COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

November 10, 2026
7:00 PM
Planning Board Agenda

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

Approval of October 14, 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. ***ADJOURNED AT THE REQUEST OF THE APPLICANT***
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.
3. Review of application for Subdivision Approval, 60 Union Street, Residential, submitted by Diane Butler (Christ Methodist Church).
4. Review of application for Subdivision Approval, 74-76 Howland Avenue, Residential, submitted by Broad Street Boys, LLC.

Miscellaneous Business

1. Consider request for one (1) 90-day extension of Subdivision Approval, 193-195 Main Street, Mixed-Use Commercial and Residential, submitted by Kosova Lane Properties, LLC.

City of Beacon Planning Board Agenda
11/10/2026

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

ATTACHMENTS

393 & 397 Fishkill PB 11.10.26 Adjournment Request.pdf

393 & 397 Fishkill PB 11.10.26 PH public comment DiCastro_Redacted.pdf

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Taylor M. Palmer, Esq.
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October 27, 2026

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

Re: 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC
Application for Amended Site Plan Approval – Mixed-Use Building
Request for Adjournment
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 request that the Planning Board adjourn the Application and the associated public hearing to this Board's December 8, 2026 meeting Agenda for continued review.

The Applicant is currently working with its design team to take a fresh look at the building design in order to address the comments from this Board at the October 14, 2026 meeting – focusing on the architectural features and lighting design. While the Applicant worked diligently to have everything prepared during the short turnaround between the October meeting and the supplemental submission deadline, the Applicant needs some additional time to fully align the plans and renderings to respond to these comments and peer review same.

We look forward to appearing at this Board's regular meeting on December 8, 2026 for the continued public hearing and to continue the Board's review of the Project. Should this Board or City Staff have any questions or comments, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer

cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., Planning Board Attorney

From: drew dicastro
To: Mercedes Perez
Subject: 7 Conklin St, 393/397 Fishkill Ave
Date: Tuesday, November 3, 2026 2:26:00 PM

Hello Ms Perez--

Please forward to the Planning and Zoning Boards. As always, Thank You!

Drew DiCastro
[redacted]

Dear Board Members--

I am unable to attend the November 10 meeting, however, I would like to remind everyone that the applicant and his attorney for the above project should address my concern about parking for delivery vehicles. To reiterate:

-On the sidewalk is not appropriate because foot traffic should not be diverted onto Fishkill Ave

-On Fishkill Ave is not appropriate because blocking a lane of a major 2 lane road is not safe

-In the parking lot, which will be full of cars, is not practical

-On Conklin St, which has NO PARKING, is not wide enough to accommodate a parked vehicle and a waiting vehicle trying to exit Conklin and an Emergency vehicle, if needed, especially in Winter when the street is narrower than usual if the snow is not plowed right up to the curb. PLEASE, I implore you to NOT change the NO PARKING on Conklin St. It was put there for a reason!

I would also like to reiterate my fear that this project is setting a very bad precedent for the entire Fishkill Ave corridor and also that the applicant will be benefiting with a better quality of life, the people moving into Beacon (who will rent the apartments) will be benefiting with a better quality of life, but the neighbors who have lived here for decades, and paid their taxes on time, will have their lives disrupted and have a lower quality of life, all points made in my previous email.

Thank You for listening to my concerns. I hope you HEAR me.

Sincerely

Drew DiCastro
[redacted]

City of Beacon Planning Board Agenda
11/10/2026

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.

ATTACHMENTS

364 Main PB 11.10.26 Supplemental Submission Cvr Ltr.pdf

364 Main PB 11.10.26 Exhibit A - ADG Architects Response Memo 10-27-26.pdf

364 Main PB 11.10.26 Exhibit B - ADG Updated Spreadsheet Summary of Changes rev 10-27-26.pdf

364 Main PB 11.10.26 Attachment 1 - Site Plan by ADG Architects rev 10-27-26.pdf

364 Main PB 11.10.26 Attachment 2 - Landscape Plan by Landscape Restorations 9-8-26.pdf

364 Main PB 10.14.26 PH public comment Lerman.pdf

364 Main PB 11.10.26 PH public comment Suckow.pdf

364 Main PB 11.10.26 PH public comment Camins_Redacted.pdf

Lanc & Tully 364 Main 11-05-26 review.pdf

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October 27, 2026

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

Re: 364 Main BCN LLC – Supplemental Submission
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.

At the September 9, 2026 meeting, the Planning Board opened and continued the Public Hearing to October 14, 2026. The Applicant subsequently adjourned the Public Hearing to November 10, 2026.[1] This request was made to provide the Applicant with sufficient time to order and prepare onsite mockups at the request of the Planning Board at its September 9th meeting. The Applicant has since hosted several members of the Board at the Property to review the mockups. The Applicant looks forward to discussing these site visits, the enclosed revised site plans, and the enclosed responses to public comments at the Planning Board's November 10th meeting.

INDEX OF ENCLOSURES:

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

Exhibit A: ADG Architects Response to Comments Memo dated October 27, 2026, providing responses to the City Engineer's Comment Memo dated September 1, 2026; and

Exhibit B: ADG Architects Updated Spreadsheet on Summary of Changes, dated July 28, 2026, last revised October 27, 2026.

[1] Note: The Applicant's request for adjournment included information regarding recent correspondence issued by the City Fire Chief.

In further support of this Application, we respectfully submit four (4) copies of the updated Site Plans Set prepared by ADG Architects, dated April 28, 2026, last revised October 27, 2026 and the Landscape Plan prepared by Landscape Restorations dated September 8, 2026.

CONCLUSION:

We look forward to appearing before the Planning Board for the continued Public Hearing, at which time we respectfully request the Board consider closing the Hearing and authorizing the Planning Board Attorney to draft decision documents. 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

4928-7243-7212.v2

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RESPONSE LETTER

Project:	26109 Baxter 364 Main	**References:**	1. Lanc & Tully Review Letter (dated 09-01-26)
Date:	October 27, 2026	**Respondent:**	As noted below

Comment No.	Topic	Page No. / Section No.	Reviewer Comment	Respondent	Response
Lanc & Tully Review Letter (dated 09-01-26)					
1	General	Summary of Changes Spreadsheet	The applicant's architect has further refined the matrix table to discuss additional mitigations proposed for the building to further replicate the building as originally approved, and as further discussed with the Architectural Review Board. The Board will need to review these changes and determine if the proposed mitigation is acceptable, or if not, what the Board would like to see.	ADG	Noted. The Summary of Changes spreadsheet has been updated (dated October 27, 2026) to reflect the revisions made since the September 9, 2026 Planning Board meeting, including items revised from earlier submissions, and is included with this submission. The revisions are shown in the entries dated 10-27-26. The on-site mock-up of the south façade thin-brick header requested by the Board at that meeting has been built and was made available for the Board's inspection.

Comment No.	Topic	Page No. / Section No.	Reviewer Comment	Respondent	Response
2	Landscape	Landscape Plan	The submitted landscape plan shall be updated to reflect who prepared the plan.	Landscape Restorations / ADG	This has been addressed. The review letter addressed the Landscape Plan Revision dated August 21, 2026. The revised Landscape Plan dated September 8, 2026, submitted with the applicant's letter of September 30, 2026, identifies the preparer, Landscape Restorations of Beacon, New York, in its title block.
3	Landscape	Landscape Plan; A-006	The landscape plan shall include an enlarged view for the landscaping proposed along the front of the building, so that it is clearly detailed and legible.	Landscape Restorations / ADG	This has been addressed. The September 8, 2026 Landscape Plan includes an Enlarged Landscape Plan (Detail 2) of the planting along the Main Street frontage, with each species and quantity labeled. The same enlarged plan and plant list are shown on Sheet A-006 (Detail 3).
4	Landscape	Landscape Plan; A-006	The landscape plan reflect three (3) trees (Thuja) to be planted to the west side of the building to screen the bike racks. It appears that 1 of the proposed trees is being planted on the neighbors parcel. Has the owner of the neighboring parcel agreed to the planting of a tree on their parcel? If so, a copy of the written agreement shall be provided to the Planning Board. If not, then the tree should be relocated so that all plantings occur on the subject parcel.	Landscape Restorations / ADG	This has been addressed. The September 8, 2026 Landscape Plan reduces the bike rack screening to two (2) Thuja occidentalis 'Emerald Green' (T-To), both located on the subject parcel beside the building at the bike racks. No planting is proposed on the neighboring parcel, and no agreement with the adjoining owner is required. See also Sheet A-006.
5	Architectural	A-006	The trees and callout for "plants in stone" on Sheet A-006 shall be revised to reflect the landscape plan submitted. The landscape plan reflects that the stone is being removed, and that there is a singular tree in the landscaped area in the front left	ADG	This has been addressed. Sheet A-006 has been revised to agree with the September 8, 2026 Landscape Plan. The "plants in stone" callout has been removed, the beds are noted to have the existing stone mulch replaced with clean, live mulch, and the front

Comment No.	Topic	Page No. / Section No.	Reviewer Comment	Respondent	Response
			corner.		left landscaped area shows the single white birch (T-Bp) shown on the landscape plan. The landscape plan's plant list and enlarged plan have also been added to the sheet.

26109 Baxter 364 Main St
Summary of Changes (October 27, 2026)

Comments in red: 07/28/26
Comments in blue: 08/11/26 (post ARB)
Comments in green: 08/26/26 (post ARB 2)
Comments in purple: 10/27/26

Source of Change	No.	Item / Architectural Feature	Original PB Approved Design	What it was Changed To (As-Built / Current State)	Reason for Change	Mitigation Strategy / Proposed Solution
On Approved Architectural CDs (Building Permit Set)	1	Brick Façade Articulation (Corbelling) and Cornice	Renderings showed corbelling to create the appearance of large, recessed brick panels. Actual elevations drawings approved by the PB did not show the same detailing as the renderings	The 'field' of brick between the pilasters was installed in a flat plane.	Corbelling was not shown or detailed on the Construction Documents (CDs) prepared by the previous architect. The contractor built the flat plane as detailed in the city-approved CDs.	Since the masonry shell is built, structural corbelling is no longer feasible without removing the brick. To eliminate the perceived flatness and try to more closely align with the original renderings, we propose to remove the cornice, extend it past the existing pilasters, and add a thin-brick 'corbel' at the inside corner of the pilasters and under the extended cornice. (Post ARB) The cornice was redesigned with smaller dentils as opposed to the original large brackets to improve spacing and symmetery with the as-built window locations below. Additionally, the color of the cornice and trim was lightened to an olive grey from the previous dark charcoal to allow for shadows to be more visible, adding depth to the facade. (Post ARB 2) Sheet A-008 has been updated to include detailed information on the cornice assembly and its individual component profiles. (10-27-26) The existing cornice is retained in place. The cornice is furred out so that it runs continuously in one plane across the front, carrying past the pilasters rather than stepping in and out between them. Additional brackets matching the existing brackets are added along the run so that the bracket rhythm reads consistently across the facade. The cornice is finished to match the existing cornice and brackets, as installed. The thin-brick corbel is omitted on the east side, where it would conflict with the existing wall vents.
	2	Side-Wall Vents (East Elevation)	Vents were not explicitly highlighted or detailed on PB renderings.	6" x 6" vents were installed in the side of the building.	Vents are required for individual apartment dryers, range hoods, and bathroom fans. There is no viable structural or mechanical alternative to venting these units. Mechanical construction documents showed these penetrating the sidewalls	Maintain as constructed. The vents were installed per the approved city-approved CDs. The newly proposed projected window headers are intended to draw the eye and distract from the visibility of these necessary vents. (Post ARB) The vents will be painted to match the existing brick color to reduce their visibility.
	3	Exposed Covered Parking Structure (Rear)	CDs called for the steel beam to be painted and columns to be wrapped with Azek trim.	Steel beam is fully covered by the brick facade; columns are left exposed and painted black.	The CDs lacked proper waterproofing, insulation and flashing details for the beam. Continuing the brick past the beam permanently resolved the flashing issues. This was updated in the revised structural drawings dated 11.07.24.	Maintain as constructed. The black exposed columns do not appear to detract from the building's character, and the brick wrap on the beam was a necessary fix to address potential future issues.
	4	Window Sill Detailing	CDs called out a 6" cast stone sill in text, but the architectural details showed a 2-3/8" cast stone sill.	A standard 4" cast stone sill was installed.	To balance the conflicting details within the previous architect's CDs and maintain the design intent while working within standard full-brick construction parameters.	Maintain as constructed. The 4" sill is more appropriate than what was detailed in the CDs, and is a highly functional middle-ground that properly sheds water, meets the intent of the design, and aligns with the full-brick facade upgrade.

26109 Baxter 364 Main St
Summary of Changes (October 27, 2026)

Comments in red: 07/28/26
Comments in blue: 08/11/26 (post ARB)
Comments in green: 08/26/26 (post ARB 2)
Comments in purple: 10/27/26

Source of Change	No.	Item / Architectural Feature	Original PB Approved Design	What it was Changed To (As-Built / Current State)	Reason for Change	Mitigation Strategy / Proposed Solution
h Building Official	5	Fire-Rated Windows (Stairwells & Rooftop Lobby)	Fire-rated windows were included in these locations.	Windows were removed and replaced with solid walls/brick.	Unforeseen technical difficulties related to the specialized fire-rated windows and the necessary interior detailing.	Maintain field change as constructed. This was reviewed and accepted as a field change by City building officials during construction. Additionally, we propose to add thin-brick shadow-box detailing to simulate the outline shown on the drawings. (Post ARB) Proportions and locations of these elements were adjusted to improve facade balance. (Post ARB 2) Brick shadow detailing used elsewhere on the building is being incorporated to accentuate this volume and better integrate it with the overall façade. A "Beacon MMXXVI" date stone is also proposed at the top of the tower. (10-27-26) The thin-brick outlines at the former window locations have been removed. The sign panel frame has been simplified to a single thin-brick shadow band, matching the shadow detailing used elsewhere on the building.
	6	Juliet Balconies & Associated Doors	Juliet balconies with double doors on East and West elevations.	Balconies removed; replaced with standard operable double windows.	Balconies provided no usable outdoor space and introduced long-term safety and maintenance concerns (door leaks/drafts) without resident benefit. Contractor/developer noted that these create continued maintenace issues on other building that they own.	Maintain field change as constructed. Operable windows were installed at the same width and head height as the double doors, ensuring the building's scale and fenestration rhythm remained consistent. Additionally, we propose to add juliet balony railings at the four windows along the east side of the building, which are the most visible to Main Street. (Post ARB) All ARB members agreed that juliet balconies were not ideal and suggested window planter boxes as a more appropriate decorative element. (Post ARB 2) With the overall improvements to the stair tower proportions and east façade articulation, the consensus was that additional decorative elements at these windows were no longer necessary.
	7	Stair & Elevator Bulkhead Cladding	Thin brick cladding.	Fiber cement board siding (Hardie Plank) was installed.	Substituted as a material adjustment and coordinated directly with the building department during the construction phase.	Despite field approval, with the exception of the rear stair tower, we propose removing the fiber cement siding and installing thin brick cladding to restore material continuity with the primary façade. (10-27-26) The drawings have been updated to reflect the extent of work as noted above.

26109 Baxter 364 Main St
Summary of Changes (October 27, 2026)

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Comments in purple: 10/27/26

Source of Change	No.	Item / Architectural Feature	Original PB Approved Design	What it was Changed To (As-Built / Current State)	Reason for Change	Mitigation Strategy / Proposed Solution
Approved Field Change wit	8	Site Grading, Front Patio, & ADA Ramps	Front patio layout with specific ramp and stair configuration.	Significant modifications made to the front entry patio, ramp, and stairs.	Severe grade discrepancies between the building's existing finished floor height and the Main Street sidewalk that were not accurately represented on the approved PB drawings or the city-approved CDs.	Create two code-compliant ADA accessible ramps and monument stairs. Installation of ADA wheelchair handrails at the curb location on the east side ADA ramp. We also propose to continue to install and expand the approved planters that were shown on the original planning board drawings. (Post ARB) The height of the planter boxes was reduced to 6" above retail finish floor for the main areas and 1'-6" for tree boxes, creating an opportunitiy for bench seating along the sidewalk. (Post ARB 2) The planter box materials were revised to use narrower boards and a lighter gray, weathered cedar finish, reducing the heavy timber appearance and providing a more refined streetscape element. (10-27-26) The existing guard and handrail along the flat sections of the east driveway walk are proposed to be removed; the handrails and guards at the ramp runs and landings remain. The remaining railing stays as installed.
	10	"Shadow Boxes" (East Side, First Floor)	Assumed to be brick infill detailing by the PB.	Detail not found on PB drawings or CDs..	Clarified this ambiguity onsite with the Building Inspector that the rectangles on the approved drawings were never detailed, described, or noted in any way.	No physical mitigation required. This is listed simply to clarify for the record that no detail was skipped. However, we propose to add thin-brick shadow-box detailing to replicate the perceived drawing intent. (Post ARB) The rectangular shadow boxes will now be implemented as wall-mounted plant trellises with at-grade planter boxes. This revision improves the facade's geometric articulation and introduces attractive, beneficial plantings. (10-27-26) The wall-mounted trellises and walkway planter boxes are no longer proposed. No physical mitigation is proposed at these locations.
	12	Landscaping	Plantings with grass beds	Planting areas in river rockbeds with grass areas	Per site visit, Buuilding Official request.	Adjusted based on further discussions with City officials- Maintain as constructed. • Removed rocks from area adjacent to the mosque fence on Eliza Street. • Removed pavers and associated improvements at the front bike rack area and replace with seeded lawn (Post ARB) A landscape consultant has been retained and is currently producing revised drawings. (Post ARB 2) An updated landscaping plan is included with this submission.

26109 Baxter 364 Main St
Summary of Changes (October 27, 2026)

Comments in red: 07/28/26
Comments in blue: 08/11/26 (post ARB)
Comments in green: 08/26/26 (post ARB 2)
Comments in purple: 10/27/26

Source of Change	No.	Item / Architectural Feature	Original PB Approved Design	What it was Changed To (As-Built / Current State)	Reason for Change	Mitigation Strategy / Proposed Solution
Applicant/Contractor Change	16	Storefront Articulation (Base Panel)	Stick-built custom wood windows with pressure-treated decorative wood trim along the base.	Aluminum storefront windows with an 18-inch high flat insulated metal panel along the bottom.	Aluminum storefront was selected to ensure durability in a high-traffic retail environment and to eliminate the long-term maintenance/rot concerns of wood at street grade.	Install painted PVC trim over the lower insulated aluminum storefront panels to match the design shown in the CDs. This will match the design intent of the wood panels shown on the city-approved CDs, while maintaining commercial-grade durability.
	17	Trim Profile at Commercial 'Eyebrow' Roof	A 'Crown' profile trim was shown at the commercial storefront 'eyebrow' roof.	Standard flat trim was installed.	The specific trim profile shown on the approved drawings does not exist as a manufactured product, or even a built-up trim profile. Flat trim was substituted in the field.	We propose removing the flat trim and installing a Crown profile trim to restore the original architectural expression and shadow lines. (10-27-26) The eyebrow roof trim will remain black, as installed.
	18	Window Head Detailing	PB renderings showed straight brick head; PB elevations showed arched heads. City-approved CDs called out an arched Azek profile.	A straight full-brick soldier course window head detail was installed.	The contractor opted for a straight soldier course brick head, feeling that it was compatible with the building's overall character and the full-brick masonry upgrade.	We propose to install painted PVC Fypon window headers toto align with the approved drawings. (Post ARB) The arched window head from the original design was determined to be working against the overall aesthetics of the façade. A straight thin brick soldier course header is proposed to add shadow and depth.
	19	Residential Entrance (Main Street)	A projected entrance canopy was specified.	The canopy was removed, and a recessed entryway was provided.	It was felt that the projected canopy was going to be a maintenance issue, and the recessed entryway would achieve the same technical solution, creating a permanent, integrated arrival point that protects residents from the weather	To address architectural detailing associated with a primary entrance point, we are now proposing to add the canopy and construct flanking pilasters to more closely align with the design and proportions of the original design. (Post ARB) Proportions and detailing of the canopy were revised per ARB comments. (Post ARB 2) Proportions and detailing were further revised to lighten and simplify the pilasters and canopy.
	20	Roof Top Patio Layout & HVAC	A specific rooftop deck layout for tenant outdoor space.	Layout adjusted, with portions of the patio closest to Main Street relocated towards the rear.	To accommodate the necessary placement of two rows of HVAC condensers and centralized rooftop utility enclosures (doghouses).	A proposed adjusted layout has been provided. The new design includes screening of the HVAC units, while creating two independent usable rooftop areas connected by both means of egress.
	21	Building Mounted 911 Signage	Undefined	The existing '911' signage was installed as simple block numbers	The contractor installed the 911 signage for code compliance	Remove the existing signage and install new, 911 signage as detailed on proposed drawing A-007. (Post ARB) Building signage size was reduced and moved below the awning per ARB comments.
	9	~~French Drain (Rear Parking Lot)~~	~~Paved parking surface.~~	~~A French drain was installed on the west side of the parking lot. (no outlet)~~	~~Added as a method to convey surface water runoff in a small area to ground below; agreed upon onsite with the City Building Inspector and Project Engineer.~~	~~Remove the French drain and revert to a paved area as originally designed~~

26109 Baxter 364 Main St
Summary of Changes (October 27, 2026)

Comments in red: 07/28/26
Comments in blue: 08/11/26 (post ARB)
Comments in green: 08/26/26 (post ARB 2)
Comments in purple: 10/27/26

Source of Change	No.	Item / Architectural Feature	Original PB Approved Design	What it was Changed To (As-Built / Current State)	Reason for Change	Mitigation Strategy / Proposed Solution
Completed Items	11	~~Dumpster Enclosure~~	~~Masonry with 20 ga metal gates~~	~~Wood Fence enclosure to match Wood fence at property line~~	~~Field Change with Building Inspector~~	~~Keep as installed~~
	13	~~Eliza St Entrance~~	~~Adjustments to Eliza Street Entrance were not shown on the approved planning board documents~~	~~• Moved existing curb cut on South side of entrance to align with entrance curb • South side curb cut remained • Saw cut new asphalt to Concrete sidewalk line from end of curb to end curb at parking lot entrance • Removed existing concrete at existing drop curb at parking lot entrance~~		~~Performed as requested by engineer. Completed.~~
	14	~~Full Brick Masonry Upgrade~~	~~Thin-brick veneer was specified and approved.~~	~~A full-depth brick masonry system was installed.~~	~~To address concerns with thin-brick maintenance and durability, and ensure material authenticity, structural integrity, and long-term durability of the façade, full brick was installed~~	~~Maintain as constructed. This represents a substantial, higher-quality material upgrade from the originally approved PB plans.~~
	15	~~Site Plan Revisions~~	~~Steps and gates shown~~	~~• Removed the rear concrete steps and gates adjacent to the mosque that were shown on the original site plan drawings~~	~~Per site visit, City engineer request.~~	~~• Remove the rear concrete steps adjacent to the mosque. • Reflect the extension of the planting bed to the curb at the Main Street driveway entrance.~~

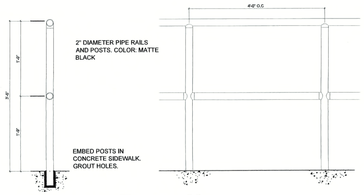
Bulk Zoning Regulations Table - Parking Lot

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
T*	10'	10'	20'	NA	NA	NA	100'	242.6'	2.5 | 35'	NA	0.85	NA

Bulk Zoning Regulations Table

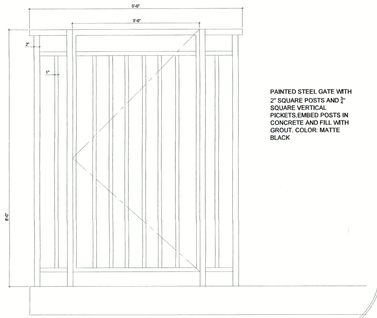
	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CMS*	0'-10'	0'	20'	14.78'	18' exist 5'	44'	80%	89%	75'	264.37'	3 | 38' & 4th Story w/ Special Permit	3 Stories 38'	10% 5% if open to public	11%	0.85 acres	35,000 SF

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	07/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	08/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
3	10/26/21	REVISED PER PLANNING BOARD COMMENTS	AJS
4	11/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS
5	12/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
6	01/25/22	REVISED PER PLANNING BOARD COMMENTS	AJS
7	02/22/22	REVISED PER PLANNING BOARD COMMENTS	AJS
8	03/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
9	06/30/22	FOR FINAL CONSULTANT REVIEW	AJS
10	09/01/22	PLANNING BOARD CHAIRMAN SIGNATURE	AJS



Fence Detail

Scale: NTS



Gate Detail

Scale: NTS

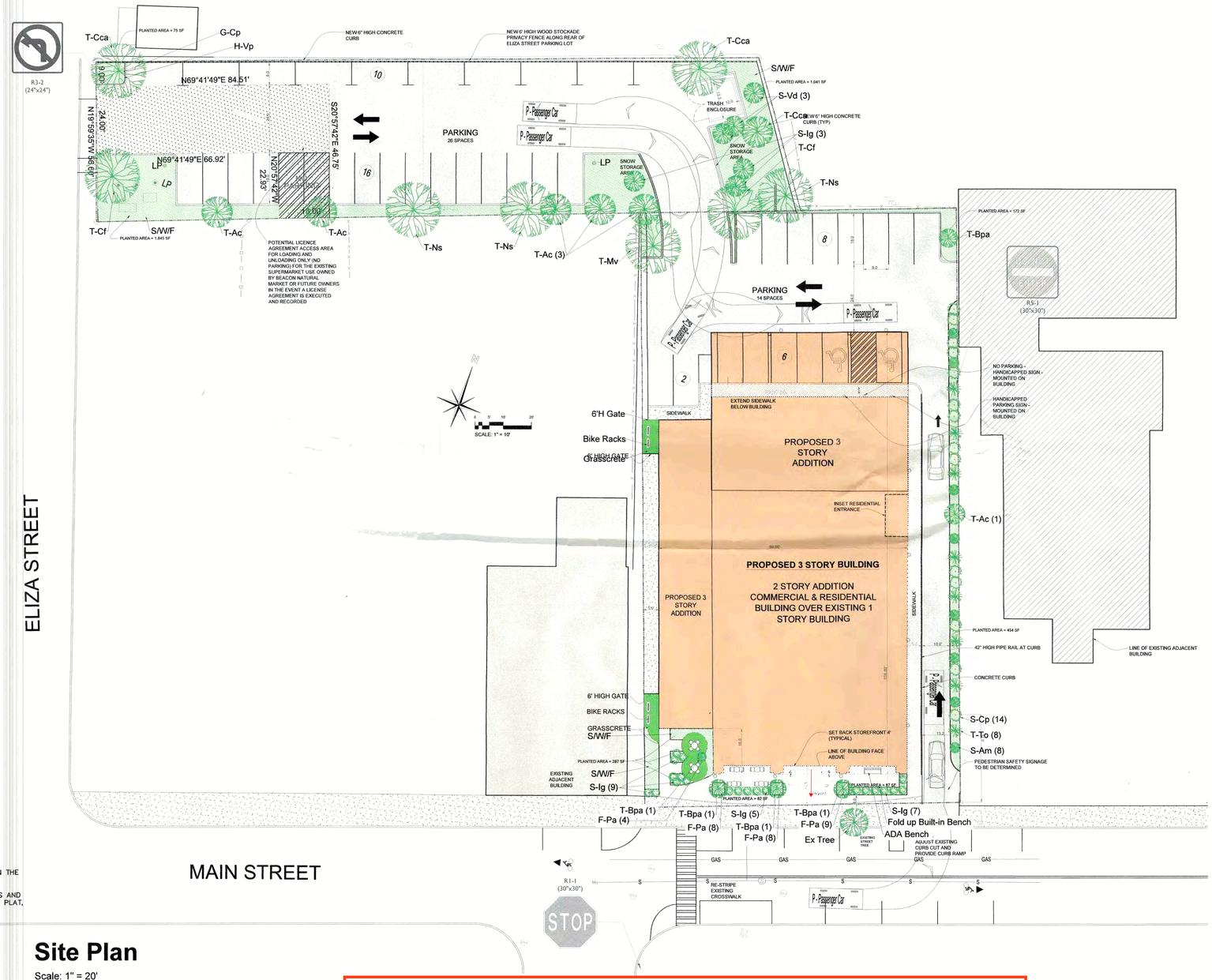
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 12th DAY OF April, 2022, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS 15th DAY OF September, 20____, BY

CHAIRMAN

SECRETARY

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



Site Plan

Scale: 1" = 20'



Location Plan

Not to Scale

Zoning Summary

Zoning District:	CMS (Central Main Street) & T (Transition Zone)
Tax Map No.:	6054-29-006819 (364 Main Street) & 6054-29-000836 (Eliza Street)
Lot Area:	0.54 Acres & 0.31 Acres
Building Footprint:	12,632 SF
Historical Overlay District:	No
Parking Overlay District:	Partial, not the portion of the lot in the T District.
Existing Use:	Vacant (364 Main Street) & Parking Lot
Proposed Use:	Mixed-Use: Retail / Residential

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
(1) space per unit (CMS)	(20) Apartments	20 parking spaces
Commercial		
(2) spaces per 1,000 SF for Retail	8,892 sf	18 parking spaces
Total Required		**38 parking spaces**
Total Provided		**42 parking spaces**

Notes:

1. Commercial hours are 7am – 12am, Monday through Sunday, inclusive.
2. No signage is proposed as part of this application. Retail tenants will apply separately to the Planning Board for their own signage
3. The landscaped area is approximately 11%. The overall measured landscaped area is 4,043 square feet. The overall site area is 36,954 square feet. 4,043/36,954 = 0.1094. The measured landscaped area includes all planted areas on the site shaded in green. Note that the requirement for landscaping can be reduced to 5% if the landscaped area is accessible to the public. Since a large portion of the landscaped area is accessible to the public, the Applicant contends that the landscaping requirement is met by both the 11% total landscape coverage, and the reduced 5% requirement.
4. The project will comply with the 10% below-market-rate requirements in Article IVB, Affordable-Workforce Housing.
5. Refuse pick-up will be limited to off-peak hours.
6. Delivery vehicles shall be limited to a maximum size of a Single Unit 30' box truck. To the maximum extend practicable, trucks for deliveries and moving purposes shall be coordinated to avoid conflicts with on-site parking operations.
7. All landscaping shown on the Site Plan shall be maintained in a vigorous growing condition for the duration of the use and shall be trimmed so as to not interfere with pedestrian use of the sidewalk. All plant not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season in compliance with the Site Plan, at the sole cost and expense of the property owner.

