



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

**October 16, 2024
7:00 PM
Zoning Board of Appeals Agenda**

The Zoning Board of Appeals will meet on Wednesday, October 16, 2024, at 7:00 PM, in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York.

Approval of the September 17, 2024, minutes

Regular Meeting

1. Continue review and public hearing for the application submitted by John and Gina Canen, 41 Verplanck Avenue, Tax Grid No. 30-5955-83-844052-00, in the R1-5 Zoning District, to legalize the additions (new parking spaces) to the existing driveway of the home, where said additions (new parking spaces) have been constructed in the required front yard of the home, which requires relief from the following: Section 223-26 C. (1) Location. The off-street parking facilities which are required by this section shall be provided on the same lot or premises with such structure or land use; except that off-street parking spaces required for structures or land uses on two or more adjoining lots may be provided in a single common facility on one or more of said lots, provided that a binding agreement, in a form approved by the Corporation Counsel, assuring the continued operation of said parking facility during the life of the structure or the land use the parking is designed to serve, is filed on the land records prior to approval of the plans for said parking facility. In any residence district, no off-street parking facility shall be developed in any required front yard or in any required side or rear yard adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in Â§223-17C.
2. ***THIS APPLICATION HAS BEEN ADJOURNED TO THE NOVEMBER 19TH AGENDA AT THE REQUEST OF THE APPLICANT*** Review and hold public hearing on application submitted by Susan Battersby, 5 Willow Street, Tax Grid No. 30-5954-27-820961-00, T Zoning District, to reconstruct and convert an existing two (2)-story accessory building (garage) into a dwelling unit, which will be connected to the main building via a proposed covered deck and breezeway connection, thus creating a three (3)-family home on the property as one structure, which requires relief from the following: Section 223-17. D. to allow for a 1.0 ft side yard setback (10 ft required) and Section 223-17. D. to allow for a 1.49 ft rear yard setback (20 ft required)

Miscellaneous Business

Consider a notification from the City of Beacon Planning Board on its intent to serve as the Lead Agency for Amended Concept Plan Approval in connection with a proposal to amend a previously approved Concept Plan and Amended Site Plan for two multi-family buildings with a total of 64 units and a separate office building with 23,124 square feet, for the property located at 248 Tioronda Avenue (Tax Grid No. 6054-45-012574). The Amended Concept Plan would change the use of one of the three buildings (i.e., Building 100) from a two-story office building to a three-story 36-unit multifamily apartment building, including four (4) workforce housing units, and associated modifications to the off-street parking areas corresponding to a reduction in off-street parking spaces from 214 to 164. Other site modifications include a proposed elevated Greenway Trail boardwalk platform to the island within Fishkill Creek, elimination of a retaining wall, installation of lighted bollards at the rear of Buildings 200 and 300, and the relocation of landscaping from an eliminated parking area to the north side of the entrance to Building 100. The Beacon City Council is the approval authority for the Concept Plan and the Planning Board is the approval authority for the Third Amended Site Plan Approval application.

City of Beacon Zoning Board of Appeals Agenda
10/16/2024

Title:

Continue review and public hearing for the application submitted by John and Gina Canen, 41 Verplanck Avenue, Tax Grid No. 30-5955-83-844052-00, in the R1-5 Zoning District, to legalize the additions (new parking spaces) to the existing driveway of the home, where said additions (new parking spaces) have been constructed in the required front yard of the home, which requires relief from the following:

Section 223-26 C. (1) Location. The off-street parking facilities which are required by this section shall be provided on the same lot or premises with such structure or land use; except that off-street parking spaces required for structures or land uses on two or more adjoining lots may be provided in a single common facility on one or more of said lots, provided that a binding agreement, in a form approved by the Corporation Counsel, assuring the continued operation of said parking facility during the life of the structure or the land use the parking is designed to serve, is filed on the land records prior to approval of the plans for said parking facility. In any residence district, no off-street parking facility shall be developed in any required front yard or in any required side or rear yard adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in §223-17C.

ATTACHMENTS

[41 Verplanck ZBA 10.16.24 supplemental submission.pdf](#)

From Gina and John Canen

41 Verplanck Ave.

Beacon NY 12508

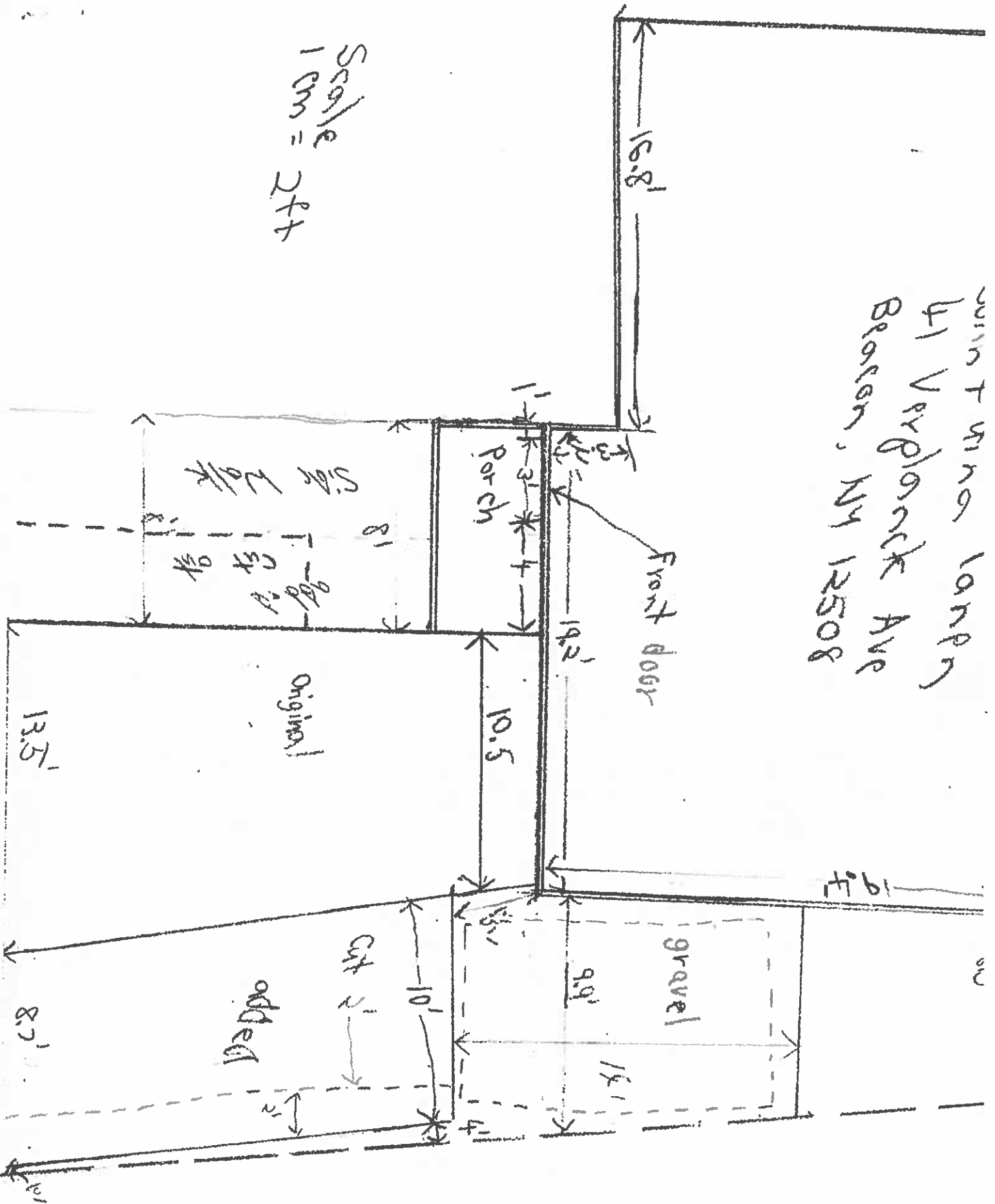
To City of Beacon Planning and Zoning Board

We are purposing the changes to be made to our parking spaces in front of our house to bring our property into compliance with the city's rules. We are requesting a variance with the planning and zoning board to be made on Oct 16 2024. I am including a diagram of the parking spaces that shows how it looks now and in dotted lines the changes that I purpose.

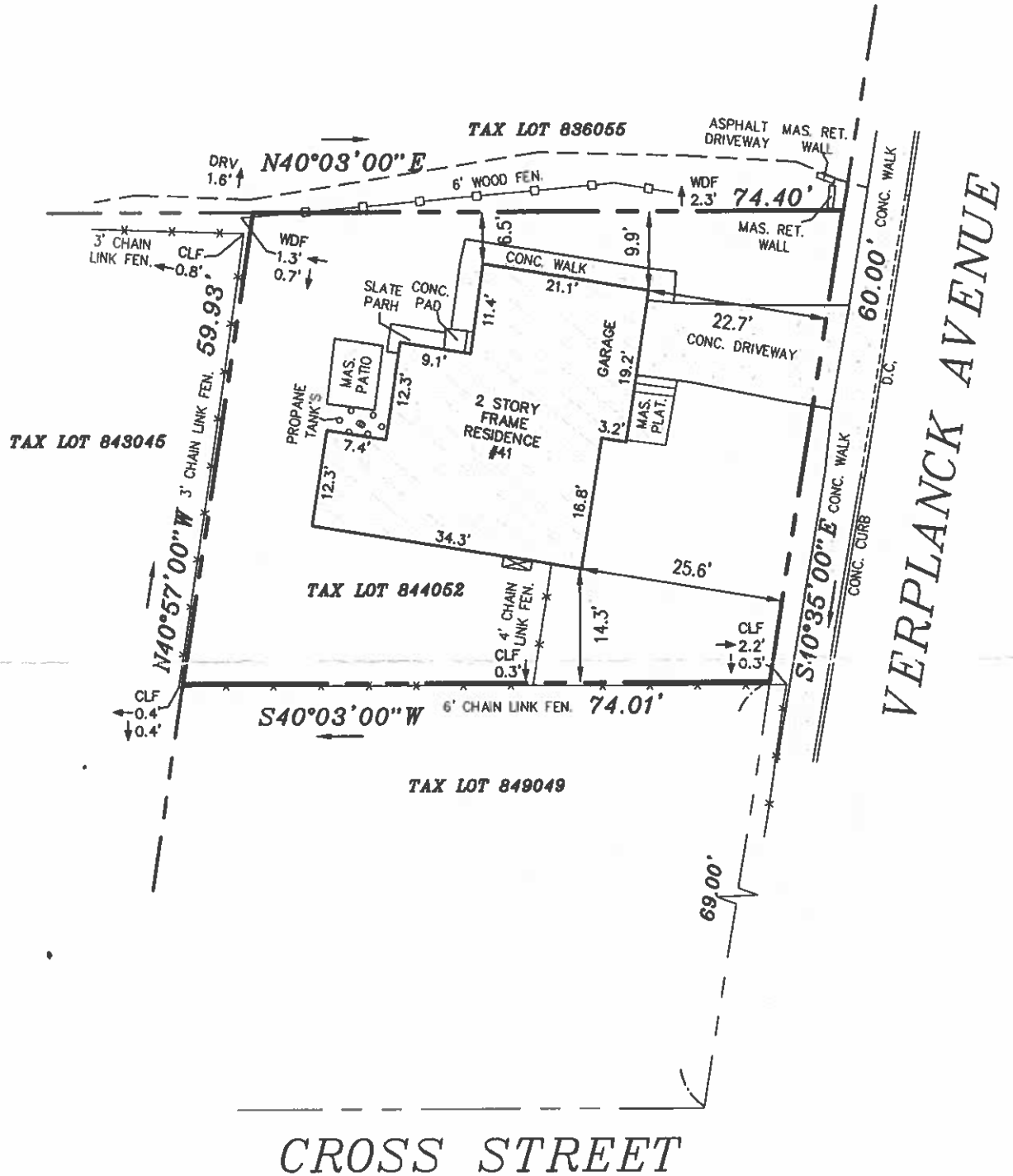
I purpose to cut 2 feet to make the distance from the neighbors property line 5 feet, and marked off where I would put gravel. I marked with a dotted line a five foot side walk to be made from the cement slab in the front of the house. I purpose to leave the original parking space as is.

The curb at the entrance to our parking from the street is cut at 24 feet.

Wintering Land
41 Verplank Ave
Brooklyn, NY 12508



Setback
1 cm = 2 ft



GRAPHIC SCALE



(IN FEET)

1 inch = 20 feet



SCAN ME

City of Beacon Zoning Board of Appeals Agenda
10/16/2024

Title:

*****THIS APPLICATION HAS BEEN ADJOURNED TO THE NOVEMBER 19TH AGENDA AT THE REQUEST OF THE APPLICANT***** Review and hold public hearing on application submitted by Susan Battersby, 5 Willow Street, Tax Grid No. 30-5954-27-820961-00, T Zoning District, to reconstruct and convert an existing two (2)-story accessory building (garage) into a dwelling unit, which will be connected to the main building via a proposed covered deck and breezeway connection, thus creating a three (3)-family home on the property as one structure, which requires relief from the following:
Section 223-17. D. to allow for a 1.0 ft side yard setback (10 ft required) and Section 223-17. D. to allow for a 1.49 ft rear yard setback (20 ft required)

ATTACHMENTS

[5 Willow ZBA 10.16.24 app.pdf](#)

[5 Willow St denial ltr 8.5.24.pdf](#)

[5 Willow ZBA 10.16.24 Sheet 1_Site Plan ZBA Resubmission_1_240924.pdf](#)

[5 Willow ZBA 10.16.24 Sheet 2_Existing Conditions Demo Plan_ZBA Resubmission_1_240924.pdf](#)

[5 Willow ZBA 10.16.24 Sheet 3_Building Plans_ZBA Resubmission_1_240924.pdf](#)

[5 Willow ZBA 10.16.24 public comment Wiesmore.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEALOWNER: Susan BattersbyADDRESS: 5 Willow StreetBeacon, NY 12508

TELEPHONE: _____

E-MAIL: _____

APPLICANT (if not owner): same as owner

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Aryeh Siegel ArchitectADDRESS: 84 Mason CircleBeacon, NY 12508TELEPHONE: 845-838-2490

E-MAIL: _____

PROPERTY LOCATION: 5 Willow StreetZONING DISTRICT: TTAX MAP DESIGNATION: SECTION 5954BLOCK 27 LOT 820961

Section of Zoning Code appealed from or Interpretation desired:

Side Yard Setback where 10 feet is required and 1 foot exists, per § 223-17D.Rear Yard Setback where 20 feet is required and 1.49 foot minimum exists, per § 223-17D

Reason supporting request:

The accessory building proposed to be used as a dwelling unit is existing. Renovation would allow restoration of existing 1800s barn and the applicant's family to occupy the property to provide support.

Supporting documents submitted herewith: Site Plan, Survey, etc. as required:

Site Plan, survey, existing and proposed floor plans.Date: September 24, 2024

Owner's Signature



Applicant's Signature

Fee Schedule

AREA VARIANCE \$ 250

USE VARIANCE \$ 500

INTERPRETATION: \$ 250

*****escrow fees may apply if required by Chairman*****

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Susan Battersby

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

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

Applicant Address: 5 Willow Street

Project Address: 5 Willow Street

Project Tax Grid # 5954-27-820961

Type of Application Zoning Board Variance 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, Susan Battersby, 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 ☒



Signature of Owner

Title if owner is corporation

Office Use Only:

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)

NO

YES

Initial

MP

—

—

—

—

KLJM text here
KLJM

FOR OFFICE USE ONLY

Application #

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

INDIVIDUAL DISCLOSURE FORM

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

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

SECTION AName of Applicant: Jeffery Battersby, (POA Susan C. Battersby)Address of Applicant: 1 Mountain Lane, Beacon, NY 12508Telephone Contact Information: 845.705.4588**SECTION B.** List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
of Susan C. Batts				

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐
☒

YES

NO

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

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

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

☐

YES

☒

NO

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

(Print) Jeffery Battersby

(Signature)





CITY OF BEACON

New York

Building Department

Bruce Flower
Building Inspector

845-838-5020
Email: bflower@beaconny.gov

August 5, 2024

Susan Battersby
1 Mountain Lane
Beacon, NY 12508

Dear Mrs. Battersby,

I have received your application for the reconstruction of the existing garage to be converted to a dwelling unit and breezeway connection to the main building for your property located at 5 Willow Street (Grid #5954-27-820961) which is in the Transitional Zoning District (T District). When complete this would create a 3-family home on the property as one structure. The application is being denied at this time due to insufficient side and rear yard setbacks which are required for the main building on the property. The required setback for the side yard is 10' and the rear yard is 20'. As per the proposed plan only 1.0' is being provided on the side yard and 1.49' proposed in the rear yard.

223-17. D Schedule of Dimensional Regulations

Side Yard

Required side yard setback 10'

Proposed side yard setback 1.0'

The requested variance is 9.0'

Rear Yard

Required ~~side~~^{rear} yard setback 20'

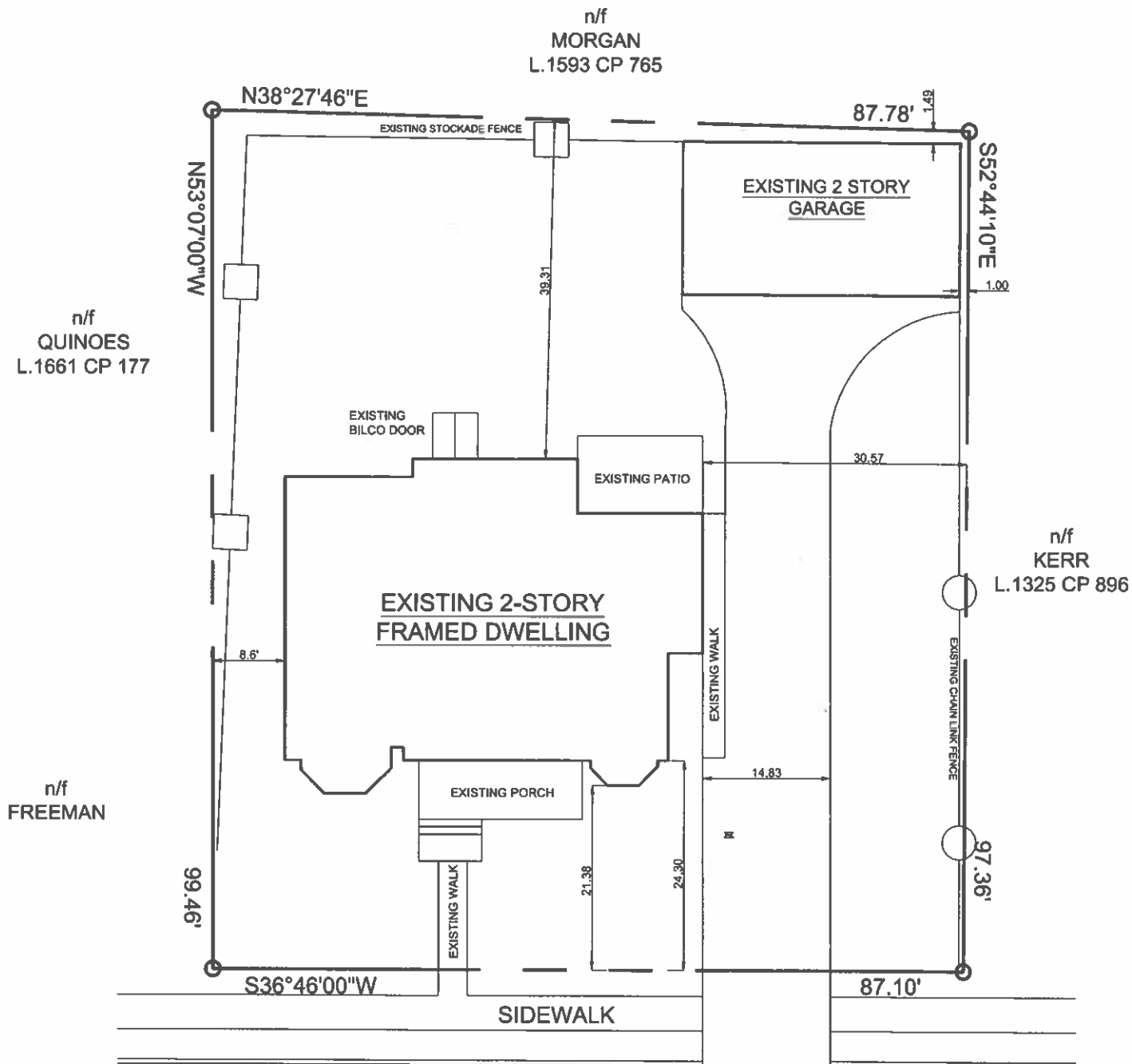
Proposed ~~side~~ yard setback 1.49'

The requested variance is 18.51'

You have the right to appeal this decision with the Zoning Board of Appeals. If you wish to appeal this decision, please contact the Zoning Board of Appeals Secretary regarding the application and instructions.

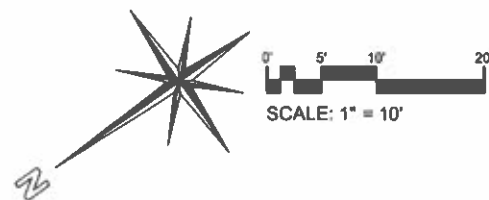
Sincerely,

Bruce Flower
Building Inspector



WILLOW STREET

EXISTING CONDITIONS INFORMATION FROM
A PAPER COPY OF A SURVEY BY PETER
HUSTIS, L.L.S. DATED JULY 28, 2003



Required.

2,500 SF/DWELLING.

*SIDE 10'
REAR 20'*

*8276 SF. EXISTING.
3 DWELLINGS OK
7500 REQUIRED.*

T-ZONE.

Zoning Regulations Table																	
	Maximum Lot Size Area				Required Setbacks			Existing Setbacks			Maximum Building Height	Existing Building Height					
	Area	Per Unit	Width	Depth	Front	Side	Rear	Front	Side	Rear							
Zoning District																	
T (Transitional)	5000	2500	50	100	10'	10'	20'	78.25'	1.0' ** 54.6'	1.49' **		2.5 Stories 35'	2 Stories				
** Variance required																	



Location Map

1" = 200'

Zoning Summary

Zoning District:	T (Transitional)
Tax Map No.:	5954-27-820961
Lot Area:	8,604 square feet
Existing Building Footprint:	1,569 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Two Family Residential & Vacant Barn / Garage
Proposed Use:	Multi-Family Residential for a total of 3 Dwelling Units

Parking & Loading

Use & Parking Requirements	Proposed Area	Parking Requirement
Residential		
2 spaces for each dwelling unit	2 existing dwelling units + 1 new dwelling unit	6 parking spaces
Total Required Parking Spaces		6 Parking Spaces
Total Proposed Parking Spaces		6 Parking Spaces

Notes:

- The application is for the conversion of an existing accessory structure (garage) to a dwelling unit in a multi-family dwelling.
- The existing 2-family house will be connected to the existing accessory structure with a new breezeway connection to create a 3-family residence in one structure.
- The existing accessory structure is a historic barn/garage that has been in its existing location for decades. The Applicant intends to restore the historic structure and incorporate it into the proposed multi-family house, which is permitted in the T District.
- The Applicant requests a Variance for the Side Yard Setback where 10 feet is required and 1 foot exists, per § 223-17D. Schedule of Dimensional Regulations. The requested variance is 9.0 feet
- The Applicant requests a Variance for Rear Yard Setback where 20 feet is required and 1.49 foot minimum exists, per § 223-17D. Schedule of Dimensional Regulations. The requested variance is 18.51 feet.
- Applicant does not believe an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of this variance since the accessory structure has been in place for decades.
- The benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance.
- The applicant does not believe the requested variance is substantial since the accessory structure has been in place for decades.
- The applicant does not believe the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district since the accessory structure has been in place for decades.
- The applicant does not believe the difficulty was self-created. However, if the Zoning Board finds that the difficulty was self-created, the consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance.

