large ones on either side of the steps. Karen said that this could be a challenge given the square footage of greenspace required for the site. Karen asked if the exterior walk was wide enough in front of the commercial doorway that faces west and whether the planting area could be shrunk a bit to avoid creating a bottleneck when the door is open. Karen asked if the comparatively narrow planting box on the west side of the porch, along the side of the ramp to the commercial entrance, could be just converted to a retaining wall, so all of the plantings in that area are in one contiguous planting bed. Len asked Jason to consider alternate railing types to the painted steel tube that is currently proliferating at the site and to choose an alternate material to make the exterior look less institutional. Bryan and Karen suggested that on the western ramp, the railing could be incorporated into the planter box structure. Jason said that he wouldn't want to attach a railing to a cedar box, but Karen suggested a different structure could be chosen and clad with cedar to make the railing robust. Karen suggested that the designer look at constructing a retaining wall that could hold a railing. Jason said that a low curb with a decorative rail along it could

provide a more appealing visual without the sense that the patio is walled off. Kevin agreed that this could be done with a curb and square tubing for the railing that would be more traditional and less institutional looking. Bryan said that the building code requires the top of handrails at 36 inches - there was a note on the site plan stating that there was a guardrail at 42 inches - that is not required here according to Jason but the handrail has to be at 34-36 inches. Bryan asked if there would be different handrail heights on the ramps on the east and west sides of the front of the building - he said that the site plan said that the eastern handrail should be at 42 inches - Jason replied that he would try to keep it at a minimum. Andy asked about the railing that runs the length of the driveway and the ARB discussed that they wanted to eliminate the driveway during previous site plan review but the prior applicant wanted to retain it. Bryan said that the handrail along the driveway was cored into the sidewalk so it would be difficult to remove. Bryan suggested that the railing heights be made consistent, but further conversation led to ARB consensus to install new railings at lowest height possible.

10. Jason presented the proposed facade adjustments. He proposed to remove the top cornice, project it out further beyond the existing pilasters, return to the original approved brackets and quantities and described that their team has been talking with Glen-Gery brick about how to recreate the corbeled effect from the original approved design. They would simulate the corbeled effect with non-structural thin brick. Jason also found a trim that could be purchased that is similar to the original arched brick window heads that would be placed all around the building. They also met with Glen-Gery about a product to mount to the building walls to create the ‘shadow box’ effect on the walls on either side of the residential entry and above the second floor windows on the tower. The canopy for the residential entrance is proposed to be rebuilt with pilasters added.
11. We discussed the proposed replacement Juliet balconies. Jason proposed to add the balconies in front of and below the existing double-hung windows and choosing a balcony design that would have a very dense grid at its lower part, to disguise the plain brick below the window. Len asked that in trying to remedy a missing item, that Jason not provide an element that would appear to be out of place or senseless. Len described another Main Street brick building that has simulated corner quoins that stick out into space past balcony openings and overlap metal railings, causing a very strange and displeasing effect. Karen suggested potentially looking at planter boxes instead of Juliet balconies, and adding them to more than just the four Juliette balcony locations for visual consistency. Kevin and Karen requested that an effort be made to paint the vents along the side of the building to diminish them.
12. Jason presented the south facade elevation. Len discussed the off-centeredness of the bank of windows in the center bay of the facade (2.5 bricks to the edge of the east pilaster and 3.5 bricks to the edge of the west pilaster) and the challenges of expanding the pilasters to create the paneled effect without accentuating the misalignments. Len suggested not choosing an arched window head to avoid accentuating the misalignment between the cornice brackets and the top/centers of the arched window heads. Kevin said that there are different options for arranging brackets, including in pairs, or instead of brackets to use panels on the cornice. Jason and Andy said that they looked at many different options and nothing seemed to alleviate the challenge of the misalignments with

the window spacing and the positioning of the windows within the bays on the south facade. Kevin suggested that the very dark color of the cornice also serves to diminish shadow and details. Len suggested a rectangular window head, such as a terra cotta window head to de-emphasize the misalignment between the windows and the cornice brackets. Kevin acknowledged that there could be long lead times for terra cotta but the PB will need to see samples of the proposed materials because the polyethylene and paint combo in this type of element will be very important and perhaps a mineral paint or other coating will be required.

13. Kevin said that the address medallion should be moved off to one corner of the facade rather than centered. Karen suggested that the building number be moved onto a planter or other place that won't draw so much attention to the facade.
14. Karen asked for more information on the 'shadow box' appliques on the eastern facade. Len asked if these could be trellises instead to support plantings, such that a different solution was put forward to break up the large expanse of brick wall, given that the approved plans were intended to construct recessed panels in the masonry. Jason replied that it was difficult for the builders to interpret the drawings, which showed only a rectangular outline on the wall. The group discussed the three shadow boxes at the top of the tower and Len asked if they could be filled with tile so that they don't seem like an afterthought - a shadow box that surrounds nothing seems unusual and out of context.
15. Jason pointed out that the windows are not centered on the tower and that is visually accentuated by the three evenly spaced shadow boxes. Len suggested that perhaps the shadow boxes be replaced by one or two horizontal belt features attached to the masonry of the tower to avoid visually accentuating that misalignment.
16. Len asked about the bright white caulk on the south facade in the expansion joints and asked if the color could be adjusted to be more similar to the mortar. Anthony described the need for expansion joints in the facade.
17. Kevin commented that the pilasters seem too thick on the residential entrance. Len suggested that Jason review the entrance on the south facade of the Carriage Works building at the corner of Main Street and Fishkill Avenue to examine the size of the pilasters and the integration of the pilastered entrance with the storefront cornice.
18. ARB members commented that the facade details and the materiality of the proposed 'fixes' are central to the success of the remedies.
19. The meeting adjourned at approximately 10:28 am EDT.

City of Beacon Planning Board Agenda
10/14/2026

Title:

Public hearing and continue 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 10.14.26 Cvr Ltr.pdf

Two Cross (172 Main) PB 10.14.26 Response to KARC Comments.pdf

Two Cross (172 Main) PB 10.14 Response to Lanc & Tully Comments.pdf

Two Cross (172 Main) PB 10.14.26 page A3 rev 9.28.26.pdf

Two Cross (172 Main) PB 10.14.26 page A4 rev 9.28.26.pdf

Two Cross (172 Main) PB 10.14.26 page A6 rev 9.28.26.pdf

Two Cross (172 Main) PB 10.14.26 Amended Plan Set 2026-0929.pdf

Two Cross (172 Main) PB referral response ZR26-178.pdf

KARC Review PB_2 Cross Street_2026.10.06.pdf

Lanc & Tully PB Two Cross 10-08-26.pdf

172 Main - 2 Cross - Second Amended Site Plan Resolution (4929-0066-2487.2).pdf

Hudson Todd LLC

4 Cross Street, Beacon, NY 12508 | 646-284-3118 | jDonovan@HudsonTodd.com

TO: John Gunn, Chair, COB Planning Board
FROM: Joe Donovan, Hudson Todd, LLC
DATE: 9.30.36
RE: Two Cross Street / site plan amendment / submittal for 10/14/26 Planning Board Meeting

Dear Mr. Gunn and members of the Planning Board,

Attached please find Two Cross Street submittals for the October 14, 2026, Planning Board meeting to review adjustments made during construction for the Planning Board's continued review and consideration.

An electronic copy of the submission is attached to this email. Please let us know if any additional information is required.

Sincerely.

Joe Donovan

Hudson Todd, LLC

Attached:

Arch sheets A3, A4, A6

Civil sheets SP-1, LT-1

As-built survey

Response to Comment letters to Quinn, Russo

Hudson Todd LLC

4 Cross Street, Beacon, NY 12508 | 646-284-3118 | jDonovan@HudsonTodd.com

TO: Natalie Quinn, KARC / COB Planning Consultant
FROM: Joe Donovan, Hudson Todd, LLC
DATE: 9.30.36
RE: Response to Comments from Natalie Quinn, KARC 9.6.26

Responses to the KARC 9.6.26 comment letter re adjustments made during construction of the Two Cross Street building are noted below.

Comments:

1. Commercial Entrances and Pedestrian Clearway. The revised plans add two commercial entrances and modify adjacent planting areas along Main and Cross Streets. Pursuant to § 223-41.18H(2), an eight-foot-wide unobstructed pedestrian clearway is required along the sidewalk unless site conditions require a narrower clearway. The approved and proposed clearway dimensions should be clearly indicated. In particular, the applicant should confirm that adequate unobstructed sidewalk width will be maintained between the proposed Cross Street door, when fully open, and the adjacent tree planting area. *Response: Comments noted. Plans show the 8' clearway between door and planting area at Cross St door.*

2. Rooftop Weather Vestibule. The revised plans add a weather vestibule connecting the rooftop elevator and stair. The vestibule is depicted on the revised elevations and represents a change to the previously approved building profile. The Planning Board should review the proposed vestibule and determine whether the revised design is acceptable as part of the amended site plan. *Response: Comments noted and plans reflect the weather vestibule.*

3. Landscaped Area/Parcel Area. The revised open-space exhibit demonstrates continued compliance with the 10% landscaped-area requirement of § 223-41.18E(12) based on the revised parcel area. The updated survey requested by the City Engineer should be provided to document the reported 112-square-foot reduction in parcel area. *Response: Revised site survey attached.*

We look forward to the October meeting re adjustments made during construction.

with thanks,

Joe Donovan
Hudson Todd, LLC

cc: Bryan Murphy, Jennifer L. Gray, Esq., John Russo, P.E.

Hudson Todd LLC

4 Cross Street, Beacon, NY 12508 | 646-284-3118 | jDonovan@HudsonTodd.com

TO: John Russo, PE, COB Consulting Engineer
FROM: Joe Donovan, Hudson Todd, LLC
DATE: 9.30.36
RE: Response to Comments from Lanc+Tully / 8.31.26

We have reviewed the 8.31.26 comment letter re adjustments made during construction of the Two Cross Street building and note responses below.

Comments:
1. Plans should be provided at scale. *Response: Comment noted and plans at scale shown attached to this submittal.*

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. *Response: Comment noted. The parcel frontage along Main Street was found to be approximately 2.5 feet shorter resulting in an overall reduction in the parcel area by 112 square feet. The Two Cross Street building is shown on this survey in its as-built location. The updated site survey is attached, with the area of discrepancy noted in red.*

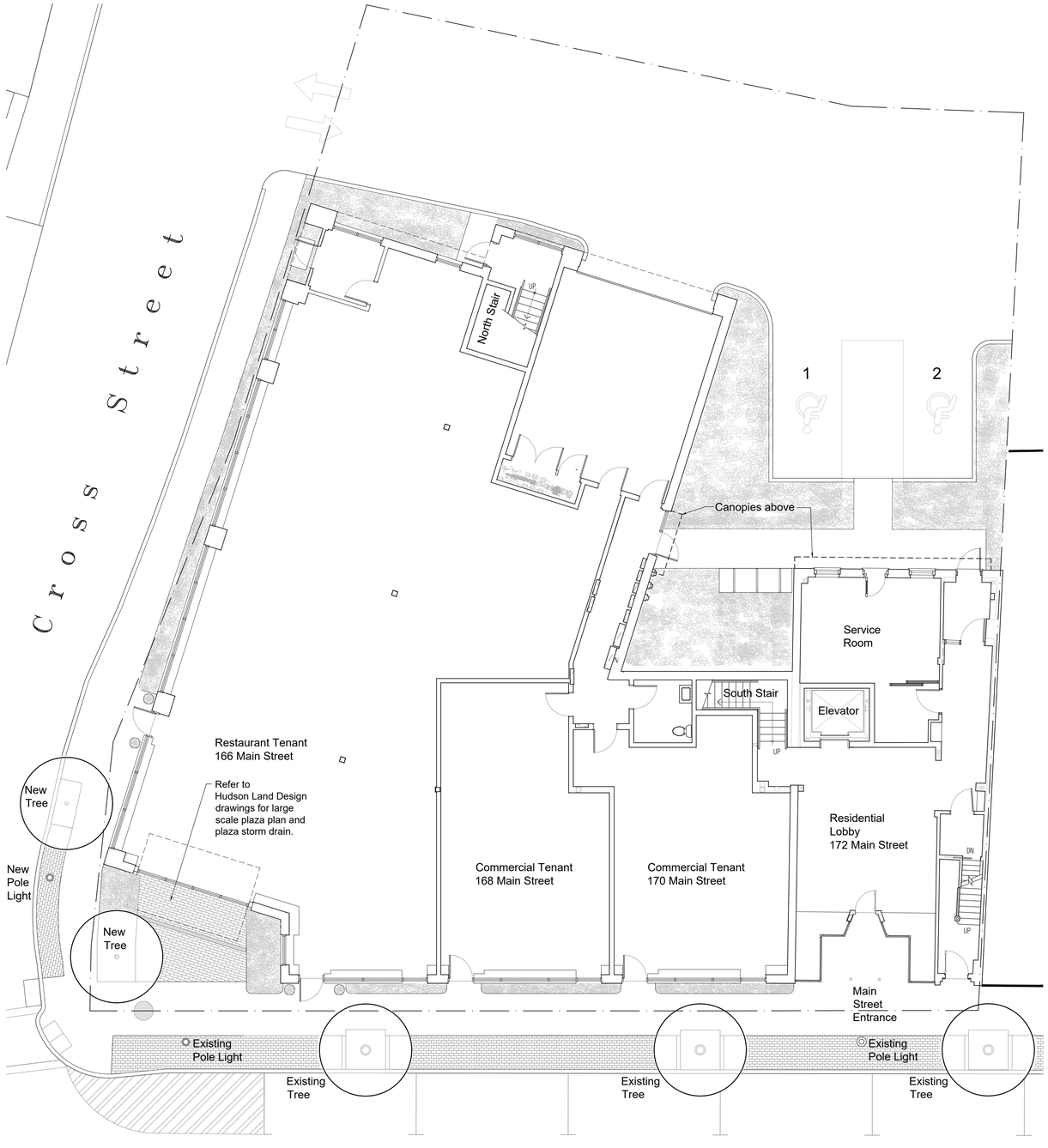
3. The plan shall provide for the distance between the proposed door (open into sidewalk area) and the tree planter area along the sidewalk on Cross Street, as it appears this could impact those walking along the sidewalk when the door swings out. *Response: Comment noted. Plans reflect the 8' clearway between door and planter area along Cross St.*

We look forward to the October meeting and completing the review of the adjustments made during construction.

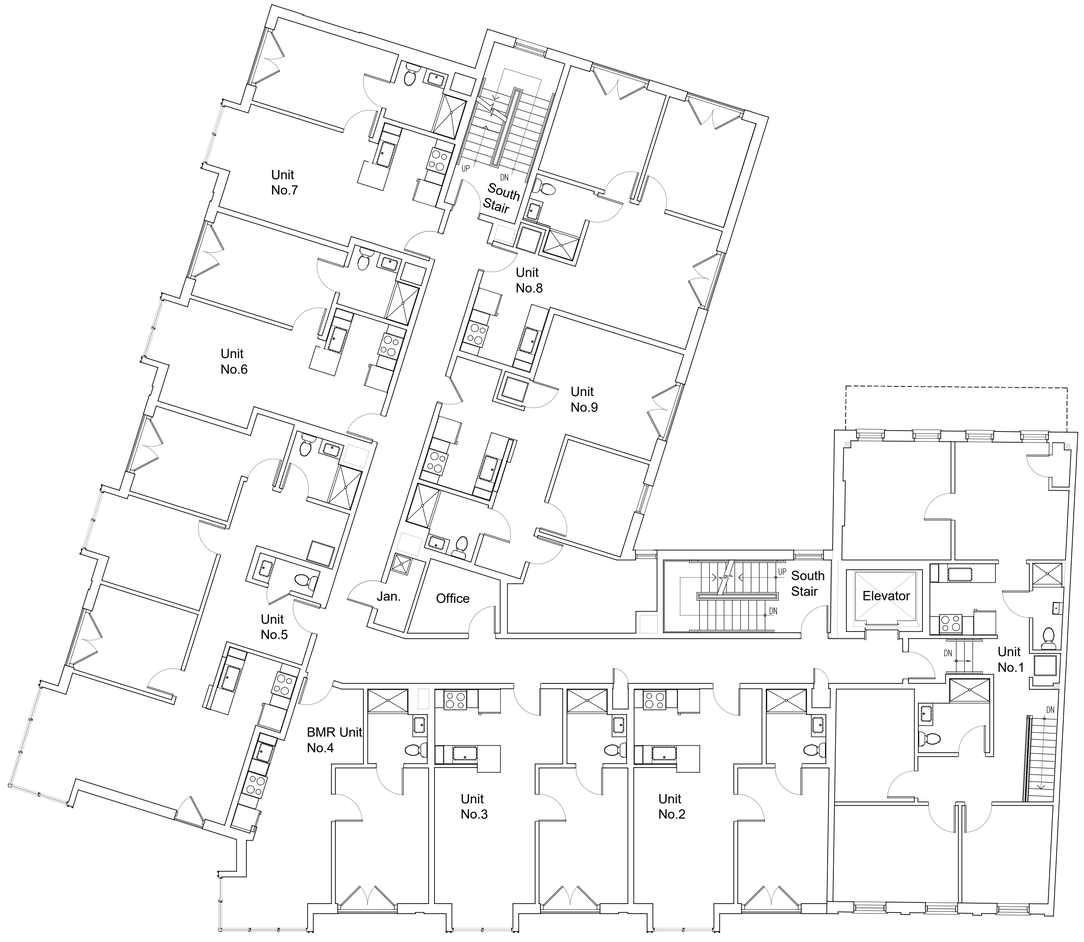
with thanks,

Joe Donovan
Hudson Todd, LLC

cc: Bryan Murphy,
Jennifer L. Gray, Esq.,
Natalie Quinn, Consulting Planner



Ground Level Floor Plan

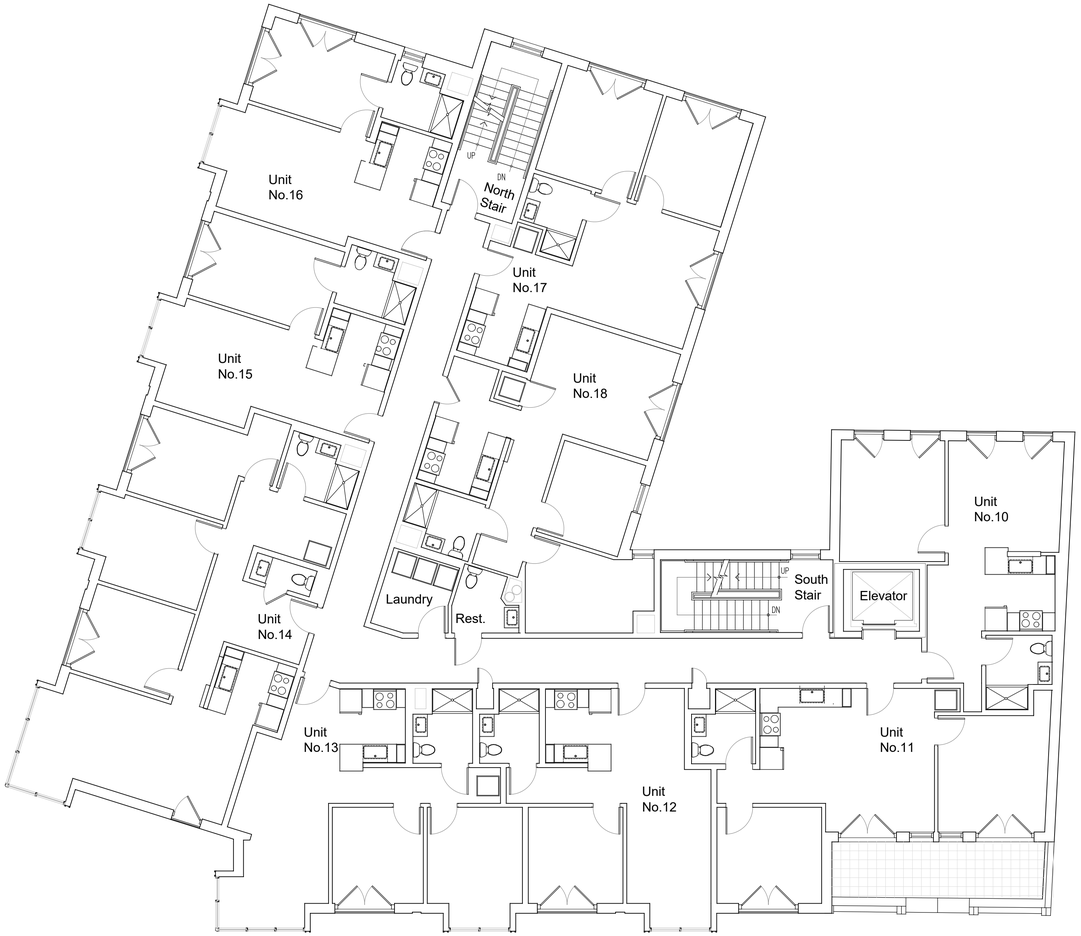


Scale: $\frac{1}{8}$" = 1'-0"

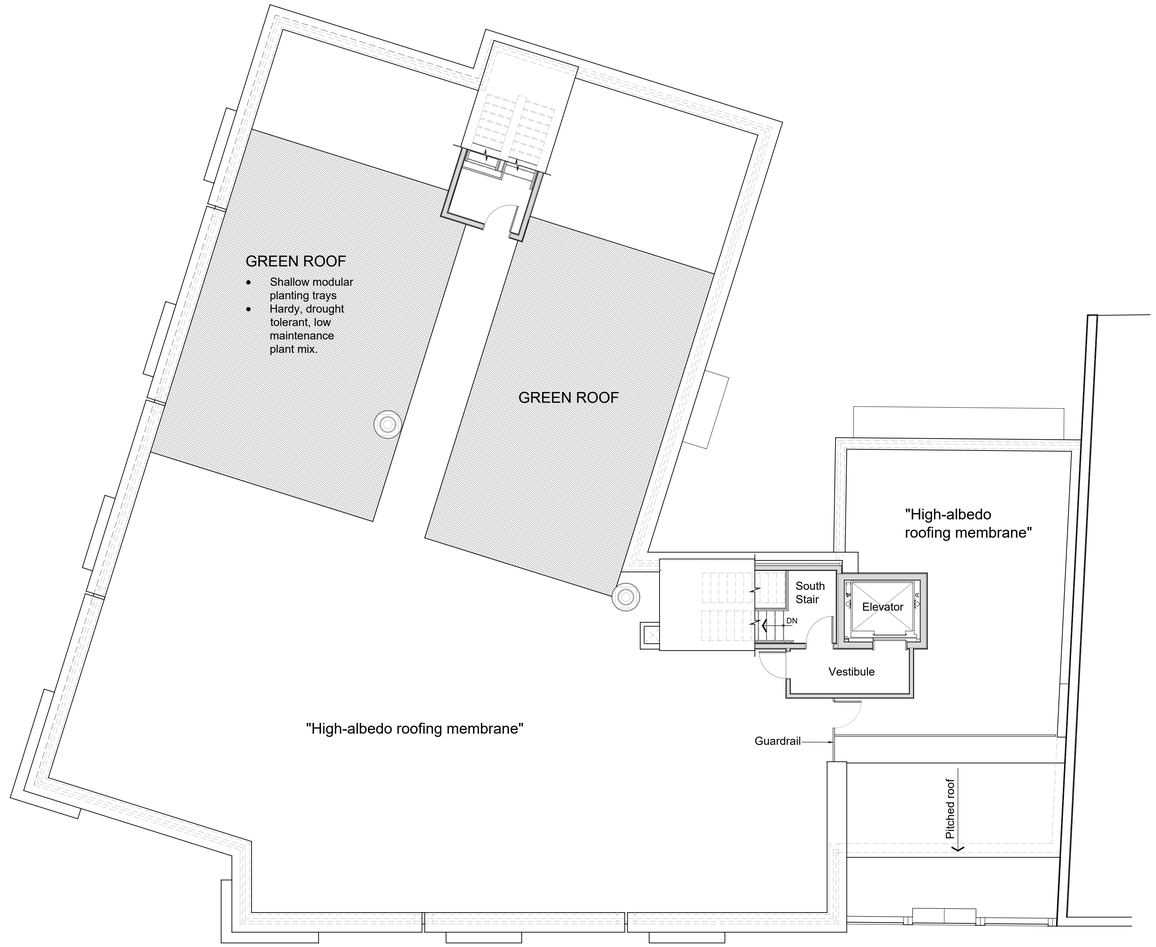
0' 10' 20' 25' 40'

N

Second Floor 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 September 28, 2026,
Replaces previously approved A3 dated June 27, 2023

A4



Elevation Looking South



Cross Street Elevation

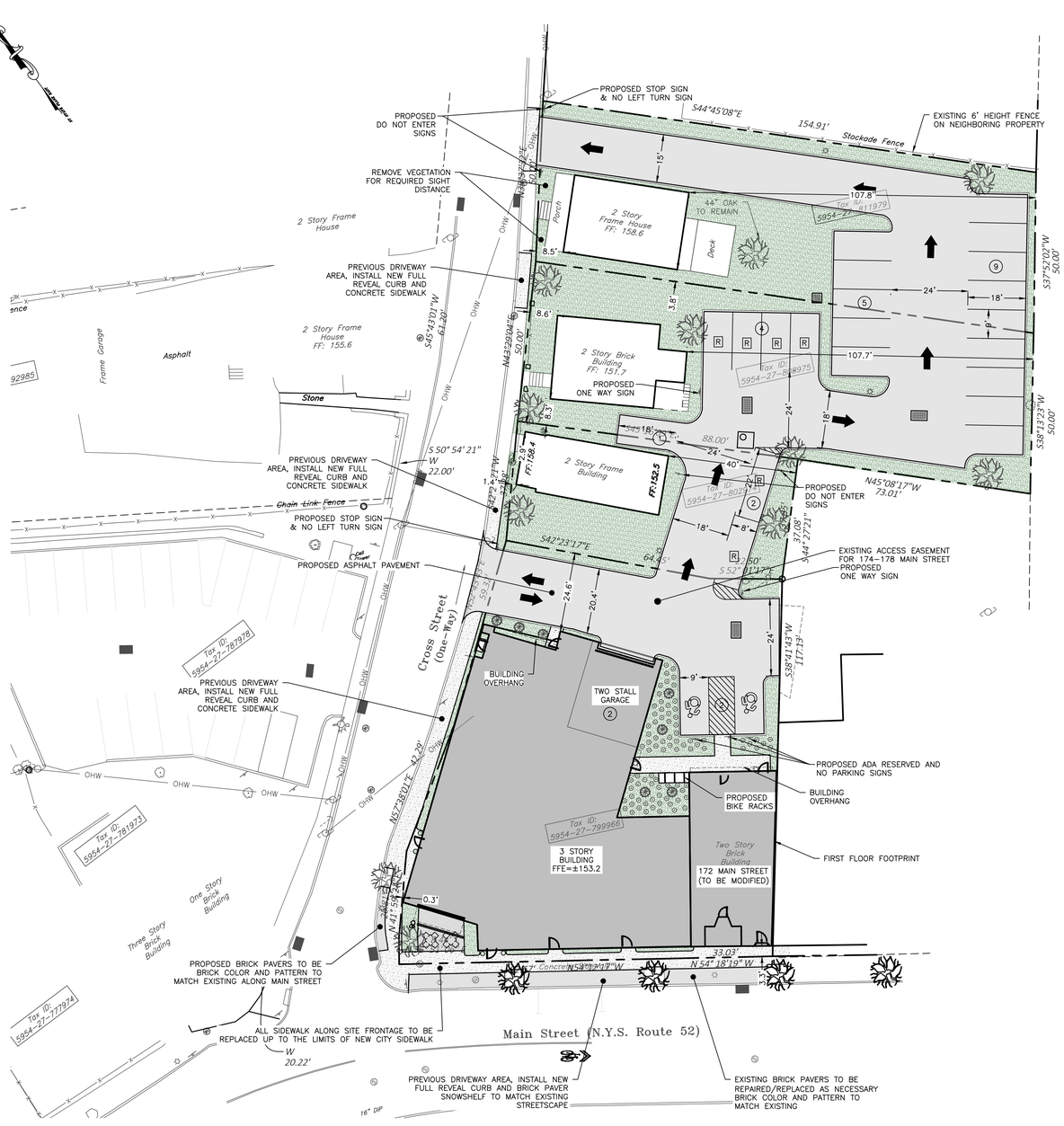


Main Street Elevation

Two Cross Street - Hudson Todd LLC

REVISED and issued to COB PB for amended site plan approval September 28, 2026,
Replaces previously approved A6 dated May 30, 2023

A6



OVERALL SITE PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

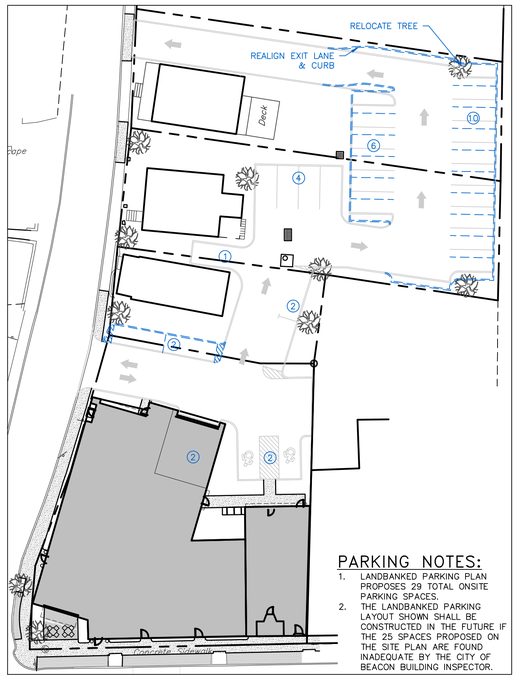
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

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

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- CO PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- R RESERVED PARKING SPACE



LANDBANKED PARKING PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PARKING NOTES:

1. LANDBANKED PARKING PLAN PROPOSES 29 TOTAL ONSITE PARKING SPACES.
2. THE LANDBANKED PARKING LAYOUT SHOWN SHALL BE CONSTRUCTED IN THE FUTURE IF THE 25 SPACES PROPOSED ON THE SITE PLAN ARE FOUND INADEQUATE BY THE CITY OF BEACON BUILDING INSPECTOR.

SCHEDULE OF REGULATIONS (CMS ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	PROVIDED
LOT AREA:	N/A	12,957 SQ. FT.[1]	12,845 SQ. FT.[2]
LOT WIDTH:	N/A	N/A	N/A
LOT DEPTH:	75 FEET MINIMUM	123.9 FEET	123.9 FEET
YARD SETBACKS:			
FRONT YARD:	0–10 FEET	1.8 FEET CROSS, 3.7 FEET MAIN	0.3 FEET CROSS, 3.3 FEET MAIN[3]
SIDE YARD:	0 FEET	0 FEET	0 FEET
REAR YARD:	20 FEET	28.2 FEET	24.6 FEET[3]
MAX. BUILDING HEIGHT:	38 FEET, 3 STORIES	2 STORIES	38 FEET, 3 STORIES
MAX. BUILDING COVERAGE:	N/A	N/A	N/A
MIN. OPEN SPACE:	10% (5% IF PUBLIC)	±33.3%	10.2%

1. PARCEL 799966 (172 MAIN, 2 & 4 CROSS STREETS)
2. PARCEL 799966 WAS RESURVEYED DURING CONSTRUCTION AND WAS FOUND TO BE 112 SQ. FT SMALLER, SPECIFICALLY ALONG THE MAIN STREET FRONTAGE. THE PROPOSED BUILDING WAS ADJUSTED AND BUILT TO MATCH THE MAIN STREET FRONTAGE.
3. AS-BUILT DIMENSION.

SCHEDULE OF REGULATIONS (T ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	802974	808975	811979
LOT AREA:	5,000 SQUARE FEET[1]	3,375 SQFT	7,905 SQFT	7,733 SQFT
LOT WIDTH:	50 FEET MINIMUM	38.1 FEET	49.8 FEET	49.6 FEET
LOT DEPTH:	100 FEET MINIMUM	87.3 FEET	158.7 FEET	155.6 FEET
YARD SETBACKS:				
FRONT YARD:	10 FEET	1.4 FEET	8.6 FEET	8.5 FEET
SIDE YARD:	10 FEET	2.9 FEET	8.3 FEET	3.8 FEET
REAR YARD:	20 FEET	40 FEET	107.7 FEET	107.8 FEET
MAX. BUILDING HEIGHT:	35 FEET, 2.5 STORIES	2.5 STORIES	2.5 STORIES	2 STORIES
MAX. BUILDING COVERAGE:	N/A[2]	24.3%	N/A	11.3%

1. ONE-HALF MINIMUM LOT SIZE AREA PER DWELLING UNIT AS THE LEAST RESTRICTIVE ADJOINING RESIDENTIAL DISTRICT. ADJOINING RESIDENTIAL DISTRICT IS R1-5, WHICH SPECIFIES 5,000 SQFT PER DWELLING UNIT.
2. NO MAXIMUM BUILDING COVERAGE FOR MULTI-FAMILY USES, 40% MAXIMUM BUILDING COVERAGE FOR ALL OTHER USES.

OFF STREET PARKING TABULATION:

USE	CODE REFERENCE	SIZE	REQUIRED SPACES	PROPOSED SPACES
SENIOR CITIZEN:	2 SPACES FOR EACH 3 DWELLING UNITS. PER ARTICLE III GENERAL REGULATIONS § 223-26 F.	9 DWELLING UNITS	2/3 X 9 = 6	
RESIDENTIAL:	1 SPACE PER UNIT. PER ARTICLE IVD (CMS) § 223-41.18 G (2) (a).	9 UNITS	1 X 9 = 9	
RETAIL:	2 SPACES PER 1,000 SF OF FLOOR AREA. PER ARTICLE IVD (CMS) § 223-41.18 G (2) (c).	4,980 SF	2 X 4.9 = 10	
8 CROSS STREET:	2 SPACE PER DWELLING UNIT	1 DWELLING UNIT	2	
10 CROSS STREET:	1 SPACE PER DWELLING UNIT, 1/4 SPACE PER BEDROOM	4 DWELLING UNITS, 4 BEDROOMS	4 X 1 + 1/4 X 4 = 5	
12 CROSS STREET:	2 SPACE PER DWELLING UNIT	1 DWELLING UNIT	2	
TOTAL OFF-STREET PARKING:			34	25*(29 LANDBANKED)

* INCLUDES 2 ADA ACCESSIBLE PARKING SPACES AND 2 GARAGE PARKING SPACES FOR THE 2 CROSS STREET PROJECT. A REDUCTION TO THE OVERALL PARKING PROVIDED AS SUPPORTED BY COLLIERS ENGINEERING & DESIGN LETTER TO THE PLANNING BOARD LAST REVISED JULY 25, 2023. THIS SHEET ALSO DEPICTS A LANDBANKED PARKING PLAN WITH A TOTAL OF 29 SPACES AS RECOMMENDED BY THE CITY OF BEACON TRAFFIC CONSULTANT.

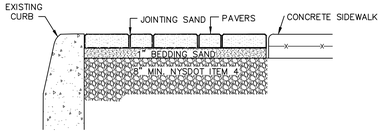
SIX SPACES WILL BE RESERVED FOR THE SENIOR RESIDENTIAL UNITS DESIGNATED AS [R] ON THIS PLAN. IF NO SENIOR RESIDENTS REQUEST OR REQUIRE THE SPACES, THEY MAY BE REASSIGNED FOR OTHER USES.

MAP REFERENCES:

1. TOPOGRAPHICAL SURVEY PER "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR CROSS STREET PROJECT" AS PREPARED BY JOHNSON SURVEYING DATED MAY 30, 2022 AND UPDATED IN APRIL 2023.
2. BOUNDARY AND AS-BUILT INFORMATION FROM AS-BUILT SURVEY PREPARED BY STATEWIDE LAND SURVEYING P.C. DATED AUGUST 27, 2026.

ORIGINAL SITE PLAN APPROVAL REFERENCE:

1. REFERENCE IS HEREBY MADE TO APPROVED SITE PLAN SET ENTITLED "TWO CROSS STREET", CONSISTING OF 9 SHEETS, DATED AUGUST 27, 2019, LAST REVISED FEBRUARY 15, 2024, APPROVED BY THE CITY OF BEACON PLANNING BOARD ON AUGUST 23, 2023 AND SIGNED BY THE PLANNING BOARD CHAIRMAN ON OCTOBER 2, 2024.
2. REFER TO ORIGINAL APPROVED SITE PLAN FOR ADDITIONAL INFORMATION.



NOTES:

1. PAVER SIZE, STYLE, AND COLOR TO MATCH EXISTING PAVERS ALONG MAIN STREET.
2. PAVER PLACEMENT PATTERN TO MATCH EXISTING PATTERN ALONG MAIN STREET.

BRICK PAVER DETAIL

NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: ESR				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	ESR	7	6/27/23	PER PLANNING BOARD COMMENTS	DGK
2	8/29/22	PER PLANNING BOARD COMMENTS	ESR	8	7/25/23	PER PLANNING BOARD COMMENTS	ESR
3	9/26/22	PER PLANNING BOARD COMMENTS	ESR	9	2/14/24	PER PLANNING BOARD COMMENTS	ESR
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR	10	2/15/24	REVISE LOT LINES	ESR
5	9/26/22	PER PLANNING BOARD COMMENTS	ESR	11	9/29/26	AMENDED SITE PLAN SUBMISSION	ESR
6	5/30/23	REVISED PARKING LAYOUT	ESR				

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SITE PLAN

TWO CROSS STREET

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

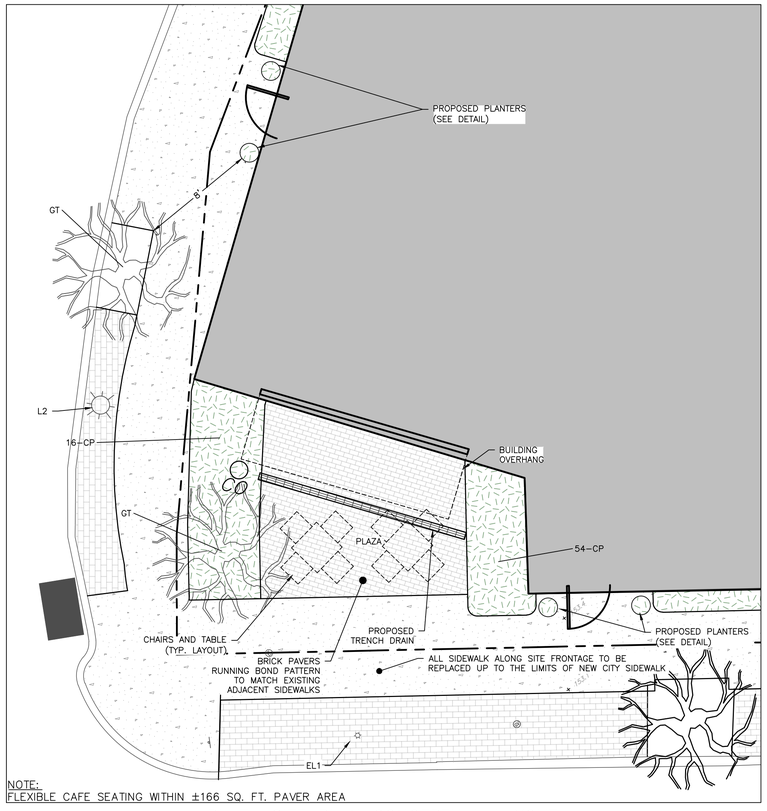
JOB #:	2019:036
DATE:	8/27/19
SCALE:	AS NOTED
TITLE:	SP-1
SHEET:	3 OF 9

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



LIGHTING & LANDSCAPING PLAN
SCALE: 1" = 20'
GRAPHIC SCALE

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



NOTE:
FLEXIBLE CAFE SEATING WITHIN ±166 SQ. FT. PAVER AREA

PLAZA SITE PLAN CONCEPTUAL LAYOUT
SCALE: 1" = 5'
GRAPHIC SCALE

5 0 2.5 5 10 20
(IN FEET)
1 inch = 5 ft.

PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
KP	2	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	3 INCH (DBH)	AS SHOWN
MA	6	MAACKIA AMURENSIS	AMUR MAACKIA	3 INCH (DBH)	AS SHOWN
GT	2	GLEDITSIA TRIACANTHOS INERMIS	HONEY LOCUST	3 INCH (DBH)*	AS SHOWN

*NOTE – THE STREET TREE AT THE PLAZA SHALL BE 6" CALIPER

SHRUBS/GRASSES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CS	11	CORNUS SERICEA	RED TWIG DOGWOOD	36"–48"	AS SHOWN
PA	84	POLYSTICUM ARCOSTICHOIDES	CHRISTMAS FERN	1 GALLON	30"
VP	60	VIOLA PEDATA	BIRD'S FOOT VIOLET	4" POT	9"
CP	461	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	PLUG	12"

LANDSCAPING NOTES:
1. NEW BRICK WALK INFILL, SPECIFICATION TO MATCH EXISTING ADJACENT BRICK PAVING.
2. CONTAINER PLANTS AND FURNITURE, SPECIFICATIONS TO BE DETERMINED.
3. PERENNIAL PLANTING BED, SPECIES AND SPECIFICATIONS TO BE DETERMINED.
4. BUFFER PLANTER BED,PERENNIAL AND SHRUBS,
5. SPECIES AND SPECIFICATIONS TO BE DETERMINED.
6. PAVED WALKS WITH CONTAINER GARDEN, SPECIES AND SPECIFICATIONS TO BE DETERMINED.
7. PERMEABLE GRAVEL BEDS, SPECIFICATIONS TO BE DETERMINED.
8. LAWN, SEED MIX AND SPECIFICATIONS TO BE DETERMINED.
9. NEW TREE PIT TO MATCH EXISTING ADJACENT TREE PITS. NEW 3–INCH CALIPER DECIDUOUS TREE.
10. GREEN ROOF PLANTING: MIX OF SEDUMS IN CONTINUOUS TRAYS WITH GROWING MEDIA APPROXIMATELY 4" DEEP. SPECIES MIX INCLUDING COMBINATION OF SEDUM ALBUM, SEDUM ACRE, SEDUM KAMTSCHATICUM ELLACOMBIANUM, SEDUM PULCHELLUM MICHAUX, SEDUM REFLEXUM, AND SEDUM SPURIUM.
11. ROOF PLANTERS: MIX OF ANNUAL, PERENNIAL AND SHRUB PLANTINGS IN LINED BOXES WITH BOTH ELEVATED AND DECK–MOUNTED LOCATIONS. CEDAR, CYPRESS OR SIMILAR DECAY–RESISTANT WOOD ENCLOSURES. SPECIES TO INCLUDE: THUJA, SEDGE, HYACINTH, PRIMROSE, BEGONIA.

LEGEND:

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

Napa Ficonstone Planters



15-3/4" dia. x 26" high
Contract Grade Lightweight Ficonstone

PROPOSED PLANTERS
NOT TO SCALE

LIGHTING NOTES:
EL1 EXISTING DECORATIVE POLE LIGHT
L2 NEW DECORATIVE POLE – 10' MOUNTING HEIGHT
L4 NEW POST MOUNTED PARKING LOT LIGHT – 18' MOUNTING HEIGHT
LA NEW POST MOUNTED PARKING LOT LIGHT – 18' MOUNTING HEIGHT
L7 NEW SOFFIT MOUNTED LIGHT
GENERAL:
1. ALL LIGHTING SHALL BE DARK SKY COMPLIANT WITH CUTOFF SHIELDS AS NOTED.
2. ILLUMINATION IN FOOT–CANDLES, ONLY CONSIDERS PROPOSED LIGHTING.
3. EXISTING LIGHTING LEVELS ALONG MAIN STREET NOT MODELED. PER THE 2022 DRAFT MAIN STREET ACCESS COMMITTEE ADVISORY REPORT, THIS AREA OF MAIN STREET WAS CONSIDERED TOO BRIGHT. IN THE EVENT THAT SAFE LIGHTING LEVELS ARE NOT OBTAINED AFTER CONSTRUCTION, THE STOREFRONTS MAY NEED TO SUPPLEMENT ENTRY LIGHTING.
4. SOFFIT LIGHTS NOT INCORPORATED INTO THE ILLUMINANCE CALCULATION



PROPOSED LIGHT "L2"
NOT TO SCALE



PROPOSED LIGHT "L4" & "LA"
NOT TO SCALE

Luminaire Schedule												
Label	Qty	Arrangement	Lum. Lumens	Lum. Watts	Arr. Watts	Total Watts	LLD	LDD	BF	LLF	BUG Rating	Description
L2	1	SINGLE	4300	41	41	41	0.950	0.950	1.000	0.433	B1-U2-G1	SLR-NG-NB-(2)LED18C-0.7A-830-KHJ3-COLOR
L4-VW	1	SINGLE	3445	34	34	34	0.950	0.950	1.000	0.903	B3-U0-G1	MSA-SA1A-830-U-SWQ
LA-II-HS	3	SINGLE	2422	34	34	102	0.950	0.950	1.000	0.903	B0-U0-G1	MSA-SA1A-830-U-T2-HSS

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: ESR				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	ESR	7	6/27/23	PER PLANNING BOARD COMMENTS	DGK
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4	8/29/22	PER PLANNING BOARD COMMENTS	ESR	10	2/15/24	REVISE LOT LINES	ESR
5	9/26/22	PER PLANNING BOARD COMMENTS	ESR	11	9/29/26	AMENDED SITE PLAN SUBMISSION	ESR
6	5/30/23	REVISED PARKING LAYOUT	ESR				

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LIGHTING & LANSCAPING PLAN

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: 8/27/19
SCALE: AS NOTED
TITLE: LT–1
SHEET: 6 OF 9

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DUTCHESS COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT	GML 239 REFERRAL RESPONSE
To: City of Beacon, Planning Board **Project Name**: Two Cross (172 Main St) site plan amendment **Action**: Site Plan **Applicant**: Hudson Todd, LLC **Property Address**: 172 Main St, Beacon, NY 12508 **Lot Number(s)**: 799966	**Referral #**: ZR26-178 **Date Received**: 9/8/2026 **Date Requested**: **Date Issued**: 9/15/2026
Reviewer: Dozier, Emily	**Signed:** Emily A. Dozier

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m) based on the materials submitted.

The Department has determined this is a **Matter of Local Concern** and has no comments.

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: October 6, 2026

RE: 2 Cross Street (172 Main Street) Amended Site Plan, HudsonTodd, LLC (Joseph Donovan)

I have reviewed the following materials regarding the proposed mixed-use development at 2 Cross Street:

- Cover Letter by Hudson Todd, LLC (Joe Donovan), dated September 30, 2026
- Response Memo to KARC Comments by Hudson Todd, LLC (Joe Donovan), dated September 30, 2026
- Response Memo to Lanc+Tully by Hudson Todd, LLC (Joe Donovan), dated September 30, 2026
- Architectural Plans (Sheets A3, A4, and A6), by Joseph Torhan, Architect, last revised September 28, 2026
- Site Plan (2 Sheets), by Hudson Land Design dated August 27, 2019, last revised September 29, 2026

Project Description:
The applicant proposes a mixed-use commercial and residential development on a 0.08-acre corner lot (Parcel #799966) located at the intersection of Main Street and Cross Street. The project consists of approximately 4,980 square feet of ground-floor commercial space with 18 residential apartments on the two floors above and was previously approved by the Planning Board on August 11, 2023. The site is located within the Central Main Street (CMS) Zoning District.

The applicant is seeking amended site plan approval for several modifications made during construction, including revisions to the ground-floor commercial entrances and storefronts, associated planting areas, corrections to the 172 Main Street façade and interior layout to reflect prior NYS/SHPO and City ARB approvals, modifications to the commercial tenant layouts, revisions to projected bays and storefront glazing, and the addition of a rooftop weather vestibule connecting the elevator and stair.

Comments & Recommendations:

1. **Commercial Entrances and Pedestrian Clearway.** The applicant's response memo states that an 8ft-wide unobstructed pedestrian clearway is provided between the proposed Cross Street commercial entrance, when fully open, and the adjacent planting area. While the revised plans are provided at scale, this dimension is not expressly labeled. The 8ft clearway should be

confirmed on the final plans printed to scale prior to signature or expressly dimensioned on the plans.

2. **Rooftop Weather Vestibule.** The revised architectural plans show the rooftop weather vestibule connecting the elevator and stair, and depict its appearance within the revised building elevations. At the September meeting, the Board discussed the visibility of the vestibule and the applicant indicated that its height is consistent with the previously approved rooftop configuration. The applicant also noted that the vestibule has been constructed and can now be observed from surrounding public areas. The applicant should confirm that the height, exterior materials, and overall configuration of the constructed vestibule are consistent with the previously approved plans.

3. **Landscaped Area/Parcel Area.** An updated survey has been submitted documenting the revised parcel area and the approximately 112-square-foot reduction previously identified. The revised plans continue to demonstrate compliance with the applicable landscaped area requirement, with 1,315 sq.ft. of landscaped area provided on the 12,845 sq. ft lot (10.2%). KARC's prior comment has been addressed.

4. **Public Plaza.** The revised plans again depict the previously approved public plaza at the Main Street and Cross Street corner, which was not shown on the prior amended plan set. The applicant should confirm that the plaza design, including the proposed landscaping, paving, planters, seating, and pedestrian circulation, remains consistent with the previously approved plans and that no modifications to the approved plaza are proposed as part of this amended site plan application.

KARC offers the above comments for the Planning Board's consideration in its review of the proposed amended site plan.

Natalie Quinn
Beacon Planning Consultant

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

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

October 8, 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 September 30, 2026.
- Response letter to Natalie Quinn from Hudson Todd, LLC., dated September 30, 2026.
- Response letter to John Russo, P.E. from Hudson Todd, LLC., dated September 30, 2026.
- Copy of plan titled "As-Built Survey", dated August 27, 2026, as prepared by Statewide Land Surveying, P.C., that reflects the area difference from original survey to present survey.
- Plans titled Two Cross Street – Hudson Todd, LLC, with the latest revision date of September 29, 2026, and consisting of the following plan sheets:
  - Sheet A3 (Sheet 3 of 11) – Floor Plans
  - Sheet A4 (Sheet 4 of 11) – 3rd Floor Plan & Roof Plan
  - Sheet A6 (Sheet 6 of 11) - Elevations
  - Site Plan – Two Cross Street (Sheet 3 of 9), as prepared by Hudson land Design.
  - Lighting & Landscaping Plan – Two Cross Street (Sheet 6 of 9), as prepared by Hudson Land Design.

The Applicant is seeking approval for several architectural changes, including 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. The shaded area on Sheet A3, representing the landscaped area along the building on Cross Street, should be revised to reflect the sidewalk interconnection between the northern door on Cross Street and sidewalk. This should also be revised on the site plan (Sheet 3 of 9).

2. Sheet A4 reflects a "guardrail" above the pitched roof. What will the guardrail be constructed of, and how will it appear from the Main Street view? The guardrail should be reflected on the Main Street elevation on Sheet A6.

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.

Respectfully,

LANC & TULLY, D.P.C.

John Russo, P.E.

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

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SECOND AMENDED SITE PLAN & CERTIFICATE OF APPROPRIATENESS APPROVALS FOR 172 MAIN STREET (TWO CROSS STREET)

Parcel Nos. 5954-27-799966 (2 & 4 Cross Street and 172 Main Street)
Parcel No. 5954-27-802974 (8 Cross Street)
Parcel No. 5954-27-808975 (10 Cross Street)
Parcel No. 5954-27-811979 (12 Cross Street)

WHEREAS, the Beacon Planning Board received an application for Second Amended Site Plan Approval from Hudson Todd, LLC (the "Applicant") to amend a previously approved Amended Site Plan for a three (3)-story, mixed-use building with eighteen (18) residential units on the second and third floors and 4,980 square feet of commercial space on the ground floor to reflect modifications made during construction, including architectural facade, planting area, and interior layout changes made to reflect prior NY State Historic Preservation Office approvals, modifications to the commercial tenant layouts, revisions to projected bays and storefront glazing, and the addition of a rooftop weather vestibule connecting the elevator and stair (the "Second Amended Site Plan"), on property located at 2 & 4 Cross Street and 172 Main Street (Parcel No. 5954-27-799966) (collectively the "Main Parcel"), 8 Cross Street (Parcel No. 5954-27-802974), 10 Cross Street (Parcel No. 5954-27-802974), and 12 Cross Street (5954-27-811979) in the Central Main Street ("CMS"), Transitional ("T") and Historic District and Landmark Overlay Zone ("HDLO") Zoning Districts in the City of Beacon, Dutchess County, New York (collectively the "Property") with a combined 12,845 square feet or 0.29 acres; and

WHEREAS, on October 12, 2022 the Beacon Planning Board granted Site Plan and Certificate of Appropriateness Approvals to allow a three (3)-story, 24,185 square foot building with eighteen (18) residential units on the second and third floors, with nine (9) affordable senior citizen units and nine (9) market rate units, 4,980 square feet of ground floor commercial space on the first floor, and a rooftop green terrace to be built on property located at 172 Main Street, with Parcel ID# 5954-27-799966, and off-street parking to be located at 152 Main Street, 160 Main Street and a vacant lot on West Church Street, with Parcel ID#s 5954-27-774986, 5954-27-777974 and 5954-27-784996, once merged ("2022 Approved Site Plan"); and

WHEREAS, on August 8, 2023 the Beacon Planning Board granted Amended Site Plan Approval to relocate proposed off-street parking areas from 152 Main Street and 160 Main Street to 8, 10 and 12 Cross Street, eliminate the previously proposed rooftop terrace

and greenhouse, and to convert previously proposed market rate residential units to affordable units on property located at 2 & 4 Cross Street and 172 Main Street (Parcel ID# 5954-27-799966), 8 Cross Street (Parcel ID# 5954-27-802974), 10 Cross Street (Parcel ID# 5954-27-802974), and 12 Cross Street (Parcel ID# 5954-27-811979) ("2023 Amended Site Plan"); and

WHEREAS, the Planning Board is the approval authority for the Second Amended Site Plan pursuant to the City of Beacon Zoning Code § 225-25; and

WHEREAS, the application for a Second Amended Site Plan consists of application forms, correspondence, professional studies and reports, and plans and drawings; and

WHEREAS, the Second Amended Site Plan is shown on architectural drawings entitled "Two Cross Street – Hudson Todd LLC," consisting of a total of eleven sheets with revisions shown on the following sheets:

Sheet	**Title**
3 of 11	*Floor Plans (A3)*
4 of 11	*Floor Plans (A4)*
6 of 11	*Elevations (A6)*; and

WHEREAS, the Second Amended Site Plan is further shown on civil drawings entitled "Two Cross Street," prepared by Hudson Land Design Professional Engineering, P.C., last revised September 29, 2026, consisting of a total of nine sheets with revisions shown on the following sheets:

Sheet	**Title**
3 of 9	*Site Plan (SP-1)*
6 of 9	*Lighting & Landscaping Plan (LT-1)*; and

WHEREAS, the Second Amended Site Plan is a "qualified action" as defined by NY Environmental Conservation Law ("ECL") § 8-0111(5-a) and is therefore exempt from review under the New York State Environmental Quality Review Act; and

WHEREAS, the application was referred to the Dutchess County Department of Planning pursuant to the NYS General Municipal Law and a response was received on September 15, 2026 stating the application was a "matter of local concern"; and

WHEREAS, the Planning Board reviewed the Project at its meetings on September 9, 2026 and October 14, 2026; and

WHEREAS, on October 14, 2026, the Planning Board opened a duly noticed public hearing on the Project, at which time all those interested were given an opportunity to be heard and the public hearing was closed on October 14, 2026; and

WHEREAS, the Planning Board has reviewed the application of Second Amended Site Plan Approval and considered the standards as set forth in § 223-25(E) of the City of Beacon City Code; and

WHEREAS, the Planning Board has reviewed the application for Certificate of Appropriateness pursuant to the requirements set forth in § 134-7 of the City of Beacon Code and design standards as set forth in § 223-41.18; and

WHEREAS, the Planning Board is fully familiar with the Project and has reviewed the Second Amended Site Plan relative to all applicable provisions of the City Code.