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Subdivision Plat

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Sheet 3 of 14	Landscape Plan
Sheet 4 of 14	Building Plans
Sheet 5 of 14	Building Elevations & Renderings
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Sheet 7 of 14 - LP.1	Lighting Plan
Sheet 8 of 14 - VM.1	Refuse Truck Movement Plan
Sheet 9 of 14 - VM.2	30' Truck Movement Plan
Sheet 10 of 14 - CD.1	Construction Details
Sheet 11 of 14 - CD.2	Construction Details
Sheet 12 of 14 - CD.3	Construction Details
Sheet 13 of 14 - ESC.1	Erosion & Sediment Control Plan
Sheet 14 of 14 - ESC.2	Erosion & Sediment Control Details

A-001 APPROVED SITE PLAN - FOR REFERENCE

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

Site Plan Application

Sheet 1 of 14 - Site Plan

Owner:
O'Donnell & Son
P.O. Box 526
Fishkill, NY 12524

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

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

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

REGISTERED ARCHITECT ARYEH JOSEPH SIEGEL 024882 STATE OF NEW YORK

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

NOTE THAT THE RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE PROPOSED BUILDING DESIGN TO AID IN REVIEWING THE PROPOSED DESIGN OF THE BUILDINGS ONLY, AND ARE NOT INTENDED AS DETAILED REPRESENTATIONS OF THE FINAL DESIGN OR OF SITE CONDITIONS. CHANGES TO WINDOW & DOOR PLACEMENT MAY OCCUR IN THE FINAL CONSTRUCTION DOCUMENTS TO SUIT TENANT LAYOUTS AND BUILDING CODE REQUIREMENTS. THE ELEVATION DRAWINGS SHOWN ON THIS SHEET INDICATE THE APPROVED DESIGN, AND IN THE CASE OF ANY DISCREPANCY BETWEEN DESIGN ELEMENTS DEPICTED ON THE ELEVATIONS AND RENDERINGS, THE ELEVATIONS SHALL GOVERN.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 19th DAY OF April 2022, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS 13th DAY OF September, 20 22, BY

CHAIRMAN

SECRETARY

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

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	07/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	10/26/21	REVISED PER PLANNING BOARD COMMENTS	AJS
3	10/26/21	REVISED PER PLANNING BOARD COMMENTS	AJS
4	11/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS
5	12/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
6	01/25/22	REVISED PER PLANNING BOARD COMMENTS	AJS
7	02/22/22	REVISED PER PLANNING BOARD COMMENTS	AJS
8	03/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
9	06/30/22	FOR FINAL CONSULTANT REVIEW	AJS
10	09/01/22	PLANNING BOARD CHAIRMAN SIGNATURE	AJS



Elevation: South

Scale: 1/8" = 1'-0"



View: From Main Street

Not to Scale



View: From Main Street

Not to Scale



View: From Main Street

Not to Scale



Elevation: East

Scale: 1/8" = 1'-0"



View: Main Street

Not to Scale



Elevation: North

Scale: 1/8" = 1'-0"



Elevation: West

Scale: 1/8" = 1'-0"

A-002 APPROVED ELEVATIONS - FOR REFERENCE

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

Site Plan Application

Sheet 5 of 14 - Building Elevations

Owner:
O'Donnell Construction Corp.
P.O. Box 526
Fishkill, NY 12524

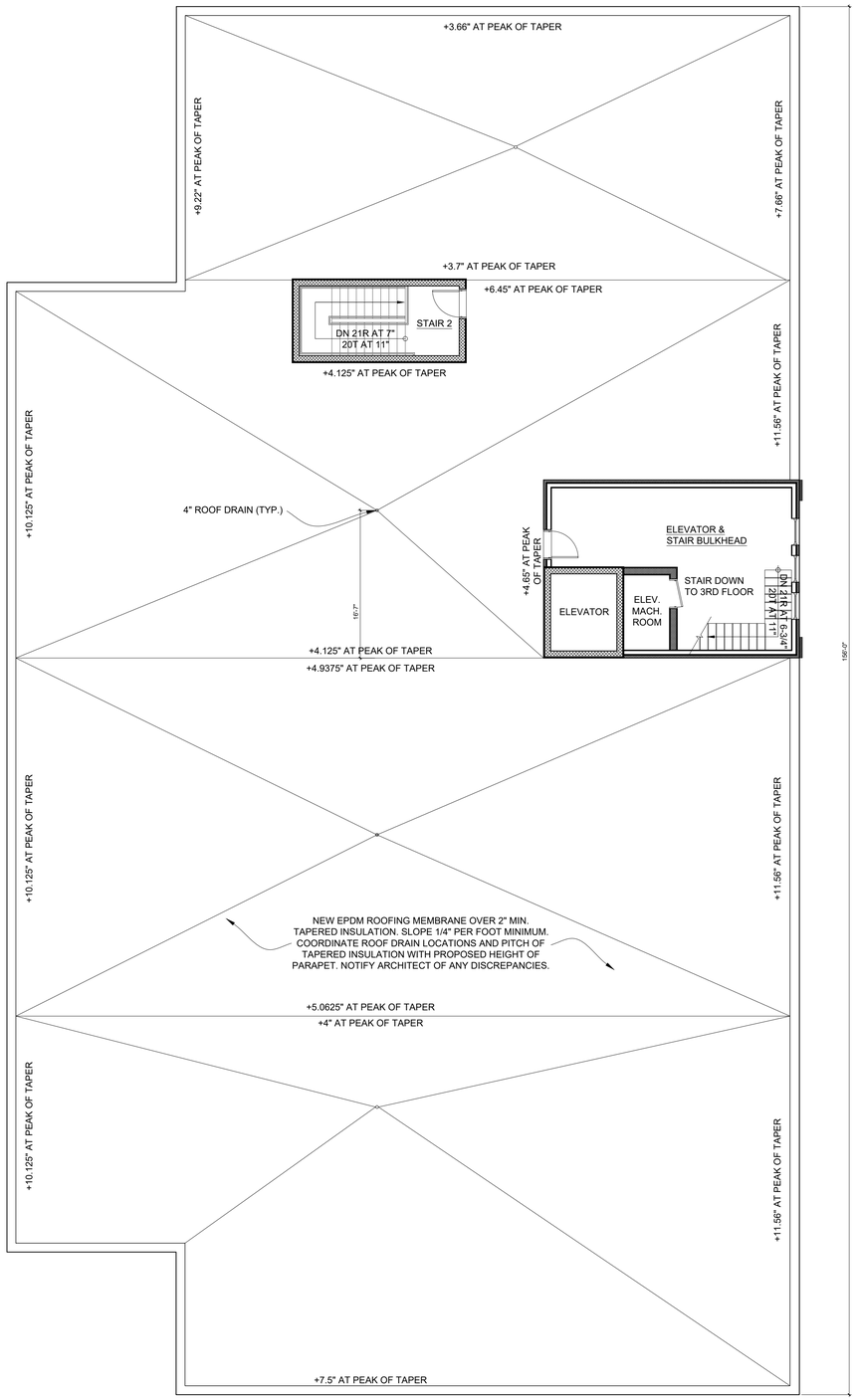
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

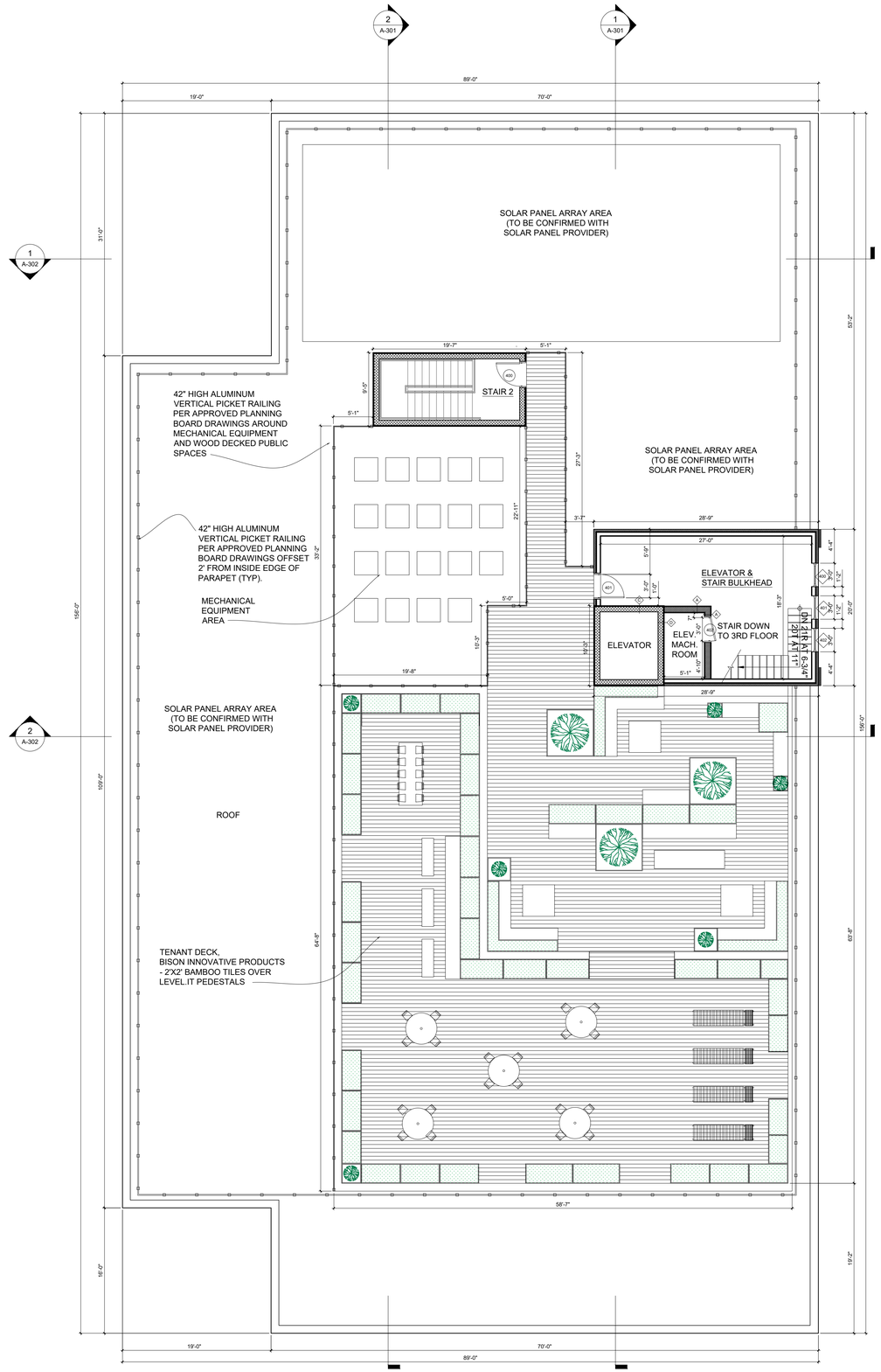
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

REGISTERED ARCHITECT JOSEPH SIEGEL 024882 STATE OF NEW YORK

364 Main Street
Beacon, New York
Scale: 1/8" = 1'-0"
May 25, 2021



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



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

A-003 APPROVED ROOF PLAN - FOR REFERENCE

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

364 Main St

New Construction & Renovation

364 Main Street
Beacon, NY 12508

Number	Date	Revision
3	September 20, 2022	Building Permit Review Set
2	June 10, 2022	Building Permit Review Set
1	May 9, 2022	Progress Print

ARYEH SIEGEL
ARCHITECT

84 Mason Circle
Beacon, New York 12508
Phone: (845) 838-2490
Website: www.ajsarch.com

Roof and Roof Drainage Plan

Date: May 18, 2022

Scale: 1/8" = 1'-0"

Drawing Number: A-104

Bulk Zoning Regulations Table - Parking Lot

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
T*	10'	10'	20'	NA	NA	NA	100'	242.6'	2.5 | 35'	NA	0.85	NA

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CMS*	0'-10'	0'	20'	14.78'	18' exist 5'	44'	80%	89%	75'	264.37'	3 | 38' & 4th Story w/ Special Permit	3 Stories 38'	10% 5% if open to public	11%	0.85 acres	35,000 SF



Location Plan

Not to Scale

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

Zoning Summary

Zoning District:	CMS (Central Main Street) & T (Transition Zone)
Tax Map No.:	6054-29-006819 (364 Main Street) & 6054-29-0004836 (Eliza Street)
Lot Area:	0.54 Acres & 0.31 Acres
Building Footprint:	12,632 SF
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Parking Overlay District:	Partial, not the portion of the lot in the T District.
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Proposed Use:	Mixed-Use: Retail / Residential

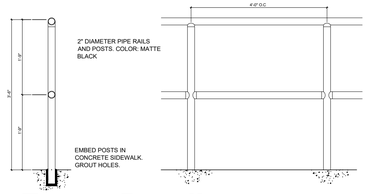
Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
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Notes:

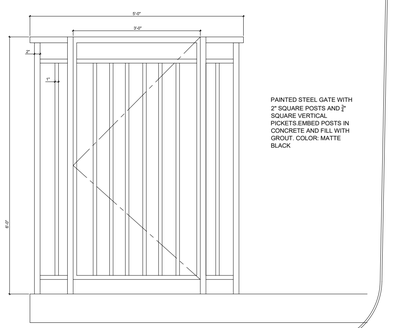
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REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	07/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	08/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
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4	11/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS
5	12/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
6	01/25/22	REVISED PER PLANNING BOARD COMMENTS	AJS
7	02/22/22	REVISED PER PLANNING BOARD COMMENTS	AJS
8	03/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
9	06/30/22	FOR FINAL CONSULTANT REVIEW	AJS



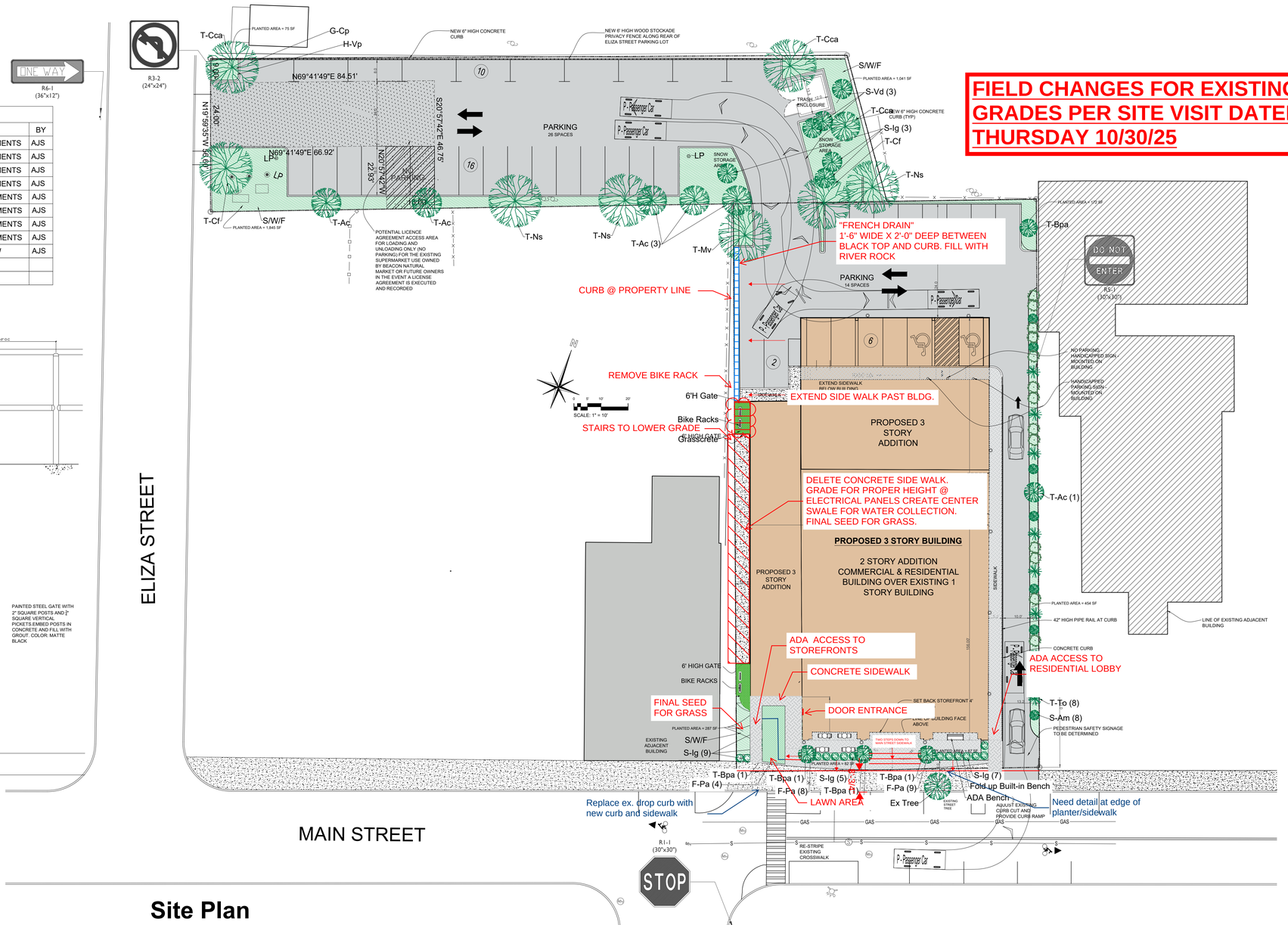
Fence Detail

Scale: NTS



Gate Detail

Scale: NTS



Site Plan

Scale: 1" = 20'

Index of Drawings

Subdivision Plat

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A004- APPROVED SITE PLAN FIELD SKETCH REVISION - FOR REFERENCE

Site Plan Application

Sheet 1 of 14 - Site Plan

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

Owner:
O'Donnell & Son
P.O. Box 526
Fishkill, NY 12524

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

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

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

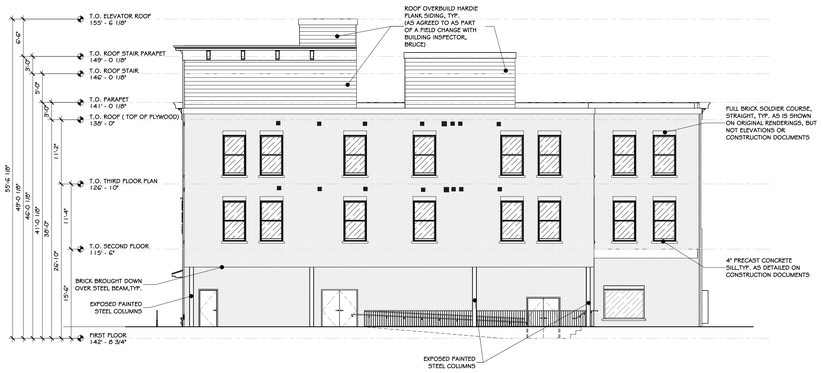
364 Main Street
Beacon, New York
Scale: 1" = 20'
October 4, 2021



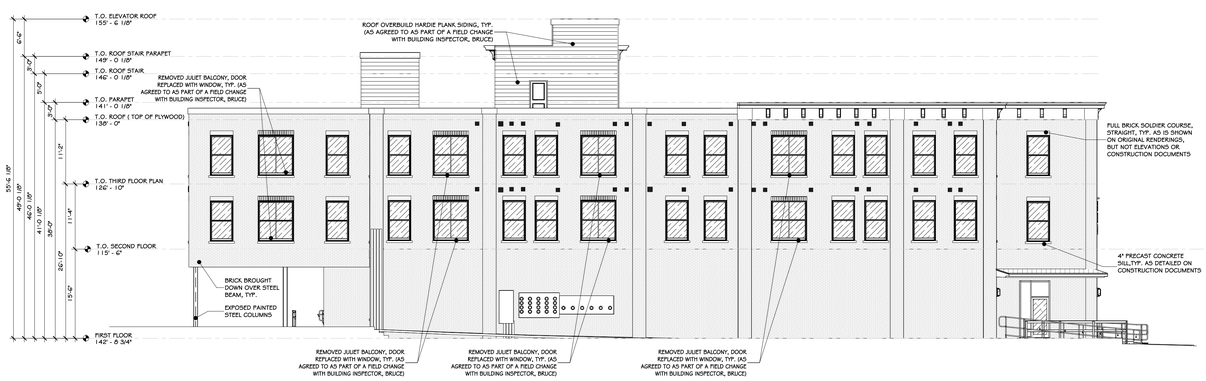
AS-BUILT PHOTOS- 04-20-26



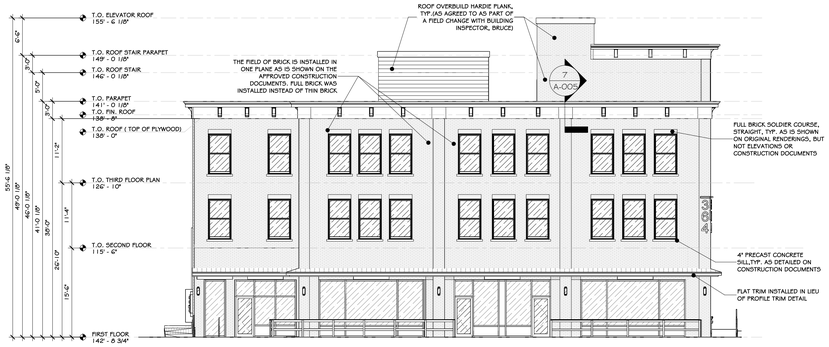
AS-BUILT RENDERING SHOWING PROPOSED PATIO/ENTRY NOT YET CONSTRUCTED



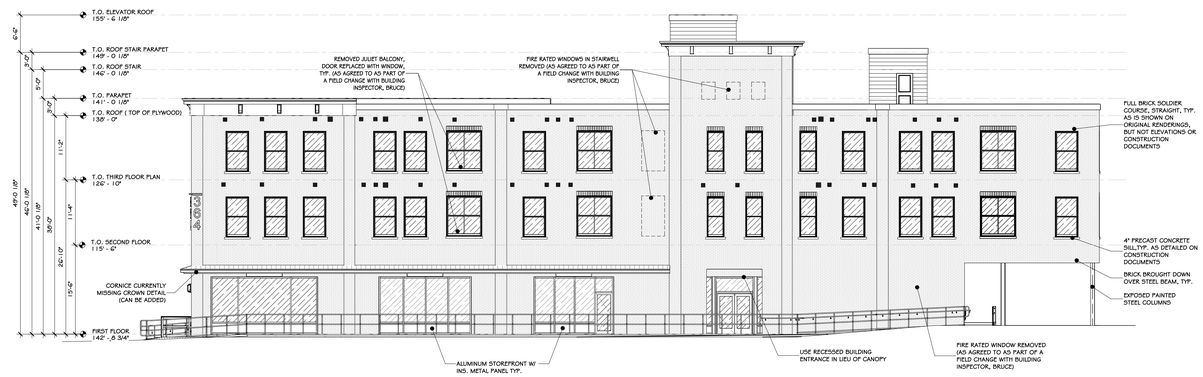
1 AS-BUILT NORTH ELEVATION.
3/32" = 1'-0"



2 AS-BUILT WEST ELEVATION.
3/32" = 1'-0"



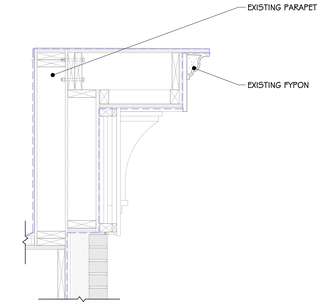
3 AS-BUILT SOUTH ELEVATION.
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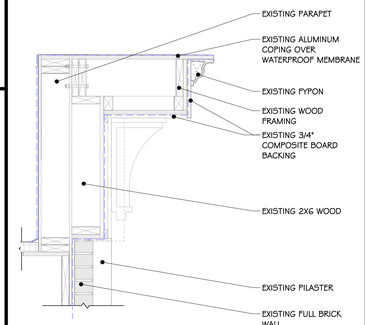
4 AS-BUILT EAST ELEVATION.
3/32" = 1'-0"

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CONSTRUCTION NOTES



AS-BUILT CORNICE & PILASTER SECTION DET.
8 1" = 1'-0"



AS-BUILT PARAPET CORNICE SECTION DET.
7 1" = 1'-0"

REVISIONS:

NUM.	DATE	DESCRIPTION
5	06-30-26	UPDATED FOR JULY PLANNING BOARD MEETING
6	10-27-26	REVISIONS FOR PB MTG

100% PERMIT DOCUMENT

PROJECT NORTH

KEY PLAN: 1 A-005, 2 A-005, 3 A-005, 4 A-005 — WORK AREA

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

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

Drawing: AS-BUILT ELEVATIONS AND IMAGES

REGISTERED ARCHITECT JASON T. ANDERSON 033127 STATE OF NEW YORK
10/27/2026
Exp. 02/28/2029

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

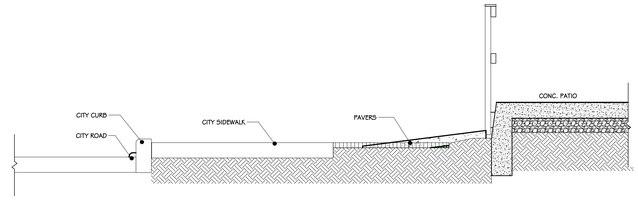
Drawing Number: A-005

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



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

2 3D AS-BUILT SITE



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

CONSTRUCTION NOTES

REVISIONS:

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

100% **PERMIT DOCUMENT**

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: AS-BUILT SITE PLAN

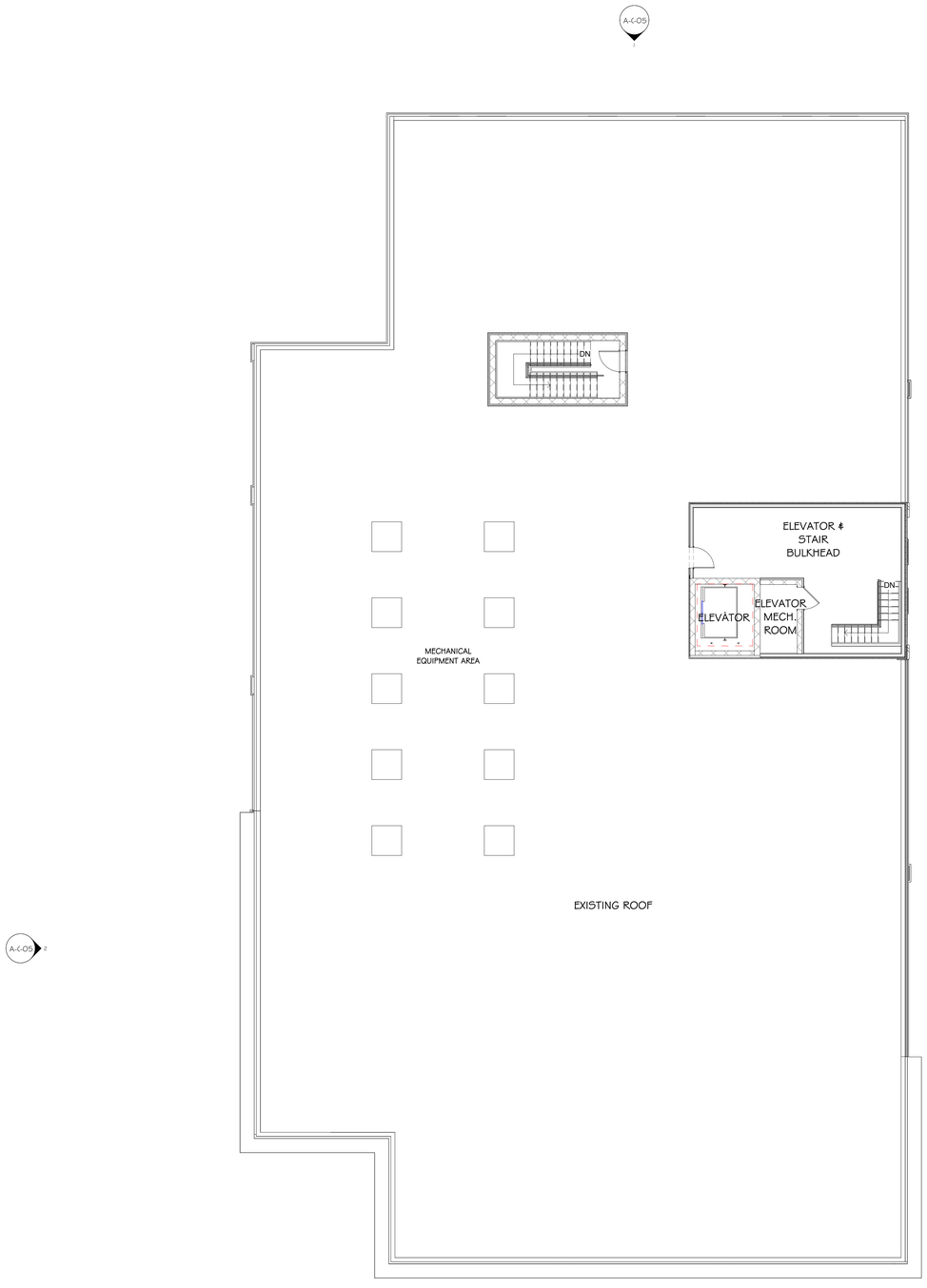
REGISTERED ARCHITECT JASON T. ANDERSON 033127 STATE OF NEW YORK
09/27/2026
Exp. 02/28/2029

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

Drawing Number: A-005.1

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

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

0' 4' 8' 16' 32'

CONSTRUCTION NOTES

WALL LEGEND:

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

DOOR LEGEND:

- (B100) PERSONNEL DOOR TAG @ BASEMENT FL LEVEL
- (100) PERSONNEL DOOR TAG @ FIRST FL LEVEL
- (200) PERSONNEL DOOR TAG @ SECOND FL LEVEL
- (SOO) STOREFRONT TAG @ FIRST FL LEVEL
- (ROO) DEMOUNTABLE GLASS TAG @ FIRST FL LEVEL

REVISIONS:

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

100% PLANNING BOARD SUBMISSION

PROJECT

PROJECT

N O R T H

KEY PLAN

WORK AREA

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

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

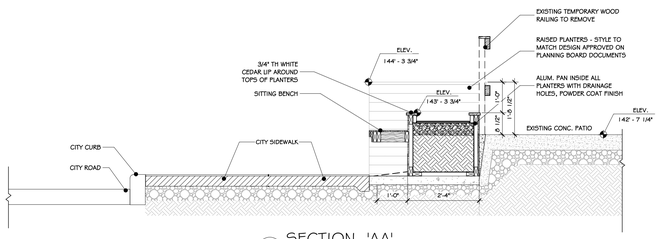
Drawing: AS-BUILT ROOF PLAN

REGISTERED ARCHITECT JASON T. ANDERSON 031127 STATE OF NEW YORK
04/27/2026
Exp. 02/28/2029

Project: 26109 Date: 04/28/26
Drawn: IDEA Scale: AS NOTED
Drawing Number: A-005.2

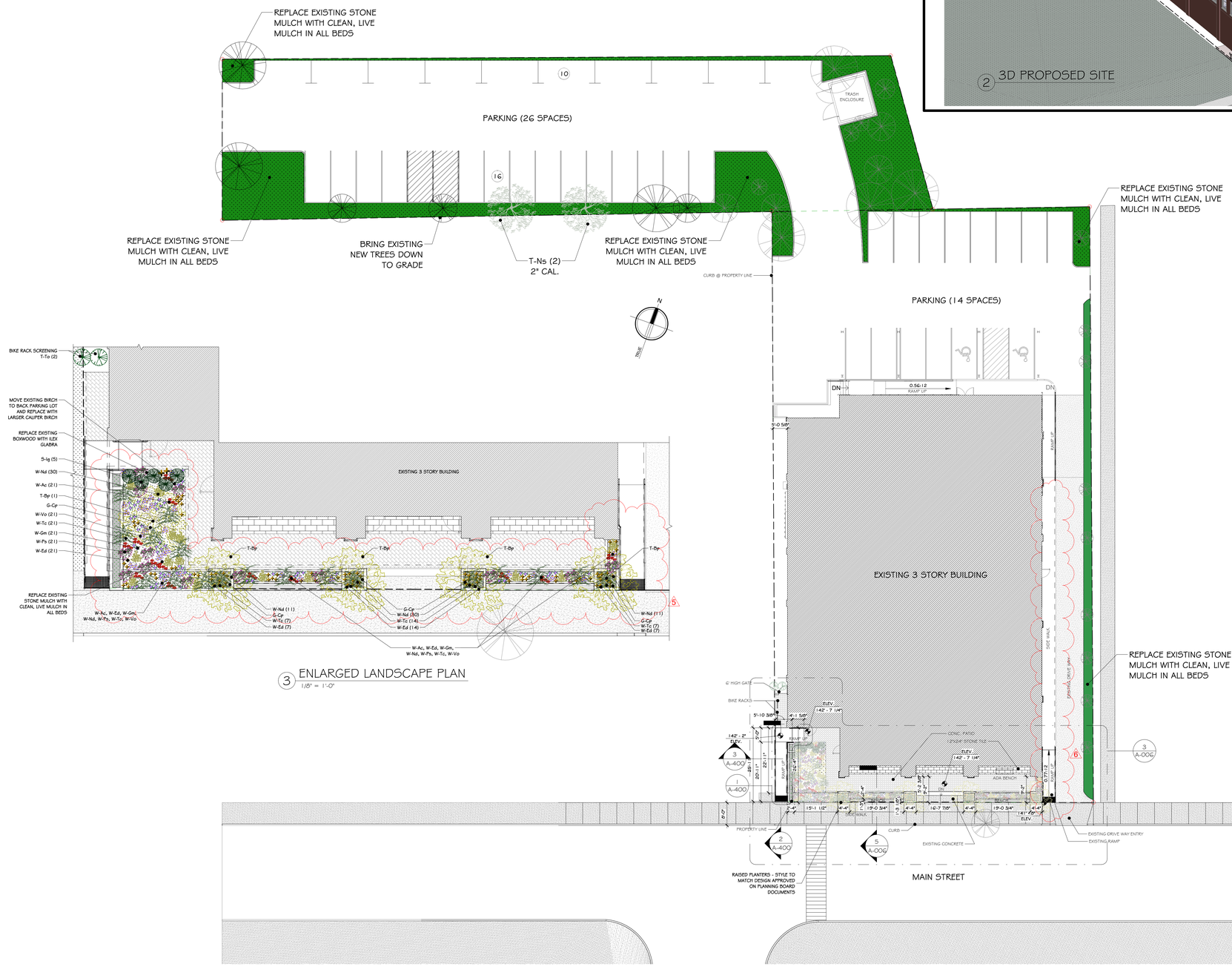
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5 SECTION 'AA'
1/2" = 1'-0"