Index of Drawings

Sheet 1 of 3	Site Plan
Sheet 2 of 3	Survey / Existing Conditions Plan
Sheet 3 of 3	Plans and Elevations

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Variance Application

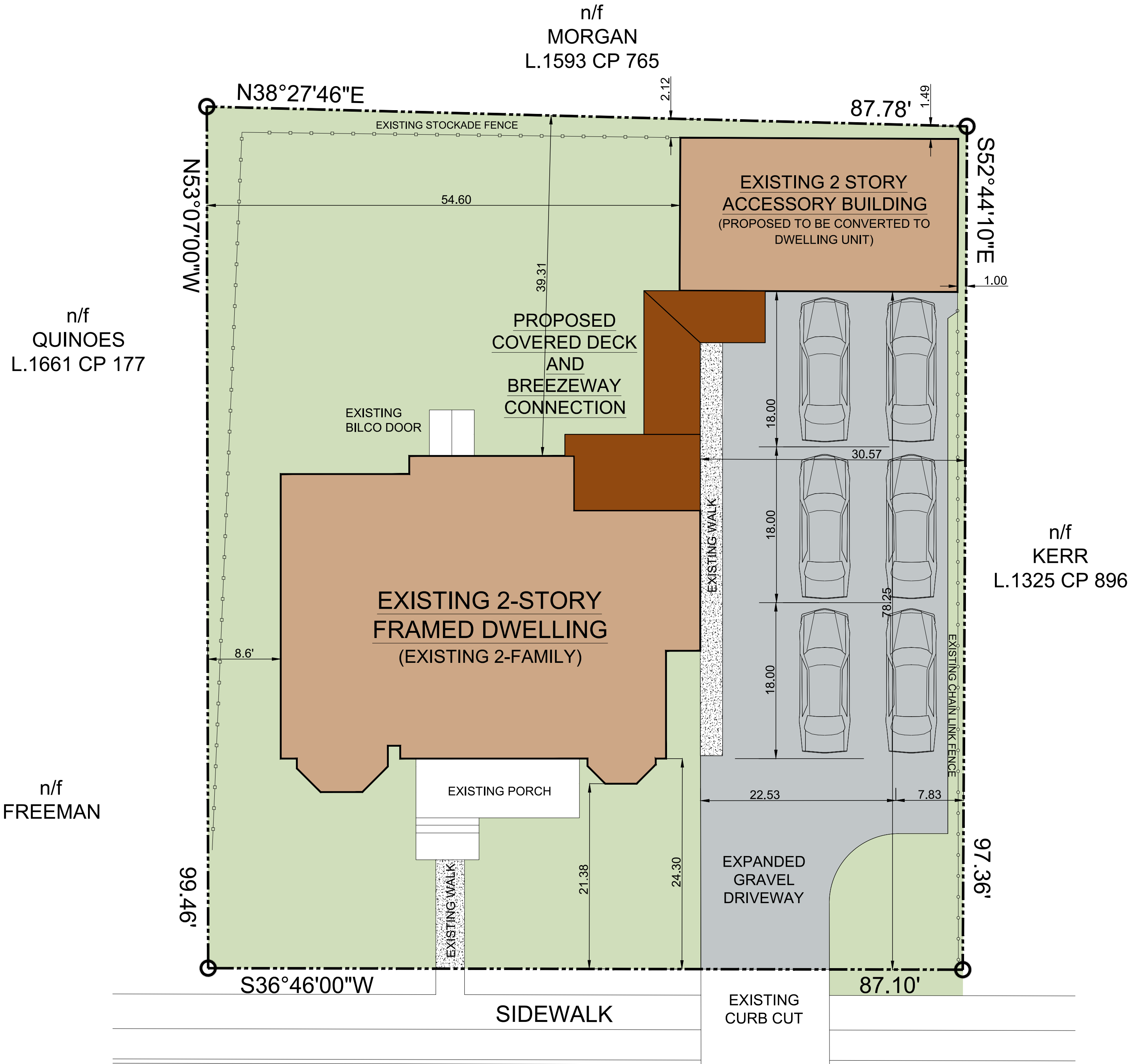
Sheet 1 of 3 - Site Plan

5 Willow Street

Beacon, New York
Scale: As Noted
September 24, 2024



Existing Photos

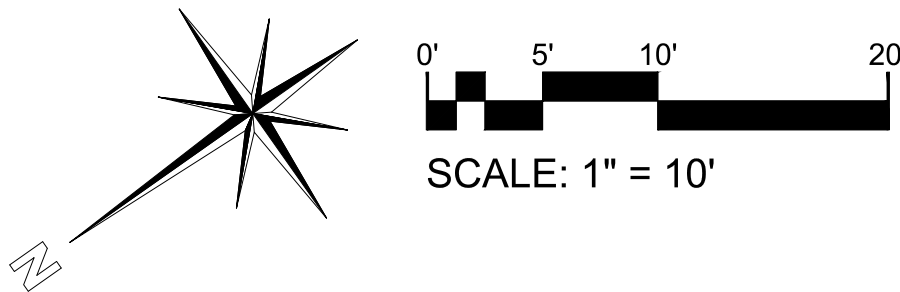


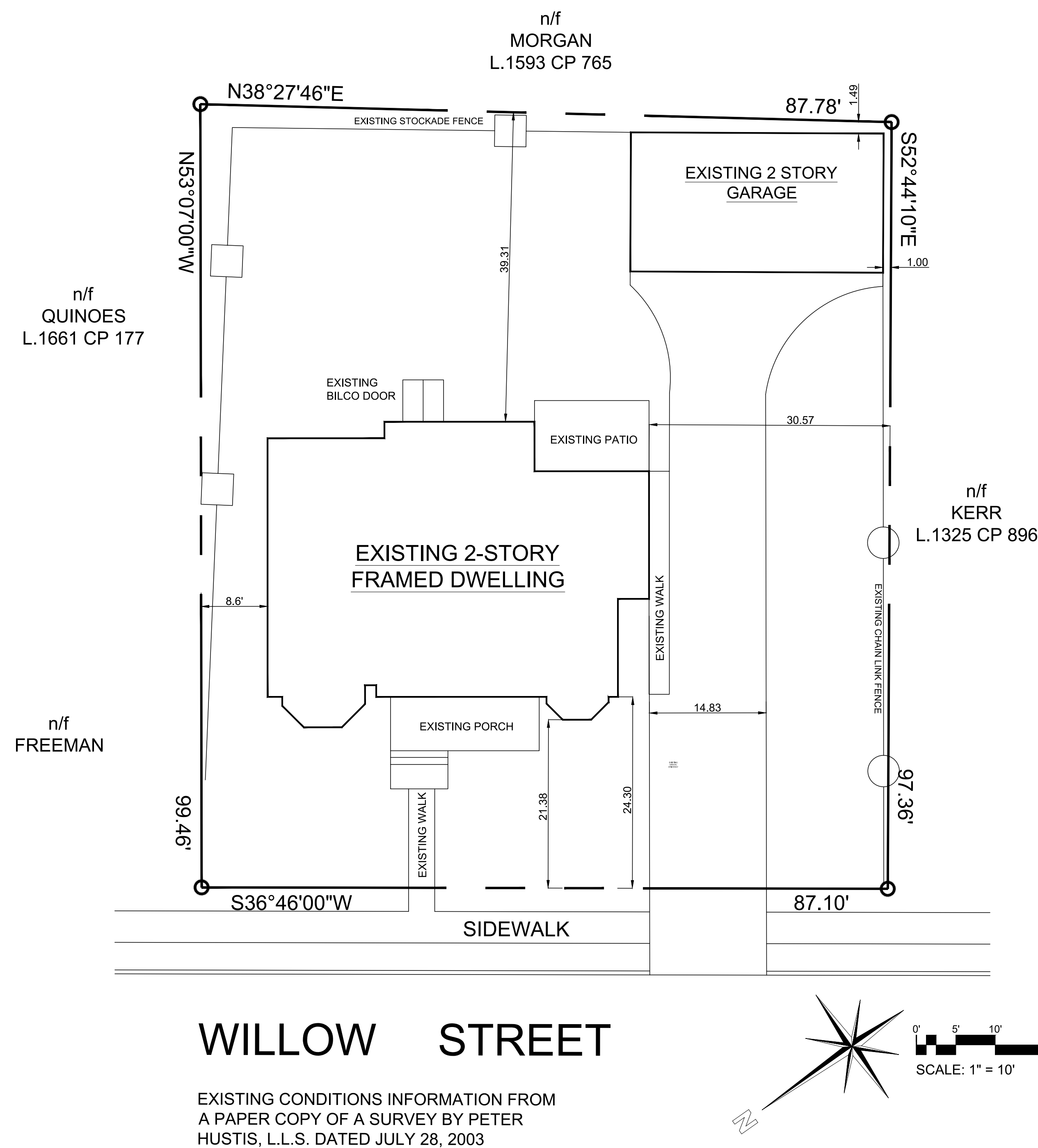
Site Plan

Scale: 1" = 10'

WILLOW STREET

SITE PLAN INFORMATION FROM A SURVEY
BY PETER HUSTIS, L.L.S. DATED JULY 28,
2003



[illegible]

Existing Conditions & Demolition Plan

Scale: 1" = 10'

WILLOW STREET

EXISTING CONDITIONS INFORMATION FROM
A PAPER COPY OF A SURVEY BY PETER
HUSTIS, L.L.S. DATED JULY 28, 2003

Variance Application

Sheet 2 of 3 - Survey / Existing Conditions Plan

5 Willow Street

Beacon, New York
Scale: As Noted
September 24, 2024

Owner:
Susan Battersby
5 Willow Street
Beacon, NY 12508

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

[illegible]

Scale: $\frac{1}{4}" = 1'-0"$



Scale: $\frac{1}{4}" = 1'-0"$

Variance Application

Sheet 3 of 3 - Plans & Elevations

5 Willow Street

Beacon, New York

Scale: As Noted

September 24, 2024

16

From: [Stephen Wiesmore](#)
To: [Mercedes Perez](#)
Subject: 5 Willow St - Variance App
Date: Tuesday, October 15, 2024 2:40:34 PM

Dear Miss Perez,

I am writing in regard to the Variance Application submitted by Susan Battersby for 5 Willow Street (30-5954-27-820961). Unfortunately, I will not be able to attend the upcoming hearing in person, but I wanted to express my thoughts and concerns as the owner of the adjacent property at 182 Main Street, which backs up to 5 Willow.

As a lifelong resident of Beacon, I am always pleased to see property owners taking steps to address blight and improve their properties. However, I do have two concerns regarding the request for a 1.49 ft rear yard setback.

First, I am wondering how this reduced setback may impact my own property, particularly with regard to any future plans I may have for development, including the potential placement of a storage shed or other structures.

Second, there is a tree on my property that is directly behind 5 Willow Street. With the proposed new structure so close to the property line, I am concerned that the tree could become a liability or need to be removed, which I would need to address.

I want to note that I am not opposed to the variance request, but I am concerned about how it may affect my property rights and responsibilities moving forward.

Thank you for considering my concerns. I would appreciate any clarification on how this variance might impact neighboring properties.

Best regards,
Stephen Wiesmore
323 633 5325
Owner, 182 Main Street

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Stephen Wiesmore
Artist / Entrepreneur
323 633 5325

City of Beacon Zoning Board of Appeals Agenda
10/16/2024

Title:

Consider a notification from the City of Beacon Planning Board on its intent to serve as the Lead Agency for Amended Concept Plan Approval in connection with a proposal to amend a previously approved Concept Plan and Amended Site Plan for two multi-family buildings with a total of 64 units and a separate office building with 23,124 square feet, for the property located at 248 Tioronda Avenue (Tax Grid No. 6054-45-012574). The Amended Concept Plan would change the use of one of the three buildings (i.e., Building 100) from a two-story office building to a three-story 36-unit multifamily apartment building, including four (4) workforce housing units, and associated modifications to the off-street parking areas corresponding to a reduction in off-street parking spaces from 214 to 164. Other site modifications include a proposed elevated Greenway Trail boardwalk platform to the island within Fishkill Creek, elimination of a retaining wall, installation of lighted bollards at the rear of Buildings 200 and 300, and the relocation of landscaping from an eliminated parking area to the north side of the entrance to Building 100. The Beacon City Council is the approval authority for the Concept Plan and the Planning Board is the approval authority for the Third Amended Site Plan Approval application.

ATTACHMENTS

[248 Tioronda COB PB lead agency ltr 10.4.24 ZBA.pdf](#)

[248 Tioronda PB 3.12.24 Amended-Site-Plan-App_81750-00.pdf](#)

[248 Tioronda PB 8.13.24 FEAF 073024.pdf](#)

[248 Tioronda PB 5.14.24 Amended-Site-Plans_81750-00.pdf](#)



City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

October 4, 2024

VIA EMAIL:

Zoning Board of Appeals of the City of Beacon
Attn: Jordan Haug, Chair
1 Municipal Plaza
Beacon, NY 12508

Subject: Designation of Lead Agency in Accordance with SEQRA
248 Tioronda Avenue, Beacon, NY 12508, Tax Grid No. 6054-45-012574

To Whom It May Concern:

The City of Beacon Planning Board is hereby notifying you that it has received from the Beacon City Council the referral of an application for Amended Concept Plan Approval in connection with a proposal to amend a previously approved Concept Plan and Amended Site Plan for two multi-family buildings with a total of 64 units and a separate office building with 23,124 square feet. The Amended Concept Plan would change the use of one of the three buildings (i.e., Building 100) from a two-story office building to a three-story 36-unit multifamily apartment building, including four (4) workforce housing units, and associated modifications to the off-street parking areas corresponding to a reduction in off-street parking spaces from 214 to 164. Other site modifications include a proposed elevated Greenway Trail boardwalk platform to the island within Fishkill Creek, elimination of a retaining wall, installation of lighted bollards at the rear of Buildings 200 and 300, and the relocation of landscaping from an eliminated parking area to the north side of the entrance to Building 100. The 9.18 acres site, known and designated as Parcel ID 6054-45-012574 (the "Property"), is located in the Fishkill Creek Development (FCD) zoning district and the Local Waterfront Revitalization Program (LWRP) area. The Beacon City Council is the approval authority for the Concept Plan and the Planning Board is the approval authority for the Third Amended Site Plan Approval application.

The City of Beacon Planning Board previously circulated for lead agency upon receipt of the Applicant's original application in or around 2013, and then recirculated upon receipt of subsequent applications for amendments to the original project. As Lead Agency, the Planning Board adopted a Negative Declaration on April 8, 2014 which was later amended by the Planning Board continuing in its role as Lead Agency on June 11, 2019, September 14, 2021 and May 14, 2024. The City of Beacon Planning Board hereby declares its continued intent to serve as the Lead Agency for the environmental review of the proposed action, which is classified as Type I pursuant to SEQRA. Enclosed for your use, if you choose, is a form for responding to the Planning Board.

In accordance with the requirements of SEQRA, enclosed for your review are Part 1 of the Environmental Assessment Form (EAF) which has been prepared by the project sponsor for the



City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

proposed action, and a copy of the applications and site plan. Agenda materials are also available online through the City of Beacon website: <https://beaconny.gov/index.php/agendas-minutes/>

Thank you.

John Gunn, Chair

JG/mp

Enclosures

Cc: Bruce Flower, Building Inspector, City of Beacon
Jennifer L. Gray, Keane & Beane P.C.
John Russo, P.E., Lanc & Tully Engineering & Surveying, P.C.
Natalie Quinn, KARC Planning Consultants, Inc.



City of Beacon
 Planning Board
 One Municipal Plaza, Suite 4
 Beacon, NY 12508
 Phone: 845-838-5002

DESIGNATION OF LEAD AGENCY RESPONSE FORM

To: City of Beacon Planning Board

Date: _____

From (agency name): City of Beacon Zoning Board of Appeals

Subject: **Designation of Lead Agency in Accordance with SEQRA**
 248 Tioronda Avenue, Beacon, NY 12508, Tax Grid No. 6054-45-012574

The City of Beacon Planning Board intends to continue to serve as the Lead Agency for the environmental review of the proposed action consisting of a proposal to amend a previously approved Concept Plan and Amended Site Plan for two multi-family buildings with a total of 64 units and a separate office building with 23,124 square feet. The Amended Concept Plan would change the use of one of the three buildings (i.e., Building 100) from a two-story office building to a three-story 36-unit multifamily apartment building, including four (4) workforce housing units, and associated modifications to the off-street parking areas corresponding to a reduction in off-street parking spaces from 214 to 164. Other site modifications include a proposed elevated Greenway Trail boardwalk platform to the island within Fishkill Creek, elimination of a retaining wall, installation of lighted bollards at the rear of Buildings 200 and 300, and the relocation of landscaping from an eliminated parking area to the north side of the entrance to Building 100.

The above identified agency: *(please check one below)*

- ☐ Has no objection to the Planning Board serving as Lead Agency.
- ☐ Takes no position with respect to the Planning Board serving as Lead Agency.
- ☐ Objects to the Planning Board serving as Lead Agency.

 Printed Name

 Signature

 Title

Mercedes Perez, Planning Board Secretary: mperez@beaconny.gov

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Beacon 248 Holdings LLC (Bernard Kohn)
Address: 147 Union Street, Suite 101
Poughkeepsie, NY 12601
Signature: _____
Date: _____
Phone: 917-696-4402

(For Official Use Only)

Application & Fee Rec'd

Initial Review

Public Hearing

Conditional Approval

Final Approval

Date Initials

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: LaBella Associates (Kyle Ahearn, PE), F/K/A The Chazen Phone: 845-454-3980
Companies
Address: 21 Fox Street Fax: 845-454-4026
Poughkeepsie, NY 12601 Email address: kahearn@labellapc.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 248 Tioronda Avenue, City of Beacon
Tax Map Designation: Section 6054 Block 45 Lot(s) 012574
Land Area: 9.18 acres Zoning District(s) Fishkill Creek Development (FCD) District

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: 64-unit multifamily development and 23,124 SF office building
Gross Non-Residential Floor Space: Existing 0 Proposed 23,124 SF
TOTAL: 23,124 SF
Dwelling Units (by type): Existing 0 Proposed 64
TOTAL: 64 units (29 1-bedroom, 28 2-bedroom, 6 3-bedroom, 1 4-bedroom)

ITEMS TO ACCOMPANY THIS APPLICATION

- One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.
- One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.
- An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

- a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
- b. Any reservations, easements or other areas of public or special use which affect the subject property.
- c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

- a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
- b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
- c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
- d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
- e. Finished floor level elevations and heights of all existing and proposed buildings.
- f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
- g. Existing pavement and elevations of abutting streets, and proposed modifications.
- h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
- i. Location and design of all existing and proposed water supply and sewage disposal facilities.
- j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
- k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
- l. Detailed landscape plan, including the type, size, and location of materials to be used.
- m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
- n. Location, size, type, and design of all existing and proposed business and directional signs.
- o. Written dimensions shall be used wherever possible.
- p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
- q. Statement of approval, in blank, as follows:

**Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein**

Chairman, City Planning Board

Date

APPLICATION FEES

Calculated fee for amendment of mixed use site plan with no increase in residential units or commercial sq ft = \$500

Site Plan	<u>Residential</u>	\$500 + \$250 per dwelling unit
	<u>Commercial</u>	\$500 + \$250 per 1,000 s.f.
Special Use Permit	<u>Residential</u>	\$500 + \$250 per dwelling unit
	<u>Commercial</u>	\$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	
Zoning Board of Appeals	Use Variance	\$500
	Area Variance	\$250
	Interpretation	\$250

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)	\$ 2,500	\$ 1,000	Current bills + \$1,000
6-15	\$ 7,500	\$ 2,500	Current bills + \$1,000
Over 15	\$ 15,000	\$ 5,000	Current bills + \$5,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	\$ 1,500	\$ 1,000	Current bills + \$500
Up to 3,000 s.f. gross floor area	\$ 2,500	\$ 1,000	Current bills + \$1,000
3,000 to 10,000 s.f. gross floor area	\$ 2,500 + \$0.50 per sq.ft. over 3,000	\$ 2,500	Current bills + \$2,500
Over 10,000 s.f. gross floor area	\$ 7,500 + \$0.50 per sq.ft. over 10,000	\$ 2,500	Current bills + \$2,500

ZONING

* if required by Chairman	Initial Deposit	Depleted to	Replenishment
Use Variance*	\$ 1,000	\$500	Current bills + \$500
Area Variance*	\$ 1,000	\$500	Current bills + \$500
Interpretation*	\$ 1,000	\$500	Current bills + \$500

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

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: Proposed Multifamily Development and Office Building

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.

	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	X	
LEGAL DATA		
Name and address of the owner of record.	X	
Name and address of the applicant (if other than the owner).	X	
Name and address of person, firm or organization preparing the plan.	X	
Date, north arrow, and written and graphic scale.	X	
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	X	
Approximate boundaries of any areas subject to flooding or stormwater overflows.	X	
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	X	
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures.	X	
Paved areas, sidewalks, and vehicular access between the site and public streets.		
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	X	
Other existing development, including fences, retaining walls, landscaping, and screening.	X	
Sufficient description or information to define precisely the boundaries of the property.	X	
The owners of all adjoining lands as shown on the latest tax records.	X	
The locations, names, and existing widths of adjacent streets and curb lines.	X	
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the properties.	X	

PROPOSED DEVELOPMENT	YES	NO
The location, use and design of proposed buildings or structural improvements.	X	
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	X	
Any proposed division of buildings into units of separate occupancy.	X	
The location, direction, power, and time of use for any proposed outdoor lighting.	X	
The location and plans for any outdoor signs.	X	
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	X	
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	X	
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	X	
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	X	
Any contemplated public improvements on or adjoining the property.	X	
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	X	
Elevations of all proposed principal or accessory structures.	X	
Any proposed fences or retaining walls.	X	
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	X	
Erosion and sedimentation control measures.	X	
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	X	
An indication of proposed hours of operation.		X
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	NA	

Hours of operation for the office use will be determined based on individual tenant(s).

Signature: _____

Date: 2/27/24

FOR OFFICE USE ONLY
Application #

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

INDIVIDUAL DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: Beacon 248 Holdings LLC (Bernard Kohn)

Address of Applicant: 147 Union St Suite 101, Poughkeepsie, NY 12601

Telephone Contact Information: 917-696-4402

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Beacon 248 Holdings LLC	147 Union St, Ste 101, Poughkeepsie, NY 12601	917-696-4402	12-10-2018	01-18-2019 at DC Clerk's Office

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☒ NO

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

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

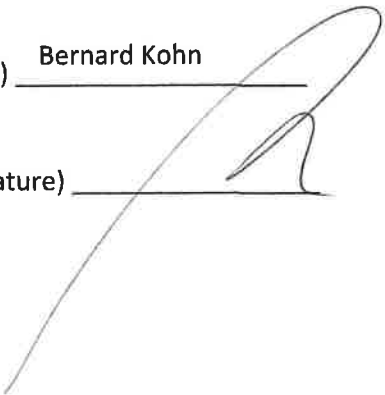
SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

☐ YES ☒ NO

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

(Print) Bernard Kohn

(Signature) 

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 223-62 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, JOIN 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 Beacon 248 Holdings LLC	Telephone Contact Information 917-696-4402
Principal Place of Business of Entity 147 Union St, Suite 101 Poughkeepsie, NY 12601	Place and date of incorporation Rockland County 03-29-2017
Method of Incorporation Limited Liability Corporation (LLC)	Official place where the documents and papers of incorporation were filed Rockland County

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest 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
Bernard Kohn	15 Sumter Road Airmont, NY 10952		100%

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.
Beacon 248 Holdings LLC	147 Union St, Ste 101 Poughkeepsie, NY 12601	917-696-4402	12-10-2018	01/18/2019 at DC Clerk's Office

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

☐

YES

☒

NO

Name	Employer	Position

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

☐ YES ☒ NO

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

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

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

☐ YES ☒ NO

Current Name	Other Names

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

Name	Address
Beacon 248 Development LLC	147 Union St, Suite 101, Poughkeepsie, NY 12601

SECTION H. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

SECTION I. 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.

☐

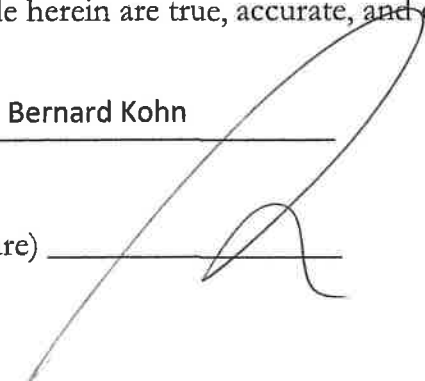
YES

☒

NO

I, Bernard Kohn being first duly sworn, according to law, deposes and says that I am (Title) Partner, an active and qualified member of the Beacon 248 Holdings 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) Bernard Kohn

(Signature) 

248 Tioronda Ave Project

Location:

248 Tioronda Ave
City of Beacon
Dutchess County, New York

Prepared for:

Beacon 248 Holdings LLC
248 Tioronda Ave
City of Beacon,
Dutchess County, NY

Prepared by:

LaBella Associates, D.P.C.
21 Fox Street, Suite 201
Poughkeepsie, NY 12601
845-454-3980

July 30, 2024



21 Fox Street | Poughkeepsie, New York 12601 | p 845-454-3980

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ENDNOTES

FIGURES

Figure 1: USGS Location Map

Figure 2: Orthophoto Tax Map

Figure 3: Land Use Map

Figure 4: Soils Map

Figure 5: Wetland, Stream, and Floodplain Map

Figure 6: NYSDEC Environmental Resource Map

Figure 7: NYSOPRHP Cultural Resource Information System (CRIS) Map

ATTACHMENTS

ATTACHMENT A: USFWS IPaC Trust Resource Report

ATTACHMENT B: May 6, 2019 NYSOPRHP SHPO Letter

PROJECT DESCRIPTION

Current Project

The Applicant, Beacon 248 Holdings LLC, is seeking approval for a revised concept plan and a waiver¹ from the Beacon City Council for the proposed redevelopment of the northern portion of the former Tuck Industries manufacturing site. The revised concept plan changes the use of Building 100 from a two-story office to a three-story multifamily apartment building with associated parking modifications. Pending City Council approval, amended site plan approval from the Planning Board will also be sought. The project site is situated in the Fishkill Creek Development (FCD) district, as designated by the City of Beacon Zoning Map. Development within this District requires both City Council and Planning Board approvals. A multifamily residential development is a permitted use in the FCD Zoning District. The City plans to seek a zoning text amendment for the FCD district which will address this project's increase in residential density. Since the COVID-19 pandemic and the current low demand for office space, the prior approved office use is no longer viable. This site is farther from Main Street than other office offerings making it less attractive for potential tenants. In an effort to increase public benefit, the Applicant has revised the Greenway Trail to include the island in Fishkill Creek, is in efforts to revise the easement to include the full island, removed the steps to increase ADA accessibility, and dedicated four public parking spaces for Greenway Trail users. Building 100 will add 36 units to Beacon's housing stock, including 4 workforce Housing Units. See Figure 1 for a USGS location map of the project site and see Figure 2 for an orthophoto map of the project site.

The 9.18-acre project site consists of two tax parcels identified as parcels 5954-16-993482 and 6054-45-012574 on the City of Beacon tax map, and is located at 248 Tioronda Ave, City of Beacon, Dutchess County, NY 12508. Building 100, formerly approved as a 25,400 SF two-story office building, is now proposed to be a 34,686 SF three story residential building. Buildings 200 and 300 will remain multifamily residential as previously approved. Municipal water and sewer service will continue to serve the site.

The FEAF was completed utilizing the NYSDEC EAF Mapper. The EAF Mapper tool sometimes indicates limited availability for certain digital data. Endnotes are provided for certain responses to provide clarification of or reference used for the response.

Project History

The current property owner and previous Applicant, Beacon 248 Development, LLC, received Concept Plan and Special Permit Approvals by the City of Beacon City Council on August 4, 2014, for the redevelopment of the site for a 100-unit multifamily residential development. The Planning Board was Lead Agency for the State Environmental Quality Review (SEQR), and a Negative Declaration was adopted on April 8, 2014, after determination that the project would not have any significant adverse environmental impacts. Planning Board Approvals for Subdivision (lot consolidation) and Site Plan were granted on January 13, 2015. The approved site plan layout included four residential buildings, a 1,200 SF clubhouse, and a swimming pool for use by residents only.

In 2017, the City Council adopted zoning amendments which included amendments to the FCD regulations. "Attached apartment and multifamily dwellings" is a permitted principal use that previously required a special permit from the City Council in the FCD District. However, the adopted zoning amendments eliminate the need for a special permit. When the site plan was amended to change Building 100 from residential to office use in 2020, the amended site plan was approved alongside the subdivision approval on April 18, 2020 and a Negative Declaration pursuant to SEQR was made on June 11, 2019.

¹ Per Section 223-41, the City Council is permitted to waive the 25% non-residential requirement. The revised concept plan is entirely residential and cannot meet the 25% requirement.

The Applicant is now seeking approval for a revised concept plan, a waiver (for the require 25% nonresidential area), and amended site plan for updates to Building 100 and parking. Building 100, formerly approved as a 25,400 SF two-story office building, is now proposed to be a 34,686 SF three story residential building. The proposed site plan provides 155 residential parking spaces (which includes 87 surface spaces and 68 spaces below building), 5 land banked spaces, and 4 greenway/ rail trail spaces, which totals 164 parking spaces (13 accessible spaces provided) and meets zoning requirements. The site plans for Buildings 200, Building 300, and the greenway remain the same as previously approved.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 248 Tioronda Ave Proposed Multifamily Development and Office Building		
Project Location (describe, and attach a general location map): 248 Tioronda Avenue (along Fishkill Creek), City of Beacon, Dutchess County, NY; Tax Parcel 6054-45-012574		
Brief Description of Proposed Action (include purpose or need): The Applicant, Beacon 248 Holdings LLC, is seeking approval for a revised concept plan and waiver from the Beacon City Council for proposed redevelopment of the northern portion of the former Tuck Industries manufacturing site. The revised concept plan changes the use of Building 100 from a two-story office to three-story multifamily apartment building with associated parking modifications. Pending City Council approval, amended site plan approval from the Planning Board will also be sought. The project site is situated in the Fishkill Creek Development (FCD) district, as designated by the City of Beacon Zoning Map. A multifamily residential development is a permitted use in the FCD Zoning District. The City plans to seek a zoning text amendment for the FCD district which will address this project's increase in residential density. Since the COVID-19 pandemic and the current low demand for office space, the prior approved office use is no longer viable. This site is farther from Main Street than other office offerings making it less attractive for potential tenants. In an effort to increase public benefit, the Applicant has revised the Greenway Trail to include the island in Fishkill Creek, is in efforts to revise the easement to include the full island, removed the steps to increase ADA accessibility, and dedicated four public parking spaces for Greenway Trail users. Building 100 will add 36 units to Beacon's housing stock, including 4 workforce Housing Units.		
Name of Applicant/Sponsor: Beacon 248 Holdings LLC (Bernard Kohn)	Telephone: 917-696-4402	
	E-Mail: berry@chaibuilders.com	
Address: 147 Union Street, Suite 101		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): (Same as Applicant)	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Beacon 248 Development, LLC	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	FCD Concept Plan Approval, Waiver, Zoning Text Amendment	Summer 2024
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Amended Site Plan approval	Summer 2024
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	DCDOH for water/sewer; DC Planning 239m referral	DCDOH Approved November 9, 2020
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC GP0-20-001	NOI Approved March 2021
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☒ Yes ☐ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☒ Yes ☐ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

Remediation Sites:314044, Remediation Sites:546031

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

If Yes, identify the plan(s):

C.3. Zoning

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

Fishkill Creek Development (FCD) District; refer to FEAF Narrative.