NOW THEREFORE, BE IT RESOLVED, that the Planning Board hereby finds that the Second Amended Site Plan is exempt from SEQRA review because it is a "qualified action" as defined by ECL § 8-0111(5-a)(a) in that the Second Amended Site Plan is for the construction of housing which (1) will be connected to public water and sewer, (2) is located at a previously disturbed site, (3) contains no more than 20% non-residential uses, (4) does not exceed 300 dwelling units, and does not include the construction of only one single family residence on a parcel of one acre or more.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Code § 134-7 that the Second Amended Site Plan remains consistent with the historic character of the surrounding area for the reasons set forth in the October 12, 2022 Site Plan and Certificate of Appropriateness Resolution, which reasons are incorporated by reference herein. Property located at 2 Cross Street and 172 Main Street are located in the City's HDLO District. The existing building at 172 Main Street is identified as contributing to the Lower Main Street National Register Historic District. Also identified is the adjacent Dondero Block (174-178 Main Street). As part of the Second Amended Site Plan application, the applicant has incorporated architectural modifications to be consistent with approvals by the New York State Historic Preservation Office (SHPO). The Planning Board hereby grants a Certificate of Appropriateness for the Second Amended Site Plan, as shown on the application materials referenced herein.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Second Amended Site Plan Approval, as shown on the application materials referenced above, subject to the following conditions set forth below and any other requirements which must be met by law:

A. The following conditions shall be fulfilled prior to the signing of the Second Amended Site Plan by the Chairman of the Planning Board.

1. All application review fees shall be paid in full.

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Engineer's letter to the Planning Board dated October 8, 2026, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated October 6, 2026, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

When the conditions above have been satisfied, three (3) 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 and one set each will be forwarded to the Building Inspector and City Engineer.

B. Prior to the Issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. All application review fees shall be paid in full.

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. The Planning Board hereby requires that, prior to the issuance of a Certificate of Occupancy, the Applicant shall pay a Recreation Fee for each of the 18 new dwellings in accordance with Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law, as per the City's Fee Schedule in effect at the time of payment, less any credit for residential units that are or were previously located at 2 Cross Street and 4 Cross Street.

2. All notes set forth on the Second Amended Site Plan shall be deemed to be a condition of this approval as if fully set forth in this Resolution.

3. The Project shall comply in all respects with Article IVB, Affordable-Workforce Housing, of the City Code except as otherwise waived or modified by the

Beacon City Council pursuant to Section 223-41.10.N of the City Code. 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 Code as said Article applies to the Project.

4. The underground stormwater detention system at 10 Cross Street (Parcel 5954-27-808975) shall be maintained and inspected pursuant to a Drainage Report reviewed and approved by the City Engineer. Copies of all inspection reports shall be provided to the City of Beacon's Building Department and the inspection report shall contain at a minimum the date of the inspection, who performed the inspection, recommendations based upon the inspection and any actions taken based upon the recommendations.

5. 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.

6. 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.

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

8. As used herein, the term "Applicant" shall include its successors and assigns, and where applicable its contractors and employees.

9. 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.

10. The approvals granted by this resolution do not supersede the authority of any other entity.

11. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's EAF and the Negative Declaration previously granted pursuant thereto. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures.

Where the terms of this Resolution may be inconsistent with the EAF, the terms of this Resolution shall be controlling.

12. Pursuant to the City of Beacon Code § 223-25.J, the Second Amended Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building Department within one year of the adoption date of this Resolution, provided however, that the Planning Board may extend such time period from time to time for good cause shown upon written request from the Applicant.

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.

14. All conditions and/or requirements of approval in previous approvals granted by the Planning Board, the City Council, other City Land Use Boards, and City Departments are hereby reaffirmed and shall remain in full force and effect and are otherwise deemed to be inserted as conditions/requirements of this Resolution as if fully stated herein.

Resolution Adopted: October 14, 2026
Beacon, New York

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

Motion by _____, seconded by _____:

Kevin Byrne	Voting ____	Leonard Warner	Voting ____
David Jensen	Voting ____	J. Randall Williams	Voting ____
Karen Quiana	Voting ____	John Gunn, Chairman	Voting ____
James Vermeulen	Voting ____		

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
10/14/2026

Title:

Continue review of application for Amended Site Plan Approval, 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings, LLC.

ATTACHMENTS

248 Tioronda PB 10.14.26 Submission Cvr Ltr.pdf

248 Tioronda PB 10.14.26 LaBella Response to Comments.pdf

248 Tioronda PB 10.14.26 Updated Floor Plans & Elevations.pdf

248 Tioronda PB 10.14.26 Updated Renderings.pdf

248 Tioronda PB 10.14.26 Site Plans.pdf

Lanc & Tully 248 Tioronda 10-08-26.pdf

248 Tioronda Ave - Third Amended Site Plan Resolution (4926-1931-6183.2).pdf

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

September 29, 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 September meeting, we have revised and refined several aspects of the plan, as outlined below.

Following our discussion with the Board, the updated drawings now include railings along the edge of the creekside patios on the east side of the buildings. These railings match the other railings on the building, creating a consistent design across the project.

Based on the recommendation of the Board, we have updated the landscape plan to include larger trees along the edge of the amenity plaza east wall. We have also revised the renderings to fully align with the architectural and landscape drawings.

Lastly, I am enclosing a memo from LaBella Associates, along with the updated Site Plan.

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

Thank you very much.

Respectfully,

Jay Blumenfeld
Chai Developers LLC
Beacon 248 Holdings LLC

September 30, 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 September 1, 2026. Please find a point-by-point response to each of the comments received below.

Lanc and Tully Engineering Comments, dated September 1, 2026:

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.*

   Response: Comment noted. Future submission(s) to DCDOH will likewise be provided to the City.

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.

   Response: The elevation of the pool deck and courtyard between buildings 50 and 100 have been labeled.

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

   Response: The height of the fencing has been added to the detail.

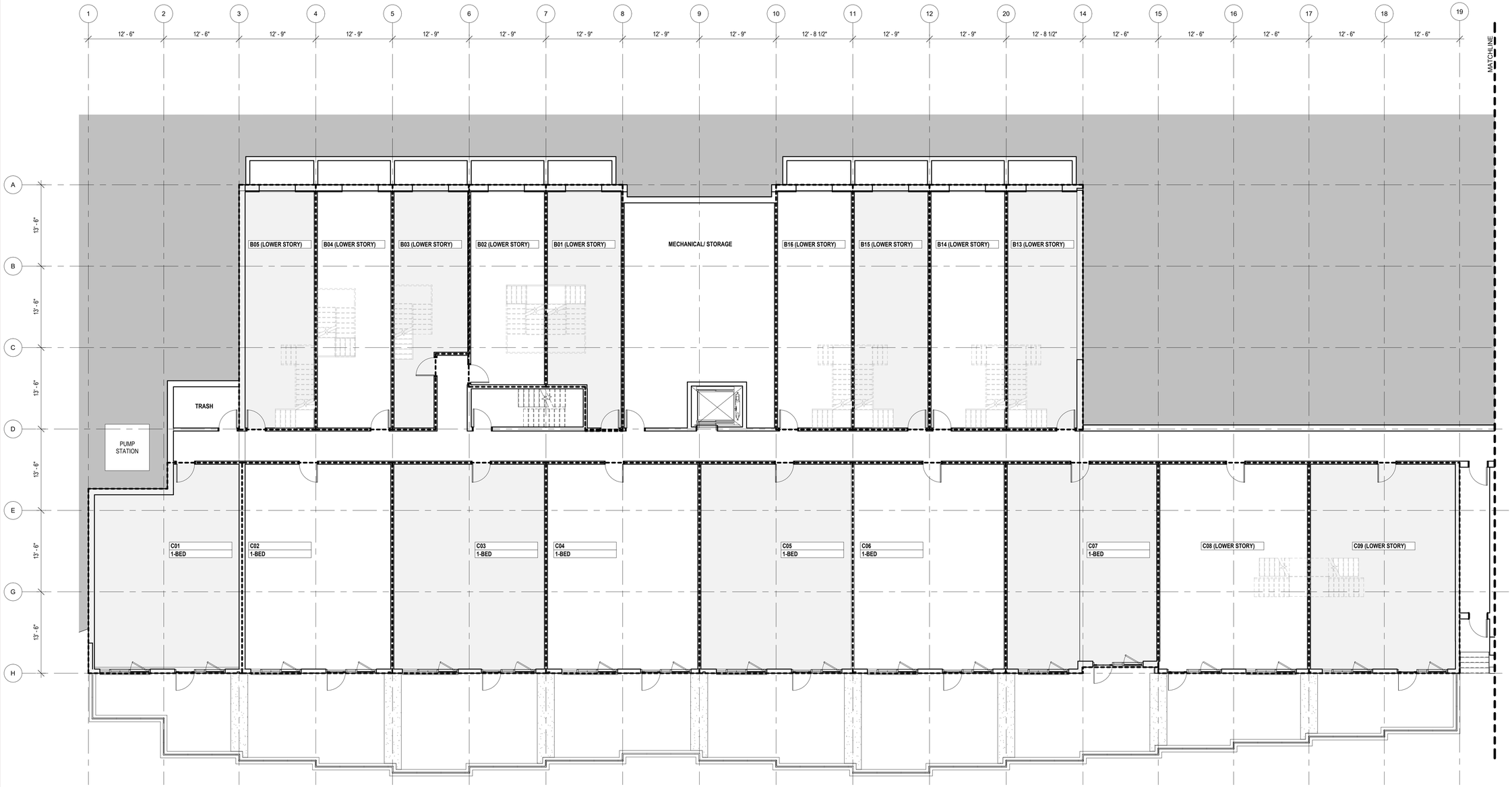
Please find the revised site plans attached. If you have any questions or comments during your review of the submitted documents, feel free to reach out to me directly at (845) 454-3980.

Respectfully submitted,

Kyle Ahearn, PE, Senior Civil Engineer

cc: Applicant

Encl: Cover Letter from Applicant, dated 9/29/26 (4 copies)
Amended Site Plans, revised 9/30/26 (4 copies)
Architectural Plans and Elevations, revised 9/28/26 (4 copies)
Architectural Renderings, dated 9/28/26 (4 copies)

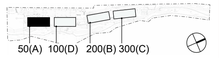


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BEACON 248 HOLDINGS LLC
147 UNION ST., SUITE 101
POUGHKEEPSIE, NY 12601

OWNER

BUILDING KEY



94

#	DATE	DESCRIPTION
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4	09/28/26	PLANNING BOARD REVIEW
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 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

CELLAR PLAN

BLDG 50

DRAWING TITLE

AB
CHECKED BY

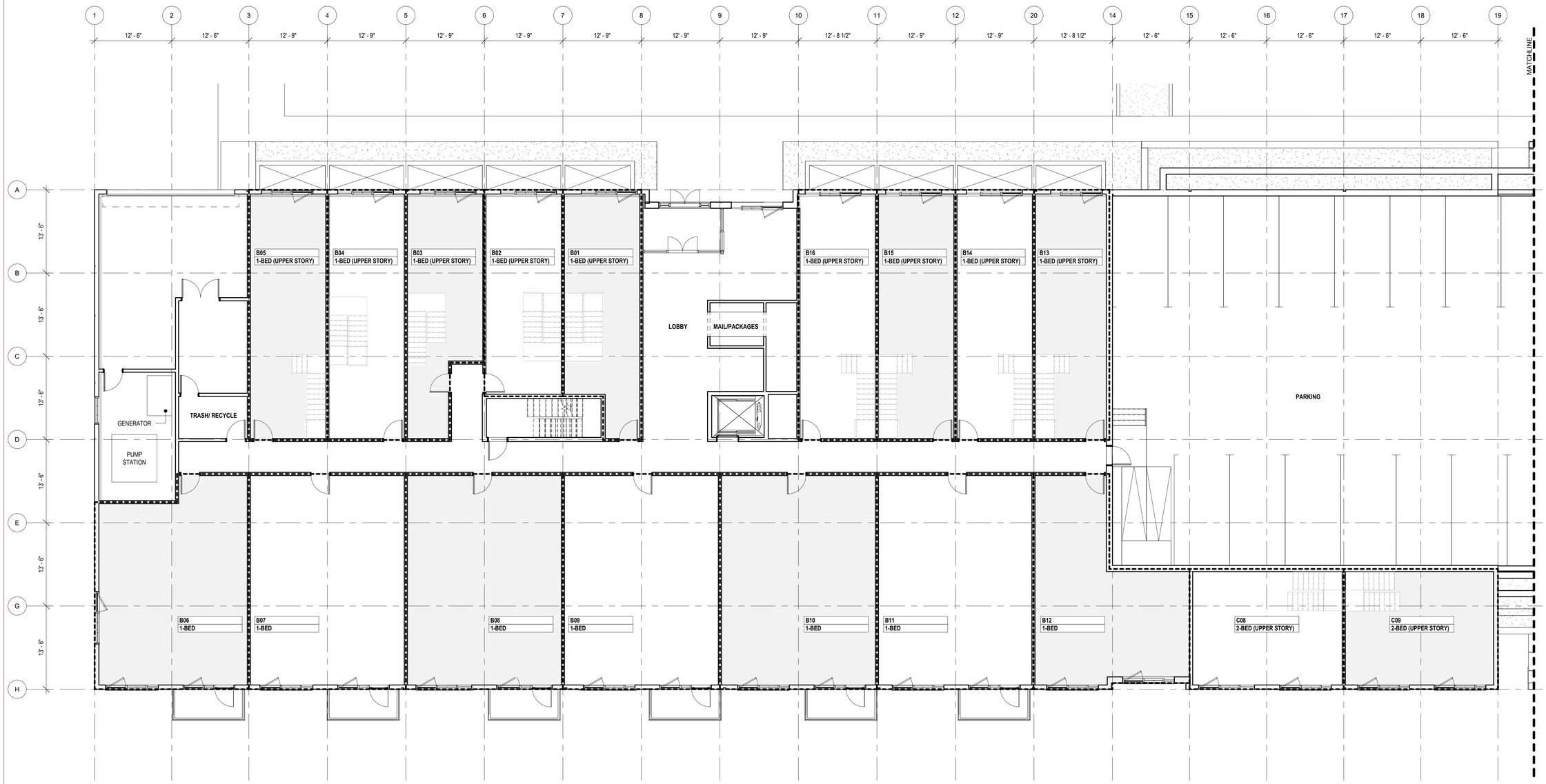
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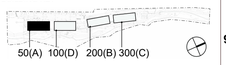
1 OF 23



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147 UNION ST., SUITE 101
POUGHKEEPSIE, NY 12601
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BUILDING KEY



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248 TIORONDA AVE

BASEMENT PLAN

BLDG 50
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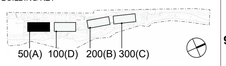
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248 TIORONDA AVE

1ST FLOOR PLAN

BLDG 50

DRAWING TITLE

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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

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PROJECT #

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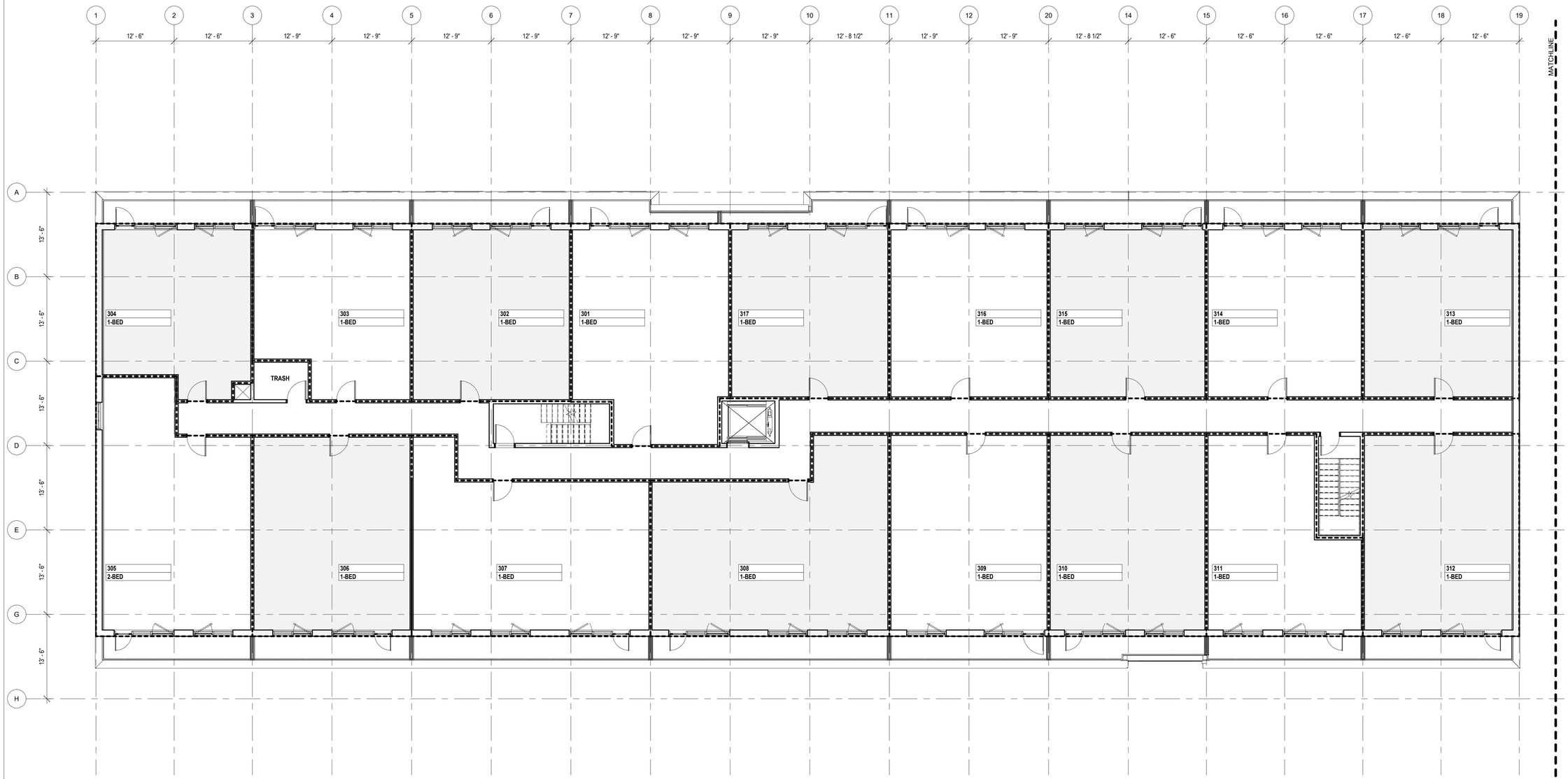
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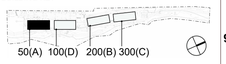


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BUILDING KEY



98

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2	07/24/26	PLANNING BOARD REVIEW
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248 TIORONDA AVE

3RD FLOOR PLAN

BLDG 50

DRAWING TITLE

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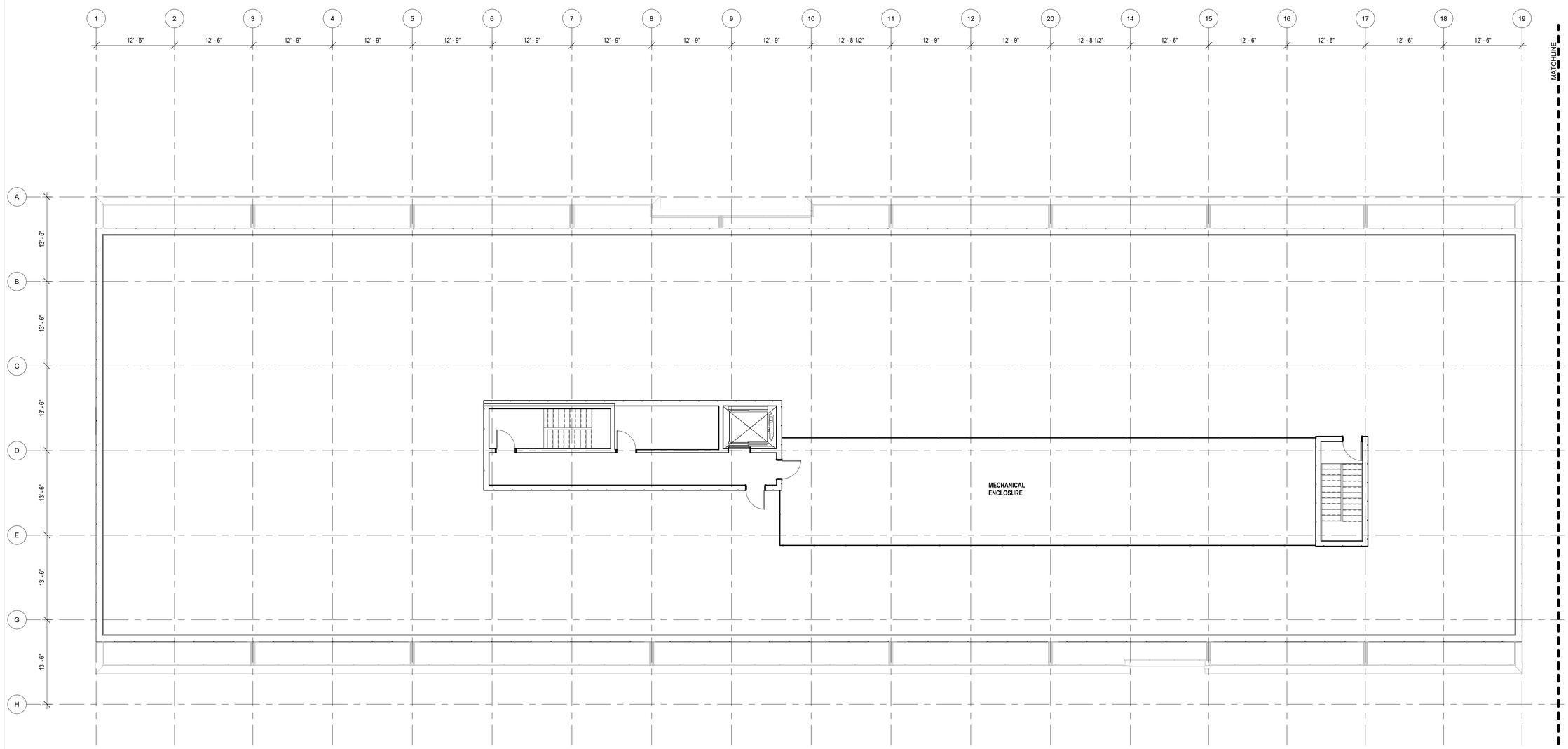
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5 OF 23

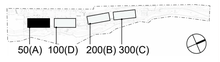


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POUGHKEEPSIE, NY 12601

OWNER

BUILDING KEY



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248 TIORONDA AVE

ROOF PLAN

BLDG 50

DRAWING TITLE

AB
CHECKED BY

PROJECT #

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SCALE

07/13/26
DATE

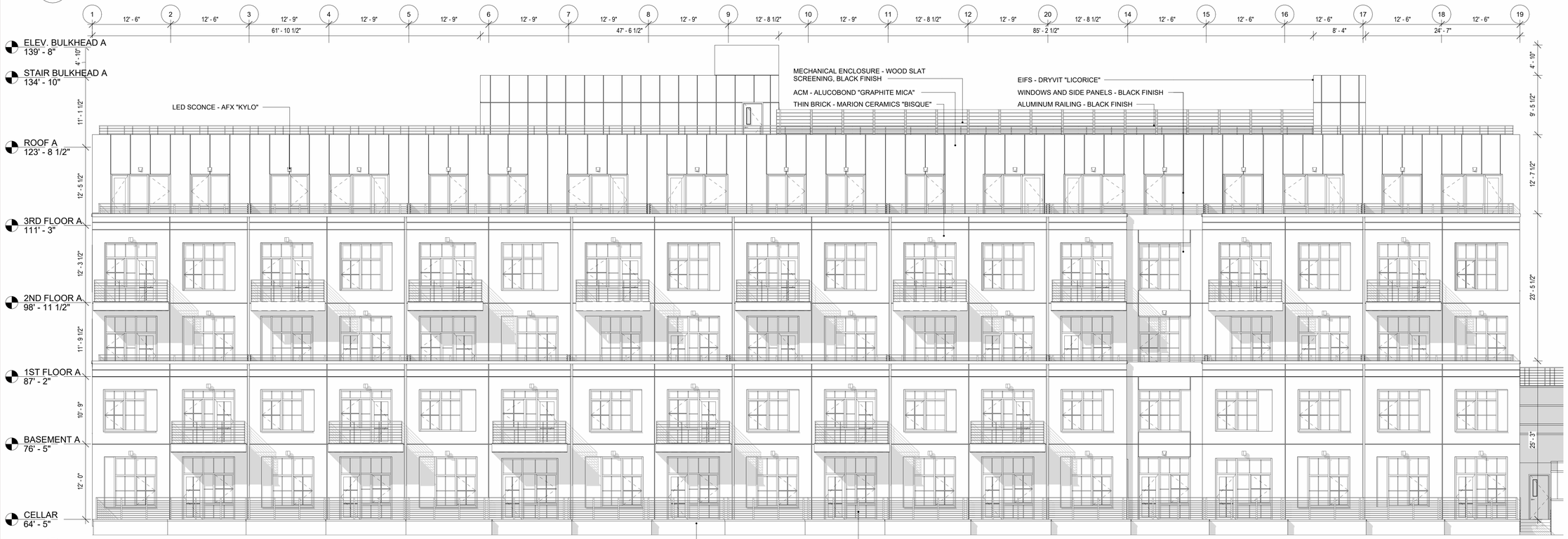
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6 OF 23



1 ELEVATION - WEST

1/8" = 1'-0"



2 ELEVATION - EAST

1/8" = 1'-0"

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147 UNION ST., SUITE 101
POUGHKEEPSIE, NY 12601

OWNER

BUILDING KEY



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ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

ELEVATIONS

BLDG 50

DRAWING TITLE

AB

CHECKED BY

PROJECT #

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SCALE

07/13/26

DATE

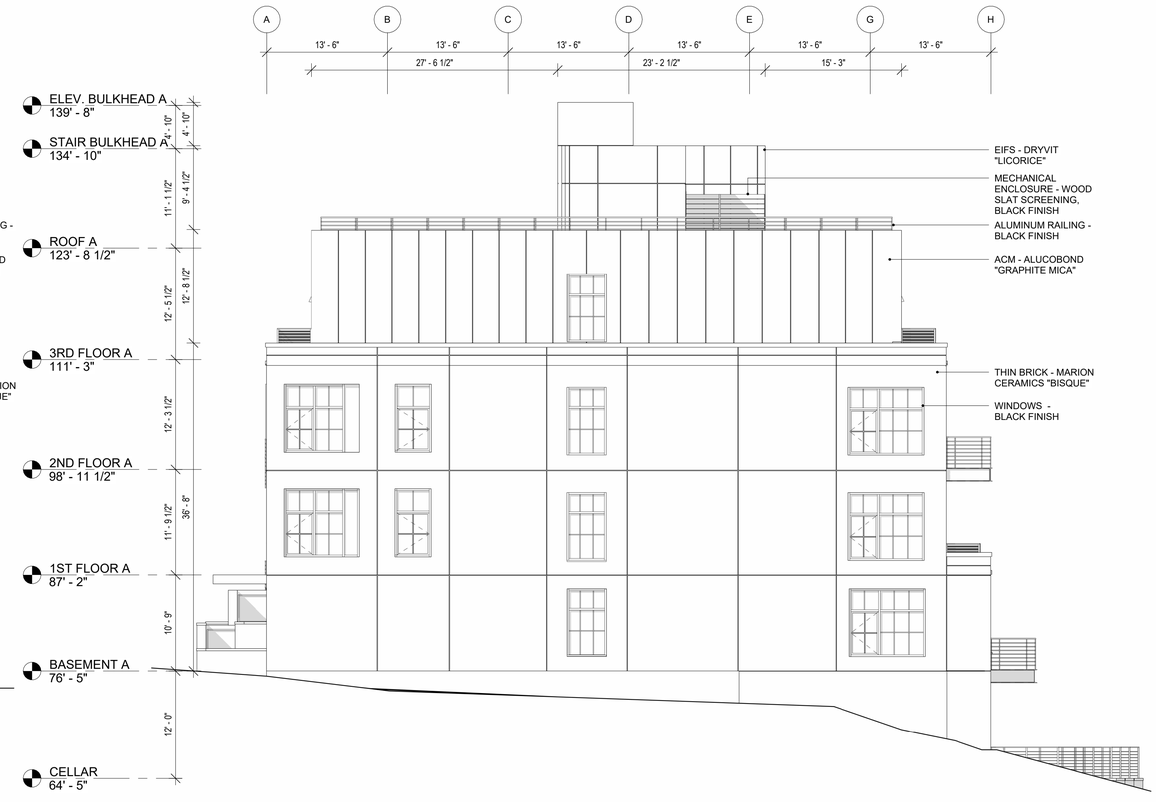
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1 ELEVATION - NORTH

1/8" = 1'-0"



2 ELEVATION - SOUTH

1/8" = 1'-0"

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BUILDING KEY



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ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

ELEVATIONS

BLDG 50

DRAWING TITLE

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PROJECT #

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07/13/26 — DATE

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1 ELEVATION - WEST

1/8" = 1'-0"



2 ELEVATION - EAST

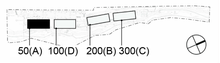
1/8" = 1'-0"

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147 UNION ST., SUITE 101
POUGHKEEPSIE, NY 12601

OWNER

BUILDING KEY



#	DATE	DESCRIPTION
10		
9		
8		
7		
6		
5		
4	09/28/26	PLANNING BOARD REVIEW
3	09/25/26	PLANNING BOARD REVIEW
2	07/24/26	PLANNING BOARD REVIEW
1	06/30/26	PLANNING BOARD REVIEW

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ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

COLORIZED ELEVATIONS

BLDG 50

DRAWING TITLE

AB
CHECKED BY

PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-A403.
DRAWING #

9 OF 22



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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ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

COLORIZED ELEVATIONS

BLDG 50

DRAWING TITLE

AB
CHECKED BY

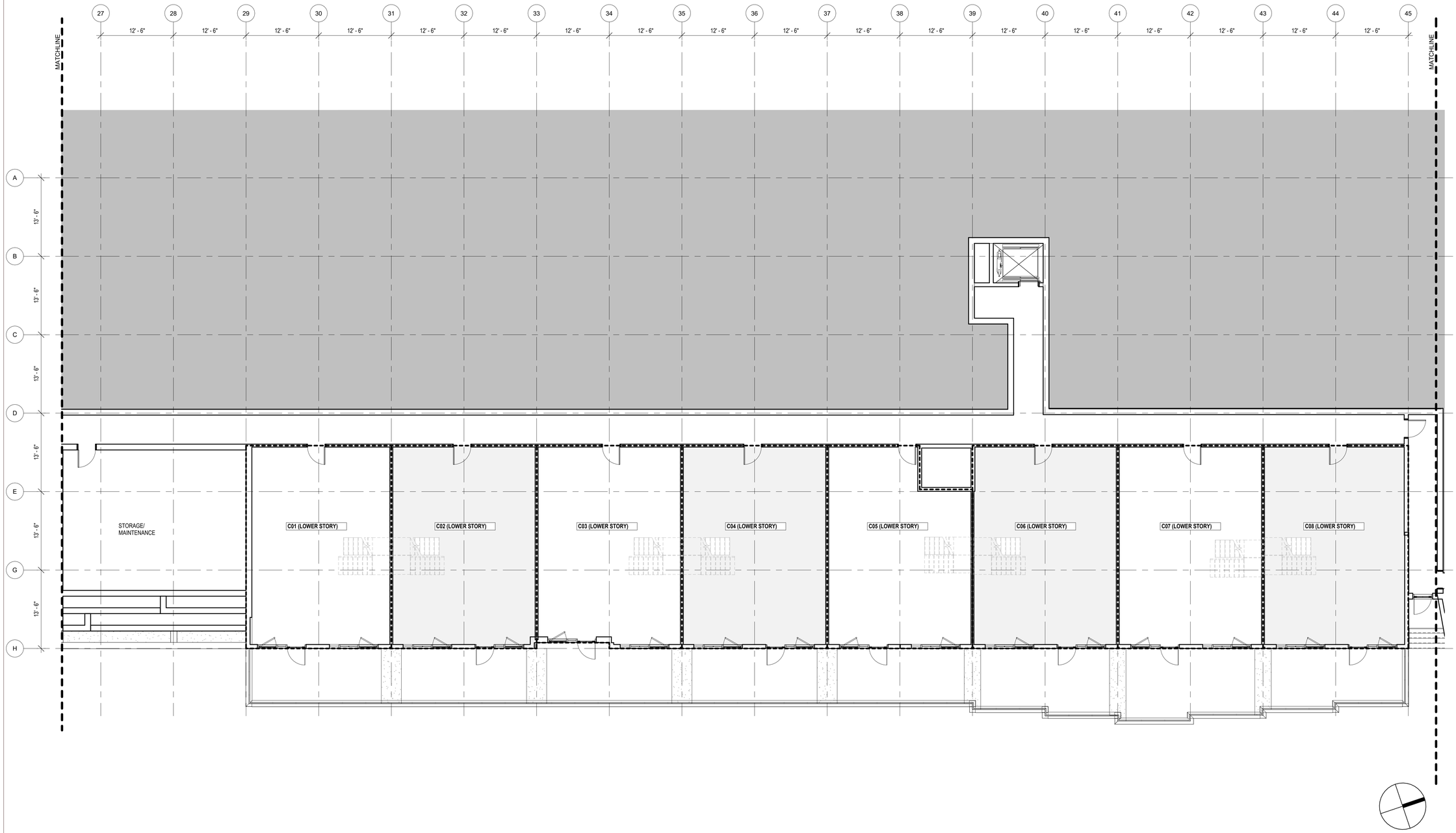
PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-A404.
DRAWING #

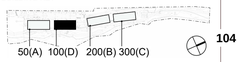
10 OF 22



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248 TIORONDA AVE

CELLAR PLAN

BLDG 100

DRAWING TITLE

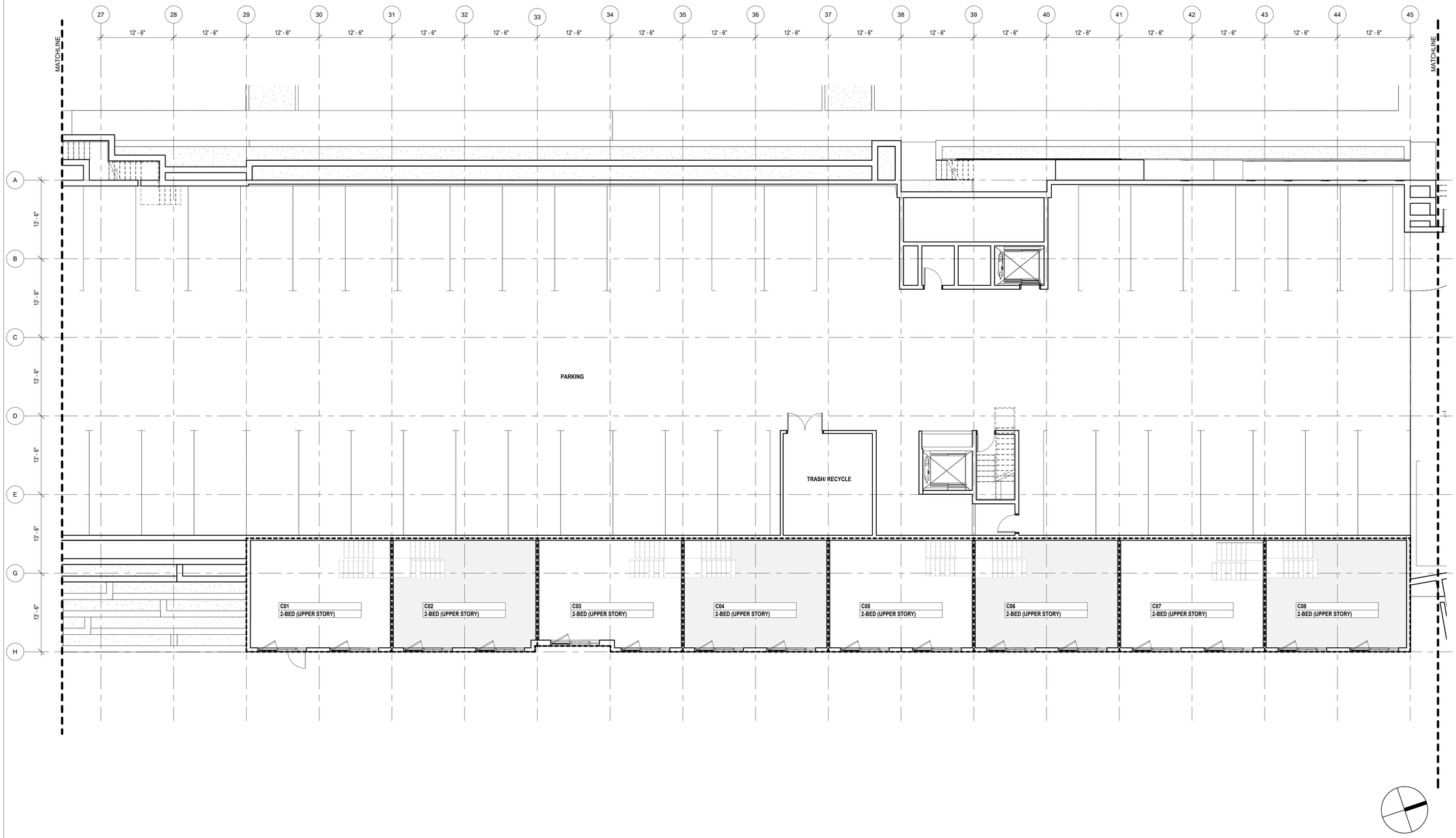
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PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-B200.
DRAWING #



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248 TIORONDA AVE

BASEMENT PLAN

BLDG 100

DRAWING TITLE

AB

CHECKED BY

PROJECT #

1/8" = 1'-0"

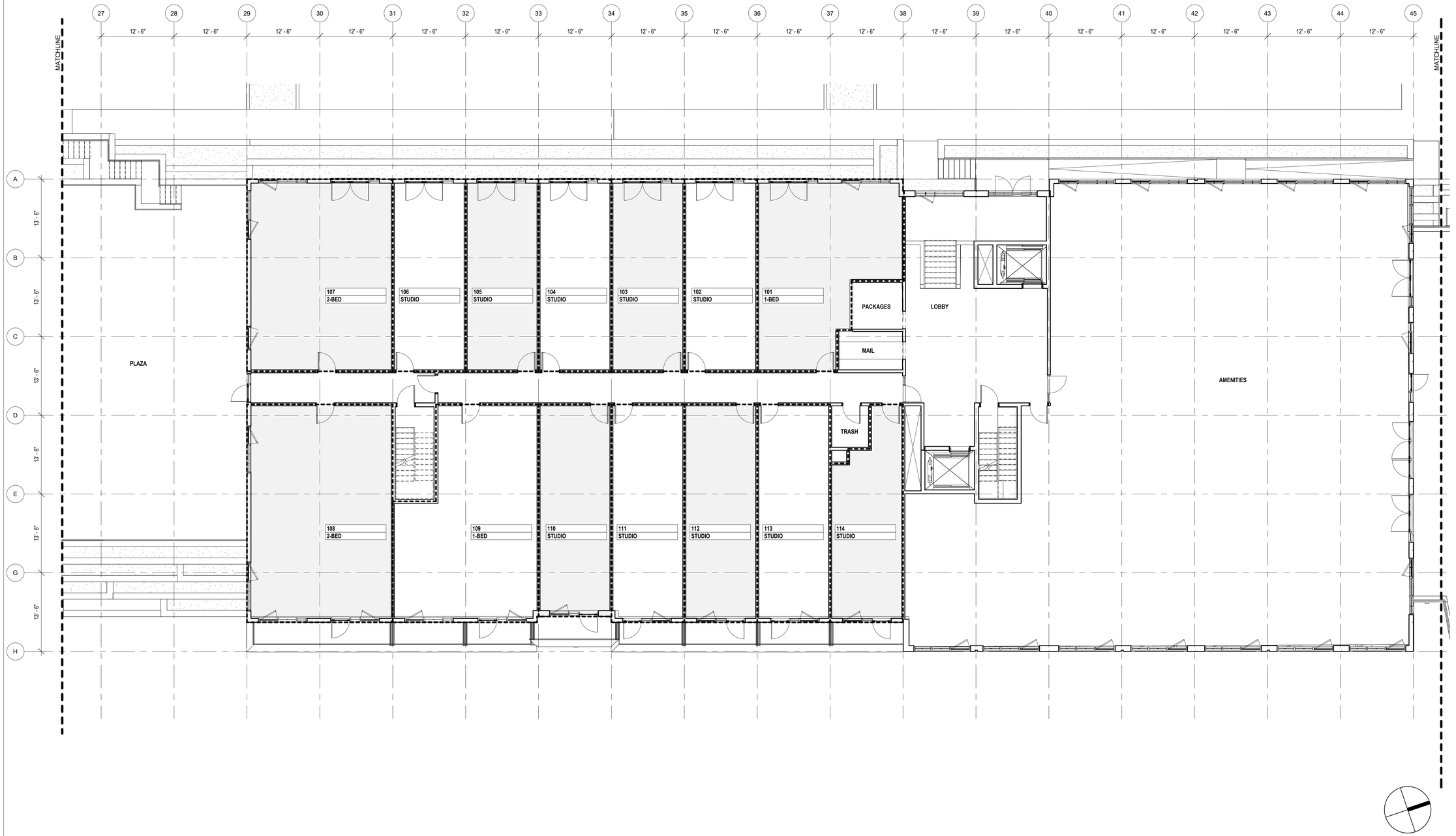
SCALE

07/13/26

DATE

A-B201.

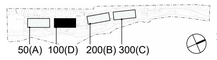
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BUILDING KEY



106

#	DATE	DESCRIPTION
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248 TIORONDA AVE

1ST FLOOR PLAN

BLDG 100

DRAWING TITLE

AB
CHECKED BY

PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-B202.
DRAWING #



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107

#	DATE	DESCRIPTION
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248 TIORONDA AVE

2ND FLOOR PLAN

BLDG 100

DRAWING TITLE

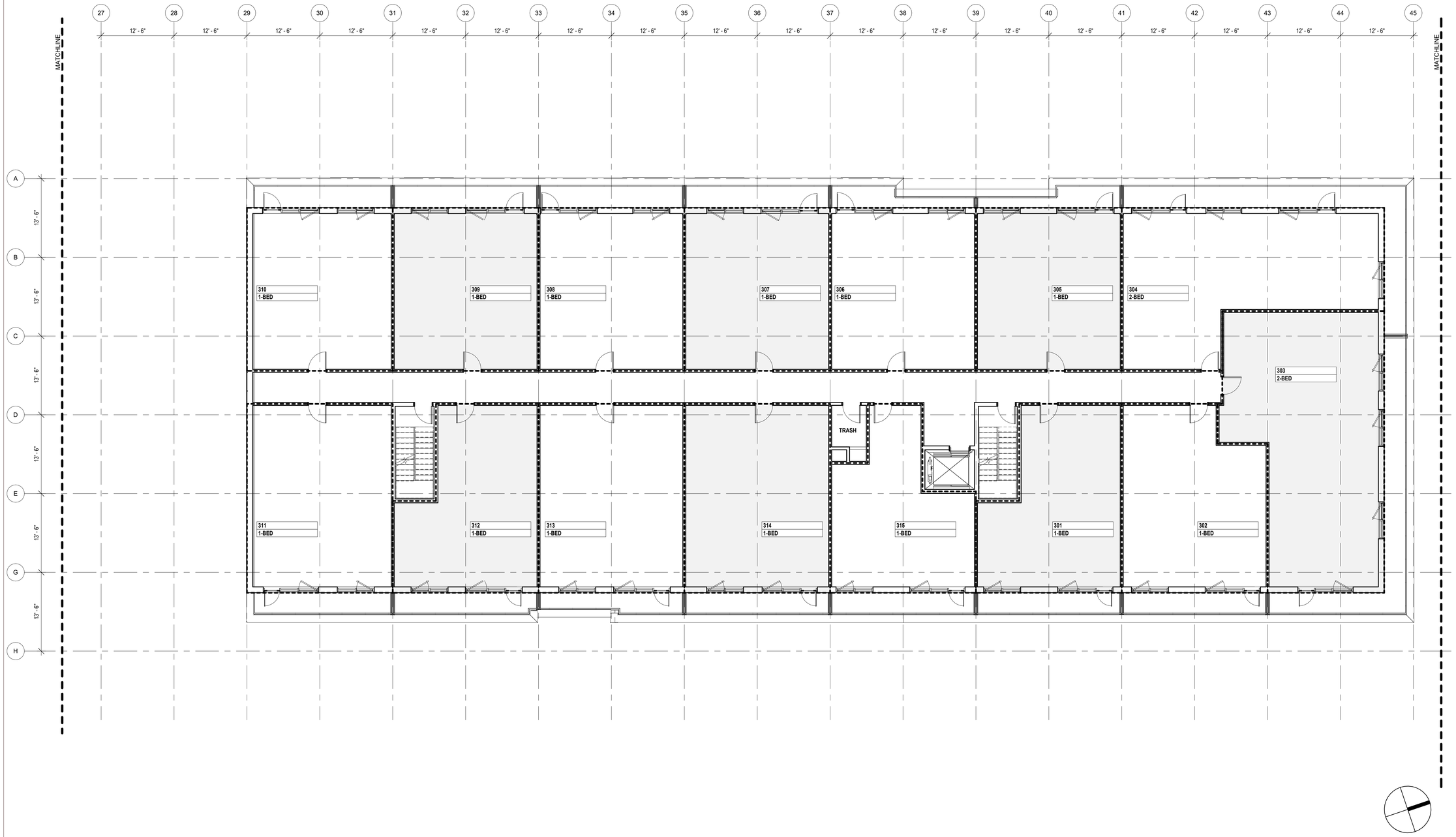
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PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-B203.
DRAWING #



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108

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4	09/28/26	PLANNING BOARD REVIEW
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248 TIORONDA AVE

3RD FLOOR PLAN

BLDG 100

DRAWING TITLE

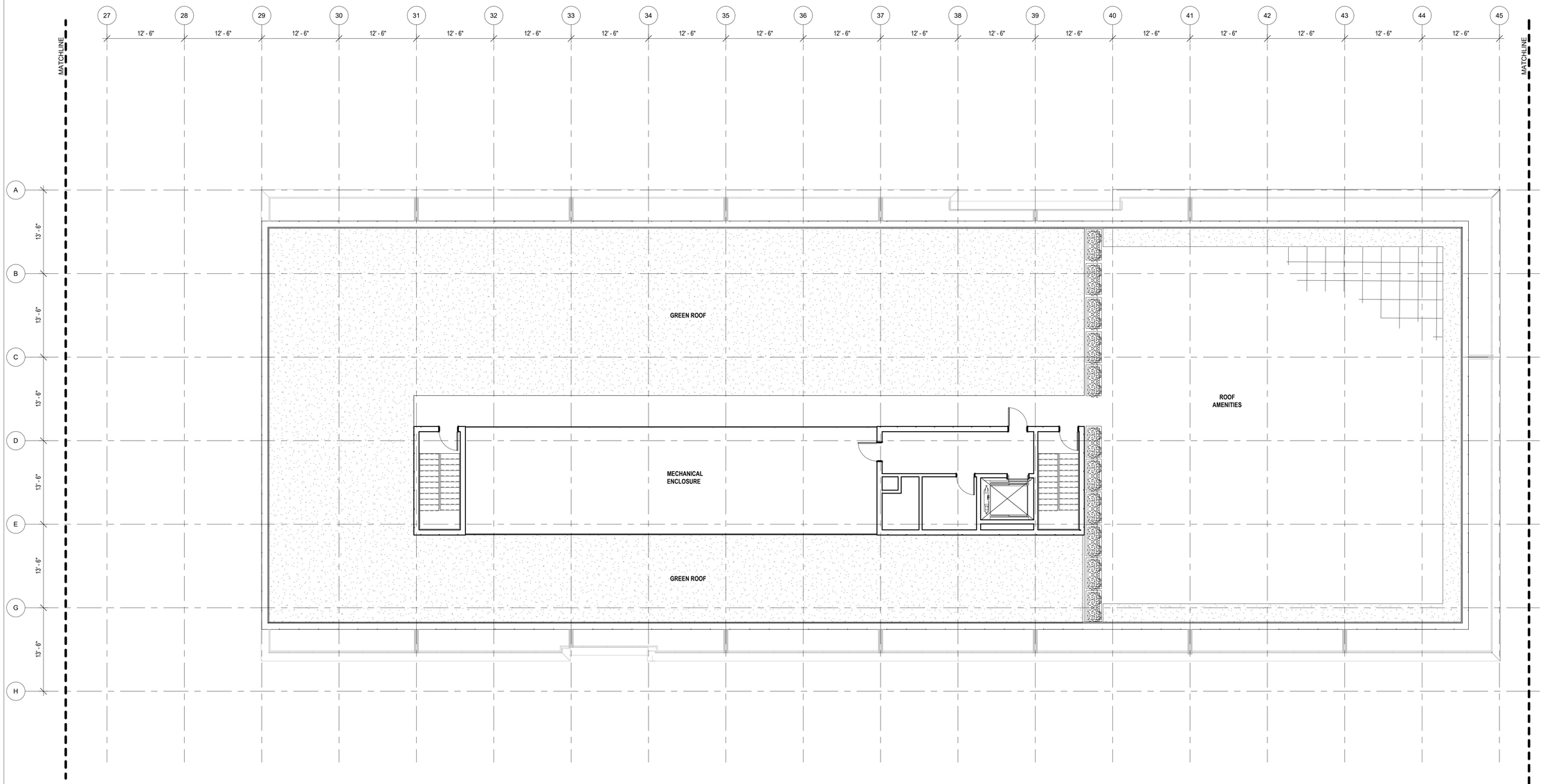
AB
CHECKED BY

PROJECT #

1/8" = 1'-0"
SCALE

07/13/26
DATE

A-B204.
DRAWING #



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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BUILDING KEY

109

#	DATE	DESCRIPTION
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248 TIORONDA AVE

ROOF PLAN

BLDG 100

DRAWING TITLE

AB — CHECKED BY

PROJECT #

1/8" = 1'-0" — SCALE

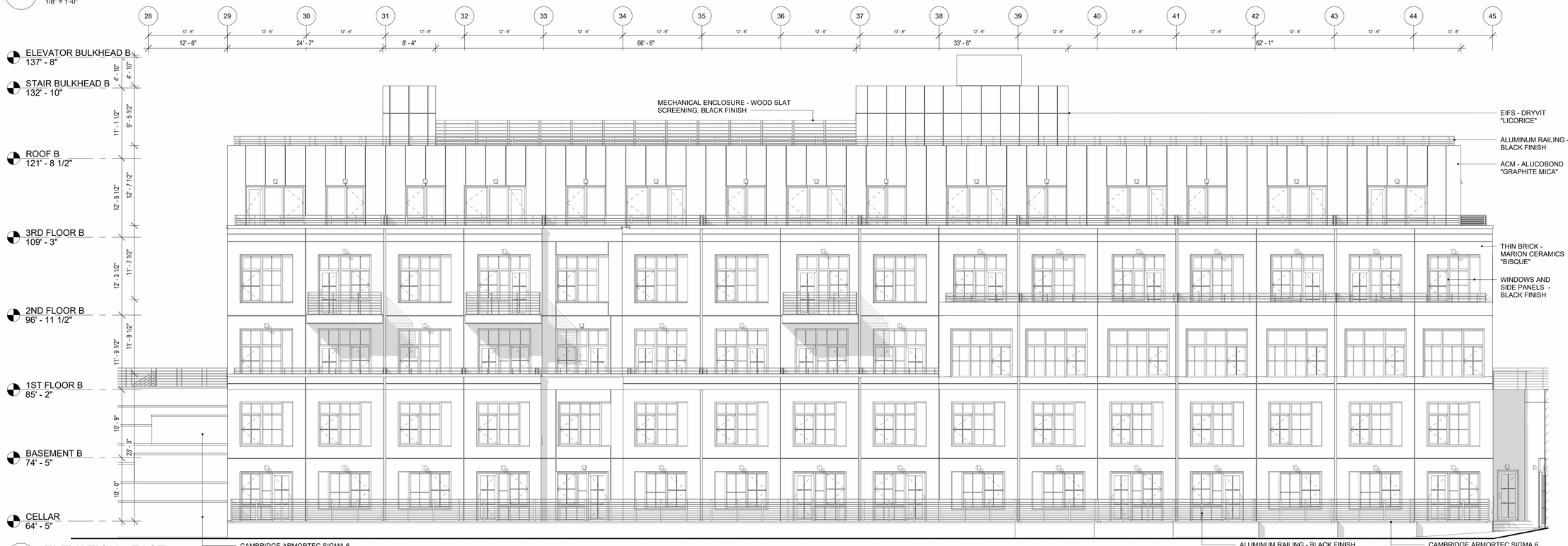
07/13/26 — DATE

A-B205.