3 ENLARGED LANDSCAPE PLAN
1/8" = 1'-0"

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

CONSTRUCTION NOTES

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-LG, ILEX GLABRA INKBERRY (5)

WILDFLOWERS

- W-AC, AQUILEGIA CANADENSIS RED COLUMBINE (21)
- W-ED, EURYBIA DIVARICATA WHITE WOOD ASTER (46)
- W-GM, GERANIUM MACULATUM WILD GERANIUM (21)
- W-ND, NARCISSUS DAFFODIL YELLOW DAFFODIL (82)
- W-PS, PHLOX SUBULATA CREEPING PHLOX (21)
- W-TC, TIARELLA CORDIFOLIA HEARTLEAF FOAMFLOWER (46)
- W-VO, VIOLA ODORATA SWEET VIOLET (21)

GRASSES

- G-CP, CAREX PENSYLVANICA PENNSYLVANIA SEDGE

REVISIONS:

NUM.	DATE	DESCRIPTION
1	06-30-26	UPDATED FOR JULY PLANNING BOARD MEETING
2	07-28-26	ADJUSTMENTS BASED ON PLANNING BOARD COMMENTS
3	08-05-26	ADJUSTMENTS BASED ON ARB COMMENTS
4	08-26-26	ADJUSTMENTS BASED ON ARB COMMENTS
5	09-11-26	ADJUSTMENTS BASED ON EXTG CONDITIONS
6	10-27-26	RAILING AT DRIVEWAY WALK

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PROJECT



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

Drawing: PROPOSED PATIO/ACCESS PLAN

REGISTERED ARCHITECT JASON T. ANDERSON STATE OF NEW YORK 033127
10/27/2026
Exp. 02/28/2029

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

Drawing Number: A-006

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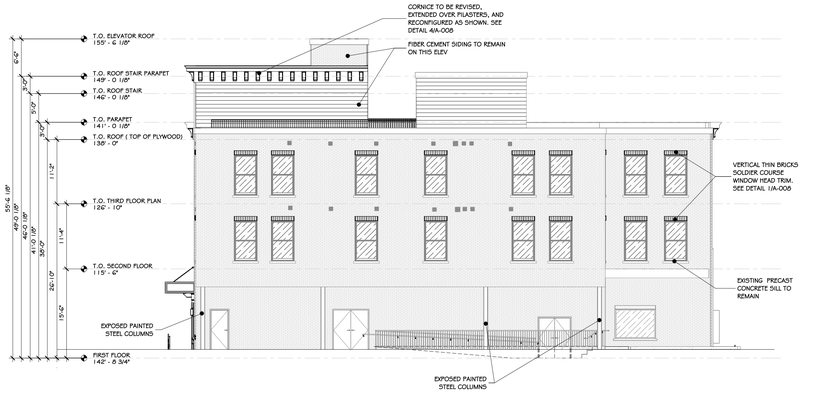




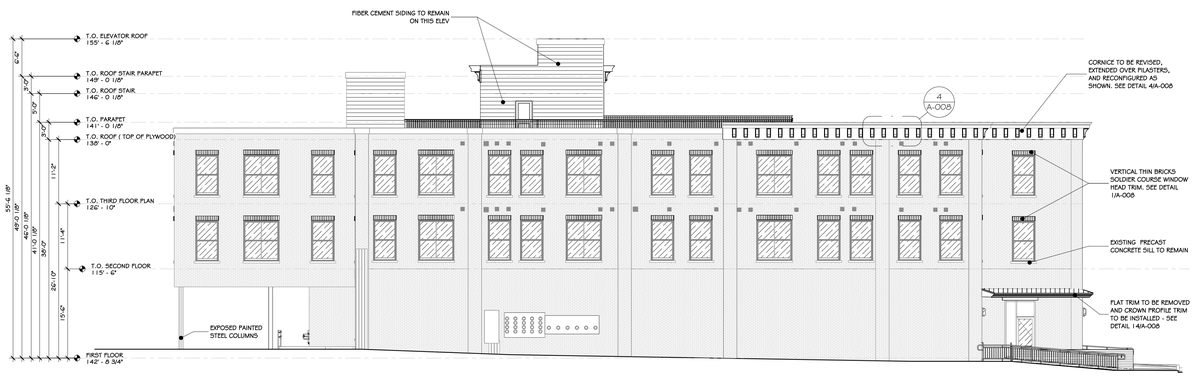




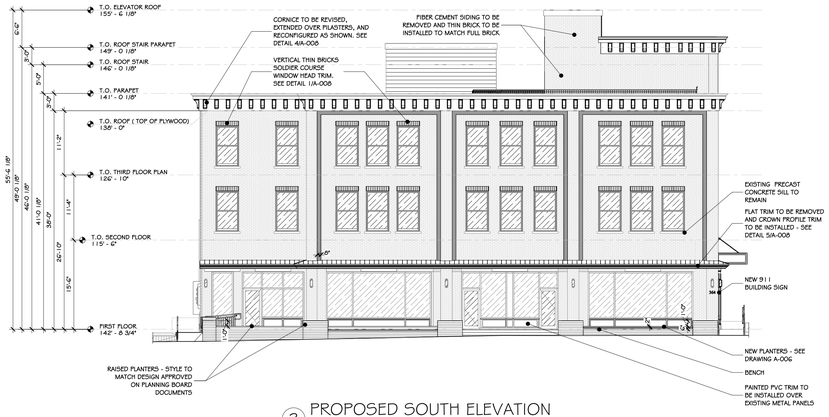
PROPOSED RENDERING



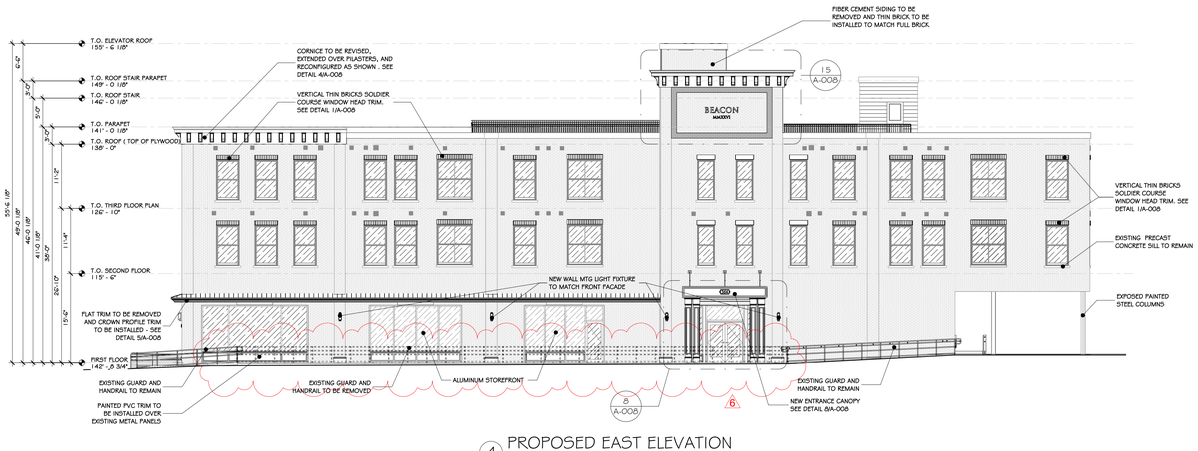
1 PROPOSED NORTH ELEVATION
3/32" = 1'-0"



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



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



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

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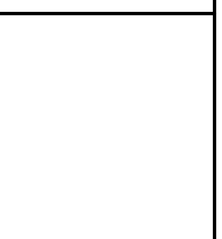
REVISIONS:

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6.	10-27-26	REVISIONS FOR PB MTG

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PROJECT NORTH

KEY PLAN



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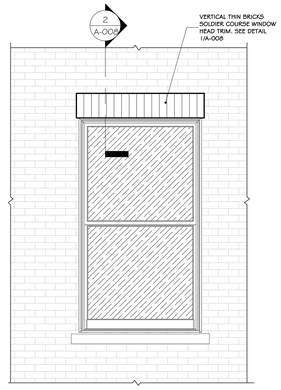
Drawing: PROPOSED ELEVATIONS AND RENDERING

REGISTERED ARCHITECT JASON T. ANDERSON 031127 STATE OF NEW YORK
10/27/2026
Exp. 02/28/2029

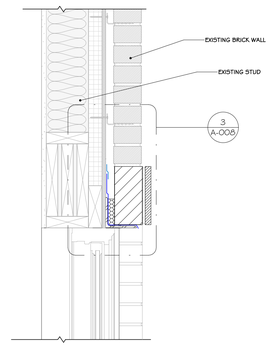
Project: 26109	Date: 08/18/26
Drawn: IDEA	Scale: AS NOTED

Drawing Number: A-007

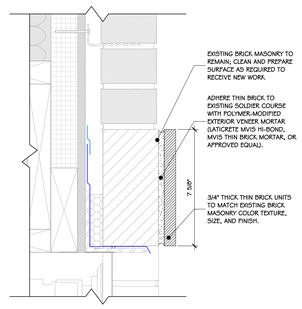
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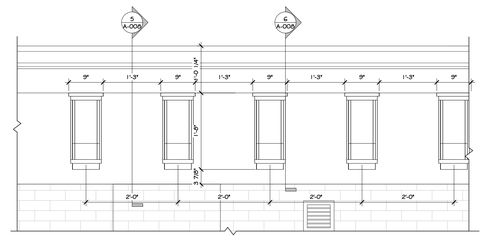
1 TYP. WINDOW HEAD ELEVATION DETAIL
1/2" = 1'-0"



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

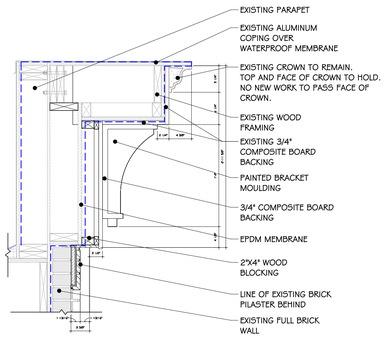


3 WINDOW HEAD TRIM DETAIL
3" = 1'-0"

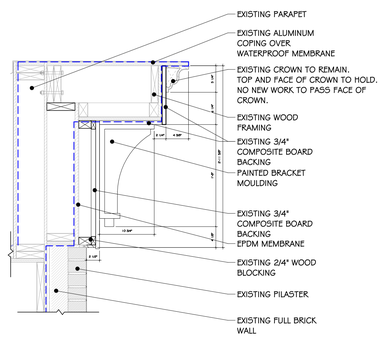


4 PARTIAL CORNICE ELEVATION
3/4" = 1'-0"

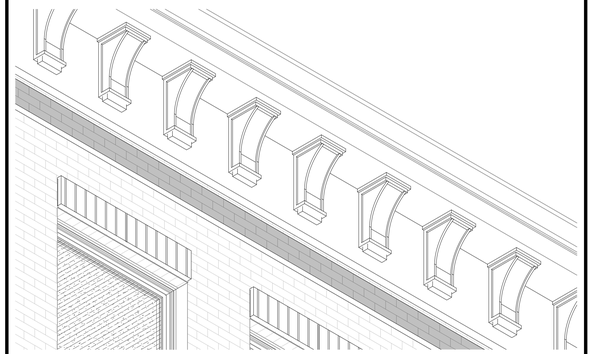




5 PARAPET CORNICE SECTION DETAIL
1" = 1'-0"

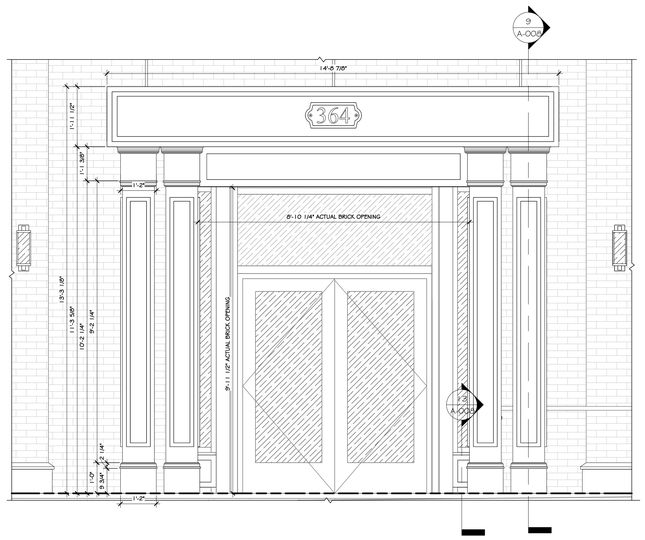


6 CORNICE & PILASTER SECTION DETAIL
1" = 1'-0"

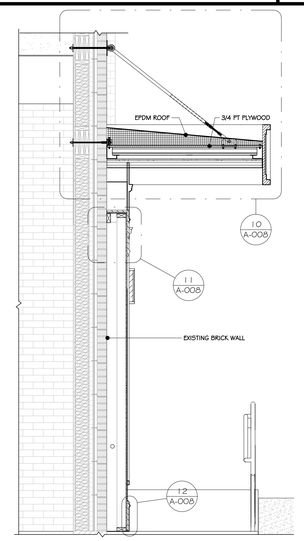


7 PARAPET CORNICE 3D VIEW

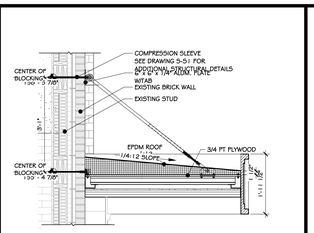




8 ENTRY ELEVATION
1/2" = 1'-0"

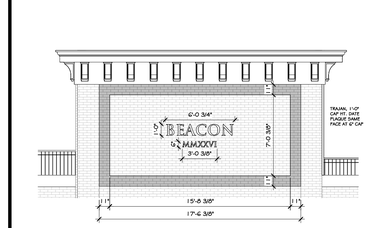


9 ENTRY SECTION
1/2" = 1'-0"

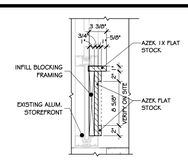


10 CANOPY DETAIL
1/2" = 1'-0"

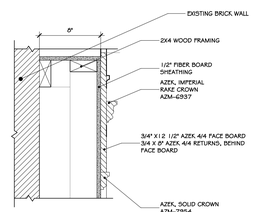
14 TYPICAL 1ST FLOOR OVERHANG DETAIL
1" = 1'-0"



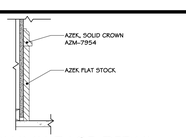
15 ENLARGED SIGNAGE ELEVATION
3/16" = 1'-0"



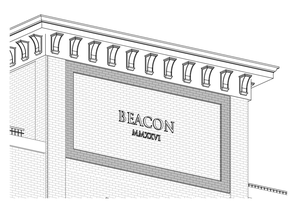
13 STOREFRONT BASE DETAIL
1" = 1'-0"



11 COLUMN CROWN DETAIL
1 1/2" = 1'-0"



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



17 SIGNAGE 3D VIEW

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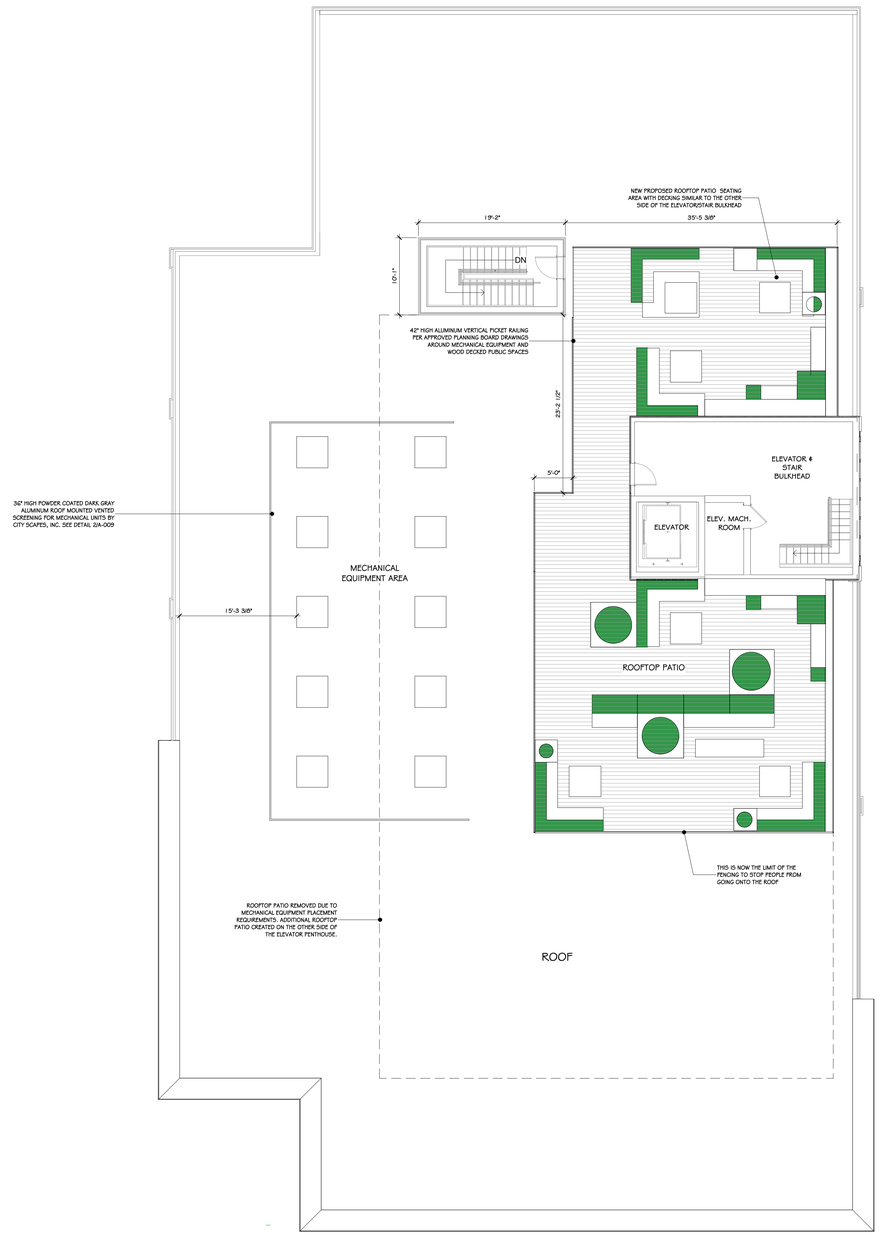
Drawing: HEAD TRIM, CORNICE , OVERHANG DETAILS AND RENDERING

REGISTERED ARCHITECT JASON T. ANDERSON 033127 STATE OF NEW YORK
10/27/2026
Exp. 02/28/2029

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

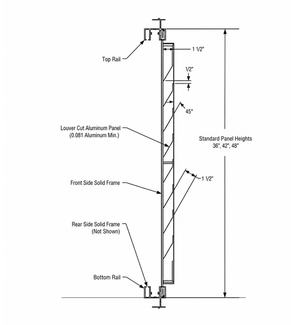
Drawing Number: A-008

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





4 A-007

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

CONSTRUCTION NOTES

REVISIONS:

NUM.	DATE	DESCRIPTION
1	06-30-26	UPDATED FOR JULY PLANNING BOARD MEETING
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Project: 364 MAIN ST.
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Drawing: PROPOSED ROOF PLAN



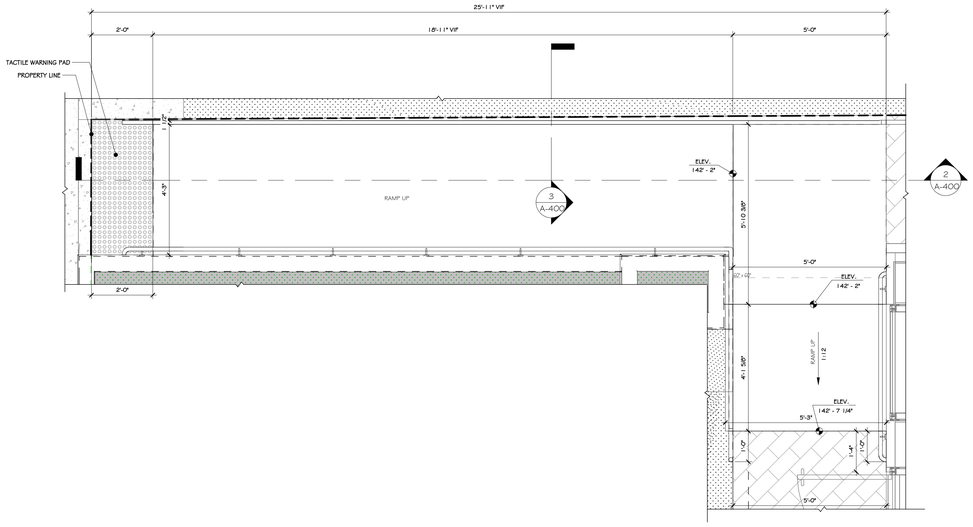
08/27/2026
Exp. 02/28/2029

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

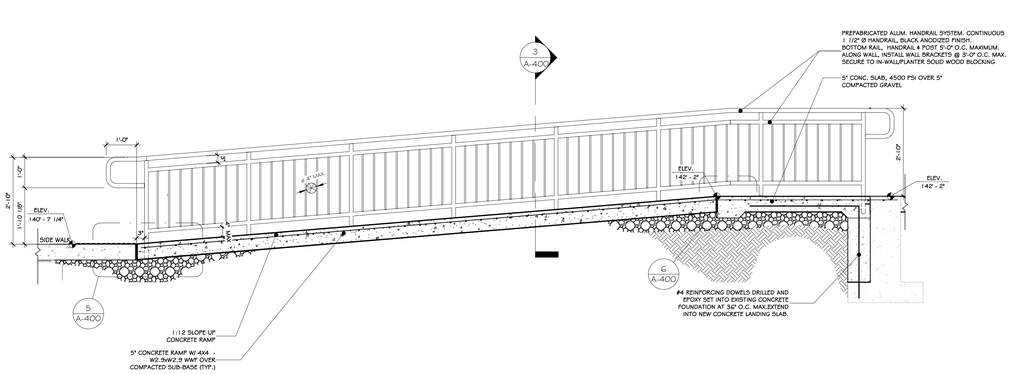
Drawing Number: A-009

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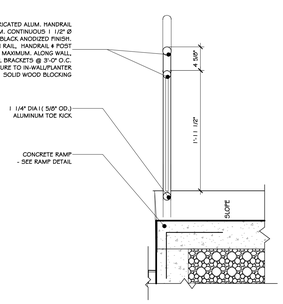


1 ENLARGED RAMP PLAN
1/2" = 1'-0"

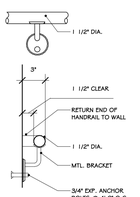


2 RAMP SECTION
1/2" = 1'-0"

(NOTE: RAILING IS NOT A GUARD RAIL)

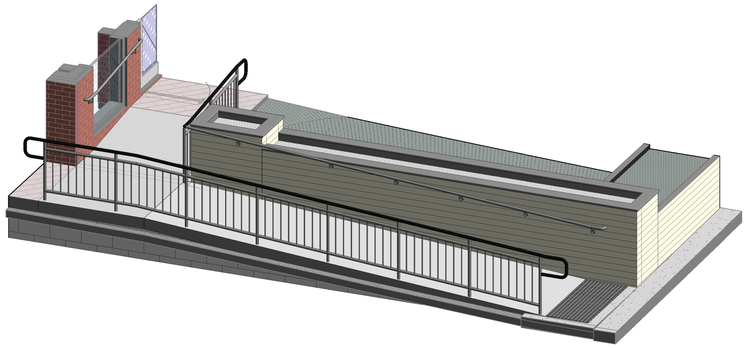


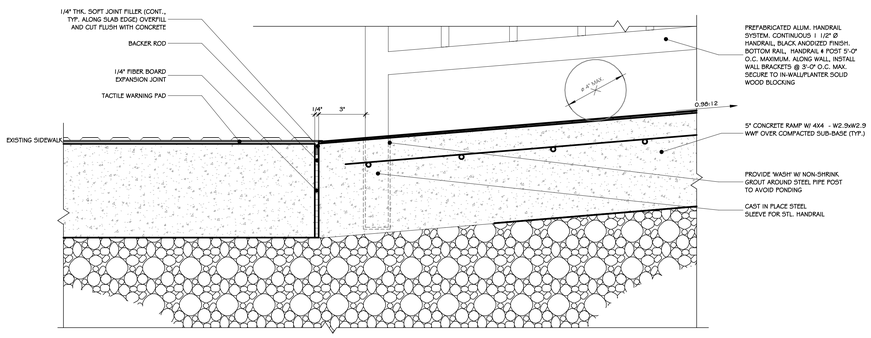
3 HANDRAIL DETAIL
1" = 1'-0"



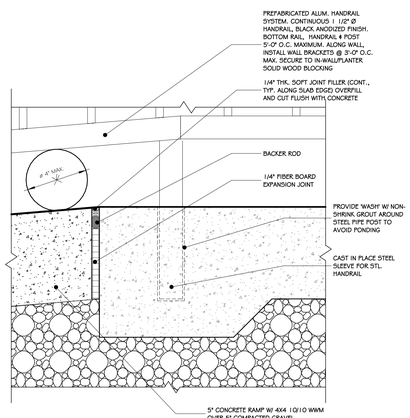
4 WALL MOUNT HANDRAIL DETAIL
1 1/2" = 1'-0"

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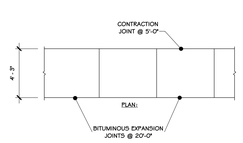




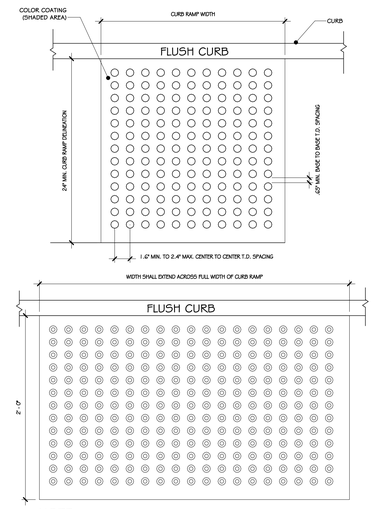
5 RAMP SECTION DETAIL 1
3" = 1'-0"



6 RAMP SECTION DETAIL 2
3" = 1'-0"



7 CONCRETE SIDEWALK-PLAN
3/16" = 1'-0"



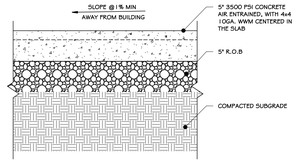
NOTE:

1. THE DETECTABLE WARNING SURFACE SHALL BE MANUFACTURED MATS THAT ARE EMBEDDED AND CAST-IN-PLACE IN THE CONCRETE.
2. IN LIE OF CAST IN PLACE DETECTABLE WARNING SURFACE, THE CONTRACTOR MAY UTILIZE A SURFACE APPLIED DETECTABLE WARNING SURFACE WITH PRIOR APPROVAL OF THE A.O.R AND PRIOR TO POURING OF THE CONCRETE RAMP.
3. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A SHOP DRAWING OF THE DETECTABLE WARNING SURFACE PRIOR TO CONSTRUCTION FOR APPROVAL.
4. THE CONTRACTOR SHALL PROVIDE A MANUFACTURERS CERTIFICATION THAT THE DETECTABLE WARNING SURFACE COMPLIES WITH ANSI 117.1 2009.
5. SAFETY RED SHALL BE APPROVED BY THE LOCAL JURISDICTION PRIOR TO INSTALLATION. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON LIGHT. ALTERNATIVE COLOR MAY BE USED PROVIDED SUCH COLOR COMPLIES WITH CURRENT ADA STANDARDS.
6. DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES AND SHALL COMPLY. DETECTABLE WARNINGS.
7. TRUNCATED DOMES IN DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF .9 INCH (23MM) MINIMUM AND 1.4 INCHES (35MM) MAXIMUM, A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE BASE DIAMETER MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1MM).

8 CONC. SIDEWALK DETAIL
1 1/2" = 1'-0"

CONSTRUCTION NOTES

1. HANDRAIL: MINIMUM 1-1/4" INSIDE DIAMETER (1-5/8" O.D.). HANDRAILS TO EXTEND AT THE ANGLE OF THE HANDRAIL FOR THE DISTANCE OF 1'-0" AT THE BOTTOM OF EACH SIDE OF RAMP. HANDRAIL TO EXTEND HORIZONTALLY FOR A DISTANCE OF 1'-0" AT THE TOP OF EACH SIDE OF RAMP.
2. ALL EXPOSED STEEL TO BE PRIMED AND FINISHED PAINTED.
3. WALL MOUNTED HANDRAILS TO MATCH ADJACENT RAILINGS.



NOTES:

1. FINISH TO BE BROOM FINISH AT 90° AT EACH SUCCEEDING SLAB.
2. JOINTER TO BE 1" DEEP. JOINT SPACING SHALL BE EQUAL TO WIDTH OF WALK FOR SPACING.
3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT@24' O.C. AND WHERE SIDEWALK IS AGAINST CONCRETE CURBS, BUILDINGS, AND OTHER STRUCTURES.

10 SIDEWALK DETAIL
1 1/2" = 1'-0"

KEY NOTES

REVISIONS:

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PROJECT



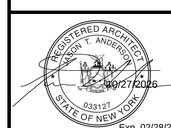
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Project: 364 MAIN ST.
364 MAIN STREET BEACON, NY 12508

Drawing: RAMP DETAILS

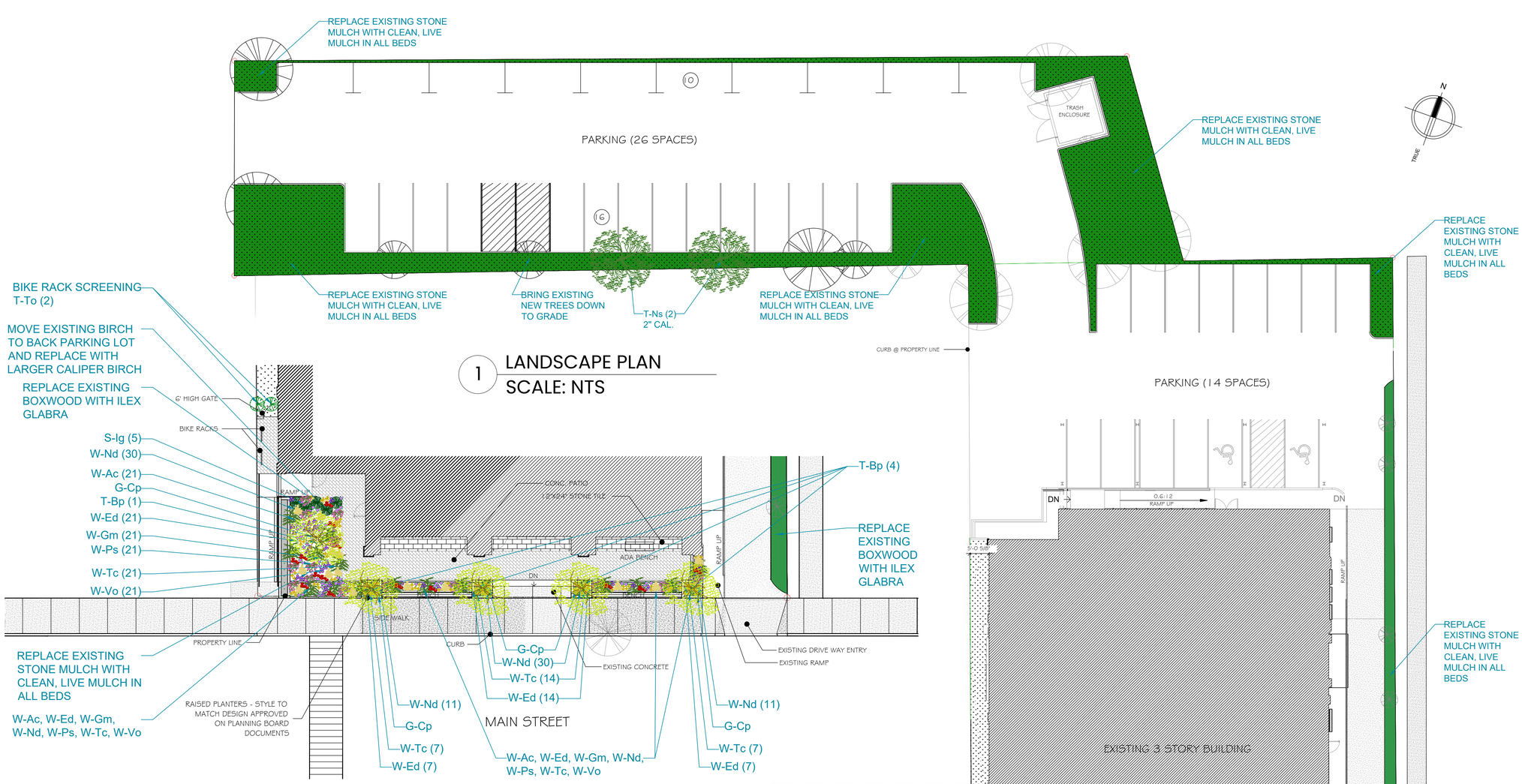


Exp. 02/28/2029

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

Drawing Number: A-400

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 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

LANDSCAPE RESTORATIONS
BEACON, NEW YORK

LANDSCAPE PLAN REVISION
SEPTEMBER 08, 2026

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

Date: October 23, 2026

To:

City of Beacon Planning Board

Attn: Chairman Gunn & Board Members

1 Municipal Plaza

Beacon, NY 12508

RE: Logistical and Liability Concerns Regarding the Amended Site Plan for 364 Main Street

Dear Chairman Gun and Members of the Planning Board,

As a resident of Beacon, I am writing to address the severe logistical and administrative precedent currently unfolding at 364 Main Street. While public outrage has rightfully focused on the developer's blatant architectural deviations, I urge the board to look closely at the systematic trap this situation creates for our city's government due to the issuance of the Temporary Certificate of Occupancy.