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

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? A zoning text amendment is being sought for additional residential density.

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?

City of Beacon Police Department with support from Dutchess County Sheriff's Department and NYS Police

c. Which fire protection and emergency medical services serve the project site?

City of Beacon Fire District

d. What parks serve the project site?

Hudson Highlands State Park, Memorial Park, South Avenue Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 9.18 acres

b. Total acreage to be physically disturbed? 7.03 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 9.18 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed?

iv. Minimum and maximum proposed lot sizes? Minimum Maximum

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

i. If No, anticipated period of construction: 12 months

ii. If Yes:

- Total number of phases anticipated

- Anticipated commencement date of phase 1 (including demolition) month year

- Anticipated completion date of final phase month year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☒ Yes ☐ No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	100
At completion of all phases	_____	_____	_____	100
				Increase of 36 units from approved plan.

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No	
If Yes,	
i. Total number of structures <u>3</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>3</u> stories height; <u>203.5'</u> width; and <u>70'</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>100,759</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

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

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

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

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

i. Total anticipated water usage/demand per day: _____ Total 17,710 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
Increase of 5,834 gpd from approved plan.
If Yes:

- Name of district or service area: City of Beacon water district
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

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

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

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

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

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

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

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes: Increase of 5,834 gpd from approved plan.

i. Total anticipated liquid waste generation per day: _____ Total 17,710 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 sewage

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

- Name of wastewater treatment plant to be used: Beacon STP
- Name of district: City of Beacon
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☒ Yes ☐ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____	

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>0.5</u> acres (impervious surface) _____ Square feet or <u>9.5</u> acres (parcel size) ii. Describe types of new point sources. <u>Point sources remain the same as the previously approved plan.</u> _____ 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)? <u>Stormwater management system which will discharge to Fishkill Creek</u> _____ • If to surface waters, identify receiving water bodies or wetlands: <u>Fishkill Creek</u> • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☐ Yes ☒ No ☐ Yes ☒ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
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? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☒ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No Refer to FEAF Narrative. If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ To be determined. ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Central Hudson Gas & Electric Corp. iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7:00 am to 7:00 pm • Saturday: _____ 7:00 am to 7:00 pm • Sunday: _____ NA • Holidays: _____ NA </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 24 hours (residential) • Saturday: _____ 24 hours (residential) • Sunday: _____ 24 hours (residential) • Holidays: _____ 24 hours (residential) </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7:00 am to 7:00 pm • Saturday: _____ 7:00 am to 7:00 pm • Sunday: _____ NA • Holidays: _____ NA	ii. During Operations: • Monday - Friday: _____ 24 hours (residential) • Saturday: _____ 24 hours (residential) • Sunday: _____ 24 hours (residential) • Holidays: _____ 24 hours (residential)
i. During Construction: • Monday - Friday: _____ 7:00 am to 7:00 pm • Saturday: _____ 7:00 am to 7:00 pm • Sunday: _____ NA • Holidays: _____ NA	ii. During Operations: • Monday - Friday: _____ 24 hours (residential) • Saturday: _____ 24 hours (residential) • Sunday: _____ 24 hours (residential) • Holidays: _____ 24 hours (residential)		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Temporary noise from construction activities will be limited to the hours of 7:00 AM to 7:00 PM Monday to Saturday, and all motorized equipment used in construction will be operated with a muffler, in compliance with the City of Beacon Code Chapter 149, Noise, Section 149-6.F. ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: All exterior lighting will be of such type and location and will have such shading to prevent the source of light from being seen from any adjacent residential property or from the street in accordance with Section 223-14.B of the zoning regulations. ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☒ Yes ☐ No If Yes: i. Describe proposed treatment(s): Typical treatments will be used. _____ _____ _____ ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☒ No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

iii. Specify amount to be handled or generated _____ tons/month

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☒ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☒ Aquatic ☒ Other (specify): school, animal rescue facility

ii. If mix of uses, generally describe:

City of Beacon highway garage, public school, single family residences, two family residence, vacant residential land, animal rescue facility, vacant FCD property, MTA railroad property, Greenway

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.30	2.89	+0.59
• Forested	3.50	2.63	-0.87
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.37	3.98	+1.61
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.31	0.31	0
• Wetlands (freshwater or tidal)	(1.81)	(1.81)	0
• Non-vegetated (bare rock, earth or fill)	0.70	0	-0.70
• Other Describe: _____	0	0	0

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No	
- If yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No - Explain: _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ >5 feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: Udorthents, smoothed 100 % _____ _____ % _____ _____ %	
d. What is the average depth to the water table on the project site? Average: _____ >3 feet	
e. Drainage status of project site soils: ☒ Well Drained: 45 % of site ☒ Moderately Well Drained: 45 % of site ☒ Poorly Drained 10 % of site	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 45 % of site ☒ 10-15%: 45 % of site ☒ 15% or greater: 45 % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No	
If Yes to either <i>i</i> or <i>ii</i> , 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 <u>862-237</u> Classification <u>C</u> - Lakes or Ponds: Name _____ Classification _____ - Wetlands: Name <u>Federal Waters, Federal Waters, Federal Waters,...</u> Approximate Size _____ - Wetland No. (if regulated by DEC) <u>NA</u> ☒	
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: <u>Principal Aquifer</u>	

m. Identify the predominant wildlife species that occupy or use the project site: _____ Common urban species _____ Refer to FEAF Narrative Section 10.0 _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: _____ • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ Atlantic Sturgeon, Shortnose Sturgeon _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: <u>Eligible property: Delahay-Ormsbee Residence, Eligible property: BIN 1006340 COOPERATION BRIDGE, Tioronda Estate-Craig ...</u> iii. Brief description of attributes on which listing is based: _____	☒ Yes ☐ No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒ Yes ☐ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☒ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>Refer to Endnotes. Wolcott Ave Bridge</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>SASS, NYSDC Trails, NYS Scenic Byways, Federal, State, County, and municipal recreation, State Park scenic trails, Historic Sites</u> iii. Distance between project and resource: _____ 0 (adjacent) miles.	☒ Yes ☐ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?	☐ Yes ☒ No ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Beacon 248 Holdings LLC (Bernard Kohn) Date July 30, 2024

Signature  Danielle Stark, agent for Applicant Title Planner / Project Manager, LaBella Associates



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



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediation Sites:314044, Remediation Sites:546031
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	314044, 546031
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314044, C314118, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-237
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Delahay-Ormsbee Residence, Eligible property:BIN 1006340 COOPERATION BRIDGE, Tioronda Estate–Craig House Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

1. Land Use and Zoning

According to the City of Beacon Municipal Code, a multifamily residential development is a permitted use in the FCD Zoning District. See Figure 3 for a land use map of the project site. Building 100 on the project site, formerly approved as a 25,400 SF two-story office building, is proposed as a 34,686 SF three story residential building with 36 dwelling units. Building 200 and Building 300 were previously approved for a total combined 64 dwelling units. With the proposed dwelling units from Building 100, the total number of proposed dwelling units for the entire project site is now 100 total dwelling units. As per Section 223-41.14.B of the City of Beacon Municipal Code, the:

“maximum number of dwelling units per acre of lot area, after deducting on all development proposals involving a total lot area of more than three acres any lot area with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland: 11.”

Given that the project total lot area is 9.18 acres, the lot area with slopes over 25% is 2.98 acres and the remaining land for dwelling unit calculation is 6.2 acres, the maximum number of dwelling units that is currently allowed for this project site is 68 units. The City plans to seek a zoning text amendment for the FCD district which will address this project's increase in residential density. Since the FCD is a mixed-use zoning district, the project's increase in residential units will allow for the critical density needed for future retail and service development.

As previously mentioned, Building 100 is now proposed for residential use instead of office use. According to Section 223-41.14.B of the Municipal Code, :

“a minimum of 25% of the total development's floor area shall be permitted nonresidential uses other than dwelling units or artist live/work spaces, which must be built out before or concurrently with the residential development of the site. Less nonresidential square footage may be granted by the City Council for the voluntary and guaranteed inclusion in the project of desirable environmental, transportation, or other substantial public benefits which would not otherwise be required of the project, as determined at the sole discretion of the City Council as part of the concept plan approval.”

Given that the proposed project no longer contains nonresidential uses, a waiver is being sought from the City Council for approval of solely residential use of the project site. Since the COVID-19 pandemic and the current low demand for office space, the prior approved office use is no longer viable. Furthermore, this site is farther from Main Street than other office offerings making it less attractive for potential tenants. The Applicant has sought out a commercial tenant to no avail. The Greenway Trail has been revised to include the island in Fishkill Creek. The Applicant is in the process of revising the Greenway Trail easement to include the full island. In addition, the Applicant has dedicated 4 public parking spaces for Greenway trail users. Prior approved greenway Trail included steps. New concept includes increased ADA Accessibility with removal of steps. Building 100 will add 36 units to Beacon's housing stock, including 4 workforce Housing Units.

City of Beacon Comprehensive Plan

The City of Beacon Comprehensive Plan, adopted on December 17, 2007, proposed a combination of new open spaces and parks balanced with new opportunities for commercial and residential development in several key areas of the City, including the former industrial sites along the Fishkill Creek. The 2007 Comprehensive Plan encouraged residential development at these old industrial

sites, and actually provided for greater density (15 dwelling units per acre), stating that: *“Allowing these lands to be built at greater densities represents an efficient use of land in a location capable of supporting this level of development. The City expects to benefit from this through the physical revitalization of these areas.”*

The Comprehensive Plan Update, adopted on April 3, 2017, (the “Plan”) reflects land use, demographic and socioeconomic changes that have taken place since the 2007 plan was adopted. The updated recommendations in the Plan address environmental protection, economic development, affordable housing and improved community services and facilities. The primary focus of the 2017 Plan is the waterfront and train station area; therefore, many of the policies and recommendations of the 2007 Comprehensive Plan that applied to the project site are still applicable.

The goals of the Plan that relate to *“Environmental Resources”* include to *“preserve environmentally significant features and create an open space system of sufficient size to reserve adequate areas for the protection of water related resources, wildlife, and land forms of particular environmental value. The rare assets of the City, such as the Hudson River and Fishkill Creek, should be protected, as should the Hudson Highlands on the slopes of Mt. Beacon”* and to *“encourage high environmental standards for development and infrastructure, develop sources of renewable energy and improve the environmental performance of City-owned property (page 24).”* One of the objectives of this goal is to *“establish and preserve open space corridors along Fishkill Creek and the Hudson River, and seek open space linkages to the large areas of open space in the Hudson Highlands on the slopes of Mt. Beacon”*. The proposed public Greenway Trail is consistent with this goal and objective, as the trail area along the creek is preserved with a conservation easement, and extends across the site to allow connection to adjacent properties along the creek.

The goal of the Comprehensive Plan that relates to *“Recreation and Community Facilities”* is that *“community services for all age groups should be provided consistent with the economic growth of the City and its available resources. Regional facilities should be encouraged to locate in the City. Develop a recreational open space system of sufficient size and locational qualities to meet the complete range of recreational needs for the people” (page 142).* An objective of this goal is to *“continue to develop Greenways along the Hudson River and Fishkill Creek for public recreation, and provide linkages to trails towards the Hudson Highlands and the slopes of Mt. Beacon”* and to *“determine the future use of the railroad tracks along Fishkill Creek for vehicles capable of utilizing the tracks or for a bicycle and pedestrian path, and implement the decision” (page 144).*

The project includes a Greenway Trail along the Fishkill Creek that will be accessible to the public and which can connect to adjacent properties. The proposed Greenway Trail is likely to alleviate some of the pressure on other public parks and recreational facilities in the city.

Based on this information, the project is consistent with the City of Beacon Comprehensive Plan.

City of Beacon Local Waterfront Revitalization Plan (LWRP)

The project is consistent with the Beacon LWRP. Policy #25 of the LWRP adopted March 7, 2011, lists 13 viewsheds that should be protected which contribute to the scenic quality of the coastal area. None of the views extends over the subject development site, or over any nearby site in the Fishkill Creek Corridor. The project is consistent with the applicable LWRP recommendations for development in scenic viewsheds, including setback from the Fishkill Creek shoreline to preserve the privacy and some grade-separation of the pedestrian trail along the Creek. Section 12.0, Community Character, provides a description of the proposed architecture and preliminary information regarding visual impacts. Since the project is consistent with the LWRP, no significant adverse impacts are anticipated.

A Coastal Consistency assessment was undertaken as part of the April 18, 2020 approval. This consistency assessment continues to apply to the project as the overall design (including the setback to the Fishkill Creek shoreline) has not changed and the greenway continues to be proposed.

2. Water Usage / Wastewater Generation

The project will be served by City of Beacon municipal water and sewer service. A 12" water main and 8" sewer main are located along Tioronda Avenue. Sewage generated from residential buildings will be conveyed via gravity flow to an onsite sewage pump station, where it will be pumped via force main and tapped in to the existing 2-inch fiberglass pipe which extends under the railroad property and ties into the City sewer system.

According to the NYSDEC Design Standards for Intermediate-Sized Wastewater Treatment Systems, March 2014, an apartment is expected to result in 110 gallons per day (gpd) per bedroom water usage and wastewater generation, which incorporates a reduction for the use of water saving plumbing fixtures. This project proposes 47 one-bedroom units, 46 two-bedroom units, 6 three-bedroom units, and 1 four-bedroom unit, for a total of 161 bedrooms in the 100 apartment units. The project with 161 bedrooms would be expected to result in 17,710 gallons per day water usage and wastewater generation. Therefore, the total estimated water usage and wastewater generation for the project is estimated to be 17,710 gpd, which is 5,834 gpd more than the prior office use.

The project site is located within the City of Beacon water district and City of Beacon sewage treatment plant. The project will maintain existing infrastructure connections and no improvements are proposed. The City is anticipated to have adequate capacity to serve the project. As a result, the project will not result in a significant adverse impact on surface or groundwater quality or quantity.

3. Stormwater

Point sources remain the same as the previously approved plan. They include piped end sections from the project's subsurface collection & conveyance pipes. The areas of new development are treated to NYSDEC Standards for new development prior to discharge. The areas of redevelopment are partially treated in accordance with NYSDEC requirements.

4. Traffic and Parking

Traffic

Access to the project site is provided from Tioronda Avenue over an at grade crossing easement granted by the MTA. As part of the modified concept plan, there is no proposed change in access from the approved plan. Based on information provided in traffic analyses from 2013 and 2014, and as acknowledged in the previous approval, the capacity of the Wolcott and Tioronda Avenues intersection could support an additional 833 multifamily units during the am peak and 681 units on the pm peak OR an additional 258,000 SF of general office at the AM peak and 260,000 SF at the PM peak, and still maintain a LOS of "B". Therefore, the removal of the previously approved office space, and increase of 36 residential units will not result in significant adverse impacts to the traffic network. Temporary traffic generated during demolition and construction activities includes construction employees and the delivery of equipment and materials. The project is not expected to result in any adverse impacts in regard to temporary traffic during construction.

Parking

According to Section 223-26(F) of the City of Beacon Code, the Fishkill Creek Development (FCD) zoning district requires 1 space per dwelling plus $\frac{1}{4}$ space for each bedroom, which results in a minimum of 141 parking spaces and 5 accessible spaces required for this project. The proposed site plan provides 155 residential spaces (which includes 87 surface spaces and 68 spaces below building), 5 land banked spaces, and 4 greenway/ rail trail spaces, which totals 164 parking spaces (13 accessible spaces provided) and exceeds these requirements. Compared to the 217 parking spaces approved in April 2020, the proposed parking plan represents a 24% decrease in parking space.

5. Soils

The following table (Table 1) provides the soil characteristics for each soil type expected to be found on the project site, according to available Geographic Information Systems (GIS) information (Figure 4) and the USDA Natural Resources Conservation Service Web Soil Survey website.

Previous analysis regarding steep slopes remains unchanged. Therefore, the project is not expected to result in any significant adverse impacts related to soils or topography.

Table 1: Soil Composition at Project Site

Soil Symbol	Soil Type	Slopes	Drainage	Depth to Water Table (Feet)	Depth to Bedrock (Inches)
Ud	Udorthents, smoothed	mostly 0 to 8% but 8 to 25% on sides of excavations and along highways	somewhat excessively to moderately well	>3.0 Nov-Jun	>60
W	Water	NA	NA	0	NA

6. Wetlands and Surface Waters

As in the Approved Plan, there are no proposed impacts to wetlands or the Fishkill Creek. Therefore, no significant adverse impacts to water resources are anticipated as a result of the project.

7. Floodplain

As in the Approved Plan, there is no building construction is proposed within Zone AE.

8. Endangered, Threatened and/or Rare Species and Significant Natural Communities

According to the NYSDEC EAF Mapper, there are known occurrences of Atlantic Sturgeon and Shortnose Sturgeon on or near to the project site. Previously, NYSDEC indicated the occurrence of the Bald Eagle in the vicinity of the project site, but occurrence is no longer identified by the NYSDEC. The NYSDEC recommends that the project work be conducted so as to avoid significant impacts to the water quality of Fishkill Creek, including erosion and run-off of sediments, nutrients, and pollutants.

As in the Approved Plan, the project involves no in water work, does not propose any marina or boating activities, and the project will retain much of the wooded vegetation along Fishkill Creek. Moreover, the activities proposed on the site are less disruptive than previous on-site activities associated with the former manufacturing facility and the Metro-North railroad. Finally, an Erosion and Sediment Control Plan will be provided and shall be employed during the construction phase to protect off-site waters from the adverse effects of sedimentation and erosion.

The US Fish & Wildlife Service (USFWS) IPaC Official Species List (Attachment A) indicates the potential for the Indiana Bat, Northern Long Eared Bat, and Tri-colored Bat in the vicinity of the project site. The USFWS List indicates that there are no critical habitats within the project area under USFWS jurisdiction. Table 2 below details the habitats for the aforementioned species. As part of the previous coordination with the USACE, the USFWS requested that the project limit tree clearing to October 1 to March 31, minimize removal of large trees, use cut-off lighting, and not use pesticides or herbicides in any stormwater basins. This stipulation was noted on the Title Sheet of the Approved Plan and remains in the proposed amended plan.

Therefore, no significant adverse impacts to endangered, threatened or rare species are anticipated as a result of the project.

Table 2: Suitable Habitat Requirements for Potential ETR Species

Species Name	Regulatory Status	Preferred Habitat
Atlantic Sturgeon (<i>Acipenser oxyrinchus</i>)	Federally and State-listed Endangered	During spawning, the Atlantic sturgeon can be found in the freshwater and brackish/salt water regions of the Hudson River north to Albany, but the species is usually confined to the deeper parts of the river. The adults spend most of their time at sea and the juveniles spend the first few years of their lives in freshwater streams.
Shortnose Sturgeon (<i>Acipenser brevirostrum</i>)	Federally and State-listed Endangered	In New York State, shortnose sturgeon inhabit the Hudson River estuary. These fishes reportedly prefer deep pools with soft substrates and vegetated bottoms, but individuals may vary in preference for various water depths and substrate types (Seibel 1991 cited in NatureServe 2003). Adults have separate summer and winter areas, moving upstream and downstream with the seasons. Spawning occurs upriver from summer foraging and nursery grounds. Spawning occurs over rubble substrate with some gravel and large rocks (Carlson 2003). Larvae may drift with the current near the river bottom. In the Hudson River, larvae are generally found between Albany and Poughkeepsie. Juveniles remain in the river near the salt front. Older individuals spend time in the lower estuary or possibly go out to sea (Carlson 1986).
Indiana bat (<i>Myotis sodalis</i>)	Federally and State-listed Endangered	Suitable summertime roosting habitat is characterized by wooded areas with trees that have sun exposure for at least half of the day, are ≥ 3 in. diameter at breast height (dbh), and exhibit specific physical traits (e.g., exfoliating bark, crevices, dead limbs, snags). Hibernation sites include caves and mines with stable temperatures and relatively high humidity (usually above 74%) for overwintering. Suitable foraging habitat includes riparian/floodplain forests, upland forests, as well as open fields and pastures with scattered trees.
Northern long-eared bat (<i>Myotis septentrionalis</i>)	Federally and State-listed Endangered	The reproductive habits of this bat are not well known. It is believed that they behave similarly to the Indiana bat, with the females congregating in maternity colonies in the spring, often using trees with cavities, crevices, and loose bark for daytime roosts. They may also roost in buildings and behind shutters. They are associated with mature interior forest and may prefer foraging on forested ridges and hillsides.
Tri-colored bat (<i>Perimyotis subflavus</i>)	Federally-proposed Endangered; State- not listed	Tri-colored bats may roost in habitats including open woods near water and they may select roosts in buildings, crevices of cliffs and rocks, or in or below the canopy of live or recently dead trees that retain some dead or live leaves. They tend to select roosts that are away from roads, in unharvested woods with high habitat heterogeneity, or in the unharvested riparian buffer of a partially harvested stand. They over-winter in humid areas deep within caves and mines with a constant temperature of around 52-55F. They may range 5 miles from a roost to forage. Wooded riparian areas are likely an important foraging habitat for this species during the summer. They may also forage in woods or along waterways or forest edges. Tri-colored bats may enter the hibernacula earlier in the fall and leave later in the spring compared to other species. Tri-colored bats breed in the fall and may breed again in the spring, coinciding with ovulation.
Sources: New York Natural Heritage Program, Online Conservation Guides, Accessed in 2017, 2024. USFWS Species Search, Accessed in 2024.		

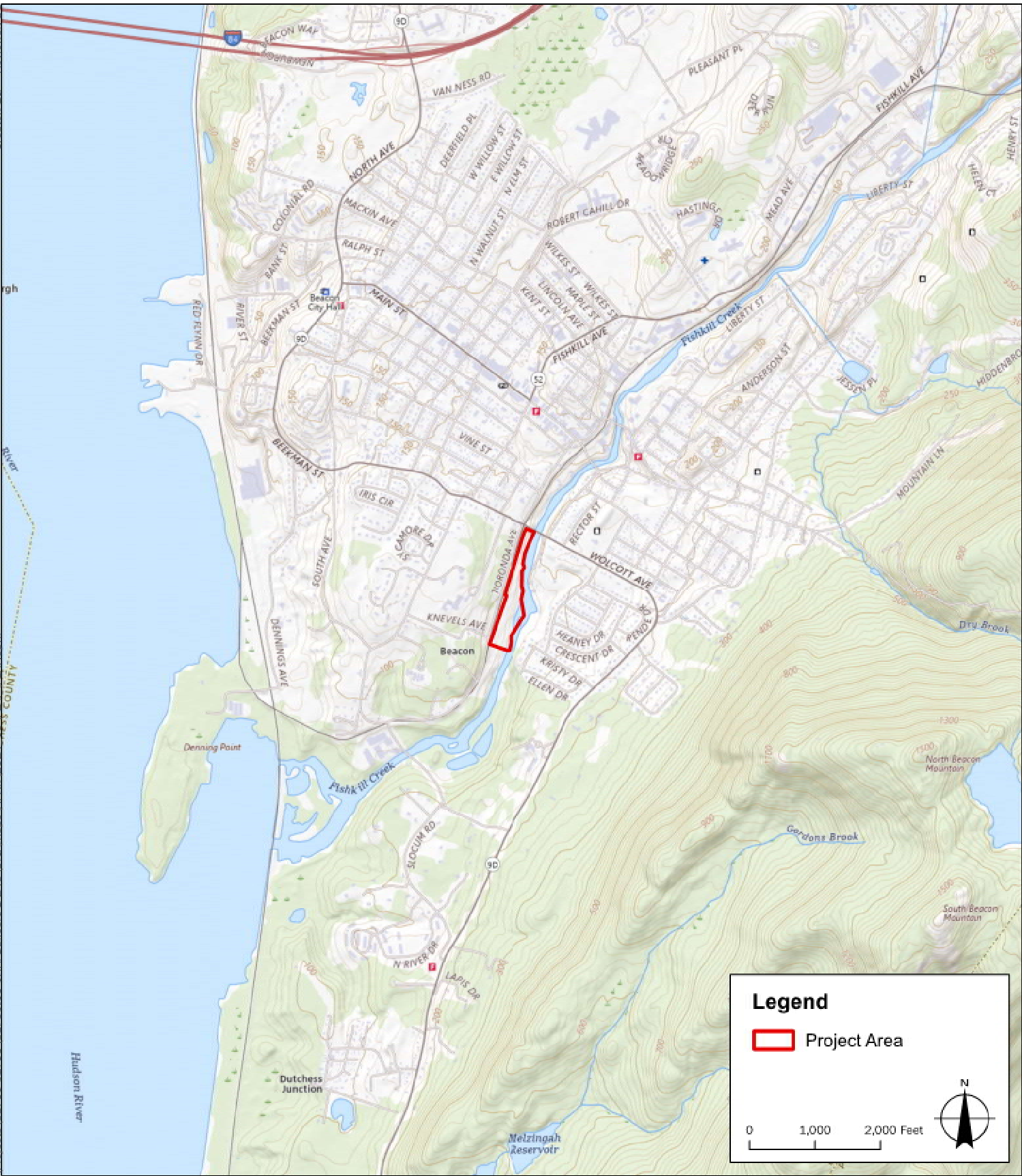
9. Cultural / Historic Resources

According to the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 7), the project site is not substantially contiguous to nor does it contain a building site, or district, listed on the National or State Register of Historic Places. The CRIS mapping indicates that the Wolcott Avenue bridge over the Fishkill Creek (aka Cooperation Bridge) was determined to be eligible for listing on the Register (evaluated under NYSOPRHP Project Number 93PR0331, USN 02741.000362). The mapping also shows the project site as being located within a known archaeologically sensitive area.

In a May 6, 2019 letter, NYSOPRHP concluded that the project will have no adverse impact to historic or cultural resources (Attachment B). The proposed Greenway Trail extension to tax parcel 6054-37-037625 (23 – 28 Creek Drive) as part of the project would occur in an area that has already been disturbed; therefore, it is anticipated that NYSOPRHP's determination will remain the same, and no impacts to cultural resources will occur.