DRAWING #



1 ELEVATION - WEST
1/8" = 1'-0"



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

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110

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248 TIORONDA AVE

ELEVATIONS

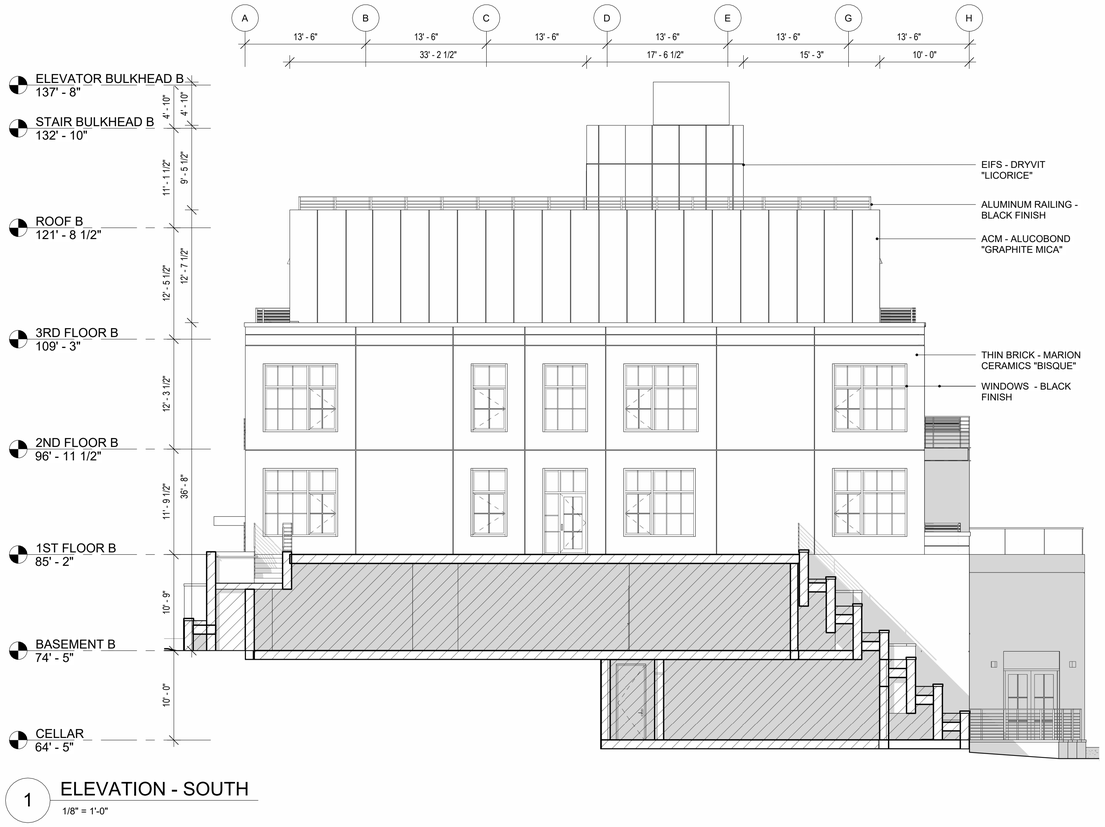
BLDG 100
DRAWING TITLE

AB
CHECKED BY
PROJECT #

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

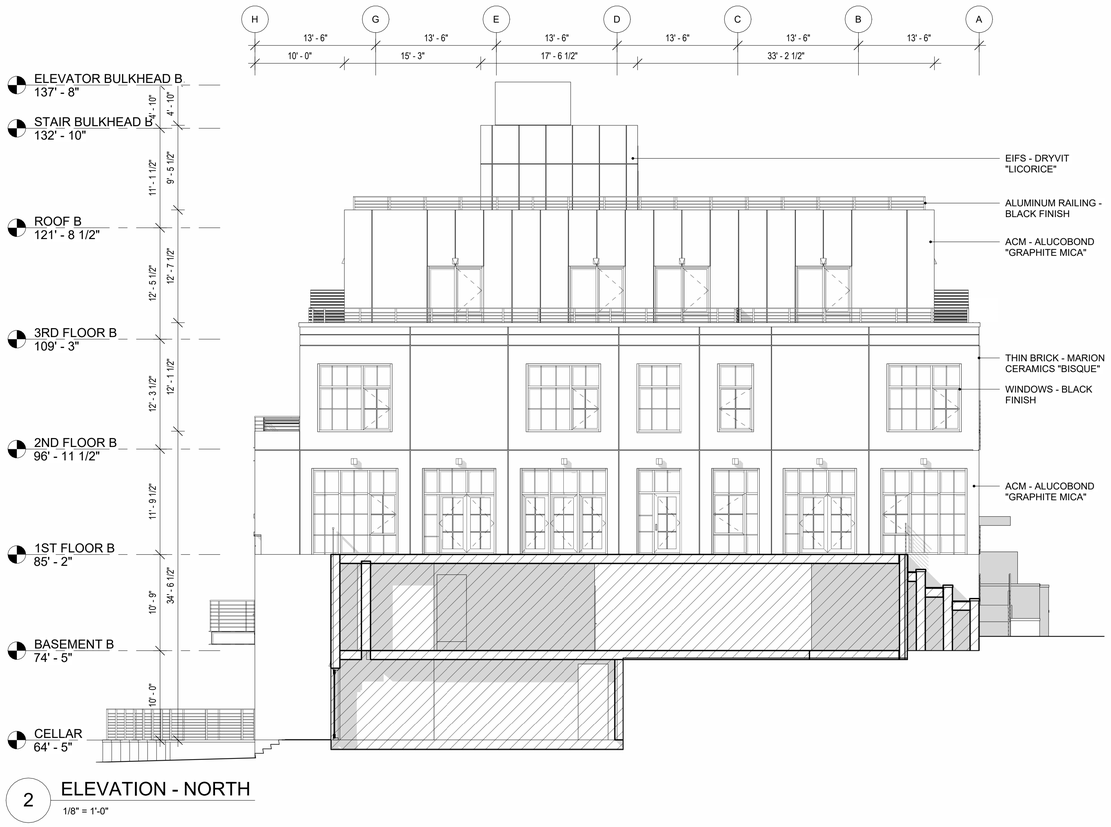
A-B401.
DRAWING #

17 OF 23



1 ELEVATION - SOUTH

1/8" = 1'-0"



2 ELEVATION - NORTH

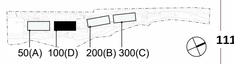
1/8" = 1'-0"

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BUILDING KEY



111

#	DATE	DESCRIPTION
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4	09/28/26	PLANNING BOARD REVIEW
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248 TIORONDA AVE

ELEVATIONS

BLDG 100

DRAWING TITLE

AB

CHECKED BY

PROJECT #

1/8" = 1'-0"

SCALE

07/13/26

DATE

A-B402.

DRAWING #

18 OF 23



1 COLORIZED ELEVATION - WEST

1/8" = 1'-0"



2 COLORIZED ELEVATION - EAST

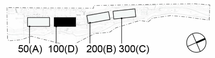
1/8" = 1'-0"

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248 TIORONDA AVE

COLORIZED ELEVATIONS

BLDG 100

DRAWING TITLE

AB — CHECKED BY

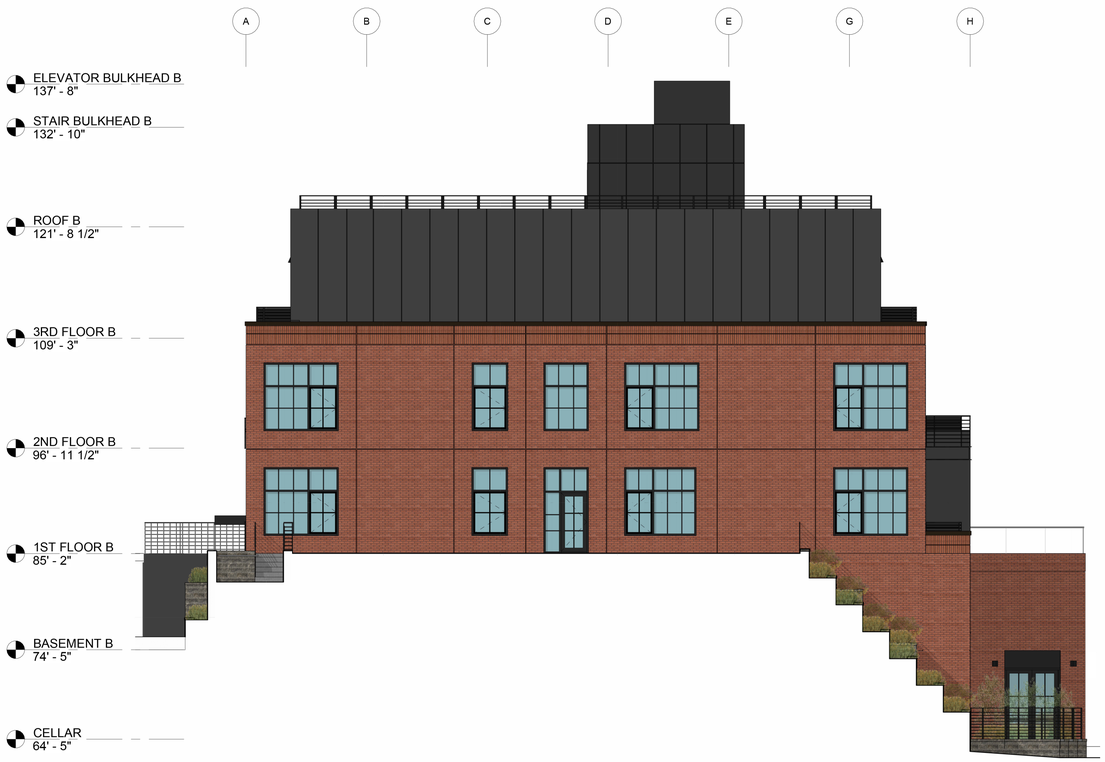
PROJECT #

1/8" = 1'-0" — SCALE

07/13/26 — DATE

A-B403. — DRAWING #

19 OF 22



1 COLORIZED ELEVATION - SOUTH

1/8" = 1'-0"



2 COLORIZED ELEVATION - NORTH

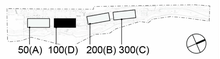
1/8" = 1'-0"

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248 TIORONDA AVE

COLORIZED ELEVATIONS

BLDG 100

DRAWING TITLE

AB

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PROJECT #

1/8" = 1'-0"

SCALE

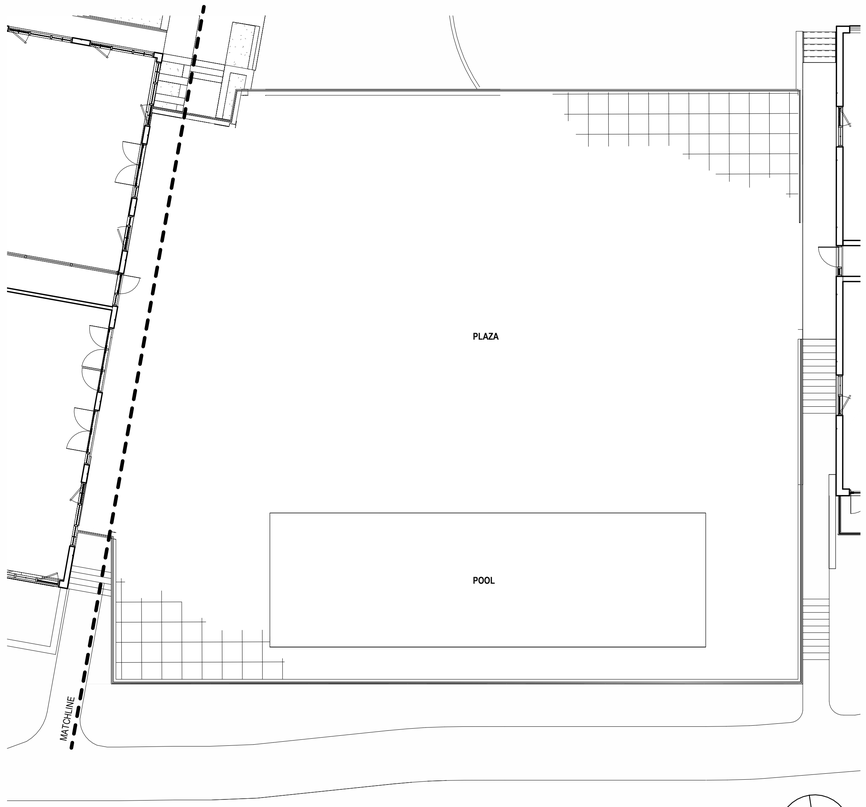
07/13/26

DATE

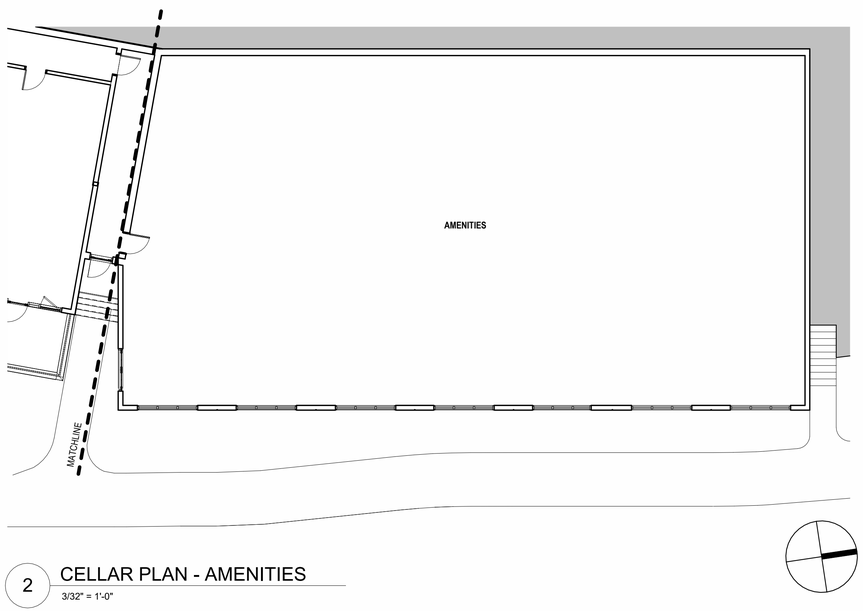
A-B404.

DRAWING #

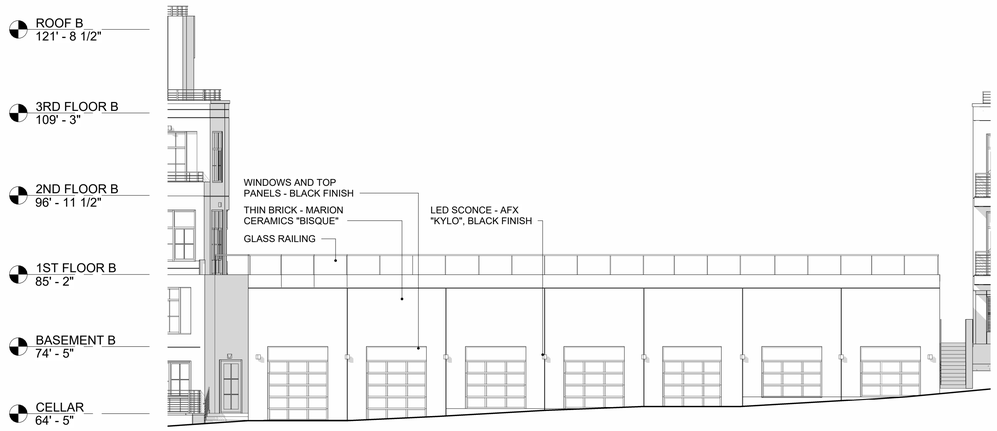
20 OF 22



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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248 TIORONDA AVE

AMENITIES

DRAWING TITLE

AB
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PROJECT #

3/32" = 1'-0"
SCALE

03/09/26
DATE

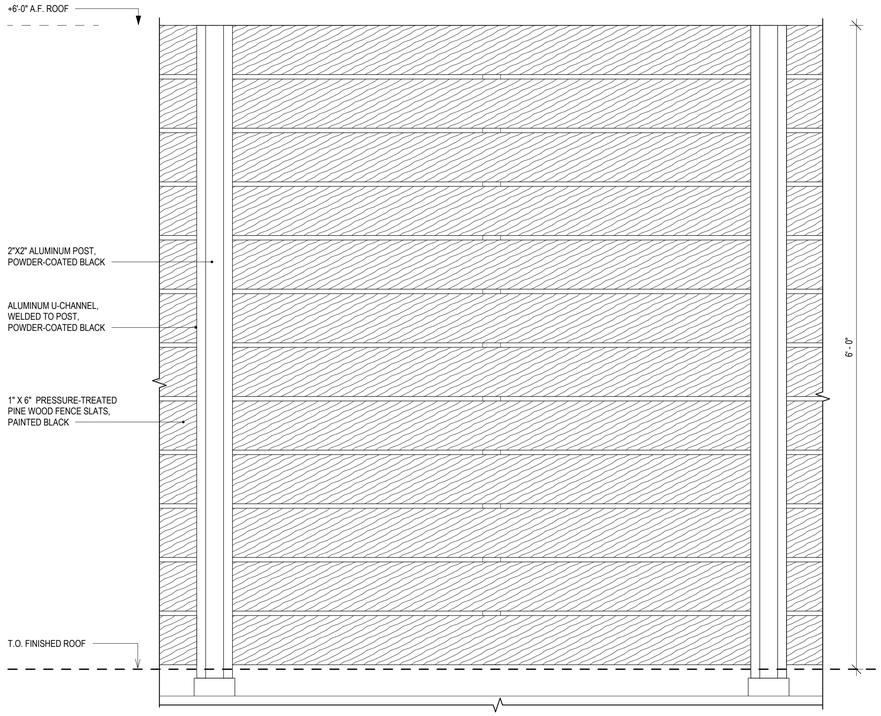
A-C200
DRAWING #



MECHANICAL ENCLOSURE SCREENING
PRESSURE-TREATED PINE WOOD FENCE SLATS
PROWOOD, PAINTED WITH REGAL SELECT EXTERIOR
MOORGARD LOW LUSTER FINISH BLACK (W103380)

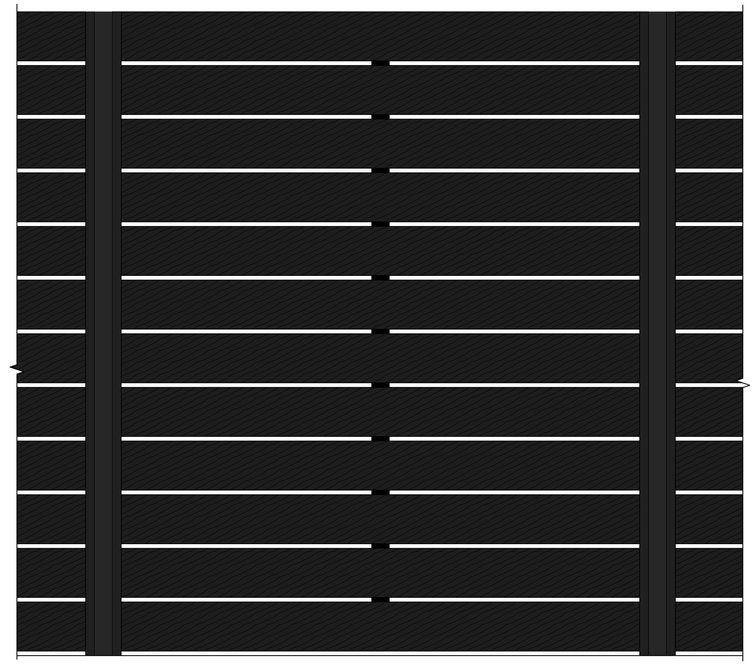
1 MATERIAL REFERENCE

N.T.S.



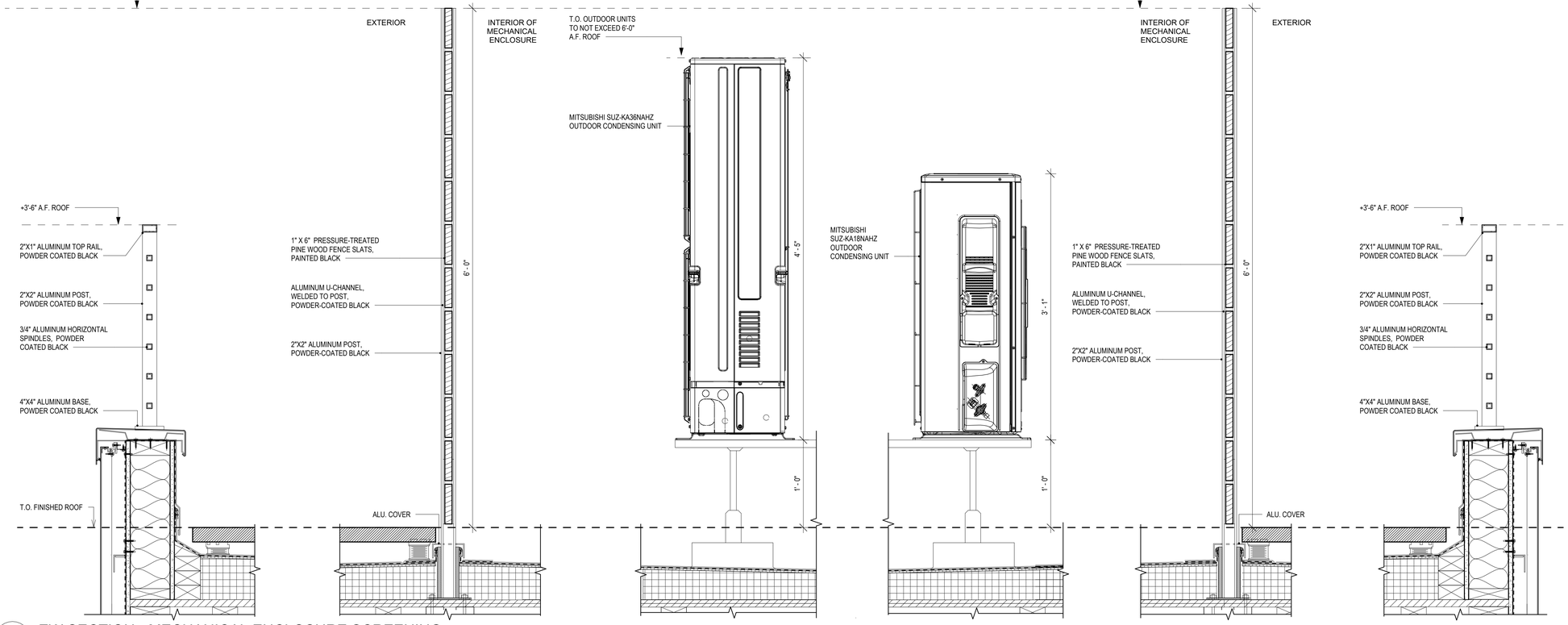
2 ELEVATION - MECHANICAL ENCLOSURE SCREENING

1 1/2" = 1'-0"



3 COLORIZED ELEVATION - MECHANICAL ENCLOSURE SCREENING

1 1/2" = 1'-0"



4 EW SECTION - MECHANICAL ENCLOSURE SCREENING

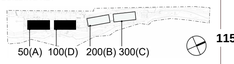
1 1/2" = 1'-0"

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New York New York 10013
T 212.334.1232
F 212.334.4520
www.abarchitekten.com

ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

MECHANICAL ENCLOSURE DETAILS

DRAWING TITLE

AB — CHECKED BY
PROJECT #

As indicated — SCALE
07/13/26 — DATE

A-500
DRAWING #



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
THIN BRICK
MARION CERAMICS, "BISQUE"



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

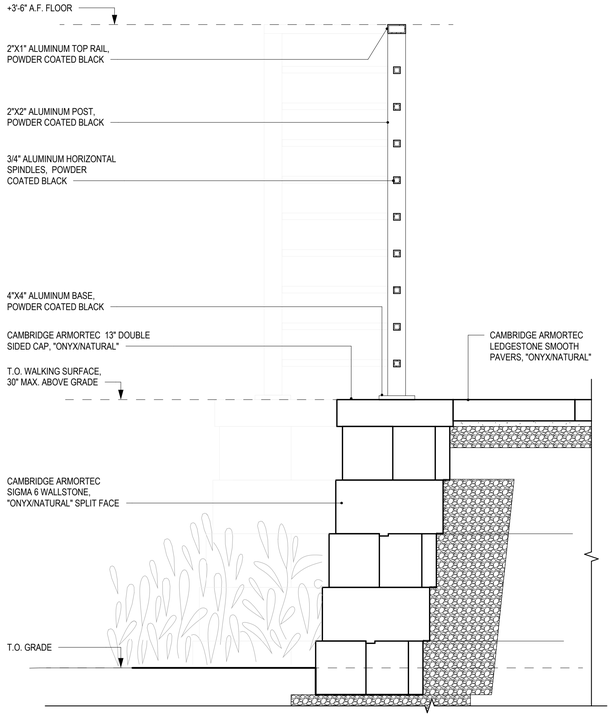
1 BUILDING FACADE, PATIOS AND TERRACES - MATERIAL REFERENCE

N.T.S.



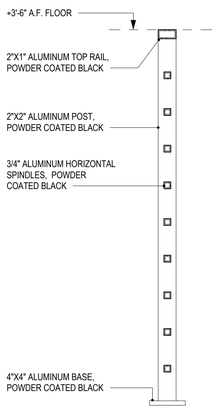
6 FACADE PRECEDENT PHOTO - BUILDINGS 200 & 300

N.T.S.



2 SECTION - PATIO WALL

1 1/2" = 1'-0"



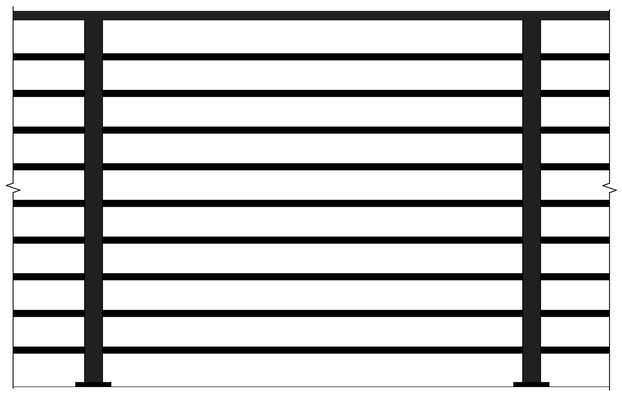
3 SECTION - ALUMINUM RAILING

1 1/2" = 1'-0"



4 ELEVATION - ALUMINUM RAILING

1 1/2" = 1'-0"



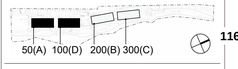
5 COLORIZED ELEVATION - ALUMINUM RAILING

1 1/2" = 1'-0"

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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	09/28/26	PLANNING BOARD REVIEW
3	08/25/26	PLANNING BOARD REVIEW
2		
1		

ISSUES / REVISIONS

ab architekten
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ISSUED FOR 2026/10/14 PLANNING BOARD MEETING

248 TIORONDA AVE

PATIOS AND FALL PROTECTION DETAILS

DRAWING TITLE

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

A-501
DRAWING #

PERSPECTIVE - WEST

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
SEPTEMBER 28, 2026



PERSPECTIVE - EAST

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
SEPTEMBER 28, 2026

PERSPECTIVE - NW



PERSPECTIVE - FROM WOLCOTT AVE

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
SEPTEMBER 28, 2026



PERSPECTIVE - FROM KRISTY DR

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
SEPTEMBER 28, 2026



122

PERSPECTIVE - GREENWAY TRAIL

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
SEPTEMBER 28, 2026

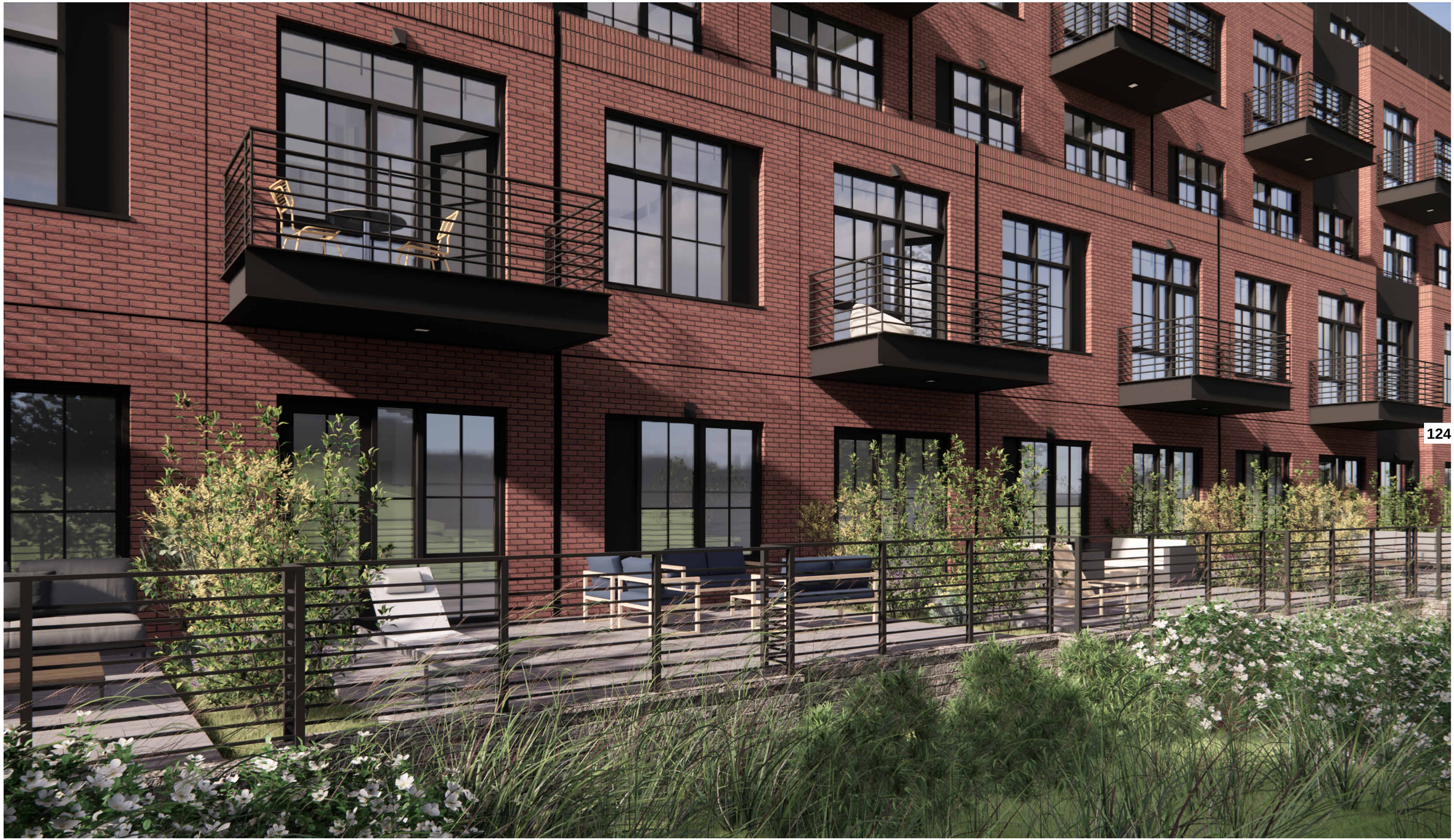
ab architekten



PERSPECTIVE - FROM KNEVELS AVE

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
SEPTEMBER 28, 2026





PERSPECTIVE - AMENITIES

248 TIORONDA AVE
BUILDINGS 50 - 100

PLANNING BOARD REVIEW
SEPTEMBER 28, 2026

AMENDED SITE PLAN

248 TIORONDA AVE, BEACON NY

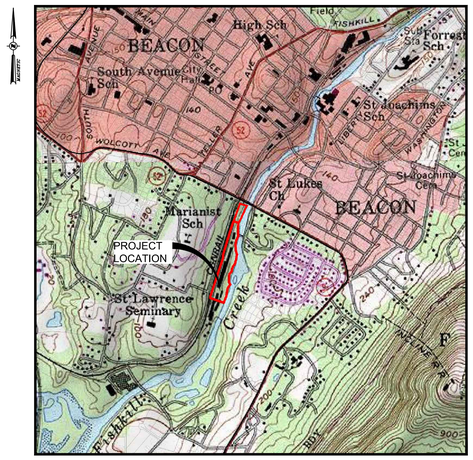
PREPARED FOR

CHAI DEVELOPERS

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

JUNE 30, 2026

LAST REVISED: SEPTEMBER 30, 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.

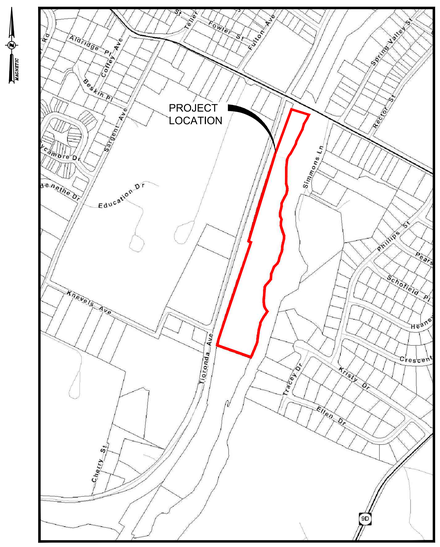
THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE CITY TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE CITY PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED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

_____ APPLICANT _____ DATE

_____ OWNER _____ DATE

INDEX OF DRAWINGS

PAGE NO.	SHEET NO.	DATE	DESCRIPTION
1	G001	09/30/26	TITLE SHEET
2	SV1	03/12/26	MAP OF EXISTING CONDITIONS: LANDS OF BEACON 248 HOLDINGS, LLC
3	C120	09/30/26	DEMOLITION PLAN
4	C130	09/30/26	SITE PLAN
5	C140	09/30/26	GRADING PLAN
6	C150	09/30/26	EROSION & SEDIMENT CONTROL PLAN
7	C160	09/30/26	UTILITY PLAN
8	C161	09/30/26	UTILITY PROFILES
9	C162	09/30/26	UTILITY PROFILES
10	C180	09/30/26	LANDSCAPE PLAN
11	C190	09/30/26	PHOTOMETRIC LIGHTING PLAN
12	C200	09/30/26	VEHICLE MANEUVERING PLAN
13	C530	09/30/26	SITE DETAILS
14	C540	09/30/26	STORM SEWER DETAILS
15	C550	09/30/26	EROSION & SEDIMENT CONTROL DETAILS & NOTES
16	C570	09/30/26	SANITARY SEWER AND WATER DETAILS & NOTES
17	C580	09/30/26	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

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:
3	09/30/26	REVISED PER CITY COMMENTS
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

9/30/2026 10:21:15 AM
\\data\labella\Legacy Data\e-Projects\81700s\81799\81730\00.CHAI Builders B-248\REVISED_G001_81730s00_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
- 24W — 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
- 18"RCP — EXISTING UNDERGROUND STORM LINE

SYMBOLS:

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

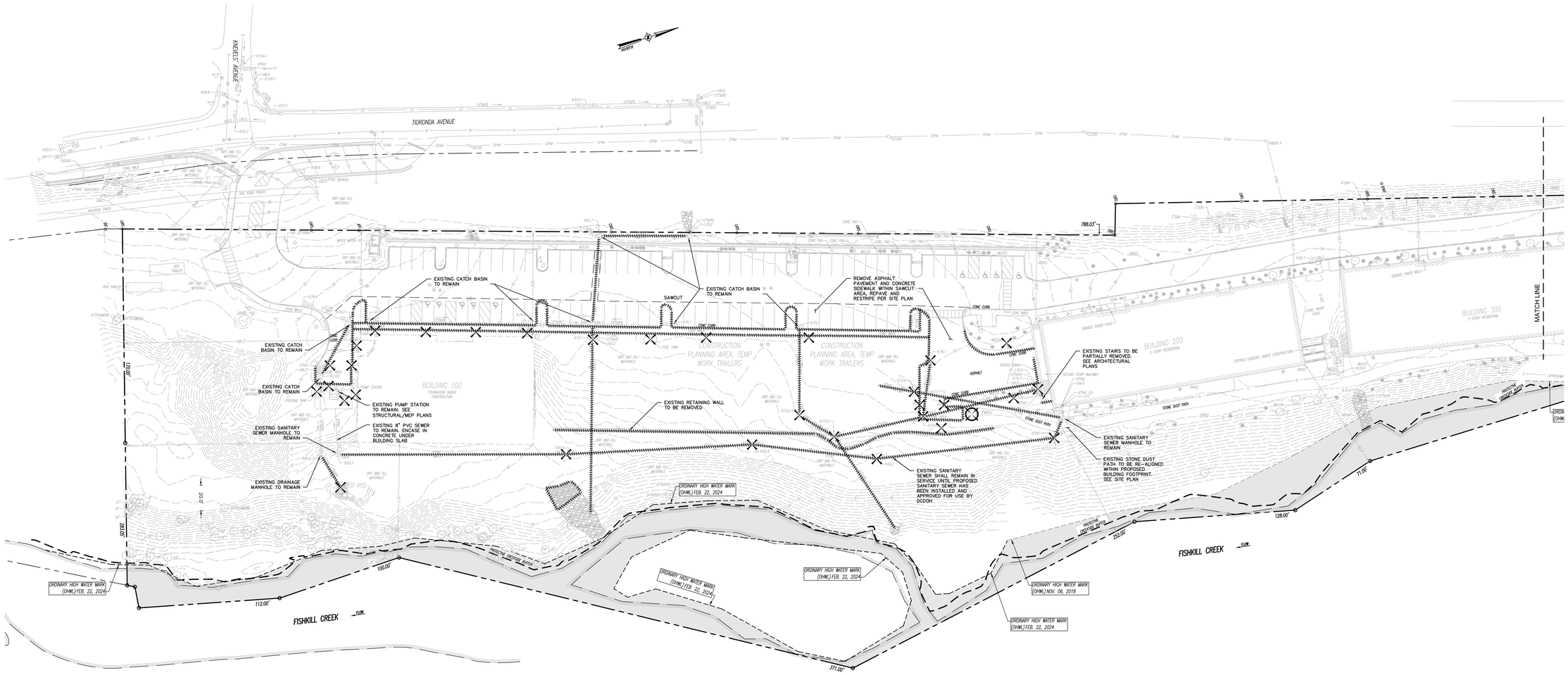
SYMBOLS:

- 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

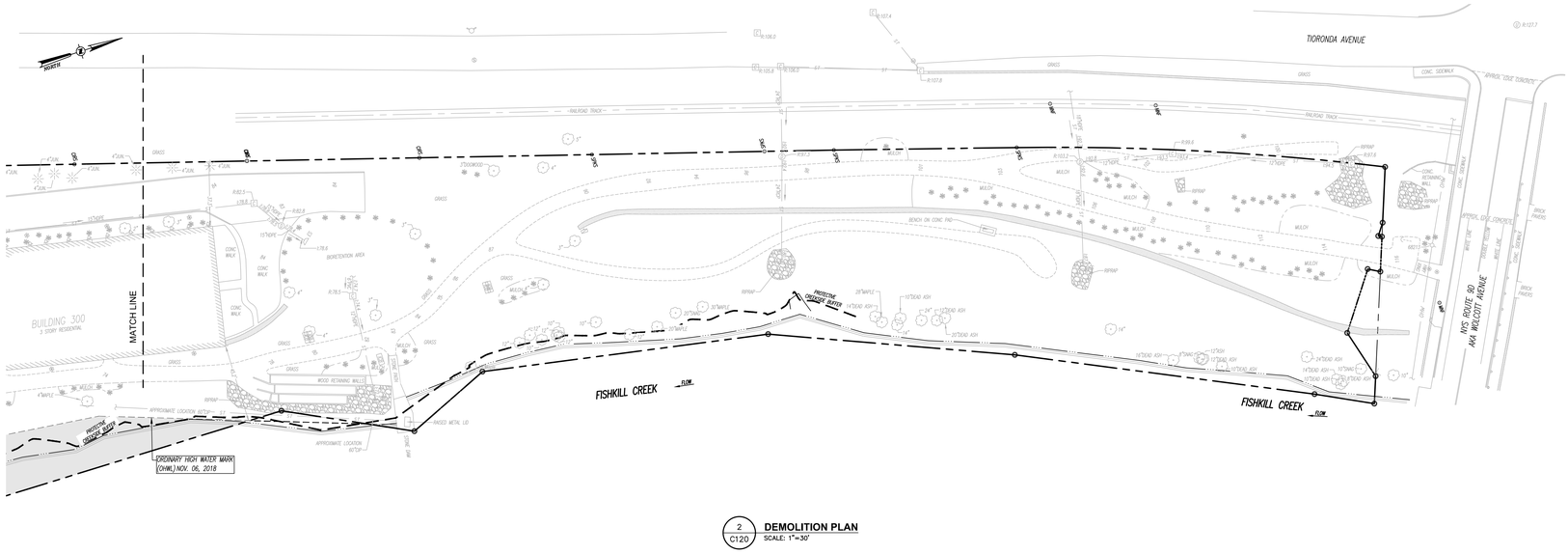
SYMBOLS:

- 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

TIORONDA AVENUE
HADES ST EAST
NORTH CHELTON AVENUE
Lands Now or Formerly of METROPOLITAN TRANSPORTATION DOCUMENT NUMBER: 02-2020-1916 Tax Parcel: 6054-37-096715-00
"RAGE CROSSING EASEMENT" CONVEYED BY METRO NORTH COMMUTER RAILROAD CO. TO BEACON 248 DEVELOPMENT, LLC IN DOCUMENT NUMBER 02-2016-8347 FILED 11/30/2016
CHGAC EASEMENT AS DESCRIBED IN LIBER 959 PAGE 376
ACCESS EASEMENT PER FILED MAP #10970 DOCUMENT NUMBER 02-2021-4366 FOR BENEFIT OF SISTER PROPERTIES, LLC
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
BUILDING 100 FOUNDATION UNDER CONSTRUCTION
CONSTRUCTION PLANNING AREA, TEMP WORK TRAILERS
BUILDING 200 3 STORY RESIDENTIAL
BUILDING 300 3 STORY RESIDENTIAL
ACCESS EASEMENT PER FILED MAP #10970 DOCUMENT NUMBER 02-2021-4366 FOR BENEFIT OF SISTER PROPERTIES, LLC
EASEMENT "AREA B" AREA=1,186 ACRES +/- DEED 02-2025-149
LEASE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 02-2005-7451 ITEM 21 SCHEDULE B-1
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 02-2025-148
NYS ROUTE 9D AKA WOLCOTT AVENUE
MATCH LINE "A"
MATCH LINE "B"
ORDINARY HIGH WATER MARK (OHWL) FEB. 22, 2024
ORDINARY HIGH WATER MARK (OHWL) NOV. 06, 2018
100 YEAR FLOOD
FLOOD ZONE "ZONE AE"
FISHKILL CREEK
FLOW
100 YEAR FLOOD LINE "ZONE AE" PER FEMA 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.
N16°44'32"E 788.03'
N18°10'10"E 1,192.00'
N17°00'31"E 740.26'
N16°44'32"E 228.00'
S00°40'10"W 252.00'
S13°40'10"W 128.00'
S13°30'10"W 112.00'
S00°19'50"E 100.00'
S29°20'10"W 6.27'
N82°59'50"W 17.00'
S29°19'50"E 371.00'
S10°20'10"W 40.00'
S22°36'31"W 167.01'
S25°15'37"W 143.48'
S26°52'37"W 175.24'
S27°03'37"W 55.38'
S26°30'10"W 64.55'
S11°30'10"W 130.00'
N11°30'10"E 130.00'
S54°23'31"E 8.08'
S29°05'46"W 2.14'
S29°05'46"W 7.48'
S60°54'14"E 35.08'
R=1612.28' L=214.01' CH=N20°48'46"E 213.85'
R=1,192.00' L=158.27' CH=N20°48'46"E 158.16'
R=1,192.00' L=55.74' CH=N13°40'10"E 55.73'
R=1,192.00' L=102.53' CH=N08°45'10"E 102.50'
R=1,192.00' L=102.53' CH=N03°50'10"E 102.50'
R=1,192.00' L=55.74' CH=N00°40'10"E 55.73'
R=1,192.00' L=158.27' CH=N04°31'50"W 158.16'
R=1,192.00' L=214.01' CH=N12°48'46"E 213.85'
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R=1,192.00' L=55.74' CH=N27°35'10"E 55.73'
R=1,192.00' L=158.27' CH=N31°30'10"E 158.16'
R=1,192.00' L=214.01' CH=N35°48'46"E 213.85'
R=1,192.00' L=102.53' CH=N41°45'10"E 102.50'
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R=1,192.00' L=158.27' CH=S09°35'10"E 158.16'
R=1,192.00' L=214.01' CH=S03°48'10"E 213.85'
R=1,192.00' L=102.53' CH=S01°42'50"W 102.50'
R=1,192.00' L=102.53' CH=S06°37'50"W 102.50'
R=1,192.00' L=55.74' CH=S09°32'50"W 55.73'
R=1,192.00' L=158.27' CH=S13°27'50"W 158.16'
R=1,192.00' L=214.01' CH=S19°09'50"W 213.85'
R=1,192.00' L=102.53' CH=S23°14'50"W 102.50'
R=1,192.00' L=102.53' CH=S28°19'50"W 102.50'
R=1,192.00' L=55.74' CH=S31°24'50"W 55.73'
R=1,192.00' L=158.27' CH=S35°29'50"W 158.16'
R=1,192.00' L=214.01' CH=S41°41'10"W 213.85'
R=1,192.00' L=102.53' CH=S46°36'10"W 102.50'
R=1,192.00' L=102.53' CH=S51°31'10"W 102.50'
R=1,192.00' L=55.74' CH=S54°36'10"W 55.73'
R=1,192.00' L=158.27' CH=S58°41'10"W 158.16'
R=1,192.00' L=214.01' CH=S64°53'30"W 213.85'
R=1,192.00' L=102.53' CH=S69°48'30"W 102.50'
R=1,192.00' L=102.53' CH=S74°43'30"W 102.50'
R=1,192.00' L=55.74' CH=S77°48'30"W 55.73'
R=1,192.00' L=158.27' CH=S81°53'30"W 158.16'
R=1,192.00' L=214.01' CH=S88°05'50"W 213.85'
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R=1,192.00' L=102.53' CH=N57°57'10"W 102.50'
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R=1,192.00' L=102.53' CH=N16°36'10"W 102.50'
R=1,192.00' L=102.53' CH=N11°41'10"W 102.50'
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R=1,192.00' L=102.53' CH=S56°56'10"E 102.50'
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R=1,192.00' L=55.74' CH=S20°08'30"W 55.73'
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R=1,192.00' L=102.53' CH=S40°21'10"W 102.50'
R=1,192.00' L=55.74' CH=S43°26'10"W 55.73'
R=1,192.00' L=158.27' CH=S47°31'10"W 158.16'
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R=1,192.00' L=102.53' CH=N23°10'50"W 102.50'
R=1,192.00' L=55.74' CH=N20°15'50"W 55.73'
R=1,192.00' L=158.27' CH=N16°20'50"W 158.16'
R=1,192.00' L=214.01' CH=N09°42'10"W 213.85'
R=1,192.00' L=102.53' CH=N04°37'10"W 102.50'
R=1,192.00' L=102.53' CH=N00°32'10"E 102.50'
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R=1,192.00' L=55.74' CH=N73°29'50"E 55.73'
R=1,192.00' L=158.27' CH=N77°34'50"E 158.16'
R=1,192.00' L=214.01' CH=N83°56'30"E 213.85'
R=1,192.00' L=102.53' CH=S88°51'30"E 102.50'
R=1,192.00' L=102.53' CH=S83°46'30"E 102.50'
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R=1,192.00' L=214.01' CH=S00°24'50"E 213.85'
R=1,192.00' L=102.53' CH=S05°19'50"W 102.50'
R=1,192.00' L=102.53' CH=S10°14'50"W 102.50'
R=1,192.00' L=55.74' CH=S13°19'50"W 55.73'
R=1,192.00' L=158.27' CH=S17°24'50"W 158.16'
R=1,192.00' L=214.01' CH=S23°46'10"W 213.85'
R=1,192.00' L=102.53' CH=S28°41'10"W 102.50'
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R=1,192.00' L=158.27' CH=S40°46'10"W 158.16'
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R=1,192.00' L=102.53' CH=S52°02'50"W 102.50'
R=1,192.00' L=102.53' CH=S56°57'50"W 102.50'
R=1,192.00' L=55.74' CH=S60°02'50"W 55.73'
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R=1,192.00' L=55.74' CH=S83°24'30"W 55.73'
R=1,192.00' L=158.27' CH=S87°29'30"W 158.16'
R=1,192.00' L=214.01' CH=N86°08'10"W 213.85'
R=1,192.00' L=102.53' CH=N81°03'10"W 102.50'
R=1,192.00' L=102.53' CH=N75°58'10"W 102.50'
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R=1,192.00' L=102.53' CH=N52°40'50"W 102.50'
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R=1,192.00' L=102.53' CH=N29°22'10"W 102.50'
R=1,192.00' L=55.74' CH=N26°27'10"W 55.73'
R=1,192.00' L=158.27' CH=N22°32'10"W 158.16'
R=1,192.00' L=214.01' CH=N16°14'30"W 213.85'
R=1,192.00' L=102.53' CH=N11°09'30"W 102.50'
R=1,192.00' L=102.53' CH=N06°04'30"W 102.50'
R=1,192.00' L=55.74' CH=N03°09'30"W 55.73'
R=1,192.00' L=158.27' CH=N00°14'30"E 158.16'
R=1,192.00' L=214.01' CH=N06°36'10"E 213.85'
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R=1,192.00' L=102.53' CH=N16°26'10"E 102.50'
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R=1,192.00' L=102.53' CH=N39°53'50"E 102.50'
R=1,192.00' L=55.74' CH=N42°58'50"E 55.73'
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R=1,192.00' L=214.01' CH=N53°25'10"E 213.85'
R=1,192.00' L=102.53' CH=N58°20'10"E 102.50'
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R=1,192.00' L=55.74' CH=N66°20'10"E 55.73'
R=1,192.00' L=158.27' CH=N70°25'10"E 158.16'
R=1,192.00' L=214.01' CH=N76°47'50"E 213.85'
R=1,192.00' L=102.53' CH=N81°42'50"E 102.50'
R=1,192.00' L=102.53' CH=N86°37'50"E 102.50'
R=1,192.00' L=55.74' CH=S89°42'50"E 55.73'
R=1,192.00' L=158.27' CH=S85°47'50"E 158.16'
R=1,192.00' L=214.01' CH=S79°29'30"E 213.85'
R=1,192.00' L=102.53' CH=S74°24'30"E 102.50'
R=1,192.00' L=102.53' CH=S69°19'30"E 102.50'
R=1,192.00' L=55.74' CH=S66°24'30"E 55.73'
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R=1,192.00' L=102.53' CH=S45°57'10"E 102.50'
R=1,192.00' L=55.74' CH=S43°02'10"E 55.73'
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R=1,192.00' L=102.53' CH=S03°46'10"E 102.50'
R=1,192.00' L=102.53' CH=S01°18'50"W 102.50'
R=1,192.00' L=55.74' CH=S04°23'50"W 55.73'
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R=1,192.00' L=102.53' CH=S48°02'10"W 102.50'
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R=1,192.00' L=214.01' CH=S61°33'50"W 213.85'
R=1,192.00' L=102.53' CH=S66°28'50"W 102.50'
R=1,192.00' L=102.53' CH=S71°23'50"W 102.50'
R=1,192.00' L=55.74' CH=S74°28'50"W 55.73'
R=1,192.00' L=158.27' CH=S78°33'50"W 158.16'
R=1,192.00' L=214.01' CH=S84°55'10"W 213.85'
R=1,192.00' L=102.53' CH=N89°50'10"W 102.50'
R=1,192.00' L=102.53' CH=N84°45'10"W 102.50'
R=1,192.00' L=55.74' CH=N81°50'10"W 55.73'
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R=1,192.00' L=102.53' CH=N61°06'50"W 102.50'
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R=1,192.00' L=214.01' CH=N47°38'30"W 213.85'
R=1,192.00' L=102.53' CH=N42°33'30"W 102.50'
R=1,192.00' L=102.53' CH=N37°28'30"W 102.50'
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R=1,192.00' L=102.53' CH=N13°50'10"W 102.50'
R=1,192.00' L=55.74' CH=N10°55'10"W 55.73'
R=1,192.00' L=158.27' CH=N07°00'10"W 158.16'
R=1,192.00' L=214.01' CH=N00°21'50"E 213.85'
R=1,192.00' L=102.53' CH=N05°16'50"E 102.50'
R=1,192.00' L=102.53' CH=N10°11'50"E 102.50'
R=1,192.00' L=55.74' CH=N13°16'50"E 55.73'
R=1,192.00' L=158.27' CH=N17°21'50"E 158.16'
R=1,192.00' L=214.01' CH=N23°43'10"E 213.85'
R=1,192.00' L=102.53' CH=N28°38'10"E 102.50'
R=1,192.00' L=102.53' CH=N33°33'10"E 102.50'
R=1,192.00' L=55.74' CH=N36°38'10"E 55.73'
R=1,192.00' L=158.27' CH=N40°43'10"E 158.16'
R=1,192.00' L=214.01' CH=N47°04'50"E 213.85'
R=1,192.00' L=102.53' CH=N51°59'50"E 102.50'
R=1,192.00' L=102.53' CH=N56°54'50"E 102.50'
R=1,192.00' L=55.74' CH=N59°59'50"E 55.73'
R=1,192.00' L=158.27' CH=N64°04'50"E 158.16'
R=1,192.00' L=214.01' CH=N70°26'30"E 213.85'
R=1,192.00' L=102.53' CH=N75°21'30"E 102.50'
R=1,192.00' L=102.53' CH=N80°16'30"E 102.50'
R=1,192.00' L=55.74' CH=N83°21'30"E 55.73'
R=1,192.00' L=158.27' CH=S87°26'30"E 158.16'
R=1,192.00' L=214.01' CH=S81°08'10"E 213.85'
R=1,192.00' L=102.53' CH=S76°03'10"E 102.50'
R=1,192.00' L=102.53' CH=S70°58'10"E 102.50'
R=1,192.00' L=55.74' CH=S68°03'10"E 55.73'
R=1,192.00' L=158.27' CH=S64°08'10"E 158.16'
R=1,192.00' L=214.01' CH=S57°50'50"E 213.85'
R=1,192.00' L=102.53' CH=S52°45'50"E 102.50'
R=1,192.00' L=102.53' CH=S47°40'50"E 102.50'
R=1,192.00' L=55.74' CH=S44°45'50"E 55.73'
R=1,192.00' L=158.27' CH=S40°50'50"E 158.16'
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R=1,192.00' L=102.53' CH=S24°02'10"E 102.50'
R=1,192.00' L=55.74' CH=S21°07'10"E 55.73'
R=1,192.00' L=158.27' CH=S17°12'10"E 158.16'
R=1,192.00' L=214.01' CH=S10°33'50"E 213.85'
R=1,192.00' L=102.53' CH=S05°28'50"E 102.50'
R=1,192.00' L=102.53' CH=S00°23'50"E 102.50'
R=1,192.00' L=55.74' CH=S02°28'50"W 55.73'
R=1,192.00' L=158.27' CH=S06°33'50"W 158.16'
R=1,192.00' L=214.01' CH=S12°55'10"W 213.85'
R=1,192.00' L=102.53' CH=S17°50'10"W 102.50'
R=1,192.00' L=102.53' CH=S22°45'10"W 102.50'
R=1,192.00' L=55.74' CH=S25°50'10"W 55.73'
R=1,192.00' L=158.27' CH=S29°55'10"W 158.16'
R=1,192.00' L=214.01' CH=S36°16'50"W 213.85'
R=1,192.00' L=102.53' CH=S41°11'50"W 102.50'
R=1,192.00' L=102.53' CH=S46°06'50"W 102.50'
R=1,192.00' L=55.74' CH=S49°11'50"W 55.73'
R=1,192.00' L=158.27' CH=S53°16'50"W 158.16'
R=1,192.00' L=214.01' CH=S59°38'30"W 213.85'
R=1,192.00' L=102.53' CH=S64°33'30"W 102.50'
R=1,192.00' L=102.53' CH=S69°28'30"W 102.50'
R=1,192.00' L=55.74' CH=S72°33'30"W 55.73'
R=1,192.00' L=158.27' CH=S76°38'30"W 158.16'
R=1,192.00' L=214.01' CH=S82°00'10"W 213.85'
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R=1,192.00' L=214.01' CH=N03°47'10"W 213.85'
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R=1,192.00' L=102.53' CH=N29°31'50"E 102.50'
R=1,192.00' L=55.74' CH=N32°36'50"E 55.73'
R=1,192.00' L=158.27' CH=N36°41'50"E 158.16'
R=1,192.00' L=214.01' CH=N43°03'30"E 213.85'
R=1,192.00' L=102.53' CH=N47°58'30"E 102.50'
R=1,192.00' L=102.53' CH=N52°53'30"E 102.50'
R=1,192.00' L=55.74' CH=N55°58'30"E 55.73'
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R=1,192.00' L=55.74' CH=N79°20'10"E 55.73'
R=1,192.00' L=158.27' CH=N83°25'10"E 158.16'
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R=1,192.00' L=102.53' CH=S79°36'50"E 102.50'
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R=1,192.00' L=158.27' CH=S72°46'50"E 158.16'
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R=1,192.00' L=102.53' CH=S61°03'30"E 102.50'
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R=1,192.00' L=158.27' CH=S49°08'30"E 158.16'
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R=1,192.00' L=102.53' CH=S08°42'50"E 102.50'
R=