Logistically, the Building inspector operated strictly within administrative code by issuing a TCO once basic life-safety, egress and fire-detection systems were verified. However, this narrow administrative mechanism has decoupled building safety compliance from site-plan compliance, wedging the city into a highly compromised position.

- **The TCO as an Enforcement Shield:** By moving tenants into a building that fundamentally violates its approved site plan, the developer has effectively created an administrative hostage situation. The TCO operates on a strict, temporary clock. If the Planning Board rightfully demands structural and aesthetic remediation, the developer's failure to comply would eventually force the city into a position where it must choose between letting the TCO expire – or granting an unearned Certificate of Occupancy.
- **The Overextension of Field Authority:** The developer's claim that these changes were handled via "change orders" with the Building Inspector

highlights a structural vulnerability. A Building Inspector's authority to grant safety modifications in the field should never be conflated with the power to override legislated site-plan and architectural mandates. Allowing this defense strip-mines the Planning Board of its legal oversight.

- **The "Rubber Stamp" Precedent:** If the city retroactively approves these changes or band aids simply because tenants are now in place, it signals to every future developer that site-plan approvals in Beacon are optional. It incentivizes a strategy of "build first, seek forgiveness later.

The Planning Board must make it explicitly clear that the City of Beacon will not bear the moral or political weight of tenant displacement, nor will it compromise its zoning laws to bail out a non-compliant project. The legal and financial reality is clear: **The developer, and the developer alone, is entirely on the hook.**

Under New York law, a developer assumes all financial risk when building outside of approved municipal plans. Any future financial losses, breach-of-lease claims, or tenant relocation costs resulting from code enforcement or required structural/aesthetic remediation belong solely to the developer's balance sheet.

I urge this Board to formally affirm that the presence of a TCO does not dilute the developer's total financial liability to bring this building into absolute compliance with the approved site plan or if the Planning Board sees fit a legislated amended site plan. Which may include aspects of the site not necessarily limited to the façade or slab elevation as the site plan is a holistic approval.

I appreciate the time and effort the Board contributes to the City of Beacon.

Sincerely,

Jeremy Suckow

27 Melio Bettina Place

Beacon, NY 12508

From: Arthur Camins
To: Mercedes Perez
Subject: 364 Main Street
Date: Tuesday, October 27, 2026 11:48:51 AM

You don't often get email from arthurcamins@gmail.com. Learn why this is important

Please forward to all Planning Board Members. Thank you.

Dear Planning Board,
I have been following the saga of developer impunity and the City's oversight failures with dismay. I am pleased the Planning board has, albeit late, made an effort to hold the developer accountable for their wilful deviation from the original design of 346 Main Street.

Unfortunately, those efforts heretofore have been, in my view, insufficient. First, giving the developer a partial CofO gives up a crucial piece of leverage. Second, the City should demand a significant give back in the form of major added benefits for Beacon. One stands out: Extra "affordable" housing units *far* beyond the required 10%. In addition, the City should demand greenery instead of a driveway on the east side of the building.

Unfortunately, short of tearing the building down, nothing can be done about the failure to set the entrance at street level, like every other structure on Main Street. A stop work order should have been issued long ago when the foundation first appeared.

The same cannot be said for fixing the facing on the building around all of the windows. The depth of the reveal is a major feature affecting the flatness and architectural interest of the building. The proposed half-brick fix is completely insufficient. Accepting that, essentially saves the develioper money and would further provide this develoiper and others to folllow the wriong lessson that the can wait out the City and get away with bad behavior: We can get away with asking and getting permissiion after the fact
and get forgiveness.

No further CoO should be granted until all City requirements are completely fulfilled.

Thanks,
Arthur Camins
39 Rombout Avenue

--
Arthur H. Camins
Science Educator, Education Consultant, Writer
[redacted]

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

November 5, 2026

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

RE: 364 Main Street
Tax No. 6054-29-006819
Subdivision & Site Plan
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the 364 Main Street amended application:

- Correspondence from Cuddy & Feder, LLP, dated October 27, 2026.
- Response correspondence from ADG Architects, dated October 27, 2026.
- Matrix table summarizing all changes that have occurred on the project, dated October 27, 2026, as prepared by ADG Architects.
- Plan titled "Landscape Plan Revision", dated August 21, 2026.
- 13 sheet plan set titled "364 Main Street", consisting of plans that reflect the previously approved site plan and building elevations, as well as plans and elevations reflecting the proposed changes from that of the approved, along with revised landscaping plans.

The parcel on Main Street is located in the "CMS" (Central Main Street) zoning district, whereas the parcel on Eliza Street is located within the "T" (Transitional) zoning district. The original project consisted of the merging of 2 parcels into a single parcel, and the development of a mixed-use commercial and multi-family residential development, with commercial space (8,892 sf) and a residential common area (1,607 sf) on the 1st floor, and 20 residential apartments to be located on the 2nd and 3rd, floors totaling 25,120 square feet, with a total bedroom count of 31.

The applicant is appearing before the Planning Board due to architectural changes that occurred during the construction of the building without approval, as well as changes that have occurred to the project site in the plaza/patio area along Main Street. Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. The applicant's architect has further refined the matrix table to discuss additional mitigations proposed for the building to further replicate the building as originally approved, and as further discussed with the Architectural Review Board. The Board will need to review these changes and determine if the proposed mitigation is acceptable, or if not, what the Board would like to see.

This completes our review at this time. Further comments may be provided based on future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Respectfully,
LANC & TULLY, D.P.C.

John Russo, P.E.

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

City of Beacon Planning Board Agenda
11/10/2026

Title:

Review of application for Subdivision Approval, 60 Union Street, Residential, submitted by Diane Butler (Christ Methodist Church).

ATTACHMENTS

60 Union PB 11.10.26 submission cvr ltr.pdf

60 Union PB 11.10.26 Subdivision-App-2022-1_Redacted.pdf

60 Union PB 11.10.26 signed EAF_Redacted.pdf

60 Union PB 11.10.26 Civil-Set-10-27-26.pdf

KARC Review PB_60 Union Street_2026.11.05.pdf

Lanc & Tully 60 Union Street 11-06-26.pdf

DAY | STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York 12590
Phone: 845-223-3202

October 27, 2026

Mercedes Perez
Municipal Secretary
Building Department
City of Beacon
One Municipal Plaza, Suite 4
Beacon, NY 12508
P: 845-838-5002

Sent Via: Hand Delivery

Re: Christ Methodist Church; Subdivision
60 Union Street, City of Beacon
Tax ID: 130200-6054-38-193643

Mercedes, Enclosed please find the following;

- Five (5) copies of the Christ Methodist Church Subdivision plan set.
- Five (5) copies of the subdivision application.
- Five (5) copies of the Short Environmental Assessment Form.
- Application and Escrow fee check - $4,050.00.

The property owner is seeking approval for a lot line realignment to incorporate the 0.12-acre parcel (Tax Parcel No. 177620) into the adjacent 4.66-acre parcel (Tax Parcel No. 193643). A three-lot subdivision is also proposed, with the existing church property to remain within Lot 1 and two new single-family residential lots to be established as Lots 2 and 3. The two proposed residential lots will be served by municipal water and sewer and will each have a separate driveway access from Spring Valley Street with a drainage improvement.

Trusting this is sufficient, however, if you need anything additional, don't hesitate to call me or Heather Krakenberg (hkrakenberg@daystokosaeng.com).

Very truly yours,

Brian J. Stokosa

Brian J. Stokosa, P.E.

cc: file

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Daine Butler

Address: [redacted]

Beacon, NY 12508

Signature: Daine Butler

Date: October 20, 2026

Phone: [redacted]

(For Official Use Only)

	Date	Initials
Preliminary Application Rec'd		
Application Fee:		
Public Hearing		
Preliminary Plat Approved:		
Final Plat Approved:		
Recreation Fee:		
Performance Bond:		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Day & Stokosa Engineering

Address: 3 Van Wyck Lane,
Wappingers Falls, NY 12590

Phone: 845-223-3202

Fax:

Email address [redacted]

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

Christ Methodist Church Subdivision

Street which property abuts: Spring Valley Street / Union Street

Current Tax Map Designation: Section 6054 Block 38 Lot(s) 193643 &
6054-46-177620

Property (does) (does not) connect directly into a (State) (County) highway.

Land in subdivision (is) (is not) within 500 feet of a Municipal boundary.

Total area of property is 4.8 total

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** copies of a subdivision plat showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

c. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

APPLICATION FEES

Site Plan	**Residential $500 + $250 per dwelling unit** **Commercial $500 + $250 per 1,000 s.f.**
Special Use Permit	**Residential $500 + $250 per dwelling unit** **Commercial $500 + $250 per 1,000 s.f.**
Subdivision	**$ 750 for 2-4 lots + $100 per lot** **$1,000 for 5 or more lots + $300 per lot**

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

ARCHITECTURAL REVIEW OR CERTIFICATE OF APPROPRIATENESS ***(if not currently before PB)***

* *if required by Chairman*	Initial Deposit	Depleted to	Replenishment
Single Family House*	$500	$250	Current bills + $250
All others*	$500	$250	Current bills + $250

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: CHRIST CHURCH UNITED METHODIST

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

NON-Profit religious organization

Congregational owned / BOARD OF TRUSTEES

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

60 Union Street

51 Violet Drive

Applicant Address: 51 Violet Drive, Beacon NY 12508

Project Address: 60 Union Street, Beacon, NY12508

Project Tax Grid # 130200-6054-38-193643 130200-6054-46-177620

Type of Application Subdivison & Lot Line Realignment

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

I, Diane E Butler / Yean Shin, Pastor, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon _____
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon _____
3. ALL tax payments due to the City of Beacon are current _____
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon _____
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon _____
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current _____

Pastor: Yean Shin

Diane E Butler

Signature of Owner

BOARD OF TRUSTEE

Title if owner is corporation

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

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: Christ Methodist Church Subdivision

PRELIMINARY SUBDIVISION PLAT	**YES**	**NO**
The preliminary plat shall be clearly marked "Preliminary Plat", shall be drawn to a convenient scale but not less than 1" = 100', and shall contain the following information:	✓	
Proposed subdivision name or identifying title, name, and address of property owner and subdivider (if other than owner), name and address of the surveyor and/or engineer preparing the plan, scale, approximate true North point, and date.	✓	
The approximate location and dimensions of all property lines, the total acreage of the proposed subdivision, the location of any zoning, special district or municipal boundary lines affecting the subdivision, and the names of owners of record of properties adjoining and directly across the street from proposed subdivision.	✓	
The location of all existing structures and pertinent features, including railroads, water bodies, water courses, wetlands, rock outcroppings, wooded areas, major trees, and stone walls, that may influence the design of the subdivision, plus accurate topography at a vertical contour interval of not more than two (2) feet. The topographic data shall be determined by field survey unless the Planning Board specifically waives this requirement and/or permits the substitution of topographic information obtained from other sources determined satisfactory for the particular case.	✓	
The location and status of existing streets or private roads, easements and rights-of-way (if any), proposals for the layout of new streets or private roads (including widths and approximate curve radii) and any proposed easements, rights-of-way and/or reservations.	✓	
The names of existing streets or private roads and proposed names for new streets or private roads.	✓	
The proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.	✓	
Location, size and nature of any area proposed to be reserved for park purposes.		✓
A site location sketch, at a scale of one inch equals 400 feet, showing the general situation within 1,000 feet of the applicant's property with respect to surrounding properties, streets and private roads.	✓	
Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street or private road system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than five feet plus any other information determined necessary by the Planning Board.		✓
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	✓	

PRELIMINARY CONSTRUCTION PLANS	YES	NO
The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:	✓	
Location and sizes of any existing water, sewer storm drainage and other utility lines and structures within and nearby the proposed subdivision.	✓	
The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage, and other utility services.	✓	
Proposed street or private road profiles and cross-sections showing the approximate grade of proposed streets or private roads, the relationship of existing to proposed grades, and the proposed grades, and the proposed vertical curvature along the center line of all new streets or private roads.		✓
Location of all existing and proposed monuments and other subdivision improvements.	✓	
Such additional information as may be required by this chapter, the Zoning chapter, or the Planning Board.	✓	

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity Christ Church United Methodist	Telephone Contact Information 845-831-0365
Principal Place of Business of Entity 60 Union Street, Beacon, NY 12508	Place and Date of incorporation Dutchess County, NY
Method of Incorporation Articles of Incorporation	Official place where the documents and papers of incorporation were filed Dutchess County Clerk's Office

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

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

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
N/A			

SECTION C. List all owners of record of the subject property or any part thereof.

Type text here

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Christ Church United Methodist	60 Union Street Beacon, NY 1250	845-831-0365	9/10/1963 by Deed	10/7/1963 Dutchess County

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐ YES ☑ NO

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ ☑

YES NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES ☑ NO

Current Name	Other Names

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address
Christ Church United Methodist	60 Union Street, Beacon, NY 12508

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

N/A

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

SECTION J.

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

Name of the Corporation	Telephone Contact Information
Christ Church United Methodist	845-831-0365
Principal Business Address 60 Union Street, Beacon, NY 12508	Place and Date of Incorporation Dutchess County, NY
Method of Incorporation Articles of Incorporation	Official place where the documents and papers of incorporation were filed Dutchess County Clerk's Office

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

Name	Residence or business address	Telephone number
James Wood	[redacted]	[redacted]
Diane Butler	[redacted]	[redacted]
Yeon Shin	[redacted]	[redacted]

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

☐ YES ☑ NO

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

Name	Address

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

☑ YES ☐ NO

I, Diane Butler being first duly sworn, according to law, deposes and says that I am (Title) Director, an active and qualified member of the Christ Church, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Diane Butler

(Signature) Diane Butler

KAREN M. ANEWALT
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01AN6208477
Qualified in Dutchess County
My Commission Expires July 6, 2020

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:
Christ Methodist Church Subdivision

Project Location (describe, and attach a location map):
60 Union Street, Beacon, NY 12508

Brief Description of Proposed Action:
The property owner is seeking approval for a lot line realignment to incorporate the 0.12-acre parcel (Tax Parcel No. 177620) into the adjacent 4.66-acre parcel (Tax Parcel No. 193643). A three-lot subdivision is also proposed, with the existing church property to remain within Lot 1 and two new single-family residential lots to be established as Lots 2 and 3. The two proposed residential lots will be served by municipal water and sewer and will each have driveway access from Spring Valley Street.

Name of Applicant or Sponsor:	Telephone: [redacted]
Christ Methodist Church - Diane Butler	E-Mail:

Address:
51 Violet Drive

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? 4.78 acres
   b. Total acreage to be physically disturbed? 0.61 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.78 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:		
None on-site per the NYSDEC Mapper		

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: No spill incident or environmental remediation recorded from January 2024 to present day.	☐	☑
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): standard construction noise		

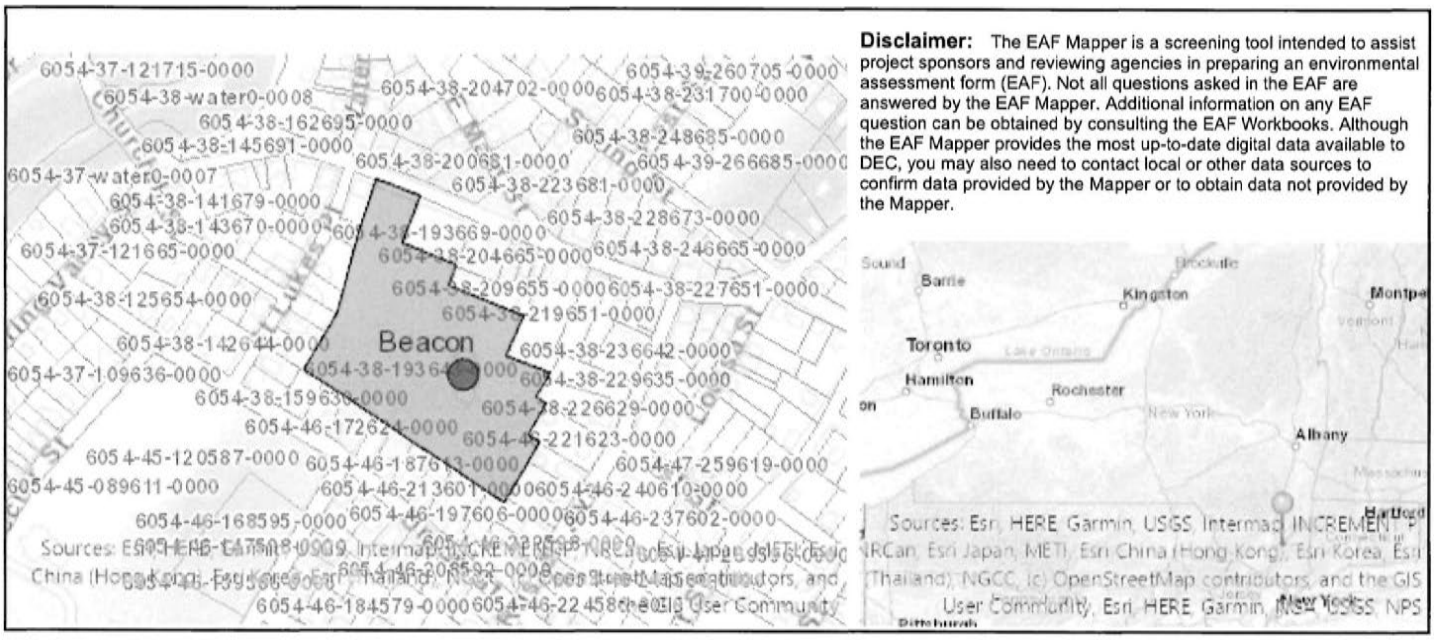
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Brian Stokosa, Day and Stokosa Engineering Date: 10/27/2026

Signature: _____ Title: P.E.

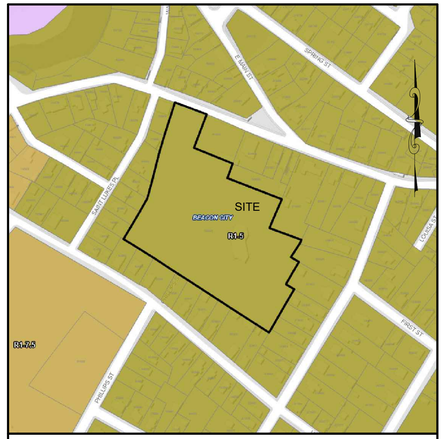
EAF Mapper Summary Report

Monday, October 26, 2026 11:42 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes



ZONING MAP

SCALE: 1" = 250'

ADJOINING OWNERS:

107 EAST MAIN STREET LLC
77 DEPUYSTER AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400382326490000

107 EAST MAIN STREET LLC
77 DEPUYSTER AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400382386520000

2-4 SVB LLC
25 LOGANS CT
POUGHKEEPSIE, NY 12603
FOR PROPERTY: 13020000605400382096550000

73 E BEACON LLC
73 E MAIN ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400381976880000

WILLIAM NOAH ALLYN, TRUSTEE
46 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400381596300000

CARLOS ELIAS ALZATE, TRUSTEE
88 E MAIN ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400382236750000

EARL V. ANDERSON
37 RUSSELL AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400462216150000

MATTHEW DONALD BARCHETTO
46 RUSSELL AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400462325980000

RAYMOND TARO BAUGHAM
96 WYCKOFF ST
APT #2R
BROOKLYN, NY 11201
FOR PROPERTY: 13020000605400381506510000

BEACON ROW APARTMENTS LLC
300 WESTAGE BUS CTR DR
STE 150
FISHKILL, NY 12524
FOR PROPERTY: 13020000605400381926920000

AXEL BEYER
2133 SAW MILL RIVER RD
YORKTOWN, NY 10598
FOR PROPERTY: 13020000605400462115970000

DAVID BIELER
50 RUSSELL AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400462285920000

CHRISTOPHER A. BROOKS
72 E MAIN ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400382086910000

HANNAH BROOKS
99 E MAIN ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400382196510000

CHARLES F. BRUSH
36 RUSSELL AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400462406100000

PAUL A. CACCOMO
56 RUSSELL AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400462245860000

MANUEL CANCEL, JR
2902 PECAN DR
TEMPLE, TX 76502
FOR PROPERTY: 13020000605400381586420000

CEDAR HOUSE HOLDINGS LLC
42 N CEDAR ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400381796980000

CHRIST METHODIST CHURCH
51 VIOLET DR
BEACON, NY 12508
FOR PROPERTY: 13020000605400461776200000

CHRIST METHODIST CHURCH
51 VIOLET DR
BEACON, NY 12508
FOR PROPERTY: 13020000605400381936430000

PAUL J. CORREA
57 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400461706080000

BARBARA D'AMICO-SMITH
162 MAIN ST
COLD SPRING, NY 10516
FOR PROPERTY: 13020000605400381556810000

THEODORE S. DALEY, JR
45 RUSSELL AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400462166060000

DIOCESAN MISSIONARY & CHURCH
1047 AMSTERDAM AVE
NEW YORK, NY 10025
FOR PROPERTY: 13020000605400451205870000

KAREN A. DRESTE
51 NORTH ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400381716690000

DIETER FANZ
123 SOUTH AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400381626950000

RICHARD L. HOCKLER
24 SAINT LUKES PL
BEACON, NY 12508
FOR PROPERTY: 13020000605400381656550000

CASSANDRA L. JACKSON
29 RUSSELL AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400462216230000

DAVID JENSEN
39 SPRING VALLEY ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400381776920000

ANDREW JOHNSON
69 RUSSELL AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400461805970000

HANNAH KLUGER
40 SAINT LUKES PL
BEACON, NY 12508
FOR PROPERTY: 13020000605400381516320000

RAFEAL LEMA
26 SAINT LUKES PL
BEACON, NY 12508
FOR PROPERTY: 13020000605400381636510000

CONSTANCE LEE LEONARD
118 3RD PL
BROOKLYN, NY 11231
FOR PROPERTY: 13020000605400461916100000

CHARLES J. LUCY
82 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400462036010000

CHRISTINE MAIOLO
25 SPRING VALLEY ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400381916830000

JOSHUA MANN
77 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400461895910000

FRANK J. MARINARO
243 W 98TH ST
APT 5D
NEW YORK, NY 10025
FOR PROPERTY: 13020000605400382276510000

ALEXANDRA MCGHEE
592 CHEROKEE RD
LOUISVILLE, KY 40204
FOR PROPERTY: 13020000605400381867020000

NATE MORGAN
56 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400461726240000

ELIZABETH MORSE
32 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400381556650000

WILLIAM J. MORSE
32 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400381426440000

JOSE MUNOZ
76 E MAIN ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400382126880000

DAVID BRANDON MURPHY
19 WATER ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400381686990000

THOMAS J. O'CONNELL
61 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400461746050000

MICHAEL PANTLIANO
38 SAINT LUKES PL
BEACON, NY 12508
FOR PROPERTY: 13020000605400381566340000

C M. PERATIKOS
PO BOX 16
BEACON, NY 12508
FOR PROPERTY: 13020000605400381526740000

CHRISTOPHER PIETRETTI
21 CHURCHILL ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400381466540000

KAREN A. PIGA
50 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400381616280000

WILLIAM J. PLIMLEY
68 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400461876130000

JOHN PROCARIO
19 RUSSELL AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400382296350000

JAMES PRODAFIKAS
81 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400461935880000

LAWRENCE READER
15 SAINT LUKES PL
BEACON, NY 12508
FOR PROPERTY: 13020000605400381606700000

JAMES F. SCOFIELD, JR
12 SPRING VALLEY ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400381936690000

JAMES F. SCOFIELD, JR
12 SPRING VALLEY ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400382046650000

JOSEPH A. SERANTO
PO BOX 97
PLEASANT VALLEY, NY 12569
FOR PROPERTY: 13020000605400381856860000

MARGARET SIEBERT
49 RUSSELL AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400462136010000

CHRISTOPHER SJOHOLM
85 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400461965850000

BARBARA D'AMICO SMITH
162 MAIN ST
COLD SPRING, NY 10516
FOR PROPERTY: 13020000605400381616820000

BRANDON SMITH
61 RUSSELL AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400462035820000

MIGUEL A. SOSTRE
80 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400461976060000

DANIEL CHARLES STONE
42 SPRING VALLEY ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400381666780000

JAMIE L. TAYLOR
1 SANDRA PL
BEACON, NY 12508
FOR PROPERTY: 13020000605400381746760000

JONATHAN A. TAYLOR
21 SAINT LUKES PL
BEACON, NY 12508
FOR PROPERTY: 13020000605400381526660000

STANTON C. TOMPKINS
32 SAINT LUKES PL
BEACON, NY 12508
FOR PROPERTY: 13020000605400381616470000

UNLIMITED PROPERTIES OF BEACON
PO BOX 135
MILTON, NY 12547
FOR PROPERTY: 13020000605400382286730000

VELVET SNOWFLAKE LLC
71 W CENTER ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400382366420000

MILES RICH CARTER WALKER
95 E MAIN ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400382166660000

CHRISTOPHER WHIPPLE
40 RUSSELL AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400462376020000

JOHN E. WILLIAMS
39 RUSSELL AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400462196100000

RICHARD R. YEAPLE, JR TR
73 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400461835940000

GREGG ZUMAN
17 SPRING VALLEY ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400382006810000

MICHAEL T. FOX
PO BOX 209
BEACON, NY 12508
FOR PROPERTY: 13020000605400382266290000

JEFFREY HECKER
64 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400461816170000

JAMES HEMPFLING
65 UNION ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400461776020000

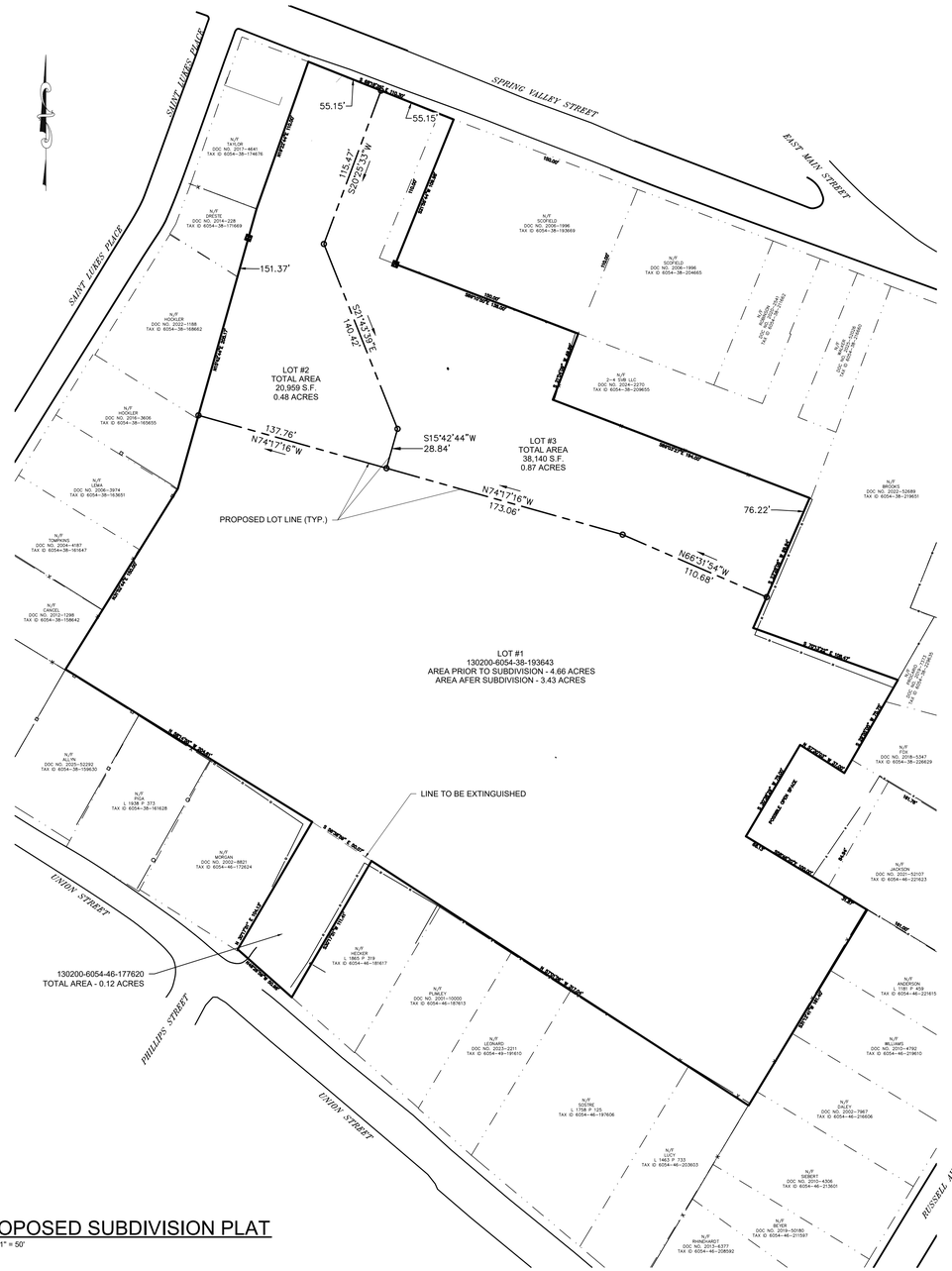
BERNADETTE HOCKLER
20 SAINT LUKES PL
BEACON, NY 12508
FOR PROPERTY: 13020000605400381686620000

ANDREW B. REINHARDT
53 RUSSELL AVE
BEACON, NY 12508
FOR PROPERTY: 13020000605400462085920000

LOUIS RIZZI, JR
7 HOSNER MOUNTAIN RD
HOPEWELL JUNCTION, NY 12533
FOR PROPERTY: 13020000605400381896980000

MICHAEL D. ROBINSON
6 SPRING VALLEY ST
BEACON, NY 12508
FOR PROPERTY: 13020000605400382116620000

LEO J. SCHNETZLER, III
PO BOX 1133
BEACON, NY 12508
FOR PROPERTY: 13020000605400381806880000



PROPOSED SUBDIVISION PLAT

SCALE: 1" = 50'

SUBJECT PROPERTIES

TAX GRID ID:	130200-6054-38-193643
PARCEL AREA:	4.66 ACRES
TAX GRID ID:	130200-6054-46-177620
PARCEL AREA:	0.12 ACRES
TOTAL AREA:	4.78 AC
RECORD OWNER & APPLICANT:	CHRIST METHODIST CHURCH 51 VIOLET DRIVE BEACON NY 12508
LOTS BEFORE SUBDIVISION:	2
LOTS AFTER SUBDIVISION:	3
VERTICAL DATUM:	NAVD88
HORIZONTAL DATUM:	NAD 83-NY EAST
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL
TOTAL SITE DISTURBANCE:	0.61 AC
WETLAND:	NONE ONSITE PER NYSDEC & NWI MAPPPER
FLOODPLAINS:	NONE ONSITE PER FEMA MAPPER
WATER COURSE:	NONE ONSITE PER NYSDEC & NWI MAPPPER
STEEP SLOPES:	LOCATED ONSITE
PROJECT ENGINEER:	DAY & STOKOSA ENGINEERING PC 3 VAN WYCK LANE WAPPINGER FALLS NY 12590
PROJECT SURVEYOR:	ROBERT V OSWALD LAND SURVEYORS 175 WALSH ROAD, LAGRANGEVILLE, NY 12540



AREA MAP

SCALE: 1" = 400'

BULK REGULATION TABLE	MIN. REQ.	MIN. PROVIDED		
DISTRICT	R-1.5	LOT 1	LOT 2	LOT 3
MIN. AREA	5,000 S.F.	3.43 AC	0.48 AC	0.87 AC
PER UNIT S.F.	2,500 S.F.	55'	141'	366'
MIN. WIDTH	50'	210'	151'	270'
MIN. DEPTH	100'	630'	301'	1286'
MIN. FRONT YARD	10'	162'	179.2'	183.1'
MIN. SIDE YARD	10'	101'/40'	25.8'/23.2'	33.2'/36.8
MIN. REAR YARD	20'	73'	51.5'	48'
MAX. BUILDING COV. (% LOT AREA)	40%	0.78	5.1	0.44
MAX. HEIGHT	2.5 STORIES OR 35'	32'	32'	32'

REFERENCE: § 223-17. SCHEDULE OF DIMENSIONAL REGULATIONS

INDIANA BAT PROTECTION NOTES :

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

PERFORMANCE GUARANTY NOTES :

1. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT 2 & 3, A PERFORMANCE GUARANTY FOR WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE POSTED WITH THE CITY IN AN AMOUNT AND FORM APPROVED BY THE CITY ENGINEER AND CITY ATTORNEY.