FIGURES

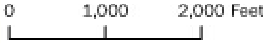




Legend

 Project Area





Sources:
1. Project Area: LaBella, 2024; Regrid, 2024
2. Streets: NYS GIS Program Office 2023
3. Basemap: USGS Topo Map

 **LaBella**
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248 Tirona Avenue,
City of Beacon,
Dutchess Co., New York

CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

USGS Location
Map

FIGURE 1

Path: \\nasd-lab\Legacy\Chazen\Projects\81700-81789\81750_00_CHAI_Builders_B-248\DIG_Maps\APRX\2024_05\FEAF\FEAF.aprx
Creator: EG Reviewer: DS

Legend

Project Area

Tax Parcel Boundary

0125250

Feet

N



- Sources:
- 1. Project Area: LaBella, 2024
 - 2. Tax Parcels: Regrid, 2024
 - 3. Streets: NYS GIS Program Office, 2022
 - 4. Basemap: Bing Maps

LaBella
Powered by partnership

248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

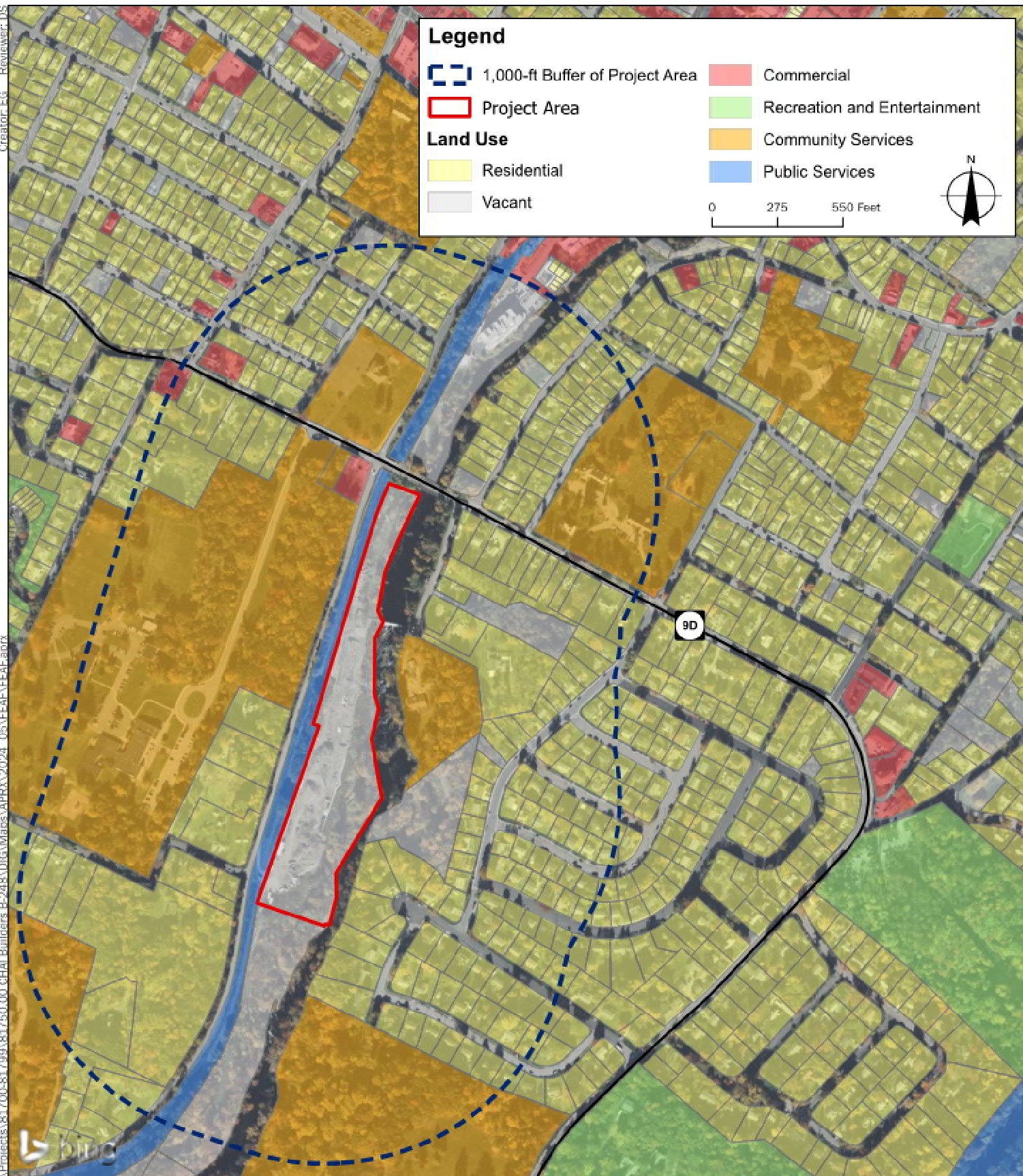
CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

Orthophoto
Tax Map

FIGURE 2

Path: \\vaash.la-bella.com\Legacy\Chazen\Projects\81700-81799\81750.00 CHAI Builders B-248\DIG Maps\APR\2024_05\FEAF\FEAF.aprx
Creator: EG Reviewer: DS



- Sources:
1. Project Area: LaBella, 2024
 2. Tax Parcels: Regrid, 2024
 3. Land Use: Regrid, 2024
 4. Streets: NYS GIS Program Office, 2023
 5. Basemap: Bing Maps



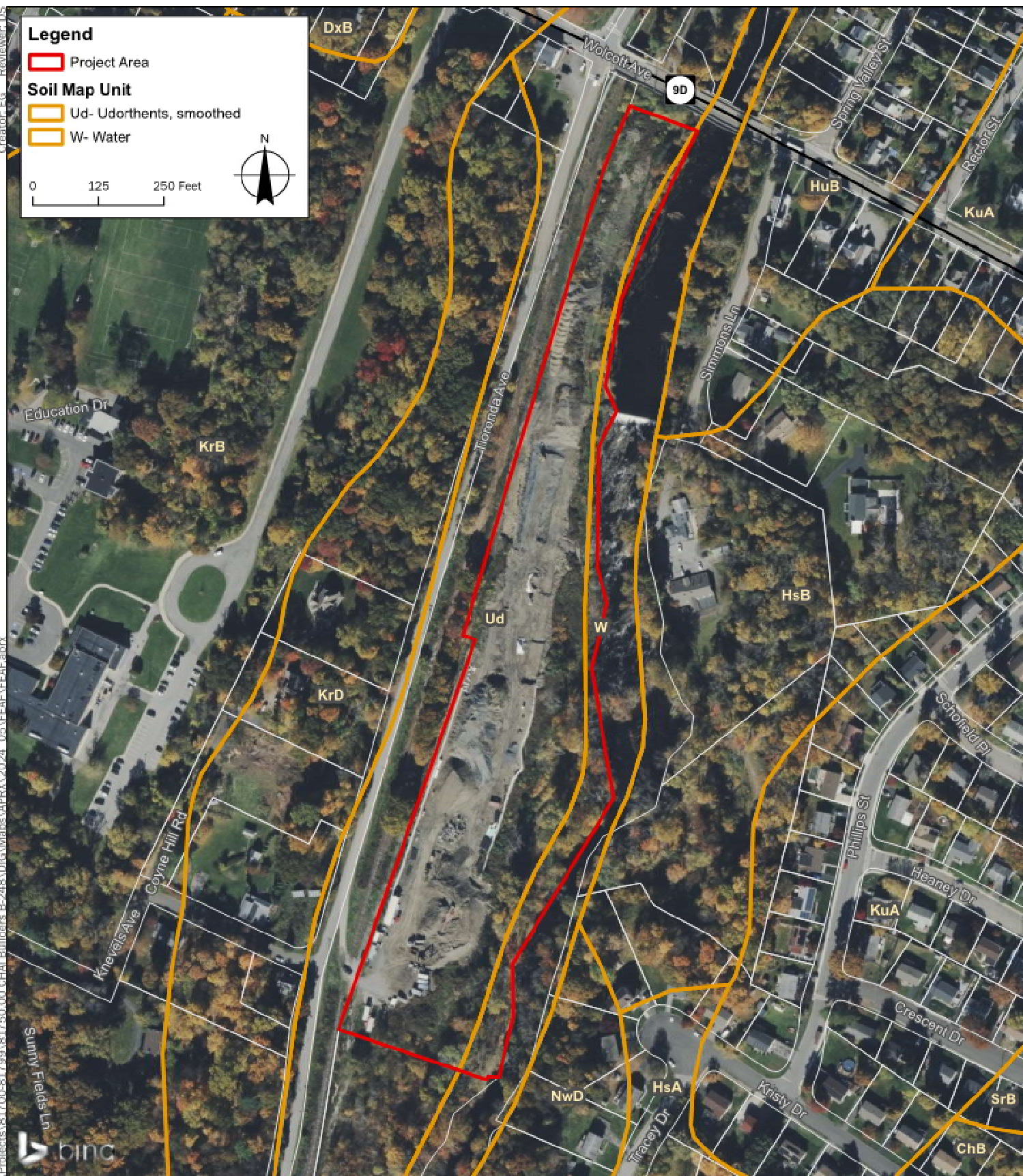
248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

Land Use
Map

FIGURE 3



Sources:

1. Project Area: LaBella 2024; Regrid 2024
2. Soil Map Unit: USDA/NRCS 2021
3. Streets: NYS GIS Program Office 2023
4. Basemap: Bing Maps



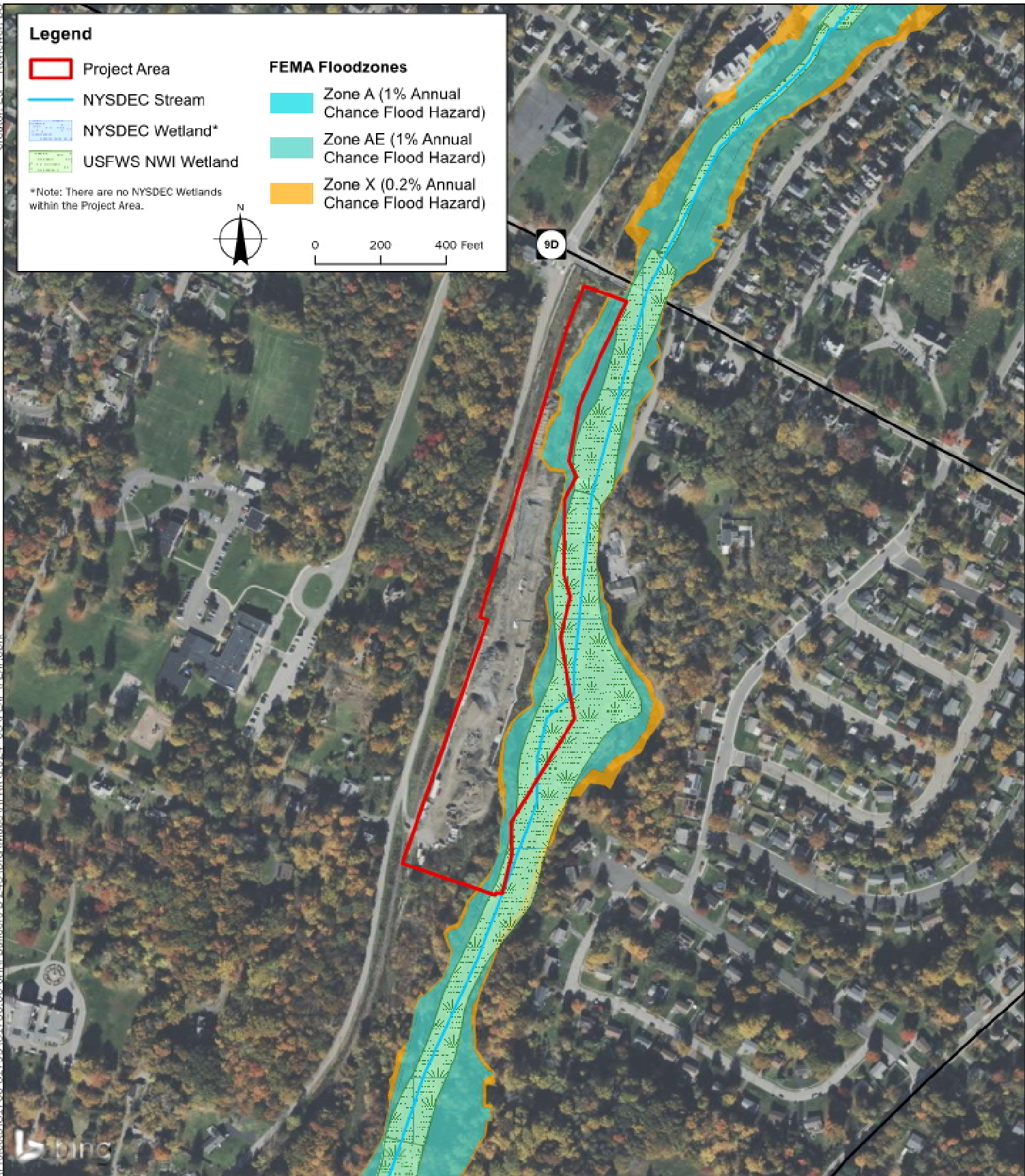
248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

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B-248

LaBella Project No: CZ81750
Date: 6/3/2024

Soil Map

FIGURE 4



- Sources:
1. Project Area: LaBella, 2024; Regrid, 2024
 2. NYSDEC Streams: NYSDEC, 2021
 3. NYSDEC Wetlands: NYSDEC, 2006
 4. NWI Wetlands: USFWS, 2022
 5. Flood Zones: FEMA, 2021
 6. Streets: NYS GIS Program Office, 2023
 7. Basemap: Bing Maps



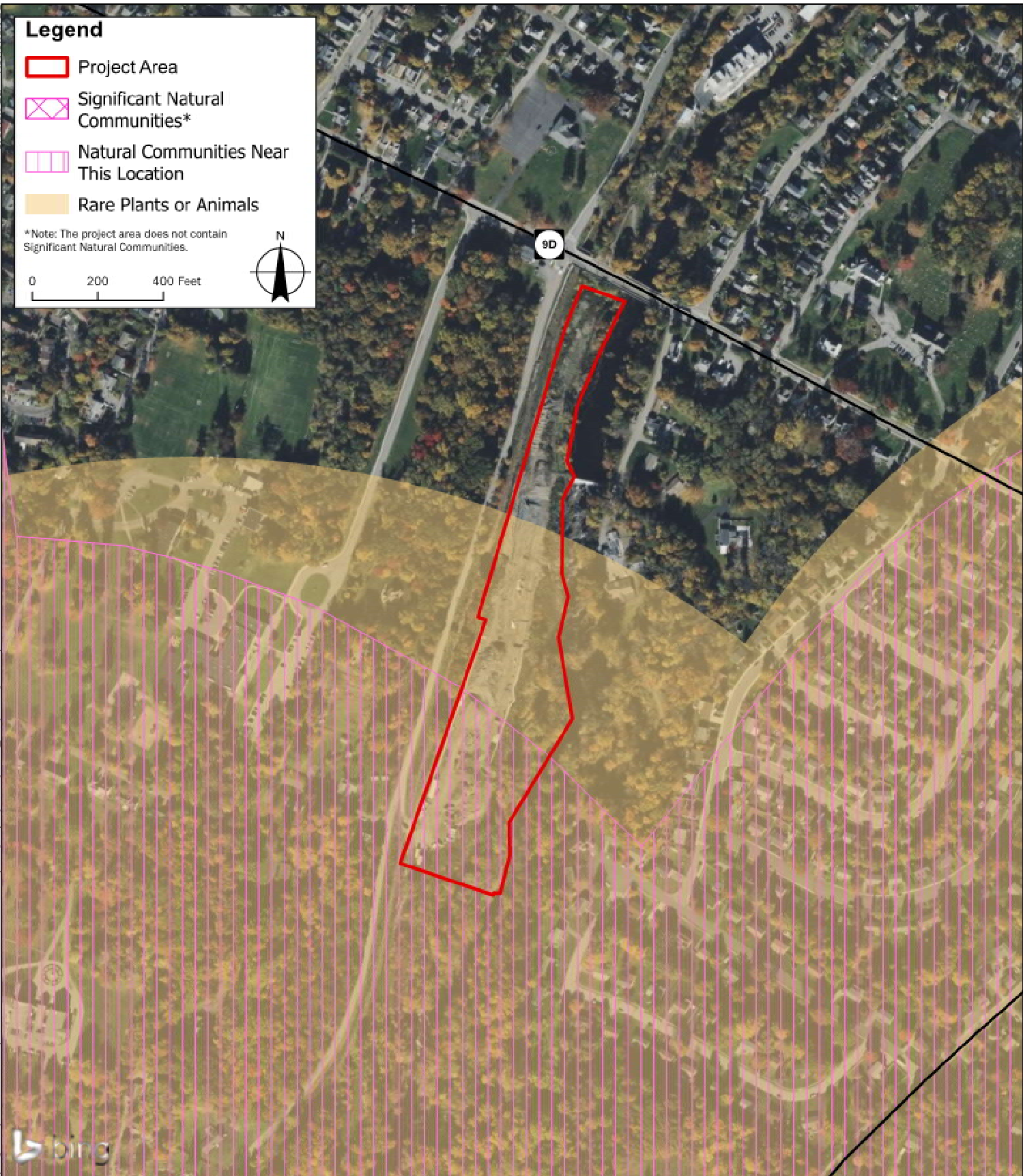
248 Tironda Avenue,
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Dutchess Co., New York

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LaBella Project No: CZ81750
Date: 6/3/2024

Wetland, Stream,
and Floodplain
Map

FIGURE 5



Sources:
1. Project Area: LaBella, 2024; Regrid, 2024
2. Rare Plants or Animals and Significant Natural Communities: NYSDEC Environmental Resource Mapper (ERM), 2024
3. Streets: NYS GIS Program Office, 2023
4. Basemap: Bing Maps



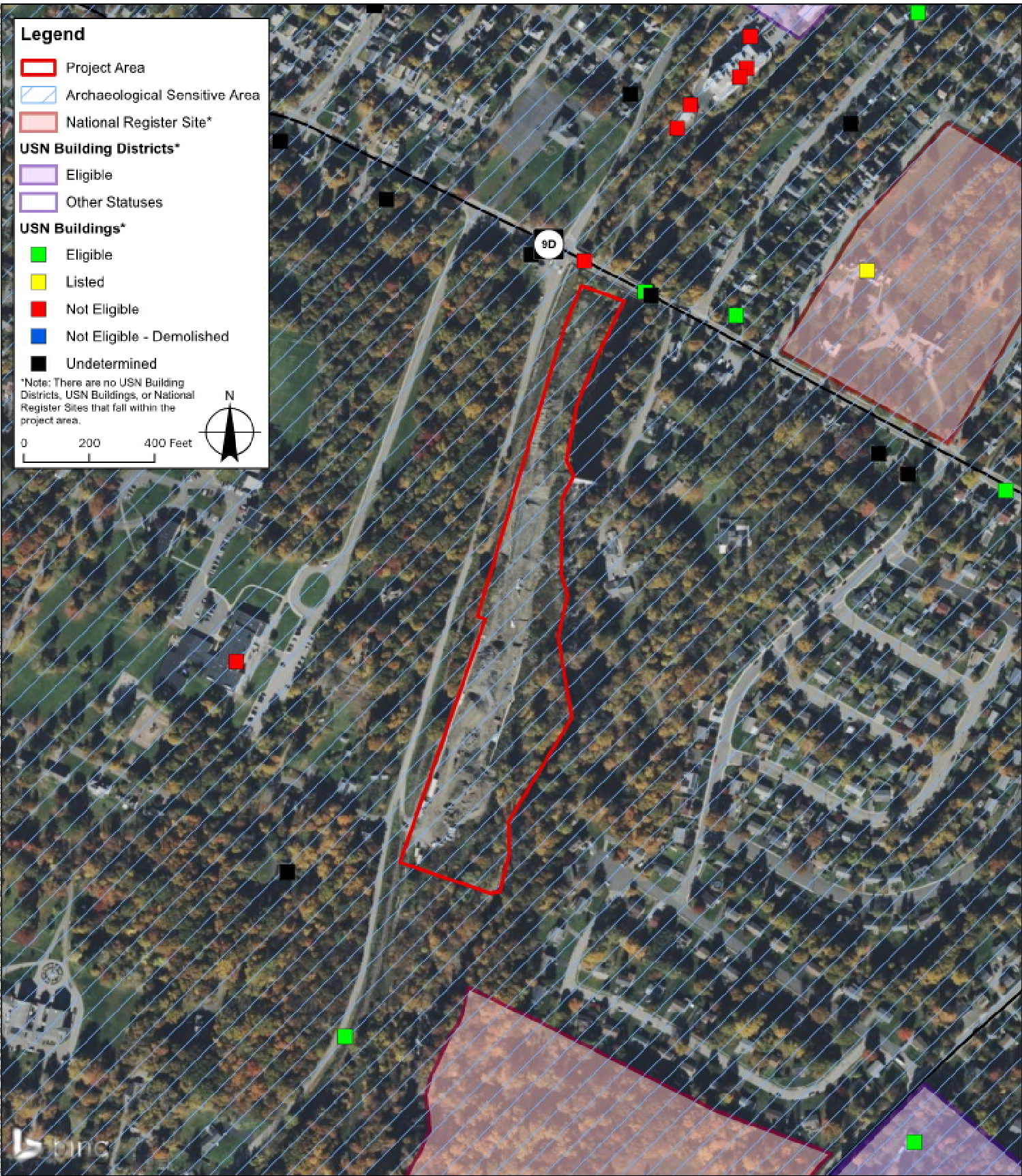
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Dutchess Co., New York

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B-248

LaBella Project No: CZ81750
Date: 6/3/2024

NYSDEC
Environmental
Resource Map

FIGURE 6



Sources:
1. Project Area: LaBella, 2024; Regrid, 2024
2. Archaeologically Sensitive Areas/National Register Sites/USN Buildings/USN Building Districts: NYSOPRHP Cultural Resource Information System (CRIS), 2024
3. Streets: NYS GIS Program Office, 2023
4. Basemap: Bing Maps



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B-248

LaBella Project No: CZ81750
Date: 6/3/2024

NYSOPRHP
Cultural Resource
Information System
(CRIS) Map

FIGURE 7

ATTACHMENTS

ATTACHMENT A: USFWS IPaC Trust Resource Report

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Dutchess County, New York



Local office

New York Ecological Services Field Office

☎ (607) 753-9334

📅 (607) 753-9699

✉ fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below.

Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Aug 31

Golden Eagle *Aquila chrysaetos*

Breeds elsewhere

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1680>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

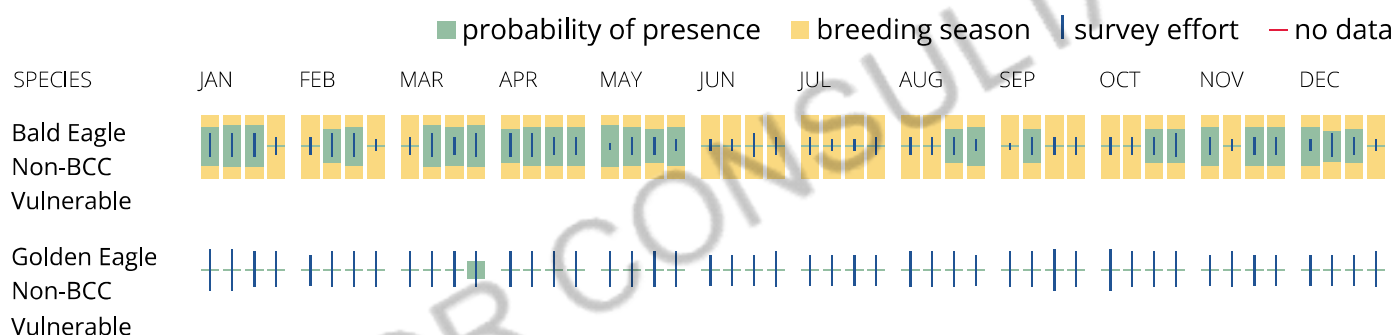
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid

cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around

your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Aug 31
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Black-capped Chickadee <i>Poecile atricapillus praticus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 10 to Jul 31
Bobolink <i>Dolichonyx oryzivorus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
Cerulean Warbler <i>Setophaga cerulea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 27 to Jul 20

Chimney Swift *Chaetura pelagica*

Breeds Mar 15 to Aug 25

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Golden Eagle *Aquila chrysaetos*

Breeds elsewhere

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1680>

Prairie Warbler *Setophaga discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Prothonotary Warbler *Protonotaria citrea*

Breeds Apr 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Rusty Blackbird *Euphagus carolinus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Wood Thrush *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

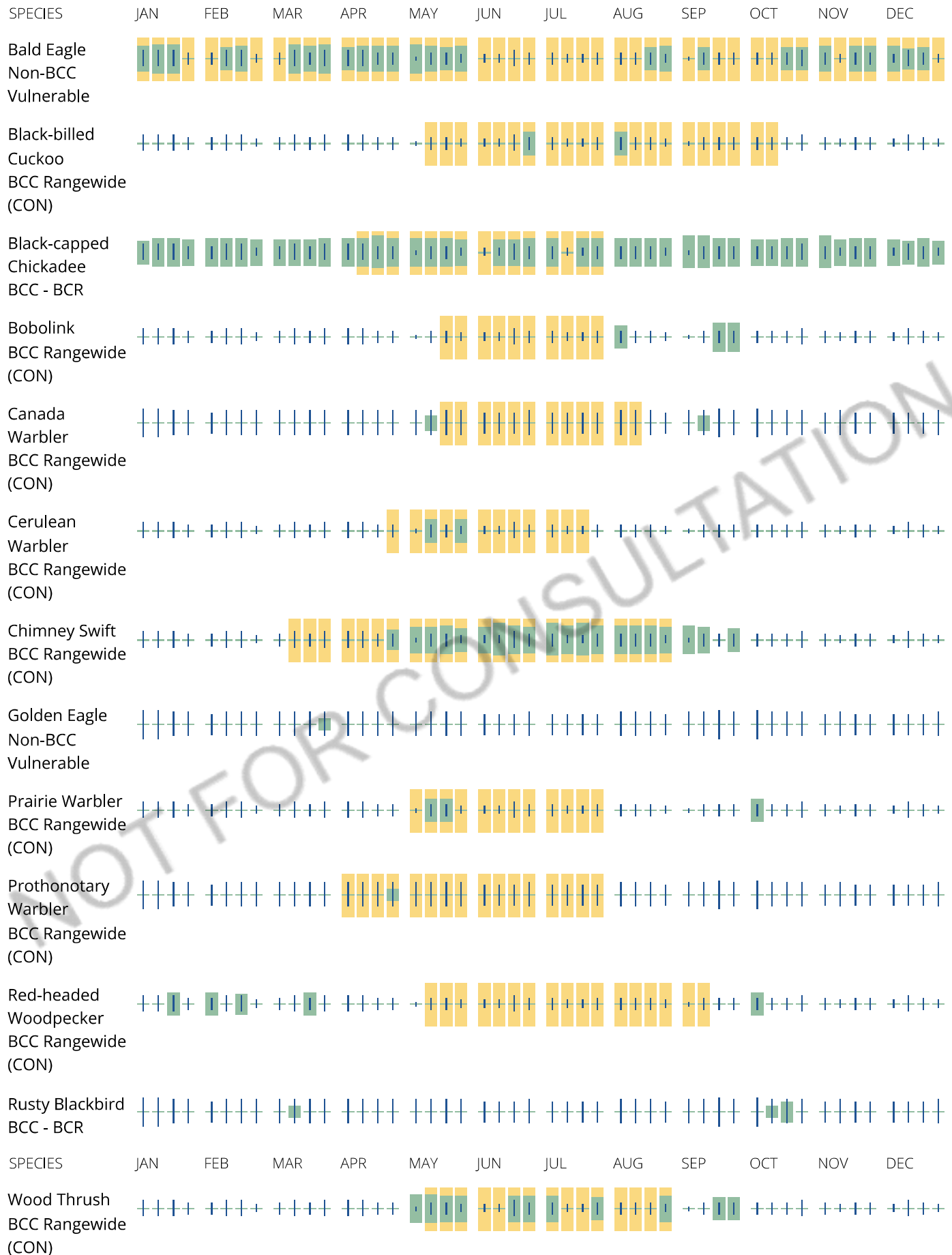
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or

minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

ATTACHMENT B: May 6, 2019 NYSOPRHP SHPO Letter



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

May 6, 2019

Ms. Doborah Hubbard
The Chazen Companies
21 Fox Street
Poughkeepsie, NY 12601

Re: DEC
Beacon 248 Development LLC; Tioronda Avenue
248 Tioronda Avenue
Beacon, NY 12508

Dear Ms. Hubbard:

Thank you for continuing to consult with the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We understand that the proposed project plan has changed since our last review, and that the current proposal consists of a 64-unit multifamily residential development within two buildings (reduced from 100 units) and a 25,400 SF office building.