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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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:
3	09/30/26	REVISED PER CITY COMMENTS
2	09/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS

Revisions

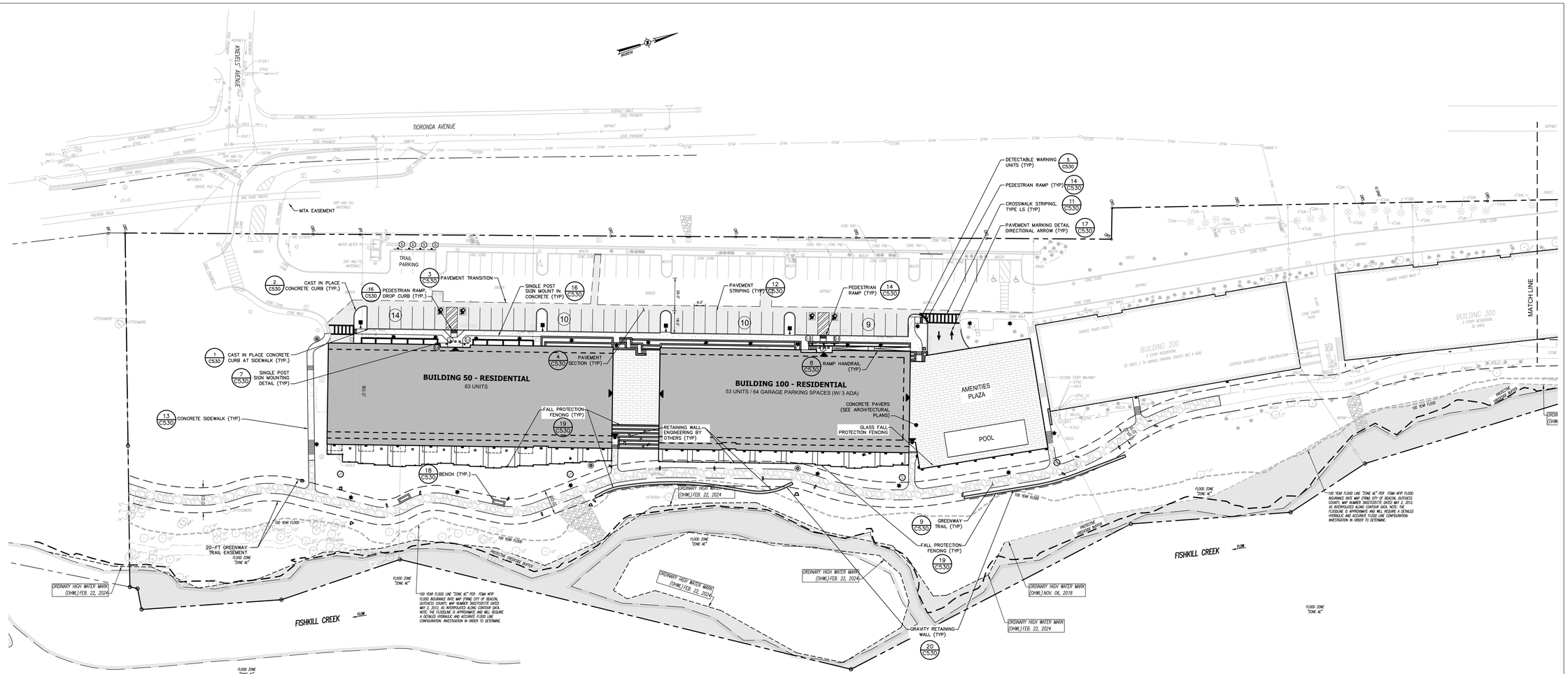
PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

DEMOLITION PLAN

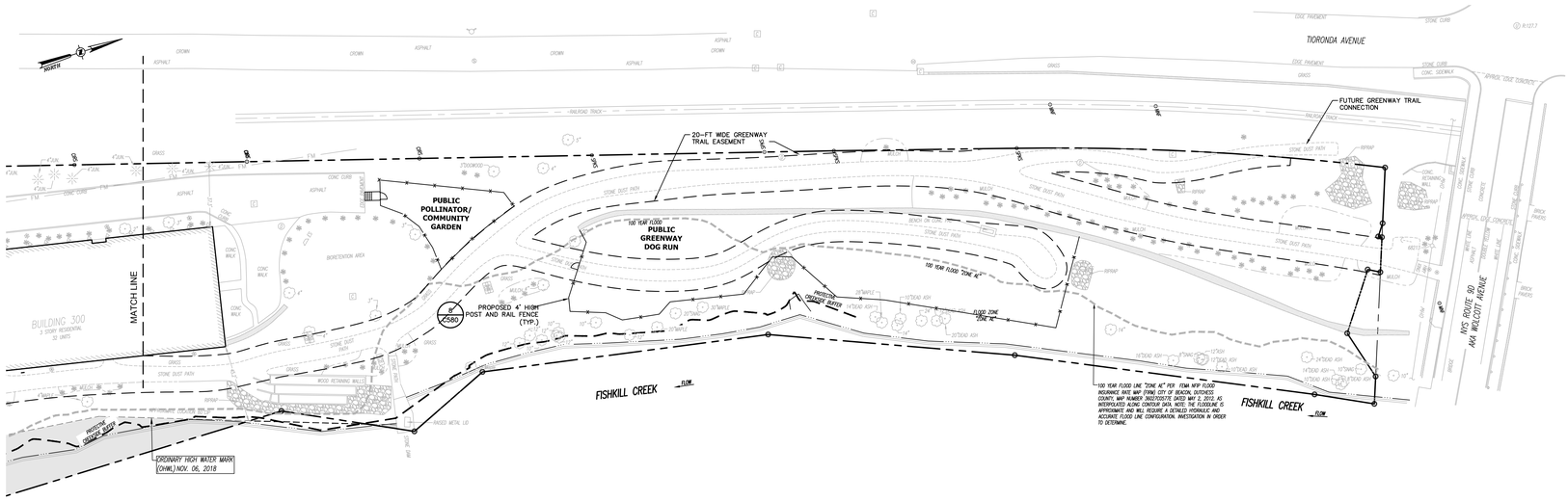
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1 C130 **SITE PLAN**
SCALE: 1"=30'



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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NOT FOR CONSTRUCTION
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:
3	09/30/26	REVISED PER CITY COMMENTS
2	08/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS

Revisions

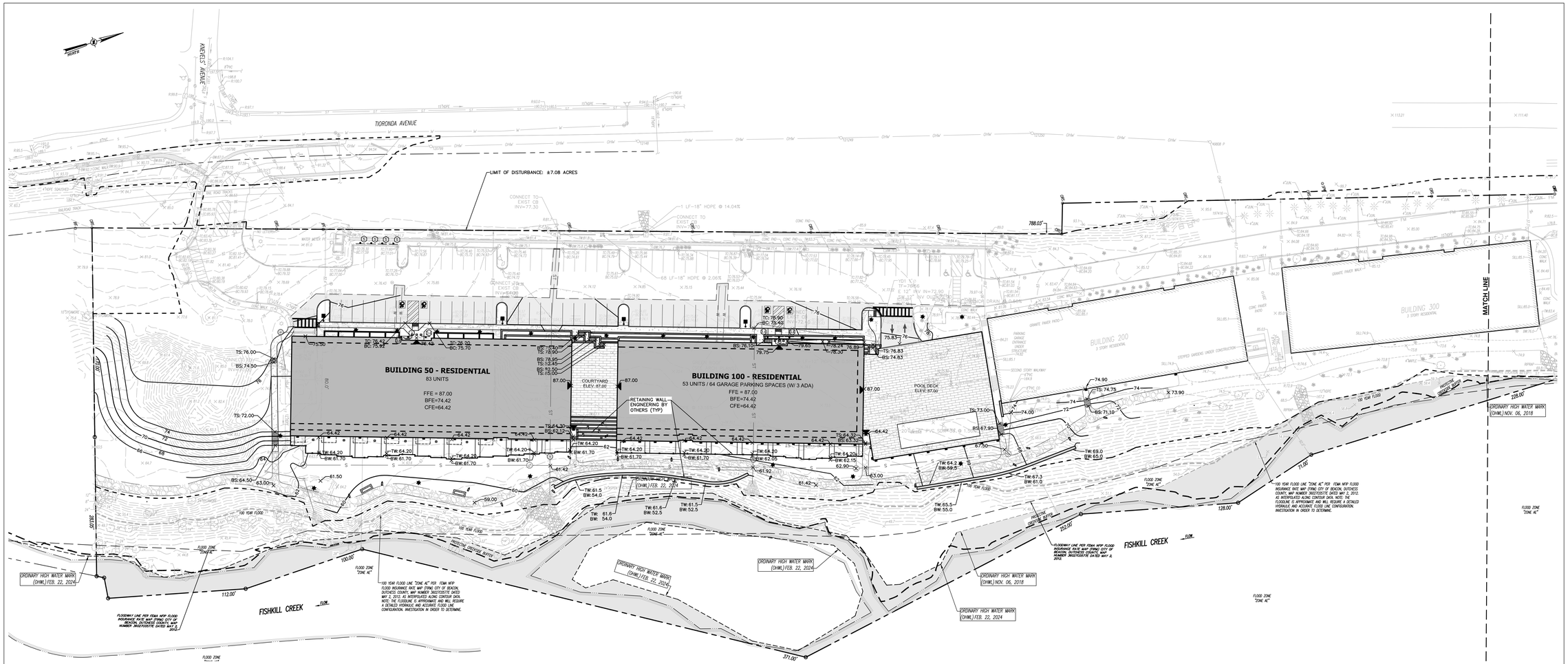
PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

SITE PLAN

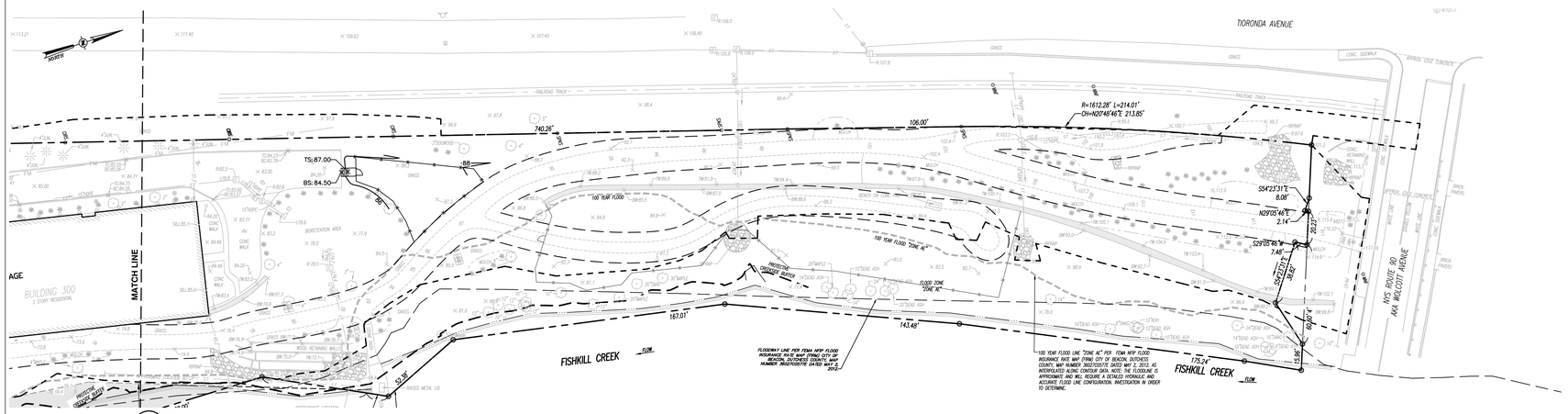
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C130

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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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NOT FOR CONSTRUCTION
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:
3	09/30/26	REVISED PER CITY COMMENTS
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1	07/28/26	REVISED PER CITY COMMENTS
Revisions		

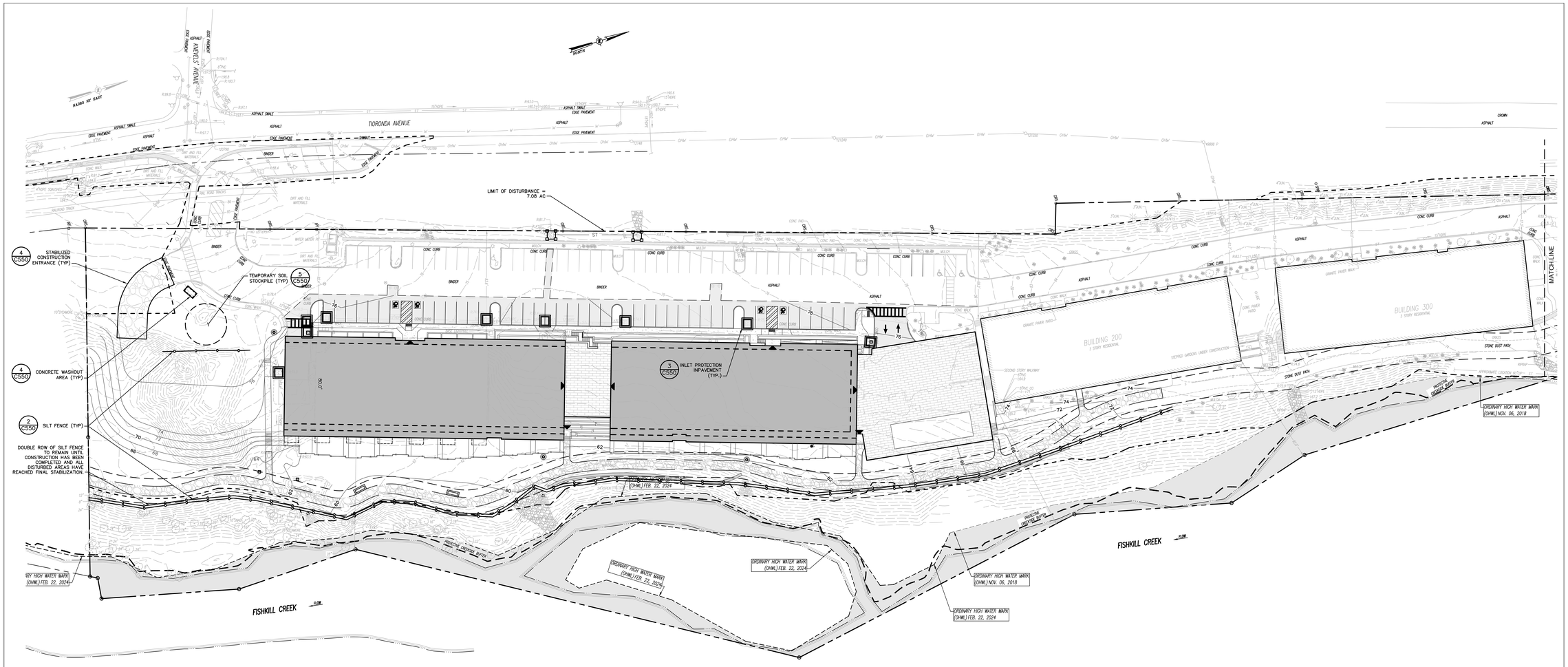
PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

GRADING PLAN

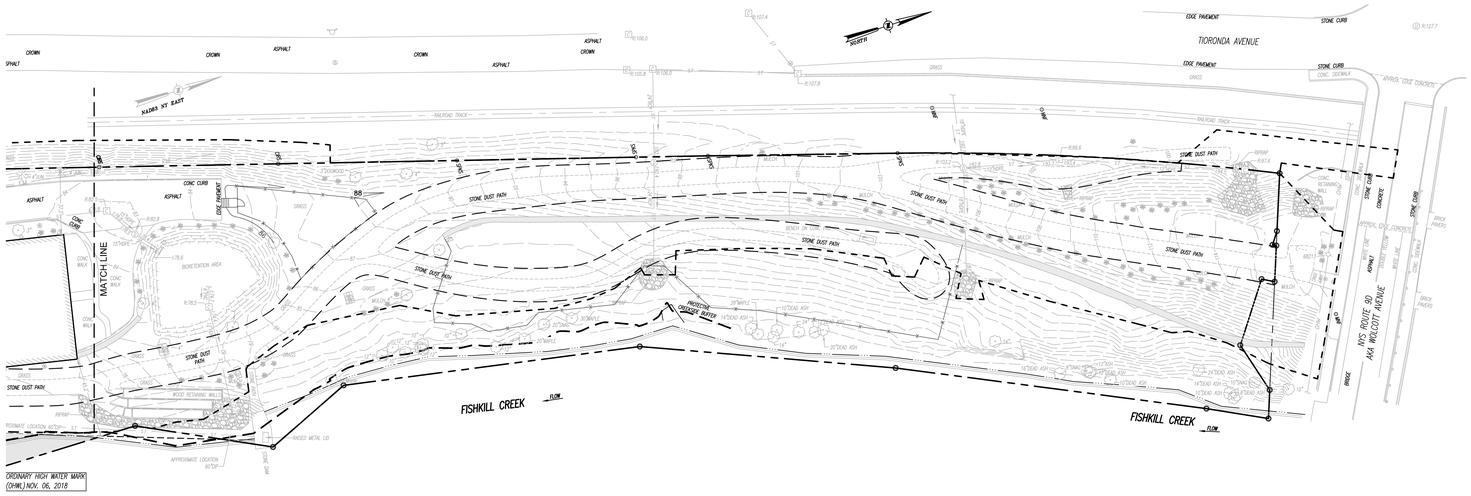
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1 C150 **EROSION AND SEDIMENT CONTROL PLAN**
SCALE: 1"=30'



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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NOT FOR CONSTRUCTION
EXP: EXP:

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

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NO:	DATE:	DESCRIPTION
3	09/30/26	REVISED PER CITY COMMENTS
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1	01/26/26	REVISED PER CITY COMMENTS

Revisions

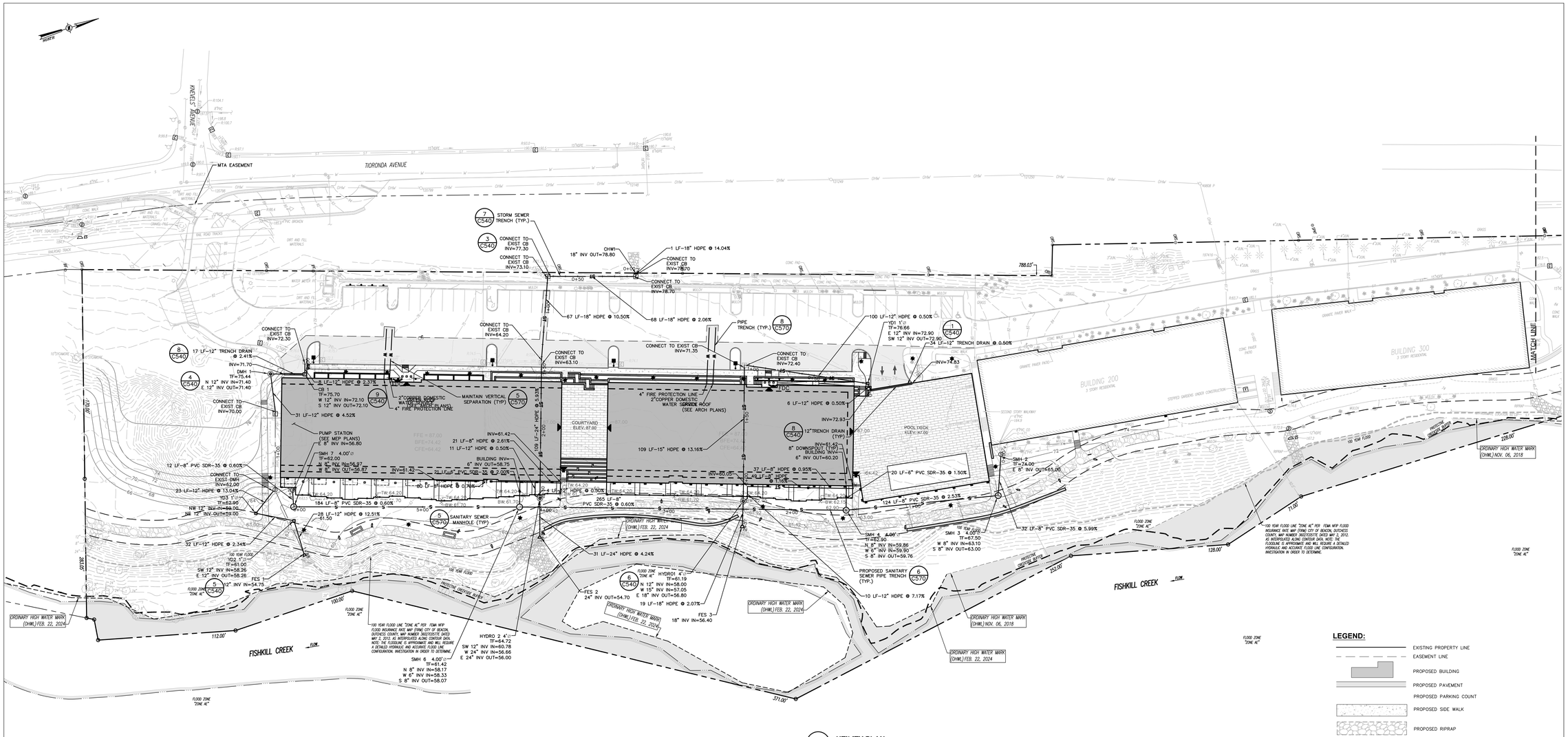
PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

EROSION AND SEDIMENT CONTROL PLAN

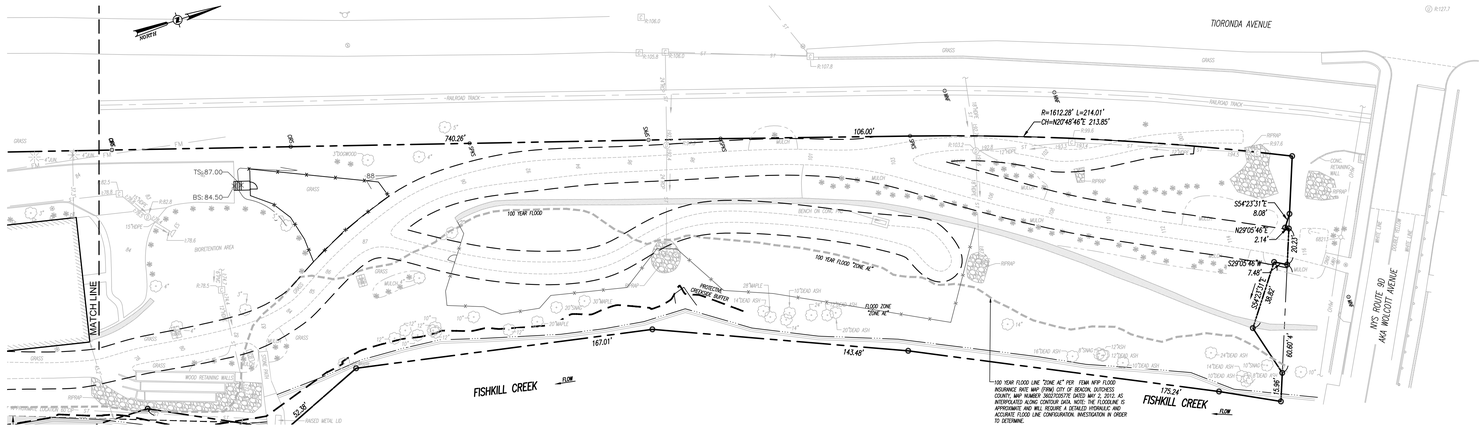
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1 C160 **UTILITY PLAN**
SCALE: 1"=30'



2 C160 **UTILITY PLAN**
SCALE: 1"=30'

LEGEND:

- EXISTING PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED PARKING COUNT
- PROPOSED SIDE WALK
- PROPOSED RIPRAP
- EXISTING METRO–NORTH RAILROAD TRACKS (INACTIVE)
- PROPOSED GREENWAY TRAIL
- SIGN
- OHW — EXISTING OVERHEAD WIRES
- S — PROPOSED SANITARY SEWER LINE
- FM — PROPOSED FORCE MAIN
- W — PROPOSED WATER LINE
- ST — PROPOSED STORM DRAIN LINE
- PROPOSED FRENCH DRAIN/FOOTING DRAIN
- PROPOSED UNDERDRAIN
- DRAINAGE SWALE
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED FLUSHING VALVE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- DEEP TEST PIT
- ROOF DOWNSPOUT/INLINE DRAIN
- ROOF DOWNSPOUT/SPLASHBLOCK

UTILITY PLAN NOTES:

GENERAL CONSTRUCTION:

1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, TO (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
4. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
5. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
6. ALL GRAVITY SANITARY LATERALS SHALL BE SDR 21 PVC UNLESS OTHERWISE SPECIFIED.
7. ALL WATER PIPE SHALL BE CL52 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
8. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
9. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
10. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
12. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
14. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
15. WATER UTILITIES BEYOND THE METER PIT AND SEWER UTILITIES INCLUDING THE EXISTING 2–INCH FIBERGLASS FORCE MAIN SHALL BE PRIVATELY OWNED AND OPERATED BY THE PROPERTY OWNER.

EMERGENCY STANDBY GENERATOR:

1. A STANDBY EMERGENCY GENERATOR SHALL BE PROVIDED TO ENSURE CONTINUOUS OPERATION OF THE PUMP STATION DURING POWER FAILURE . THE EMERGENCY GENERATOR SHALL HAVE ADEQUATE CAPACITY TO ACCOMMODATE THE FULL ELECTRICAL LOAD OF THE PROPOSED PUMP STATIONS (4) WITH ALL PUMPS RUNNING (STAGGERED STARTS). THE CONTRACTOR SHALL VERIFY AND CONFIRM THE SIZE OF THE EMERGENCY GENERATOR WITH THE MANUFACTURER PRIOR TO SHOP DRAWING SUBMITTAL BASED ON THE SELECTED PUMPS AND STATION EQUIPMENT.
2. THE EMERGENCY GENERATOR SHALL BE 30 KW DIESEL ENGINE GENERATOR SET MODEL RD030 AS MANUFACTURED BY GENERAC OR APPROVED EQUAL. THE UNIT SHALL BE EQUIPPED WITH THE FOLLOWING APPURTENANCES AND ACCESSORIES:
   - RUN–OFF AUTO SWITCH
   - RUNNING TIME METER
   - CRITICAL GRADE EXHAUST SILENCER
   - AUTOMATIC TRANSFER SWITCH
   - AUTOMATIC BATTERY CHARGER
   - GENERATOR ALARM STATUS PANEL
   - OIL PRESSURE GAUGE
   - HIGH TEMPERATURE AND LOW OIL PRESSURE SHUTDOWN
   - 61 GALLON SUBBASE FUEL TANK
3. THE EMERGENCY GENERATOR SHALL BE INSTALLED ON A REINFORCED CONCRETE PAD OF SUFFICIENT DIMENSIONS WITHIN THE PROPOSED FENCE ENCLOSURE. GENERATOR SHALL BE SETBACK A DISTANCE FROM FENCE TO ALLOW REQUIRED MAINTENANCE ON IT IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

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EXP: EXP:

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

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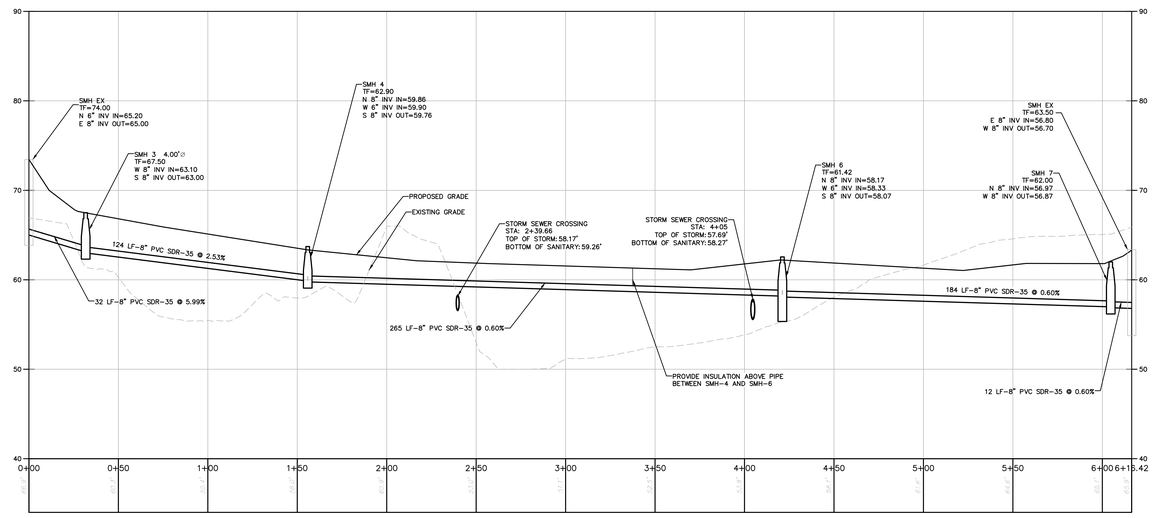
Chai Developers
147 Union Street
Poughkeepsie, New York 12601

248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

NO:	DATE:	DESCRIPTION:
3	09/30/26	REVISED PER CITY COMMENTS
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 PLAN
DRAWING NUMBER: C160

9/30/2026 10:24:49 AM
\\cabi\labs\Legacy\Chazen\Projects\81700\81799\81700.00 Civil Bulletins & Plots\DWG\01_C160_81700-00_UTIL.dwg



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

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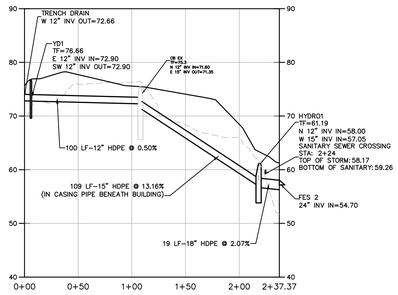
PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

UTILITY PROFILES

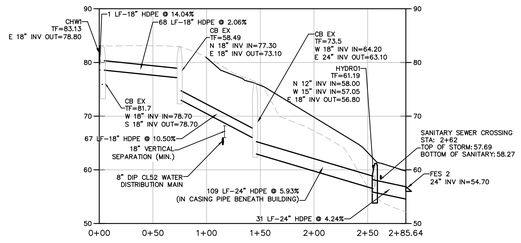
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C161

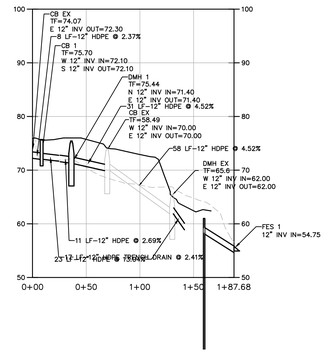
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1 **STORM PROFILE 1**
SCALE: SCALE-H=1"=50'
SCALE-V=1"=10'



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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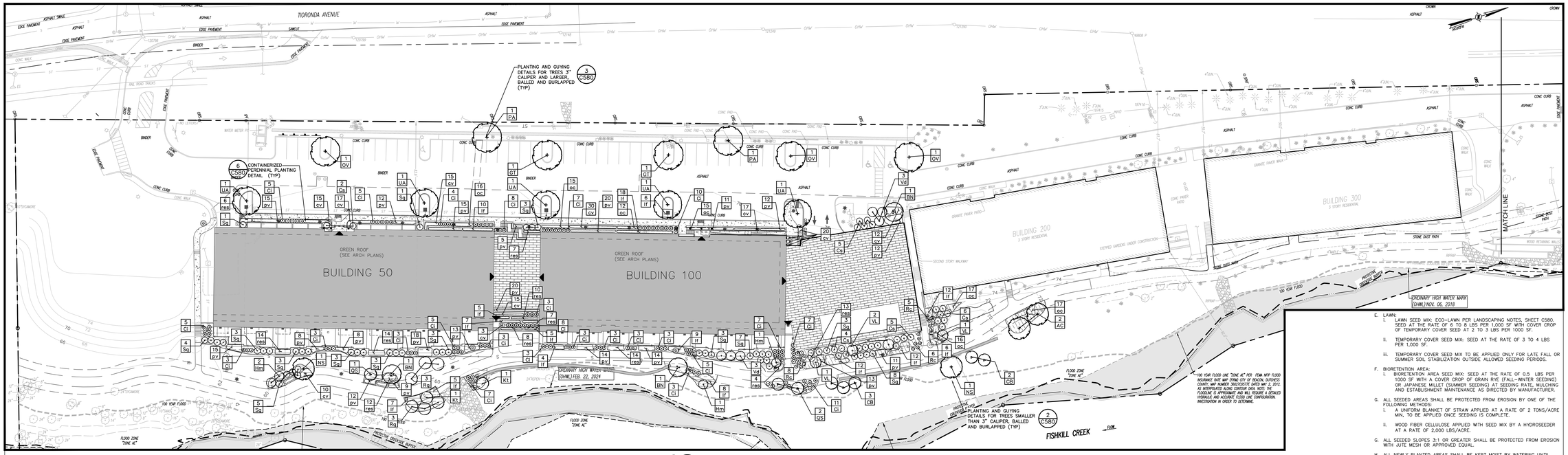
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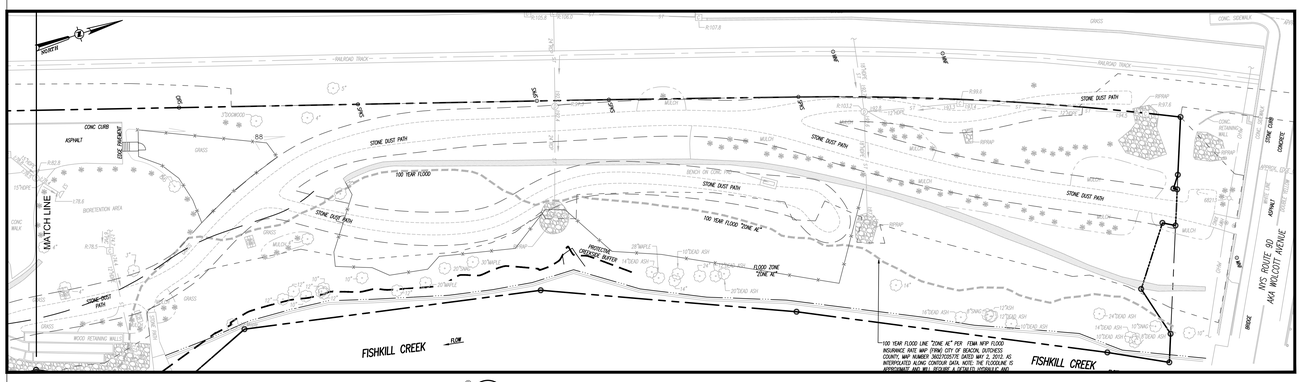
DRAWING NUMBER:

C162

9/30/2026 10:25:59 AM
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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
2	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	Tulptree	3" Cal.	B&B	As Shown	
0	JV	Juniperus virginiana	Eastern Red Cedar	5'–6'	B&B	As Shown	See note below Plant List
2	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							
127	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	
22	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	
4	Hm	Hamamelis virginiana	Witchhazel	5' – 6'	Cont.	As Shown	multi–stem form
2	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	
19	Rc	ROSA CAROLINIANA	CAROLINA ROSE	18"–24"	CONT.	As Shown	
50	Sg	SYMPHORICARPUS ALBUS	SNOWBERRY	24"–30"	CONT.	As Shown	
0	Va	Viburnum acerifolium	Mapleleaf Viburnum	24"–30"	Cont.	As Shown	
6	Vd	Viburnum dentatum	Doublefile Viburnum	30"–36"	Cont.	As Shown	
4	VL	VIBURNUM LENTAGO	NANNYBERRY VIBURNUM	5'–6' HT	CONT	As Shown	TREE FORM – SINGLE STEM
0	VP	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	5'–6' HT	CONT	As Shown	
0	Xv	Ilex verticillata 'Winter Red'	Winter Red Winterberry	18"–24"	Cont	As Shown	
PERENNIALS/ GRASSES							
144	cv	Carex Vulpinoidea	Fox Sedge		#1 Cont.	8" O.C.	
126	lf	PANICUM CLANDESTINUM	DEERTONGUE		#1 CONT	16–18" O.C.	
108	oc	Osmunda cinnamomea	Cinnamon Fern		#2 Cont.	2–3' O.C.	
257	pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass		#2 Cont.	2–3' O.C.	
109	res	Rudbeckia laciniata	Cutleaf Coneflower		#1 Cont	18" O.C.	
0	ss	Schizachyrium scoparium	Little Bluestem		#1 Cont	18" O.C.	

Juniperus virginiana: provide one variety – J.v. "Brodie, Canertil, or Hillspire

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
79.2 x PROPOSED SPOT GRADE
PROPOSED PERMEABLE ASPHALT PAVEMENT
25 PROPOSED PARKING COUNT
PROPOSED TREES
PROPOSED SHRUBS
PROPOSED HERBACEOUS PLANTS
MULCH BED
RIVERSTONE BED
4.3 CO PLANT QUANTITY / 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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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

9/30/2025 10:27:13 AM
\\cadd\dfs\Legacy\Chazen Projects\81700-81799\81753.00 CHAI Builders 9-248 TIORONDA\01_C180_81753-A0_LANDSC.dwg

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	4.1 fc	0.1 fc	41:1	5:1

LIGHTING LEGEND:

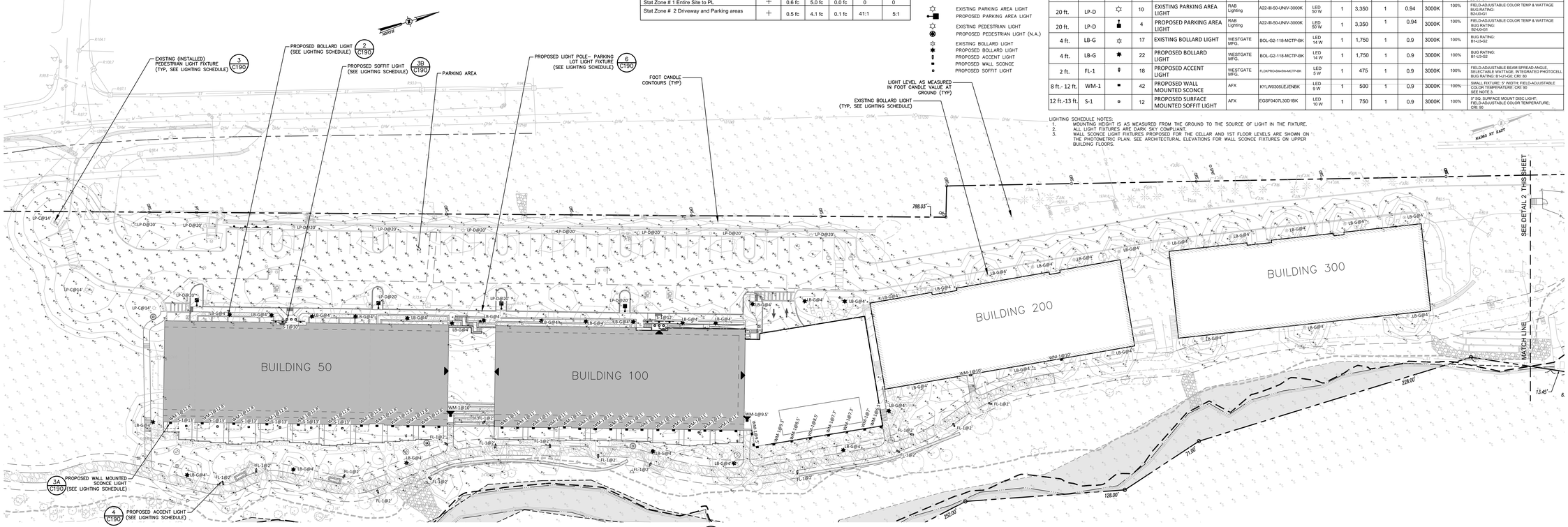
PROPOSED BUILDING

EXISTING PARKING AREA LIGHT
PROPOSED PARKING AREA LIGHT
EXISTING PEDESTRIAN LIGHT
PROPOSED PEDESTRIAN LIGHT (N.A.)
EXISTING BOLLARD LIGHT
PROPOSED BOLLARD LIGHT
PROPOSED ACCENT LIGHT
PROPOSED WALL SCONCE
PROPOSED SOFFIT LIGHT

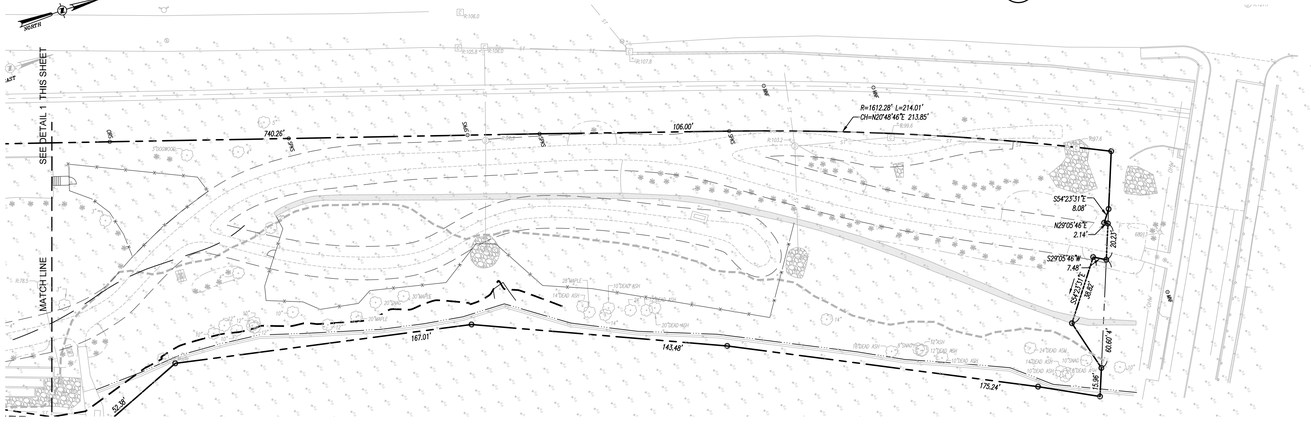
LIGHTING SCHEDULE:

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-U3-G1
20 ft.	LP-D	☼	10	EXISTING PARKING AREA LIGHT	RAB Lighting	A22-III-50-UNIV-3000K	LED 50 W	1	3,350	1	0.94	3000K	100%	FIELD-ADJUSTABLE COLOR TEMP & WATTAGE BUG RATING: B2-U3-G1
20 ft.	LP-D	▮	4	PROPOSED PARKING AREA LIGHT	RAB Lighting	A22-III-50-UNIV-3000K	LED 50 W	1	3,350	1	0.94	3000K	100%	FIELD-ADJUSTABLE COLOR TEMP & WATTAGE BUG RATING: B2-U3-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	✱	22	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
2 ft.	FL-1	▯	18	PROPOSED ACCENT LIGHT	WESTGATE MFG.	FLDXPRO-2IN4-5W-MCTP-BK	LED 5 W	1	475	1	0.9	3000K	100%	FIELD-ADJUSTABLE BEAM SPREAD ANGLE, SELECTABLE WATTAGE, INTEGRATED PHOTOCELL BUG RATING: B1-U1-G0; CRI: 80
8 ft.- 12 ft.	WM-1	▬	42	PROPOSED WALL MOUNTED SCONCE	AFX	KYLW0305LEJENBK	LED 9 W	1	500	1	0.9	3000K	100%	SMALL FIXTURE, 5" WIDTH; FIELD-ADJUSTABLE COLOR TEMPERATURE; CRI: 90 SEE NOTE 7
12 ft.-13 ft.	S-1	▫	12	PROPOSED SURFACE MOUNTED SOFFIT LIGHT	AFX	EGSF0407L30D1BK	LED 10 W	1	750	1	0.9	3000K	100%	7" SQ. SURFACE MOUNT DISC LIGHT; FIELD-ADJUSTABLE COLOR TEMPERATURE; CRI: 80

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.
3. WALL SCONCE LIGHT FIXTURES PROPOSED FOR THE CELLAR AND 1ST FLOOR LEVELS ARE SHOWN ON THE PHOTOMETRIC PLAN. SEE ARCHITECTURAL ELEVATIONS FOR WALL SCONCE FIXTURES ON UPPER BUILDING FLOORS.



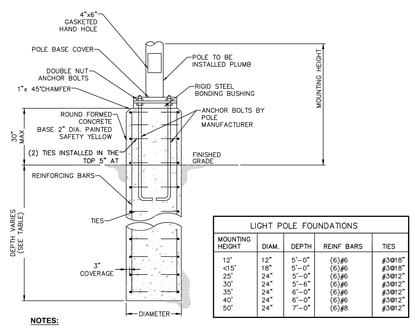
1 C190 **PHOTOMETRIC LIGHTING PLAN**
SCALE: 1"=30'



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

LIGHTING NOTES:

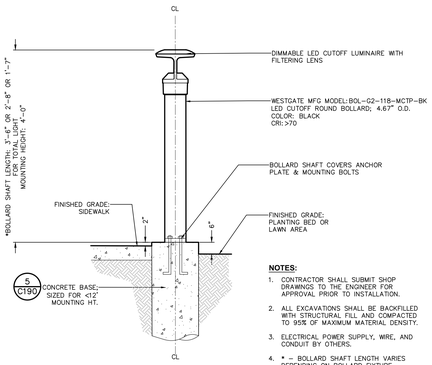
1. PROPOSED LIGHTING TO MATCH EXISTING INSTALLED LIGHTING, BY VARIOUS MANUFACTURERS. PROPOSED POLE OR SHAFT LENGTHS, AND MOUNTING HEIGHTS VARY, SEE LIGHTING CHART AND DETAILS.
2. GRID NUMBERS SHOWN REPRESENT FOOT CANDLE VALUES AT GROUND PLANE.
3. THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED 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.



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.



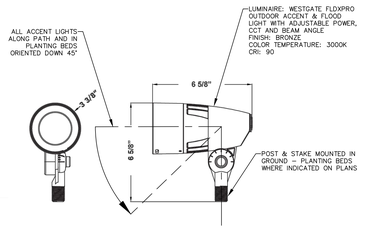
NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.
4. * — BOLLARD SHAFT LENGTH VARIES 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.



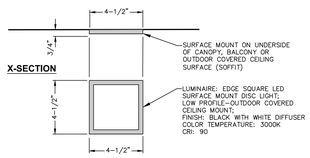
OBLIQUE IMAGE

NOTES:
1. MANUFACTURED BY WESTGATE LIGHTING.
2. PROVIDE MOUNTING POSTS AND STAKES BY SAME MANUFACTURER; FINISH TO MATCH FIXTURES.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
4. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.



ELEVATION - FACE SECTION - SIDE

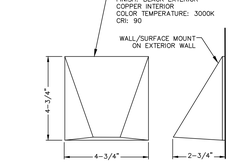
3A C190 **ACCENT LIGHT**
SCALE: N.T.S.



PLAN VIEW - FACE

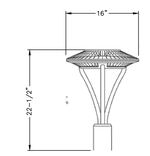
NOTES:
1. MANUFACTURED BY AFX LIGHTING.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.

3B C190 **SOFFIT LIGHT**
SCALE: N.T.S.

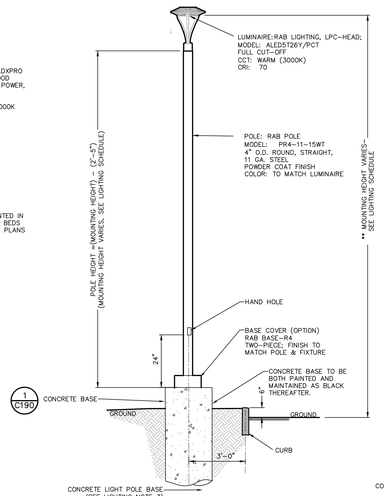


ELEVATION - FACE ELEVATION - SIDE

4 C190 **WALL MOUNTED SCONCE LIGHT**
SCALE: N.T.S.

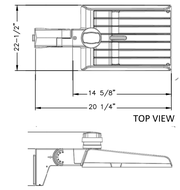


SIDE VIEW

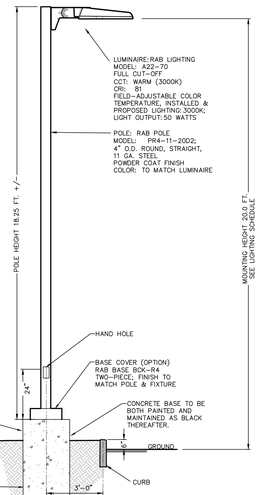


NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.
4. ALL PEDESTRIAN LIGHT FIXTURES INDICATED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

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



TOP VIEW



SIDE VIEW

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.

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

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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
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Poughkeepsie, New York 12601

248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

NO	DATE:	DESCRIPTION:
3	09/30/26	REVISED PER CITY COMMENTS
2	08/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS
Revisions		

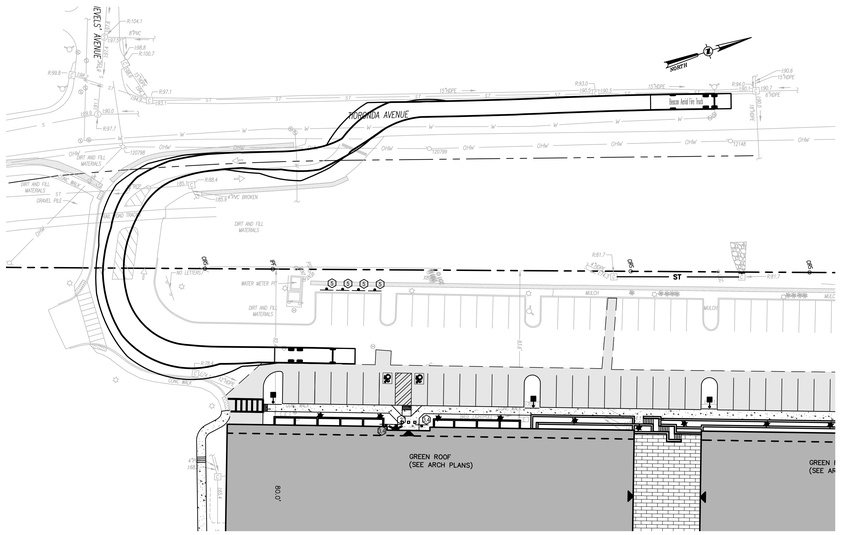
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DRAWN BY: DC
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

PHOTOMETRIC LIGHTING PLAN

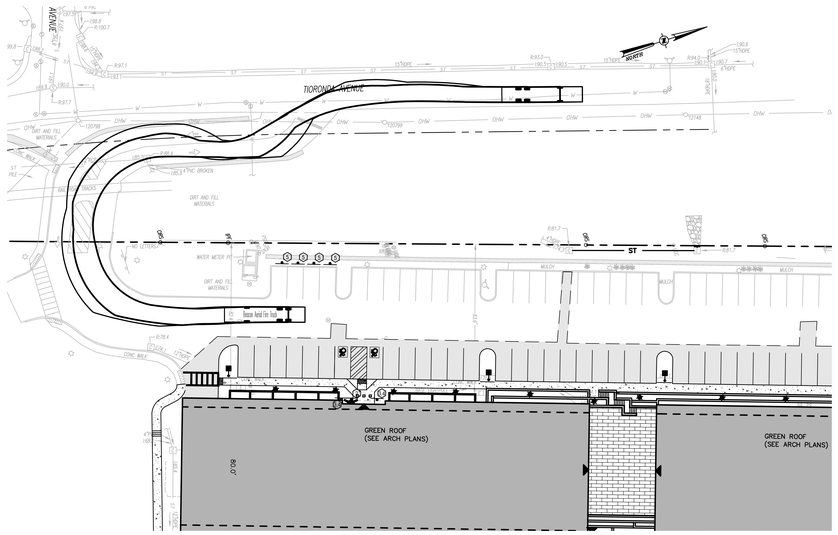
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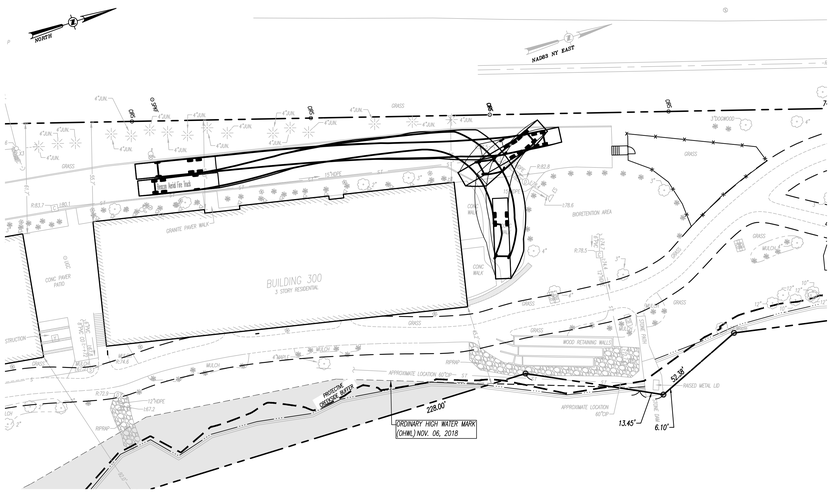
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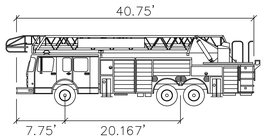
1 C200 **SITE ACCESS MANEUVERING PLAN - INGRESS**
SCALE: 1"=50'



2 C200 **SITE ACCESS MANEUVERING PLAN - EGRESS**
SCALE: 1"=30'



3 C200 **FIRETRUCK TURNAROUND AREA MANEUVERING PLAN**
SCALE: 1"=50'



BEACON FIRE TRUCK

	feet
Width	: 8.33
Track	: 8.41
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

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NOT FOR CONSTRUCTION
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:
3	09/30/26	REVISED PER CITY COMMENTS
2	09/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS

Revisions

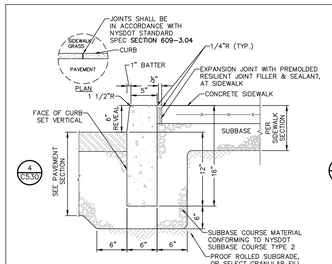
PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

VEHICLE MANEUVERING PLAN

DRAWING NUMBER:

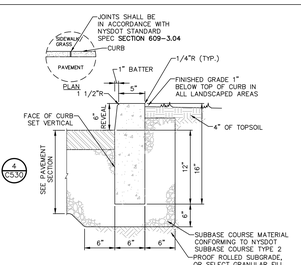
C200

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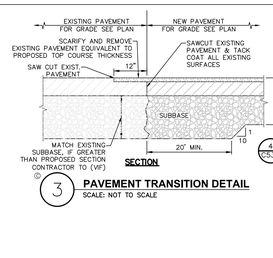
NOTES:
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION **SECTION 609.**
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH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

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

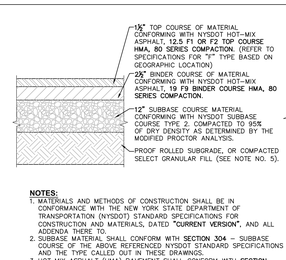


NOTES
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION **SECTION 609.**
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH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

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



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

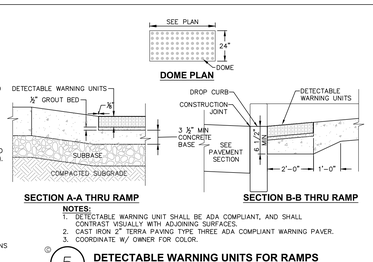


NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO.
2. SUBBASE MATERIAL SHALL CONFORM WITH **SECTION 304** – 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



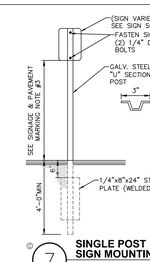
SECTION A-A THRU RAMP **SECTION B-B THRU RAMP**

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.