ENCROACHMENT NOTES :

1. THE FILING OF THIS PLAT DOES NOT CONSTITUTE ANY ENDORSEMENT, APPROVAL OR AUTHORIZATION OF ANY KIND FOR THE CONTINUATION OR REMOVAL OF ANY EXISTING ENCROACHMENTS ON THE SUBJECT PROPERTY.

PLAN SET SCHEDULE

SHEET #1 SUBDIVISION PLAT
SHEET #2 SUBDIVISION PLAN
SHEET #3 EXISTING CONDITIONS PLAN
SHEET #4 ESC DETAILS
SHEET #5 ESC DETAILS

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

GENERAL LEGEND

2' CONTOURS
10' CONTOURS
BUILDING SETBACK
SLOPES > 25%
LIMIT OF DISTURBANCE
TREE LINE
EXISTING STONE WALL
PROPOSED ELEC/COM — E
ROOF LEADER/FOOTING DRAIN — RL/FD
PROPOSED WATER SERVICE — WS
DRAINAGE INLET
SPOT ELEVATION 290.4
UTILITY POLE
CLEAN OUT LOCATION — C
PROPOSED MONUMENT LOCATION
WELL LOCATION — W

SURVEYORS' CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY PREPARED BY ME IN JULY 2026.

Signature
ROBERT V. OSWALD, N.Y.S.L.L.S.

Date

OWNER CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON

OWNER

DATE

CITY OF BEACON PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF CITY OF BEACON, NEW YORK ON THE _____ DAY OF_____, 2026 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL. CITY OF BEACON PLANNING BOARD

SIGNED THIS_____ DAY OF _____, 2026

CITY OF BEACON PLANNING BOARD CHAIR

SECRETARY
(IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MA SIGN THIS PLACE)

Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

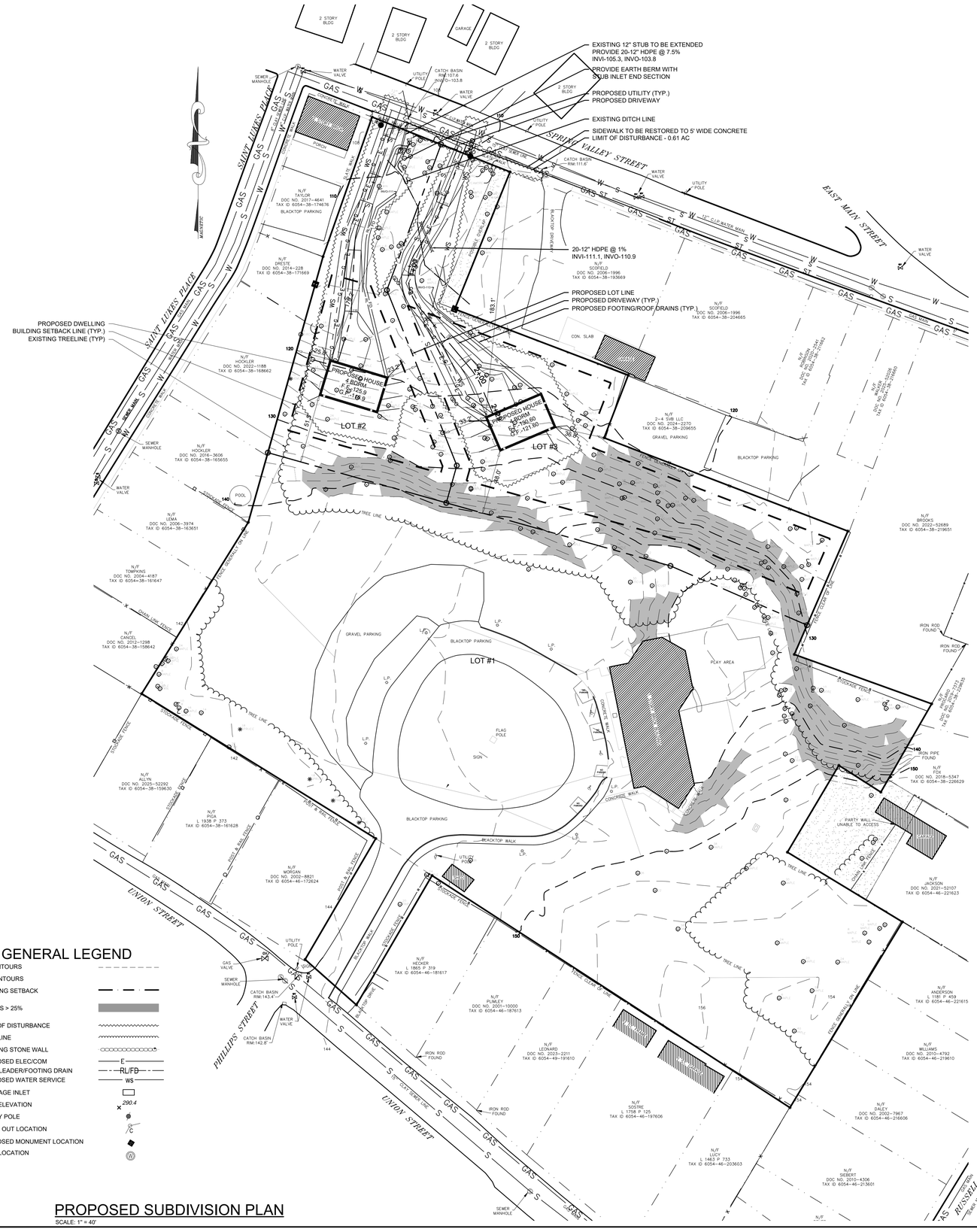
Revisions	
Project No.	2026.000
	License No. 083970

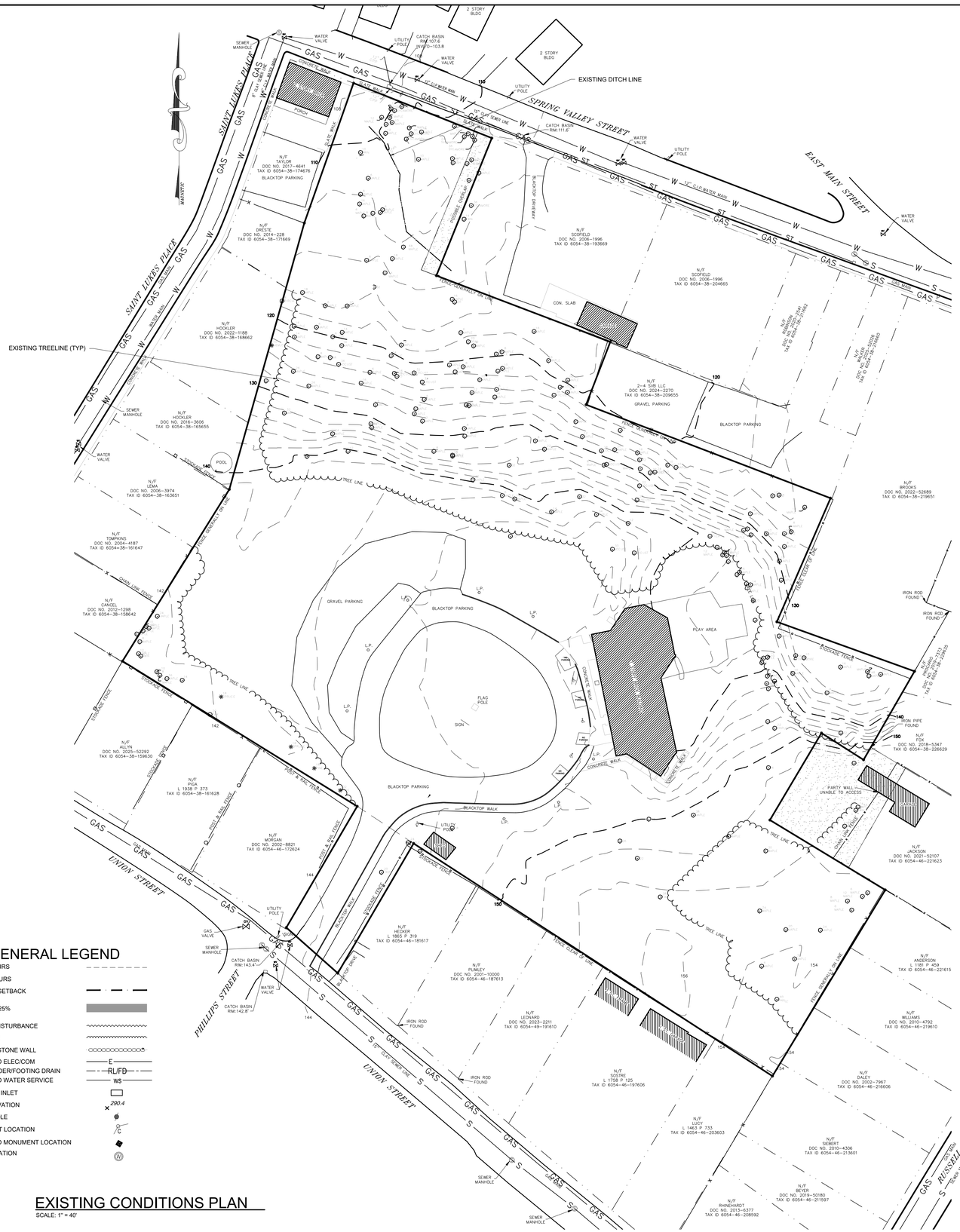
DAY | STOKOSA
ENGINEERING P.C.
3 Van Wyck
Wappingers Falls, New York
(845)-223-3202

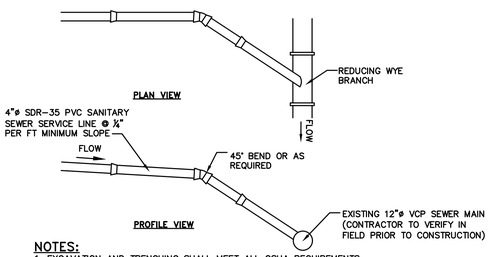
PROJECT
CHRIST METHODIST CHURCH
CITY OF BEACON DUTCHESS COUNTY, NEW YORK

DRAWING
SUBDIVISION PLAT

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	1
DATE	CHECKED BY	
10-27-26	BJS	1 of 5

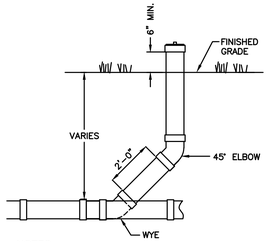

EXISTING 12" STUB TO BE EXTENDED
PROVIDE 20-12" HDPE @ 7.5%
INVI-105.3, INVO-103.8
PROVIDE EARTH BERM WITH
SUB INLET END SECTION
PROPOSED UTILITY (TYP.)
PROPOSED DRIVEWAY
EXISTING DITCH LINE
SIDEWALK TO BE RESTORED TO 5' WIDE CONCRETE
LIMIT OF DISTURBANCE - 0.61 AC
20-12" HDPE @ 1%
INVI-111.1, INVO-110.9
PROPOSED LOT LINE
PROPOSED DRIVEWAY (TYP.)
PROPOSED FOOTING/ROOF DRAINS (TYP.)
PROPOSED DWELLING
BUILDING SETBACK LINE (TYP.)
EXISTING TREELINE (TYP)
SAINT LUKES PLACE
SPRING VALLEY STREET
EAST MAIN STREET
PHILLIPS STREET
UNION STREET
RUSSELL AVE
PROPOSED HOUSE
FFE=130.60
BF=121.60
LOT #1
LOT #2
LOT #3
N/F TAYLOR DOC NO. 2017-4641 TAX ID 6054-38-174676
N/F DRESTE DOC NO. 2014-228 TAX ID 6054-38-171669
N/F HOOKLER DOC NO. 2022-1188 TAX ID 6054-38-168662
N/F HOOKLER DOC NO. 2016-3606 TAX ID 6054-38-165655
N/F LEMA DOC NO. 2006-3974 TAX ID 6054-38-163651
N/F TOMPKINS DOC NO. 2004-4187 TAX ID 6054-38-161647
N/F CANCEL DOC NO. 2012-1298 TAX ID 6054-38-158642
N/F ALLYN DOC NO. 2025-52292 TAX ID 6054-38-159630
N/F PIGA L 1938 P 373 TAX ID 6054-38-161628
N/F MORGAN DOC NO. 2002-8821 TAX ID 6054-46-172624
N/F SCOFIELD DOC NO. 2006-1996 TAX ID 6054-38-193669
N/F SCOFIELD DOC NO. 2006-1996 TAX ID 6054-38-204665
N/F 1-4 SVB LLC DOC NO. 2024-2270 TAX ID 6054-38-209655
N/F BROOKS DOC NO. 2022-52689 TAX ID 6054-38-219651
N/F HECKER L 1865 P 319 TAX ID 6054-46-181617
N/F PUMLEE DOC NO. 2001-10000 TAX ID 6054-46-187613
N/F LEONARD DOC NO. 2023-2211 TAX ID 6054-49-191610
N/F SOSTRE L 1758 P 125 TAX ID 6054-46-197606
N/F LUCY L 1463 P 733 TAX ID 6054-46-203603
N/F JACKSON DOC NO. 2021-52107 TAX ID 6054-46-221623
N/F ANDERSON L 1181 P 459 TAX ID 6054-46-221615
N/F WILLIAMS DOC NO. 2010-4792 TAX ID 6054-46-219610
N/F DALEY DOC NO. 2002-7967 TAX ID 6054-46-216606
N/F SIEBERT DOC NO. 2010-4306 TAX ID 6054-46-213601
N/F FOX DOC NO. 2018-5347 TAX ID 6054-38-226629
N/F PHILLIPS DOC NO. 2021-52689 TAX ID 6054-38-219651
N/F MORGAN DOC NO. 2022-52689 TAX ID 6054-38-219651
N/F ALLEN DOC NO. 2022-52689 TAX ID 6054-38-219651
N/F PHILLIPS DOC NO. 2021


SAINT LUKES PLACE
SPRING VALLEY STREET
EAST MAIN STREET
UNION STREET
PHILLIPS STREET
RUSSELL AVE
EXISTING DITCH LINE
EXISTING TREELINE (TYP)
N/F TAYLOR DOC NO. 2017-4641 TAX ID 6054-38-174676 BLACKTOP PARKING
N/F DRESTE DOC NO. 2014-228 TAX ID 6054-38-171669
N/F HOOKLER DOC NO. 2022-1188 TAX ID 6054-38-168662
N/F HOOKLER DOC NO. 2016-3606 TAX ID 6054-38-165655
N/F LEMA DOC NO. 2006-3974 TAX ID 6054-38-163651
N/F TOMPKINS DOC NO. 2004-4187 TAX ID 6054-38-161647
N/F CANCEL DOC NO. 2012-1298 TAX ID 6054-38-158642
N/F ALLYN DOC NO. 2025-52292 TAX ID 6054-38-159630
N/F PIGA L 1938 P 373 TAX ID 6054-38-161628
N/F MORGAN DOC NO. 2002-8821 TAX ID 6054-46-172624
N/F SCOFIELD DOC NO. 2006-1996 TAX ID 6054-38-193669
N/F SCOFIELD DOC NO. 2006-1996 TAX ID 6054-38-204665
N/F 1-4 SVB LLC DOC NO. 2024-2270 TAX ID 6054-38-209655 GRAVEL PARKING
N/F HECKER L 1865 P 319 TAX ID 6054-46-181617
N/F PUMILEY DOC NO. 2001-10000 TAX ID 6054-46-187613
N/F LEONARD DOC NO. 2023-2211 TAX ID 6054-49-191610
N/F SOSTRE L 1758 P 125 TAX ID 6054-46-197606
N/F LUCY L 1463 P 733 TAX ID 6054-46-203603
N/F RHINEHART DOC NO. 2013-6377 TAX ID 6054-46-208592
N/F BEYER DOC NO. 2019-50180 TAX ID 6054-46-211597
N/F SIEBERT DOC NO. 2010-4306 TAX ID 6054-46-213601
N/F DALEY DOC NO. 2002-7967 TAX ID 6054-46-216606
N/F WILLIAMS DOC NO. 2010-4792 TAX ID 6054-46-219610
N/F ANDERSON L 1181 P 459 TAX ID 6054-46-221615
N/F JACKSON DOC NO. 2021-52107 TAX ID 6054-46-221623
N/F DOC NO. 2018-5347 TAX ID 6054-38-226629
N/F BROOKS DOC NO. 2022-52689 TAX ID 6054-38-219651
N/F DOC NO. 2022-52028 TAX ID 6054-38-219660
N/F DOC NO. 2021-51943 TAX ID 6054-38-219643
2 STORY BLDG
BLACKTOP PARKING
BLACKTOP DRIVEWAY
CON. SLAB
PLAY AREA
FLAG POLE
SIGN
POOL
GRAVEL PARKING
BLACKTOP WALK
CONCRETE WALK
STONE WALL
TREE LINE
FENCE
UTILITY POLE
CATCH BASIN RIM=107.6 INV(S)=103.8
CATCH BASIN RIM=111.6'
CATCH BASIN RIM=143.4'
CATCH BASIN RIM=142.8'
SEWER MANHOLE
WATER VALVE
GAS VALVE
IRON ROD FOUND
IRON PIPE FOUND
PARTY WALL - UNABLE TO ACCESS
12" CLAY WATER MAIN
8" CLAY SEWER LINE
6" CLAY SEWER LINE
GAS LINE
WATER LINE
SEWER LINE
DRAIN LINE
FENCE CROSSING ON LINE
FENCE CROSSING OFF LINE
FENCE ENDING ON LINE
FENCE ENDING OFF LINE
POST & RAIL FENCE
CHAIN LINK FENCE
STONE WALL
ROOF DRAIN
CLEAN OUT
GAS VALVE
SEWER MANHOLE
CATCH BASIN RIM=143.4'
WATER VALVE
CATCH BASIN RIM:142.8'
IRON ROD FOUND
SEWER MANHOLE
SEWER MANHOLE
IRON ROD FOUND
IRON ROD FOUND
IRON PIPE FOUND
PARTY WALL - UNABLE TO ACCESS
CONCRETE WALK
BLACKTOP WALK
BLACKTOP PARKING
BLACKTOP DRIVEWAY
GRAVEL PARKING
PLAY AREA
CON. SLAB
FLAG POLE
SIGN
POOL
TREE LINE
STONE WALL
FENCE
UTILITY POLE



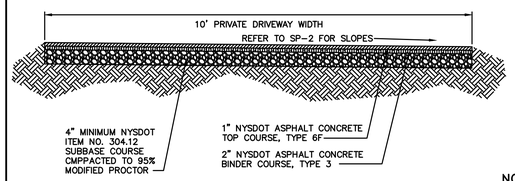
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE – MODEL #HTS4/E.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

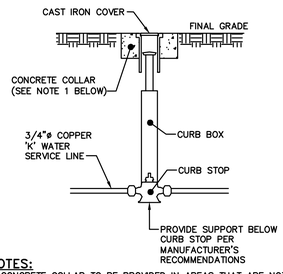


NOTES:
1. SEWER PIPE AND FITTINGS SHALL BE SDR-35.

CLEANOUT DETAIL
NOT TO SCALE

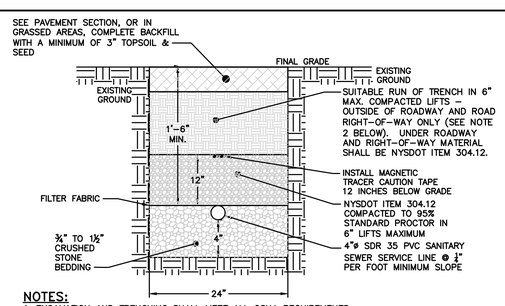


PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



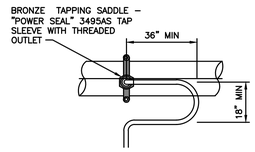
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

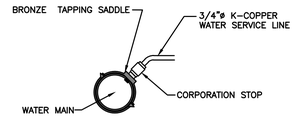
WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



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

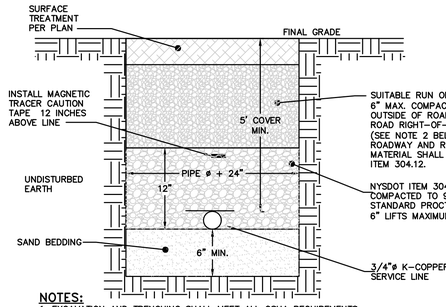
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE





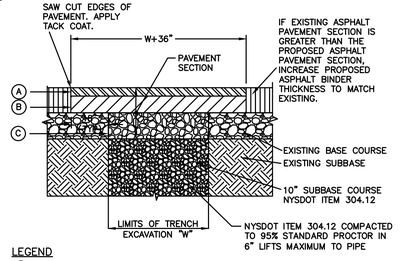
NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.
5. THE CONTRACTOR SHALL INSTALL A FULL BODIED STAINLESS STEEL TAPPING SLEEVE AT THE PROPOSED WATER SERVICE LOCATION.

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.
4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION

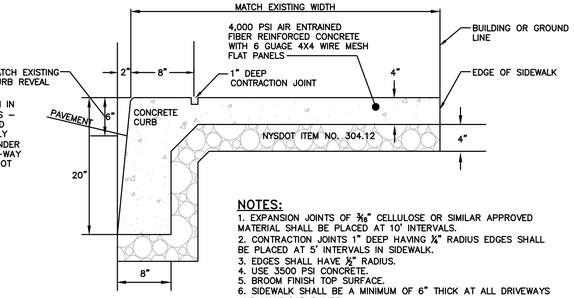
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



LEGEND
- (A) 1.5" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE F1
- (B) 3.0" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE F9
- (C) 3.0" ASPHALT BASE COURSE– NYSDOT TYPE F9

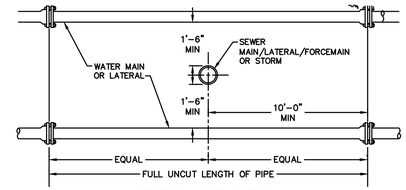
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE

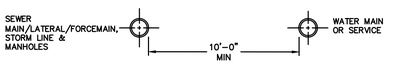


NOTES:
1. EXPANSION JOINTS OF ⅜ø CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 3500 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK 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 SIDEWALK AND CURBING SHALL BE SEALED WITH A SEALER THAT PROTECTS AGAINST DE-ICING AGENTS.

MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



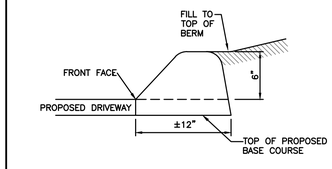
VERTICAL SEPARATION



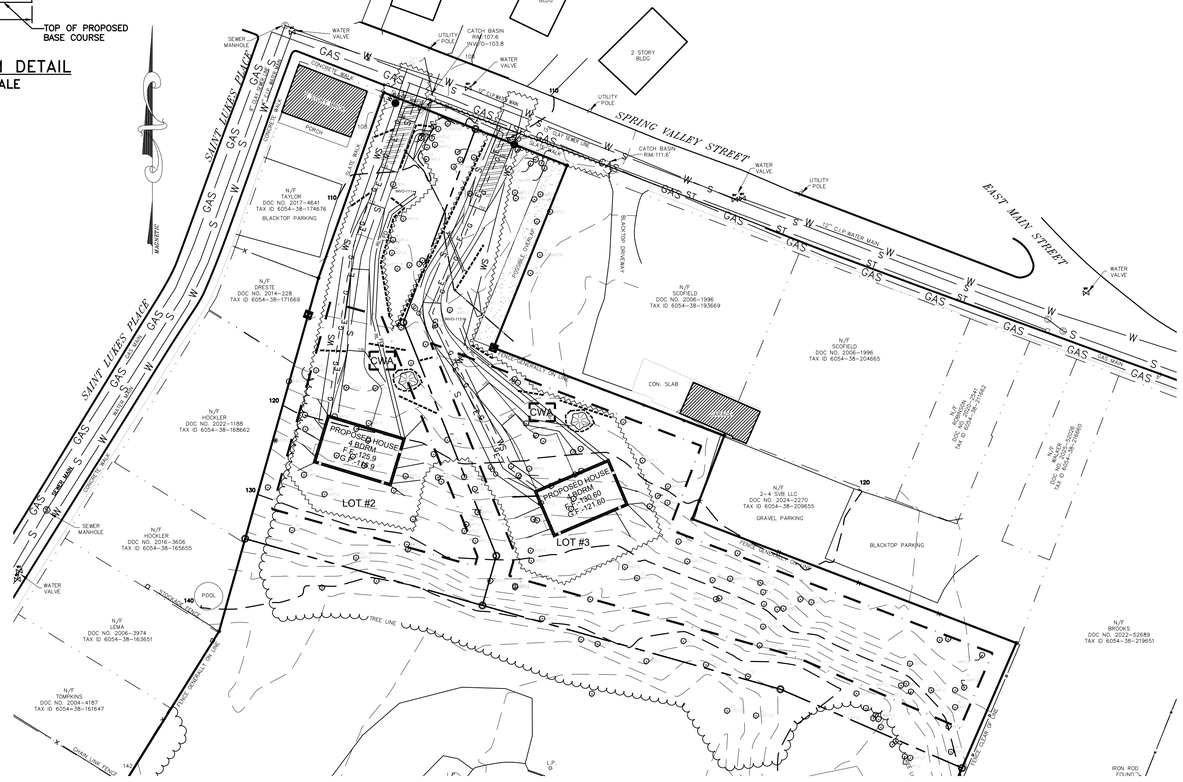
HORIZONTAL SEPARATION

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

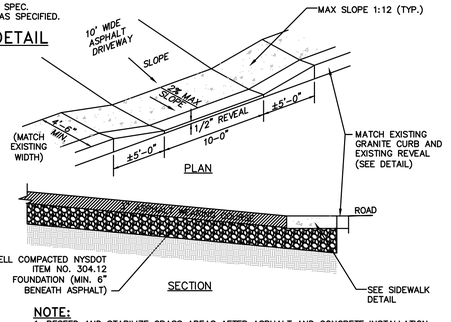


ASPHALT BERM DETAIL
NOT TO SCALE



ESC PLAN
SCALE: 1" = 40'

SEDIMENT & EROSION PLAN LEGEND
- CWA — CONCRETE WASHOUT AREA
- CSA — CONSTRUCTION STAGING AREA
- DISTURBANCE LIMITS
- PROPOSED SILT FENCING
- CONSTRUCTION ENTRANCE
- TEMPORARY SOIL STOCKPILE WITH SILT FENCING EROSION CONTROL



NOTE:
1. RESEED AND STABILIZE GRASS AREAS AFTER ASPHALT AND CONCRETE INSTALLATION.

DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

OWNER CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON

OWNER _____ DATE _____

CITY OF BEACON PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF CITY OF BEACON, NEW YORK ON THE _____ DAY OF _____, 2026 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL. CITY OF BEACON PLANNING BOARD

SIGNED THIS_____ DAY OF _____, 2026

CITY OF BEACON PLANNING BOARD CHAIR

SECRETARY
(IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MA SIGN THIS PLACE)

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

Revisions

Project No. 2026.000 — License No. 083970

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck
Wappingers Falls, New York
(845)-223-3202

PROJECT
CHRIST METHODIST CHURCH
CITY OF BEACON — DUTCHESS COUNTY, NEW YORK

DRAWING
ESC DETAILS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	4
DATE	CHECKED BY	4 of 5
10-27-26	BJS	

CONSTRUCTION SEQUENCE

PRE-CONSTRUCTION SEQUENCE:

1. HOLD A PRE-CONSTRUCTION MEETING WITH THE SITE ENGINEER, CONTRACTOR, TOWN STORMWATER MANAGMENT OFFICER. PLACE A COPY OF THE ESC PLAN ONSITE.

CONSTRUCTION SEQUENCE:

1. A NYSDEC CONSTRUCTION ACTIVITY PERMIT IS NOT REQUIRED AS DISTURBANCE IS LESS THAN 1.0 AC. FOLLOW ENVIRONMENTAL NOTES AS REQUIRED.
2. INSTALL AND STABILIZE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES AS SHOWN ON THE ESC PLAN.
3. CONFIRM UTILITY LOCATIONS. CALL 1-800-962-7962 OR VISIT WWW.DIGSAFELYNEWYORK.COM.
4. OBTAIN ALL PERMITS FROM THE TOWN OF EAST FISHKILL BUILDING DEPARTMENT FOR LOT CONSTRUCTION.
5. INSTALL SILT FENCE AS SHOWN.
6. ROUGH GRADE SITE AS REQUIRED AND INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AT THE PROPOSED DRIVEWAY ENTRANCE UNDER CONSTRUCTION.
7. CONSTRUCT SITE PER DEVELOPMENT PLAN.
8. CONSTRUCT BUILDING AND SUPPORTING INFRASTRUCTURE.
9. UPON COMPLETION OF FINAL GRADING OF ANY AREA, SEED AND STABILIZE.
10. ONCE THE SITE IS STABILIZED, REMOVE ANY ACCUMULATED SEDIMENT FROM SEDIMENT TRAPS IF INSTALLED.
11. TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS THAT HAVE OBTAINED FINISHED GRADE ELEVATIONS.
12. SEED AND MULCH ALL DISTURBED AREAS THAT WILL NOT BE RE-DISTURBED FOR AT LEAST 14 DAYS.
13. FINALIZE BUILDING CONSTRUCTION.
14. FINALIZE DRIVEWAY SURFACE TREATMENT.
15. THE DRAINAGE SYSTEM SHALL CHECKED FOR ANY SEDIMENT BUILD-UP, SEDIMENT REMOVED, SYSTEM FLUSHED CLEAN WITH WATER, SYSTEM INSPECTED BY THE MS4 OFFICER, CHECK DAMS INSPECTED PRIOR TO N.O.T. AUTHORIZATION.
16. ONCE ALL MAJOR SITE DISTURBANCE ACTIVITIES HAVE CEASED, FINAL STABILIZATION AND DRAINAGE INSPECTION ACCEPTED BY THE TOWN ENGINEER/BUILDING DEPARTMENT.
17. TERMINATE EROSION CONTROL INSPECTIONS.