Based on this review, it is the opinion of the SHPO that the proposed project, as amended, will have No Adverse Impact to historic and cultural resources.

If you have any questions, I can be reached at (518) 268-2164.

Sincerely,

Weston Davey
Historic Site Restoration Coordinator
weston.davey@parks.ny.gov

via e-mail only

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

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

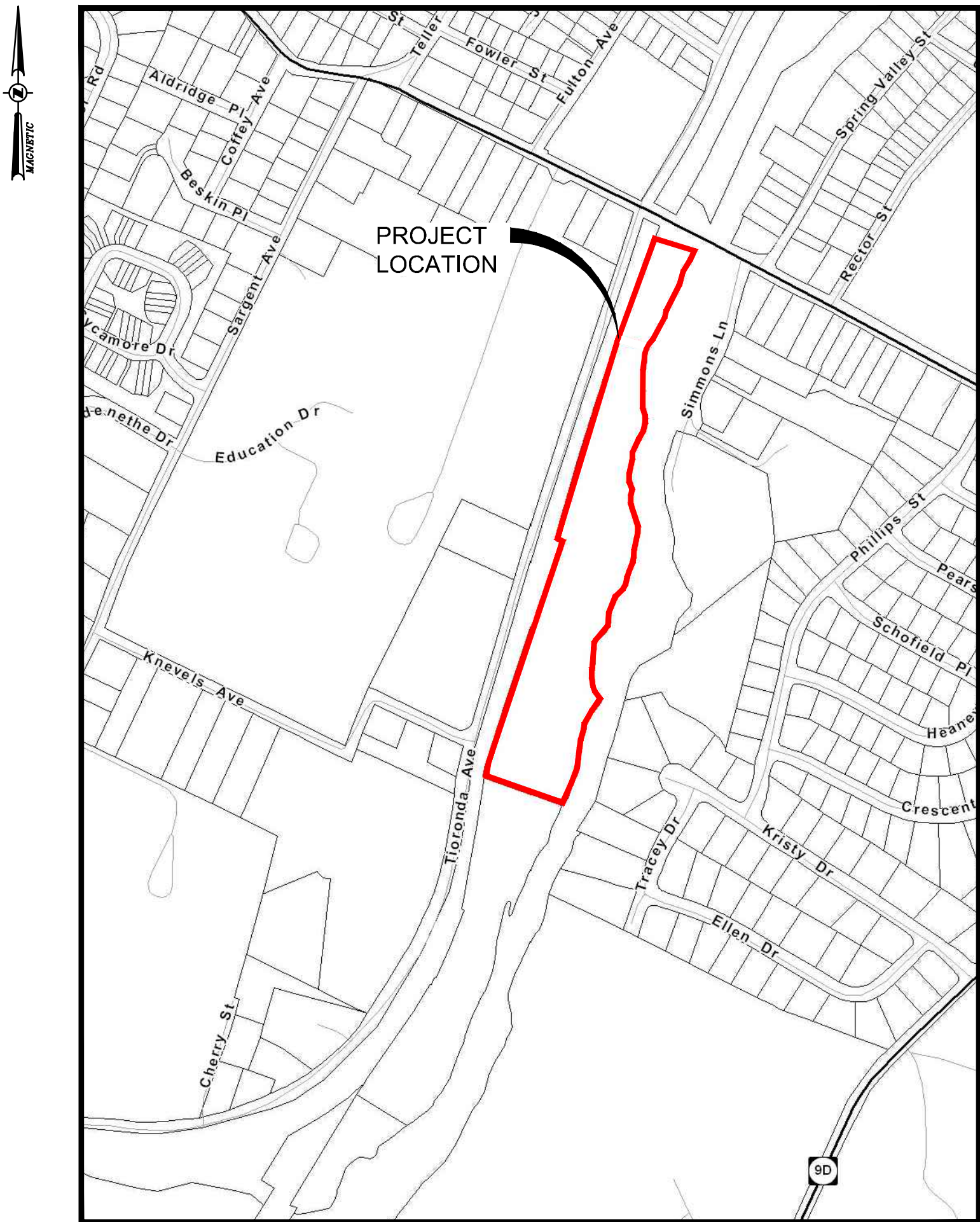
APPROVED BY RESOLUTION NUMBER _____
OF THE PLANNING BOARD OF BEACON, NEW YORK ON THE _____ DAY OF _____, 2015, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS _____ DAY OF _____, 2015.

CHAIRMAN

CITY OF BEACON PLANNING BOARD APPROVAL
OWNER / APPLICANT SIGNATURE

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.
THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE CITY TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE CITY PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE TOWN CODE ENFORCEMENT OFFICER.

APPLICANT DATE
OWNER DATE



AREA PARCEL MAP
SCALE: 1"=400'

AMENDED SITE PLAN

248 TIORONDA AVE, BEACON NY

PREPARED FOR

CHAI DEVELOPERS

CITY OF BEACON DUTCHESS COUNTY, NEW YORK

FEBRUARY 14, 2024
LAST REVISED: APRIL 30, 2024

INDEX OF DRAWINGS			
PAGE NO.	SHEET NO.	DATE	DESCRIPTION
1	G001	04/30/24	TITLE SHEET
2	C101	04/30/19	EXISTING CONDITIONS PLAN
3	C130	04/30/24	SITE PLAN
4	C140	04/30/24	GRADING PLAN
5	C150	04/30/24	EROSION & SEDIMENT CONTROL PLAN
6	C160	04/30/24	UTILITY PLAN
7	C161	04/30/24	UTILITY PROFILES
8	C162	04/30/24	UTILITY PROFILES
9	C180	04/30/24	LANDSCAPE PLAN
10	C190	04/30/24	PHOTOMETRIC LIGHTING PLAN
11	C200	08/31/21	VEHICLE MANEUVERING PLAN
12	C530	04/30/24	SITE DETAILS
13	C540	04/30/24	STORM SEWER DETAILS
14	C550	04/30/24	EROSION & SEDIMENT CONTROL DETAILS & NOTES
15	C560	08/07/20	WATER SYSTEM DETAILS & NOTES
16	C570	08/07/20	SANITARY SEWER DETAILS & NOTES
17	C580	08/07/20	LANDSCAPE DETAILS & NOTES

*PLANS IN GRAY ARE NOT INCLUDED IN THE AMENDED SITE PLAN.

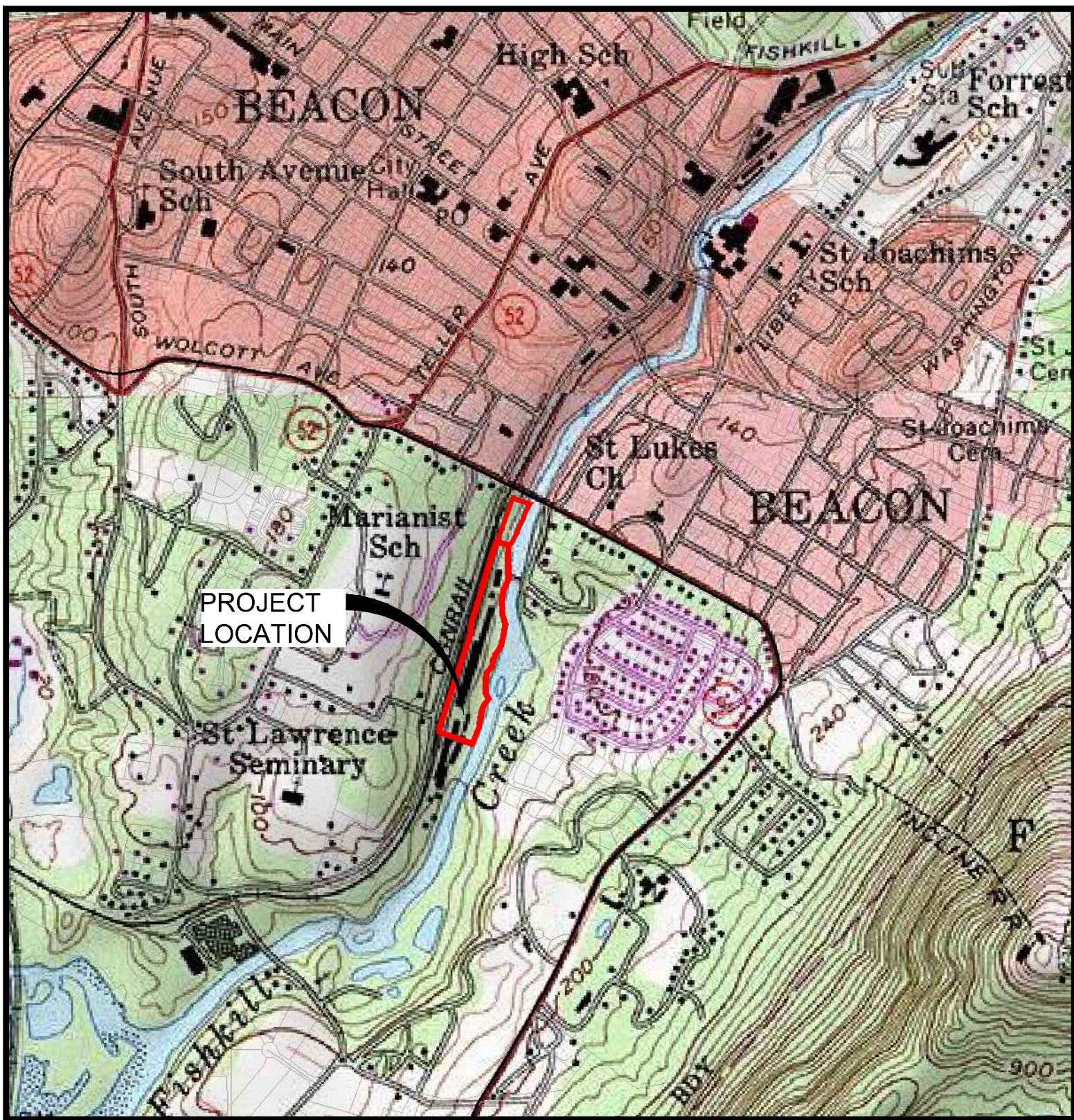
BULK TABLE		
FISHKILL CREEK DEVELOPMENT DISTRICT: FCD		
ZONING REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	9.18 ACRES
MAXIMUM # OF DWELLINGS*	68 UNITS	64 UNITS
NON-RESIDENTIAL FLOOR AREA (25% TOTAL DEVELOPMENT FLOOR AREA)	22,299 SF	23,124 SF
MAXIMUM BUILDING COVERAGE	35%	10%
MINIMUM OPEN SPACE	30%	70%
MINIMUM FRONTAGE OF OVERALL FCD SITE ON PUBLIC STREET ROW	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	700'
MINIMUM SETBACK AND BUFFER WIDTH ALONG FISHKILL CREEK	AVG 50 FT MIN 25 FT	AVG = 75 FT MIN. = 45 FT
MAXIMUM BUILDING HEIGHT	3 STORIES (40')	3 STORIES (36')
MINIMUM NUMBER OF PARKING SPACES	1 SPACE PER DWELLING UNIT PLUS 1/4 SPACE FOR EACH BEDROOM =91 SPACES	87 SPACES TOTAL (WHICH INCLUDES 17 SURFACE SPACES AND 74 SPACES BELOW BUILDING)
NON-RESIDENTIAL:	1 SPACE PER 200 SF GROSS FLOOR AREA EXCLUDING UTILITY AREAS =116 SPACES	97 SPACES TOTAL
LAND BANKED:	0 SPACES	31 SPACES (0 ADA)
TOTAL:	207 SPACES 9 ACCESSIBLE SPACES REQUIRED	216 SPACES 13 ACCESSIBLE SPACES PROVIDED 4 OF 9 ACCESSIBLE SPACES BELOW RESIDENTIAL BUILDING

Allowable Residential Units		
1	Total lot area	9.18 acres
2	Lot area with slopes over 25%, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland.	2.98 acres
3	Remaining lands for dwelling unit calculation (line 1 - line 2)	6.2 acres
4	Maximum dwelling units (line 3 x 11)	68 units

SITE STATISTICS FOR PROPOSED MULTIFAMILY HOUSING & NON-RESIDENTIAL	
PROPOSED USE	MULTIFAMILY HOUSING & NON-RESIDENTIAL
ZONING DISTRICT	FISHKILL CREEK DEVELOPMENT
TOTAL BUILDING FLOOR AREA (SF)	89,197 SF (64 UNITS + NON-RESIDENTIAL USE)
PARKING PROVIDED	216

DEVELOPMENT SCHEDULE						
BUILDING	UNITS	1-BR	2-BR	3-BR	4-BR	APPROX. SQUARE FT
RES.	64	29	28	6	1	86,073
NON-RES.	-	-	-	-	-	23,124
TOTAL	64	29	28	6	1	89,197

DEVELOPMENT NOTE:
THE PROJECT SHALL NOT EXCEED A TOTAL OF 64 UNITS, IN A MIX OF ONE, TWO, THREE AND FOUR BEDROOM UNITS. TEN PERCENT (10%) OF THE UNITS WILL MEET THE REQUIREMENTS OF ARTICLE 16B, AFFORDABLE- WORKFORCE HOUSING, OF THE ZONING LAW.



LOCATION MAP
SCALE: 1"=1000'
SOURCE: USGS CATSKILL, NY QUADRANGLE
(USGS REF. CODE: WEST POINT-41073-08-17-024)

SITE ENGINEER:
LABELLA ASSOCIATES D.P.C. (F/K/A CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE D.P.C.)
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

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

SITE SURVEYOR:
LABELLA ASSOCIATES D.P.C. (F/K/A CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE D.P.C.)
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

DEVELOPER / APPLICANT:
CHAI DEVELOPERS
147 UNION ST, SUITE 101
POUGHKEEPSIE, NY 12601
(917) 696-4402

OWNER(S) INFORMATION:
BERRY KOHN
BEACON 248 HOLDINGS, LLC.
15 SYCAMORE LANE
SUFFERN, NY 10901

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

AREA:
TOTAL PROJECT AREA: 9.18± ACRES

ZONING DISTRICT:
FISHKILL CREEK DEVELOPMENT (FCD) ZONING DISTRICT

WATER & SEWER DISTRICT:
CITY OF BEACON

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

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018291
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7207, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way, if an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall file to the firm their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

NO.	DATE	DESCRIPTION
2	04/30/24	REVISED PER CITY COMMENTS
1	04/30/24	REVISED PER CITY COMMENTS

Revisions

PROJECT NUMBER: CZ81750.00

DRAWN BY: CGL
REVIEWED BY: KGA

ISSUED FOR:
ISSUED FOR PLANNING BOARD APPROVAL

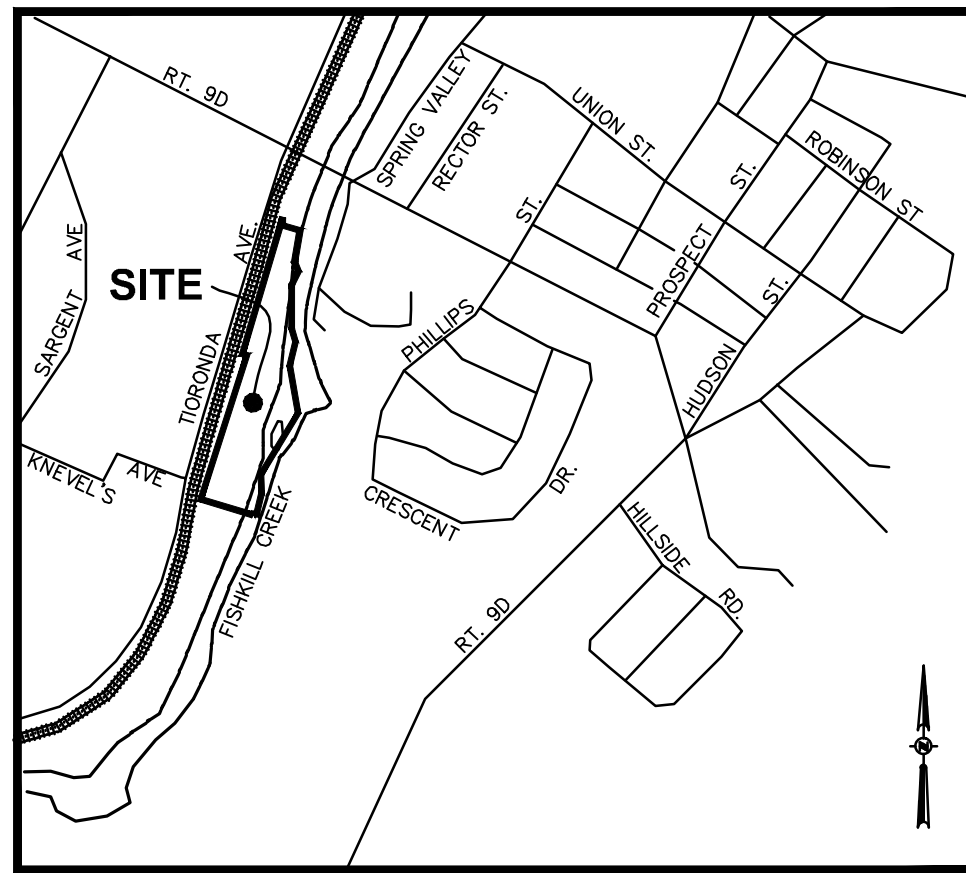
DATE: 02/14/24

DRAWING NAME:

TITLE SHEET

DRAWING NUMBER:

G001



VICINITY MAP
SCALE: 1"= 1000'
SOURCE: USGS WEST POINT QUADRANGLE

LEGEND:

- NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EDGE OF CREEK
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING UNDERGROUND SEWER LINE
- EXISTING UNDERGROUND STORM LINE
- EXISTING RAILROAD TRACKS
- EXISTING SIGN
- EXISTING BENCHMARK
- EXISTING BOLLARD
- EXISTING CATCH BASIN
- EXISTING DECIDUOUS TREE
- EXISTING GUY WIRE
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING UNKNOWN MANHOLE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING WATER VALVE
- EXISTING MONITORING WELL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL

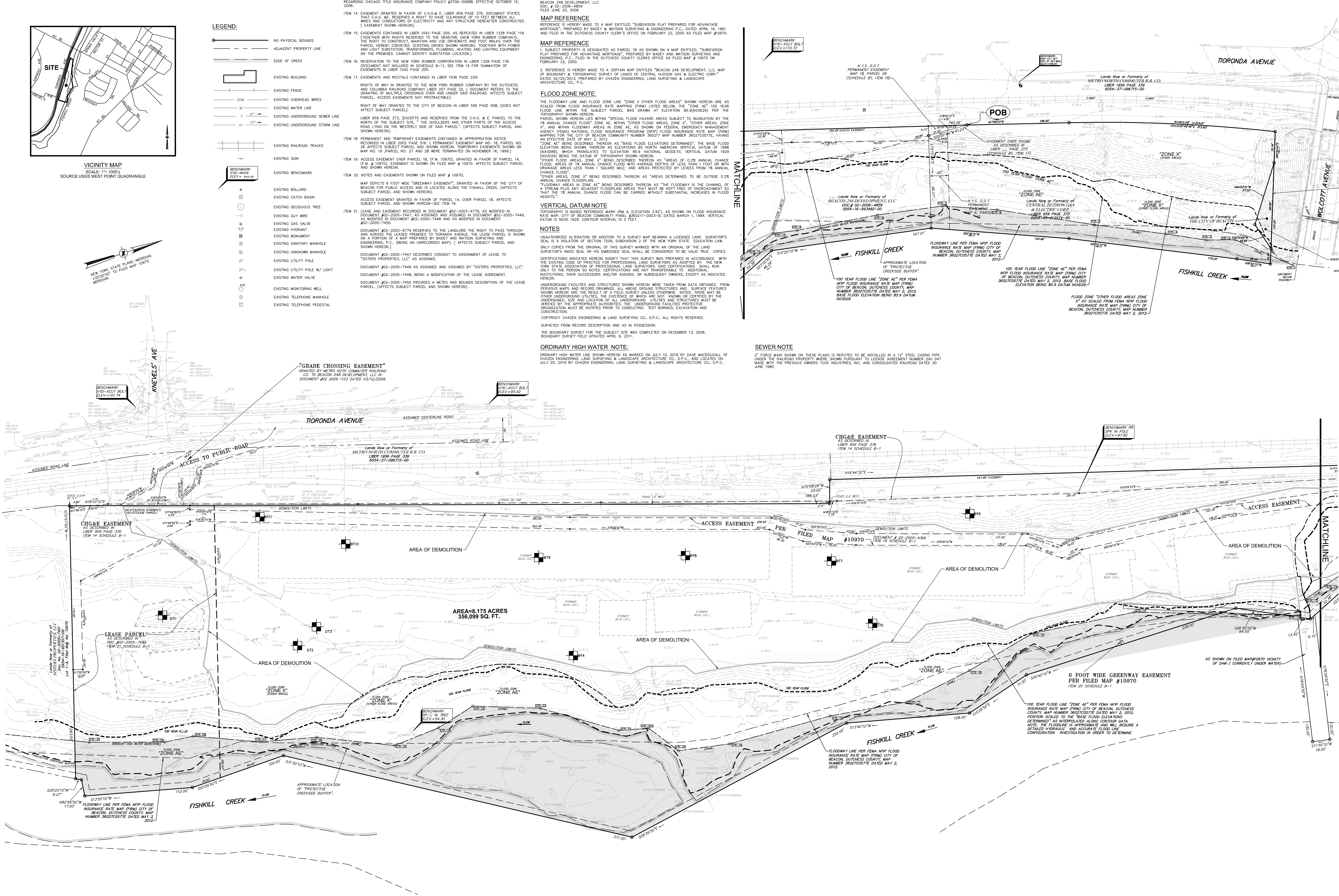
TITLE REPORT SCHEDULE B-1

REGARDING CHICAGO TITLE INSURANCE COMPANY POLICY #3706-00688, EFFECTIVE OCTOBER 15, 2006:
ITEM 14. EASEMENT GRANTED IN FAVOR OF CHG&E LIBER 959 PAGE 376, DOCUMENT STATES THAT CHG&E RESERVES A RIGHT TO HAVE CLEARANCE OF 10 FEET BETWEEN ALL WIRE AND CONDUCTORS OF ELECTRICITY AND ANY STRUCTURE HEREAFER CONSTRUCTED. (EASEMENT SHOWN HEREON.)
ITEM 15. EASEMENTS CONTAINED IN LIBER 1042 PAGE 205, AS REPEATED IN LIBER 1328 PAGE 118, (TOGETHER WITH RIGHTS RESERVED TO THE GRANTOR, (NEW YORK RUBBER COMPANY), THE RIGHT TO CONSTRUCT, MAINTAIN AND USE DRIVEWAYS AND FOOT WALKS OVER THE PARCEL, HEREBY CONVEYED, (EXISTING DRIVES SHOWN HEREON), TOGETHER WITH POWER AND LIGHT SUBSTATION, TRANSFORMERS, PLUMBING, HEATING AND LIGHTING EQUIPMENT ON THE PREMISES, CANNOT IDENTIFY SUBSTATION LOCATION.)
ITEM 16. REFERENCE IS HEREBY MADE TO THE NEW YORK RUBBER CORPORATION IN LIBER 1328 PAGE 118, (DOCUMENT NOT INCLUDED IN SCHEDULE B-1), SEE ITEM 15 FOR SUMMATION OF EASEMENTS IN LIBER 1042 PAGE 205.
ITEM 17. EASEMENTS AND RECTALS CONTAINED IN LIBER 1936 PAGE 229:

RIGHTS OF WAY IN GRANTED TO THE NEW YORK RUBBER COMPANY BY THE DUTCHESS AND COLUMBIA RAILROAD COMPANY LIBER 257 PAGE 32; (DOCUMENT REFERS TO THE GRANTING OF MULTIPLE CROSSINGS OVER AND UNDER SAID RAILROAD, AFFECTS SUBJECT PARCEL, ACCESS EASEMENTS NOT PROTRACTIBLE).
RIGHT OF WAY GRANTED TO THE CITY OF BEACON IN LIBER 556 PAGE 508, (DOES NOT AFFECT SUBJECT PARCEL).
LIBER 959 PAGE 373, (EXCEPTS AND RESERVES FROM THE CHG&E E. PARCEL, TO THE NORTH OF THE SUBJECT SITE, "THE SHOULDERS AND OTHER PARTS OF THE ACCESS ROAD LYING ON THE WESTERN SIDE OF SAID PARCEL," (AFFECTS SUBJECT PARCEL, AND SHOWN HEREON).
ITEM 18. PERMANENT AND TEMPORARY EASEMENTS CONTAINED IN APPROPRIATION NOTICE RECORDED IN LIBER 2002 PAGE 036, (PERMANENT EASEMENT MAP NO. 18, PARCEL NO. 28 AFFECTS SUBJECT PARCEL AND SHOWN HEREON, TEMPORARY EASEMENTS SHOWN ON MAP NO. 19, PARCEL NO. 27 AND 28 WERE TERMINATED ON NOVEMBER 16, 1999.)
ITEM 19. ACCESS EASEMENT OVER PARCEL 1B, (E.M. #10970), GRANTED IN FAVOR OF PARCEL 1A, (E.M. #10970), EASEMENT IS SHOWN ON FILED MAP #10970, AFFECTS SUBJECT PARCEL AND SHOWN HEREON.
ITEM 20. NOTES AND EASEMENTS SHOWN ON FILED MAP #10970:

MAP DEPICTS 6 FOOT WIDE "GREENWAY EASEMENT", GRANTED IN FAVOR OF THE CITY OF BEACON FOR PUBLIC ACCESS AND IS LOCATED ALONG THE FISHKILL CREEK, (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).
ACCESS EASEMENT GRANTED IN FAVOR OF PARCEL 1A, OVER PARCEL 1B, AFFECTS SUBJECT PARCEL AND SHOWN HEREON-SEE ITEM 19.
ITEM 21. LEASE AND EASEMENT RECORDED IN DOCUMENT #02-2003-9779, AS MODIFIED IN DOCUMENT #02-2005-7449, AS ASSIGNED AND ASSUMED IN DOCUMENT #02-2005-7449, AS MODIFIED IN DOCUMENT #02-2005-7448 AND AS MODIFIED IN DOCUMENT #02-2005-7450.
DOCUMENT #02-2003-9779 RESERVES TO THE LANDLORD THE RIGHT TO PASS THROUGH AND ACROSS THE LEASED PREMISES TO TIORONDA AVENUE, THE LEASE PARCEL IS SHOWN ON A PORTION OF A MAP PREPARED BY BADEY & WATSON SURVEYING AND LANDSCAPE ARCHITECTURE, P.C., (BEING AN UNRECORDED MAP), (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).
DOCUMENT #02-2005-7447 DESCRIBES CONSENT TO ASSIGNMENT OF LEASE TO "SISTERS PROPERTIES, LLC" AS ASSIGNED.
DOCUMENT #02-2005-7449 AS ASSIGNED AND ASSUMED BY "SISTERS PROPERTIES, LLC".
DOCUMENT #02-2005-7448, BEING A MODIFICATION OF THE LEASE AGREEMENT.
DOCUMENT #02-2005-7450 PROVIDES A METES AND BOUNDS DESCRIPTION OF THE LEASE PARCEL, (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).