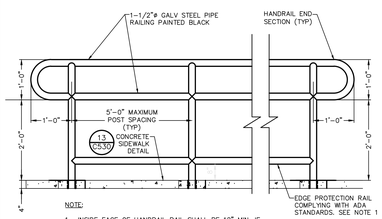
⑤ **DETECTABLE WARNING UNITS FOR RAMPS**
SCALE: NOT TO SCALE

SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS BCK GRND	COLORS LEGEND	MOUNTING
①		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	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

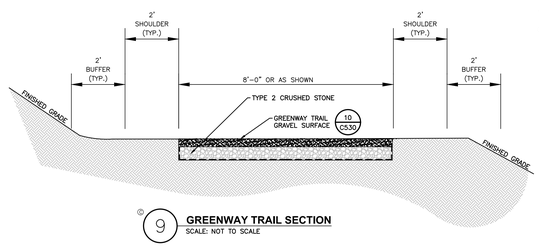


⑦ **SINGLE POST SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE

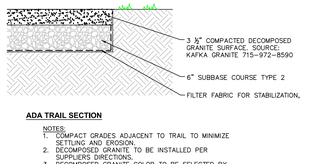


NOTE:
1. INSIDE FACE OF HANDRAIL RAIL SHALL BE 12" MIN. IF BOTTOM EDGE PROTECTION RAIL IS NOT PROVIDED.
2. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF RAMP.
3. RAMP CLEARANCE WIDTH BETWEEN LEADING EDGE OF HANDRAILS SHALL BE 36" MIN.

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



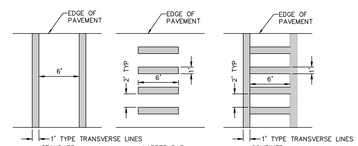
⑨ **GREENWAY TRAIL SECTION**
SCALE: NOT TO SCALE



ADA TRAIL SECTION

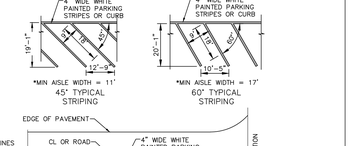
NOTES:
1. COMPACT GRADES ADJACENT TO TRAIL TO MINIMIZE SETTLING AND EROSION.
2. DECOMPOSED GRANITE TO BE INSTALLED PER SUPPLIERS DIRECTIONS.
3. DECOMPOSED GRANITE COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT.
4. REFER TO DETAIL 23/C530 FOR HAND RAIL.
5. TRAIL SURFACE SHOULD BE ADA-COMPLIANT.

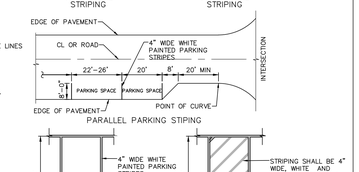
⑩ **ADA TRAIL SURFACE**
SCALE: NOT TO SCALE

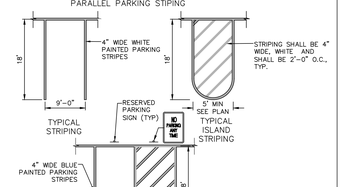


NOTES:
1. ALL CROSS WALK STRIPING SHALL BE WHITE
2. TYPE S CROSS WALK SHALL BE USED IN LOW TRAFFIC VOLUME STREET CROSSINGS.
3. TYPE L CROSS WALK SHALL BE USED IN MEDIUM TRAFFIC VOLUME STREET CROSSINGS.
4. TYPE LS CROSS WALK SHALL BE USED IN HIGH TRAFFIC VOLUME STREET CROSSINGS.

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

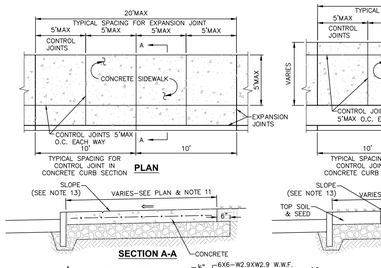


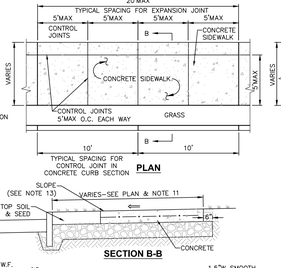


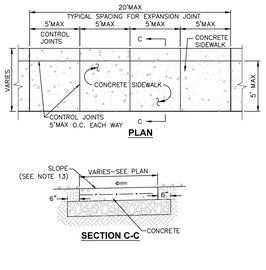


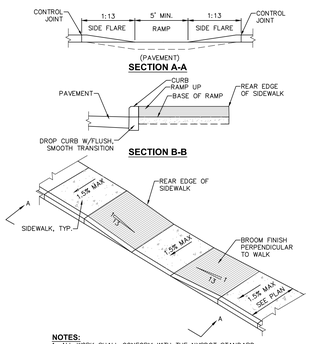
NOTES:
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.
3. SLOPE OF PAVEMENT SURFACE IN ACCESSIBLE PARKING AREA SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
4. SEE PLAN FOR ACTUAL LOCATION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

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







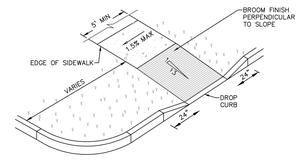


NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO; SPECIFICALLY **SECTION 608**– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY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

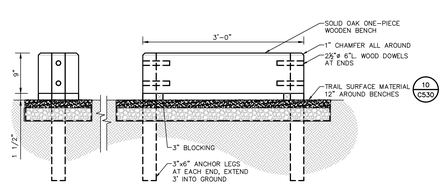
NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO; SPECIFICALLY **SECTION 608**– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY 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

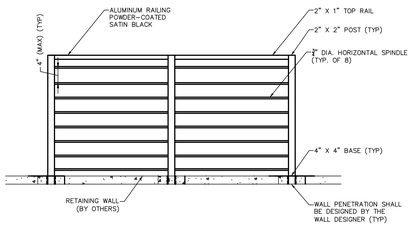


NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO; SPECIFICALLY **SECTION 608**– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY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

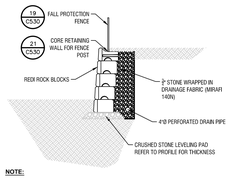
⑮ **PEDESTRIAN RAMP SECTION - DROP CURB**
SCALE: NOT TO SCALE



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

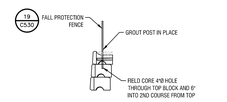


⑲ **FALL PROTECTION FENCING DETAIL**
SCALE: NOT TO SCALE



NOTE:
1. ALL WALLS EXCEEDING 4–FEET IN HEIGHT SHALL BE DESIGNED BY A NYS–LICENSED PROFESSIONAL ENGINEER AND SHALL BE SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.

⑳ **GRAVITY RETAINING WALL DETAIL**
SCALE: NOT TO SCALE



㉑ **FENCE POST CORING DETAIL**
SCALE: NOT TO SCALE

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

TOOLED EDGE

EXPANSION JOINT

CONSTRUCTION JOINT

CONTROL JOINT

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 MARKINGS – 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.**

LaBella
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21 Fourth 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
3	09/30/26	REVISED PER CITY COMMENTS
2	08/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS
Revisions		

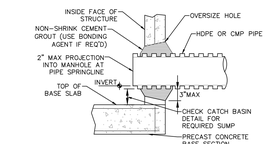
PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

SITE DETAILS

DRAWING NUMBER:

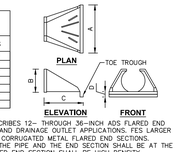
C530

9/30/2026 10:30:19 AM
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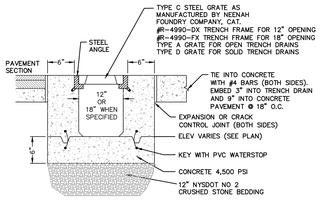
PIPE CONNECTION TO DRAINAGE STRUCTURE- CMP OR HDPE CEMENT GROUT SEAL JOINT
SCALE: NOT TO SCALE

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"



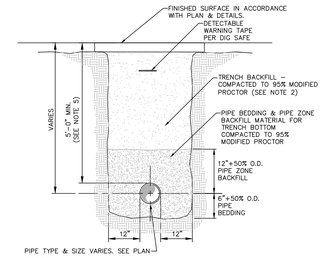
NOTES:
1. SCOPE: THIS SPECIFICATION DESCRIBES 12" THROUGH 36" INCH ADS FLARED END SECTIONS FOR USE IN CULVERT AND DRAINAGE OUTLET APPLICATIONS. FES LARGER THAN 36" SHALL USE CIRCULAR CORRUGATED METAL FLARED END SECTIONS.
2. REQUIREMENTS: THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME 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.

TYPICAL END SECTION - HDPE
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.

TRENCH DRAIN DETAIL
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%

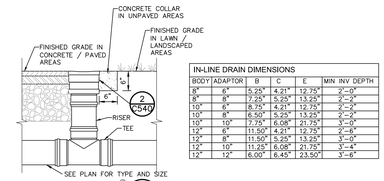
2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND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

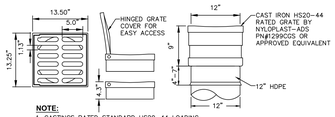
3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'-0" MIN COVER SHALL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

PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



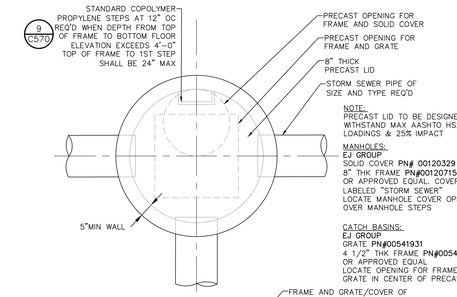
IN-LINE DRAIN DIMENSIONS					
BODY	ADAPTOR	B	C	E	MIN. INV. DEPTH
6"	6"	5.25"	4.21"	12.75"	2'-0"
8"	8"	7.25"	5.25"	13.25"	2'-0"
10"	6"	8.75"	4.21"	12.75"	2'-0"
10"	8"	6.50"	5.25"	13.25"	2'-0"
10"	10"	7.75"	6.08"	21.75"	3'-0"
12"	6"	11.50"	4.21"	12.75"	2'-0"
12"	8"	11.50"	5.25"	13.25"	3'-0"
12"	10"	11.25"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

IN-LINE DRAIN
SCALE: NOT TO SCALE



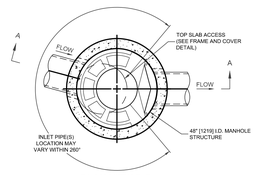
NOTE:
1. CASTINGS RATED STANDARD HS20-44 LOADING
2. MATERIAL SHALL CONFORM TO ASTM A48-CLASS 30B
3. PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT
4. IN-LINE DRAIN BY NYLOPLAST OR APPROVED EQUIVALENT
5. DRAIN AREA = 62.7 SQ. INCH

12" IN-LINE DRAIN & GRATE
SCALE: NOT TO SCALE

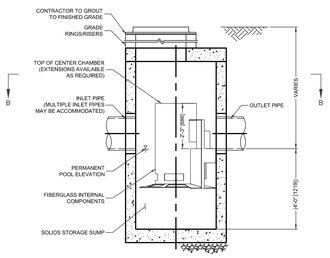


NOTES:
1. CATCH BASIN SHALL BE PRECAST CONCRETE, DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN LID CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. CATCH BASINS 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

PRECAST CONCRETE CATCH BASIN/MANHOLE DETAIL
SCALE: NOT TO SCALE



PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE separator™

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



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

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.
5. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
7. 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 Fax 513-645-7993 www.ContechES.com

CONTECH HYDRODYNAMIC SEPARATOR CS-4
SCALE: NOT TO SCALE

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
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248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

Revisions		
NO.	DATE:	DESCRIPTION:
3	09/30/26	REVISED PER CITY COMMENTS
2	08/25/26	REVISED PER CITY COMMENTS
1	07/28/26	REVISED PER CITY COMMENTS

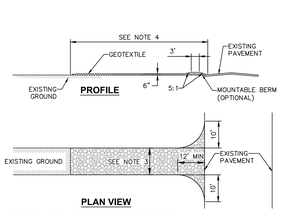
PROJECT NUMBER: 2260816
DRAWN BY: GMZ
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
DATE: 06/30/26
DRAWING NAME:

STORM SEWER DETAILS

DRAWING NUMBER:

C540

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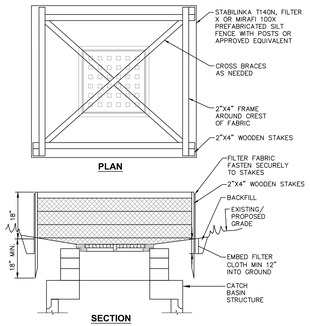


PLAN VIEW

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.

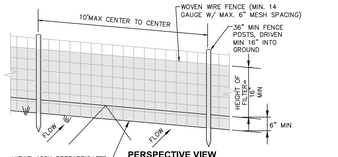
① STABILIZED CONSTRUCTION ENTRANCE DETAIL
SCALE: NOT TO SCALE

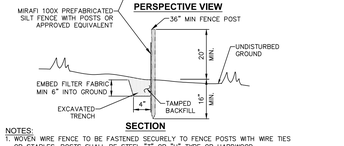


NOTES:

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



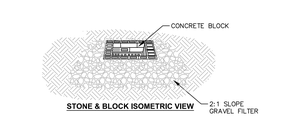


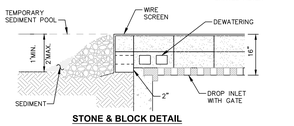
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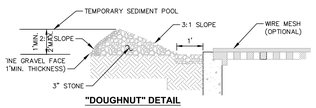
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "L" TYPE OR HARDWOOD.
2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
3. WHEN 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



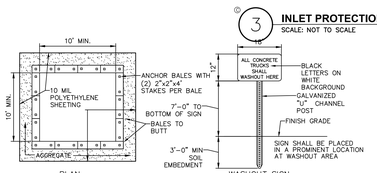


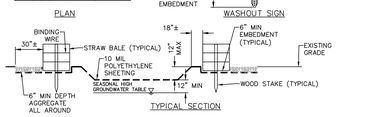


CONSTRUCTION SPECIFICATIONS:

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



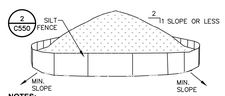


NOTES:

1. 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.

③ INLET PROTECTION DETAIL
SCALE: NOT TO SCALE

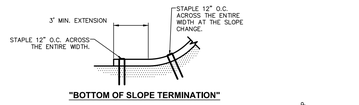
④ CONCRETE WASHOUT AREA DETAIL
SCALE: NOT TO SCALE

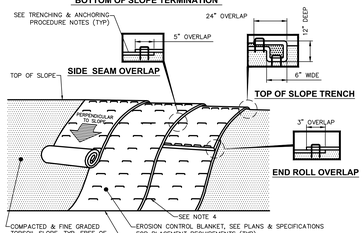


NOTES:

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.

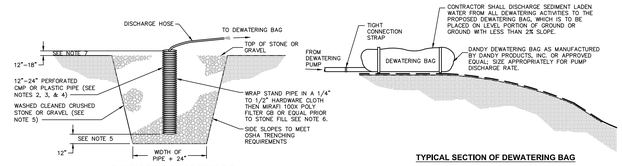
TRENCHING & ANCHORING PROCEDURE NOTES:

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



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

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 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 ANY AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED DAILY AND ARE 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.

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, SODDING, 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 REPAIR AND RESEED WHERE CRACKS 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.

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.

TOPSOIL SPECIFICATIONS:

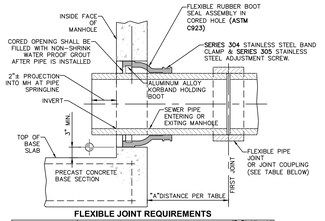
1. EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.

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.

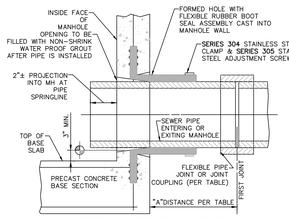


FLEXIBLE JOINT REQUIREMENTS

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.

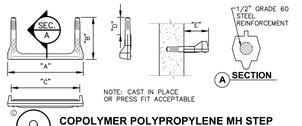
② **PIPE CONNECTION TO MANHOLE- FLEXIBLE RUBBER BOOT CAST INTO MANHOLE WALL**
SCALE: NOT TO SCALE

ACCEPTABLE MANHOLE STEPS

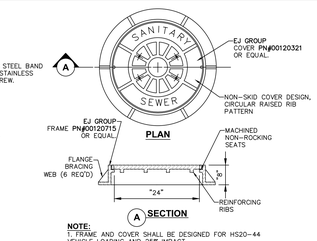
MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBED-MENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	PS2-PFS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

* OR EQUIVALENT

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS

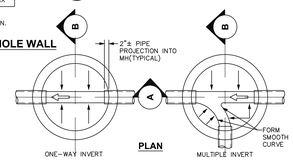


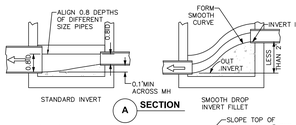
⑨ **COPOLYMER POLYPROPYLENE MH STEP**
SCALE: NOT TO SCALE

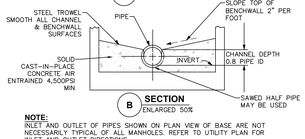


NOTE:
1. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICLE LOADING AND 25% IMPACT.

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

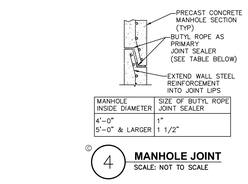






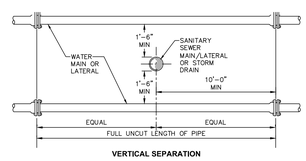
NOTE:
INLET AND OUTLET OF PIPES SHOWN ON PLAN VIEW OF BASE ARE NOT NECESSARILY TYPICAL OF ALL MANHOLES. REFER TO UTILITY PLAN FOR INLET AND OUTLET DIRECTIONS.

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



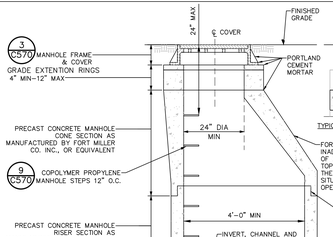
MANHOLE INSIDE DIAMETER	SIZE OF BUTYL ROPE JOINT SEALER
4'-0" 5'-0" & LARGER	1" 1 1/2"

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



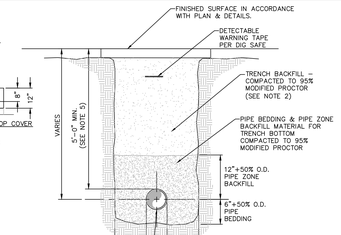
NOTES: USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE

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 WITH 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.

WATER MAIN DISINFECTION NOTES

1. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER A.W.W.A. SECTION C651.
2. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT AND THE PROJECT ENGINEER 48 HOURS PRIOR TO DISINFECTING THE SERVICE LINES.
3. DISINFECTED WATER MUST REMAIN IN THE MAINS FOR A MINIMUM OF 24 HOURS BEFORE BEING THOROUGHLY FLUSHED OUT.
4. WATER SERVICE LINES SHALL BE DISINFECTED AS PER AWWA SECTION C651 WHERE:
   A. CHLORINE CONCENTRATION IN WATER LINES SHALL BE NO LESS THAN 50 MG/L AT START OF 24-HOUR TEST.
   B. CHLORINE RESIDUAL SHALL BE NO LESS THAN 10 MG/L AT END OF TEST.
5. PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, A TOTAL OF TWO (2) SETS OF MICRO BIOLOGICAL SAMPLES SHALL BE COLLECTED. EACH SET SHALL BE FROM BOTH ENDS AND THE MIDDLE OF THE NEW DISTRIBUTION SYSTEM. SAMPLING OF SETS SHALL BE 24 HOURS APART. ALL LINES SHALL NOT BE USED UNTIL ALL MICRO BIOLOGICAL SAMPLES ARE ACCEPTED BY THE DUTCHESS COUNTY HEALTH DEPARTMENT. RESULTS OF ALL MICRO BIOLOGICAL TESTING SHALL BE SUBMITTED TO THE DUTCHESS COUNTY HEALTH DEPARTMENT ALONG WITH ENGINEERS CERTIFICATE OF COMPLETION.

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.

WATER MAIN PRESSURE TESTING NOTES

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT, THE CITY ENGINEER AND THE PROJECT ENGINEER 48 HOURS PRIOR TO TESTING THE SERVICE LINES.
2. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL PIPE TAPS REQUIRED FOR TESTING AS SPECIFIED.
3. ALL NEW WATER MAIN INSTALLATIONS SHALL BE HYDROSTATICALLY TESTED PER A.W.W.A. STANDARD C600 (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 REFERENCED A.W.W.A. SPECIFICATION.

ALLOWABLE LEAKAGE FOR WATER MAIN $L = \frac{SD\sqrt{P}}{148,000}$

WHERE:
L = ALLOWABLE LEAKAGE, (GPH)
S = LENGTH OF PIPE TESTED (FEET)
D = NOMINAL DIAMETER (INCHES)
P = AVERAGE TEST PRESSURE (150 PSI)

4. PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, RESULTS OF ALL LEAKAGE TESTING SHALL BE SUBMITTED TO THE DUTCHESS COUNTY HEALTH DEPARTMENT ALONG WITH ENGINEERS CERTIFICATE OF COMPLETION.

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 USED UNDER SECTION 5-1.22(D) OF PART 5 OF THE NEW YORK STATE 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,V
   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:

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)

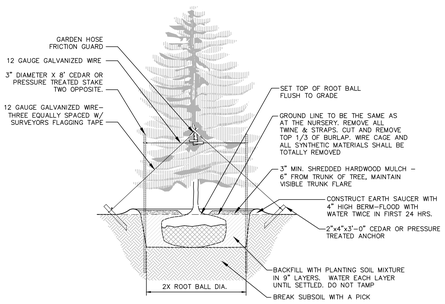
NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE

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.

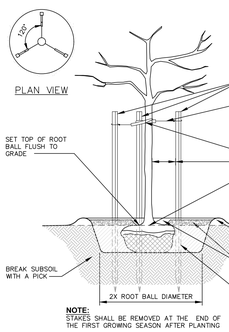
SANITARY SEWER NOTES

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



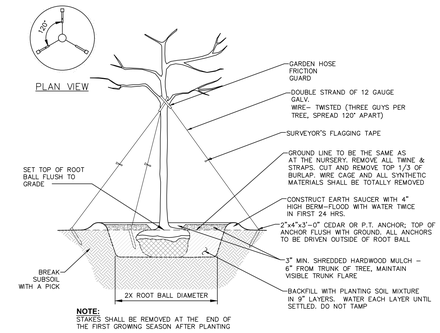
NOTES:
1. SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

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

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE 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 DEBRIS ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
   A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON–AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
   C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE; WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK 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 DISTURBANCE 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 DELETERIOUS MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
      b. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IS 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

      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 SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%.
      c. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER 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 MATERIAL 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*:

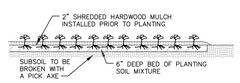
AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	% GERMINATION
20%	SR5250 CREEPING RED FESCUE	95%	80%
20%	SR5150 CHEWINGS FESCUE	95%	80%
20%	SHORELINE SLENDER CREEPING RED FESCUE	95%	85%
20%	QUATRO SHEEP FESCUE	95%	85%
20%	SR3210 BLUE FESCUE	95%	80%
100%			

      *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%

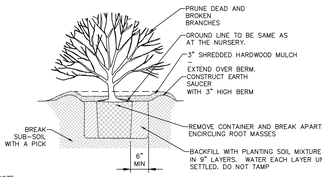
      iii. BIORETENTION AREA SEED MIX: NATIVE DETENTION AREA MIX, ERN–MX–183 AS MANUFACTURED BY ERNST SEEDS, MEADVILLE, PA OR APPROVED EQUAL.
   C. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10–MESH SIEVE AND AT LEAST 50% PASSES A 100–MESH SIEVE.
   D. FERTILIZER;
      i. FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHORUS, 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.



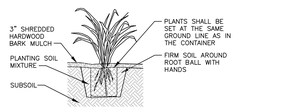
NOTE:
GROUND COVERS SHOULD BE POT OR CONTAINER GROWN.

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.

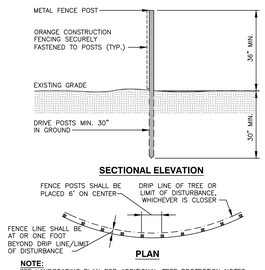
⑤ **SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS**
SCALE: NOT TO SCALE



SECTIONAL ELEVATION

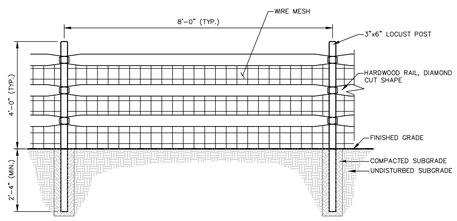
NOTES:
1. SPADED PLANTING SOIL MIX (4"–6" DEPTH), ADD FERTILIZER WHEN MIXING. DO NOT COMPACT AFTER PLANTING.
2. WATER THOROUGHLY AFTER PLANTING.
3. PROVIDE WELL DRAINING SUBSOIL WHEN SOIL IS HEAVY OR COMPACTED.
4. PLANTS SHALL BE REMOVED FROM ALL CONTAINERS WHEN PLANTED, UNLESS OTHERWISE STATED IN THE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

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



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

LaBella
Powered by partnership.
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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:
3	09/30/26	REVISED PER CITY COMMENTS
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

9/30/2026 10:33:16 AM
\\cdsrv\Land Projects\Chazen Projects\21700s\21799\21750.00 Chai Builders B-2 RB\CWD\01_CS80_21750.00_LAND.dwg

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

October 8, 2026

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

RE: 248 Tioronda Ave.
Tax No. 6054-45-012574
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed amended site plan for the 248 Tioronda Avenue project:

- Correspondence dated September 29, 2026, from CHAI Developers.
- Correspondence dated September 30, 2026, from LaBella Associates.
- Nine project renderings from different vantage points, dated September 28, 2026, as prepared by ab architekten.
- 23 sheet 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 September 28, 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 September 30, 2026, as prepared by LaBella Associates.

The applicant received a waiver from the Beacon City Council waiving the requirement to provide for the required commercial space as previously approved. The applicant is now proposing to construct Building 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 mentioned above, we offer the following comments:

<u>General Comments:</u>

1. The applicant has further revised the project renderings and architectural drawings for the project, which the Planning Board should discuss further.

2. The applicant should provide a status update as to the review of the project by the Dutchess County Department of Health.

3. As sewer flows generated by the site will double from what was previously approved and based upon discussions with the Water & Sewer Superintendent, it is recommended that a downstream sewer analysis be conducted to show that the sewer conveyance system downstream of the project site has the capacity for the proposed additional sewer flows or if there are any impacts that may have to be mitigated.

4. There appears to be only a singular entrance into the pool deck area through Building 100. Applicant should consider providing secondary access from the walk between the pool deck and Building 200.

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

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

THIRD AMENDED SITE PLAN APPROVAL FOR
248 TIORONDA AVENUE

Parcel No. 6054-45-012574

WHEREAS, the City Council received an application from Beacon 248 Holdings LLC (the "Applicant") to amend its previously granted Concept Plan in connection with a waiver granted by the City Council on December 15, 2025 by Resolution No. 117 of 2025 which provided that the Applicant is not required to construct previously approved "Building 100" as a commercial building, provided that 136 dwelling units are instead constructed, including 27 below-market-rate dwelling units pursuant to Section 223-41.10 of the City of Beacon Zoning Code ("Zoning Code"), on property in the Fishkill Creek Development (FCD) Zoning District (the "Amended Project"); and

WHEREAS, the Amended Project includes the construction of Building 50 (previously designated Building 100A) at 71,833 square feet with 83 dwelling units and Building 100 (previously designated Building 100B) at 66,853 square feet with 53 dwelling units and 64 garage parking spaces, and also includes an amenities plaza with pool, revisions to the Greenway Trail to include the island in Fishkill Creek and remove steps to increase ADA accessibility, construction of a publicly accessible dog run, and development of a publicly accessible pollinator and community garden; and

WHEREAS, the subject property consists of 9.18 acres and is located at the intersection of Wolcott Avenue and Tioronda Avenue and designated on the City tax maps as **Parcel No. 6054-45-012574** in the Fishkill Creek Development District and Coastal Management Zone (the "LWRP area") (the "Site" or "Property"); and

WHEREAS, the Amended Project requires Amended Concept Plan approval from the City Council and a Third Amended Site Plan approval from the Planning Board pursuant to the Beacon City Code § 223-41.G(5); and

WHEREAS, the Property is in the Coastal Management Zone as defined by the City's LWRP and the Proposed Action includes a request for an LWRP Consistency Determination; and

WHEREAS, by way of background, on August 4, 2014, the City Council issued Concept Plan and Special Permit Approvals for the redevelopment of the Site for a 100-unit multifamily residential development; and

WHEREAS, on January 13, 2015, the Planning Board granted approvals for Subdivision (lot consolidation) and Site Plan for 100 residential units located in four residential buildings, a 1,200 SF clubhouse, and a swimming pool; and

WHEREAS, thereafter, the City Council amended the dimensional regulations for all development involving a total lot area of more than three acres within an R1, RD, or FCD zoning district, to require that the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment slopes of 25% or more as defined in Section 223-63 of the Zoning Code; and

WHEREAS, in 2017, the City Council again amended the Zoning Code to, among other changes, require that for projects in the FCD a minimum of 25% of the total development's floor area must consist of nonresidential uses other than dwelling units or artist live/work spaces, which must be constructed before or concurrently with the residential development of the site; and

WHEREAS, due to the changes to the City's Zoning Code, the Applicant was required to seek amended approvals; and

WHEREAS, on June 11, 2019 the Planning Board adopted a SEQRA Negative Declaration and a Local Waterfront Revitalization Program ("LWRP") Consistency Determination, on November 18, 2019 the City Council adopted an FCD Concept Plan Approval, and on April 14, 2020 the Planning Board adopted Subdivision[1] (lot consolidation) and Site Plan approval for the construction of two multifamily buildings (Buildings 200 and 300) with a total of 64 dwelling units (6 of which were designated as below-market-rate units per Zoning Code Section 223-41.10) and a separate office building with 25,400 square feet (Building 100), along with a Greenway Trail on the Site; and

WHEREAS, on September 14, 2021 the Planning Board adopted an Amended SEQRA Negative Declaration, reaffirmed its June 11, 2019 LWRP Consistency Determination, and thereafter on November 9, 2021 the Planning Board approved an Amended Site Plan which was sought by the Applicant to eliminate an emergency access ramp to Wolcott Avenue and replace it with an emergency turn around north of Building 300, relocate the proposed Greenway Trail from the Wolcott Avenue ramp to the MTA right-of-way, relocate parking spaces and a stormwater retention basin, and modify Building 100 to reduce the height to two stories and expand the footprint; and

[1] The "Beacon 248 Holdings LLC Final Lot Consolidation Plat," dated February 22, 2020, last revised September 2, 2020, was filed in the Dutchess County Clerk's Office on March 23, 2021 as Map No. 10970A.

WHEREAS, on May 14, 2024 the Planning Board adopted a Second Amended SEQRA Negative Declaration, again reaffirmed its June 11, 2019 LWRP Consistency Determination, and approved a Second Amended Site Plan which was sought by the Applicant to revise the location of the Greenway Trail, revise the approved Erosion and Sediment Control Plan and Landscape Plan, add low-height lighted bollards along the front of each building, revise the site plan in relation to refuse pick-up, add 10 EV charging stations and revise the sewer collection system; and

WHEREAS, the Applicant now seeks an Amended Concept Plan and Third Amended Site Plan to replace Building 100 with two buildings consisting of a total of 136 dwelling units, of which 27 units will be below-market rate; and

WHEREAS, on February 2, 2026 the City Council referred the Amended Concept Plan to the City of Beacon Planning Board for report and recommendation, requested that the Planning Board continue to serve as Lead Agency for environmental review pursuant to SEQRA, and evaluate the Project for consistency with the City's LWRP policies; and

WHEREAS, on referral from the City Council, the Planning Board reviewed the application materials at its meetings on February 10, 2026, March 10, 2026, April 14, 2026 and May 12, 2026; and

WHEREAS, the Amended Project is an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA) and on May 12, 2026 after taking a "hard look" at the EAF and all of the associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration, finding the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, pursuant to Section 220-6 of the City Code, on May 12, 2026 the Planning Board readopted and reaffirmed its June 11, 2019 LWRP Consistency Determination, as reaffirmed on November 9, 2021 and May 14, 2024, as set forth therein and found that the Amended Project continues to be consistent with the relevant polices of the LWRP for the reasons set forth in the June 11, 2019 LWRP Consistency Determination; and

WHEREAS, on May 18, 2026 the Beacon City Council approved an Amended Concept Plan; and

WHEREAS, the application for the Third Amended Site Plan consists of consists of application forms, correspondence, professional studies and reports, plans and drawings, and the Full Environmental Assessment Form ("FEAF"); and

WHEREAS, the Amended Project is shown on a Third Amended Site Plan set titled "Amended Site Plan 248 Tioronda Ave, Beacon NY," last revised September 30, 2026, prepared by LaBella Associates, D.P.C.:

Sheet	Title
1	*Title Sheet (G001);*
2	*Map of Existing Conditions (SV1);*
3	*Demolition Plan (C120);*
4	*Site Plan (C130);*
5	*Grading Plan (C140);*
6	*Erosion & Sediment Control Plan (C150);*
7	*Utility Plan (C160);*
8	*Utility Profiles (C161);*
9	*Utility Profiles (C162)*;
10	*Landscape Plan (C180);*
11	*Photometric Lighting Plan (C190);*
12	*Vehicle Maneuvering Plan (C200);*
13	*Site Details (C530);*
14	*Storm Sewer Details (C540);*
15	*Erosion & Sediment Control Details & Notes (C550);*
16	*Sanitary Sewer & Water Details & Notes (C570);*
17	*Landscape Details & Notes (C580)*; and

WHEREAS, the Amended Project is further shown on a 23-sheet set of 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, prepared by ab architekten, last revised September 28, 2026; and

WHEREAS, the Planning Board reviewed the Project at its meetings on February 10, 2026, March 10, 2026, April 14, 2026, May 12, 2026, July 14, 2026, August 11, 2026, September 9, 2026 and October 11, 2026; and

WHEREAS, on August 11, 2026, the Planning Board opened a duly noticed public hearing on the application, at which time all those interested were given an opportunity to be heard, and the public hearing was closed on September 9, 2026; and

WHEREAS, the Planning Board has reviewed the proposed Third Amended Site Plan in accordance with City of Beacon Code §223-16.B concerning impacts to Very Steep Slopes; and

WHEREAS, the Planning Board has reviewed the Third Amended Site Plan against the relevant conditions and standards set forth in the City of Beacon Code §§ 223-41.13.G and 223-41.13.I and finds that the proposed Third Amended Site Plan complies with the relevant sections of the City Code; and

WHEREAS, the Planning Board is fully familiar with the Proposed Action and has reviewed the Project relative to all appliable provisions of the Beacon City Code.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board has reviewed the proposed Third Amended Site Plan in accordance with City of Beacon Code §223-16.B concerning impacts to Very Steep Slopes and finds that there is no other suitable alternative to the disturbance of very steep slopes resulting from grading that is necessary for the Greenway Trail, the proposed disturbance is the minimum necessary, all feasible construction standards and precautions will be taken to minimize impacts, and the purpose and intent of Section 223-16.B is satisfied to the maximum degree feasible.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Third Amended Site Plan Approval as described herein and as set forth and detailed on the plans prepared by LaBella Associates, D.P.C., last revised September 30, 2026, upon the following conditions:

A. The following conditions shall be fulfilled prior to the signing of the Third Amended Site Plan by the Chairman of the Planning Board:

1. All application review fees shall be paid in full.

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Engineer's letter to the Planning Board dated October 8, 2026, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The Applicant shall prepare and submit to the City Attorney for review as to form an Amended Greenway Trail Easement which reflects the revised location for the Greenway Trail, as well as any additional changes necessitated by the Third Amended Site Plan. After the Amended Greenway Trail Easement is accepted by the City Attorney as to form, the document is subject to acceptance by the City Council. If and when accepted by the City Council, the document shall be recorded by the Applicant in the Dutchess County Clerk's Office and a copy of the recorded documents shall be submitted by the Applicant to the City Clerk and Building Department for filing.

When the conditions above have been satisfied, three (3) sets of the above referenced plans, as may be revised per the conditions set forth above, shall be submitted for endorsement by the Chairperson of the Planning Board. One set of the endorsed plans will be returned to the Applicant, and one set each will be forwarded to the Building Inspector and City Engineer.

B. Prior to the issuance of a Building permit, the following conditions shall be fulfilled:

1. The Applicant shall file a performance guaranty with the City of Beacon to guarantee the satisfactory construction, installation and completion of any required improvements within the City's right-of-way 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 with the City of Beacon for the inspection of all improvements and work to occur within the City's right of way 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 pursuant to City Code 190-13.

4. Construction drawings submitted for the issuance of a building permit shall conform to the approved Third Amended Site Plan, including the approved architectural elevations and renderings.

C. The following are general conditions which shall be fulfilled:

1. All conditions and/or requirements of approval in previous approvals granted by the Planning Board, the City Council, other City Land Use Boards, and City Departments are hereby reaffirmed and shall remain in full force and effect and are otherwise deemed to be inserted as conditions/requirements of this Resolution as if fully stated herein.

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 in their sole discretion during construction.

3. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's FEAF and related application documents, including the SEQRA Negative Declaration, SEQRA Amended Negative Declaration, SEQRA Second Amended Negative Declaration and SEQRA Third Amended Negative Declaration. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this resolution may be inconsistent with the FEAF, the terms of this resolution shall be controlling.

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

5. As used herein, the term "Applicant" shall include the Applicant and the Applicant's heirs, successors and assigns, and where applicable its contractors and employees.

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

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

8. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer.

9. Pursuant to the City of Beacon Code § 223-25.J, the Amended Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building Department within one year of the adoption date of this Resolution, provided however, that the Planning Board may extend such time period from time to time for good cause shown upon written request from the Applicant.

Resolution Adopted: October 14, 2026
Beacon, New York

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

Motion by _____, seconded by _____:

Kevin Byrne	Voting ____	Leonard Warner	Voting ____
David Jensen	Voting ____	J. Randall Williams	Voting ____
Karen Quiana	Voting ____	John Gunn, Chairman	Voting ____
James Vermeulen	Voting ____		

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
10/14/2026

Title:

Consider request for one (1) 90-day extension of Subdivision Approval, 30-90 Mason Circle, Mixed-Use Commercial and Residential, submitted by Beacon Lofts Member, LLC.

ATTACHMENTS

Beacon Lofts PB 10.14.26 Subdivision Extension Request.pdf

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

September 30, 2026

Hon. John Gunn, Chairman and Members of the Planning Board
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re: 2026 Beacon Lofts Proposed Subdivision
Beacon Lofts Member, LLC - Applicant
30-90 Mason Circle (LI and HDLO Overlay districts)
Tax Parcel: 6055-04-590165, ±8.072 ac.
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

We are writing on behalf of the Applicant, Beacon Lofts Member, LLC, the owner of the above referenced Property, to request a ninety (90) day extension of the Planning Board's Subdivision Approval, which was adopted on April 14, 2026 (filed in the City Clerk's Office on April 17, 2026), to submit proof of compliance with all conditions of approval. A copy of the Approval Resolution is annexed to this letter.

Pursuant to Condition B.9 on page 5 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 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."

The Applicant has been working with its surveyor and attorney, as well as the Planning Board's professional consultants to finalize the cross-easements and other transactional documents to support signature of the final Plat for filing, but requires additional time to finalize the required documents for final review.

We respectfully submit that this extension should be granted because there are no changes proposed to the parameters of the project, and there have been no material changes to the facts and circumstances that existed when Conditional Subdivision Approval was granted. For these reasons, we respectfully request that the Planning Board grant a ninety (90) day extension to extend the Approval through to January 9, 2027. The Applicant requests placement on the Planning Board's

October 13, 2026 Meeting Agenda for consideration of this request. In the meantime, should the Planning Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me at 845-765-8956.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Beacon Lofts Member, LLC
Jennifer Van Tuyl, Esq.
Daniel G. Koehler, P.E. (HLD file)

City of Beacon Planning Board Agenda
10/14/2026

Title:

City Council request to review proposed Local Law considering an amendment to the City's code concerning penalties for violations of the City's zoning, fire prevention, and building codes.

ATTACHMENTS

CC Resolution Referring STR Fees LL.pdf

CC Resolution Setting a Public Hearing for STR Fees LL.pdf

Draft LL re Zoning Code Enforcement Penalties (10.02.2026) (4929-8438-7798.1).pdf

PB Recommendation - LL amending City Code re penalties for violations (4918-7284-3221.1).pdf

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 80 OF 2026

REFERRING A PROPOSED LOCAL LAW CONCERNING PENALTIES FOR VIOLATIONS OF THE CITY'S ZONING, FIRE PREVENTION, AND BUILDING CODES

WHEREAS, the City of Beacon is considering a local law which would amend the City's code concerning penalties for violations of the City's zoning, fire prevention, and zoning codes; and

WHEREAS, pursuant to Resolution No. 2026-073, passed on September 8, 2026, the City Council previously referred the proposed Local Law to the City of Beacon Planning Board; and

WHEREAS, the City Council has since made substantive changes to the proposed Local Law and wishes for the City of Beacon Planning Boards to provide a report and recommendation on the proposed local law, as amended.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers a Proposed Local Law amending City Code concerning penalties for violations of the City's zoning, fire prevention, and zoning codes to the City of Beacon Planning Board for a report and recommendation to the City Council.

Resolution No. 80 of 2026		**Date: October 5, 2026**					
☐ **Amendments**					☐ **2/3 Required**		
☐ **On roll call**					☐ **3/4 Required**		
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
	x	**Paloma Wake**	**x**				
		Amber Grant	**x**				
		Lastar Gorton	**x**				
		Zack Smith	**x**				
x		**Sergei Krasikov**	**x**				
		Carolyn Bennett Glauda	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 73 OF 2026

REFERRING A PROPOSED LOCAL LAW CONCERNING PENALTIES FOR VIOLATIONS OF THE CITY'S ZONING, FIRE PREVENTION, AND BUILDING CODES

WHEREAS, the City of Beacon is considering a local law which would amend the City's code concerning penalties for violations of the City's zoning, fire prevention, and zoning codes; and

WHEREAS, the City Council wishes for both the City of Beacon Planning Boards to provide a report and recommendation on the proposed local law.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers a Proposed Local Law amending City Code concerning penalties for violations of the City's zoning, fire prevention, and zoning codes to the City of Beacon Planning Board for a report and recommendation to the City Council; and

BE IT FURTHER RESOLVED THAT the City Council hereby schedules a public hearing for September 21, 2026 at 7:00 pm for a Proposed Local Law concerning regulations governing hotels and the Fishkill Development District.

Resolution No. 73 of 2026		**Date: September 8, 2026**					
☐ **Amendments**					☐ **2/3 Required**		
☐ **On roll call**					☐ **3/4 Required**		
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
x		**Paloma Wake**	**x**				
		Amber Grant	**x**				
	x	**Lastar Gorton**	**x**				
		Zack Smith	**x**				
		Sergei Krasikov	**x**				
		Carolyn Bennett Glauda	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

PROPOSED LOCAL LAW NO. ____ OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING THE BEACON CITY CODE CONCERNING ZONING AND BUILDING ENFORCEMENT PENALTIES

A LOCAL LAW to amend the Beacon City Code concerning penalties for violations of the City's Zoning Code and Fire Prevention and Building Code.

BE IT ENACTED by the City Council of the City of Beacon as Follows:

Section 1. Chapter 1 of the Beacon City Code, Section 1-3 entitled "General Penalty," Subsection C is hereby amended as follows:

§ 1-3 **General Penalty.**

...

C. ~~Where~~ Any owner, lessee, contractor, corporation, architect, builder, engineer, surveyor, agent, employee, or other natural or non-natural person, or the agent or employee of any of them, who commits a violation of Chapter 119, Fire Prevention and Building Code, Uniform, or Chapter 223, Zoning, shall, ~~is found~~ upon conviction by a court of competent jurisdiction, be guilty of a violation under this Code (and not pursuant to the Penal Law of the State of New York), and the court must impose a fine ~~of not less than $25 per day from the compliance date set forth in the Building Department's order to remedy~~as follows:

(1) First offense, by a fine not less than $500, not to exceed $1,000, or by imprisonment not exceeding 15 days, or both. The penalty for a corporate offender's first offense, by fine not less than $2,500, not to exceed $5,000, or any higher amount not exceeding double the amount of the corporation's gain from the commission of the offense. Each day that any such violation shall continue or exist shall constitute a separate and distinct offense hereunder.

(2) For a second offense within five years after a conviction of a first offense, by a fine not less than $1,500, not to exceed $2,500, or by imprisonment not exceeding 15 days, or both. The penalty for a corporate offender's second offense, by fine not less than $7,500, not to exceed $15,000, or any higher

amount not exceeding double the amount of the corporation's gain from the commission of the offense. Each day that any such violation shall continue or exist shall constitute a separate and distinct offense hereunder.

(3) For a third offense within five years after a conviction of a second offense, which took place within three years after a conviction of the first offense, by a fine not less than $4,000, not to exceed $6,000, or by imprisonment not exceeding 15 days, or both. The penalty for a corporate offender's third offense, by fine not less than $25,000, not to exceed $50,000, or any higher amount not exceeding double the amount of the corporation's gain from the commission of the offense. Each day that any such violation shall continue or exist shall constitute a separate and distinct offense hereunder.

(4) In addition to those penalties prescribed above, any person who violates any provision of this chapter shall be liable to a civil penalty not to exceed $50,000. The civil penalty provided by this subsection shall be recoverable in an action instituted in the name of the City of Beacon.

(5) The Building Inspector may, upon prior written notice and an opportunity to be heard, revoke a certificate of occupancy for a building or structure which is occupied or utilized in violation of Chapter 223. The Building Inspector may revoke a certificate of occupancy for some or all areas of the building or structure being occupied or utilized in violation of Chapter 223. A determination to revoke a building or structures certificate of occupancy shall be reviewable by the Zoning Board of Appeals in accordance with Article V of Chapter 223 and Sections 81-A and 82-B of the N.Y. General City Law. Any person or entity which continues to occupy or utilize a building or structure which does not have a certificate of occupancy shall, in addition to any other penalties and fines which may be applicable, be subject to a fine no less than $1,000, not to exceed $2,500, for each and every day that such violation continues, recoverable by suit brought by the City of Beacon and to be retained by it.

(6) A civil action may also be commenced in the name of the City of Beacon seeking to disgorge profits realized by any person, entity, or business who violates any provision of Chapter 119, Fire Prevention and Building Code, Uniform, or Chapter 223, Zoning.

(7) Any violation of Chapter 119, Fire Prevention and Building Code, Uniform, or Chapter 223, Zoning, may also be enjoined pursuant to law.

(8) The remedies provided for herein shall be cumulative and shall be in addition to any other remedies provided by law.

...

DRAFT

Section 2. Chapter 64 of the Beacon City Code concerning the issuance of summonses, Section 64-2 entitled "Authorization" is hereby amended as follows:

§ 64-2 **Authorization.**

The Building Inspector, Deputy Building Inspector and Code Enforcement Officer of the City of Beacon are authorized to issue summonses returnable ~~within 10 days~~ in the City Court for any violation of any provision of the City of Beacon Zoning Ordinance and the Beacon Code of Ordinances. The term "summons," as used herein, shall include an appearance ticket within the meaning of § 150.10 of the Criminal Procedure Law of New York State.

Section 3. Chapter 223 of the Beacon City Code concerning penalties for violations of the Beacon Zoning Code, Article V – Administration and Enforcement, Section 223-53 entitled "Penalties for offenses; additional remedies," Subsection B is hereby amended as follows:

§ 223-53 **Penalties for offenses; additional remedies.**

...

B. Violations and penalties. A violation of any provision of this chapter is an offense, punishable as provided for in § 1-3, General penalty. ~~When a person has received written notice from the Building Inspector or has been served with a summons and complaint in an action to enjoin continuance of any violation, each day in excess of 10 days thereafter that he shall continue to be guilty of such violation shall constitute an additional, separate and distinct offense.~~

...

Section 4. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapters 1, 64, and 223 of the Beacon City Code are otherwise to remain in full force and effect and are otherwise ratified, readopted and confirmed.

Section 5. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as

required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 6. Severability.

If any clause, sentence, paragraph, subdivision, section or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 6. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

DRAFT

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

October 5, 2026

Mayor Lee Kyriacou
Beacon City Council Members
1 Municipal Plaza
Beacon, NY 12508

Subject: City Council Referral of Local Law Amending Chapter 1 of the City of Beacon Code concerning penalties for violations of the City Zoning Code and Fire Prevention and Building Code

On referral from the City Council, the City of Beacon Planning Board reviewed the proposed Local Law concerning an amendment to the City Code governing penalties for violations of the City Zoning Code and Fire Prevention and Building Code. The proposed Local Law was reviewed during the September 9, 2026 Planning Board meeting. City Attorney, Jennifer Gray, summarized the proposed local law with the Planning Board.

After discussing the proposed local law, the Planning Board members provided the following comments:

- Consider eliminating the distinction between individual and corporate offenders. Consider that corporate entities may change over time but the principals-in-charge may remain the same. Consider whether it is legally permissible to impose fines on persons in a managerial position in the corporation. For cumulative fines assessed for subsequent offenses consider revising the language to make it a material factor as to whether the same individual is involved behind the "corporate veil."
- Consider providing guidelines for the Court to consider in setting a penalty amount including preventing the defendant from benefiting or gaining financially from the conduct that led to the offense.
- Consider whether Section 1-3.C(4) is duplicative of other penalties provided and consider providing standards for the imposition of this penalty.

Sincerely,

John Gunn

John Gunn
Planning Board Chair

JG/mp

City of Beacon Planning Board Agenda
10/14/2026

Title:

City Council request to review proposed Local Law concerning short-term rentals.

ATTACHMENTS

CC Resolution Referring STR LL to PB (vf).pdf

Draft LL re STRs (09.28.2026) (4909-1212-5908.1).pdf

Updated Memo to CC re STR Law Decision Tree (08.26.2026) (4920-3944-8523.1).pdf

SEAF Narrative re STR LL (4929-2074-9524.2).pdf

Short EAF re STR LL (4903-7769-2116.1).pdf

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 77 OF 2026

REFERRING A PROPOSED LOCAL LAW CONCERNING SHORT-TERM RENTALS

WHEREAS, the City of Beacon is considering a local law which would amend the City's zoning code concerning short-term rentals; and

WHEREAS, the City Council wishes for both the City of Beacon and Dutchess County Planning Boards to provide a report and recommendation on the proposed local law.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers a Proposed Local Law amending City Code Chapter 223 concerning short-term rentals to the City of Beacon Planning Board and the Dutchess County Planning Board for a report and recommendation to the City Council; and

BE IT FURTHER RESOLVED THAT the City Council hereby schedules a public hearing for October 19, 2026 at 7:00 pm for a Proposed Local Law concerning short-term rentals.

Resolution No. 77 of 2026		**Date: September 21, 2026**					
☐ **Amendments**					☐ **2/3 Required**		
☐ **On roll call**					☐ **3/4 Required**		
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
	x	**Paloma Wake**	**x**				
		Amber Grant	**x**				
x		**Lastar Gorton**	**x**				
		Zack Smith	**x**				
		Sergei Krasikov	**x**				
		Carolyn Bennett Glauda	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

CITY COUNCIL
CITY OF BEACON

LOCAL LAW NO. ___ OF 2026

A LOCAL LAW TO AMEND CHAPTER 223 OF THE BEACON CITY CODE CONCERNING SHORT-TERM RENTALS

A LOCAL LAW to amend Chapter 223, Zoning, of the Beacon City Code, concerning short-term rentals.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-26.5 entitled "Short-term rentals," is hereby amended as follows:

§ 223-26.5. Short-term rentals.

A. Findings. The City Council of the City of Beacon has determined it is in the best interest of the City and its residents to regulate short-term rentals. The City Council recognizes the benefits of short-term rentals to allow homeowners to supplement their income to defray the cost of housing and to provide lodging for visitors to the City. However, in order to protect the health, safety and welfare of the City and its residents, it is necessary to restrict the rental of dwelling units for terms shorter than 30 consecutive days, a practice which is growing in popularity with the advent of internet and social media-based programs that connect property owners and persons seeking short-term rentals. In addition, studies have shown that short-term rentals are linked to increases in rent and housing costs because rental units are taken off the market and used as short-term rentals. Units are going to short-term renters rather than to permanent residents which results in a decrease in available housing stock within the City of Beacon. By this section, the City Council seeks to allow short-term rentals in dwelling units located in single-family homes, two-family homes, ~~accessory apartments~~ and multifamily dwellings. The City Council recognizes that the impacts of short-term rentals may be different in multifamily dwellings compared to short-term rentals in single-family and two-family homes. The impacts may be more acute in multifamily dwellings due to the shared style of community living, the proximity of dwelling units to one another, and use of shared community space. To address these concerns the City Council has adopted more stringent enforcement requirements for short-term rental units in multifamily dwellings. The City Council believes that the restrictions and requirements imposed herein further the City's goals and objectives and promote the protection of the health, safety and welfare of the City and its residents.