EROSION CONTROL IMPLEMENTATION SCHEDULE (ALL PHASES):

EROSION/SEDIMENT CONTROL	PLACEMENT
SILT FENCE	PRIOR TO ANY SITE DISTURBANCE/AS REQUIRED AS PER CONSTRUCTION SEQUENCE
STABILIZED CONSTRUCTION ENTRANCE	PRIOR TO ANY GRADING OF THE SITE/AS REQUIRED AS PER CONSTRUCTION SEQUENCE
SILT FENCE (ADDITIONAL)	INSTALL AS REQ.DURING RD CONSTRUCTION/AS REQUIRED AS PER CONST. SEQUENCE
CHECK DAM	AS REQUIRED AS PER CONSTRUCTION SEQUENCE

- SEDIMENT TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED OR CLEANED ON A DAILY BASIS.
- REFER TO CONSTRUCTION SEQUENCE FOR ADDITIONAL INFORMATION

CONSTRUCTION EROSION CONTROL MAINTENANCE SCHEDULE (ALL PHASES):

STRUCTURE	INSPECTION	MAINTENANCE REQUIRED	STRUCTURE TYPE
SILT FENCE	WEEKLY	REPAIR, REPLACE	TEMPORARY
STABILIZED CONSTRUCTION ENTRANCE	DAILY	REPAIR, REPLACE	TEMPORARY
LITTER	DAILY	PICK UP	--
CHECK DAM	WEEKLY	REPAIR	TEMPORARY
DUST	DAILY	SPRAYING, SWEEPING	--
RIPRAP OUTLET	WEEKLY	REPAIR	PERMANENT
VEGETATION ESTABLISHMENT	WEEKLY	WATERING, SEEDING	PERMANENT
SITE DISTURBANCE PLAN UPDATE	WEEKLY	UPDATE DISTURBANCE AREA	--

- REFER TO CONSTRUCTION SEQUENCE FOR ADDITIONAL INFORMATION

CONSTRUCTION WASTE MANAGEMENT PLAN

CONSTRUCTION WASTE MANAGEMENT PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. THIS WILL REDUCE THE POTENTIAL FOR SIGNIFICANT MATERIALS TO COME INTO CONTACT WITH STORMWATER. A MAINTENANCE SCHEDULE SHALL BE DEVELOPED FOR THESE AREAS. THE GENERAL CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PRACTICES:

1. MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION WILL BE STOCKPILED UP SLOPE FROM ADEQUATE SEDIMENTATION CONTROLS.

2. EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE DESIGNATED AND PROTECTED BY A TEMPORARY PERIMETER BERM.

3. THE USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.).

4. SPILL PREVENTION AND RESPONSE
   A SPILL PREVENTION AND RESPONSE PLAN SHALL BE DEVELOPED FOR THE SITE BY THE GENERAL CONTRACTOR. THE PLAN SHALL DETAIL THE STEPS NEEDED TO BE FOLLOWED IN THE EVENT OF AN ACCIDENTAL SPILL AND SHALL IDENTIFY CONTACT NAMES AND PHONE NUMBERS OF PEOPLE AND AGENCIES THAT MUST BE NOTIFIED.

   THE PLAN SHALL INCLUDE MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL MATERIALS TO BE STORED ON-SITE. ALL WORKERS ON-SITE WILL BE REQUIRED TO BE TRAINED ON SAFE HANDLING AND SPILL PREVENTION PROCEDURES FOR ALL MATERIALS USED DURING CONSTRUCTION. REGULAR TAILGATE SAFETY MEETINGS SHALL BE HELD AND ALL WORKERS THAT ARE EXPECTED ON THE SITE DURING THE WEEK SHALL BE REQUIRED TO ATTEND.

5. MATERIAL STORAGE
   CONSTRUCTION MATERIALS SHALL BE STORED IN A DEDICATED STAGING AREA. THE STAGING AREA SHALL BE LOCATED IN AN AREA THAT MINIMIZES THE IMPACTS OF THE CONSTRUCTION MATERIALS EFFECTING STORMWATER QUALITY.

   CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTENTS MUST BE KEPT IN TRUCKS OR WITHIN STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.

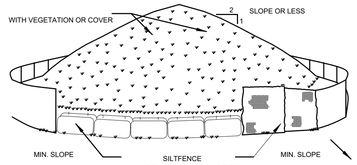
6. TEMPORARY CONCRETE WASHOUT FACILITY
   TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

   WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED AND/OR REPAIRED AND SEEDED AND MULCHED FOR FINAL STABILIZATION.

7. SOLID WASTE DISPOSAL
   NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED PERIODICALLY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.

   SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.

8. WATER SOURCE
   NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE PONDS UNTIL IT INFILTRATES AND EVAPORATES.

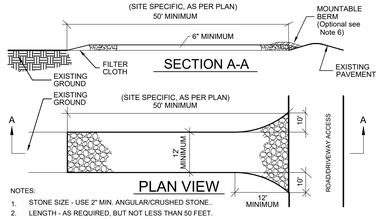


INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES. THEN STABILIZED WITH VEGETATION

TOPSOIL STOCKPILE DETAIL

NOT TO SCALE

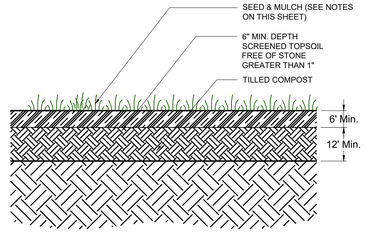


NOTES:

1. STONE SIZE - USE 2" MIN. ANGULAR/CRUSHED STONE..
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
   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. FILTER CLOTH - 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 ACROSS 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 OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE
7. PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DRIPPED, 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.

CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

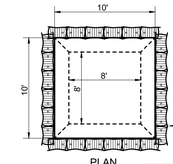


DURING PERIODS OF RELATIVELY LOW MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL
2. TILL COMPOST INTO 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 SUBSOILS.
3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY APPROVED PLANS.

SOIL RESTORATION DETAIL

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1) THE LINER SHALL BE PLASTIC SHEETING WITH A MINIMUM THICKNESS OF 10 MILS WITH NO HOLES OR TEARS, AND ANCHORED BEYOND THE TOP OF THE PIT WITH AN EARTHEN BERM. SAND BAGS, STONE, OR OTHER STRUCTURAL APPURTENANCE EXCEPT AT THE ACCESS POINT.

2) LOCATE THE FACILITY A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS. PREVENT SURFACE WATER FROM ENTERING THE STRUCTURE EXCEPT FOR THE ACCESS ROAD. PROVIDE APPROPRIATE ACCESS WITH A GRAVEL ACCESS ROAD SLOPED DOWN TO THE STRUCTURE. SIGNS SHALL BE PLACED TO DIRECT DRIVERS TO THE FACILITY AFTER THEIR LOAD IS DISCHARGED .

3) ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHOULD BE PUMPED TO A STABILIZED AREA, SUCH AS A GRASS FILTER STRIP.

4) ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.

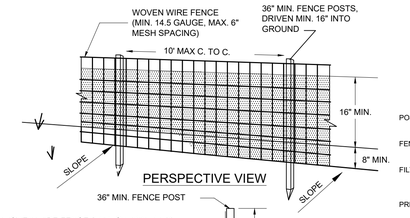
5) DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECTS SWPPP. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 2 FEET OF CLEAN COMPACTED EARTHFILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.

6) THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

7) INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

CONCRETE TRUCK WASHOUT DETAIL

NOT TO SCALE



POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14.5 GA. 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABLINKA 1140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

1. MAX. ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SILT FENCE IN A SLOPE ARE:

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

2. MAX. DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1 ACRE PER 100' OF FENCE, WITH MAXIMUM PONDING DEPTH OF 1.5' BEHIND THE FENCE.

CONSTRUCTION SPECIFICATIONS

1) WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER T OR U TYPE OR HARDWOOD.
2) FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4) PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5) MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCING DETAIL

NOT TO SCALE

DESCRIPTION OF EROSION CONTROL PRACTICES

SILT FENCE - A TEMPORARY BARRIER OF GEOTEXTILE FABRIC (FILTER CLOTH) USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL. THE PURPOSE OF A SILT FENCE IS TO REDUCE RUNOFF VELOCITY AND EFFECT DEPOSITION OF TRANSPORTED SEDIMENT LOAD. LIMITS IMPOSED BY ULTRAVIOLET STABILITY OF THE FABRIC WILL DICTATE THE MAXIMUM PERIOD THE SILT FENCE MAY BE USED.

CHECK DAM - SMALL TEMPORARY STONE DAMS CONSTRUCTED ACROSS A DRAINAGE WAY. THE PURPOSE IS TO REDUCE EROSION IN A DRAINAGE CHANNEL BY RESTRICTING THE VELOCITY OF FLOW IN THE CHANNEL.

STABILIZED CONSTRUCTION ENTRANCE - A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER CLOTH LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET ALLEY, SIDEWALK OR PARKING. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS.

DUST CONTROL - THE CONTROL OF DUST RESULTING FROM LAND-DISTURBING ACTIVITIES. THE PURPOSE IS TO PREVENT SURFACE AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CAUSE OFF-SITE DAMAGE, HEALTH HAZARDS, AND TRAFFIC SAFETY PROBLEMS.

LANDGRADING SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
   AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
5. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
6. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
7. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
8. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
9. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
10. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
11. SLEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
12. ALL FILLED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
13. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

EROSION AND SEDIMENT CONTROL MEASURES:

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", AUGUST 2016.
2. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
3. 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.
4. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
5. 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.
6. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
8. 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. SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS
9. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

SEEDING NOTES:

EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX AS REQUIRED:

STEEP SLOPES (3:1)

TEMPORARY SEEDING -
SUMMER SEASON - GERMAN MILLET @ 40 LBS PER ACRE
WINTER SEASON - RYE GRAIN @ 120 LBS PER ACRE

PERMANENT SEEDING - SPRING/FALL
TALL FESCUE @ 100 LBS PER ACRE, KOBE LESPEDEZA @ 10 LBS PER ACRE
BAHIAGRASS @ 25 LBS PER ACRE, RYE GRAIN @ 40 LBS PER ACRE

GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF N.Y. STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

SEEDED AREAS SHALL BE MULCHED AS REQUIRED:

MID-SUMMER, LATE FALL OR WINTER
APPLY AT A RATE OF 100 LBS/1,000 SQ.FT. GRAIN STRAW, COVER WITH NETTING AND STAPLE TO THE SLOPE.

SPRING OR EARLY FALL
APPLY AT A RATE OF 45 LBS/1,000 SQ.FT. WOOD FIBER IN A HYDRO SEEDER SLURRY.

OWNER CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON

OWNER _____ DATE _____

CITY OF BEACON PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF CITY OF BEACON, NEW YORK ON THE _____ DAY OF _____, 2026 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.
CITY OF BEACON PLANNING BOARD

SIGNED THIS_____ DAY OF _____, 2026

_____
CITY OF BEACON PLANNING BOARD CHAIR

_____
SECRETARY
(IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MA SIGN THIS PLACE)

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

Revisions

Project No. 2026.000

License No. 083970

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck
Wappingers Falls, New York
(845)-223-3202

PROJECT
CHRIST METHODIST CHURCH
CITY OF BEACON DUTCHESS COUNTY, NEW YORK

DRAWING
ESC DETAILS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	5
DATE	CHECKED BY	
10-27-26	BJS	5 of 5

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: November 5, 2026

RE: 60 Union Street, Proposed Lot Consolidation and Three-Lot Subdivision (Diane Butler)

I have reviewed the following materials submitted in connection with the proposed lot consolidation and three-lot subdivision at 60 Union Street, which would retain the existing church and establish two new single-family residential lots:

- Cover Letter by Brian J. Stokosa, P.E., dated October 27, 2026
- Short EAF by Brian J. Stokosa, P.E., dated October 27, 2026
- Subdivision Application by Diane Butler, dated October 20, 2026
- Civil Site Plan Set (5 sheets) by Day Stokosa Engineering P.C., dated October 27, 2026

Project Description:
The Applicant proposes to consolidate two existing parcels by incorporating a 0.12-acre parcel (Tax parcel No. 177620) into the adjacent 4.66-acre parcel at 60 Union Street (Tax parcel No. 193643), resulting in a combined property of approximately 4.78 acres. The consolidated property would then be subdivided into three lots. Proposed Lot 1 will contain the existing Christ Methodist Church, while Lots 2 and 3 will be developed with one single-family residence each. The two residential lots will have individual driveway access from Spring Valley Street and connections to municipal water and sewer services. Associated site improvements include grading, drainage, and utility infrastructure. The properties are located within the R1-5 Zoning District.

Comments & Recommendations:

1. **Lot Configuration and Setbacks**. The proposed lots have irregular configurations, particularly Lot 3. The Applicant should explain the rationale for the proposed lot layout and illustrate the required building setbacks to demonstrate compliance with §223-12(C), particularly the rear yard setback for the existing church on Lot 1.

2. **Property Boundary**. An area adjacent to 18 Spring Valley Street is labeled "Possible Overlap." The Applicant should clarify the nature of this condition and resolve any potential property boundary discrepancies prior to subdivision approval.

3. **Orientation of Proposed Single-Family Dwellings**. Pursuant to §223-12(N), the front of any new one-family dwelling shall face the front lot line. The Applicant should identify the proposed principal entrances on the Subdivision Plan to demonstrate compliance.

4. **Existing Vegetation and Proposed Tree Removal.** The Applicant should identify trees and vegetation proposed for removal and preservation on the plans, consistent with §195-29(B)(2)(a), which requires minimizing site disturbance and preserving existing vegetation to the extent practicable

5. **Proposed Driveways**. The proposed driveways serving Lots 2 and 3 appear to involve changes in grade. Pursuant to §100-6 of the City Code, the proposed driveway locations, profiles, and grades should be reviewed by the Highway Superintendent and City Engineer to confirm compliance with applicable City driveway standards and specifications.

6. **Short Environmental Assessment Form (EAF)**. The Applicant should supplement the Short EAF to address the following:
    a. **Question 2 – Other Agency Approvals:** Identify any additional governmental agencies and associated permits or approvals required for the proposed action.
    b. **Questions 12a and 12b – Historic and Archaeological Resources:** The EAF indicates that the project site is located within or adjacent to areas containing historic and archaeological resources. The Applicant should identify the applicable resources.

7. **Sheet 1 – Subdivision Plat**
    a. **Bulk Regulation Table:** The Applicant should clarify the information presented in the row labeled "Per Unit S.F.," as the dimensions provided are unclear.
    b. **Plan Title:** Pursuant to §195-27(A), the subdivision plat should be clearly identified as a "Preliminary Plat." The sheet title should be revised accordingly.

KARC offers the above comments and recommendations for the Planning Board's consideration in its review of the proposed lot consolidation and three-lot subdivision.

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.

November 6, 2026

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

RE: Christ Methodist Church Subdivision
60 Union Street
Tax No. 6054-38-193643

Dear Mr. Gunn:

My office has received the following regarding the proposed residential subdivision of the parcel located at 60 Union Street:

- Cover letter from Brian Stokosa, P.E. of Day Stokosa Engineering, P.C., dated October 27, 2026.
- Subdivision Application dated October 20, 2026.
- Short Environmental Assessment Form dated October 27, 2026.
- Plan set titled "Christ Methodist Church", consisting of 5 sheets dated October 27, 2026, as prepared by Day Stokosa Engineering, P.C.

The application is for subdivision of a 4.78± acre parcel, that is the current site of the Christ Methodist Church, into 3 lots. Lot 1 will contain the church, whereas Lots 2 and 3 are proposed to be developed as single-family residential dwellings that have access to and from Spring Valley Street.

Based upon our review of the submitted documents and plans mentioned above, we offer the following comments for the board's consideration:

<u>Sheet 1 of 5 – Subdivision Plat:</u>

1. Plan shall be provided at a larger scale so that all metes and bounds around the parent parcel are legible.

2. The "Max. Building Coverage" on each lot shall be represented as a percentage in the provided Bulk Table

<u>Sheet 2 of 5 – Subdivision Plan:</u>

1. It is recommended that the Bulk Table on Sheet 1 be relocated to this plan, as this plan reflects the locations of the required setbacks, as well as the existing and proposed structures on each of the lots.

2. The driveway profiles shall be revised so that curve data is not overlapping one another to provide for legible information.

3. The plan shall be provided at a larger scale so that the proposed work (grading, utilities, etc.) on Lots 2 and 3 is clear and legible. At present, there is a significant amount of line work that overlaps one another, and at the given scale is not clear or legible. This also includes the plan presented on 4 of 5.

4. A site meeting was conducted with the applicant's engineer on September 11, 2026. During the site meeting it was observed that the lower lying area within proposed Lots 2 and 3 was wet, with drainage running from the east to the west across the lots and then out to the sidewalk area at the front of proposed Lot 2. Although the plan reflects a drainage channel across the two proposed lots, the overall limits of the wet area should be reflected on the plan.

5. The plan shall reflect the pipe size and material for the sewer running along Spring Valley Street in the area in front of the project site.

6. Grading around the proposed dwellings shall be done in such a manner as to comply with Section R401.3 of the 2025 NYS Residential Code, which states "*Lots shall be graded to drain surface water away from foundation walls. The grade shall fall not fewer than 6 inches with the first 10 feet.*"

7. To minimize disturbance on Lots 1 and 2, and along the frontage on Spring Valley Street, the applicant should consider the installation of a "Common Driveway" in accordance with §195-24I.

8. The plan shall call out the size and material for the sewer and water services on each lot.

9. It is recommended that soil testing be conducted to determine the depth of bedrock at the site, if any.

10. Presently there exists a slate sidewalk along the front of the project site on Spring Valley Street. We would recommend that this walk be replaced with a 5-foot-wide monolithic curb and sidewalk. The plan shall clearly show the limits of the sidewalk to be replaced.

11. The plans shall provide the sight distance, to the left and right, for the proposed road intersection with Howland Avenue. Sight distances shall meet the minimum standards as set forth in §192-9B.

Sheet 3 of 5 – Existing Conditions Plan:

1. It is recommended that the plan reflect all trees that are to be removed as part of the project.

Sheet 4 of 5 – ESC Details:

1. The plan includes a detail for an "Asphalt Berm" on the left side of the sheet. The plan shall clearly show where this asphalt berm is to be installed.

2. The "Monolithic Curb and Sidewalk" detail shall be revised so that the width of the walk and associated curb is a minimum of 5 feet.

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
Natalie Quinn, City Planner

City of Beacon Planning Board Agenda
11/10/2026

Title:

Review of application for Subdivision Approval, 74-76 Howland Avenue, Residential, submitted by Broad Street Boys, LLC.

ATTACHMENTS

74-76 Howland PB 11.10.26 Submission Cvr Ltr.pdf

74-76 Howland PB 11.10.26 Exhibit A - Images of Premises.pdf

74-76 Howland PB 11.10.26 Exhibit B - Subdivision App_Redacted.pdf

74-76 Howland PB 11.10.26 Exhibit C - FEAF_Redacted.pdf

74-76 Howland PB 11.10.26 Exhibit D - Traffic Eval 10-26-26 by Colliers.pdf

74-76 Howland PB 11.10.26 Sketch Subdivision Plan by Colliers 10-26-26.pdf

74-76 Howland PB 11.10.26 Survey by Colliers 10-7-26.pdf

Lanc & Tully 74-76 Howland Ave 11-05-26 review.pdf

KARC Review PB_74-76 Howland Ave_2026.11.09.pdf

CUDDY +FEDER LLP

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White Plains, New York 10601
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Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

October 27, 2026

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

Re: Application for Subdivision Approval – Proposed 7-Lot Residential Subdivision
Premises: 74-76 Howland Avenue and Howland Avenue, Beacon, New York 12508
Tax Parcel IDs: 6054-14-371498 and 6054-48-386514

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Broad Street Boys, LLC (the "Applicant"), the owner of the above-referenced Premises,[1] we respectfully submit this letter and the referenced enclosures in support of an Application for Subdivision Approval (the "Application"), proposing to subdivide the existing two (2) lots (Lot Nos. 371498 & 386514) that comprise the Premises into seven (7) total residential lots to be improved with single-family residences, together with an additional common lot for stormwater infiltration and an new roadway that is proposed to be offered for dedication to the City of Beacon (the "Project").

THE PREMISES AND THE PROPOSED PROJECT:

The Premises is comprised of two (2) parcels totaling approximately 4.91 acres (213,802 square feet), and is presently classified in the R1-20 One-Family Residence ("R1-20") zoning district. Lot No. 371498 is presently developed with two (2) residences and associated residential improvements, while Lot No. 386514 is presently undeveloped. *See* **Exhibit A** – Images of the Premises and Surrounding Area.

The area surrounding the Premises includes a mix of single-family, multifamily residential, and institutional uses that are classified within one-family residential zoning districts.[2] The abutting parcels to the north, south and west are developed with single-family residences. The parcel to the

[1] Note: The deed transferring the Premises to Broad Street Boys, LLC will be filed in November 2026, and a copy will be provided to the City in a subsequent submission.

[2] Note: As is more fully shown in **Exhibit A**, parcels to the north are also classified within the R1-20 zoning district; parcels to the south are classified within the R1-40 zoning district; parcels to the east are classified within the R1-80 zoning district; and parcels to the west are classified within the R1-5 zoning district).

south of the Premises is developed with Ability Beyond Disability's Howland House, which is a group home that provides 24-hour care and supervision for its residents. Further to the south of the Premises is Swann Inn, a bed & breakfast, and Jehovah's Witnesses Kingdom Hall, which is located to the southwest of the Premises. *See* **Exhibit A**.

As is more fully detailed on the enclosed Sketch Subdivision Plan, prepared by Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying CT, P.C. ("Colliers"), dated October 26, 2026, the Applicant proposes to subdivide the existing two (2) lots that comprise the Premises into seven (7) new residential lots ranging in size from 20,457+/- square feet to 27,284 square feet, each of which is proposed to be improved with a single-family residence. As part of the Project, the existing structures will be demolished to accommodate the future redevelopment of the Premises. The Applicant also proposes certain site improvements including an approximately 380+/- linear foot road connecting to Howland Avenue and culminating in a cul-de-sac within the Premises, which is proposed to be dedicated to the City upon completion. The Project will also involve the construction of a new 8.0" water main and an 8.0" sewer service within the proposed roadway, together with a forebay and bioretention basin on a separate 8,341+/- square foot common lot for drainage and stormwater infiltration on the southwestern portion of the Premises. Access to all of the new residential lots within the proposed subdivision will be provided via the proposed roadway – Lot 1 and Lot 7 will connect to the straight portion of the roadway connecting to Howland Avenue, and the remaining Lots 2 through Lot 6 front along the new cul-de-sac.

As confirmed during the Applicant's pre-submission meeting with the Building Inspector, City Planner, City Engineer and Planning Board Attorney on August 13, 2026, single-family residences are permitted as-of-right in the R1-20 Zoning District. Further, the Project has been designed to be fully zoning compliant and we understand that it *does not* require any variance relief from the Zoning Board of Appeals or review by the City Council. Finally, as indicated in the Traffic Evaluation prepared by Colliers, dated October 26, 2026, the Project is anticipated to have a negligible impact upon traffic operations in the vicinity of the Premises, surrounding roadways have substantial capacity to accommodate the minimal traffic generated by the Project, and the access location for the Project provides sufficient sight distances to allow for safe and efficient operation of the intersection of the proposed roadway with Howland Avenue.

ENVIRONMENTAL REVIEW:

On May 27, 2026, New York Governor Kathy Hochul signed the FY2026-2027 State Budget which includes "Let Them Build" reforms to the State Environmental Quality Review Act ("SEQRA"), 6

NYCRR Part 617.[3] Pursuant to the Let Them Build reforms, SEQRA now exempts housing projects that meet the following thresholds:

1. the project does not exceed 300 dwelling units in urbanized areas, as defined by the United State Census Bureau, or 100 dwelling units in non-urbanized areas, or 20 dwelling units in municipalities without zoning laws;

2. the project is connected to an existing community or public water and sewage system at the commencement of habitation;

3. the project is located at a previously disturbed site;[4]

4. the project contains no more than 20% commercial, retail, community facility, or other non-industrial non-residential uses by gross floor area; and

5. the project does not include solely the construction of single-family residences on parcels of 1 or more acres.

The proposal meets these standards. The Project falls below the dwelling unit count threshold for urban areas; will be connected to public water and sewer at the commencement of habitation; is located at a previously disturbed site; contains no commercial space; and involves single-family dwellings on parcels under 1.0 acre in size. Thus, the Planning Board should issue a determination that the proposal is exempt from SEQRA within 120 days of receiving this Application as required by the Let Them Build reform to SEQRA.

Notwithstanding, for the Planning Board's consideration, and to confirm that the Application poses no potential adverse environmental impacts, a Full Environmental Assessment Form has been included in this submission as **Exhibit C**.

---

[3] *See* New York Senate Bill S9008C Part R (2025-2026 Session); *see also* New York State Environmental Conservation Law Section 8-0111.5-a.

[4] "Previously disturbed site" has been defined to mean land that:

(1) has been substantially altered by an occupied, formerly occupied, or demolished building, or by another improvement or use at least 2 years prior to the application being filed;
(2) if located outside of urban area as defined by the United States Census Bureau, abuts, adjoins, or is opposite from another parcel that is or has been occupied or formerly occupied by a building, or demolished building, or another improvement or use at least 2 years prior to the application being filed (if the abutting parcel is not occupied by an industrial or agricultural use);
(3) is not located in a 100-year flood zone as determined by FEMA or a special flood hazard area (unless the relevant municipality has adopted a law requiring new construction to be elevated above the base flood elevation as defined by FEMA);
(4) is not currently being used for agricultural purposes and has not been used for such purposes within the last 2 years (or 3 of the last 5 years) before the application was filed; and
(5) is not located in a designated coastal erosion hazard area.

INDEX OF ENCLOSURES AND CONCLUSION:

The Applicant respectfully requests to appear at the Planning Board's November 10, 2026 regular meeting Agenda to provide an initial presentation of the Project. As noted above, the instant Application has been designed to be fully zoning compliant, and we understand that it *does not* require any variance relief from the Zoning Board of Appeals.

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

Exhibit A: Images of the Premises and Surrounding Area;
Exhibit B: Application for Subdivision (Lot Merger) Approval Form;
Exhibit C: Long Environmental Assessment Form; and
Exhibit D: Traffic Evaluation, dated October 26, 2026, prepared by Colliers.

In addition, enclosed please find four (4) copies of a Survey of the Premises, prepared by Colliers, dated October 7, 2026, along with four (4) full-size copies of the Sketch Subdivision Plan, prepared by Colliers, dated October 26, 2026.[5] Further, please note that two (2) checks payable to the City of Beacon will be delivered under separate cover, including: (i) one check in the amount of $3,100.00, representing the Application for Subdivision Approval fee; and (ii) one check in the amount of $9,000.00 for the establishment of an escrow for professional review costs.

We look forward to appearing at this Board's regular meeting on November 10, 2026 to introduce the Project and initiate the environmental review process, as needed. 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.

Very truly yours,

Taylor M. Palmer

Enclosures

[5] Note: On behalf of the Applicant, Colliers is preparing a Stormwater Pollution Prevention Plan for the Project, along with an Engineer's Report for Water Main Extension and an Engineer's Report for Sewer Main Extension, which will be provided to the City in a subsequent submission.

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.
Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying CT, P.C.
Broad Street Boys, LLC
Jessica Zalin, Esq.

Exhibit A: Images of the Premises and Surrounding Area

Dutchess County Parcel Access Viewer Image:

74-76 Howland Avenue & Howland Avenue



Exhibit A (Cont.): Images of the Premises and Surrounding Area

Google Maps Aerial Image of the Premises and Surrounding Area:

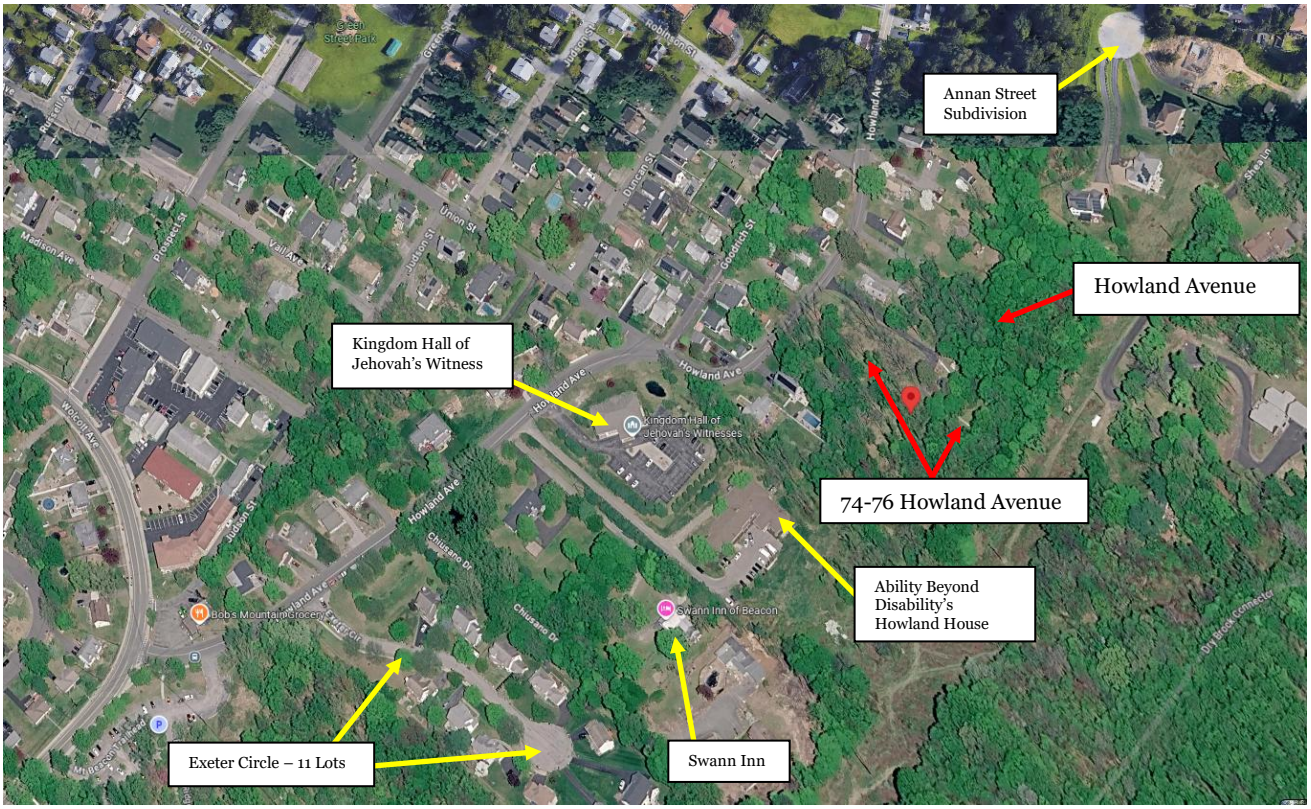


Exhibit A (Cont.)