"GRADE CROSSING EASEMENT"
GRANTED BY METRO NORTH COMMUTER RAILROAD
TO BEACON 248 DEVELOPMENT, LLC IN
DOCUMENT #02 2009 1123 DATED 03/12/2009.



DEED REFERENCE

JOSEPH RENDERO
TO:
BEACON 248 DEVELOPMENT, LLC
DOCUMENT # 02-2006-4859
FILED JUNE 20, 2006

MAP REFERENCE

REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE", PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING P.C., DATED APRIL 16, 1991 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON FEBRUARY 22, 2000 AS FILED MAP #10970.

MAP REFERENCE

1. SUBJECT PROPERTY IS DESIGNATED AS PARCEL 1B AS SHOWN ON A MAP ENTITLED, "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE", PREPARED BY BADEY & WATSON SURVEYING AND ENGINEERING, P.C., FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP #10970 ON FEBRUARY 22, 2000.
2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "BEACON 248 DEVELOPMENT, LLC, MAP OF BOUNDARY & TOPOGRAPHIC SURVEY OF LANDS OF CENTRAL HUDSON GAS & ELECTRIC CORP., DATED 02/25/2013, PREPARED BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.

FLOOD ZONE NOTE:

THE FLOODWAY LINE AND FLOOD ZONE LINE "ZONE X OTHER FLOOD AREAS" SHOWN HEREON ARE AS SHOWN FROM FLOOD INSURANCE RATE MAPPING LISTED BELOW, THE "ZONE X" 100 YEAR FLOOD LINE WITHIN THE SUBJECT PARCEL WAS DRAWN AT ELEVATION 85.9 (NGVD29) PER THE TOPOGRAPHY SHOWN HEREON.
THE FLOODWAY LINE WITHIN "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" ZONE AE WITHIN "OTHER FLOOD AREAS, ZONE X", "OTHER AREAS, ZONE X", AND WITHIN FLOODWAY AREAS IN ZONE AE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAPPING FOR THE CITY OF BEACON COMMUNITY NUMBER 36027C0577E, HAVING AN EFFECTIVE DATE OF MAY 2, 2012.
"ZONE AE" BEING DESCRIBED THEREON AS "BASE FLOOD ELEVATIONS DETERMINED", THE BASE FLOOD ELEVATION BEING SHOWN THEREON AS ELEVATIONS 85 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH TRANSLATES TO ELEVATION 85.9 NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) BEING THE DATUM OF TOPOGRAPHY SHOWN HEREON.
"OTHER FLOOD AREAS, ZONE X" BEING DESCRIBED THEREON AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".
"OTHER AREAS, ZONE X" BEING DESCRIBED THEREON AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN".
FLOODWAY AREAS IN ZONE AE BEING DESCRIBED THEREON AS "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS".

VERTICAL DATUM NOTE

TOPOGRAPHY IS BASED REFERENCE MARK (RM 4, ELEVATION 3.92'), AS SHOWN ON FLOOD INSURANCE RATE MAP, CITY OF BEACON COMMUNITY PANEL A36027-0003-B, DATED MARCH 1, 1984, VERTICAL DATUM IS NOAA 1929, CONTOUR INTERVAL, 5 FEET.

NOTES

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON SO NOTED; CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS, EXCEPT AS INDICATED HEREON.

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PVIOUS MAPS AND RECORD DRAWINGS, ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERGROUND SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

THE BOUNDARY SURVEY FOR THE SUBJECT SITE WAS COMPLETED ON DECEMBER 13, 2006.

BOUNDARY SURVEY FIELD UPDATED APRIL 6, 2011.

ORDINARY HIGH WATER NOTE:

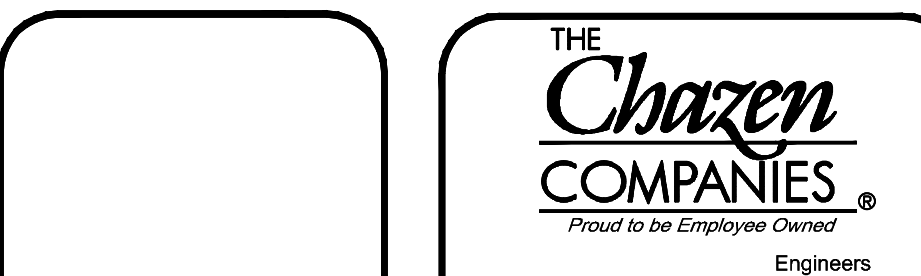
ORDINARY HIGH WATER LINE SHOWN HEREON AS MARKED ON JULY 10, 2019 BY DAVE MACDOUGALL OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C., AND LOCATED ON JULY 25, 2019 BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

SEWER NOTE

27" FORCE MAIN SHOWN ON THESE PLANS IS REPUTED TO BE INSTALLED IN A 12" STEEL CASING PIPE UNDER THE RAILROAD PROPERTY WHERE SHOWN PURSUANT TO LICENSE AGREEMENT NUMBER 240 047 MADE WITH THE PREVIOUS OWNERS TUCK INDUSTRIES, INC. AND CONSOLIDATED RAILROAD DATED 30 JUNE 1980.

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Fax (845) 454-3801
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241 New Street
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Phone (815) 273-0055
North County Office:
20 Elm Street (Suite 110)
Glen Falls, New York 12801
Phone (518) 812-0013
Westchester County Office:
1 North Broadway, Suite 803
White Plains, New York 10601
Phone (914) 967-8510
Nashville Tennessee Office:
2418 21st Ave S. (Suite 103)
Nashville, Tennessee 37212
Phone (615) 380-1358
Chattanooga Tennessee Office:
437 E. 9th St. (Suite 201)
Chattanooga, Tennessee 37403
Phone (423) 241-6252

REV.	DATE	DESCRIPTION
2	04/29/19	REVISED PER PLANNING BOARD COMMENTS
1	11/22/13	REVISED PER PLANNING BOARD COMMENTS DATED SEPTEMBER 2013
001	001	001

248 TIORONDA AVE., BEACON, N.Y.
EXISTING CONDITIONS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed
by
date
10/16/18
scale
1"=20'
projected
81750.00
sheet no.
C101
2 of 17

CERTIFICATE OF AUTHORIZATION NUMBER
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

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LAND BANKED PARKING SHALL BE CONSTRUCTED IF REQUIRED BY THE
LANDBANKED PARKING AGREEMENT, PER SECTION 223-26E OF CITY CODE.

LEGEND:



2	04/30/24	REVISED PER CITY COMMENTS
1	3/26/24	REVISED PER CITY COMMENTS
NO:	DATE:	DESCRIPTION:
Revisions		

DRAWING NAME:

DRAWING NUMBER:

DRAWING NUMBER:

NOT FOR CONSTRUCTION

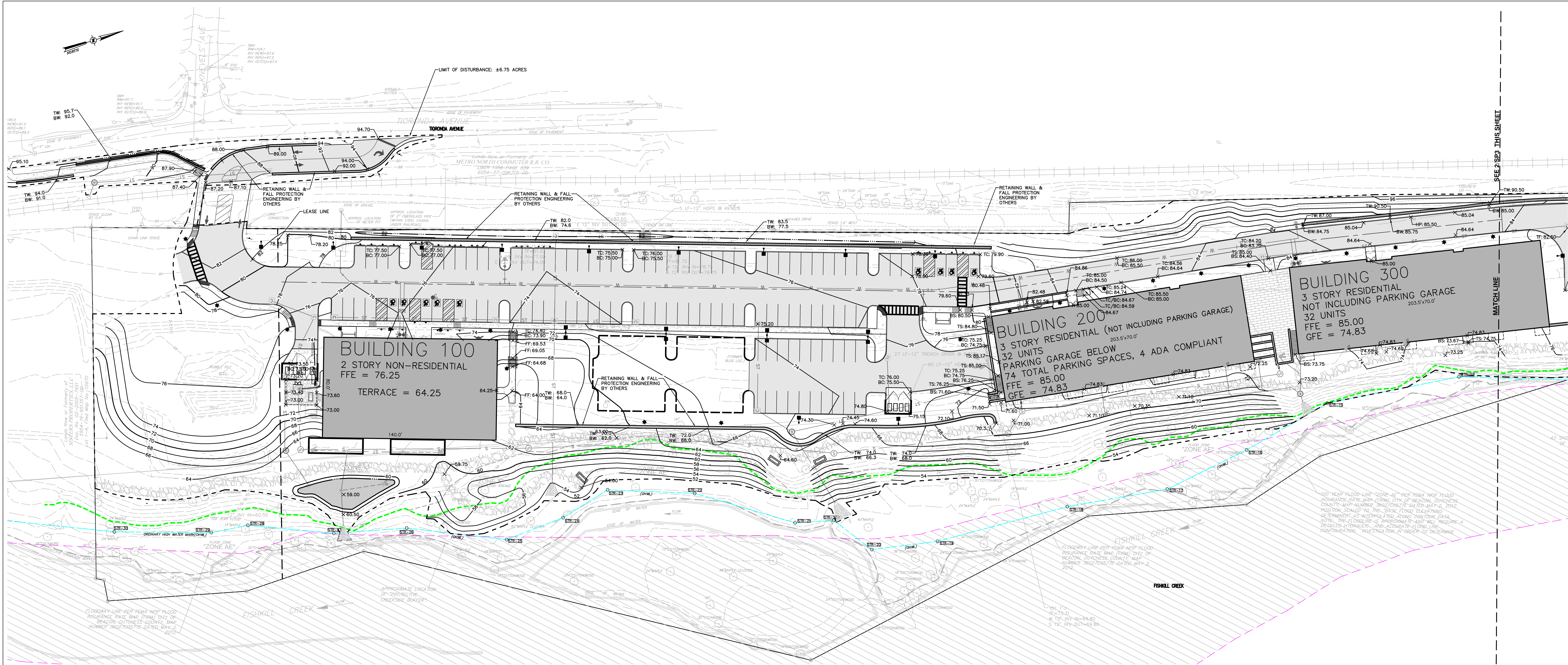
CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017978
GEOLOGICAL: 018750

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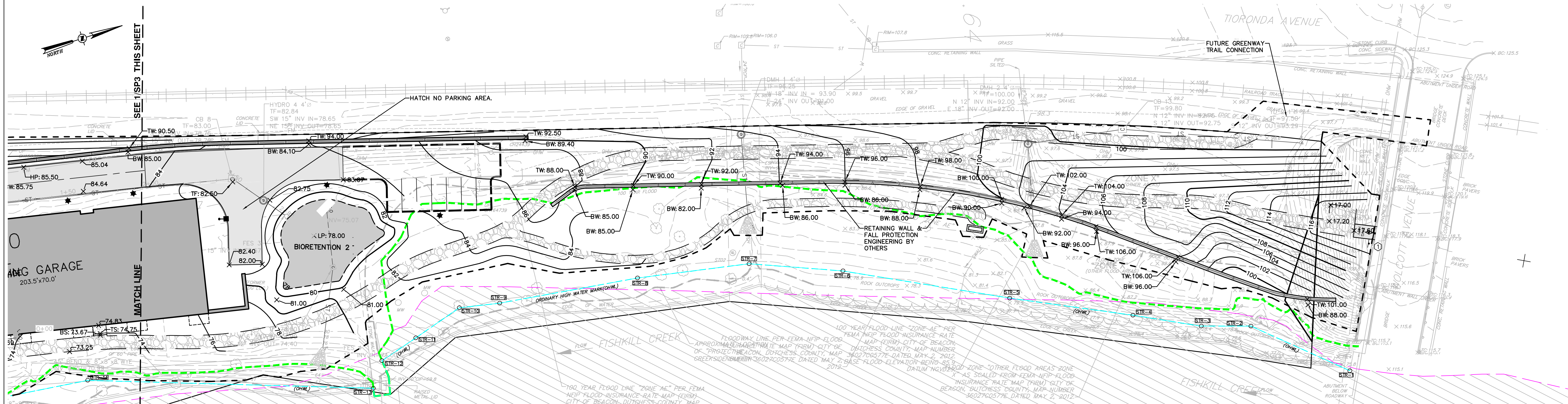
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1 GRADING PLAN
SCALE: 1"=30'

GRADING & DRAINAGE LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED TREE LINE
- PROPOSED SHRUB LINE
- PROPOSED DRAINAGE SWALE
- PROPOSED WORK LIMIT LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED FORCE MAIN
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE



2 GRADING PLAN
SCALE: 1"=30'

248 Tioronda Avenue
Beacon, New York 12508

NO.	DATE	DESCRIPTION
1	04/30/24	REVISED PER CITY COMMENTS
2	05/14/24	REVISED PER CITY COMMENTS

PROJECT NUMBER: CZ81750.00

DRAWN BY: C.J.L.

REVIEWED BY: --

ISSUED FOR: ISSUED FOR PLANNING BOARD APPROVAL

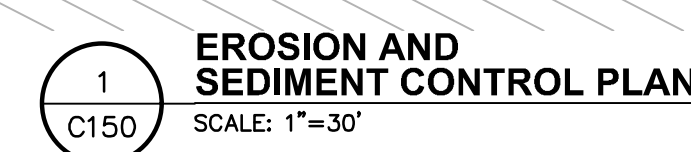
DATE: 02/14/24

DRAWING NAME:

GRADING PLAN

DRAWING NUMBER:

C140



248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

2	04/30/24	REVISED PER CITY COMMENTS
1	3/26/24	REVISED PER CITY COMMENTS
NO.	DATE:	DESCRIPTION:
Revisions:		

PROJECT NUMBER: C781750.00

DRAWN BY: CJL

REVIEWED BY: —

ISSUED FOR:

ISSUED FOR PLANNING BOARD APPROVAL

DATE: 02/14/24

DRAWING NAME: _____

EROSION AND SEDIMENT

EROSION AND SEDIMENT CONTROL PLAN

CONTROL PLAN

DRAWING NUMBER: _____

0150

6750

0100

NO.	DATE	REVISION	DESCRIPTION
2	04/30/24	REVISED PER CITY COMMENTS	
1	JULY 04	REVISED PER CITY COMMENTS	

PROJECT NUMBER: C281750.00

DRAWN BY: C.J.L.

REVIEWED BY: ..

ISSUED FOR: ISSUED FOR PLANNING BOARD APPROVAL

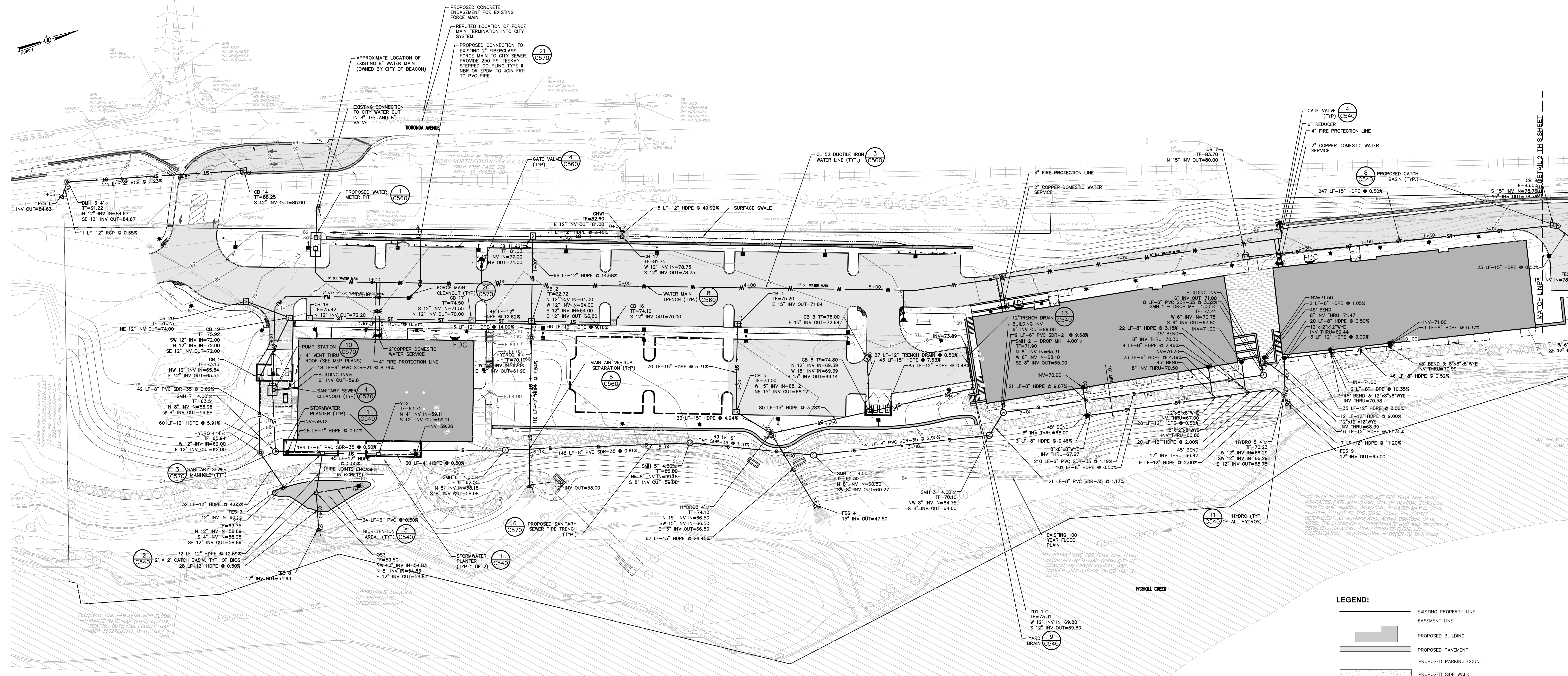
DATE: 02/14/24

DRAWING NAME:

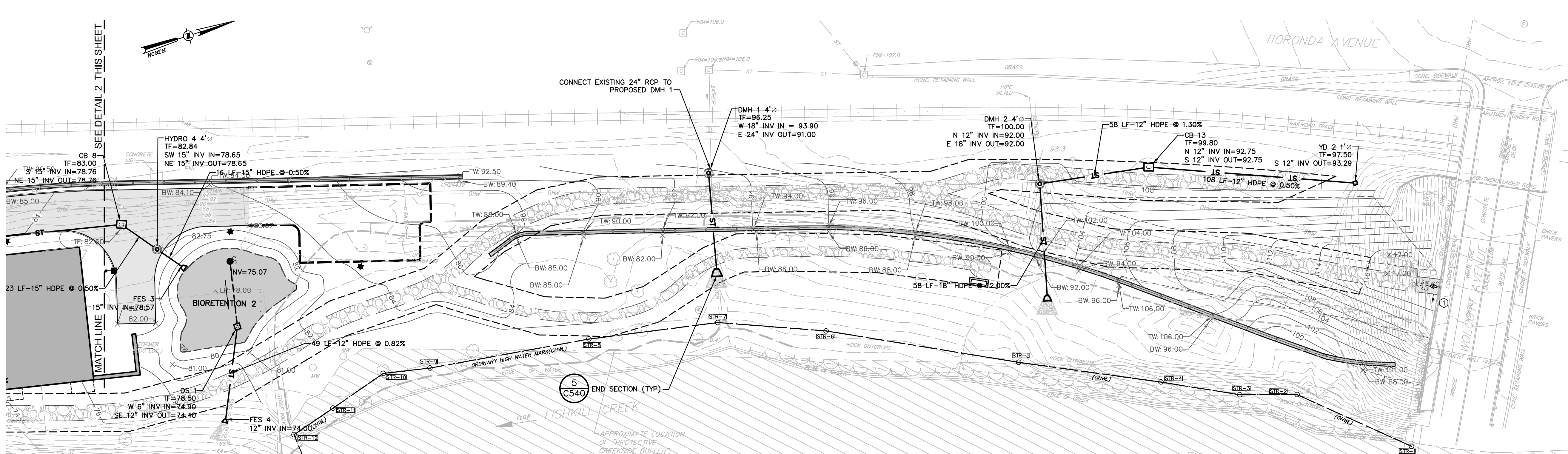
UTILITY PLAN

DRAWING NUMBER:

C160



1 UTILITY PLAN
SCALE: 1"=30'



2 UTILITY PLAN
SCALE: 1"=30'

UTILITY PLAN NOTES:

- GENERAL CONSTRUCTION:**
- ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
 - SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
 - ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
 - ALL STORM SEWER SHALL BE SMOOTH INTERIOR HOPE UNLESS OTHERWISE SPECIFIED.
 - ALL GRAVITY SANITARY LATERALS SHALL BE SDR 21 PVC UNLESS OTHERWISE SPECIFIED.
 - ALL WATER PIPE SHALL BE CLS2 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
 - EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
 - BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
 - THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
 - THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
 - IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
 - WATER UTILITIES BEYOND THE METER PIT AND SEWER UTILITIES INCLUDING THE EXISTING 2-INCH FIBERGLASS FORCE MAIN SHALL BE PRIVATELY OWNED AND OPERATED BY THE PROPERTY OWNER.

EMERGENCY STANDBY GENERATOR:

- A STANDBY EMERGENCY GENERATOR SHALL BE PROVIDED TO ENSURE CONTINUOUS OPERATION OF THE PUMP STATION DURING POWER FAILURE. THE EMERGENCY GENERATOR SHALL HAVE ADEQUATE CAPACITY TO ACCOMMODATE THE FULL ELECTRICAL LOAD OF THE PROPOSED PUMP STATIONS (4) WITH ALL PUMPS RUNNING (STAGED STARTS). THE CONTRACTOR SHALL VERIFY AND CONFIRM THE SIZE OF THE EMERGENCY GENERATOR WITH THE MANUFACTURER PRIOR TO SHOP DRAWING SUBMITTAL BASED ON THE SELECTED PUMPS AND STATION EQUIPMENT.
- THE EMERGENCY GENERATOR SHALL BE 30 KW DIESEL ENGINE GENERATOR SET, MODEL: R6030 AS MANUFACTURED BY GENCO OR APPROVED EQUAL. THE UNIT SHALL BE EQUIPPED WITH THE FOLLOWING APPURTENANCES AND ACCESSORIES:
 - RUN-OFF AUTO SWITCH
 - RUNNING TIME METER
 - CRITICAL GRADE EXHAUST SILENCER
 - AUTOMATIC TRANSFER SWITCH
 - AUTOMATIC BATTERY CHARGER
 - GENERATOR ALARM STATUS PANEL
 - OIL PRESSURE GAUGE
 - HIGH TEMPERATURE AND LOW OIL PRESSURE SHUTDOWN
 - 60 GALLON SUBSIDIARY FUEL TANK
- THE EMERGENCY GENERATOR SHALL BE INSTALLED ON A REINFORCED CONCRETE PAD OF SUFFICIENT DIMENSIONS WITHIN THE PROPOSED FENCE ENCLOSURE. GENERATOR SHALL BE SETBACK A DISTANCE FROM FENCE TO ALLOW REQUIRED MAINTENANCE ON IT IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

LEGEND:

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

WATER USAGE CALCULATIONS:

APARTMENT BUILDINGS	FLOW (GPD)
1) APARTMENT (36 BEDROOMS + 110 GPD/BEDROOM)	10560
TOTALS:	10560 GPD
COMMERCIAL BUILDING	FLOW (GPD)
1) BLDG SF x (0.1 GPD/SF) = 25,000 x 0.1	2500
2) 20% REDUCTION FOR WATER SAVING PLUMBING	-500
TOTALS:	2000 GPD
COMBINED TOTAL:	12560 GPD OR 523 GPH OR 8.72 GPM
MAXIMUM DAILY FLOW (USING FACTOR OF 2) =	8.72 GPM x 2 = 17.44 GPM
PEAK HOURLY FLOW (USING FACTOR OF 4) =	8.72 GPM x 4 = 34.88 GPM
REFERENCE: NYSDEC DESIGN STANDARDS FOR WASTEWATER TREATMENT SYSTEMS, LATEST EDITION	

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017975
GEOLOGICAL: 018750

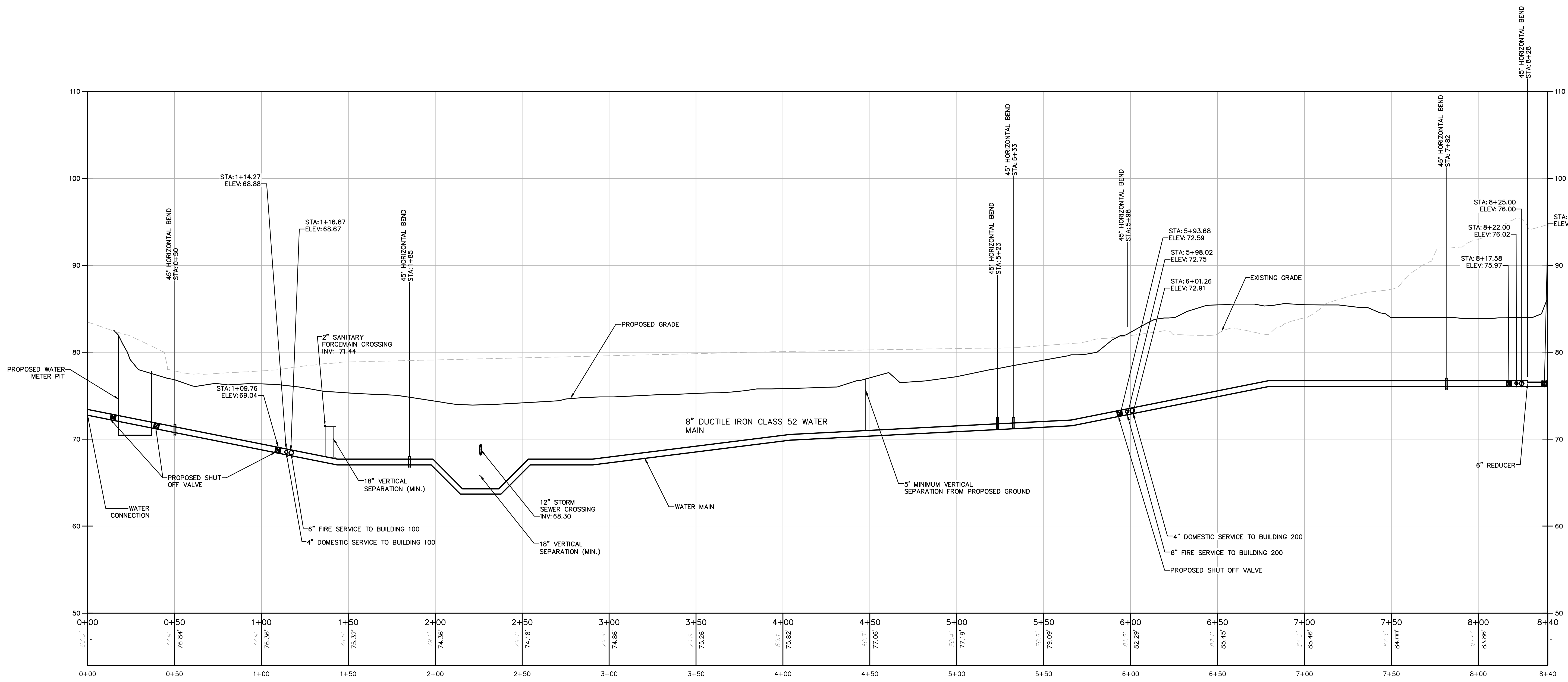
It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7207 for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way, if an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall file to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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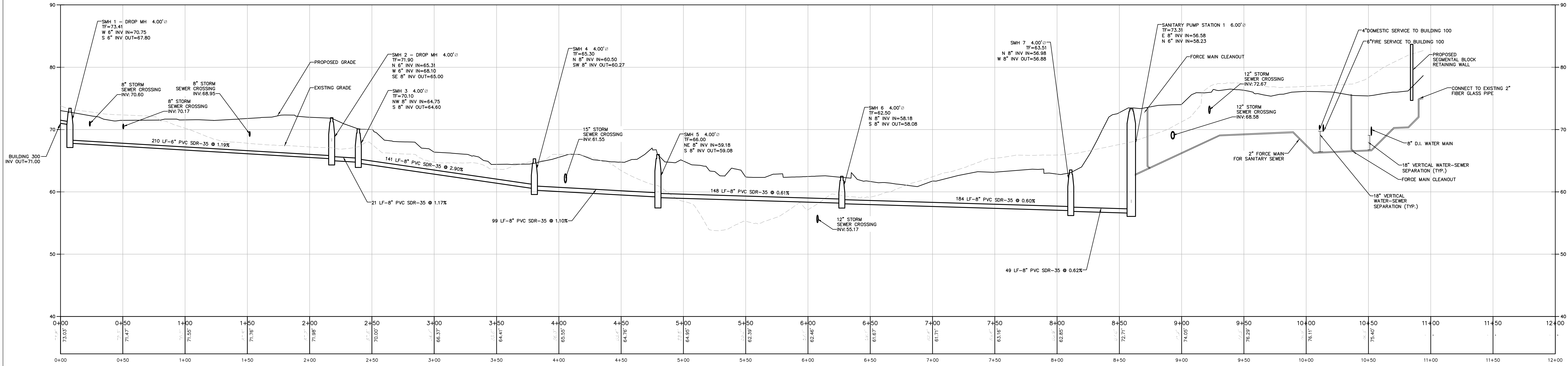
Chai Developers

147 Union Street
Poughkeepsie, New York 12601

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Respect The Marks
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1 WATERMAIN PROFILE
SCALE: SCALE-H=1"=50'
SCALE-V=1"=10'



2 SANITARY PROFILE
SCALE: SCALE-H=1"=30'
SCALE-V=1"=8'

248 Tioronda Avenue

248 Tioronda Avenue
Beacon, New York 12508

NO.	DATE	DESCRIPTION
1	04/30/24	REVISED PER CITY COMMENTS
2	02/14/24	REVISED PER CITY COMMENTS

PROJECT NUMBER: CZ81750.00

DRAWN BY: C.J.L.