B. Definitions. As used in this section, the following words shall have the meanings indicated:

BOOKING SERVICE

Any offering, solicitation, marketing, reservation and/or payment service provided by a person, as defined herein, that facilitates a short-term rental transaction between an owner or tenant and a prospective guest of a short-term rental, and for which such person providing the offer, solicitation, marketing, reservation and/or payment service collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the offering, solicitation, marketing, reservation and/or payment services provided of the short-term rental from users of a short-term rental.

DWELLING UNIT

A building, or portion thereof, providing complete housekeeping facilities for one family.

GUEST

Any person who rents, leases, or otherwise occupies a short-term rental for less than 30 consecutive days and pays a fee to the owner, tenant or Booking Service in order to occupy said short-term rental.

OCCUPIED PRIMARY RESIDENCE

A dwelling unit used by the owner or tenant as his or her or their primary residence. All owners of the business entity must use the premises as his or her or their primary residence. When a property is titled in the name of a trustee, the property shall be considered an occupied primary residence if the grantor or grantee is the occupant of the property.

OWNER

Any individual or individuals, partnership or corporation or other organization in possession of and having a fee interest in the real property. The term "owner" shall include a corporation, limited-liability company, partnership, association, trustee, or other business entity or nonbusiness forms of ownership.

PERSON

Any person, individual, corporation, governmental entity, partnership, association, trustee or other legal entity.

PRIMARY RESIDENCE

The primary location that a person inhabits and resides most of the year.

SHORT-TERM RENTAL

An entire dwelling unit, or a room or group of rooms within a dwelling unit, made

~~available to rent, lease or otherwise assigned for an occupancy of less than 30 consecutive days. The term "short-term rental" does not include dormitories, hotel or motel rooms, bed-and-breakfast inns or lodging houses, as permitted and regulated by the City of Beacon Zoning Ordinance.~~

~~TENANT~~

~~Any person holding a written lease to occupy, use and possess the whole or part of any building or real property, either alone or with others.~~

~~C.~~B. Permit required. It shall be unlawful to use, establish, maintain, operate, occupy, rent or lease any property as a short-term rental without first having obtained a short-term rental permit.

~~D.~~C. Any dwelling unit, or room(s) therein, located in a one-family home, two-family home, ~~accessory apartment,~~ or multifamily dwelling may be used as short-term rentals subject to the requirements set forth in this section. Short-term rentals shall be permitted in all zoning districts within the City of Beacon. Pursuant to § 223-24.1G an accessory apartment shall not be utilized for short-term rentals.

~~E.~~D. Permit application.

(1) An application for a short-term rental permit shall be filed and a short-term rental permit shall be obtained before the dwelling unit, or a room or group of rooms within a dwelling unit is advertised for short-term rental, and, if the spaces are not advertised, then such permit shall be obtained before said space is leased or rented.

(2) Issuance of a short-term rental permit requires submission of an application to the Building Department and payment of the processing fee set forth in the City fee schedule.

(3) If a tenant seeks a short-term rental permit, the tenant's application shall be signed by the landlord.

(4) The form and content of the permit applications shall be as determined from time to time by the Building Department and shall contain such information and materials as the Building Department deems necessary to determine the sufficiency of the application. Such application ~~shall~~ may contain, at a minimum:

(a) Proof of receipt of New York State STAR Credit or STAR property tax exemption for the short-term rental property;

(b) Copy of utility bill in the applicant's name;

(c) Property address; total number of rooms; location; number of persons.

[1] The property address;

[2] The total number of dwelling units located within the building;

[3] The total number of bedrooms and bathrooms inside the dwelling unit;

[4] The total number of rooms proposed for short-term rental use;

[5] The location of each such dwelling unit or individual bedroom within the building; and

[6] The number of persons to be accommodated in each room available for short-term rental use;

(d) A signed and notarized certification in a form acceptable to the Clerk by the applicant attesting to the fact that:

[1] The applicant resides at the property and it is the applicant's primary residence;

[2] That the property is fit for human habitation and safe;

[3] That the applicant will comply with all of the conditions and restrictions of the permit;

[4] That no portion of the area used for short-term rentals will utilize a cellar or attic, or any portion thereof, as habitable space unless it meets the requirements of the International Fire, Residential and Building Codes or successor law;

[5] That the property is in compliance with all the provisions of this article, the applicable provisions of the City Code, the International Series of Codes and the New York State Code Supplement; and

[6] The required building permits and certificates of occupancy are in place for all existing structures on the property if applicable;

(e) Proof of short-term rental insurance with minimum liability coverage in the amount of $300,000.00 for third party claims arising out of property damage or bodily injury. Such insurance shall be issued by an insurer admitted in New York State or by insurance maintained by a Booking Service that provides equal or greater coverage;

~~(e)~~**(f)** Such other information as the City may require to prove the property is an occupied primary residence and safe for renters; and

~~(f)~~**(g)** If an applicant plans to rent the entire dwelling unit, the short-term rental application shall include the name and contact information of a responsible person with the right to enter and maintain possession of the dwelling. Such responsible person must be available 24 hours a day to respond in person to tenant and neighborhood concerns and be capable of

responding in person within two hours of notification from the City.

(5) All permits issued pursuant to this section shall be for a period of two years and shall be renewable for subsequent two-year terms upon application, conformance with this section and payment of the permit fee.

(6) If the information submitted as part of the permit application changes at any time after submittal of the application, it is the responsibility of the owner to submit such changes to the Building Department in writing within 30 days of the occurrence of such change. Failure to do so shall be deemed a violation of this section.

(7) A short-term rental permit shall be nontransferable to another person.

(8) Prior to the issuance of the short-term rental permit, the applicant shall comply with Article XIII of Chapter 199, Room Occupancy Tax, and provide proof of issuance of a Certificate of Authority, including the payment of any unpaid accommodation taxes.

~~F.~~**E.** Inspection. The property shall be inspected by the Building Department at the time of the initial application and prior to any permit renewal, to determine whether the property remains in compliance with the section and all other applicable provisions of the City Code, the International Series of Codes and New York State Code Supplement. If the Building Inspector determines that the short-term rental space is not in compliance, the owner shall cease use of the dwelling unit as a short-term rental until all noncomplying elements have been corrected and the owner shall apply for reinspection with the Building Department, subject to an additional fee as set forth in the City Fee Schedule.

~~G.~~**F.** Occupied primary residence. It shall be unlawful to use, establish, maintain operate, occupy, rent or lease any property as a short-term rental if the property is not an occupied primary residence. The property used as a short-term rental shall be the primary residence of the owner, tenant, grantor or grantee at all times during the term of the permit.

~~H.~~**G.** All short-term rentals shall comply with the following standards:

(1) If a property owner or tenant is renting out the entire dwelling unit, the property owner must engage the services of an agent with the right to enter and maintain possession of the dwelling. This agent must be available 24 hours a day to respond to tenant and neighborhood concerns and be capable of responding within two hours of notification from the City.

(2) No owner shall offer or use any part of the property as a short-term rental not approved for residential use, including but not limited to, vehicles parked on the property, a storage shed, recreation room, trailer, garage, or any temporary structure such as a tent.

(3) A short-term rental property shall not be rented for any other purpose, commercial or otherwise, not expressly permitted under this section, such as concerts or weddings.

~~**(4)** Short-term rental of an entire dwelling unit is limited to 100 days in any one calendar year. A rental day shall be deemed to mean any day that the property is occupied for rental overnight. Upon request, the property owner or tenant shall provide:~~

~~**(a)** A statement from any/all short-term rental website platforms used to advertise the short-term rental; such letter shall be provided on the company's letterhead and shall indicate the number of rentals for the entire dwelling unit that occurred within the year; and~~

~~**(b)** A certified letter indicating the number of days the entire dwelling unit was rented within the year through any short-term rental website or other means.~~

~~**(5)**~~**(4)** If a property owner advertises their rental, the short-term rental permit number must be included in the listing.

~~**(6)**~~**(5)** All guests are subject to the provisions of the Code of the City of Beacon. The property owner or tenant is responsible for informing each guest of these provisions.

(6) A conspicuously posted evacuation diagram identifying all means of egress from the short-term rental and the building in which it is located.

(7) A conspicuously posted list of emergency phone numbers for police, fire, and poison control.

~~**(7)**~~**(8)** A working fire-extinguisher which is readily accessible by a guest in the short-term rental.

~~**I.**~~**H.** Presumptive evidence. The presence or existence of the following shall create a rebuttable presumption that a property is being utilized as a short-term rental:

(1) The property is offered for lease or rent on a short-term rental website, including but not limited to Airbnb, HomeAway, VRBO and similar websites; or

(2) The property is offered for lease or rent by the use of any other advertising mechanism for a period of less than 30 days.

~~**J.**~~**I.** A list of all short-term rental units located in the City of Beacon shall be maintained on the City's website, and a hard copy shall be available for review in the City Building Department. Such list shall be updated every six months.

~~**K.**~~**J.** Revocation of a permit.

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(1) The grounds upon which a permit can be revoked shall include but shall not be limited to:

(a) The permit was issued in error, or issued in whole or in part as a result of a false, untrue, or misleading statement on the permit application or other document submitted for filing, including but not limited to the schematic or certification;

(b) A short-term rental permit has been issued and the owner or tenant fails to continue to occupy the premises as ~~his, her or~~ their primary residence;

(c) Use of the property as a short-term rental creates a hazard or public nuisance, threat to public safety or other condition which negatively impacts the use and/or enjoyment of surrounding properties, or threatens the peace and good order, or quality of life in the surrounding community;

(d) Failure to comply or violating the conditions of the permit;

(e) Failure to comply or violating any federal, state, or local law, regulation or rule.

(f) Short-term rental permits for dwelling units located in multifamily buildings may be revoked if the Police Department or Building Inspector receives three substantiated written complaints in a twelve-month period concerning the use of the premises as a short-term rental. A written complaint can be substantiated by the Building Inspector of the Police Department if it is a complaint regarding the violation of a City law or ordinance and the complaint is supported by other evidence, including a police report, photograph, or video.

(2) Any permit issued pursuant to this section may be revoked or suspended by the Building Inspector, after written notice to the owner. Written notice shall be served by registered or certified mail, return receipt requested, and by regular mail, to the applicant at the address shown on the application. The notice shall describe the reasons why the City is revoking the permit.

~~L.~~**K.** Appeals.

(1) Upon the denial, suspension or revocation of a permit, the applicant may, within 15 business days from the date of the written notice, file a request for a hearing before the Zoning Board of Appeals. Such request shall be filed with the Zoning Board of Appeals' Secretary. Notice of the date, place and time of the hearing shall be given in writing by mail to the applicant at the address shown on the application. In the event that demand for a hearing is not made within the prescribed time or in the event that the applicant does not timely appear for the hearing, the Building Inspector's decision shall be final and conclusive.

(2) The hearing shall commence no later than 30 days after the date on which the

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request was filed.

(3) The applicant shall be given an opportunity to present evidence why such denial of application, or such suspension or revocation of the permit, shall be modified or withdrawn. The Building Inspector or his or her designated agent may also present evidence. Upon consideration of the evidence presented, the Zoning Board of Appeals shall sustain, modify or reverse the decision of the Building Inspector or his or her designated agent.

(4) In the event the applicant is not satisfied with the decision of the Zoning Board of Appeals, such aggrieved party may file an Article 78 proceeding under the New York Civil Practice Law and Rules. The Article 78 proceeding must be filed within 30 days of the filing of the Zoning Board of Appeals' decision with the City Clerk of the City of Beacon and service of the same upon the applicant.

L. Requirements for Booking Services.

(1) It shall be unlawful for any person to engage in Booking Services for a short-term rental in the City of Beacon which does not have a valid permit required by this Section.

(2) Any person engaging in Booking Services shall require the short-term rental permit holder to provide a copy of the permit before letting accepting any reservation or payment from a guest, tenant, or owner for such Book Services.

(3) Any person engaging in Book Services shall provide all prospective guests of a short-term rental with the permit number prior to acceptance of any reservation or payment of the short-term rental.

(4) In addition to any other civil or criminal penalties and remedies available to the City of Beacon under law or equity, the City Attorney's office shall be authorized to enforce this Subsection M in the name of the City of Beacon to enjoin and enforce the provisions hereunder.

M. Violations. A violation of any provision of this chapter is an offense, punishable as provided for in § 1-3, General penalty. When a person has received written notice from the Building Inspector or has been served with a summons and complaint in an action to enjoin continuance of any violation, each day in excess of 10 days thereafter that he shall continue to be guilty of such violation shall constitute an additional, separate and distinct offense.

N. Short-term rentals in an accessory apartment. The City Council recognizes that short-term rentals can enable property owners and tenants to supplement their income by utilizing an accessory apartment as a short-term rental. However, the usage of an accessory apartment as a short-term rental conflicts with the very purpose of accessory apartments. Specifically, accessory apartments are intended to

increase the City's supply of long-term housing, however, short-term rentals by their very nature provide temporary housing accommodations for guests. Recognizing this conflict, the City Council hereby establishes a limited scope legacy structure for the continued use of preexisting accessory apartments as short-terms rental, as follows:

(1) Short-term rentals shall not be permitted in an accessory apartment unless the following requirements are satisfied:

(a) The accessory apartment was utilized as a short-term rental on or before September 1, 2026;

(b) A short-term rental permit was issued for the accessory apartment on or before December 31, 2026; and

(c) The holder of the short-term rental permit for the accessory apartment complies with Article XIII of Chapter 199 of the City Code, Room Occupancy Tax, including the payment of any unpaid Room Occupancy Taxes on or before December 31, 2026.

(2) A short-term rental permit for an accessory apartment may be renewed provided that the application for renewal is submitted by no later than thirty (30) of the expiration of the permit.

Section 2. Chapter 223 of the Beacon City, Article IV – Definitions and Word Usage, Section 223-62 entitled "Word usage" is hereby amended as follows:

§ 223-62 **Word usage.**

All words used in the present tense include the future tense; all words in the singular number include the plural number and vice versa; the word "person" includes persons, individuals, corporations, governmental entities, partnerships, associations, trustees and all other legal entities; the words "lot," "plot," "parcel," "tract of land" and "premises" shall one include the other; the word "premises" shall include land and buildings thereon; the word "building" shall include "structure" and vice versa; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied," unless the natural construction of the wording indicates otherwise. The word "shall" is mandatory and not directory. Unless otherwise specified, all distances shall be measured horizontally. The word "City" means the City of Beacon; the term "City Council" means the City Council of said City; the term "City Clerk" means the City Clerk of said City; the term "Building Inspector" means the Commissioner of Public Safety of said City or his designated agent; the term "Board of Appeals" means the Zoning Board of Appeals of said City; the term "City Development Plan" means the plan adopted by the Planning Board pursuant to § 28-a of Article 3 of the General City Law (Chapter 21 of the Consolidated Laws) of New York State.

Section 3. Chapter 223 of the Beacon City Code, Article VI – Definitions and Word Usage, Section 223-63 entitled "Definitions" amended to add the following definitions as follows:

§ 223-63 **Definitions.**

For the purposes of this chapter, certain words and terms used herein are defined as follows:

...

BOOKING SERVICE

Any offering, solicitation, marketing, reservation and/or payment service provided by a person, as defined herein, that facilitates a short-term rental transaction between an owner or tenant and a prospective guest of a short-term rental, and for which such person providing the offer, solicitation, marketing, reservation and/or payment service collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the offering, solicitation, marketing, reservation and/or payment services provided of the short-term rental from users of a short-term rental.

...

GUEST

For the purposes of Section 223-26.5 only, any person who rents, leases, or otherwise occupies a short-term rental for less than 30 consecutive days and pays a fee to the owner, tenant or Booking Service in order to occupy said short-term rental.

...

PRIMARY RESIDENCE

The primary location that a person inhabits and resides most of the year.

...

TENANT

Any person holding a written lease to occupy, use and possess the whole or part of any building or real property, either alone or with others.

...

Section 4. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 223 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 5. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 6. Severability.

If any clause, sentence, paragraph, subdivision, section or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 7. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

DRAFT

KEANE & BEANE P.C.
ATTORNEYS AT LAW

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■ **New York City**
60 East 42nd Street
Suite 810
New York, NY 10165
Phone 646.794.5747

MEMORANDUM

TO: **Mayor Lee Kyriacou**
Members of the City Council

FROM: **Keane & Beane, P.C.**

RE: **Short-Term Rental Local Law - Decision Tree for Updates**

DATE: **September 8, 2026**

At the July 20, 2026, and August 17, 2026 meetings of the City Council of the City of Beacon (the "City Council"), the City Council discussed amendments to the City of Beacon (the "City") regulation of short-term rentals ("STRs") pursuant to Beacon City Code § 223-26.5 (the "STR Law"). This memorandum outlines questions the City Council considered in our office's memorandum dated July 17, 2026, and the decisions made by the City Council concerning the STR Law. The City Council's decisions pertaining to each question are incorporated into the attached proposed local law. For background information, the City Council is respectfully referred to our office's July 17, 2026, memorandum.

I. DECISION TREE

1. **Question**: Should STRs be entirely banned in the City? N.Y. Real Property Law § 447-c(1)(d) expressly authorizes municipalities to prohibit STRs.

   - **Answer:** No. STRs should not be entirely banned. Accordingly, the STR law does not need to be revised with respect to this item.

   Discussion: The City Administration has also suggested that the City Council may want to address enforcement issues that will certainly arise from a ban. For example, additional budgeting for the hiring of additional code enforcement officers, additional budgeting to address illegal STRs in City Court, procurement of additional third-party services to identify illegal STRs.

2. **Question**: Where should STRs be permitted?

   - **Answer:** STRs may continue to be allowed in all zoning districts. Accordingly, the STR law does not need to be revised with respect to this item.

3. **Question**: Should the number of STRs be limited?

- **Answer:** No. The number of STR permits which can be issued should not be capped. Accordingly, the STR law does not need to be revised with respect to this item.

4. **Question**: Should the owner-occupied requirement be eliminated?

   - **Answer:** No. The owner-occupied requirement should remain in effect.

5. **Question**: Whether to increase the penalty for violations of the City's STR law.

   - **Answer:** Yes. The penalty for violations of the City's STR law should be increased. Accordingly, our office has prepared and submitted herewith a separate local law amending Chapter 1 of the City Code to increase all penalties of violations of the City's Zoning Code, Chapter 223 of the City Code. As the STR local law expressly references the penalties set forth in Chapter 1 of the City Code, no revisions to STR law are necessary to incorporate this change.

6. **Question**: Whether to amend the Law to require short-term rental marketplaces to include only permitted STRs.

   - **Answer:** Yes. The City Council desires to amend the STR law to require STR marketplaces to only market STRs which have been issued a permit. The draft STR law has incorporated such language.

cc: Ben Swanson, City Administrator
Natalie Quinn, City Planner
Bryan Murphy, Building Inspector

September 28, 2026

Beacon – SEAF Part 1 Narrative
Proposed Local Law Concerning Short-Term Rentals

On September 8, 2026, the Beacon City Council introduced a Local Law to amend Chapter 223 of the Beacon City Code (the "Zoning Code") pertaining to short-term rentals (STRs). The proposed Local Law will make the following changes:

- Additional requirements for STR permit applications which mirror requirements of N.Y. Real Property Law § 447-b (which the City is exempt from), including:
    - Proof of short-term rental insurance with a minimum liability coverage in the amount of $300,000;
    - A conspicuously posted evacuation diagram identifying all means of egress from the short-term rental and the building in which it is located;
    - A conspicuously posted list of emergency phone numbers for police, fire, and poison control; and
    - A working fire-extinguisher which is readily accessible by a guest in the short-term rental.
- The Local Law will require applicants to acquire a Certificate of Authority pursuant to the City's Room Occupancy Tax provisions, Article XIII of Chapter 199, before a permit can be issued, including payment of any unpaid taxes.
- Clarify a STR permit is non-transferrable.
- Remove the limitation that an entire dwelling unit cannot be used as a STR for more than 100 days per year.
- Adding new definitions for "Booking Services" and "guest," as well as moving definitions specifically set forth under § 223-26.1 of the Zoning Code to §§ 223-62 & 223-63 of the Zoning Code, respectively entitled "word usage" and "definitions."
- Prohibiting any person from engaging in "Booking Services" within the City for a STR which does not have a permit.
- The Local Law will also resolve an inconsistency in the Zoning Code in which § 223-24.1, Accessory Apartments, expressly prohibits an accessory apartment from being utilized as an STR. For background, the STR regulations under Zoning Code § 223-26.1 were adopted in 2020 and allow a STR permit to be issued for accessory apartments. However, in 2022 and again in 2025, the City's accessory apartment regulations were amended to prohibit an accessory apartment from being used as a STR. Notably, the usage of an accessory apartment as a STR conflict with the very

purpose of accessory apartments, which are intended to increase the City's supply of long-term housing. Conversely, short-term rentals by their very nature provide temporary housing accommodations for guests. As such, the Local Law will provide a legacy program for existing accessory apartments being utilized as a STR. Importantly, the legacy program provides a limited timeframe for preexisting unpermitted STRs in accessory apartments to be issued a permit. This legacy program will allow existing STRs in an accessory apartments to continue without removing future long-term housing options from the market. Accordingly, the proposed legacy program aims to balance the interests of property owners and tenants to supplement their income while preventing the removal of future accessory apartments from the long-term housing market via conversion into STRs.

The proposed Local Law does not amend the zoning districts in which short-term rentals are permitted, nor does it amend any bulk standards.

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:
Proposed Local Law Concerning Short-Term Rentals

Project Location (describe, and attach a location map):
City of Beacon

Brief Description of Proposed Action:
The Beacon City Council is considering a Local Law to amend the City's zoning regulations pertaining to short-term rentals (STRs). The Local Law will add new standards which mirror certain standards set forth in N.Y. Real Property Law Section 447-b and revise certain administrative application procedures for a STR permit. The Local Law will also add administrative requirements for "booking services." The Local Law will eliminate an inconsistency in the City Code in which STRs are prohibited in accessory apartments and create a legacy program for existing STRs in an accessory apartment. The Local Law does not alter which districts STRs are permitted within nor any bulk regulations.

Name of Applicant or Sponsor:	Telephone: (845) 838-5000
City Council of the City of Beacon	E-Mail: cityofbeacon@beaconny.gov

Address:
1 Municipal Plaza, Suite 1

City/PO:	State:	Zip Code:
Beacon	NY	12508

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☐	☐

3. a. Total acreage of the site of the proposed action? _____ acres
   b. Total acreage to be physically disturbed? _____ acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☐

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☐	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☐	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☐	☐
16. Is the project site located in the 100-year 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:		
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:	☐	☐
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):		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: City Council of the City of Beacon Date: September 28, 2026

Signature: Christian A.L. Gates Title: City Attorney

City of Beacon Planning Board Agenda
10/14/2026

Title:

Certificate of Appropriateness - 203 Main Street, Sign

ATTACHMENTS

203 Main PB 10.14.26 ARB app Sacrament Coffee_Redacted.pdf

BUILDING DEPARTMENT

City of Beacon

Approved: _____ **20**____

Disapproved:_____ **20**____

_____

Building Inspector

Application for Sign Permit

Date: 9/23/26

Address of Sign: 203 Main St Beacon, NY 12508

Property Owner

Name: _____ **Phone:** [redacted]

Address: 59 River Glen Rd Wallkill, NY 12589

Business Owner

Name of Business Owner: _____ **Phone:** [redacted]

Name of Business: Sacrament Coffee LLC

Sign Company

Name: Fast Signs of Wappingers Falls **Phone:** 845-237-3725

Address: 1839 South Rd Ste 2B Wappingers Falls, NY 12590

Type of Sign:

_____ **Ground ($35)** X **Wall ($25)** _____ **Temporary Sign ($10)**

Sign Content: Sacrament Coffee

Height of Sign (if Applicable): 8.5 Feet **Sign Dimensions:** 36”W x 24”H

Type of Materials to be Used: PVC

Means of Anchoring: Existing 53”W x 14”H bracket matching neighboring tenants

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.

DocuSigned by:
Lendita Mavraj
827A238E6C4E499...

(Signature of Property Owner)

City of Beacon
Building Department

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: 201-211 MAIN ST , LLC
(Applicant)

If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business.

Lendita Mavraj

Fadil Mavraj

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

Applicant Address: 59 River Glen Road, Wallkill, NY 12589
Project Address: 201-211 MAIN ST LLC
Project Tax Grid #: 595427814929
Type of Application:

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

I, Lendita Mavraj, 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

DocuSigned by:
Lendita Mavraj
827A238F6C4F499...

Signature of Owner

Member

Title if owner is corporation

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


24"
Sacrament
COFFEE
36"
8.5'
RESIDENTIAL UNIT
RE/MAX




203

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 9/23/2026

Project Address: 203 Main St Beacon, NY 12508

Project Architect/Engineer:

Owner/Builder: 201-211 MAIN ST LLC

Contact Phone No.: [redacted] Email: [redacted]

Approval Requested: x Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding:

Roofing:

Windows: Color: Type:

Trim:

Garage Door:

Stone/Brick:

DocuSigned by:
Lendita Mavraj
827A238E6C4E499...

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

City of Beacon Planning Board Agenda
10/14/2026

Title:

Accessory Dwelling Unit - 7 N Walnut Street

ATTACHMENTS

7 N Walnut PB 10.14.26 ARB ADU app_Redacted.pdf

7 N Walnut PB 10.14.26 ARB ADU Plan Set for permiting.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: September 30th, 2026

Project Address: 7 N Walnut Street, Beacon, NY 12508

Project Architect/Engineer: Mathew Watson, RA

Owner/Builder: Jessica Diaz (owner), Manny's Painting General Contracting (builder)

Contact Phone No. [redacted] Email: [redacted]

Approval Requested: ☐ Certificate of Appropriateness (sign or façade change) ☑ New Single-Family House

Color/Materials:

Siding: Primed HardiePlank Lap Siding (Model #6000265) - Painted Benjamin Moore High Park (467)

Roofing: GAF Timberline HDZ Architectural Shingles Barkwood (Model # 0489070)

Windows: Color: Almond Type: Double-Hung

Trim: Veranda / AZEK Cellular PVC Trim Boards - Painted Benjamin Moore Navajo White (OC-95)

Garage Door: -

Stone/Brick: -

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____ (Date)

Plan Approved _____ (Date)

Subject to the following:

FEE: $100.00



MOUNTAIN WATER
ARCHITECTURE PLLC

PROJECT: ADU WALNUT (BEACON, NY)
DOC NO: MAT SPEC 01
DATE: 09.30.26
STATUS: FOR TOWN BOARD REVIEW

ADU EXTERIOR MATERIAL & COLOR SPECIFICATION

Prepared for town meeting review in Beacon, NY.

01 UNIFIED MATERIAL & COLOR SPECIFICATION

ELEMENT	MATERIAL SPEC	COLOR MATCH / CODE	PRIMARY SOURCE / LEAD TIME
Roof Shingles	GAF Timberline HDZ Architectural Shingles	**Barkwood** (Model # 0489070)	Home Depot / Lowe's / ABC Supply (In Stock / 1–2 Days)
Siding (Primary)	Primed HardiePlank Lap Siding (Painted) (Model #6000265)	Painted **Benjamin Moore High Park (467)**	Home Depot / Lowe's Pro Desk (In Stock)
Siding (Alternate) (Lowest Cost Vinyl)	CertainTeed MainStreet Double 4" Lap	**Cypress** (Model Number: 3911342)	ABC Supply Co. (Newburgh, NY) (1–3 Days)
Trim, Rakes & Fascia	Veranda / AZEK Cellular PVC Trim Boards	Painted **Benjamin Moore Navajo White (OC-95)**	Home Depot / Lowe's (In Stock)
Gutters & Downspouts	Amerimax 5" K-Style Aluminum System	**Almond (Matches Navajo White)** (Model # 24002069120)	Home Depot / Lowe's (In Stock)
Windows	Pella 250 Series Double-Hung	**Almond exterior finish**	Home Depot Pro Desk / Local Yards (1–2 Weeks)
Front Door	Therma-Tru Smooth-Star Fiberglass 9-Lite Door	Stained **Minwax Special Walnut** (or equal)	Home Depot / Lowe's (In Stock)

02 SIDING AVAILABILITY & LOCAL SOURCING

CertainTeed Vinyl (ABC Supply Co.): ABC Supply Co. in Newburgh, NY (~15 min from Beacon) stocks CertainTeed MainStreet siding in Cypress for same-day or 1–2 day contractor pickup.

HardiePlank Fiber Cement (Board-Preferred): Buying Primed HardiePlank off the shelf at Home Depot/Lowe's and painting on-site with Benjamin Moore High Park avoids 3–6 week factory lead times for pre-finished colors while satisfying municipal non-vinyl cladding preferences.

Existing Site Photos

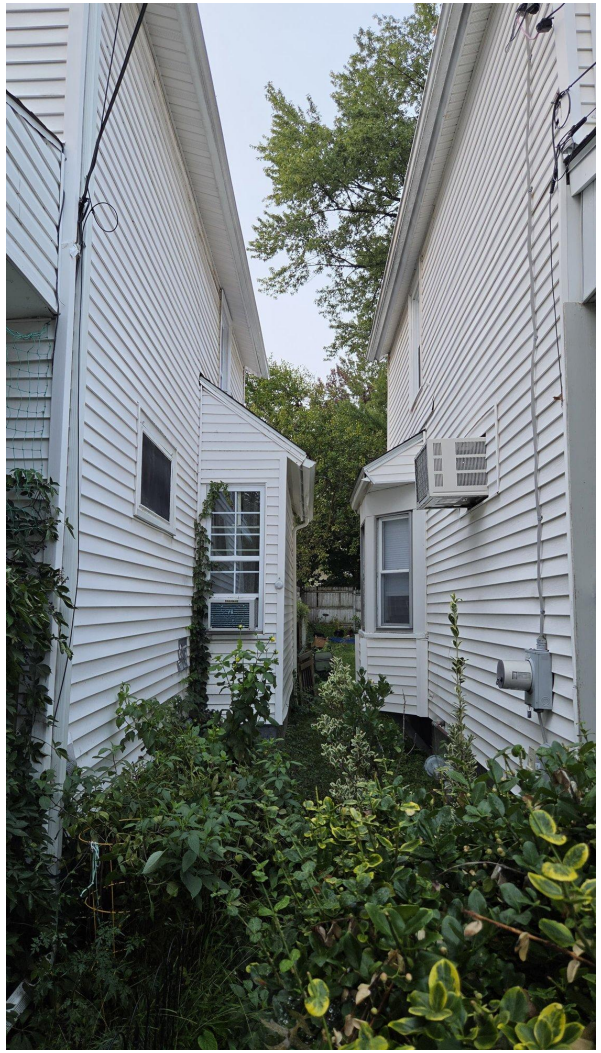


Photo 1 — Primary home (left) and neighbor (right)

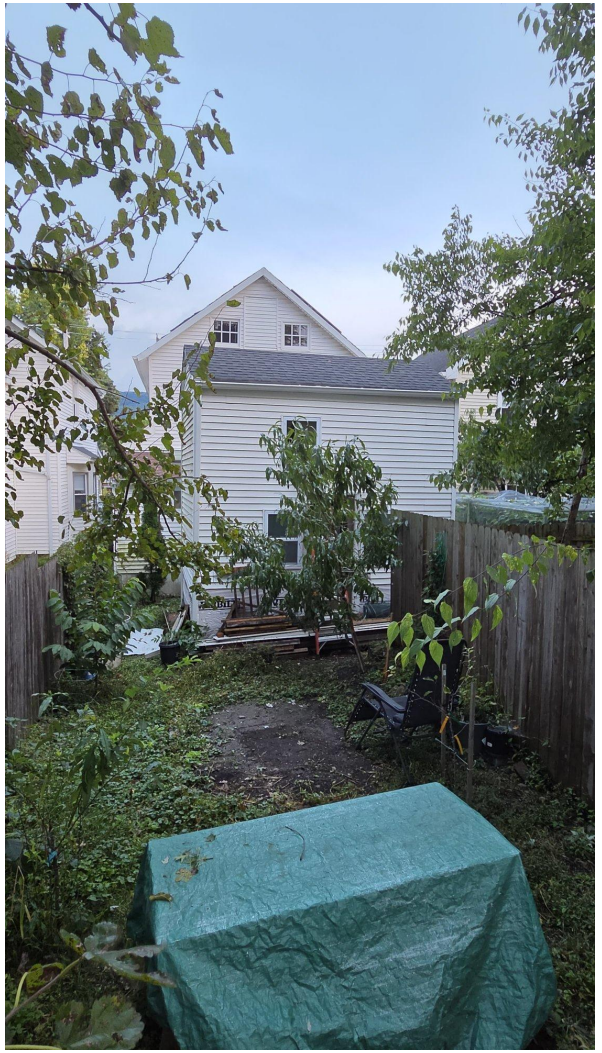


Photo 2 — Existing shed in backyard (primary home beyond)



Photo 3 — Primary home (right) and neighbor (left) - path to shed (beyond)

Existing Site Photos



Photo 4 — Primary home from street view

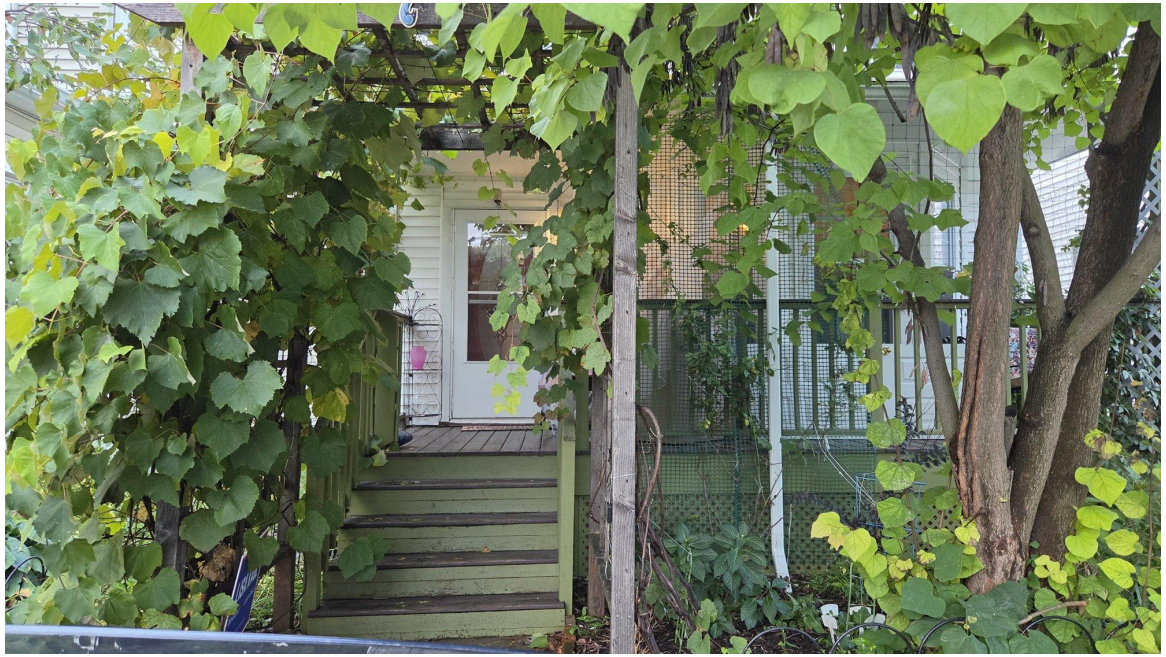


Photo 5 — Entry of primary home

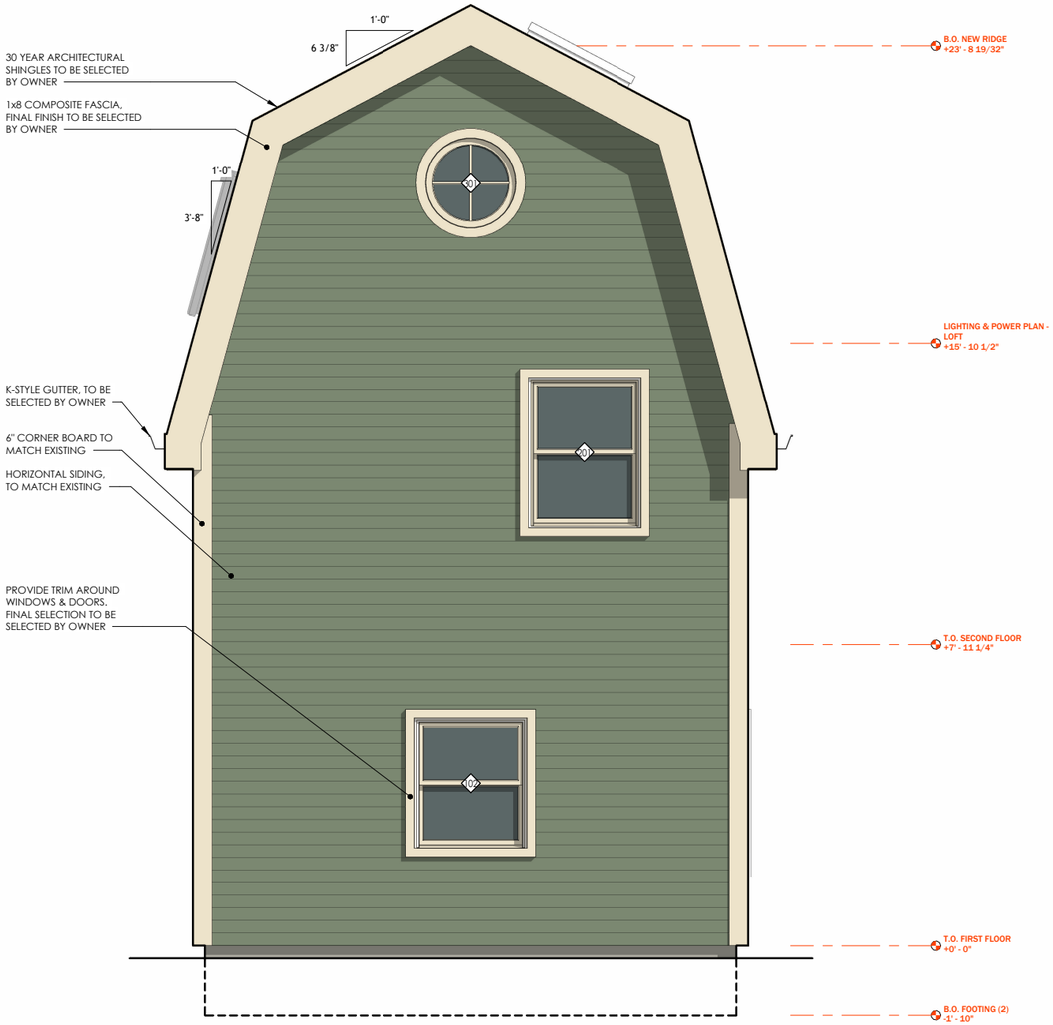
Existing Site Photos



Photo 6 — Existing shed

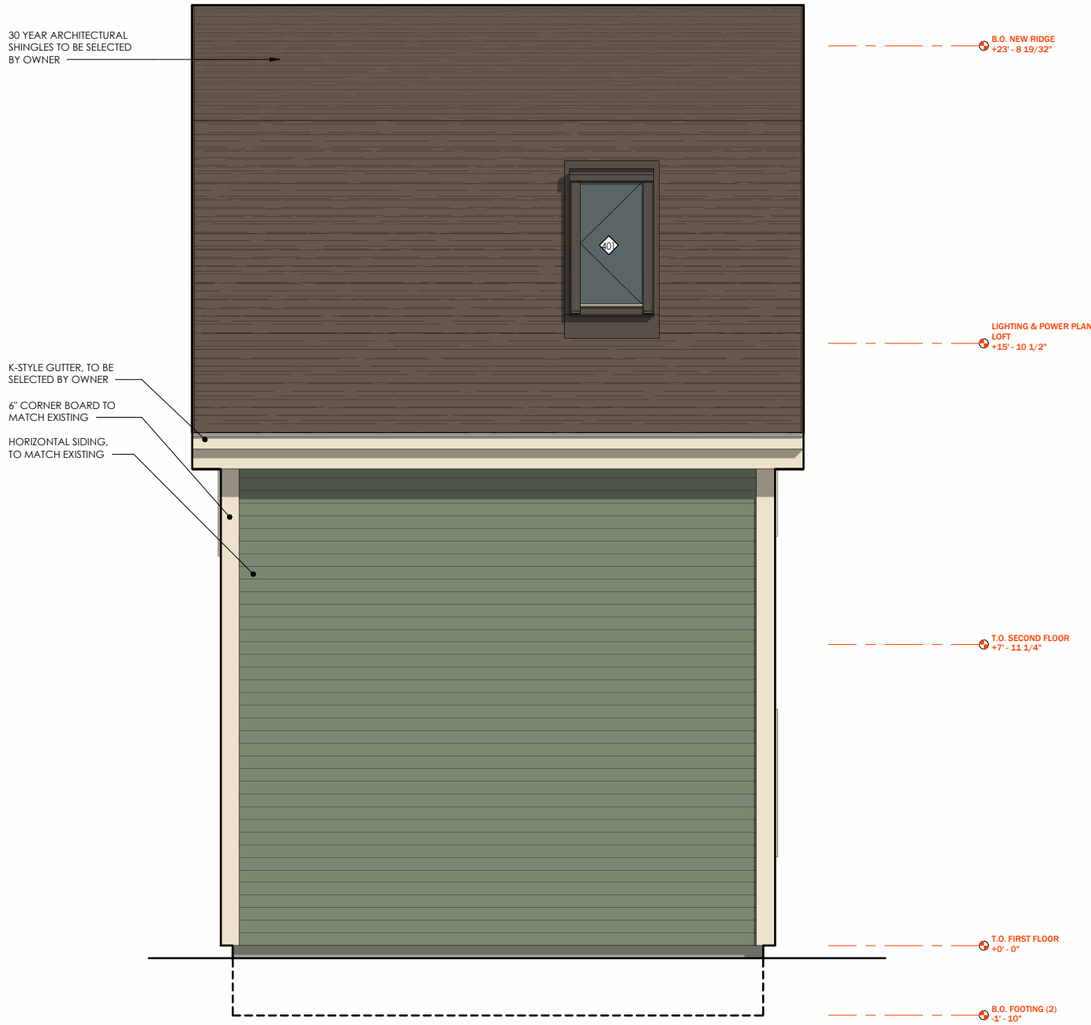


Photo 7 — Existing shed



N NORTH ELEVATION

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



E EAST ELEVATION

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

PERMIT SET

ADU WALNUT

the

7 N Walnut Street
Beacon, NY 12508

Project No. 26-004

09/18/26

Revisions 198

Notes

WARNING: 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."

Project Architect
MATHEW WATSON, RA
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+1 845 321 3622
MW@MOUNTAINWATERARCHITECTURE.COM

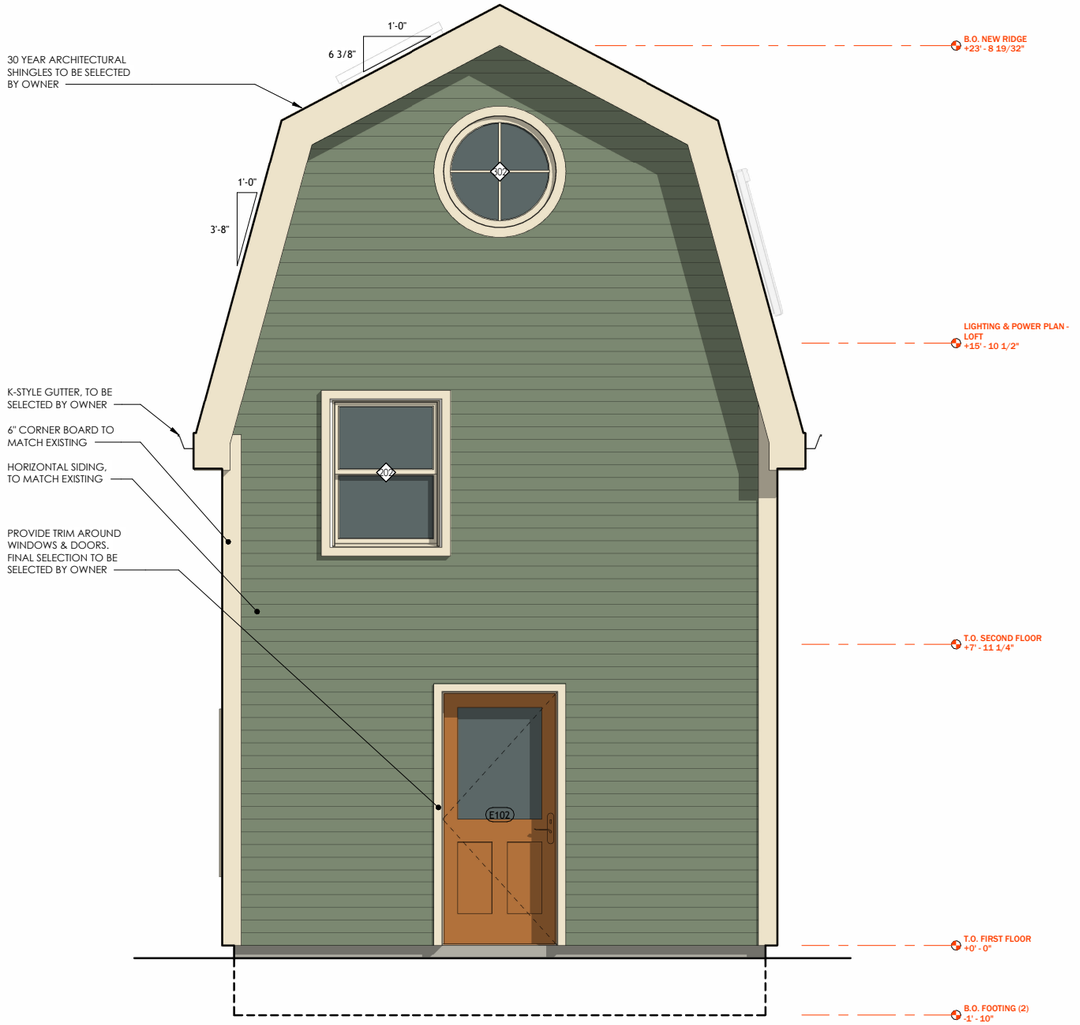
Scale 1/2" = 1'-0"

EXTERIOR ELEVATIONS

A103

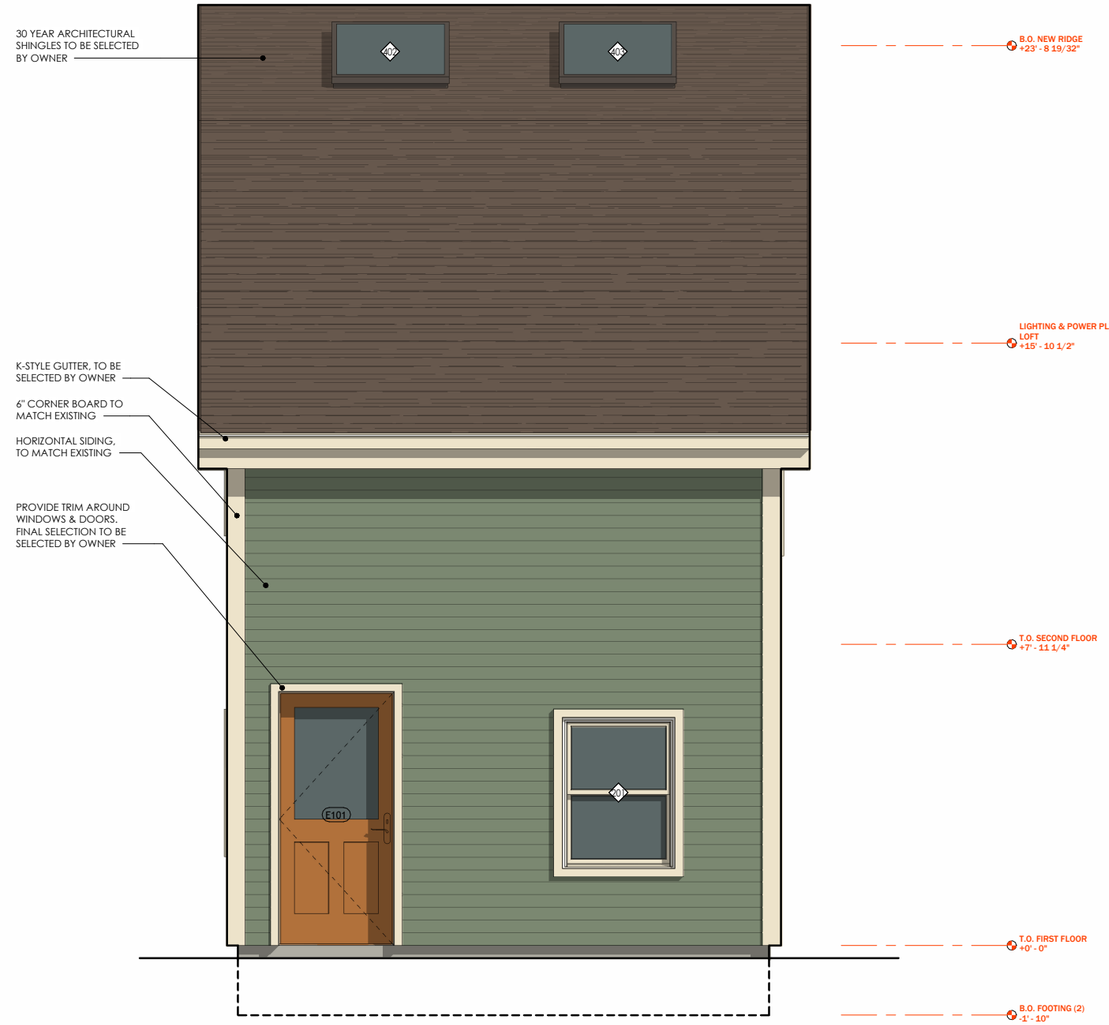
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S SOUTH ELEVATION

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



W WEST ELEVATION

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

PERMIT SET

ADU WALNUT

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7 N Walnut Street
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Scale 1/2" = 1'-0"

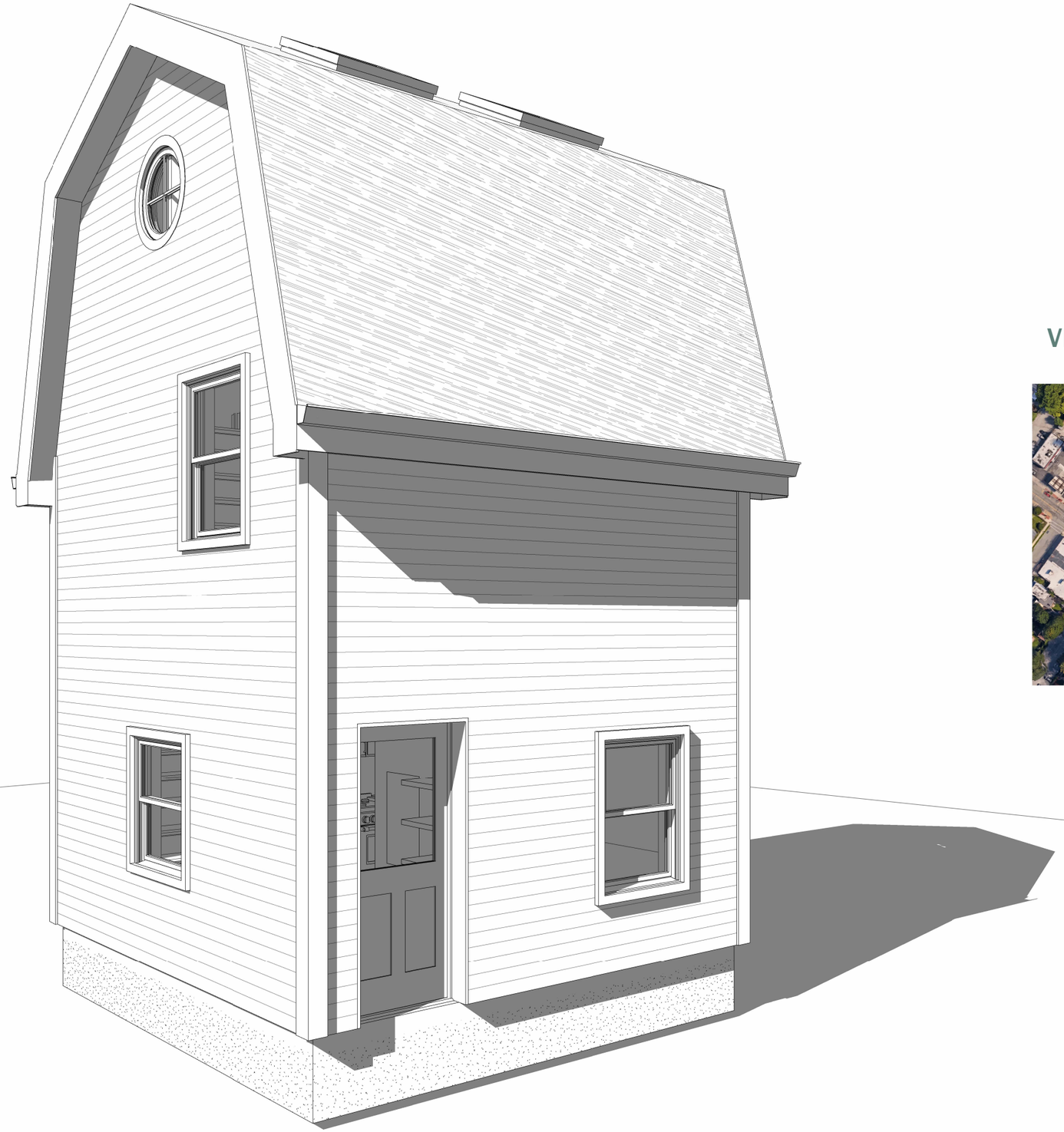
EXTERIOR ELEVATIONS

A104

Sheet No.

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ADU WALNUT



DRAWING LIST

A000	COVER SHEET
A001	GENERAL NOTES
A002	STRUCTURAL NOTES
A003	OVERALL SITE PLAN
D101	OVERALL DEMOLITION PLANS
S101	OVERALL FOUNDATION & FRAMING PLAN
S102	FRAMING PLAN - LOFT & ROOF
S103	STRUCTURAL DETAILS
A101	PROPOSED FIRST + SECOND FLOOR PLAN
A102	PROPOSED LOFT PLAN + ROOF PLAN
A103	EXTERIOR ELEVATIONS
A104	EXTERIOR ELEVATIONS
A201	BUILDING SECTIONS
A202	BUILDING SECTIONS
A301	WALL SECTIONS
A401	SCHEDULES
E101	PROPOSED LIGHITNG & POWER PLANS

VICINITY MAP



ADU WALNUT

the

7 N Walnut Street
Beacon, NY 12508

Project No. 26-004

09/18/26

Revisions 200

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Project Architect MATHEW WATSON, RA
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Scale

COVER SHEET

A000

Sheet No.