Excerpt of Zoning Map – R1-20 District:

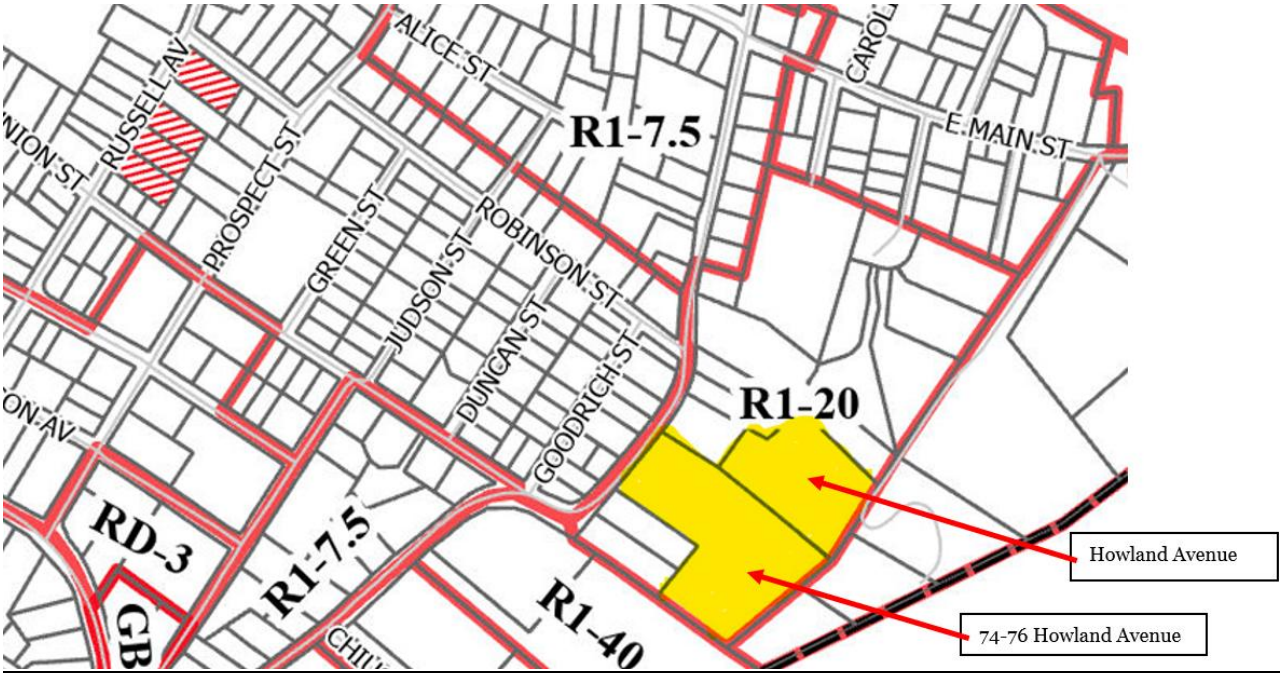


Exhibit A (Cont.): Images of the Premises and Surrounding Area

Google Street View Images of the Premises from Howland Avenue:





Exhibit A (Cont.): Images of the Premises and Surrounding Area

Images of Existing Residences on the Premises:





Exhibit A (Cont.): Images of the Premises and Surrounding Area

Images of Existing Residences on the Premises:





APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Broad Street Boys, LLC

Address: 451 Main Street

Beacon, NY 12508

Signature: Jonathan Miller (Oct 27, 2026 12:06:14 EDT)

Date: Oct 27, 2026

Phone: [redacted]

(For Official Use Only)

	Date	Initials
Preliminary Application Rec'd		
Application Fee:		
Public Hearing		
Preliminary Plat Approved:		
Final Plat Approved:		
Recreation Fee:		
Performance Bond:		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Taylor M. Palmer, Esq., Cuddy & Feder LLP

Address: 445 Hamilton Avenue, 14th Floor

White Plains, NY 10601

Phone: 914-761-1300

Fax: 914-761-5372

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

74-76 Howland Avenue Subdivision

Street which property abuts: Howland Avenue and Shea Lane

Current Tax Map Designation: Section 6054 (6054) Block 14 (48) Lot(s) 371498 (386514)

Property (does) (does not) connect directly into a (State) (County) highway.

Land in subdivision (is) (is not) within 500 feet of a Municipal boundary.

Total area of property is 4.9 Acres

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** copies of a subdivision plat showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

c. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

APPLICATION FEES

Site Plan	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Subdivision	$ 750 for 2-4 lots + $100 per lot $1,000 for 5 or more lots + $300 per lot

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

ARCHITECTURAL REVIEW OR CERTIFICATE OF APPROPRIATENESS ***(if not currently before PB)***

* *if required by Chairman*	Initial Deposit	Depleted to	Replenishment
Single Family House*	$500	$250	Current bills + $250
All others*	$500	$250	Current bills + $250

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Broad Street Boys, LLC

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

Jonathan R. Miller

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

74-76 Howland Avenue, Beacon, NY 12508 & Howland Avenue, Beacon, NY 12508

Applicant Address: 451 Main Street, Beacon, NY 12508

Project Address: 74-76 Howland Avenue, Beacon, NY 12508 & Howland Avenue, Beacon, NY 12508

Project Tax Grid # 130200-6054-14-371498-0000 and 130200-6054-48-386514-0000

Type of Application Subdivision Application

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

I, Jonathan R. Miller on behalf of Broad Street Boys, LLC, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon ✓
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon N/A
3. ALL tax payments due to the City of Beacon are current ✓
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon N/A
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon N/A
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current ✓

Broad Street Boys, LLC
By: Jonathan R. Miller

Jonathan Miller (Oct 27, 2023 12:06:14 EDT)

Signature of Owner

Title if owner is corporation

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

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: Broad Street Boys, LLC

PRELIMINARY SUBDIVISION PLAT	YES	NO
The preliminary plat shall be clearly marked "Preliminary Plat", shall be drawn to a convenient scale but not less than 1" = 100', and shall contain the following information:		
Proposed subdivision name or identifying title, name, and address of property owner and subdivider (if other than owner), name and address of the surveyor and/or engineer preparing the plan, scale, approximate true North point, and date.		
The approximate location and dimensions of all property lines, the total acreage of the proposed subdivision, the location of any zoning, special district or municipal boundary lines affecting the subdivision, and the names of owners of record of properties adjoining and directly across the street from proposed subdivision.		
The location of all existing structures and pertinent features, including railroads, water bodies, water courses, wetlands, rock outcroppings, wooded areas, major trees, and stone walls, that may influence the design of the subdivision, plus accurate topography at a vertical contour interval of not more than two (2) feet. The topographic data shall be determined by field survey unless the Planning Board specifically waives this requirement and/or permits the substitution of topographic information obtained from other sources determined satisfactory for the particular case.		
The location and status of existing streets or private roads, easements and rights-of-way (if any), proposals for the layout of new streets or private roads (including widths and approximate curve radii) and any proposed easements, rights-of-way and/or reservations.		
The names of existing streets or private roads and proposed names for new streets or private roads.		
The proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.		
Location, size and nature of any area proposed to be reserved for park purposes.		
A site location sketch, at a scale of one inch equals 400 feet, showing the general situation within 1,000 feet of the applicant's property with respect to surrounding properties, streets and private roads.		
Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street or private road system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than five feet plus any other information determined necessary by the Planning Board.		
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.		

PRELIMINARY CONSTRUCTION PLANS	YES	NO
The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:		
Location and sizes of any existing water, sewer storm drainage and other utility lines and structures within and nearby the proposed subdivision.		
The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage, and other utility services.		
Proposed street or private road profiles and cross-sections showing the approximate grade of proposed streets or private roads, the relationship of existing to proposed grades, and the proposed grades, and the proposed vertical curvature along the center line of all new streets or private roads.		
Location of all existing and proposed monuments and other subdivision improvements.		
Such additional information as may be required by this chapter, the Zoning chapter, or the Planning Board.		

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: Broad Street Boys, LLC

FINAL SUBDIVISION PLAT	YES	NO
The final subdivision plat shall be drawn clearly and legibly on transparent tracing cloth with black waterproof ink, at a scale no smaller than one inch equals 100 feet but preferably at a scale of one inch equals 50 feet. The sheet size shall not exceed 36 inches by 48 inches. If the size of proposed subdivision required a drawing larger than this, two or more sheets may be submitted, with match lines clearly indicated, and an index map shall be prepared on the same size sheet.	X	
The final plat shall contain the following information:		
Proposed subdivision name or identifying title, name, and address of owner of record and of subdivider (if other than owner), certification and seal of the registered engineer or licensed land surveyor who prepared the plat, names of the owners of record of adjoining properties and of properties directly across the street or private road, graphic scale, approximate true North point, and date.		X
The location and dimensions of all boundary lines of the proposed subdivision, and all existing and proposed streets, private roads, lot lines, easements and rights-of-way, with sufficient data to readily determine the location, bearing and length of all such lines and to reproduce such lines upon the ground.	X	
The names of all existing and proposed streets and private roads.	X	
The locations of all water bodies and watercourses.	X	
The location of all existing buildings, including identification of all buildings to be removed as a condition of plat approval.	X	
The total acreage included in the entire subdivision, and the identification number and acreage of all lots and land reservations within the proposed subdivision.	X	
Location of all existing and proposed monuments.		X
A site location map, at a scale of one inch equals 400 feet, showing the location of the subject property with respect to neighboring properties, streets and private roads.	X	
Notations explaining any drainage, sight slope, street widening, park area or other reservations or easements, including any self-imposed restrictions or covenants.	X	
Endorsement of approval by the Dutchess County Health Department.		X
Plan for the provisional delivery of mail, as approved by the local postmaster.		X
Endorsement of the owner as follows: "Approved for filing: _____ _____" Owner Date		X

FINAL SUBDIVISION PLAT *(continued)*	YES	NO
Form for endorsement by Planning Board Chairman as follows: "Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of _____, 20_____, subject to All requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plat, as approved, shall void this approval. Signed this _____ day of _____, 20_____, by _____, Chairman _____, Secretary In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place.		X
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.		X
Stormwater pollution prevention plan. A stormwater pollution prevention plan consistent with the requirements of Chapter 190 and with the terms of preliminary plan approval shall be required for final subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 190, Article II. The approved final subdivision plat shall be consistent with the provisions of Chapter 190.		X

FINAL CONSTRUCTION PLANS	YES	NO
Final construction plans and profiles shall be prepared for all proposed streets, private roads and other required improvements. Plans shall be drawn at the same scale as the final plat and on the same size sheets, but not on the same sheets. The following information shall be shown:		X
Plans and profiles showing the location and a typical cross-section of street and/or private road pavements including curbs and gutters, sidewalks, manholes and catch basins; the location of street or private road trees, lighting and signs; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants; the location and size of all water, gas or other underground utilities or structures; and the location and design of any other required improvements.		X
Profiles showing existing and proposed elevations along the center line of all streets and private roads. Where a proposed street or private road intersects an existing street or private road, the elevation along the center line of the existing street or private road within 100 feet of intersection, shall be shown. All elevations must be referred to established U.S. Government of approved local benchmarks, where they exist within ½ mile of the boundary of the subdivision.		X
The Planning Board may require, where steep slopes exist, cross-sections showing existing and proposed elevations of all new streets and private roads every 100 feet at five points on a line at right angles to the center line of the street or private road, said elevation points to be at the center line of the street or private road, each property line, and points 30 feet inside each property line.		X
Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision.		X

FINAL CONSTRUCTION PLANS *(continued)*		
Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas.		X
Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet _____ of _____.		X
A notation of approval, on all sheets as follows "Approved by: _____ _____ Owner Date and _____ _____ Planning Board Chairman Date"		X
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.		X

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

The above items that have been marked "NO" are not provided at this time due to the initial submission being a Sketch Subdivision Plan. Subsequent submission will include the necessary required items from the City of Beacon Subdivision of Lands Code as well as items identified by the Planning Board.

Applicant/Sponsor Name: Broad Street Boys, LLC by: Jonathan R. Miller

Signature: Jonathan Miller (Oct 27, 2026 12:06:14 EDT)

Date: Oct 27, 2026

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

Name of Entity	Address of Entity
Broad Street Boys, LLC	451 Main Street Beacon, NY 12508
Place where such business entity was created New York	Official Registrar's or Clerk's office where the documents and papers creating entity were filed New York State Department of State
Date such business entity or partnership was created September 24, 2026	Telephone Contact Information [redacted]

IF AFFIANT IS A CORPORATION:

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

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

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

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Jonathan R. Miller	451 Main Street Beacon, NY 12508	[redacted]	Sole Member

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Broad Street Boys, LLC 74-76 Howland Avenue Beacon, NY 12508 Tax ID: 130200-6054-14-371498-0000	451 Main Street Beacon, NY 12508	[redacted]	Deed dated 10/26/26	Pending - November 2026
Broad Street Boys, LLC Howland Avenue Beacon, NY 12508 Tax ID: 1302000-6054-48-386514-0000	451 Main Street Beacon, NY 12508	[redacted]	Deed dated 10/26/26	Pending - November 2026
Jonathan R. Miller 74-76 Howland Avenue Beacon, NY 12508 Tax ID: 130200-6054-14-371498-0000	451 Main Street Beacon, NY 12508	[redacted]	Quit Claim Deed	Dated 12/30/99 and recorded 1/12/20 in the Office of the Dutchess County Clerk.
Joncar, Inc. Howland Avenue Beacon, NY 12508 Tax ID: 1302000-6054-48-386514-0000	451 Main Street Beacon, NY 12508	[redacted]	Bargain and Sale Deed dated 4/17/14	Dated 4/14/14 and recored 5/22/14 in the Office of the Dutchess County Clerk

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐ **YES** ☑ **NO**

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☑ NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES ☑ NO

Current Name	Other Names

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name		Address
Jonathan R. Miller	74-76 Howland Avenue Beacon, NY 12508 Tax ID: 130200-6054-14-371498-0000	451 Main Street Beacon, NY 12508
Joncar, Inc.	Howland Avenue Beacon, NY 12508 Tax ID: 1302000-6054-48-386514-0000	451 Main Street Beacon, NY 12508

Broad Street Boys, LLC 74-76 Howland Avenue Beacon, NY 12508 Tax ID: 130200-6054-14-371498-0000	451 Main Street Beacon, NY 12508
Broad Street Boys, LLC Howland Avenue Beacon, NY 12508 Tax ID: 1302000-6054-48-386514-0000	451 Main Street Beacon, NY 12508

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

Applicant is the owner of the subject properties by deeds dated October 26, 2026, to be recorded in November 2026.

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

SECTION J.

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

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

N/A

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

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

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

☐ YES ☑ NO

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

Name	Address

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

☐ YES ☑ NO

I, Jonathan R. Miller being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the Broad Street Boys, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Broad Street Boys, LLC
By: Jonathan R. Miller

(Signature) Jonathan Miller (Oct 27, 2026 12:06:14 EDT)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 74-76 Howland Avenue Subdivision		
Project Location (describe and attach a general location map): 74-76 Howland Avenue, City of Beacon, Dutchess County, NY, Tax lots: 6054-14-371498 & 6054-48-386514		
Brief Description of Proposed Action (include purpose or need): The combined properties total approximately 4.9 acres and are substantially vacant with the exception of 2 existing single family houses. The subject parcels are located in the R1-20 (One-Family Residence) zoning district and located along the eastern side of Howland Avenue. The proposed action includes a subdivision of the above referenced lots to create 7 lots and ±380 LF of City Road. These lots will be developed with single family houses. The proposed houses will connect to existing municipal water and sewer and the site will contain stormwater mitigation practices on a separate drainage lot.		
Name of Applicant/Sponsor: Broad Street Boys, LLC. (Attn.: Jonathan Miller)	Telephone [redacted] E-Mail [redacted]	
Address: 451 Main Street		
City/PO: Beacon	State: New York	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Lot 6054-14-371498: Jonathan R. Miller Lot 6054-48-386514: Joncar Inc	Telephor [redacted] E-Mail: [redacted]	
Address: 451 Main Street		
City/PO: Beacon	State: NY	Zip Code: 12508

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Council, Town Board, or Village Board of Trustees ☑ Yes ☐ No	City Council: Roadway Dedication	TBD
b. City, Town or Village Planning Board or Commission ☑ Yes ☐ No	Planning Board: Subdivision Approval	10/27/2026
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☑ No		
d. Other local agencies ☑ Yes ☐ No	City of Beacon: Water and Sewer connection; Highway Work Permit	TBD
e. County agencies ☑ Yes ☐ No	Dutchess County Health: Water Extension Dutchess County Planning: GML Referral	TBD
f. Regional agencies ☐ Yes ☑ No		
g. State agencies ☑ Yes ☐ No	NYSDEC: Stormwater General Permit	TBD
h. Federal agencies ☐ Yes ☑ No		

i. Coastal Resources.
i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☐ Yes ☑ No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑ Yes ☐ No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☑ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☐ Yes ☑ No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☑ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☑ Yes ☐ No

If Yes, identify the plan(s):

Hudson Valley Greenway Compact Community

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐ Yes ☑ No

If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☑ No

If Yes , identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R1-20 (One-Family Residence) zoning district

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?
Beacon Police Department, New York State Police

c. Which fire protection and emergency medical services serve the project site?
City of Beacon Fire Department

d. What parks serve the project site?
Green Street Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Subdivision and residential development

b. a. Total acreage of the site of the proposed action? 4.9 acres
b. Total acreage to be physically disturbed? 4.9 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.9 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %_____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential - Single Family
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 8
iv. Minimum and maximum proposed lot sizes? Minimum 8,341 SF Maximum 27,526 SF

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No

i. If No, anticipated period of construction: 24 months

ii. If Yes:

- Total number of phases anticipated ____
- Anticipated commencement date of phase 1 (including demolition) ____ month____year
- Anticipated completion date of final phase ____ month____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: ____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	7	0	0	0
At completion of all phases	7	0	0	0

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures ____

ii. Dimensions (in feet) of largest proposed structure: ____ height; ____ width; and ____ length

iii. Approximate extent of building space to be heated or cooled: ____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Stormwater management areas

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ■ Other specify: Stormwater Runoff

iii. If other than water, identify the type of impounded/contained liquids and their source. N/A

iv. Approximate size of the proposed impoundment. Volume: ±1,500 million gallons; surface area: ±3,000 acres

v. Dimensions of the proposed dam or impounding structure: TBD height; TBD length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

Earth Fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? ____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): ____
- Over what duration of time? ____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe.

v. What is the total area to be dredged or excavated? ____ acres

vi. What is the maximum area to be worked at any one time? ____ acres

vii. What would be the maximum depth of excavation or dredging? ____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: ____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 3,080 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No

If Yes:

- Name of district or service area: City of Beacon Public Water Supply ID #1302760
- Does the existing public water supply have capacity to serve the proposal? (To be confirmed) ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☑ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: ±388 LF of 8" Water Main
- Source(s) of supply for the district: A blend of three (3) surface water reservoirs & (3) three groundwater wells

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 3,080 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: City of Beacon Wastewater Treatment Plant
- Name of district: City of Beacon
- Does the existing wastewater treatment plant have capacity to serve the project? (To be confirmed) ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☑ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project:

±373 LF of 8" sewer main

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- What is the receiving water for the wastewater discharge?

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

None

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

____ Square feet or ±1.0 acres (impervious surface)

____ Square feet or 4.9 acres (parcel size)

ii. Describe types of new point sources. Discharges from on-site stormwater management facilities

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

Existing City stormwater collection and conveyance system within Howland Avenue.

- If to surface waters, identify receiving water bodies or wetlands:

N/A

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
N/A

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
Power generators

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)
Structure heating/cooling

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____Tons/year (short tons) of carbon monoxide (CO)
- _____Tons/year (short tons) of oxides of nitrogen (NOx)
- _____Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____Tons/year (short tons) of volatile organic compounds (VOC)
- _____Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☑ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☑ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☑ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of_____to_____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

_____

iii. Parking spaces: Existing_____Proposed_____Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐Yes ☐No
If Yes: N/A
i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply. In accordance with City of Beacon Noise Ordinance (CH. 149)

i. During Construction:
- Monday - Friday: 7am to 9pm
- Saturday: 7am to 9pm
- Sunday: 7am to 9pm
- Holidays: Varies

ii. During Operations:
- Monday - Friday: N/A - Residential Use
- Saturday: N/A - Residential Use
- Sunday: N/A - Residential Use
- Holidays: N/A - Residential Use

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑Yes ☐No
If yes:
i. Provide details including sources, time of day and duration:
During construction: On-site generators & construction equipment during the times and durations to comply with the City Noise Ordinance
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑Yes ☐No
Describe: The development will remove some existing trees on the subject parcels.

n. Will the proposed action have outdoor lighting? ☑Yes ☐No
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
No outdoor lighting is proposed, but can be added if required by the Planning Board
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑Yes ☐No
Describe: The development will remove some existing trees on the subject parcels.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☑No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☑No
If Yes:
i. Product(s) to be stored _____
ii. Volume(s)_____ per unit time_____(e.g., month, year)
iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐Yes ☐No
If Yes: N/A
i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐Yes ☐No

N/A

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction:_____tons per_____(unit of time)
- Operation : _____ tons per_____(unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:

_____

- Operation:

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:

_____

- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life:_____years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐Yes ☑No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated_____tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐Yes ☐No

If Yes: provide name and location of facility:_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☒ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify):

ii. If mix of uses, generally describe:

Residential uses to the north and west, wooded areas to the east and south.

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)	0.20	1.0	+0.80
• Industrial or manufacturing	0	0	0
• Commercial	0	0	0
• Residential	0.20	1.0	+0.80
• Forested	3.2	0	-3.2
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)		0	
• Agricultural (includes active orchards, field, greenhouse, etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth, or fill)	0	0	0
• Other, Describe: Landscaped Areas	1.5	3.9	+2.4

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No

If Yes,

i. Identify facilities:

e. Does the project site contain an existing dam? ☐ Yes ☒ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If Yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No

If Yes, provide DEC ID number(s): _____

iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☐No

- If Yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? > 6 feet feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☒No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Charlton Fine Sandy Loam	9.0 %
Charlton-Chatfield Complex	87.4 %
Stockbridge-Urban Land Complex	3.6 %

d. What is the average depth to the water table on the project site? Average: > 6 feet feet

e. Drainage status of project site soils:

☑ Well Drained:	100 % of site
☐ Moderately Well Drained:	____% of site
☐ Poorly Drained	____% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	22.5 % of site
☑ 10-15%:	30.2 % of site
☑ 15% or greater:	47.3 % of site

g. Are there any unique geologic features on the project site? ☐Yes ☒No
If Yes, describe:

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☐Yes ☒No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☒No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☒No

If Yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☒No

j. Is the project site in the 100-year Floodplain? ☐Yes ☒No

k. Is the project site in the 500-year Floodplain? ☐Yes ☒No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☒No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Typical Suburban Wildlife

n. Does the project site contain a designated significant natural community? ☒ Yes ☐ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
Appalachian Oak-Hickory Forest, Oak-Tulip Tree Forest
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: 2334.0, 2768.0 acres
- Following completion of project as proposed: 2,329.1 or 2,763.1 acres
- Gain or loss (indicate + or -): -4.9 or -4.9 acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened):
Timber Rattlesnake

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No
If Yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐Yes ☒No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ☐Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☒Yes ☐No

Project site is near Mount Beacon Incline Railway and Power House, but these are off the project site.

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐Yes ☒No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☒Yes ☐No

If Yes:

i. Identify resource: Dennings Point (State Park), Hudson Highlands (SASS)

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): Dennings Point (State Park), Hudson Highlands (SASS)

iii. Distance between project and resource: 1.5 & 0.5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ☒No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☒Yes ☐No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐Yes ☐No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☒Yes ☐No

i. new noise sources or expansions/modification of existing noise sources;
- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;
iii. wastewater discharges;
iv. generation of odors;
v. light pollution;
vi. new or modified radiation sources;
vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts: Proposed Wastewater flow of 3,080 GPD discharged to City wastewater treatment plant.

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☒Yes	☐No
Solid Waste Management Facility	☐Yes	☒No
Hazardous Waste Management Facility	☐Yes	☒No
Air Pollution Control (Title V or Air State Facility)	☐Yes	☒No
Water Withdrawal over 20 MGD for Cooling Water	☐Yes	☒No
Waste Transporter	☐Yes	☒No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☒ No

b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☒ No

c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☒ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐ Yes ☒ No

ii. temperature extremes (hot or cold)? ☐ Yes ☒ No

iii. extreme storms, including high winds? ☐ Yes ☒ No

iv. landslides? ☐ Yes ☒ No

v. coastal erosion? ☐ Yes ☒ No

vi. stormwater flooding? ☐ Yes ☒ No

vii. other climate or weather hazards? ☐ Yes ☒ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

~~Applicant/Sponsor~~ Name Colliers Engineering & Design (attn: Justin E. Dates, R.L.A.) Date 10/26/2026

Signature _____ Title Geographic Discipline Leader

EAF Mapper Summary Report

Friday, October 16, 2026 9:01 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Appalachian Oak-Hickory Forest, Oak-Tulip Tree Forest

E.2.n.i [Natural Communities - Acres]	2334.0, 2768.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Timber Rattlesnake
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No
E.4.a [Disadvantaged Community]	Yes

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

October 26, 2026

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

Traffic Evaluation
74-76 Howland Avenue, City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 26001775A

Dear Chairperson Gunn and Members of the Planning Board,

Colliers Engineering & Design CT, P.C. has conducted a traffic evaluation for the proposed 74-76 Howland Avenue residential development ("the Project"). The purpose of this evaluation is to evaluate the existing transportation conditions in the vicinity of the site, estimate the traffic expected to be generated by the proposed development, and assess the ability of the adjacent roadway network to safely and efficiently accommodate the projected traffic volumes. The following provides a description of the tasks undertaken as part of our evaluation.

Project Description

The subject property is located on the east side of Howland Avenue between Union Street and Robinson Street. To the east the site is bordered by Shea Lane, a private roadway, and a Central Hudson utility line. The site is currently improved by two (2) single family homes, which are accessed via a single driveway connection to Howland Avenue. The Project proposes to redevelop the property to consist of a seven (7)-lot single family home subdivision that will include demolition of the two existing homes. The site will be accessed via a new 24 ft. wide roadway connection to Howland Avenue that will be located approximately at the location of the existing driveway. This new roadway is proposed to be dedicated as a City roadway and all seven (7) lots will have individual driveways connecting to the new roadway and cul-de-sac.

Roadway network

Howland Avenue is classified by NYSDOT as an Urban Local Road (FHWA Functional Class 19). Urban local roads are intended primarily to provide direct access to adjacent land uses and local neighborhoods rather than to serve regional through traffic. Howland Avenue begins at the southern end at the intersection with Wolcott Avenue and proceeds generally in a north /-northeast direction and terminates at the intersection with East Main Street. Howland Avenue is approximately ½ mile long with an undulating slope and several horizontal curves. Howland Avenue consists of two travel lanes with an asphalt pavement surface and approximately 10-foot-wide lanes within a developed residential setting. Consistent with its urban local roadway classification, Howland

Colliers Engineering & Design

Avenue functions primarily as an access roadway for nearby residences and local destinations, while connecting motorists to the surrounding collector and arterial roadway network. In the City of Beacon, the speed limit on city streets is 25 mph unless otherwise posted.

Existing Traffic Volumes

Traffic volume data obtained from the New York State Department of Transportation (NYSDOT) count station 825220 indicates that the Howland Avenue carried an Annual Average Daily Traffic (AADT) volume of approximately 1,897 vehicles per day based on count data collected in 2025. The count station is located approximately 211 feet south of Robinson Street and in the general vicinity of the proposed existing driveway / proposed new roadway location for the Project. The highest weekday traffic hour occurred during the 5:00 PM to 6:00 PM period, with a peak-hour volume of 188 vehicles. The roadway exhibits a typical commuter traffic pattern, with traffic volumes increasing during the morning hours, remaining relatively consistent throughout the midday period, and reaching a maximum during the evening peak period. Based on this data, the roadway currently operates with relatively low traffic volumes characteristic of a local roadway and has substantial capacity to accommodate the minimal traffic generated by the Project.

Project Traffic Generation

Estimates of the amount of traffic to be generated by the Project during each of the peak hours were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled "Trip Generation", 12th Edition, 2025, based on Land Use Category 210 – Single Family Detached Housing. Exhibit No. 1 below summarizes the trip generation rates and corresponding site generated traffic volumes for on a Weekday, Saturday and Sunday.

Exhibit No. 1: Project Traffic Generation Estimates

[Table heading]	Entry	Exit	Total
Weekday AM Peak Hour	3	7	10
Weekday PM Peak Hour	5	3	8
Saturday Midday Peak Hour	4	3	7
Sunday Midday Peak Hour	3	3	6

Source: Institute of Transportation Engineers (ITE) report entitled "Trip Generation", 12th Edition, 2025, Land Use Category 210 – Single Family Detached Housing

As identified in the above Exhibit, peak hour traffic generation for the site is estimated to be 10 or fewer trips during each of the peak hour time periods. Based on the Multimodal Transportation Impact Analysis for Site Development published by ITE, a trip increase of less than 50 peak hour vehicle trips would likely not change the level of service of the adjacent roadway system or appreciably increase the volume-to-capacity ratio of an intersection approach. Therefore, the Project is not anticipated to significantly or adversely impact traffic operations on the roadways or intersections in the vicinity of the site.

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Sight distance

A field review was conducted at the proposed subdivision access location to evaluate available sight distance to ensure the safe operation of the proposed roadway connection. Measurements indicate that a driver exiting the site has approximately 280 feet of available sight distance looking to the right (north) and 310 feet of available sight distance to the looking left (south) along the frontage roadway. The roadway is posted at 25 mph, for which the intersection sight distance recommended by the AASHTO Policy on Geometric Design of Highways and Streets is approximately 280 feet for passenger vehicle operations at a stop-controlled approach. The available sight distance in both directions meets or exceeds the recommended minimum value for the posted speed limit. An existing stop-controlled intersection at Robinson Lane is located within the 280 ft. sight distance to the proposed site access. As vehicles departing the intersection must accelerate from a stopped condition, operating speeds in the vicinity of the proposed roadway are anticipated to be lower than the posted 25 mph speed limit. Consequently, the available sight distance provides motorists with sufficient opportunity to observe and react to approaching traffic movements. Based on these observations, the proposed access location provides adequate visibility for motorists entering the roadway and is expected to operate safely under future conditions associated with the Project.

Conclusion

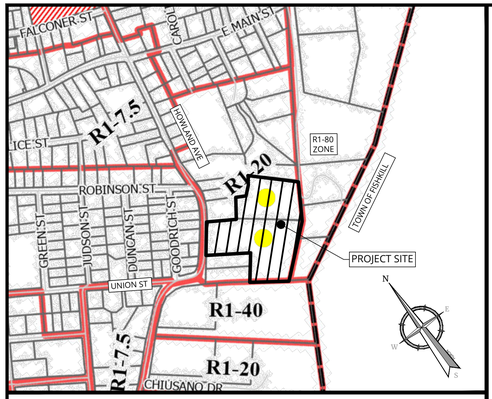
The Project, which is estimated to generate less than 10 peak hour trips during each of the peak periods, is anticipated to have a negligible impact on the surrounding transportation network. As identified above, the site access location will be provided with adequate sight distance to meet of exceed the AASHTO Intersection Sight Distance requirements indicating the proposed roadway connection to Howland Avenue will be provided sufficient sight distance to allow for the safe and efficient operation of the intersection.

Sincerely,

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

Richard D'Andrea, PE, PTOE
Geographic Discipline Leader

R:\PROJ\Year\2026\26001775A - Howland Ave\Reports\Traffic\261026RGD_Traffic Evaluation.docx



VICINITY MAP

SCALE: 1" = 400'

SOURCE: CITY OF BEACON ZONING MAP

NOTES:

1. THE SUBJECT PROPERTY IS KNOWN AS TAX LOTS 6054-14-371498 & 6054-48-386514 IN THE CITY OF BEACON, DUTCHESS COUNTY, NEW YORK.
2. THE PROPERTY IS LOCATED IN THE R1-20 (ONE FAMILY 20,000 SQFT) ZONING DISTRICT AND THE COMBINED TAX LOTS CONTAIN A TRACT AREA OF ±4.91 ACRES.