REVIEWED BY: KGA

ISSUED FOR: ISSUED FOR PLANNING BOARD APPROVAL

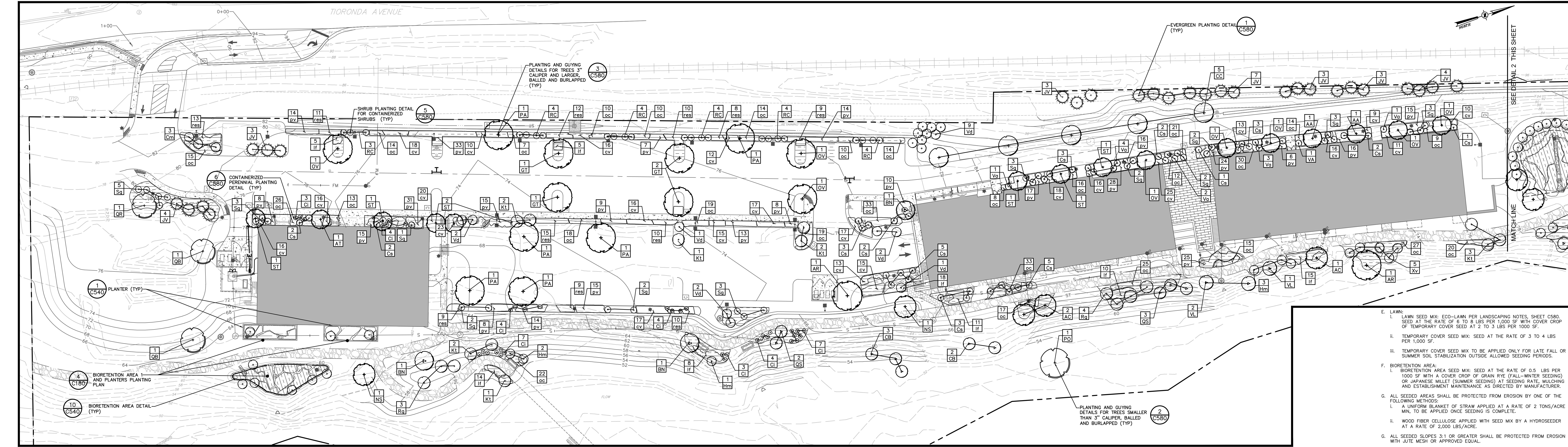
DATE: 02/14/24

DRAWING NAME:

UTILITY PROFILES

DRAWING NUMBER:

C161



LANDSCAPE PLAN						
QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
4	AR	ACER RUBRUM	RED MAPLE	3" Cal.	B&B	As Shown
2	AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	4"-5" HT	B&B	As Shown
3	AC	AMELANCHIER CANADENSIS	SERVICEBERRY	6"-8" HT	B&B	As Shown
3	BN	Betula nigra	River Birch	8"-10" Dump	B&B	As Shown
18	CC	Drosteopogon cuspidatus	Thornless Hawthorn	10"-12" Dump	B&B	As Shown
0	LT	Liriodendron tulipifera	Tulip Tree	2" Cal.	B&B	As Shown
27	JV	Juniperus virginiana	Eastern Red Cedar	8"-10"	B&B	As Shown
4	GT	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL	B&B	As Shown
9	OV	OSTRYA VIRGINIANA	EASTERN HOPHORNBEAM	2" CAL	B&B	As Shown
11	NS	Nyssa sylvatica	Sour Gum	3" Cal.	B&B	As Shown
6	PA	CHONANTHUS VIRGINICUS	FRINGETREE	8" HT	B&B	As Shown
1	PO	Prionoxanthus occidentalis	American Sycamore	2.5" Cal.	B&B	As Shown
0	PT	Populus tremuloides	Quaking Aspen	10"-12"	B&B	As Shown
0	PY	Prunus yedoensis	Yoshino Cherry	2" Cal.	B&B	As Shown
1	QB	Quercus rubra	Northern Red Oak	3" Cal.	B&B	As Shown
2	QB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	As Shown
0	QS	QUERCUS LUCIFOLIA	SCRUB OAK	4"-5" HT	CONT	As Shown
8	ST	STAPHYLEA TRILOBA	AMERICAN BLADDERNUT	2" CAL	B&B	As Shown
0	UA	Ulmus americana 'Princeton'	Princeton Elm	3" Cal.	B&B	As Shown

PLANT LIST						
QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
41	CI	Comptonia peregrina	Sweet Fern	#3 Cont.	As Shown	As Shown
3	CM	Cornus amomum	Silky Dogwood	24"-30"	Cont.	As Shown
0	CO	Cornus sericea	Red-Osier Dogwood	30"-36"	Cont.	As Shown
35	CS	CORNUS SERICEA 'FLAVAMIRA'	YELLOW-TWIGGED DOGWOOD	18"-24"	Cont.	As Shown
5	CB	CORYLUS CORNUSTA	BEAKED HAZELNUT	30"-36" HT	CONT	As Shown
3	CA	CORYLUS AMERICANA	AMERICAN HAZELNUT	30"-36" HT	CONT	As Shown
6	HM	Hamamelis virginiana	Witchhazel	3" - 4"	Cont.	As Shown
11	KI	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	30"-36"	Cont.	As Shown
3	LD	Lindera benzoin	Sweetgum	36"	Cont.	As Shown
48	MP	Myrica pennsylvanica	NORTHERN BAYBERRY	#5	Cont.	As Shown
47	Rg	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	36"	Cont.	As Shown
23	RC	ROSA CAROLINIANA	CAROLINA ROSE	16"-24"	CONT	As Shown
31	Sg	SYMPHORICARPUS ALBUS	SNOWBERRY	24"-30"	Cont.	As Shown
12	VS	Viburnum acerifolium	Mapleleaf Viburnum	24"-30"	Cont.	As Shown
37	VD	Viburnum dentatum	Blackhaw Viburnum	20"-36"	Cont.	As Shown
3	VL	VIBURNUM LENTAGO	NANNYBERRY VIBURNUM	5"-6" HT	CONT	As Shown
3	VP	VIBURNUM PRINIFOLIUM	BLACKHAW VIBURNUM	30"-36" HT	CONT	As Shown
10	Xv	Ilex verticillata 'Winter Red'	Winter Red Winterberry	16"-24"	Cont.	As Shown

PERENNIALS/GRASSES						
359	cv	Carex vulpinoidea	Fox Sedge	#1 Cont	8" O.C.	
143	IF	PANICUM GLAUCOSTEMIUM	DEERTONGUE	#1 Cont	16"-18" O.C.	
558	OG	Osmunda cinnamomea	Cinnamon Fern	#2 Cont	2-3' O.C.	
247	PV	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#2 Cont	2-3' O.C.	
116	res	Rudbeckia laciniata	Cutleaf Coneflower	#1 Cont	18" O.C.	
429	ss	Schizanthus scoparium	Little Bluestem	#1 Cont	18" O.C.	

PERENNIALS/GRASSES						
60	cv	Carex vulpinoidea	Fox Sedge	UP50/50	2" PLUG	8" O.C.
143	IF	Panicum glaucostemum	Deertongue	UP50/50	2" PLUG	18" O.C.
45	IF	Panicum glaucostemum	Deertongue	UP50/50	2" PLUG	18" O.C.
50	PV	Panicum virgatum	Shenandoah Switch Grass	UP50/50	2" PLUG	24" O.C.
116	res	Rudbeckia laciniata	Cutleaf Coneflower	UP50/50	2" PLUG	12" O.C.

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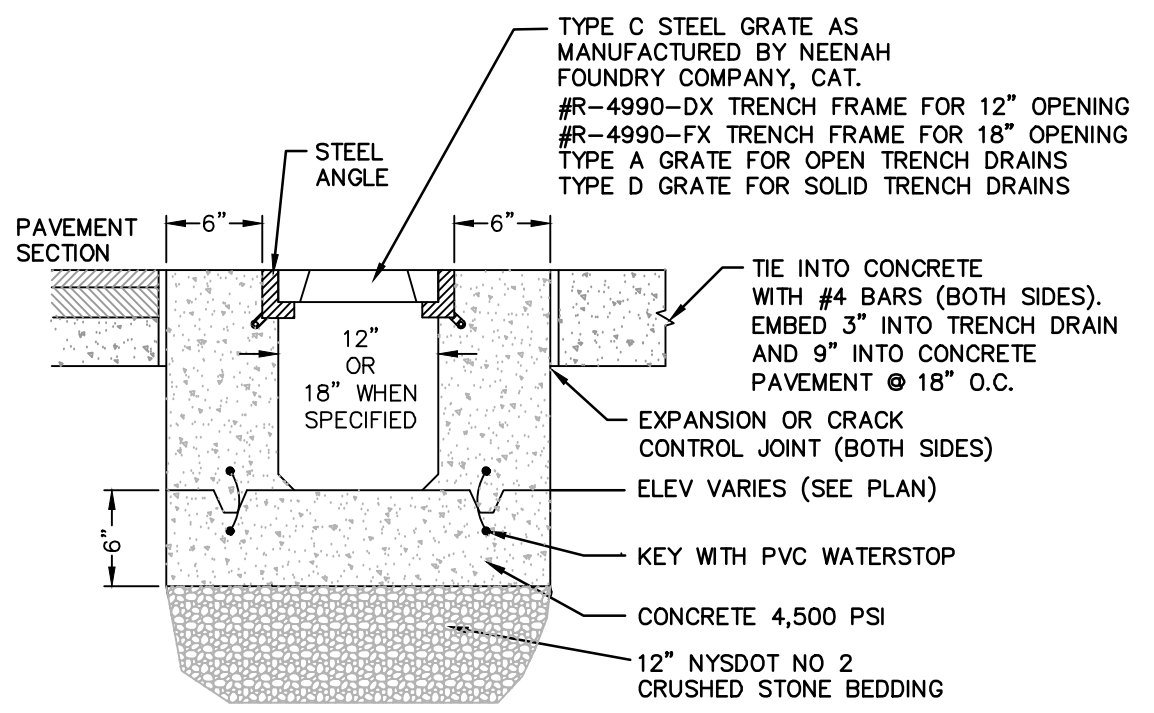
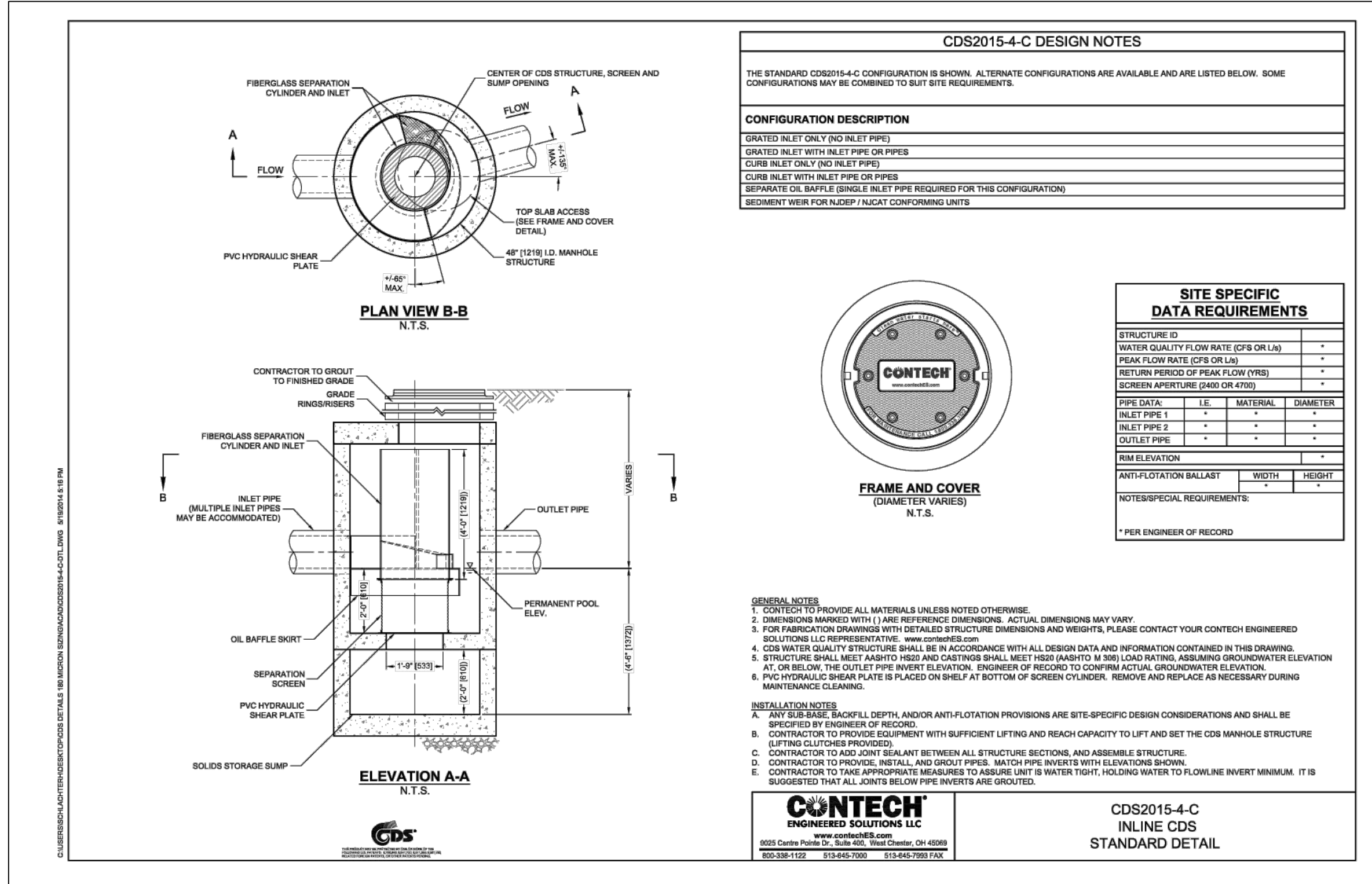
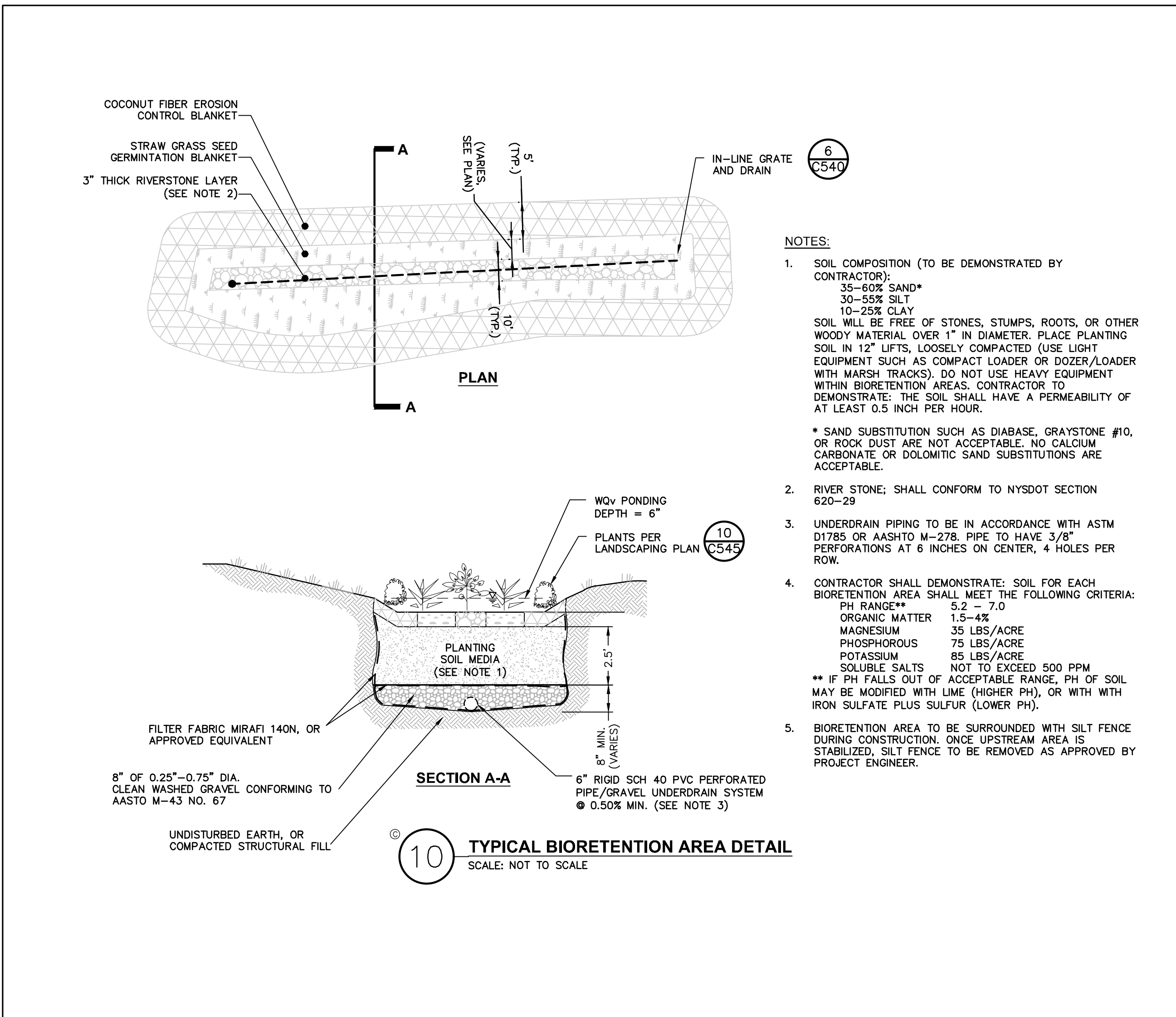
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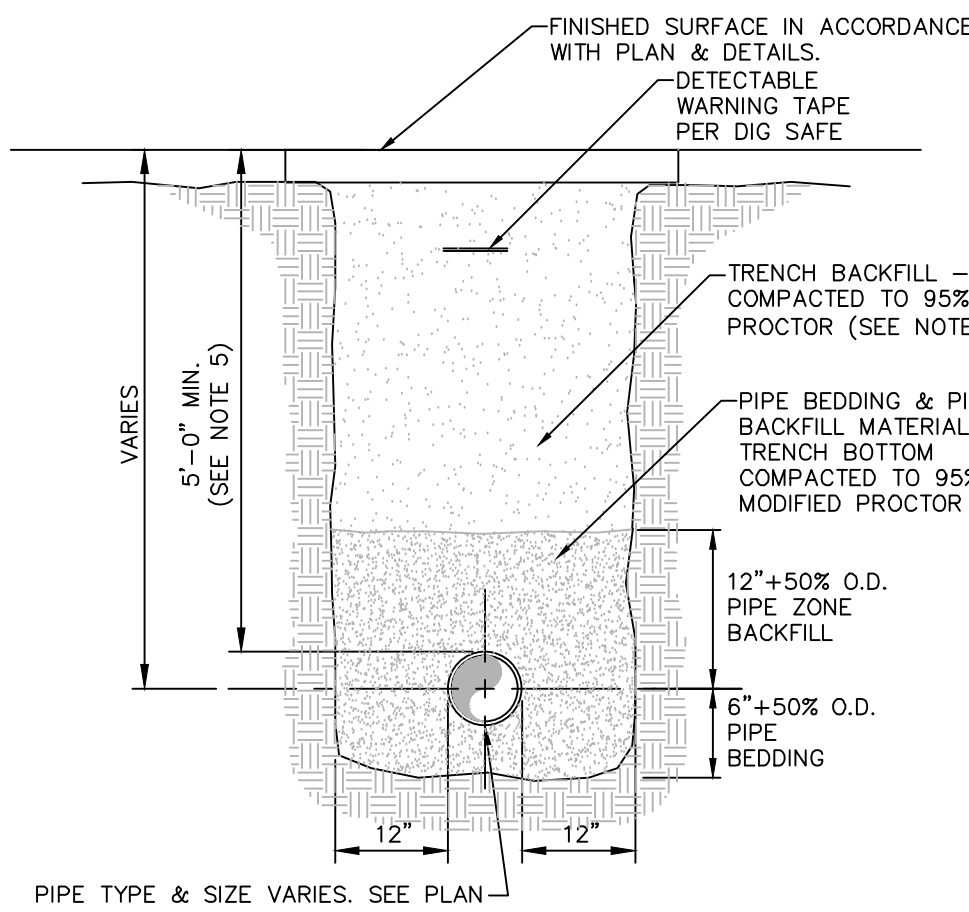
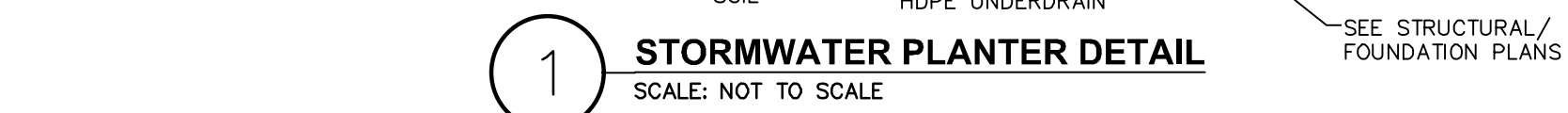
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PERENNIALS/GRASSES						
50	cv	Carex vulpinoidea	Fox Sedge	UP50/50		
100	id	Potamogeton nodosus	Drooping	LP50/50	2" PLUGS	18" G.C.
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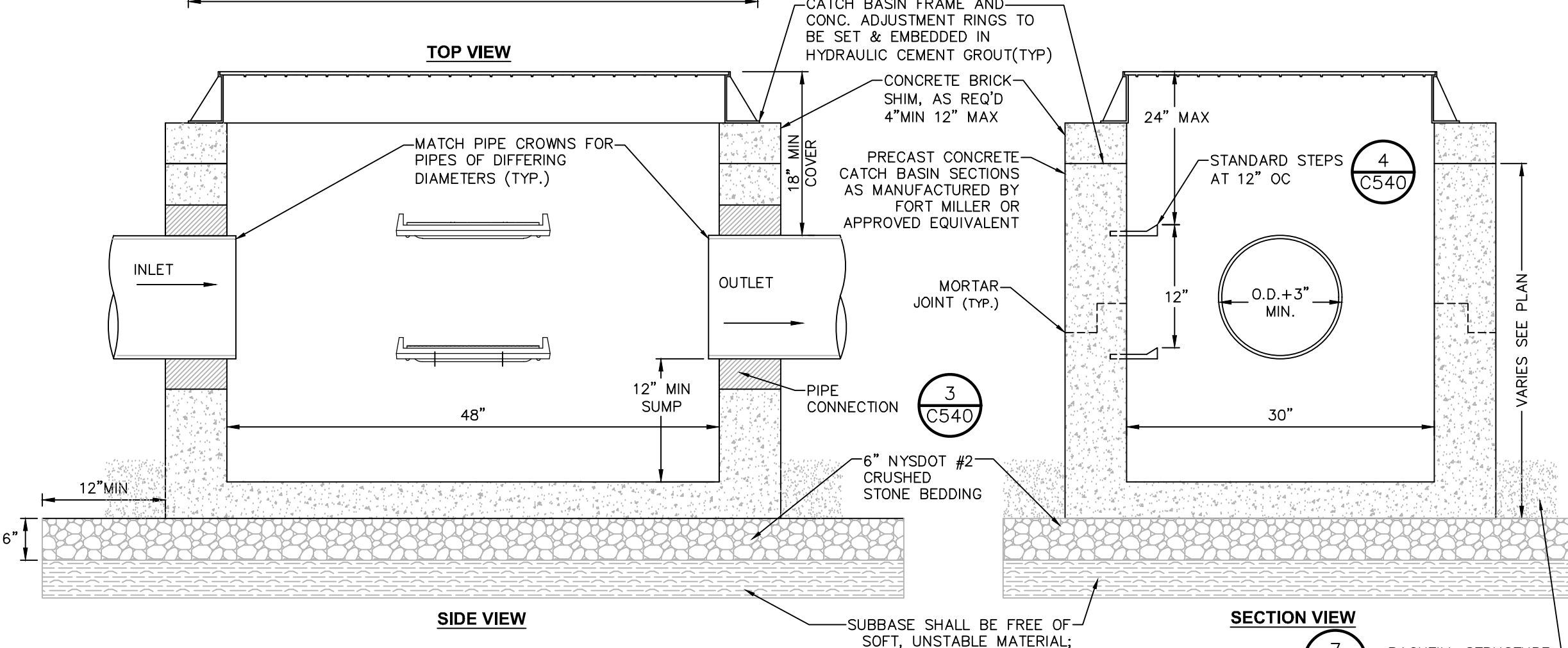
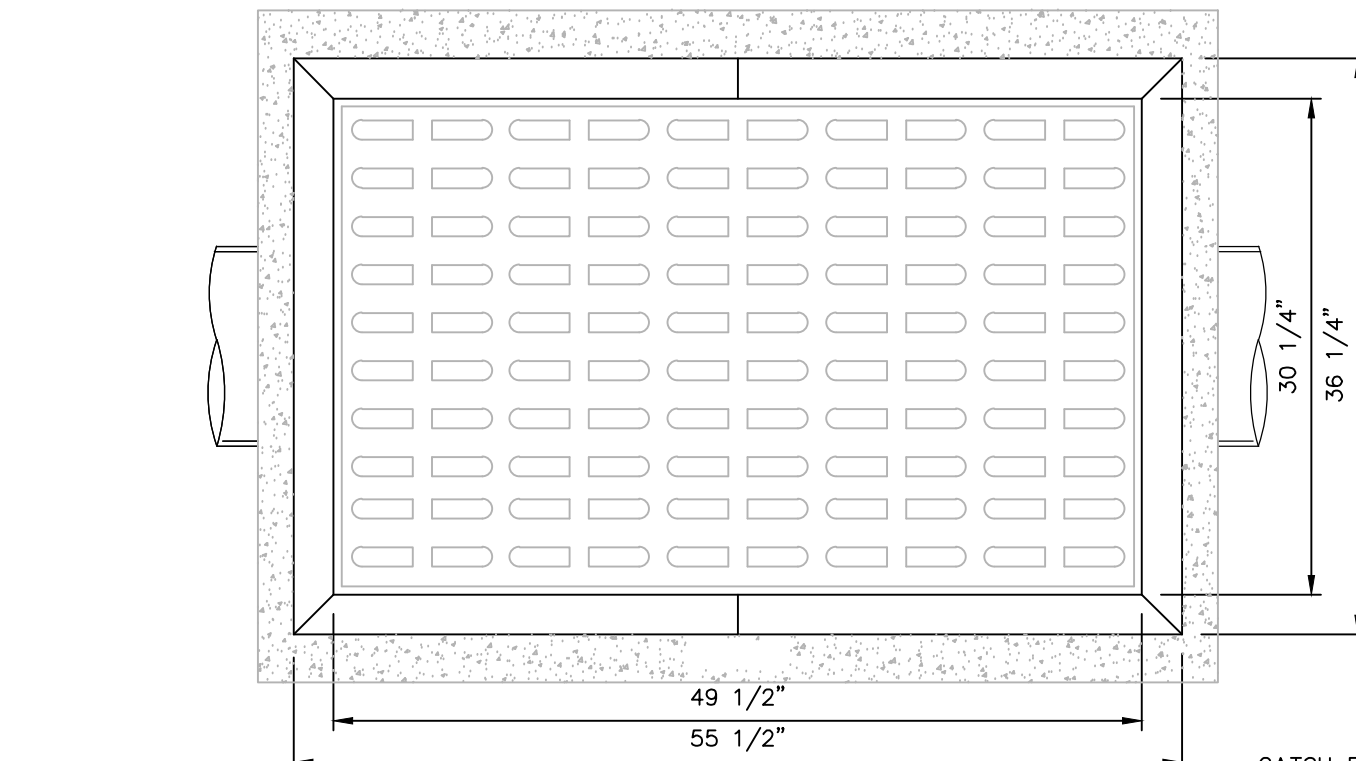