©2026

PERMIT SET

GENERAL NOTES

GENERAL CONSTRUCTION NOTES:

1. GENERAL CONDITIONS OF THE CONTRACT (AIA DOCUMENT A-201) APPLY TO THIS PROJECT.
2. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES OR AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
3. ESTABLISH AND MAINTAIN PROJECT SAFETY DURING CONSTRUCTION TO PROTECT PERSONNEL, TENANTS, AND BUILDING OCCUPANTS. REQUIREMENTS INCLUDE, BUT SHALL NOT BE LIMITED TO OSHA PART 1926 LATEST EDITION.
4. THE GENERAL CONTRACTOR SHALL ARRANGE ALL INSPECTIONS AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL COSTS AND FEES FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING DEPARTMENT.
5. ALL PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY STATE LICENSED CONTRACTORS. CONTRACTORS SHALL SUBMIT ALL REQUIRED PERMITS, CERTIFICATES, AND SIGN-OFFS TO OWNER AND ARCHITECT FOR THEIR RECORDS.
6. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, BE FAMILIAR WITH THE EXISTING CONDITIONS, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF CONSTRUCTION PROPOSAL AND BEFORE COMMENCEMENT OF THE WORK. THE DRAWINGS REFLECT CONDITIONS REASONABLY INFERRED FROM THE EXISTING VISIBLE CONDITIONS BUT CANNOT GUARANTEED BY THE ARCHITECT. DRAWINGS MAY BE SCALED FOR ESTIMATING PURPOSES AND FOR GENERAL REFERENCE ONLY. FOR ALL OTHER DIMENSIONS OR LOCATIONS CONSULT THE ARCHITECT OR REFER TO DIMENSIONS ON DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
7. CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS, LOCATIONS, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT (WHETHER SUPPLIED BY THE OWNER OR OTHERS) WITH THE SUPPLIER OR MANUFACTURER PRIOR TO THE START OF RELATED WORK.
8. THE GENERAL CONTRACTOR SHALL LAY OUT ALL WORK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS FOR TRADES SUCH AS ELECTRICAL, PLUMBING, ETC.
9. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL PROVIDE AND MAINTAIN ACCESS TO THE PREMISES AT ALL TIMES.
10. THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF WORK, THE ENTIRE CONSTRUCTION AREA IS TO BE THOROUGHLY CLEANED AND PREPARED FOR OCCUPANCY BY OWNER. ALL MATERIALS AND DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. CARE SHALL BE TAKEN DURING CONSTRUCTION THAT NO DEBRIS OR MATERIALS ARE DEPOSITED IN ANY RIGHT OF WAY AREA.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING AND NEW CONDITIONS AND MATERIALS ON THE SITE. ANY DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
12. ANY VARIATIONS FROM INDICATED DIMENSIONS OR CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
13. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT.
14. NO CUTTING OR DAMAGE TO BUILDING STRUCTURAL COMPONENTS WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
15. PROVIDE BRACING, BLOCKING, AND/OR STRUCTURE AS REQUIRED TO FACILITATE INSTALLATION OF ALL WALL AND MILLWORK MOUNTED EQUIPMENT, IN NEW AND EXISTING WALLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUPPORT REQUIRED TO MAINTAIN THE INTEGRITY OF THE WALLS AND THE SECURITY OF THE EQUIPMENT.
16. ALL WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED. PROVIDE WOOD BLOCKING IN ALL STUD WALLS AT MILLWORK AND SPECIAL ITEM ANCHORING POINTS. WOOD BLOCKING SHALL BE MOISTURE TREATED IF LOCATED IN DAMP LOCATIONS OR ADJACENT TO CONCRETE OR MASONRY CONSTRUCTION. IF WOOD BLOCKING IS NOT PERMITTED BY CODE, THEN METAL STRIPS SHALL BE USED.
17. THE CONTRACTOR IS RESPONSIBLE FOR FIELD DIMENSIONS OF ALL MILLWORK, GLASS, DOOR OPENINGS, AND OTHER STRUCTURES PRIOR TO COMMENCEMENT OF FABRICATION.
18. ALL WORK SHALL CONFORM IN QUALITY TO ACCEPTED INDUSTRY STANDARDS. ALL MILLWORK SHALL CONFORM TO A.W.I. PREMIUM GRADE STANDARDS, UNLESS OTHERWISE NOTED.
19. THE MATERIALS USED FOR CONSTRUCTION OF SPACE SHALL NOT CONTAIN ASBESTOS, P.C.B, OR ANY OTHER HAZARDOUS MATERIALS OF ANY TYPE. MANUFACTURERS' NAMES AND TRADEMARKS SHALL NOT BE PROMINENTLY VISIBLE TO THE PUBLIC.
20. ALL WALLS TO BE LAID OUT AT 90-DEGREE ANGLES UNLESS OTHERWISE NOTED.
21. THE SCOPE OF WORK OF ALL TRADES IS TO INCLUDE ALL MATERIALS AND LABOR REQUIRED TO TOTALLY COMPLETE THE PROJECT AND BE FUNCTIONALLY CONSISTENT WITH THE DESIGN INTENT AS EXPRESSED IN THE CONSTRUCTION DOCUMENTS.
22. ALL UTILITIES SHALL BE CONNECTED TO PROVIDE GAS, ELECTRIC, AND WATER TO ALL EQUIPMENT WHETHER SAID EQUIPMENT IS IN CONTRACT OR NOT. EQUIPMENT SHALL BE GUARANTEED TO FUNCTION PROPERLY UPON COMPLETION.
23. MANUFACTURER'S STANDARD SPECIFICATIONS AND MATERIALS APPROVED FOR PROJECT USE ARE HEREBY MADE PART OF THESE NOTES WITH SAME FORCE AND EFFECT AS IF WRITTEN OUT IN FULL HEREIN. ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PROCEDURES.
24. THERMOSTATS SHALL NOT BE LOCATED IN THE CENTER OF A WALL, ON AN ACCENT/SPECIALTY WALL, OR IN A LOCATION WHICH CONFLICTS WITH FURNISHINGS WITHOUT THE ARCHITECT'S APPROVAL.
25. WRITTEN WORDS TAKE PRECEDENCE OVER DRAWN LINES. LARGE-SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS. SHOULD A CONFLICT ARRIVE BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS DEEMED MOST STRINGENT SHALL BE USED.
26. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ARCHITECT SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED ON THE DRAWINGS.
27. ALL ARCHITECTURAL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY. WHAT IS INDICATED AND CALLED FOR BY ONE SHALL BE BINDING AS THOUGH CALLED FOR BY ALL. NO DEVIATION FROM THE DRAWINGS OR SPECIFICATIONS OR INTENT OF SAME SHALL BE MADE WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION.
28. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL APPROVAL. THE GENERAL CONTRACTOR SHALL SIGN THE WRITTEN GUARANTEE AS PROVIDED BY THE OWNER. THE GUARANTEE SHALL COVER ALL GENERAL AND SUBCONTRACTOR WORK. ALL DEFECTS DISCOVERED DURING THIS PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
29. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED.
30. DOOR AND WINDOW DETAILS ARE INDICATED ON THE DOOR AND WINDOW SCHEDULES. DOOR AND WINDOW DIMENSIONS ARE TO CENTERLINES OF UNITS UNLESS OTHERWISE NOTED.

LEGEND

- A — Wall Type (see wall type schedule)
- 101B — Door Type (see door schedule)
- W1 — Window Type (see window schedule)
- 1 / A101 — Building Section
- 1 / A101 — Wall Section
- 1 / A101 — Detail Number
- 1 / A101 — Building Elevation
- 1 / A101 / 1 / 1 — Interior Elevation
- +2'-0" — Elevation Mark
- ROOM 101 — Room Name / Number
- A — Column Line
- ℄ — Centerline
- 3 — Revision Tag

A.C.I.	AMERICAN CONCRETE INSTITUTE
BLDG.	BUILDING
CONC.	CONCRETE
C.J.	CONTROL JOINT
COL.	COLUMN
DET.	DETAIL
DIA.	DIAMETER
DN.	DOWN
EL/ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
FIN.	FINISH
FLR.	FLOOR
GALV.	GALVANIZED
GYP.	GYPSUM
I.D.	INSIDE DIAMETER
JT.	JOINT
MECH.	MECHANICAL
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPG.	OPENING
O.D	OUTSIDE DIAMETER
U.N.O.	UNLESS NOTED OTHERWISE
REF.	REFERENCE
R.	RISER
R.O.	ROUGH OPENING
RM.	ROOM
S/STL.	STAINLESS STEEL
STRUCT.	STRUCTURAL
SPEC.	SPECIFICATIONS
T.O.	TOP OF (...)
T.O.CONC.	TOP OF CONCRETE
T.O.F.	TOP OF FRAMING
T.O.STL.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.	TREAD
TYP.	TYPICAL
@	AT
+	AND
BD.	BOARD
A.F.F.	ABOVE FINISHED FLOOR
U.N.O.	UNLESS OTHERWISE NOTED
V.I.F	VERIFY IN FIELD

ENERGY CODE

SYSTEM	(2025) IECC CODE REQUIRED MINIMUMS
Windows:	U-Value: 0.27
Skylights:	U-Value: 0.40
Ceiling:	R49
Walls:	R13 (cavity) + R-10 (insulated shtg)
Floor:	R30 (or fill framing cavity R19 min + 7.5 insulated shtg)
Crawlspace:	R15/19 (continuous/cavity) either complies
Slab:	R10 (continuous) + 10 (underneath full slab)

SCHEDULES

DOOR SCHEDULE
WINDOW SCHEDULE
ELECTRICAL SCHEDULE

SPECIFICATIONS

01	GENERAL REQUIREMENTS
02	SITE WORK
03	CONCRETE
04	MASONRY
05	METALS
06	WOOD
07	THERMAL + MOISTURE PROTECTION
08	DOORS + WINDOWS
09	FINISHES
10	SPECIALTIES
11	EQUIPMENT
12	MECHANICAL
13	ELECTRICAL

PERMIT SET

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7 N Walnut Street
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Project No. 26-004

09/18/26

Revisions 201

Notes

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Scale 1/4" = 1'-0"

GENERAL NOTES

A001

Sheet No.

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DESIGN DATA:

STRUCTURAL DESIGN HAS BEEN PERFORMED IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
A) 2025 NEW YORK STATE RESIDENTIAL CODE.
B) ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
C) AISC, MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN, 15TH ED.

1. LIVE LOADS
FLOORS: 40 PSF

2. DEAD LOADS
SELF WEIGHT +
FLOORS: 15 PSF
CEILING: 10 PSF
ROOF: 15 PSF

3. SNOW LOADS
GROUND SNOW LOAD: 62 PSF (UNFACTORED)

4. WIND LOADS
BASIC WIND SPEED: 113 MPH (3-SECOND GUST)
EXPOSURE CATEGORY: B

5. SOILS
MAXIMUM NET ALLOWABLE BEARING PRESSURE IS ASSUMED TO BE 2,000 PSF. ANY NON-CONFORMING OR UNUSUAL SUB-SURFACE SITE CONDITIONS SHOULD BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION FOR INSPECTION AND EVALUATION.

GENERAL INFORMATION:
(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

"LOADS" INDICATED ON THIS DRAWING ARE THOSE FOR THE DESIGN OF THE BUILDING SUPERSTRUCTURE

1. ALL DETAILS MARKED "TYPICAL" IN THE SET OF STRUCTURAL DRAWINGS SHALL BE APPLIED THROUGHOUT THE PROJECT AS REQUIRED TO SATISFY THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL COORDINATE REQUIREMENTS FOR QUANTITY AND LOCATION WHERE THE "TYPICAL" DETAILS APPLY

2. FAILURE ON THE PART OF THE CONTRACTOR TO REVIEW THE DRAWINGS OF OTHER DISCIPLINES (i.e. ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC.) TOGETHER WITH THE FULL EXTENT OF THE PROJECT SPECIFICATIONS DOES NOT RELIEVE THEM OF THE RESPONSIBILITY TO FURNISH AND INSTALL ITEMS THAT ARE PART OF THEIR WORK AS INDICATED BY THE DRAWINGS AND SPECIFICATIONS OF OTHER TRADES. ALL STRUCTURAL TRADE CONTRACTORS AND SUB-CONTRACTORS ARE PROHIBITED FROM EXCLUDING STRUCTURAL WORK FROM THEIR CONTRACT NOT SHOWN IN THE STRUCTURAL DRAWINGS.

3. ALL CONTRACTORS AND SUBCONTRACTORS WORKING ON THIS PROJECT TO HAVE A MINIMUM OF 5 YEARS VERIFIABLE EXPERIENCE IN THEIR RESPECTIVE FIELDS.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING AND PRE-FABRICATED ITEMS, INCLUDED BY NOT LIMITED TO; TRUSSES, SIPS, PLANK AND STEEL.

5. DRAWINGS MAY NOT BE SCALED. USE NOTES AND DIMENSIONS SPECIFIED ON DRAWINGS AND CONFIRM THESE DIMENSIONS WITH IN FIELD MEASUREMENTS DURING CONSTRUCTION.

6. DISCREPANCIES, OMISSIONS OR UNFORESEEN PROBLEMS DISCOVERED AT SITE SHALL BE REPORTED TO THE ENGINEER FOR IMMEDIATE CONSULTATION AND AMENDMENT.

7. TEMPORARY SHORING AND SHORING OF EXCAVATION BY OTHERS. DRAWINGS SHOW FINAL CONDITIONS ONLY.

PLYWOOD/GYP. BOARD SHEATHING GENERAL NOTES:
(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

1. ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS.

2. WOOD STRUCTURAL PANELS SHALL BE APA GRADE STAMPED FOR SPECIFIED SPAN, SHALL BE MADE WITH EXTERIOR GLUE, AND SHALL BE OF THE FOLLOWING NOMINAL THICKNESS:
ROOF SHEATHING: 3/4"
SUBFLOORS: 3/4"
WALL SHEATHING: 1/2"
WHERE CARPET OR SHEET FLOORING IS TO BE DIRECT APPLIED TO SUBFLOOR WITHOUT UNDERLAYMENT USE 3/4" APA RATED STURD-I-FLOOR EXP 1. WHERE CERAMIC, GLASS OR STONE FLOORING IS SPECIFIED, THE INSTALLATION METHOD SHALL BE SPECIFIED BY OTHERS AND SHALL CONFORM TO ONE THAT IS PUBLISHED IN THE TILE COUNCIL OF NORTH AMERICA HANDBOOK, LATEST ED. A GRADE STAMP SHALL BE VISIBLE ON ALL SHEETS.

3. ALL SUBFLOOR PANELS SHALL BE GLUE-NAILED TO FLOOR JOISTS USING APA APPROVED ELASTOMERIC CONSTRUCTION ADHESIVE (LOCTITE PL400 OR AN APPROVED EQUIVALENT.)

4. CONNECT WALL SHEATHING WITH 10d COMMON NAILS SPACED 6" O/C AT SUPPORTED PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS.

5. INSTALL ALL PLYWOOD SHEATHING WITH THE LONG DIMENSION OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL END JOINTS ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE SHEATHING MANUFACTURER.

6. ALL NAILING SHALL BE CAREFULLY DRIVEN AND NOT OVERDRIVEN. THE USE OF STAPLES IS PROHIBITED FROM USE.

7. PROVIDE 2x BLOCKING AT UNSUPPORTED PANEL EDGES FOR ALL ROOFS, FLOORS AND WALLS.

FOUNDATION GENERAL NOTES:
(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

1. STRUCTURAL FILL TO BE PLACED IN 12" LAYERS WHERE HEAVY VIBRATORY COMPACTION EQUIPMENT IS USED AND 6" LIFTS WHERE HAND OPERATED EQUIPMENT IS REQUIRED. EACH LIFT SHALL BE COMPACTED TO 95% MODIFIED DRY DENSITY THROUGH THE MODIFIED PROCTOR COMPACTION TEST, ASTM D-1557.

2. ALL CONTROLLED FILL MATERIAL SHALL BE A SELECT GRANULAR MATERIAL FREE FROM ALL ORGANICS OR OTHERWISE DELETERIOUS MATERIAL WITH NOT MORE THAN 20% BY WEIGHT PASSING A NO. 200 SIEVE (CLASSIFIED AS SC, SM, SP OR BETTER IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM) AND WITH A PLASTICITY INDEX NOT EXCEEDING 6%.

3. FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY SOILS ENGINEER PRIOR TO CONCRETE PLACEMENT. SOFTENED OR OTHERWISE UNSUITABLE BEARING MATERIALS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL OR WITH LEAN CONCRETE (2,000 PSI).

4. LOOSENED BEARING SOILS SHALL BE RECOMPACTED WITH A SMALL VIBRATORY PLATE COMPACTOR PRIOR TO PLACEMENT OF REINFORCING BARS.

5. PROVIDE CRUSHED STONE BENEATH ALL FOOTINGS. EXCEPTION: NOT REQUIRED IN SANDY OR GRAVELY SOILS THAT ARE WELL DRAINED.

6. PROVIDE 4"∅ PERFORATED DRAIN TO STORM DRAINAGE SYSTEM OR TO DAYLIGHT. WRAP GRAVEL IN FILTER FABRIC.

7. ALL EXCAVATIONS TO BE DEWATERED PRIOR TO CONCRETE PLACEMENT.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AS WELL AS ALL APPROPRIATE AGENCIES AND MUNICIPALITIES TO AVOID DAMAGE TO UNDERGROUND UTILITIES PRIOR TO THE START OF ANY SITE WORK.

9. THE CONTRACTOR SHALL PROVIDE CONTINUOUS CONTROL OF THE SURFACE AND SUBSURFACE WATER DURING CONSTRUCTION SUCH THAT FOUNDATION WORK IS DONE IN THE DRY AND ON UNDISTURBED SUBGRADE MATERIAL AS APPLICABLE.

10. SEE "DESIGN DATA" FOR SOIL BEARING CAPACITY

11. BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW FINISH GRADE.

12. BOTTOMS OF FOOTINGS SHALL BE STEPPED PER "TYPICAL FOOTING STEP DETAIL" IN THIS PROJECT

13. DURING BACKFILL OPERATIONS OF ALL FOUNDATIONS WALLS, THE FILL ON EITHER SIDE OF THE WALL SHALL NOT EXCEED A 2'-0" DIFFERENTIAL, UNLESS THE WALL IS DESIGNED FOR RETAINING ACTION.

14. ALL RETAINING WALLS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS ACHIEVED ITS SPECIFIED 28-DAY COMPRESSIVE STRENGTH (F'C) REFER TO THE "CONCRETE" SECTION OF THE GENERAL NOTES FOR CONCRETE STRENGTH REQUIREMENTS.

15. HYDROSTATIC PRESSURE FROM GROUNDWATER HAS NOT BEEN CONSIDERED IN THE DESIGN OF ANY FOUNDATION AND SLAB ELEMENTS UNLESS NOTED OTHERWISE. ALL FOUNDATIONS HAVE BEEN DESIGNED ASSUMING THAT AN ENGINEERED GROUNDWATER DRAINAGE SYSTEM WILL BE INSTALLED BEHIND ALL FOUNDATIONS WALLS AND BELOW ALL SLABS ON GRADE.

CAST-IN-PLACE CONCRETE GENERAL NOTES:
(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

1. CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE ACI 318 (LATEST EDITION).

2. UNLESS OTHERWISE INDICATED ON DRAWINGS CAST-IN-PLACE CONCRETE SHALL DEVELOP A STRENGTH OF 3,500 PSI (FOOTINGS, FOUNDATION WALLS AND RETAINING WALLS); 3,500 PSI (SLAB ON GRADE) AT 28 DAYS.

3. TEMPERATURE REINFORCING SHALL BE SUFFICIENTLY EMBEDDED TO DEVELOP FULL STRENGTH IN CONCRETE WALLS AND SLABS.

4. PROVIDE ADEQUATE TIES FOR REINFORCEMENT IN SLABS, BEAMS, PIERS AND WALLS. REINFORCEMENT TO BE HELD AT CORRECT DISTANCE FROM FORMS AND EARTH BY STEEL CHAIRS OR TIES.

5. FOLLOW C.R.S.I. RULES FOR PLACING OF REINFORCING STEEL AND ACCESSORIES.

6. THIS CONTRACTOR SHALL COOPERATE WITH OTHER TRADES AND WHERE REQUIRED INSTALL ALL BUILT-IN WORK, SLEEVES, INSERTS, ETC., AS REQUIRED FOR A COMPLETE JOB.

7. STRUCTURAL MEMBERS SHALL BE POURED FOR THEIR FULL DEPTHS IN ONE OPERATION. CONSTRUCTION JOINTS SUCH AS A DAY'S POUR JOINTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN, MAIN REINFORCING TO RUN THROUGH THE JOINT, KEY AND ROUGHEN JOINTS TO EXPOSE AGGREGATE FOR CHEMICAL BOND.

8. NO HORIZONTAL JOINTS SHALL BE PLACED IN WALLS EXCEPT AS SHOWN ON THE DRAWINGS, WITHOUT THE APPROVAL OF THE ENGINEER.

9. STRUCTURAL SLABS ON GRADE SHALL BE OF A THICKNESS AND REINFORCED AS INDICATED ON DRAWINGS.

10. SLABS-ON-GRADE SHALL HAVE THICKENINGS, DEPRESSIONS, OPENINGS, ETC., AS REQUIRED OR AS SHOWN HEREIN OR ON ARCHITECTURAL DRAWINGS.

11. PROVIDE 100% CONTINUITY OVER SUPPORTS FOR CONTINUOUS SLABS AND BEAMS.

12. TOP ELEVATION OF SLABS SHALL VARY ACCORDING TO FINISH FLOOR MATERIAL. SEE ARCHITECTURAL DRAWINGS.

13. SEE MECHANICAL AND ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS IN, FLOORS AND WALLS NOT SHOWN ON STRUCTURAL DRAWINGS.

14. MAXIMUM STEP OF FOOTINGS SHALL BE ONE VERTICALLY TO TWO HORIZONTALLY WHERE ELEVATIONS CHANGE.

15. CONCRETE SHALL CONSIST OF THE FOLLOWING:
- READY MIX CONCRETE (ASTM C94)
- MAX WATER TO CEMENT RATIO = 0.50
- MAX AGGREGATE CONTENT SIZE OF 3/4 INCH (ASTM C33)
- MAX SLUMP OF 5" + OR - AN INCH (ASTM C143)
- PORTLAND CEMENT: ASTM-C 150, TYPE 1
- CLEAN POTABLE DRINKING WATER
- AIR CONTENT TO BE 6% +/- 1.5% (INTERIOR SLABS TO HAVE 0% AIR)

16. REINFORCING STEEL SHALL CONSIST OF THE FOLLOWING:
- REINFORCING BARS: ASTM -A 615 GRADE 60 KSI
- WELDED WIRE FABRIC: ASTM-A 185

18. PROVIDE CONTINUOUS REINFORCING WHEREVER POSSIBLE, PLACE ONLY AS SHOWN OR APPROVED, STAGGER SPLICES WHERE POSSIBLE.

19. ALL REINFORCING STEEL AND EMBEDMENT TO BE HELD SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO ALLOW WALKING ON REINFORCEMENT.

20. DETAIL ACCORDING TO ACI STANDARD 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE STRUCTURES.

21. CONCRETE MEMBERS SHALL NOT BE LOADED UNTIL SATISFACTORY CONCRETE STRENGTH HAS BEEN OBTAINED.

22. NO ADMIXTURES MAY BE USED UNLESS PRIOR APPROVAL BY THE OWNER/ENGINEER.

23. COLD WEATHER REQUIREMENT SHALL BE USED DURING FREEZING OR NEAR FREEZING WEATHER - ACI 306.1-90. COLD WEATHER IS DEFINED AS 3 DAYS WITH AVG. TEMP. BELOW 40F.

24. DURING HOT WEATHER CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 305.

WOOD FRAMING GENERAL NOTES:
(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT

2. ALL STUD AND WALL FRAMING SHALL BE EITHER OF THE FOLLOWING:
A. NO. 2 GRADE SOUTHERN YELLOW PINE (SYP)
B. NO. 2 GRADE SPRUCE-PINE-FIR (SPF)
C. "STUD" GRADE MATERIAL IS STRICTLY PROHIBITED FROM USE

3. ALL JOIST, RAFTER & MISC. FRAMING SHALL BE NO. 2 GRADE, DOUGLAS FIR. PROVIDE FULL-DEPTH (OR METAL) BRIDGING AT MIDSPAN AND AT A MAXIMUM SPACING OF 8'-0" O/C IN BETWEEN.

4. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATION AND BE NO. 2 SOUTHERN PINE. WHERE POSSIBLE, ALL CUTS AND HOLES SHOULD BE COMPLETE BEFORE TREATMENT. CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER AWPA ST. M4).

5. THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOADBEARING APPLICATIONS. THE LENGTH OF SPLIT ON THE WIDE FACE OF 3" (NOMINAL) AND THICKER LUMBER SHALL BE LIMITED TO 1/2 OF THE NARROW FACE DIMENSION.

6. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS WHICH RUN PARALLEL WITH JOISTS AND UNDER ALL CONCENTRATED LOADS FROM FRAMING ABOVE.

7. PROVIDE HEADER BEAMS OF THE SAME SIZE AS JOISTS OR RAFTERS TO FRAME AROUND OPENINGS IN THE PLYWOOD DECK UNLESS OTHERWISE INDICATED.

8. STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A-36 SPECIFICATION AND BE 1/4" THICK UNLESS OTHERWISE INDICATED. BOLTS CONNECTING WOOD MEMBERS SHALL BE PER ASTM A-307 AND BE 3/4" DIAMETER UNLESS OTHERWISE INDICATED. PROVIDE WASHERS FOR ALL BOLT HEADS AND NUTS IN CONTACT WITH WOOD SURFACES.

9. BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUGGED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.

10. PREFABRICATED "MICROLLAM" LUMBER HEADERS AND BEAMS SHALL BE AS MANUFACTURED BY "ILEVEL BY WEYERHAEUSER." OR APPROVED EQUAL. MICRO-LAM MATERIAL SHALL BE 2.0E GRADE WITH A Fb OF 2,600 PSI. DO NOT CUT OR NOTCH MICRO-LAM MATERIAL WITHOUT THE MANUFACTURER'S APPROVAL.

11. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY"). OR APPROVED EQUAL. INSTALL ALL ACCESSORIES PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A446, GRADE A) AND BE GALVANIZED (COATING G60).

12. HOLES AND NOTCHES DRILLED OR CUT INTO WOOD FRAMING SHALL NOT EXCEED THE REQUIREMENTS OF LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.

13. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS, AND OTHER MISCELLANEOUS HARDWARE SHALL BE HOT DIP GALVANIZED.

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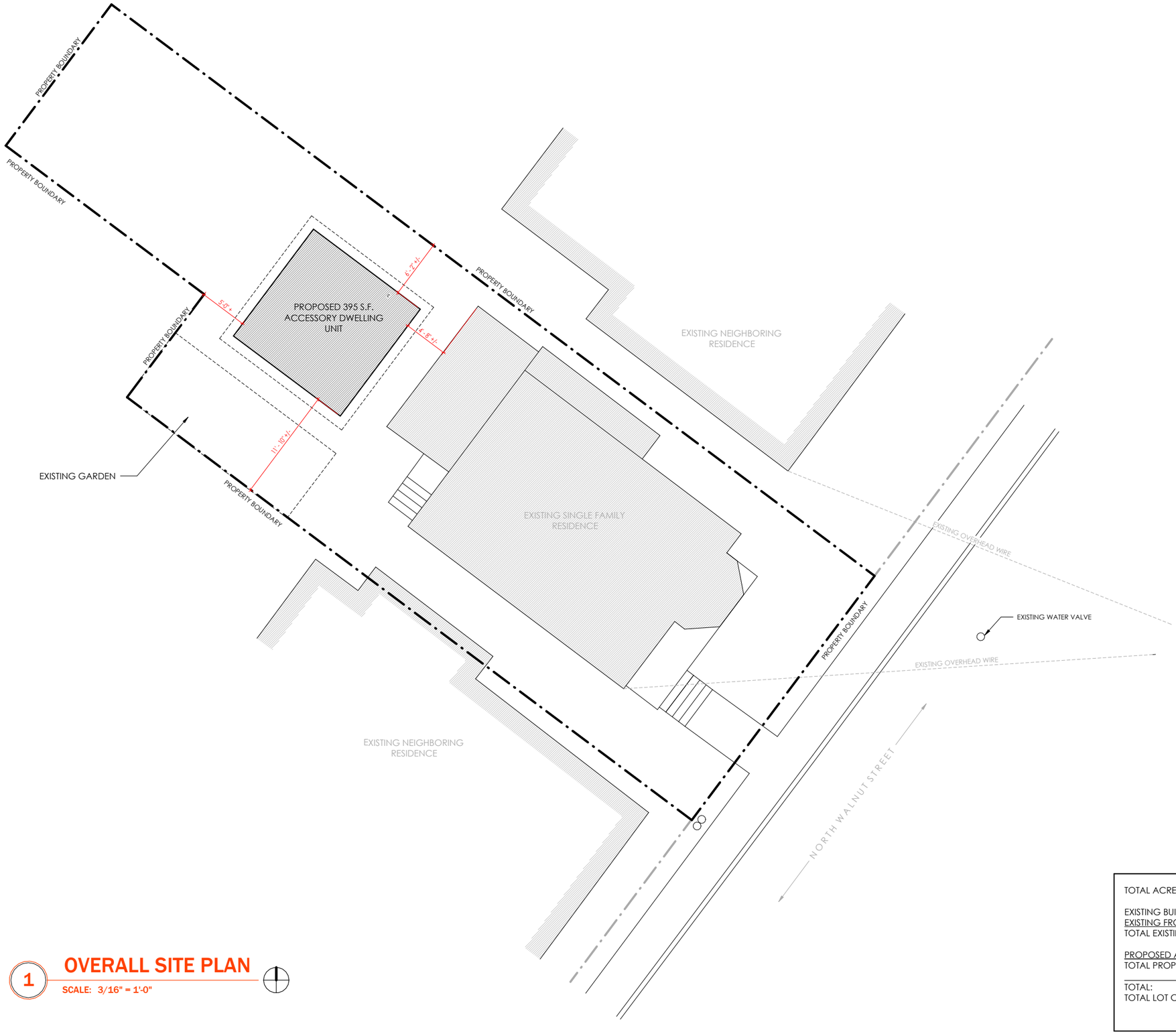
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Scale

STRUCTURAL NOTES

A002

Sheet No. ©2026



1 **OVERALL SITE PLAN**

SCALE: 3/16" = 1'-0"

TOTAL ACREAGE:	0.06 ACRES | 2,614 S.F.
EXISTING BUILDING FOOTPRINT:	784 S.F.
EXISTING FRONT PORCH:	41 S.F.
TOTAL EXISTING:	825 S.F.
PROPOSED ADU :	196 S.F.
TOTAL PROPOSED:	196 S.F.
TOTAL:	1,021 S.F.
TOTAL LOT COVERAGE:	39.06 %

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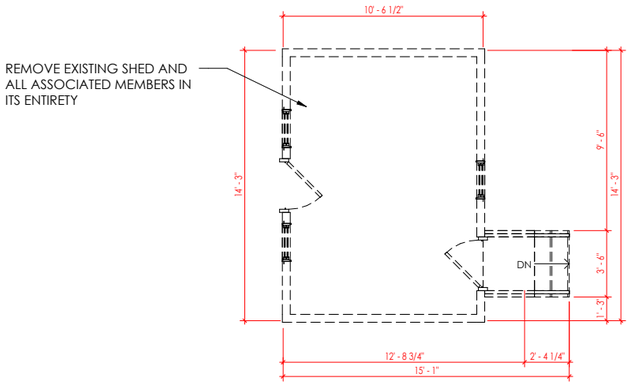
Scale 3/16" = 1'-0"

OVERALL SITE PLAN

A003

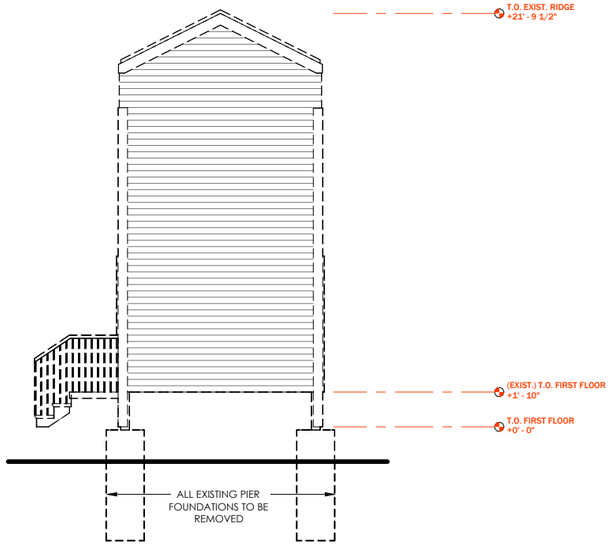
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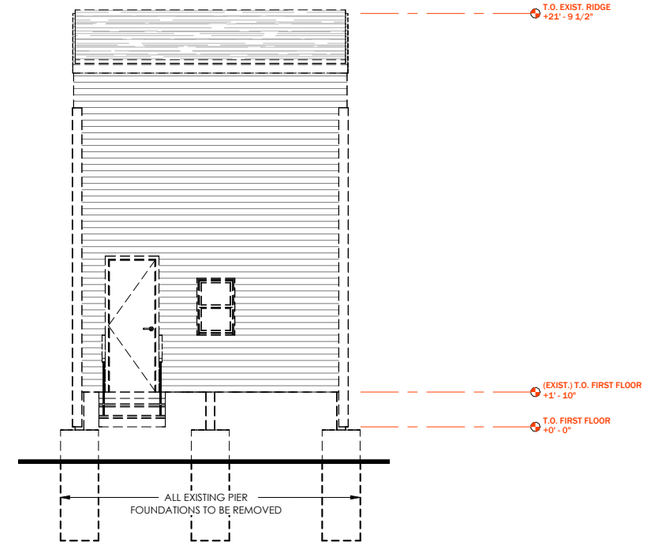
1 OVERALL DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



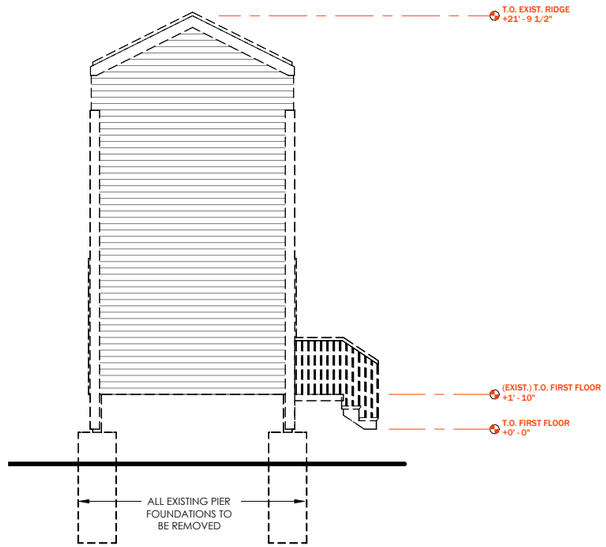
N DEMOLITION - NORTH ELEVATION

SCALE: 1/4" = 1'-0"



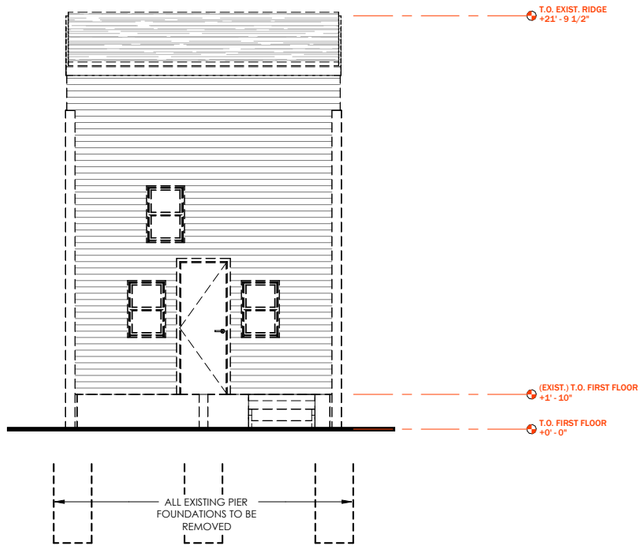
E DEMOLITION - EAST ELVATION

SCALE: 1/4" = 1'-0"



S DEMOLITION - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



W DEMOLITION - WEST ELEVATION

SCALE: 1/4" = 1'-0"

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Project No. 26-004

09/18/26

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Notes

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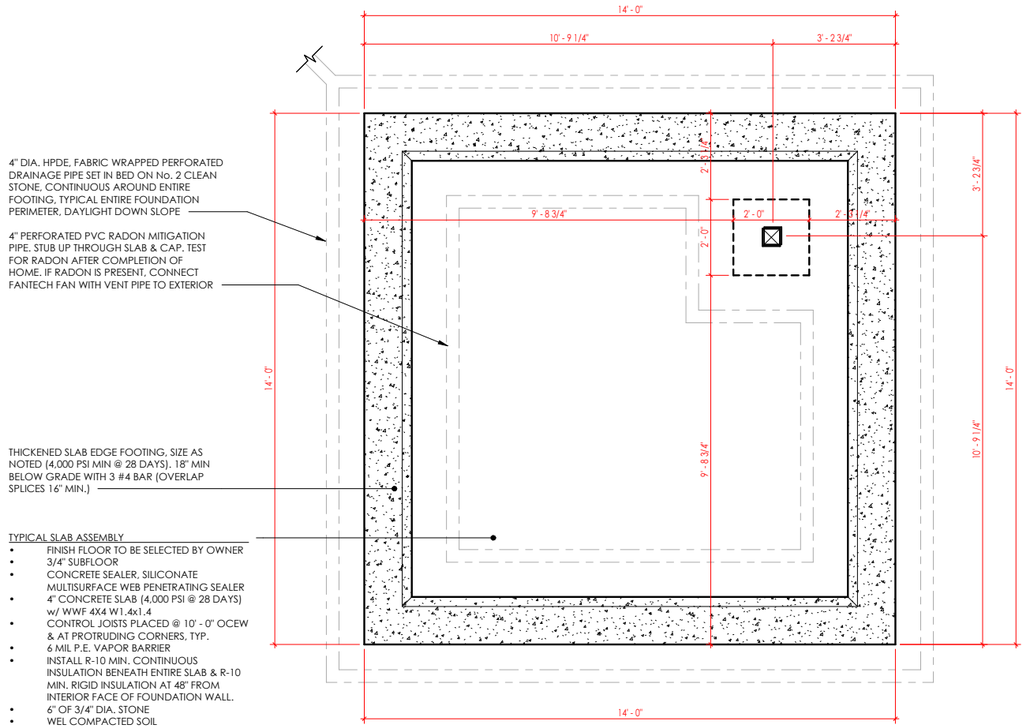
Scale 1/4" = 1'-0"

OVERALL DEMOLITION PLANS

D101

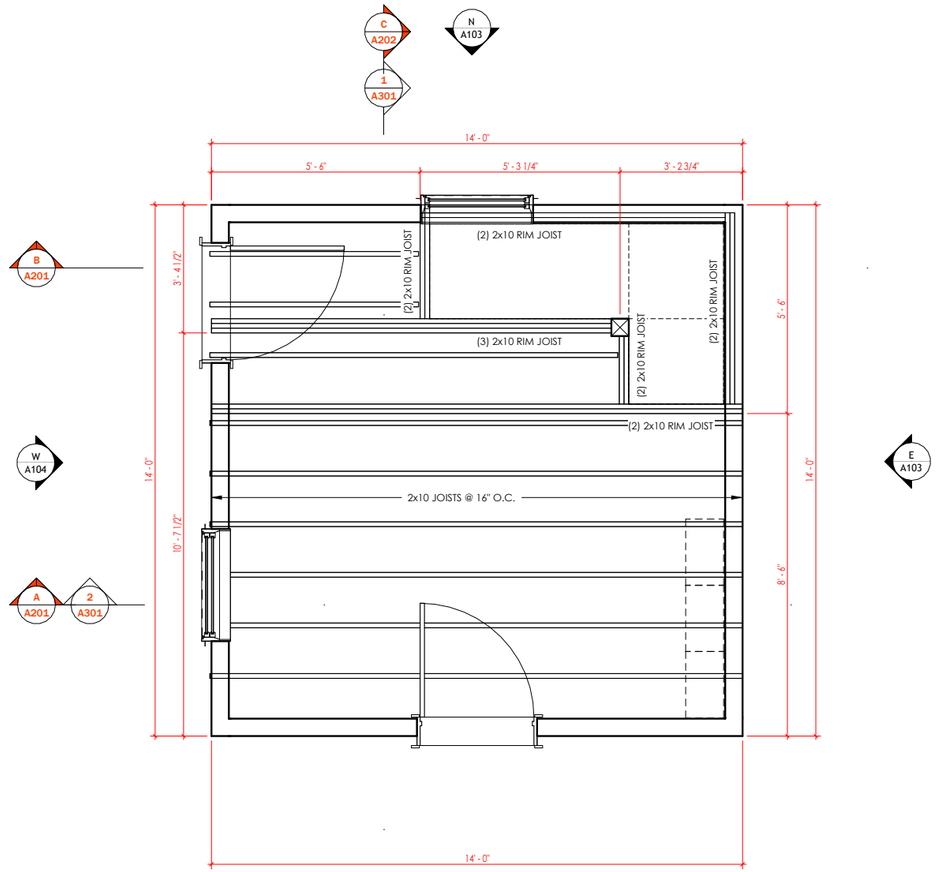
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1 OVERALL FOUNDATION PLAN

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



2 FRAMING PLAN - SECOND FLOOR

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

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Scale 1/2" = 1'-0"

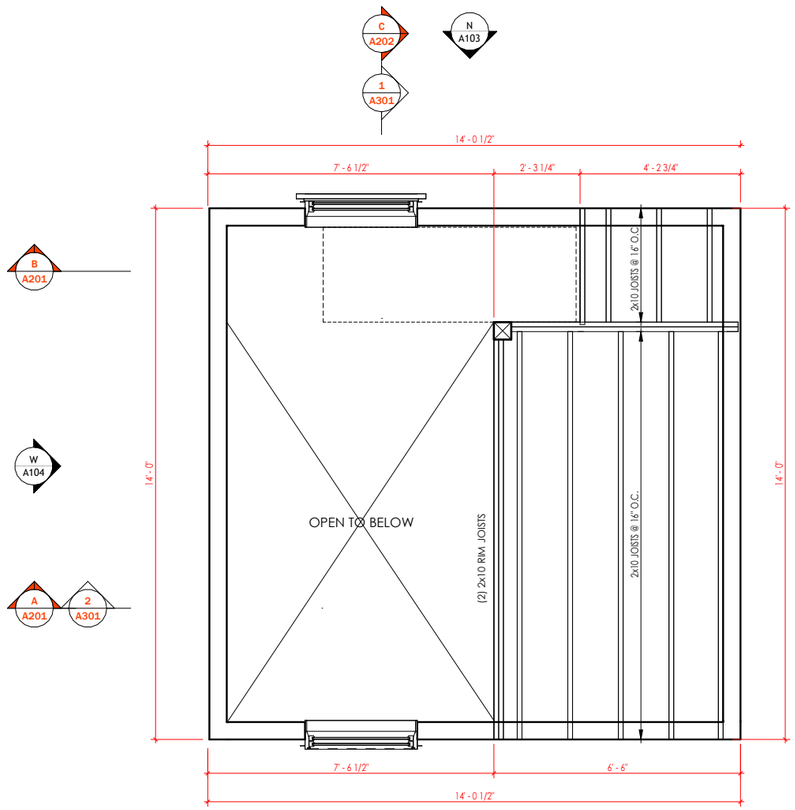
OVERALL FOUNDATION & FRAMING PLAN

S101

Sheet No.

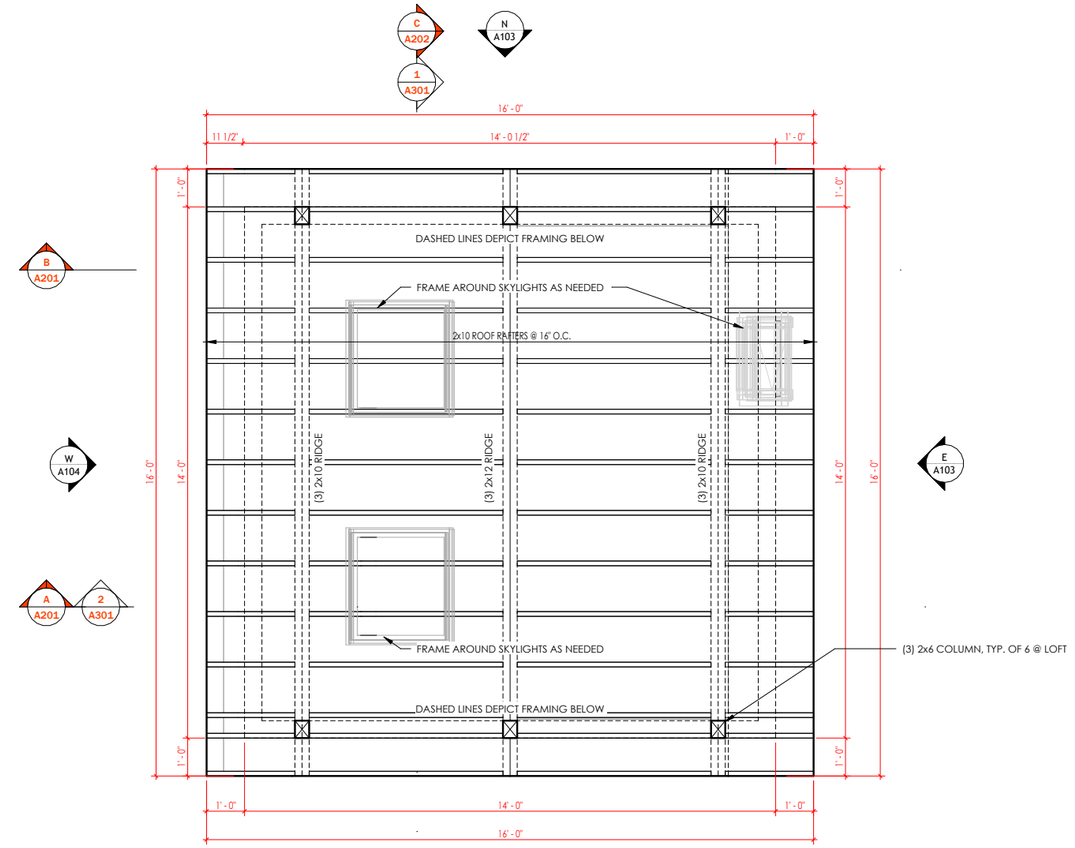
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1 FRAMING PLAN - LOFT

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



2 FRAMING PLAN - ROOF

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

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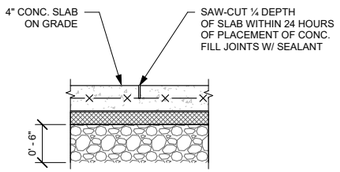
Scale 1/2" = 1'-0"

FRAMING PLAN - LOFT & ROOF

S102

PERMIT SET

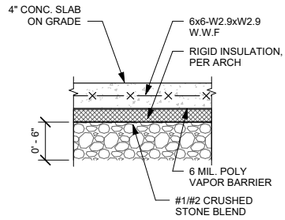
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TYP. SAW CUT CONTROL JOINT DETAIL

1

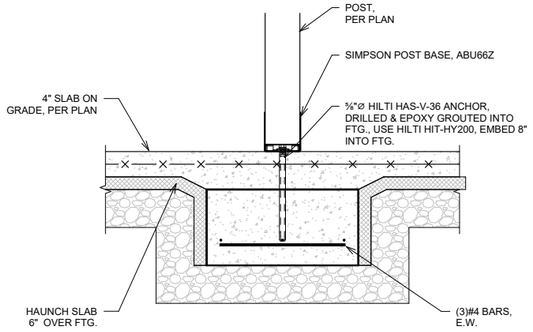
SCALE: 1" = 1'-0"



TYP. SLAB ON GRADE DETAIL

2

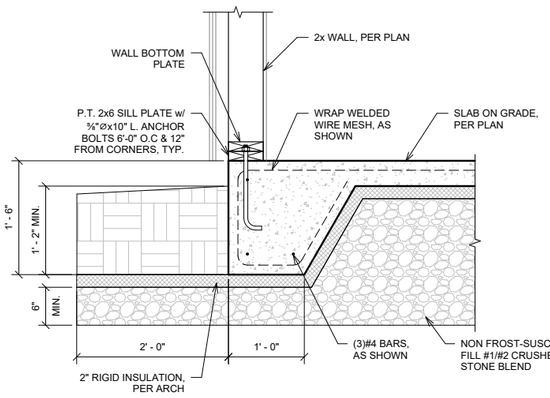
SCALE: 1" = 1'-0"



ISOLATED FTG. DETAIL

3

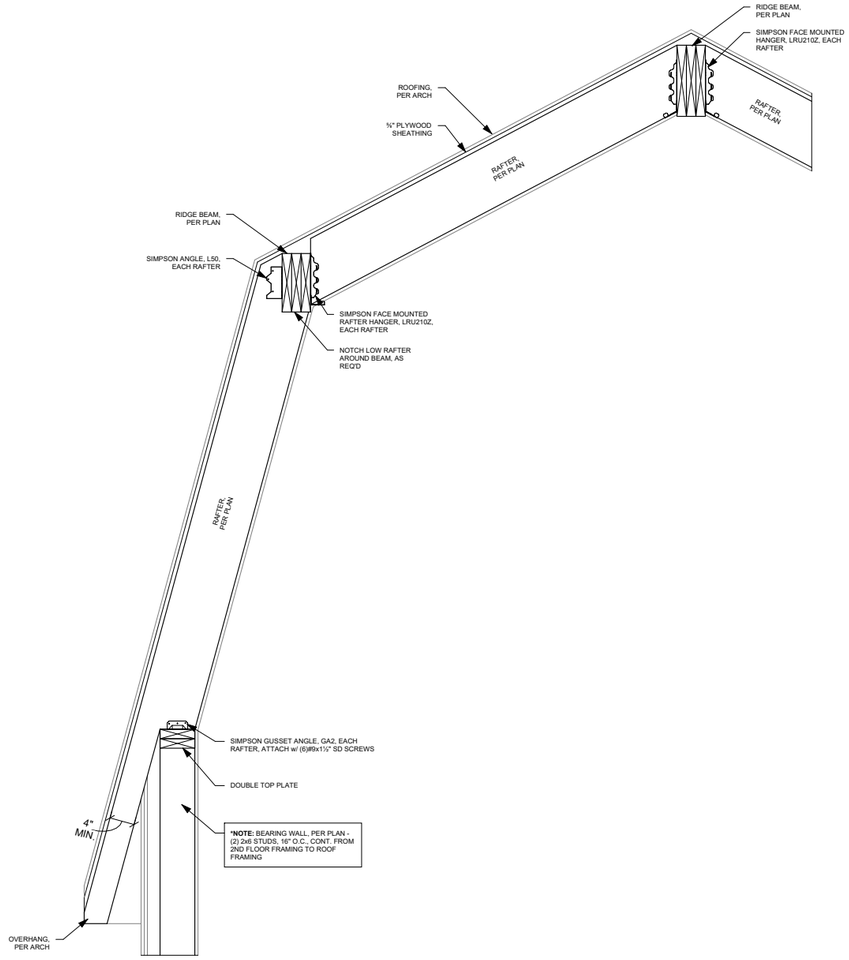
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HAUNCHED SLAB DETAIL

4

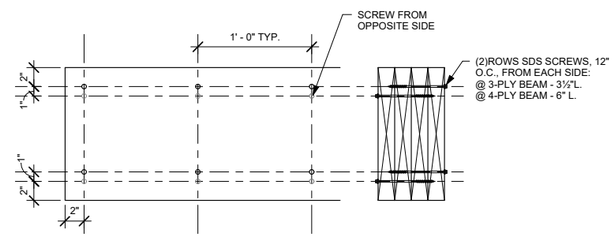
SCALE: 1" = 1'-0"



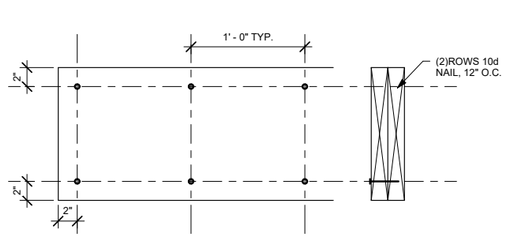
ROOF FRAMING SECTION

6

SCALE: 1" = 1'-0"



3 OR 4 PLY BEAM

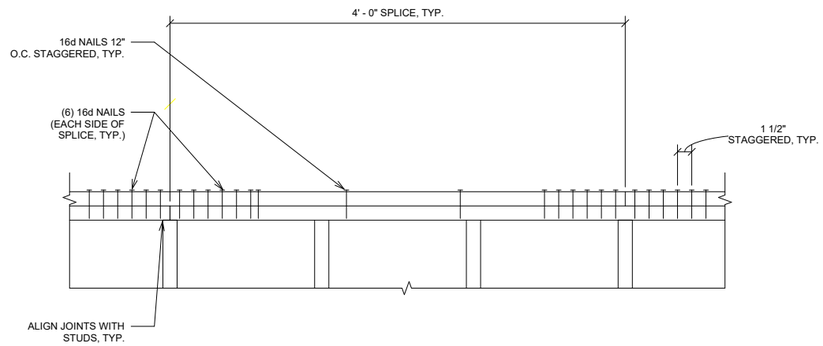


2 PLY BEAM

MULTIPLY BEAM CONNECTION

5

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



NOTES:
1. THE MINIMUM SPLICE IS (6) 16d NAILS EACH SIDE OF EACH SPLICE LOCATION.
2. PROVIDE CONTINUOUS TOP PLATES (NO JOINTS) WHERE WALLS ARE 12'-0" OR LESS IN LENGTH

TOP PLATE SPLICE DETAIL

7

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

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Notes

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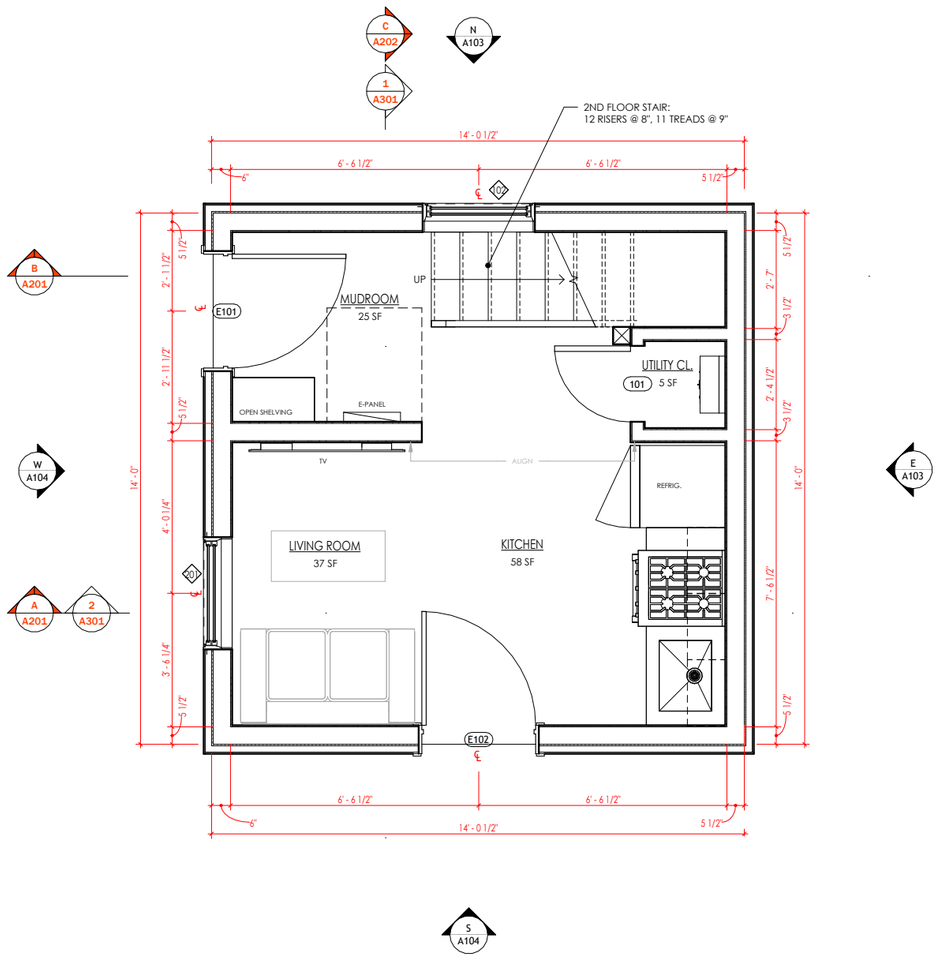
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Scale As indicated