OWNER: LOT 6054-14-371498
JONATHAN R. MILLER
451 MAIN STREET
BEACON, NEW YORK 12508
±1.65 ACRES

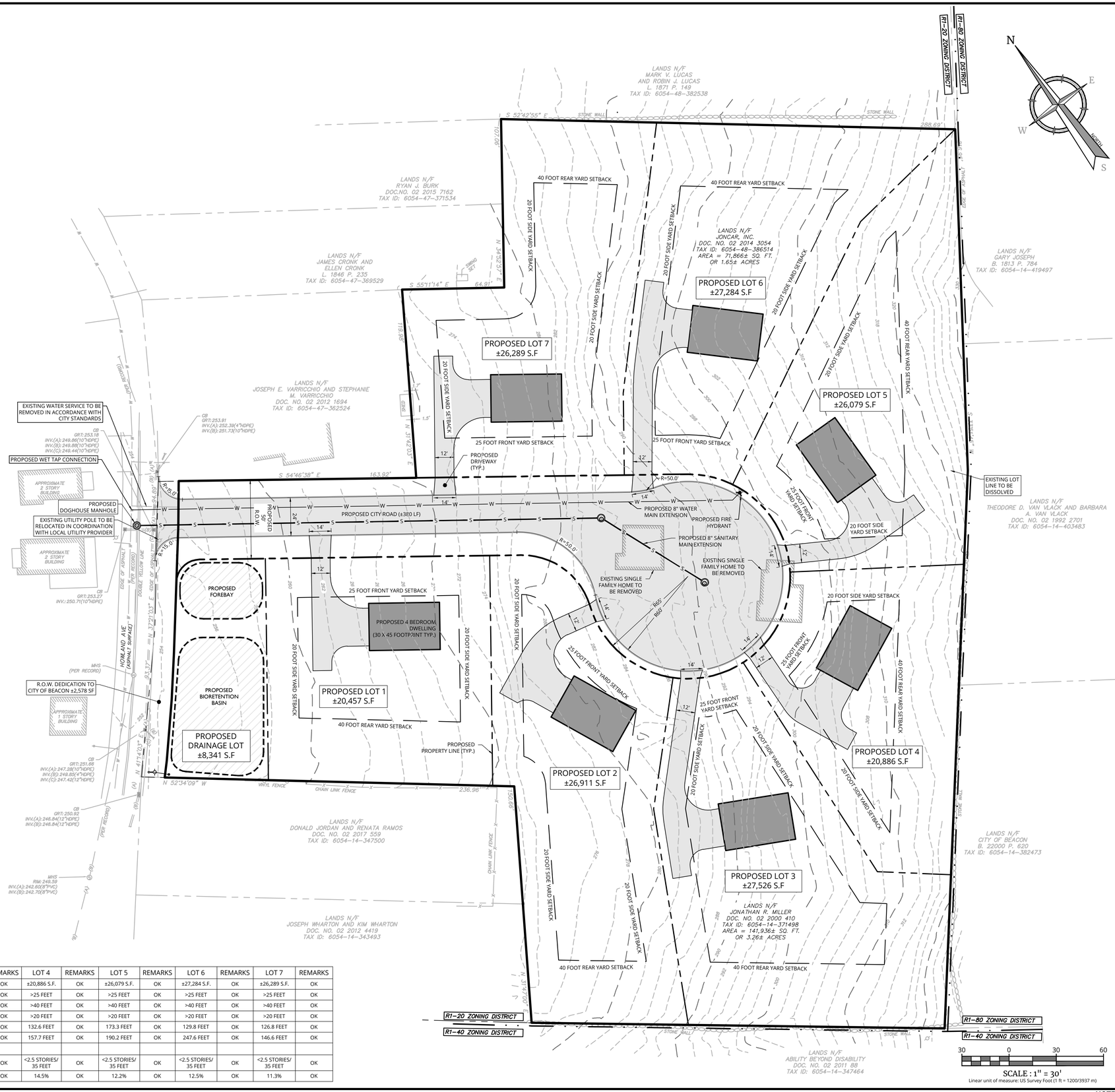
LOT 6054-48-386514
JONCAR INC
451 MAIN STREET
BEACON, NEW YORK 12508
±3.26 ACRES

APPLICANT: BROAD STREET BOYS, LLC
451 MAIN STREET
BEACON, NEW YORK 12508

3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY RESIDENTIAL DEVELOPMENT, 74 & 76 HOWLAND AVE, CITY OF BEACON COUNTY OF DUTCHESS STATE OF NEW YORK" PREPARED FOR JONATHAN MILLER, JONCAR, INC. AND PREPARED BY COLLIERS ENGINEERING & DESIGN DATED 10/07/2026.
4. THE HORIZONTAL DATUM IS RELATIVE TO NAD83. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.
5. A WETLAND RECONNAISSANCE OF THE PROJECT SITE WAS CONDUCTED ON SEPTEMBER 25, 2026, BY COLLIERS ENGINEERING & DESIGN NATURAL RESOURCES STAFF. DURING THE RECONNAISSANCE, THE STUDY AREA WAS ASSESSED FOR THE PRESENCE OF WETLANDS AND OTHER AQUATIC FEATURES, INCLUDING OBSERVATIONS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, HYDROLOGY, DRAINAGE PATTERNS, AND OTHER FIELD INDICATORS THAT MAY SUGGEST THE PRESENCE OF WETLAND CONDITIONS. NO WETLANDS OR OTHER SURFACE WATERS WERE IDENTIFIED WITHIN THE PROJECT SITE. NO AREAS EXHIBITING THE COMBINATION OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY NECESSARY TO MEET WETLAND CRITERIA WERE OBSERVED ONSITE.
6. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAPS 36027C0577E DATED 05/02/2012 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIERS ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
8. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
9. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
10. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
-X-X-	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	MUNICIPAL BOUNDARY LINE	



BULK TABLE

ZONING DISTRICT: R1-20 (ONE-FAMILY RESIDENTIAL)
ONE-FAMILY DETACHED DWELLING: PERMITTED USE

MINIMUM	REQUIRED	LOT 1	REMARKS	LOT 2	REMARKS	LOT 3	REMARKS	LOT 4	REMARKS	LOT 5	REMARKS	LOT 6	REMARKS	LOT 7	REMARKS
LOT AREA	20,000 S.F.	±20,457 S.F.	OK	±26,911 S.F.	OK	±27,526 S.F.	OK	±20,886 S.F.	OK	±26,079 S.F.	OK	±27,284 S.F.	OK	±26,289 S.F.	OK
FRONT YARD SETBACK	25 FEET	>25 FEET	OK	>25 FEET	OK	>25 FEET	OK	>25 FEET	OK	>25 FEET	OK	>25 FEET	OK	>25 FEET	OK
REAR YARD SETBACK	40 FEET	>40 FEET	OK	>40 FEET	OK	>40 FEET	OK	>40 FEET	OK	>40 FEET	OK	>40 FEET	OK	>40 FEET	OK
SIDE YARD SETBACK	20 FEET	>20 FEET	OK	>20 FEET	OK	>20 FEET	OK	>20 FEET	OK	>20 FEET	OK	>20 FEET	OK	>20 FEET	OK
LOT WIDTH	125 FEET	142.6 FEET	OK	125.8 FEET	OK	153.6 FEET	OK	132.6 FEET	OK	173.3 FEET	OK	129.8 FEET	OK	126.8 FEET	OK
LOT DEPTH	125 FEET	143.5 FEET	OK	184.8 FEET	OK	214.1 FEET	OK	157.7 FEET	OK	190.2 FEET	OK	247.6 FEET	OK	146.6 FEET	OK
MAXIMUM															
BUILDING HEIGHT	2.5 STORIES/ 35 FEET	<2.5 STORIES/ 35 FEET	OK	<2.5 STORIES/ 35 FEET	OK	<2.5 STORIES/ 35 FEET	OK	<2.5 STORIES/ 35 FEET	OK	<2.5 STORIES/ 35 FEET	OK	<2.5 STORIES/ 35 FEET	OK	<2.5 STORIES/ 35 FEET	OK
LOT BUILDING COVERAGE	20%	14.1%	OK	11.2%	OK	13.0%	OK	14.5%	OK	12.2%	OK	12.5%	OK	11.3%	OK

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

I:\ACE Projects\ACTIVE\Colliers Inc. - 74-76 Howland Avenue\Project Files\Engineering\Plan Sets\Development Plans\C-LAYT.dwg|C-100 CONCEPT By: TYLER.GOODMAN|6 on 2026-10-26 - 10:28am

Colliers

Engineering & Design

www.colliersengineering.com

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REV	DATE	DESCRIPTION

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

BROAD STREET BOYS, LLC

SKETCH SUBDIVISION PLAN

74-76 HOWLAND AVE

TAX LOTS: 6054-14-371498 & 6054-48-386514
CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE



Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964
COLLIERS ENGINEERING & DESIGN CT, P.C.

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue, Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DRAWN BY:
AS SHOWN	TPS
DESIGNED BY:	REVIEWED BY:
TPS	JED
DATE ISSUED:	PROJECT NUMBER:
10/26/2026	26001775A

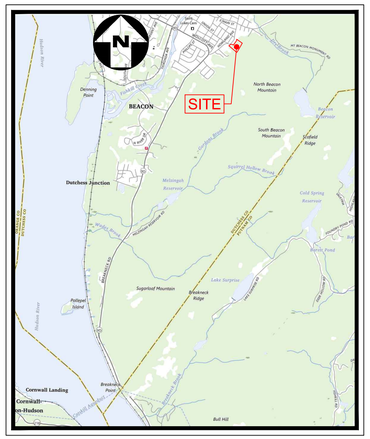
SHEET NAME:

SKETCH SUBDIVISION PLAN

DRAWING NUMBER:

C-100

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION


SITE
BEACON
Dutchess Junction
Cornwall Landing
Cornwall-on-Hudson
Bull Hill
Sugarloaf Mountain
Breakneck Ridge
Lake Surprise
Fishkill Creek
Wiccopee Creek
Hudson River
Denning Point
Pollepel Island
North Beacon Mountain
South Beacon Mountain
Scofield Ridge
Cold Spring Reservoir
Mount Pond
Tioronda Ave
Main St
Beekman St
Route 9D
Route 9
Fishkill Creek
Wiccopee Creek
Hudson River
Metro-North Railroad
Newburgh-Beacon Bridge
Wolcott Ave
Mt Gay Rd
Mt Beacon Rd
Mt Beacon Incline Railway
Mt Beacon Park
Mt Beacon Fire Tower
Matteawan Reservoir
Tioronda Reservoir
Sprout Brook
Sprout Brook Outlet Brook
Matteawan Reservoir
Tioronda Reservoir
Mt Gay Reservoir
Mt Beacon Reservoir
Mt Beacon Reservoir
Mt Beacon

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

November 5, 2026

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

RE: 74-76 Howland Avenue Subdivision
Tax No. 6054-14-371498 and
6054-48-386514

Dear Mr. Gunn:

My office has received the following regarding the proposed residential subdivision of 74-76 Howland Avenue:

- Cover letter from Tayor Palmer of Cuddy and Feder, LLP dated October 27, 2026, including a Full EAF dated October 27, 2026, and traffic evaluation letter dated October 26, 2026.
- Sketch subdivision plan titled "Broad Street Boys, LLC Sketch Subdivision Plan – 74-76 Howland Ave", prepared by Colliers Engineering and Design dated October 26, 2026; and
- Boundary and Topographic Survey prepared by Colliers Engineering and Design dated October 7, 2026.

The application is for subdivision of two parcels in the R1-20 zone, totaling 4.91± acres into 8 total lots. Seven lots are intended for construction of single-family residential dwellings and one for drainage infrastructure. Each dwelling is proposed to be served by municipal water and sewer, and derive their access from a new cul-de-sac road to be offered for dedication to the City of Beacon.

Based upon our review of the submitted documents mentioned above, we offer the following comments for the board's consideration. The submission is only a sketch plan for preliminary review of the overall proposed layout. Additional comments will be forthcoming when a complete plan submission is made.

SEQRA Comments:

1. The "Brief Description" section on Page 1 of 15 of the Full EAF states the creation of 7 lots, whereas the response to question D.1.d on Page 3 of 15 states the creation of 8 lots. The numbers should be consistent within the document.

2. Under the "Government Approvals" section on Page 2 of 15, the County Agencies section shall be updated to reflect DCDOH approval for proposed sewer extension.

3. The EAF indicates the site contains two designated Significant Natural Communities. These areas should be identified on the boundary and topographic survey. These areas should also be shown on future grading plans to determine how much land disturbance and tree clearing is to occur with each community.

General Comments:

4. The Application for Subdivision Approval incorrectly states this project is not within 500 feet of a municipal boundary. The plans will require referral to the County Planning Department based on the site's proximity to the Town of Fishkill.

5. Single family dwellings are a permitted use in the zone. A zoning bulk table has been provided which demonstrates that each lot complies with the applicable dimensional requirements.

6. The plans shall reflect the size and material of the existing utilities (water, sewer, etc.) within Howland Avenue.

7. The plan should clarify the intended ownership of the drainage lot.

8. It is recommended that soil testing be conducted as several locations across the site to determine depth to rock, if any. This would also allow for determination of depth to ground water, as there is a significant amount of water that bleeds out of this area onto Howland Avenue.

9. Section 223-16 of the zoning code requires new construction avoid hilltops, ridgelines and very steep slopes, wherever practicable. Based upon the varying slopes across the site, it is recommended that the applicant prepare a slope analysis plan.

10. A cut & fill analysis plan shall be prepared as the project progresses.

11. In accordance with §192-9E, "A snow storage easement shall be provided for at the end of the cul-de-sac. The snow storage area shall have a minimum size of 20 feet in width by 20 feet in depth." This shall be considered in the layout of the lots and the development of the road.

12. It is recommended that the dwelling on proposed Lots 1 and 2 be shifted back to allow for the ability to include a covered front porch without requiring a variance.

13. Subdivision regulations require roads to be improved with sidewalks and street trees. These items should be shown on future plans.

14. It is recommended that the water line terminate at the front of Lot 4 in order to reduce the length of the individual service lines that will run under the cul-de-sac area.

15. As the project requires a SPDES permit, the applicant will need to coordinate with SHPO. Copies of all correspondence should be provided to the board.

16. The plans shall provide the sight distance, to the left and right, for the proposed road intersection with Howland Avenue. Sight distances shall meet the minimum standards as set forth in §192-9B.

17. Sight easement shall be provided across all street corners in accordance with §195-25E. Future plans shall reflect this requirement.

18. Once the board is in general agreement with the proposed plan layout, a full submission including grading plans, utility plans, utility and road profile plans, erosion control plans, and all construction details shall be required.

19. Based on the scope of the project a full stormwater pollution prevention plan (SWPPP) shall be required.

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
Natalie Quinn, City Planner

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: November 9, 2026

RE: 74-76 Howland Avenue, application for subdivision (Broad Street Boys, LLC)

I have reviewed the following material regarding the proposed seven lot residential subdivision at 74-76 Howland Avenue:

- Cover Letter by Taylor M. Plamer, Esq., dated October 27, 2026
- Subdivision Application Form by Jonathan R. Miller, dated October 27, 2026
- Full EAF, prepared by Justin E. Dates, R.L.A., dated October 26, 2026
- Traffic Evaluation Letter prepared by Colliers Engineering & Design, dated October 26, 2026
- Sketch Subdivision Plan (C-100), by Colliers Engineering & Design, dated October 26, 2026
- Boundary and Topographic Survey, by Colliers Engineering & Design, dated October 7, 2026
- Images of the Premises 74-76 Howland Avenue
- Supplemental Cover Letter by Taylor M. Plamer, Esq., dated November 6, 2026
- Bargain and Sale Deed, dated October 26, 2026, transferring 74-76 Howland Avenue to Broad Street Boys, LLC & Bargain and Sale Deed, dated October 29, 2026 transferring Howland Avenue to Broad Street Boys, LLC.

Project Description:
The Applicant proposes to subdivide two existing parcels totaling approximately 4.91 to create seven residential lots for single-family dwellings and a separate common lot for stormwater management. 74-76 Howland Avenue (Lot 371498) is presently developed with two residences, which are proposed to be demolished, while Lot No. 386514 is presently undeveloped. The project includes construction of an approximately 380 ft roadway extending from Howland Avenue and terminating in a cul-de-sac, which is proposed for dedication to the City. Associated site improvements include new municipal water and sewer mains within the proposed roadway, grading, and stormwater management facilities, including a forebay and bioretention basin on the proposed common lot. The properties are located within the R1-20 Zoning District

Comments & Recommendations:

1. **Preliminary Subdivision Plat.** The Applicant should complete the Preliminary Subdivision Plat and Construction Plans Specification Form (checklist) included with the application. Pursuant to §§195-27 and 195-28, the Applicant should submit a preliminary plat, clearly labeled "Preliminary Plat," together with preliminary construction plans addressing the applicable submission requirements.

2. **SEQRA Classification.** The Applicant asserts that the proposed subdivision qualifies as a Type II Action under the recently amended SEQRA regulations based on the properties being "previously disturbed." However, one of the two parcels is currently undeveloped, and the proposed development extends substantially beyond the areas of existing disturbance. The Applicant should provide a justification demonstrating how the properties meet the applicable definition of "previously disturbed" to support the proposed Type II classification.

3. **Roadway Layout and Connectivity.** Pursuant to §195-21(E), subdivision streets should provide for connections to adjoining properties where appropriate. The Applicant should evaluate the feasibility of extending the proposed roadway to Shea Lane to provide improved neighborhood connectivity and an alternative access point, rather than terminating in a cul-de-sac.

4. **Sidewalks and Pedestrian Access.** Pursuant to §195-23(A), sidewalks are among the required subdivision improvements unless waived by the Planning Board. The Applicant should include sidewalks and pedestrian improvements along the proposed roadway, similar to the nearby Exeter Circle subdivision.

5. **Preservation of Natural Features and Tree Removal.** The Applicant should provide a clearing plan identifying existing trees and vegetation proposed for removal and preservation, consistent with §195-20(B)(2). The EAF indicates that approximately 3.2 acres of existing forest cover would be removed. The Applicant should evaluate opportunities to reduce clearing and preserve existing vegetation, particularly along the perimeter of the property.

6. **Steep Slopes and Grading.** The EAF indicates that approximately 47% of the site contains slopes of 15% or greater, with an additional 30% containing slopes between 10% and 15%. The Applicant should provide a slope analysis and preliminary grading plan identifying proposed disturbance within steeply sloped areas. The subdivision layout should minimize grading and disturbance to existing topography, consistent with §§195-20(B)(2) and 223-16(B).

7. **Alternative Subdivision Layout.** Given the extent of steep slopes and proposed tree clearing, the Planning Board should consider whether an alternative lot and roadway configuration, including a clustered layout, could reduce site disturbance while accommodating the proposed residential development.

8. **Common Stormwater Management Lot.** The Applicant should clarify the proposed ownership and long-term maintenance responsibilities for the common stormwater management lot, including provisions for access and maintenance of the proposed facilities. Appropriate easements and maintenance agreements should be provided for review by the City Engineer and City Attorney.

9. **Stormwater Management.** Pursuant to §195-27(B) and Chapter 190, a Stormwater Pollution Prevention Plan (SWPPP) is required for preliminary subdivision approval. The SWPPP and proposed drainage improvements should be reviewed by the City Engineer.

10. **Street Lighting and Landscaping.** Pursuant to §195-23, the Applicant should identify proposed street lighting and street trees along the new roadway for Planning Board review. The plans should demonstrate compliance with applicable City standards.

11. **Orientation of Proposed Single-Family Dwellings.** Pursuant to §223-12(N), the front of any new one-family dwelling shall face the front lot line. The Applicant should identify the proposed principal entrances on the Subdivision Plan to demonstrate compliance.

12. **Proposed Roadway and Driveways.** The proposed roadway, cul-de-sac, and individual driveways should be reviewed by the City Engineer and Highway Superintendent for compliance with Chapters 192 and 195 and §100-6, including roadway grades, intersection design, emergency access, and driveway profiles.

13. **Roadway Dedication.** The Applicant proposes to dedicate the new roadway to the City. The proposed dedication, right-of-way dimensions, and associated improvements should be coordinated with the City Engineer and City Attorney, subject to acceptance by the City Council.

14. **Recreation Requirements.** Pursuant to §195-25(A), the Planning Board should determine whether parkland reservation or a recreation fee in lieu of parkland is appropriate for the proposed subdivision.

KARC offers the above comments and recommendations for the Planning Board's consideration in its review of the proposed residential subdivision.

Natalie Quinn
Beacon Planning Consultant

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

City of Beacon Planning Board Agenda
11/10/2026

Title:

Consider request for one (1) 90-day extension of Subdivision Approval, 193-195 Main Street, Mixed-Use Commercial and Residential, submitted by Kosova Lane Properties, LLC.

ATTACHMENTS

193-195 Main PB 11.10.26 Extension Request.pdf

CUDDY +FEDER LLP

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White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

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

October 27, 2026

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

Re: Request for Extension of Subdivision Approval
Premises: 195 Main Street and Cliff Street, Beacon, New York 12508
Tax Parcel ID: 5954-27-806934 and 796928

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Kosova Lane Properties, LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this request for a ninety (90) day extension of the subdivision approval granted in the Site Plan, Certificate of Appropriateness, and Preliminary and Final Subdivision Plat Approval Resolution issued by the Planning Board, dated June 1, 2026 and filed with the City Clerk's office on June 3, 2026 (the "Approval Resolution"). As the Board may recall, the Approval Resolution granted approval to merge the two (2) lots which comprise the Premises into one (1) 9542+/- square foot or 0.219 acre parcel, along with a one-story and partial three-story addition to the existing mixed-use commercial and residential building located at the Premises (the "Project"). A copy of the Approval Resolution is enclosed herewith as **Exhibit A.**

Since the issuance of the Approval Resolution, the Applicant has been diligently working to satisfy the conditions set forth therein. The Applicant is working with its consultants to address the remaining conditions of the Approval Resolution, and has submitted updated plans for final City consultant review, which is required before the Final Subdivision Plat can be endorsed by the Planning Board Chairman and recorded with the Dutchess County Clerk's office.

Given the Applicant's diligent efforts to satisfy the conditions of the Approval Resolution, the Applicant respectfully requests a ninety (90) day extension of the subdivision approval until February 6, 2027. This request is timely, as less than one hundred eighty (180) days have elapsed since the adoption of the Approval Resolution.

We look forward to appearing at the Planning Board's regular meeting on November 10, 2026 to discuss this extension 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.

Very truly yours,

Taylor M. Palmer

Enclosure

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

Exhibit A

Received by office
of the City Clerk
6/3/2026

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SITE PLAN, CERTIFICATE OF APPROPRIATENESS and PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVALS FOR 193-195 MAIN STREET

PARCEL No. 5954-27-806934
PARCEL No. 5954-27-796928

WHEREAS, the City of Beacon Planning Board received applications from Kosova Lane Properties, LLC (the "Applicant") for Site Plan Approval of a new three-story addition, containing six residential units in a multifamily dwelling, with a new one-story connector to an existing mixed-use commercial and residential building, consisting of a walk-in freezer and trash enclosure and walkway, and Preliminary and Final Subdivision Plat Approvals for a merger of two lots, together a 9542 +/- square foot or 0.219 acre parcel (the "Project" or "Proposed Action"), located at 193-195 Main Street and also fronting Cliff Street, designated on the Tax Map of the City of Beacon as **Parcel ID#s 5954-27-806934** and **5954-27-796928** in the Central Main Street (CMS) and Transitional (T) Zoning Districts and within the Historic District and Landmark Overlay (HDLO) Zone (the "Property"); and

WHEREAS, multifamily dwellings are permitted by right in the CMS Zoning District pursuant to City of Beacon Code § 223-41.18(A)(2) and in the T Zoning District pursuant to City of Beacon Code § 223-17(C) (Schedule of Use Regulations); and

WHEREAS, applications for a building permit involving alteration, construction, or demolition of property located wholly or partially within a designated historic district including the HDLO Zone require Certificate of Appropriateness approval pursuant to City of Beacon Code § 134-6(A); and

WHEREAS, the City of Beacon Planning Board ("Planning Board") is the approval authority for the Site Plan pursuant to the City of Beacon Code § 223-25; and

WHEREAS, the City of Beacon Planning Board ("Planning Board") is the approval authority for a Certificate of Appropriateness for the Project located withing the HDLO Zone pursuant to the City of Beacon Code § 134-6(B); and

WHEREAS, the Applicant is proposing to merge two lots into the proposed single lot, being 9542 +/- square feet or 0.219 acres in size; and

WHEREAS, the Planning Board is the approval authority for the Subdivision (lot merger) pursuant to City of Beacon Code § 195-2; and

WHEREAS, the application for Site Plan approval, Certificate of Appropriateness approval and Subdivision Plat approval consists of application forms, correspondence, a Short
Environmental Assessment Form and other documents submitted to the Planning Board; and

WHEREAS, the Project is shown on a Site Plan set entitled "193-195 Main Street," including four sheets (1 through 4) prepared by Aryeh Siegel, Architect, dated January 1, 2025, last revised April 28, 2026; and a plan entitled "193-195 Main Street," including five sheets (5 through 9) prepared by Hudson Land Design, P.C., dated April 29, 2025, last revised April 28, 2026, as follows:

Sheet	**Title**
1	*Site Plan;*
2	*Existing Conditions & Demolition Plan;*
3	*Floor Plans; and*
4	*Building Elevations & Views;*
5	*Grading & Utility Plan (GU-1);*
6	*Erosion & Sediment Control Plan (ESC-1);*
7	*Landscaping Plan (LS-1);*
8	*Construction Details 1 (CD-1);* and
9	*Construction Details 1 (CD-1);* and

WHEREAS, the Project is shown on a Subdivision Plan entitled "193-195 Main Street," including one sheet prepared by Hudson Land Design, P.C., dated May 28. 2025, last revised March 31, 2026, as follows:

Sheet	**Title**
1	*Lot Consolidation Plat (PL-1)*; and

WHEREAS, the Planning Board reviewed the application and Applicant's materials at its meetings on May 13, 2025, June 10, 2025, July 8, 2025, August 12, 2025, September 9, 2025, October 15, 2025, December 9, 2025, January 13, 2026, February 10, 2026, March 10, 2026, April 14, 2026 and May 12, 2026; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on May 27, 2025 the Planning Board circulated a Notice of Intent to act as Lead Agency for SEQRA review of the Project; and

WHEREAS, after thirty days passed following the circulation of Notice of Intent with

no objections received, the Planning Board became Lead Agency for SEQRA review of the Project; and

WHEREAS, on December 26, 2025 the Application was referred to the Dutchess County Department of Planning and Development pursuant to the NYS General Municipal Law and a response was received dated January 12, 2026 which found the application was a matter of local concern; and

WHEREAS, on February 10, 2026, the Planning Board adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the Short Environmental Assessment Form ("SEAF") and all associated materials prepared in connection with the Proposed Action and finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on February 10, 2026, the Planning Board opened a duly noticed public hearing on the applications and held the public hearing open through March 10, 2026, during which time all those interested were given an opportunity to be heard; and

WHEREAS, on March 10, 2026, the Planning Board closed the public hearing; and

WHEREAS, the Applicant submitted a memorandum ("Parking Memorandum") evaluating "potential traffic and parking impacts of the proposed 193-195 Main Street residential development project," prepared by Colliers Engineering & Design, dated May 27, 2025, last revised September 29, 2025, as well as further correspondence from Colliers dated December 29, 2025 and February 24, 2026, all of which were reviewed and vetted by the City's Traffic Consultant; and

WHEREAS, the Parking Memorandum provided an analysis of parking demand expected to be generated by the Project's proposed residential use, concluding that while five parking spaces is the maximum required for the proposed use, four of those five parking spaces can be satisfied by nearby public parking and street parking, thus one ADA accessible parking space is proposed to be constructed on site; and

WHEREAS, the Planning Board has reviewed the application for Site Plan approval and considered the standards set forth in §§ 223-25.E and 223-41.18.J; and

WHEREAS, the Planning Board has reviewed the application for Certificate of Appropriateness approval and considered the standards set forth in § 134-6(C); and

WHEREAS, the Planning Board has reviewed the application for Preliminary and Final Subdivision approval and considered the standards set forth in § 195-20(B); and **WHEREAS**, the Planning Board is fully familiar with the Proposed Action and has reviewed the Applicant's materials, Site Plans and Subdivision Plans relative to all applicable provisions of the City Code.

NOW THEREFORE, BE IT RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Zoning Code §§ 134-6 and 134-7 that the Project, in the CMS and T Zoning Districts and the HDLO Zone, is consistent with the historic character of the surrounding area and compatible with the design standards for the CMS District and HDLO Zone in that the design does not introduce elements that detract from or impede upon the integrity of the historic features of nearby properties, and accordingly, the Planning Board hereby grants a Certificate of Appropriateness for the Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, that pursuant to City of Beacon Code § 223-26 a maximum of five off-street parking spaces are permitted (1 space per dwelling unit x 5 dwelling units = 5 spaces) and the Planning Board hereby determines that, based on its review of the Parking Memorandum submitted to the Planning Board by the Applicant and the context of the Property, the appropriate number of off-street parking spaces to be provided for this development is one ADA accessible space due to the availability of parking in the vicinity of the Property. Therefore, pursuant to City of Beacon Zoning Code § 223-26.D(2), one offstreet parking space shall be the required number of off-street parking spaces for the proposed use of the Property.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Preliminary Subdivision Plat Approval for the Proposed Action, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds the Final Subdivision Plat will not be substantively changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

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

A. Prior to the signing of the Final Site Plan and Final Subdivision Plat by the Chairman of the Planning Board, the following conditions shall be fulfilled:

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

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

3. The comments contained in the City Engineer's letter to the Planning Board dated May 11, 2026, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated May 11, 2026, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. Additional detail and dimensions shall be added to the proposed elevations to the satisfaction of the Building Inspector.

6. All existing and proposed easements shall be shown on the Site Plan and Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements, declarations of restrictive covenants, offers of dedication, or other appropriate documents corresponding with easements and notes shown on the Site Plan and/or Subdivision Plat, as applicable, shall be prepared and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office, with a copy of the recorded documents submitted to the City Clerk for filing. The proposed 10foot wide Utility Easement over Parcel 5954-27-805940, owned by the City of Beacon, requires approval of the City Council.

When the conditions above have been satisfied, six (6) sets of the above referenced plans and six (6) sets of the above referenced plat, revised per the conditions above, shall be submitted for endorsement by the Planning Board Chairman. One set each of the endorsed plans and plat will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.

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

1. Pursuant to City Code § 195-16E, the Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in an amount acceptable to the City Engineer based on review of a cost estimate to be

   prepared by the Applicant's professional engineer, which amount shall be equivalent to 6% of the amount of the estimated construction cost.

2. Pursuant to City Code § 195-15, the Applicant shall post a performance guaranty with the City of Beacon, in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer, to guarantee the satisfactory construction, installation, and completion of all public improvements.

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

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

2. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project site. Therefore, the Applicant shall pay a Recreation Fee, as prescribed under Section 195-25.A(4) of the City Code. The Planning Board hereby requires that, prior to the issuance of the first Certificate of Occupancy, the Applicant shall pay a Recreation Fee for each of the six proposed dwelling units as per the City's Fee Schedule in effect prior to November 1, 2025 ($4,500) pursuant to Beacon City Council Resolution No. 107 of 2025 adopted on November 17, 2025.

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

1. A copy of this Resolution shall be attached to the Certificate of Occupancy.

2. The Applicant shall return to the Planning Board one year after the issuance of a Certificate of Occupancy to provide a written report on refuse operations and the Planning Board reserves the right to require the Applicant to return to the Planning Board sooner than one year in the event the City receives verified complaints about the refuse operations.

3. Pursuant to the City of Beacon Code § 223-25.J, the Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building Department within one year of the adoption date of this Resolution, provided however, that the Planning

   Board may extend such time period from time to time for good cause shown upon written request from the Applicant.

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

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

6. Vegetation shown on the Site Plan shall be maintained in a vigorous growing condition and shall be replaced in kind if it fails to survive or is otherwise removed for any reason.

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

8. This approval is conditioned on compliance with all the mitigation measures specified in the Applicant's SEAF and related application documents, including the SEQRA Negative Declaration. The Applicant shall be responsible for funding and/or implementation of all such identified mitigation measures. When the terms of this resolution may be inconsistent with the SEAF, the terms of this resolution shall be controlling.

9. Conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

10. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this Resolution and proof of recording of the easement documents described above.

11. 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.

12. Failure to adhere to the conditions set forth in this Resolution and/or the approved plans and materials shall, upon prior notice to the Applicant, constitute grounds for revocation of this Resolution by the Planning Board, as well as the suspension, revocation, or withholding of any Building Permits, Demolition Permits, Certificates of Occupancy, or other applicable permits

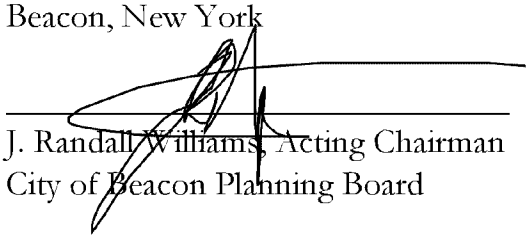
issued by the City of Beacon until the Applicant complies with the approvals, conditions, or plans approved herein.

13. As used herein, the term "Applicant" shall include Kosova Lane Properties, LLC and its successors and assigns, and where applicable, its agents, contractors and employees.

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

15. The approvals granted by this Resolution do not supersede the authority of any other entity.

Resolution Adopted: May 12, 2026
Beacon, New York



06/01, 2026

J. Randall Williams, Acting Chairman — Date
City of Beacon Planning Board

Motion by Ms. Quiana, seconded by Mr. Jensen:

Kevin Byrne	Voting AYE	Leonard Warner	Voting AYE
David Jensen	Voting AYE	J. Randall Williams	Voting AYE
Karen Quiana	Voting AYE	John Gunn, Chairman	Voting EXCUSED
James Vermeulen	Voting NO		

Resolution: Approved 5-1