STRUCTURAL DETAILS

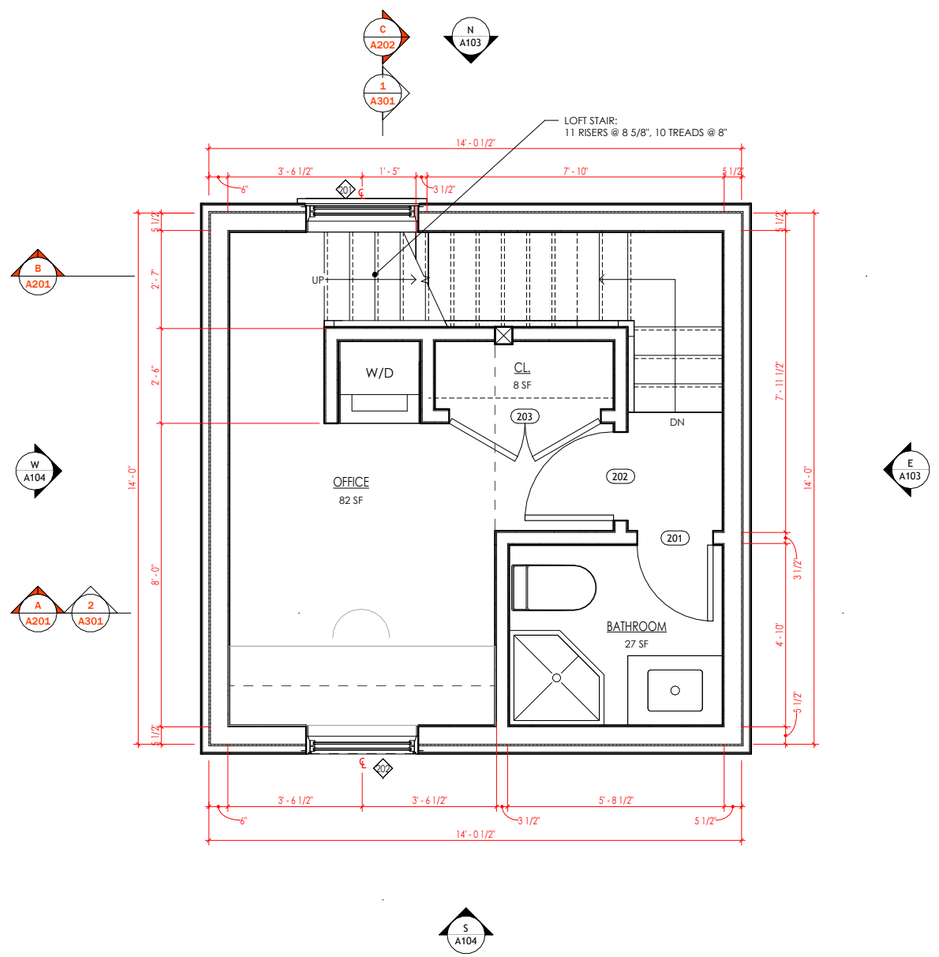
S103

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1 PROPOSED FIRST FLOOR PLAN

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



2 PROPOSED SECOND FLOOR PLAN

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

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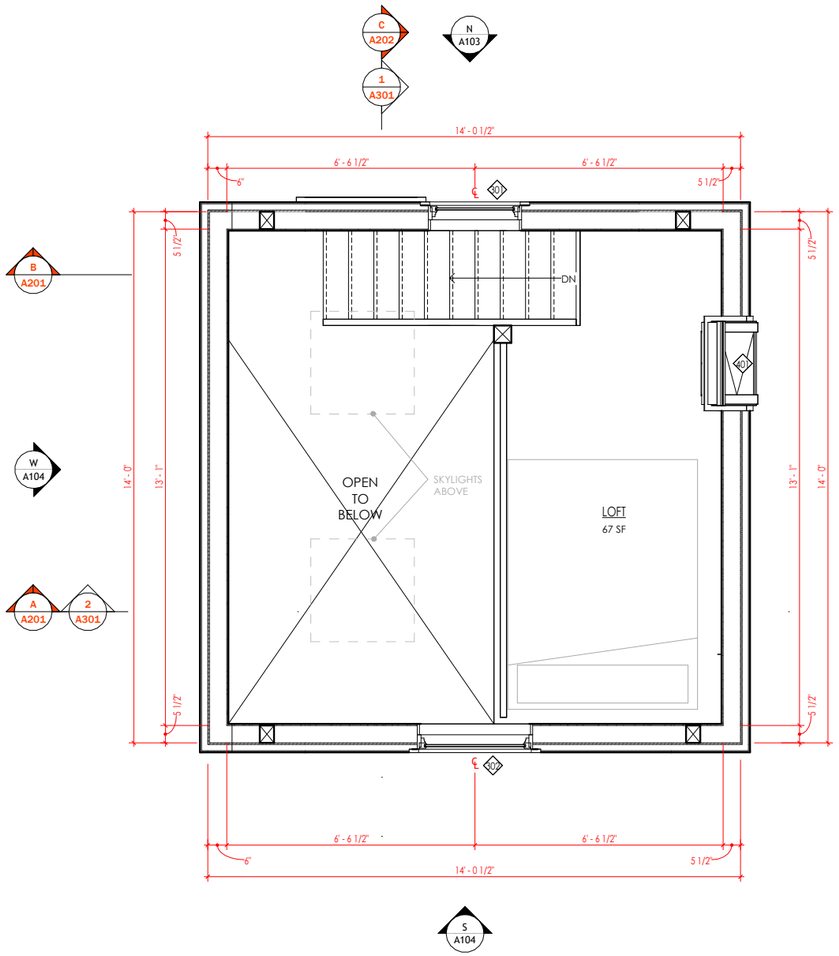
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Scale 1/2" = 1'-0"

PROPOSED FIRST + SECOND FLOOR PLAN

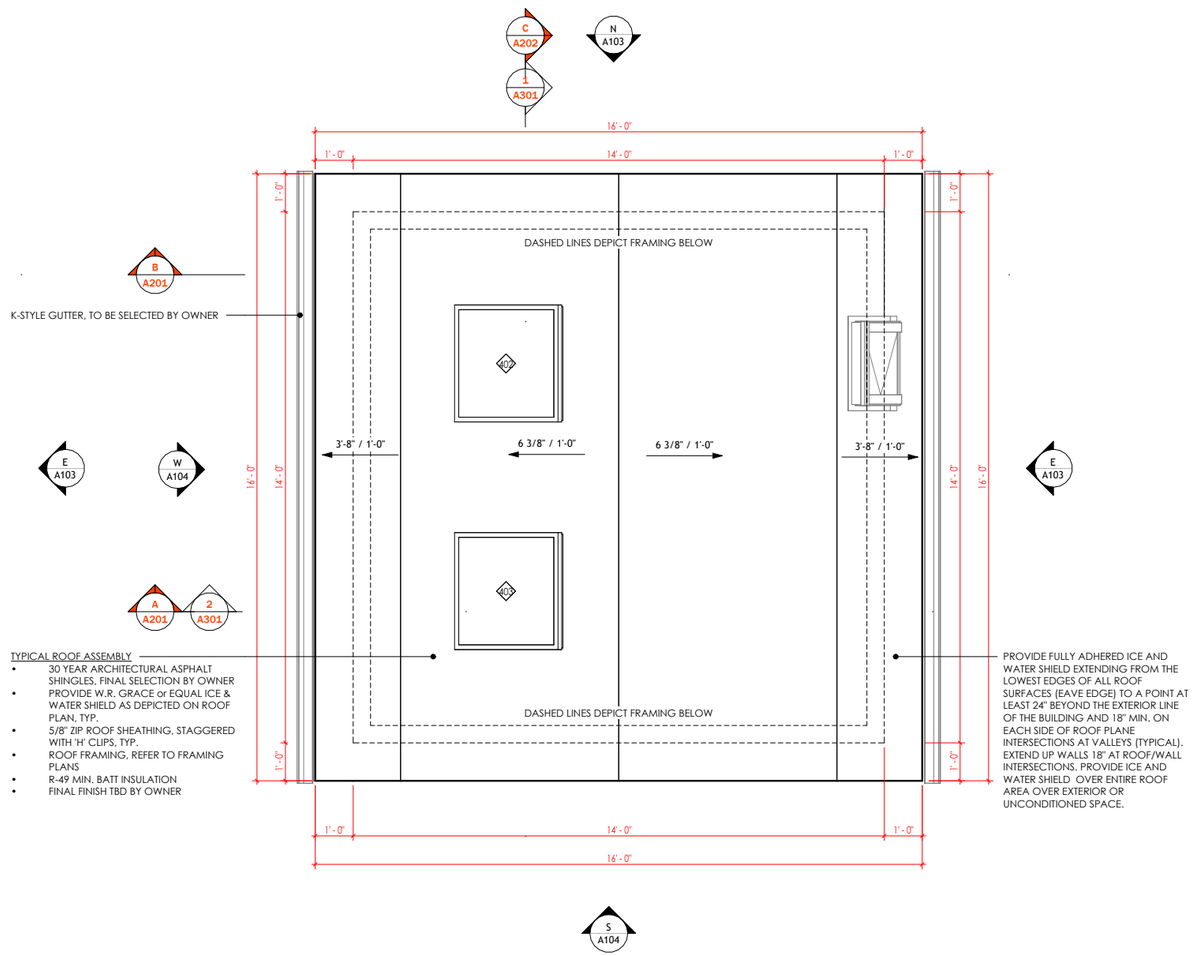
A101

Sheet No. ©2026



1 PROPOSED LOFT PLAN

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



2 OVERALL ROOF PLAN

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

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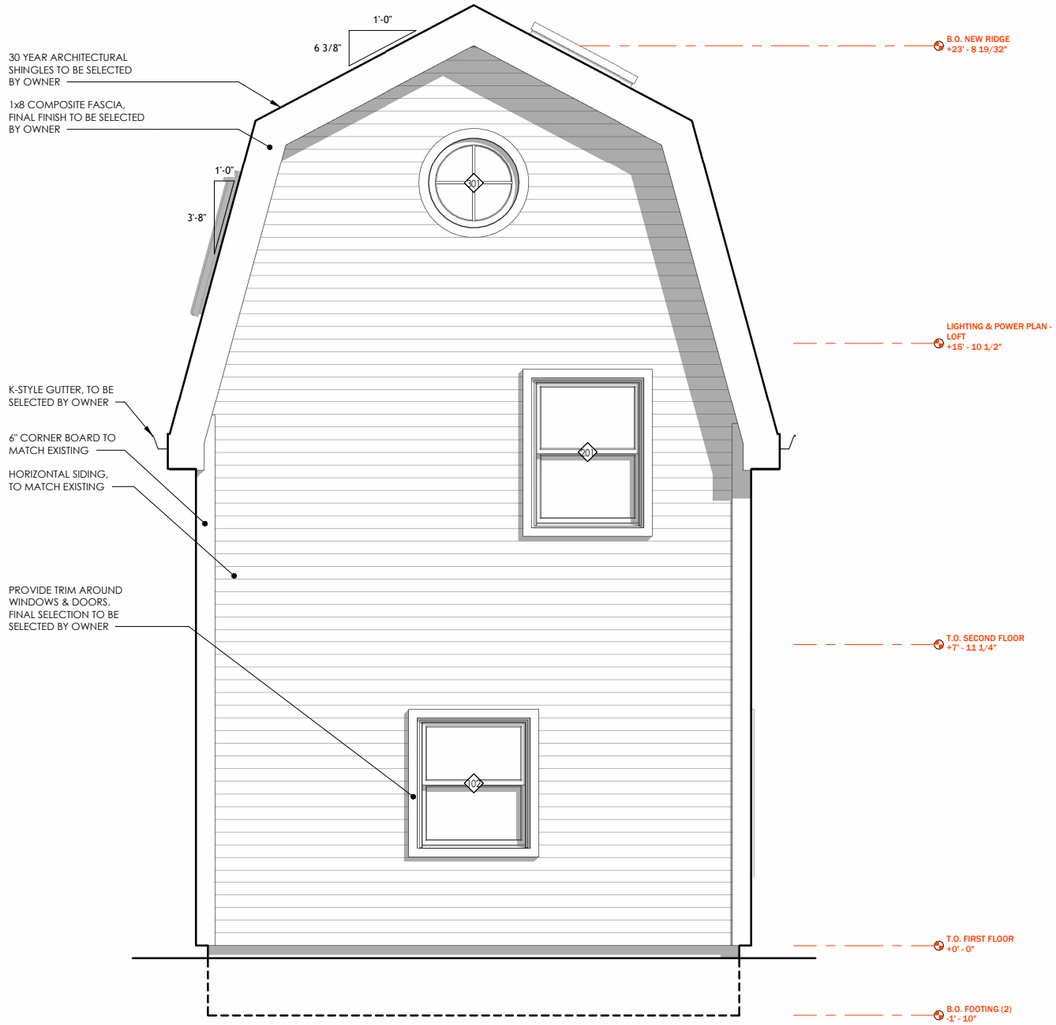
PROPOSED LOFT PLAN + ROOF PLAN

A102

Sheet No.

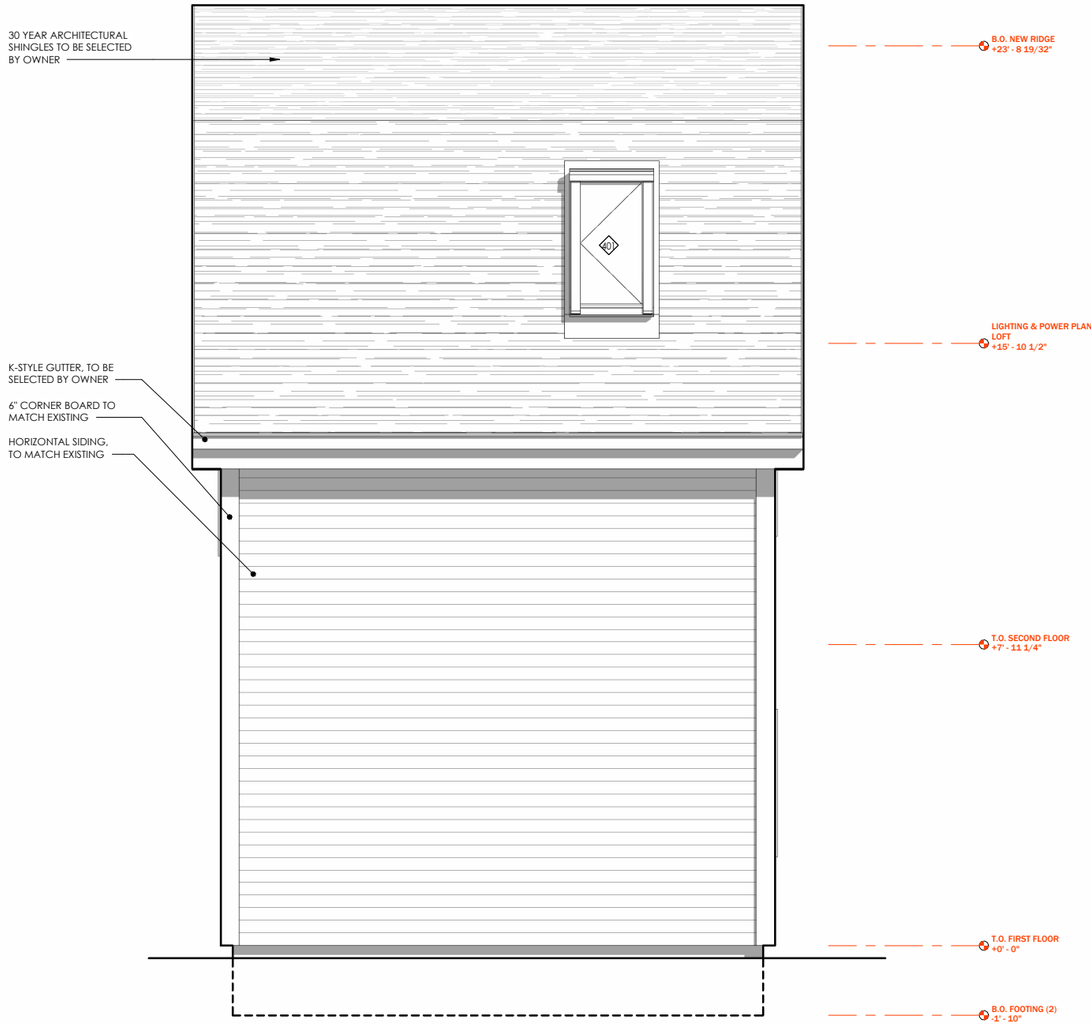
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N NORTH ELEVATION

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



E EAST ELEVATION

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

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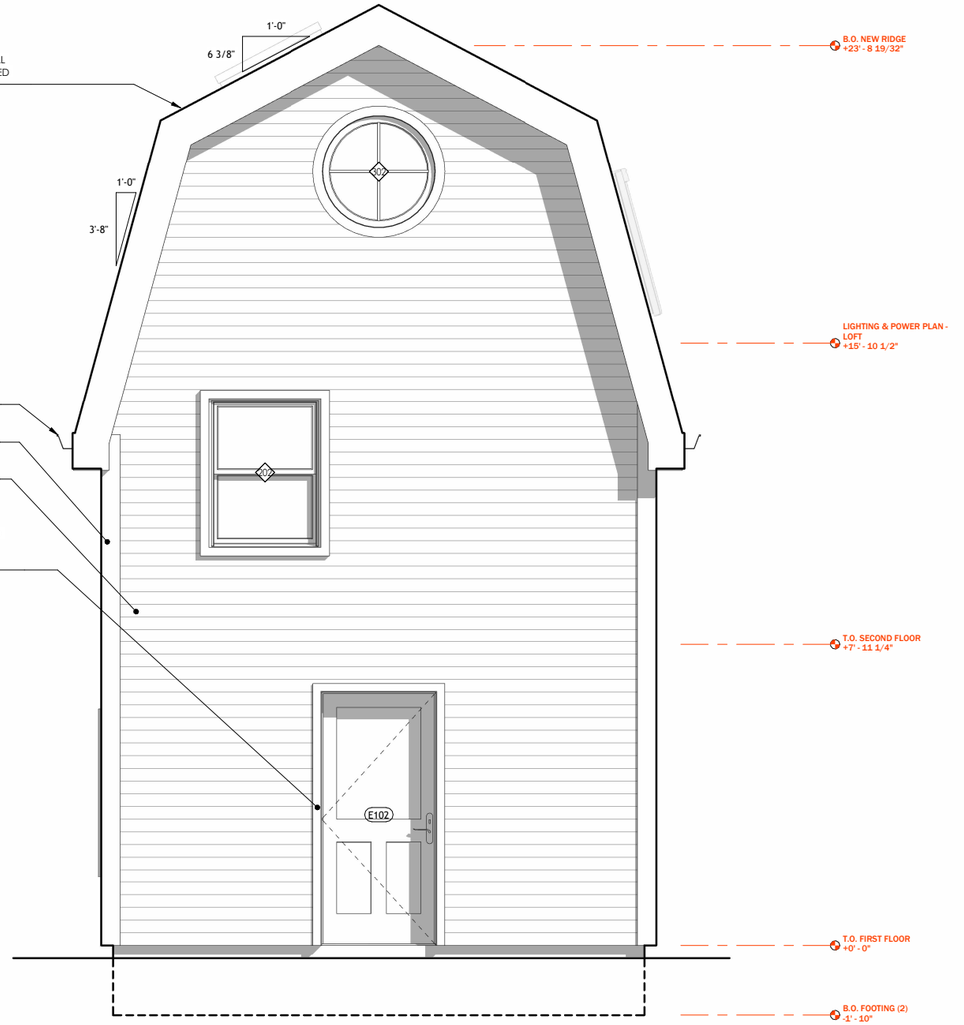
Scale 1/2" = 1'-0"

EXTERIOR ELEVATIONS

A103

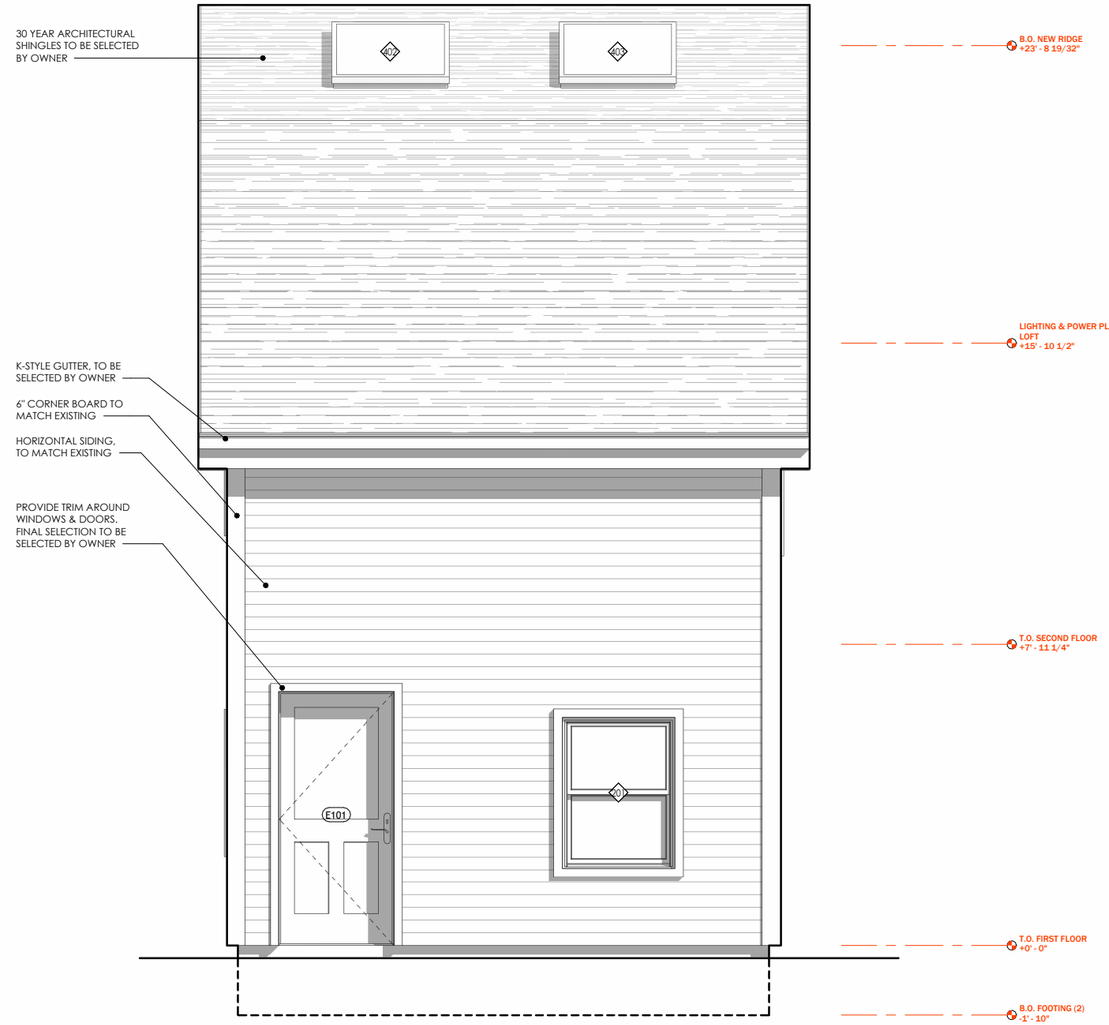
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S SOUTH ELEVATION

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



W WEST ELEVATION

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

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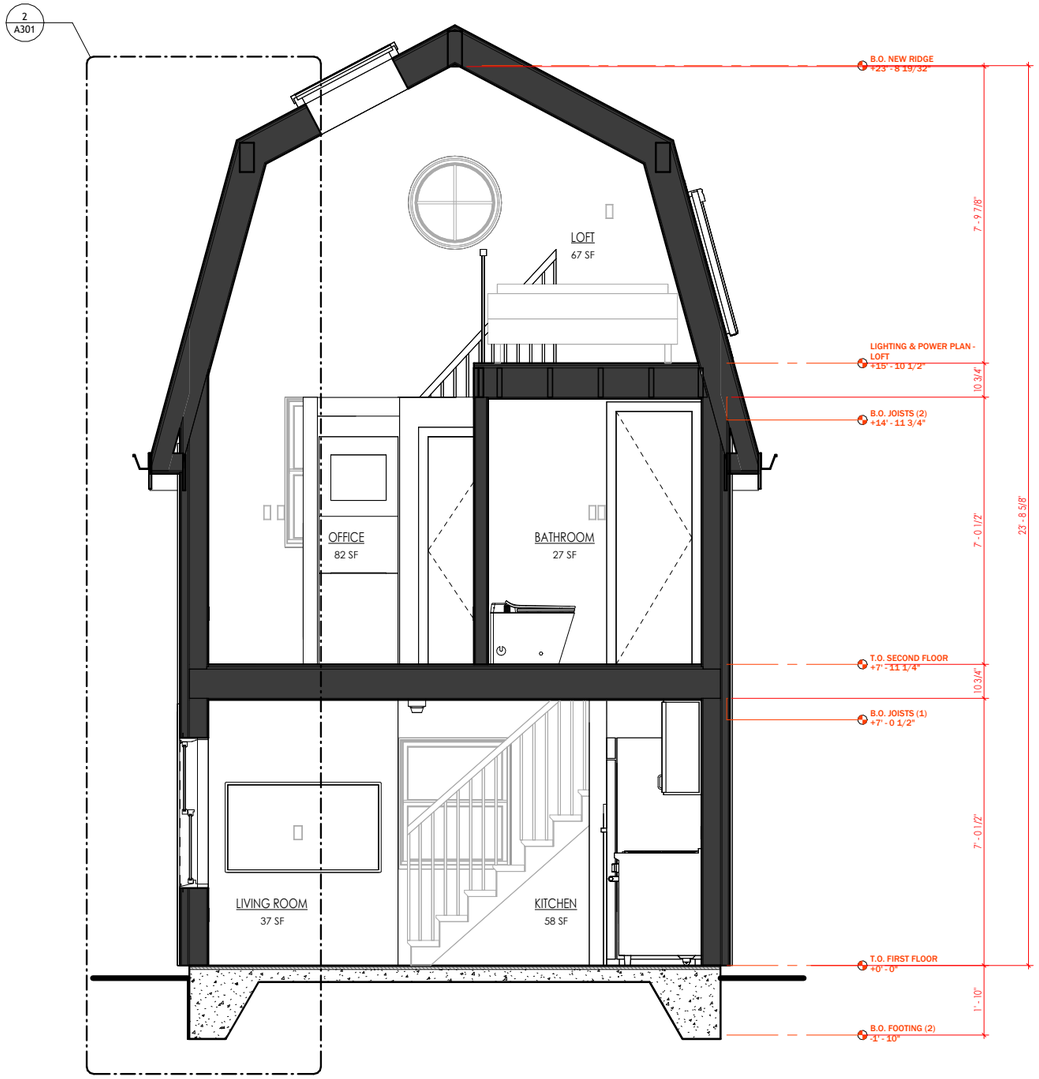
Scale 1/2" = 1'-0"

EXTERIOR ELEVATIONS

A104

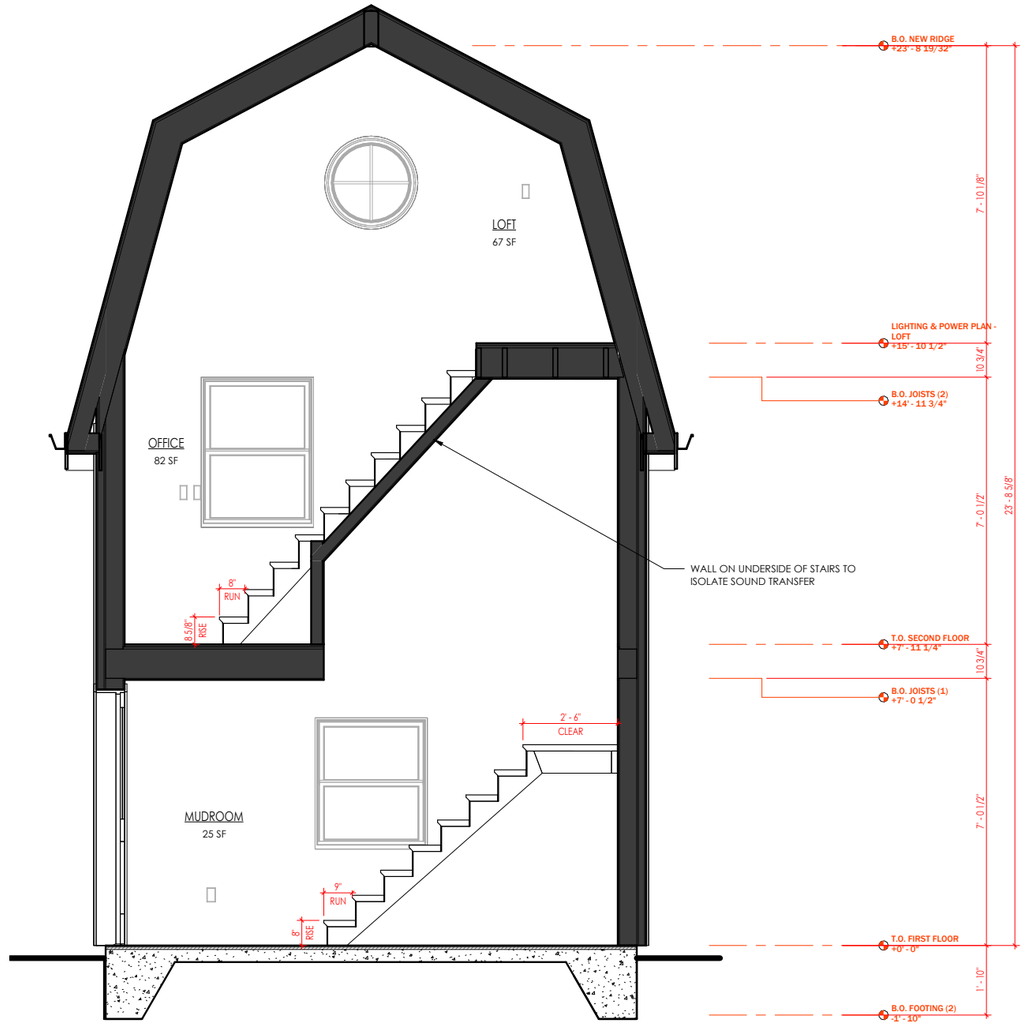
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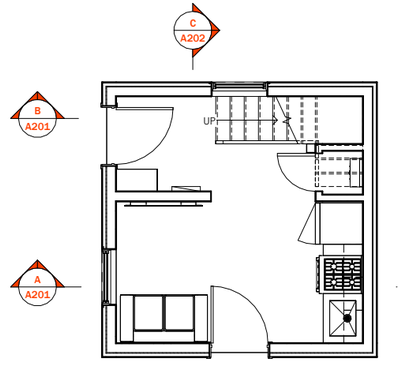
A BUILDING SECTION A-A

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



B BUILDING SECTION B-B

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



1 KEY PLAN
1/4" = 1'-0"

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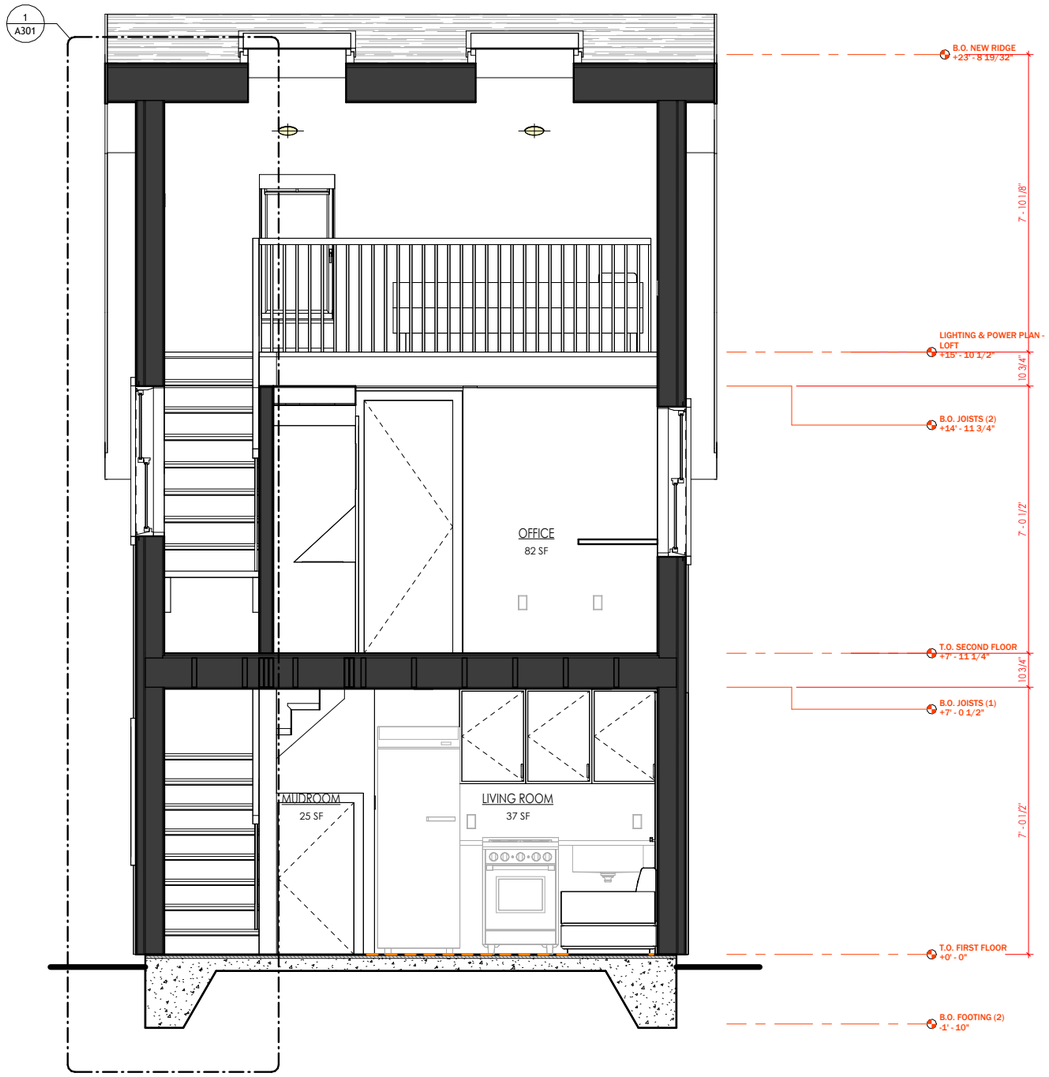
Scale As indicated

BUILDING SECTIONS

A201

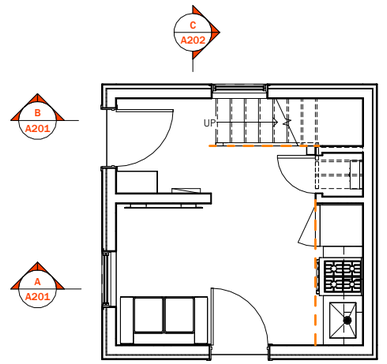
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C BUILDING SECTION C-C

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



1 KEY PLAN
1/4" = 1'-0"

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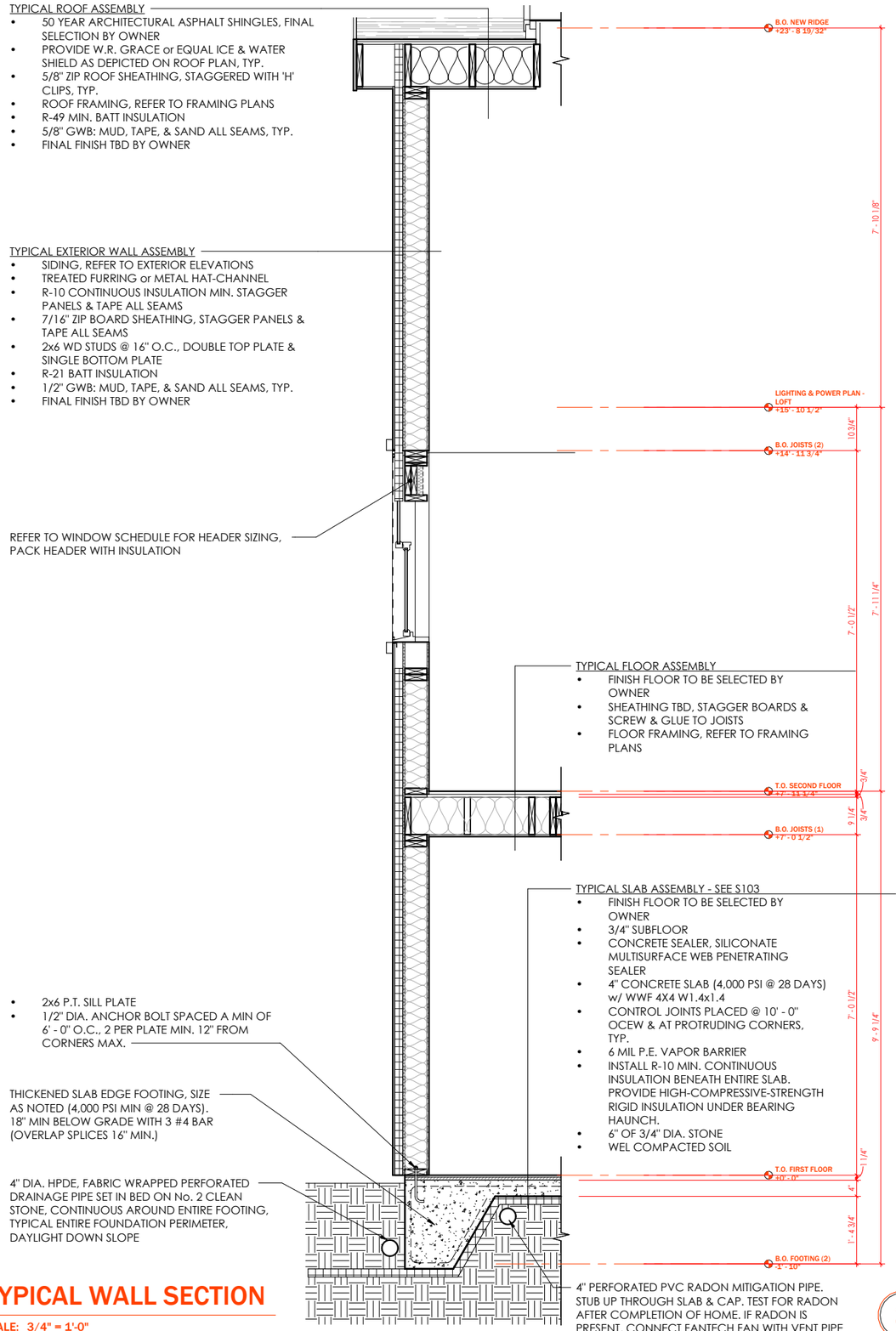
BUILDING SECTIONS

A202

Sheet No.

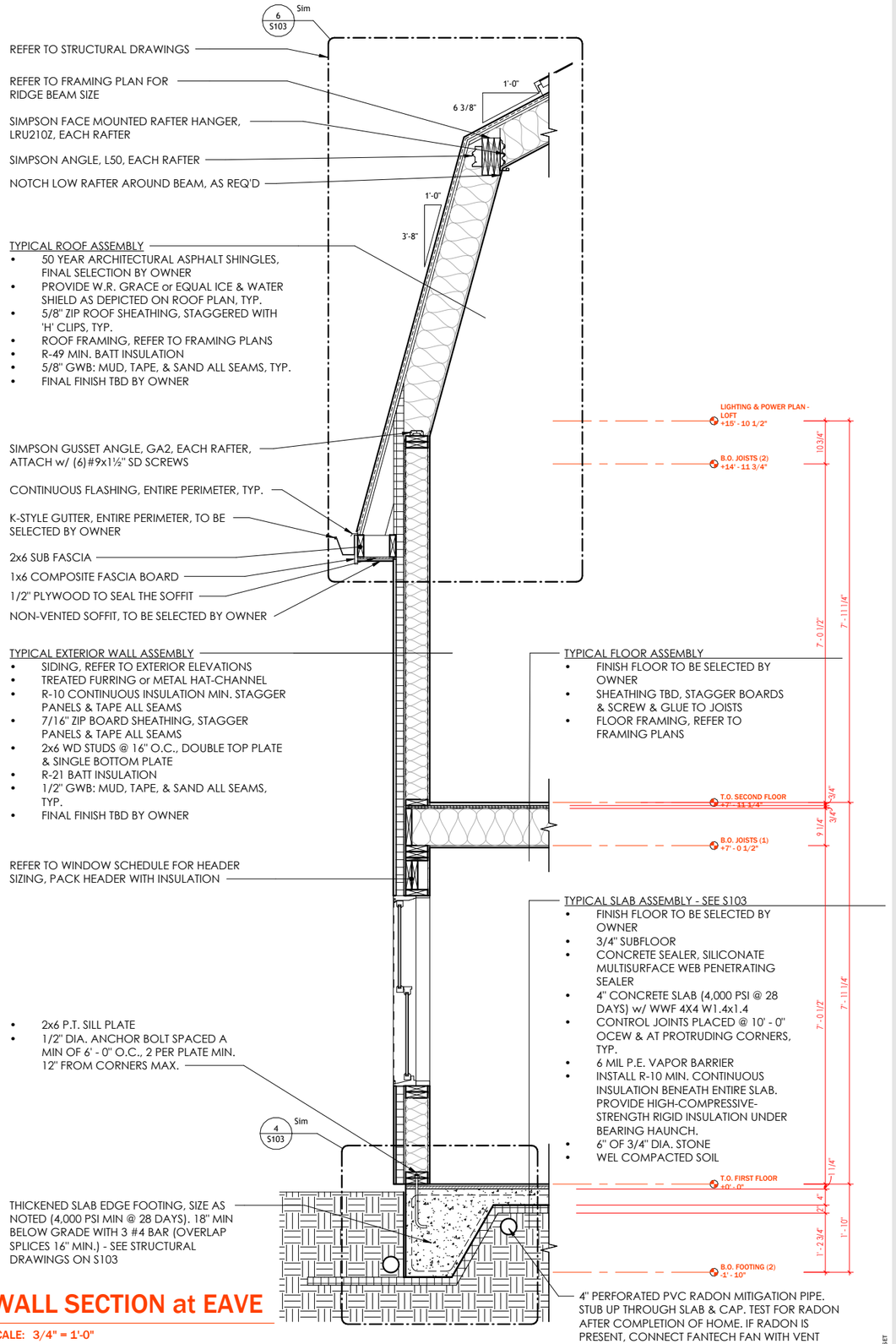
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PERMIT SET



1 **TYPICAL WALL SECTION**

SCALE: 3/4" = 1'-0"



2 **WALL SECTION at EAVE**

SCALE: 3/4" = 1'-0"

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Scale 3/4" = 1'-0"

WALL SECTIONS

A301

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DOOR SCHEDULE - EXTERIOR

TAG #	MANUFACTURER	PANEL COUNT	UNIT SIZE			ROUGH OPENING		HEADER	RATING MIN.	COMMENTS
			WIDTH	HEIGHT	THICK.	WIDTH	HEIGHT			
E101		1	3' - 0"	6'-8"	1 3/8"	3' - 2"	6' - 9"	(2) 2x8		HALF LIGHT - GLAZED DOOR
E102		1	3' - 0"	6'-8"	1 3/8"	3' - 2"	6' - 9"	(2) 2x8		HALF LIGHT - GLAZED DOOR

DOOR SCHEDULE - INTERIOR

TAG #	MANUFACTURER	PANEL COUNT	SWING	UNIT SIZE			DOOR LOCK	DOOR STOP	COMMENTS
				WIDTH	HEIGHT	THICK.			
101	MASONITE or EQUAL	1	LEFT-HAND	2' - 0"	4'-0"	1 3/4"	NONE	NONE	
201	MASONITE or EQUAL	1	LEFT-HAND	2' - 0"	6'-8"	1 3/4"	PRIVACY	WALL	
202	MASONITE or EQUAL	1	LEFT-HAND	2' - 4"	6'-8"	1 3/4"	PRIVACY	WALL	
203	MASONITE or EQUAL	2	DOUBLE	4' - 0"	6'-0"	1 3/4"	DUMMY	NONE	

WINDOW SCHEDULE

TAG #	MANUFACTURER	TYPE	SILL HEIGHT	UNIT SIZE		ROUGH OPENING		HEADER	HEAD HEIGHT	COMMENTS
				WIDTH	HEIGHT	WIDTH	HEIGHT			
101	PELLA 250 SERIES or EQUAL	DOUBLE-HUNG	2' - 0 1/2"	2' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"	4' - 0"	(2) 2x8	6' - 0 1/2"	
102	PELLA 250 SERIES or EQUAL	DOUBLE-HUNG	2' - 6 1/2"	2' - 11 1/2"	3' - 5 1/2"	3' - 0 1/2"	3' - 6"	(2) 2x8	6' - 0 1/2"	
201	PELLA 250 SERIES or EQUAL	DOUBLE-HUNG	3' - 1"	2' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"	4' - 0"	(2) 2x8	7' - 1"	
202	PELLA 250 SERIES or EQUAL	DOUBLE-HUNG	2' - 6 1/2"	2' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"	4' - 0"	(2) 2x8	6' - 6 1/2"	
301	PELLA 250 SERIES or EQUAL	FULL CIRCLE	3' - 0"	2' - 5 1/2"	2' - 5 1/2"	2' - 6 1/2"	2' - 6"	(2) 2x8	5' - 6"	
302	PELLA 250 SERIES or EQUAL	FULL CIRCLE	3' - 0"	3' - 0 1/2"	3' - 0 1/2"	3' - 1 1/2"	3' - 1"	(2) 2x8	6' - 1"	
401	VELUX GXU FK06 or EQUAL	SIDE-HINGED		2' - 1 31/32"	3' - 10 15/32"	2' - 2 31/32"	3' - 10 31/32"			SIDE-HINGED ROOF ACCESS EGRESS WINDOW - LOW-E DBL. PANE LAMINATED SAFETY GLASS - OUTWARD 90-DEGREE OPENING - COMPLIANT WITH IRC R310 EMERGENCY ESCAPE AND RESCUE (MIN. 5.7 SF NET CLEAR OPENING).
402	VELUX FCM 3636 or EQUAL	FIXED		3' - 0"	3' - 0"	3' - 1"	3' - 0 1/2"			LOW-E, ARGON-FILLED DOUBLE-PANE GLASS - CURB-MOUNTED ON RAISED 2X4 BOC OVER ROOF DECK - TYP.
403	VELUX FCM 3636 or EQUAL	FIXED		3' - 0"	3' - 0"	3' - 1"	3' - 0 1/2"			LOW-E, ARGON-FILLED DOUBLE-PANE GLASS - CURB-MOUNTED ON RAISED 2X4 BOC OVER ROOF DECK - TYP.

PERMIT SET

ADU WALNUT

the

7 N Walnut Street
Beacon, NY 12508

Project No. 26-004

09/18/26

Revisions

215

Notes

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Project Architect
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Scale

SCHEDULES

A401

Sheet No.

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GENERAL NOTES

It is the intent that all receptacles, switches and devices be centered on all finished surfaces, horizontally and vertically unless noted otherwise. If field conditions arise that make centering impossible, consult the Architect for guidance on final placement. Contractor shall coordinate all roof framing to allow the centering shown on this plan for all recessed lighting. If additional framing is required to accommodate this layout, the Contractor shall incl. such framing as part of the cost of the work. Any coordination shall take place during rough framing, prior to rough-in.

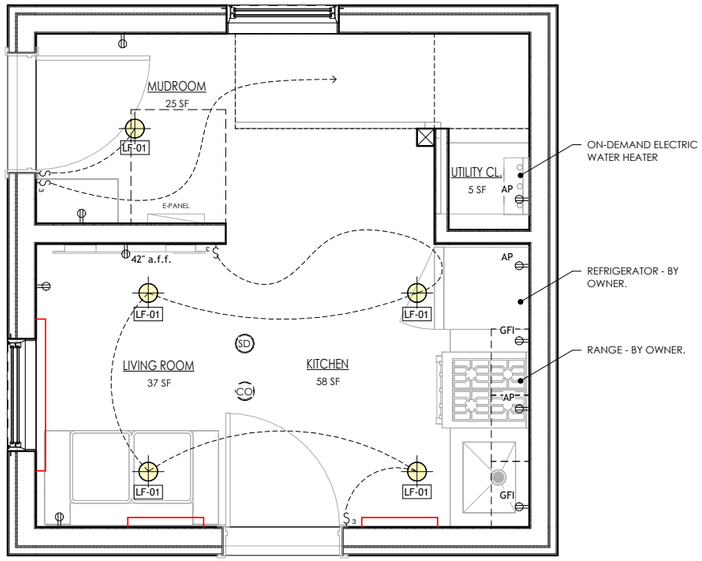
A. Install all receptacles with a centerline of 16" a.f.f. (HORIZONTALLY/VERTICALLY), U.N.O.
B. Install all above counter outlets (HORIZONTALLY/VERTICALLY) with a centerline of 42" a.f.f., U.N.O.
C. Install all switches (HORIZONTALLY/VERTICALLY) with centerline at 48" a.f.f. Install blocking as necessary to achieve centering.
D. Mount centerline of thermostats + keypads at 48" a.f.f. Center on switches below if applicable.
E. All switches to be on dimming circuits. Notify Architect prior to rough-in of any fixture locations that are not able to be on a dimming circuit so alternate plans can be made.
F. All exposed switches and outlets to be Trade / Standard series with Thermoplastic duplex/toggle coverplates by Leviton.
G. Device color: WHITE with matching Thermoplastic duplex/toggle coverplates. **COORDINATE THESE SELECTIONS WITH ARCHITECT PRIOR TO ORDERING
H. All outlets in baths, at kitchen counters, and within 6'-0" of a sink shall be GFCI circuits.
I. Installation shall conform to current adopted New York State Electrical Code 2023. If this requires the addition of receptacles, wiring, devices, special circuiting, breakers, interrupters, or other items not indicated on the plans, the electrician shall make the Contractor and Architect aware of any omissions and shall include them as part of the cost of the work.
J. Coordinate location of all electrical devices with any interior elevations.
K. No distinction is made on these plans between circuits requiring single, three-way and four-way switches, the electrical subcontractor is responsible for providing all necessary system components to achieve the lighting controls as drawn.

SYMBOLS

- ELECTRICAL PANEL
- SWITCH (DIMMING CIRCUIT)
- DUPLEX RECEPTABLE (USB INDICATES CHARGING OUTLET/STATION)
- QUAD RECEPTACLE
- WATERPROOF DUPLEX RECEPTACLE
- THERMOSTAT
- EXHAUST FAN
- HEAT DETECTOR (LOW = LOW TEMP SENSOR, LP = LP GAS DETECTOR
- SMOKE/CO DETECTOR
- FIXTURE TYPE, SEE SCHED.
- SURFACE MTD. LIGHT
- RECESSED LIGHT (ARROW = DIRECTIONAL)
- PENDANT
- WALL MOUNTED LIGHT
- ELECTRIC BASEBOARD HEAT (22 TOTAL LF)

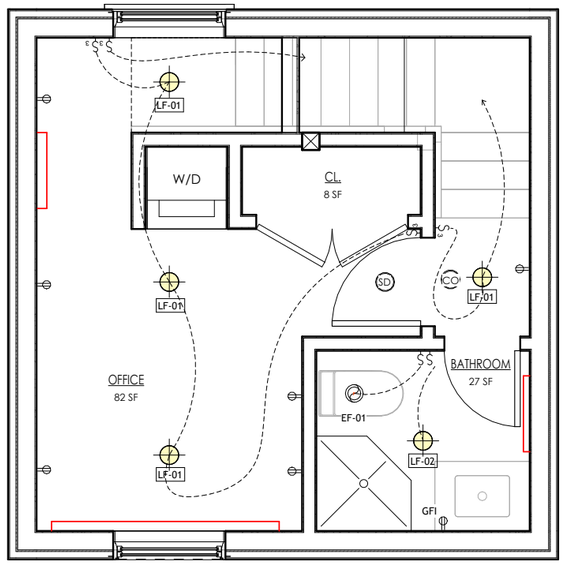
LIGHTING FIXTURE SCHEDULE

TYPE MARK	MANUFACTURER	MODEL No.	CATALOG No.	LAMP	MOUNTING HEIGHT	DESCRIPTION
LF-01	TBD	TBD	TBD	TBD	TBD	RECESSED CAN
LF-02	TBD	TBD	TBD	TBD	TBD	RECESSED CAN | WET LOCATIONS
LF-03	TBD	TBD	TBD	TBD	TBD	RECESSED CAN | GIMBLE



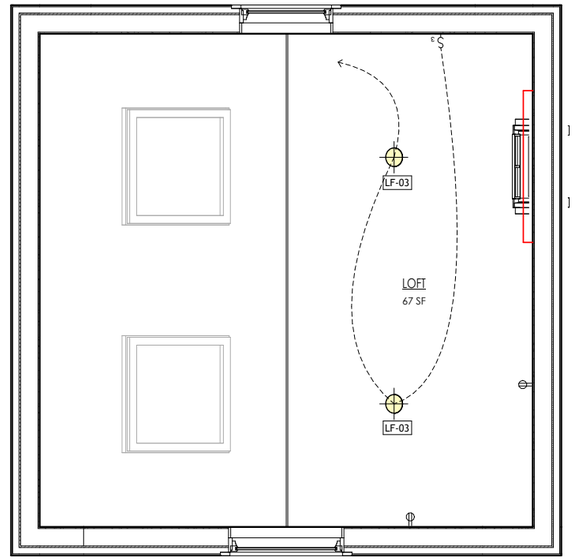
1 LIGHTING & POWER PLAN - FIRST FLOOR

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



2 LIGHTING & POWER PLAN - SECOND FLOOR

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



3 LIGHTING & POWER PLAN - LOFT

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

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Scale As indicated

PROPOSED LIGHITNG & POWER PLANS

E101

Sheet No.

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