- NOTES:
1. DEPTH OF TRENCH DRAINS VARY. SEE GRADING AND DRAINAGE PLAN FOR DIMENSIONS OF EACH INDIVIDUAL TRENCH DRAIN.
 2. ALL GRATES SHALL BE "BICYCLE SAFETY" APPROVED.
 3. PROVIDE HORIZONTAL OUTLET END PLATES AT DOWNSTREAM END OF EACH TRENCH DRAIN.



- NOTES:
1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:
 2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:
 3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
 4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
 5. 6"-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

7 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



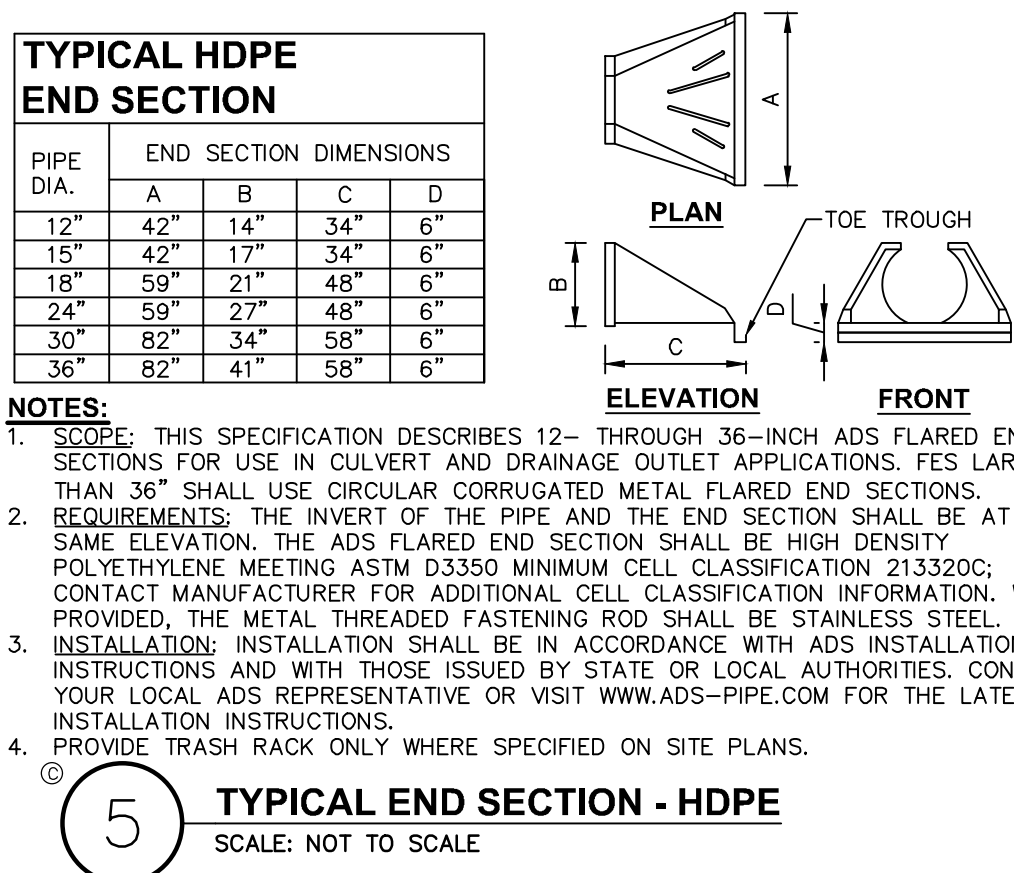
8 PRECAST CONCRETE RECTANGULAR CATCH BASIN DETAIL
SCALE: NOT TO SCALE

ACCEPTABLE MANHOLE STEPS									
MANUFACTURER	PATTERN NUMBER	STEP	LEG	RUNG	EMBED- MENT	RUNG	LEG	EMBED- MENT	RUNG
M.A. INDUSTRIES INC.*	PS2-PF	14	3/4	9 1/4	13	3/4	3	3/8	5 7/8
M.A. INDUSTRIES INC.*	PS2-PFS	14	3/4	8 1/4	13	3/4	3	3/8	4 7/8

* OR EQUIVALENT
MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS

NOTE: CAST IN PLACE OR PRESS FIT ACCEPTABLE

4 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE



- NOTES:
1. LOCATED. THIS SPECIFICATION DESCRIBES 12" THROUGH 36" INCH ADS FLARED END SECTIONS FOR USE IN CULVERT AND DRAINAGE OUTLET APPLICATIONS. FES LARGER THAN 36" SHALL USE CIRCULAR CORRUGATED METAL FLARED END SECTIONS.
 2. REQUIREMENTS. THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION. THE ADS FLARED END SECTION SHALL BE HIGH DENSITY POLYETHYLENE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213300; CONTACT MANUFACTURER FOR ADDITIONAL CELL CLASSIFICATION INFORMATION. WHEN PROVIDED, THE METAL THREADED FASTENING ROD SHALL BE STAINLESS STEEL.
 3. INSTALLATION. INSTALLATION SHALL BE IN ACCORDANCE WITH ADS INSTALLATION INSTRUCTIONS AND WITH THOSE ISSUED BY STATE OR LOCAL AUTHORITIES. CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT WWW.ADS-PIPE.COM FOR THE LATEST INSTALLATION INSTRUCTIONS.
 4. PROVIDE TRASH RASH ONLY WHERE SPECIFIED ON SITE PLANS.

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017978
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7207 for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way, if an item bearing the seal of an architect, engineer, or land surveyor is altered. The altering architect, engineer, or land surveyor shall file to the firm their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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NO.	DATE	DESCRIPTION
1	04/30/24	REVIEW PER CITY COMMENTS
2	04/30/24	REVIEW PER CITY COMMENTS

PROJECT NUMBER: C281750.00

DRAWN BY: CGL

REVIEWED BY: KGA

ISSUED FOR: ISSUED FOR PLANNING BOARD APPROVAL

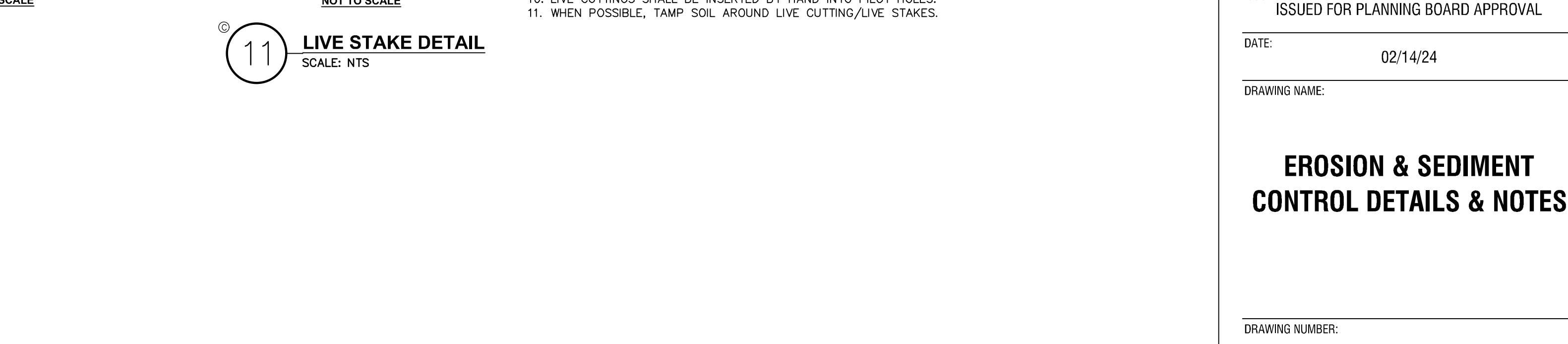
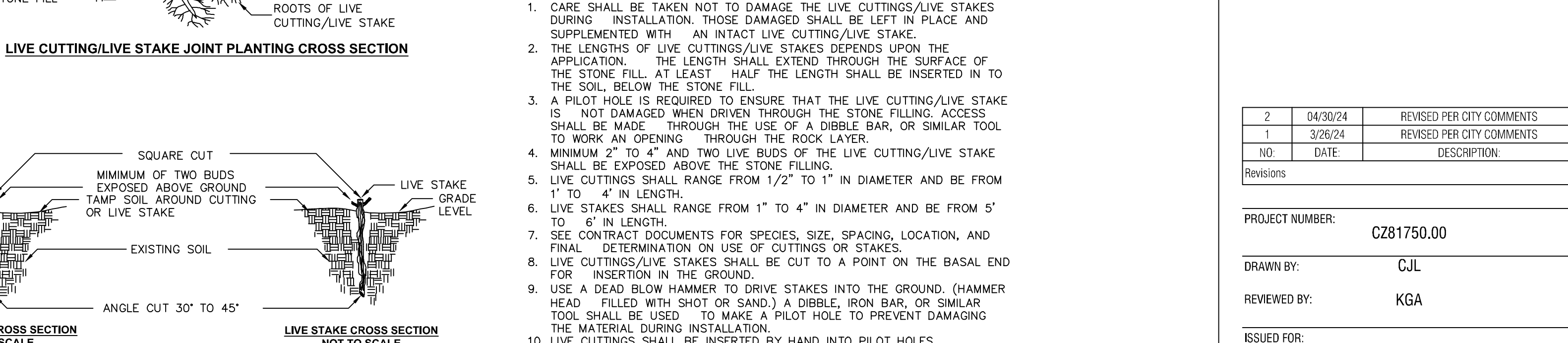
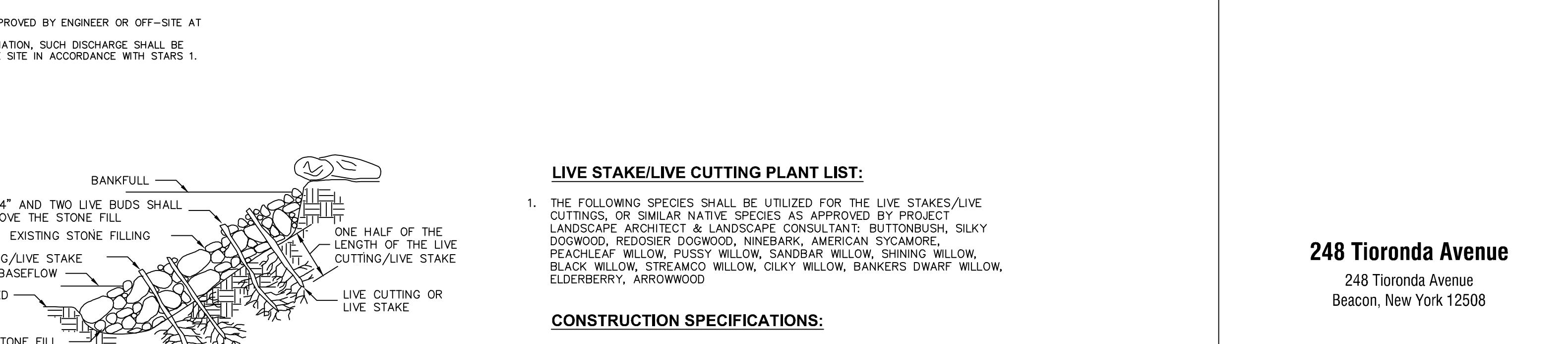
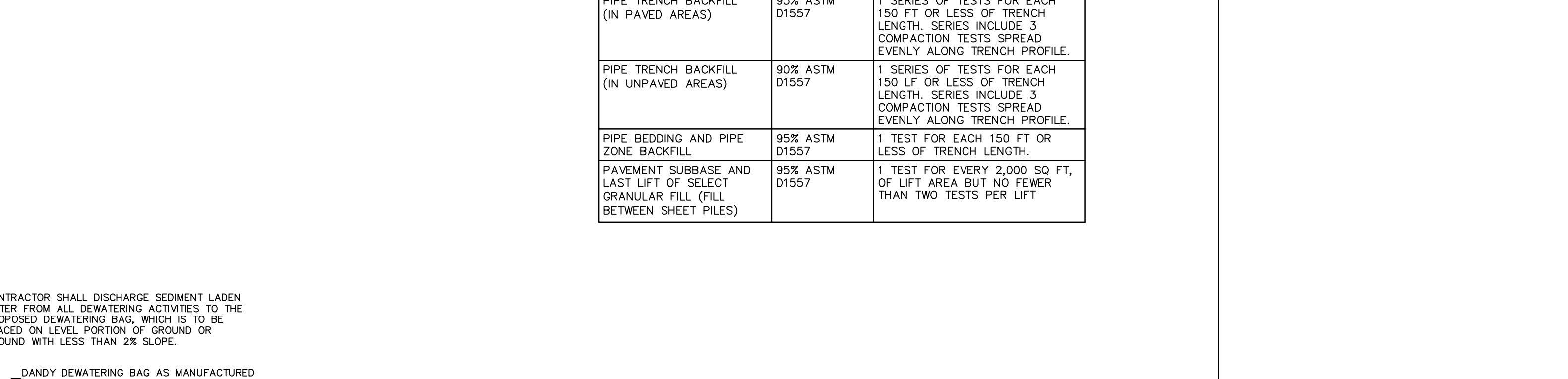
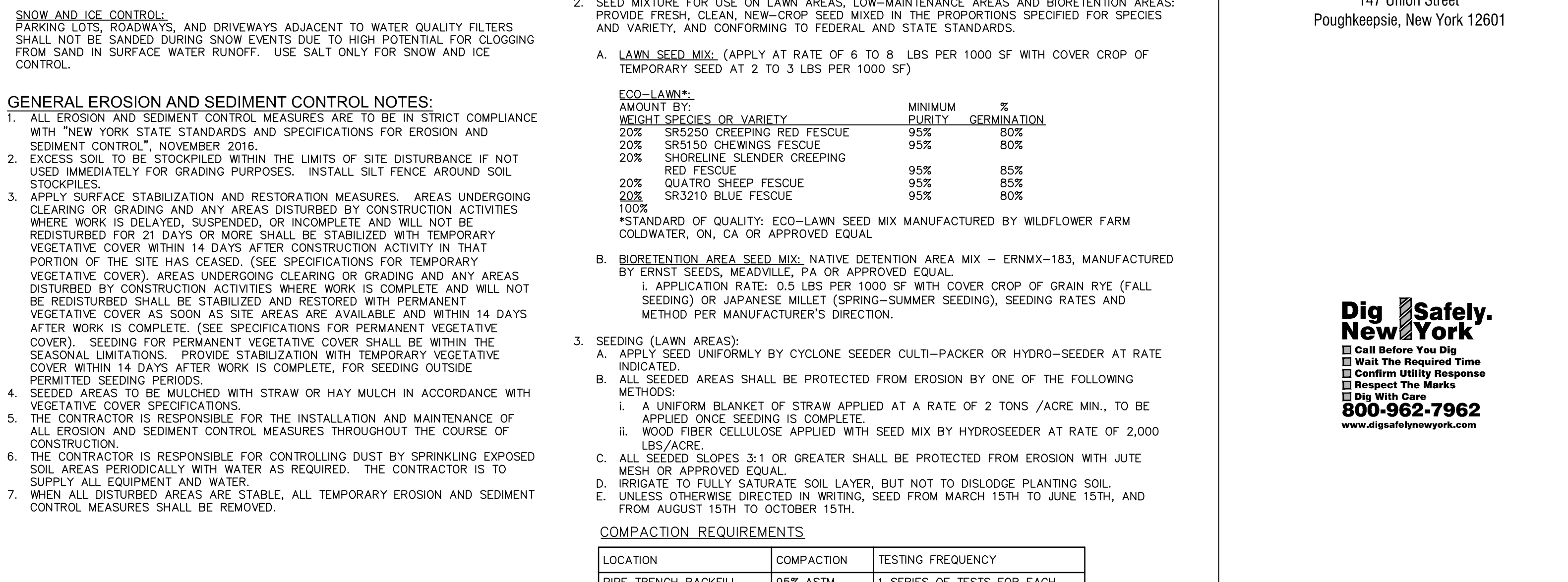
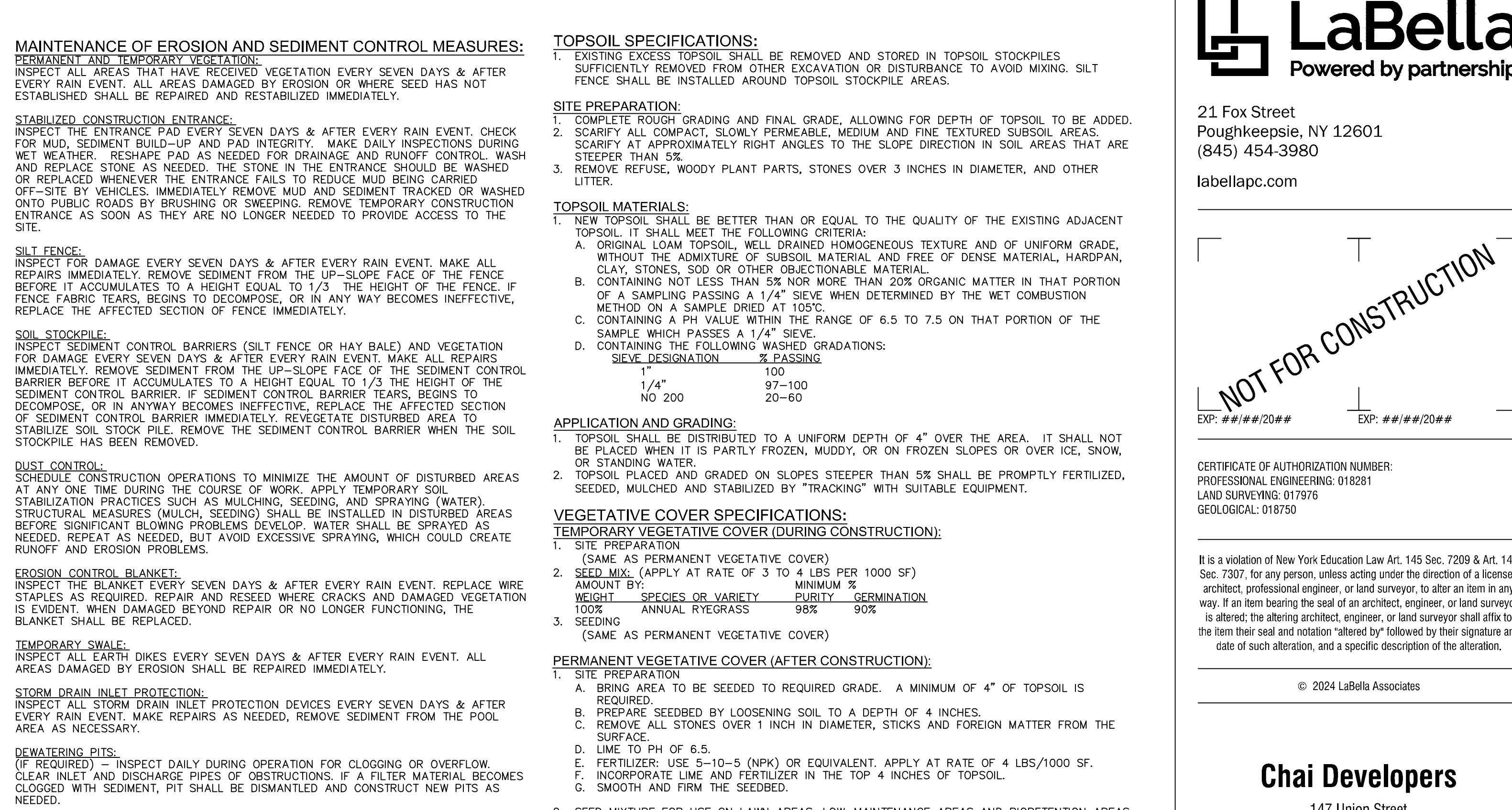
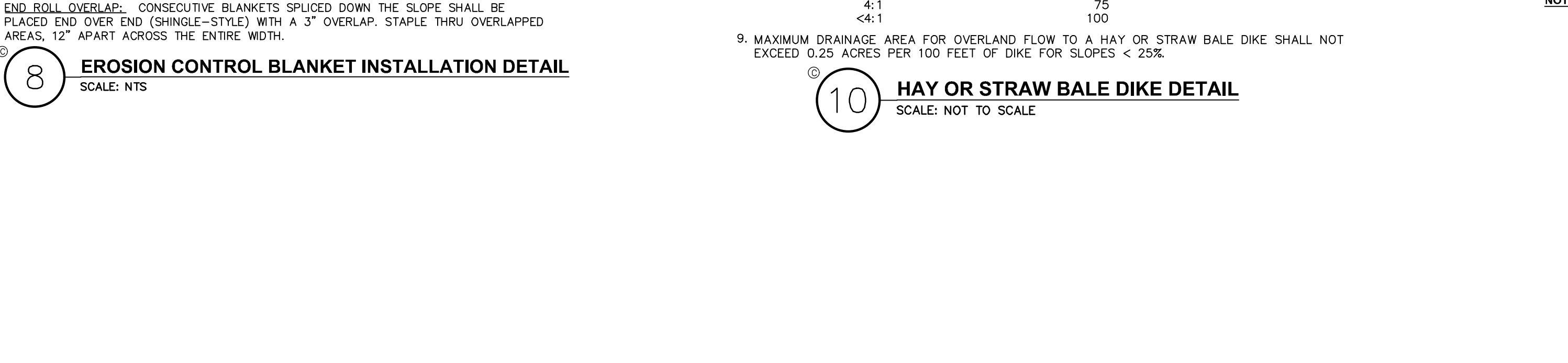
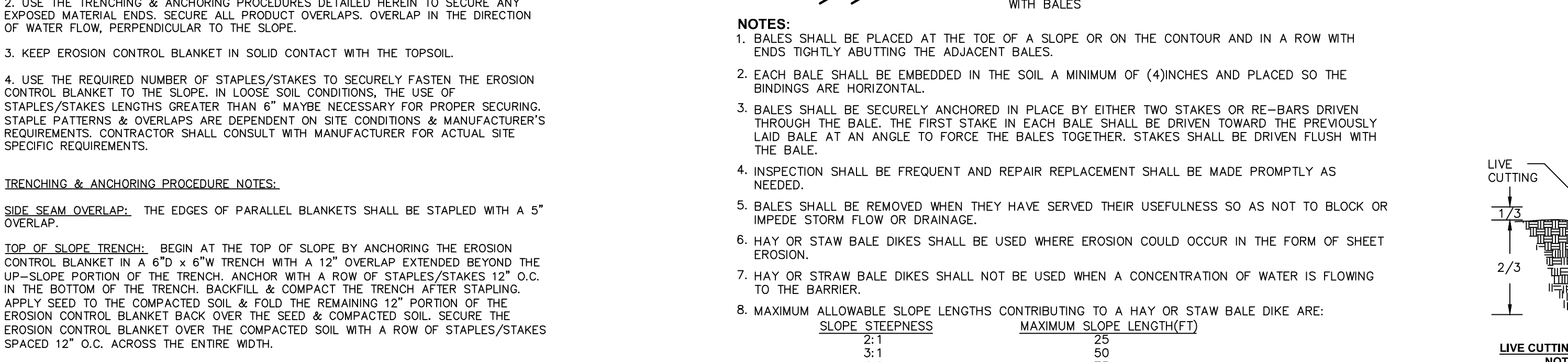
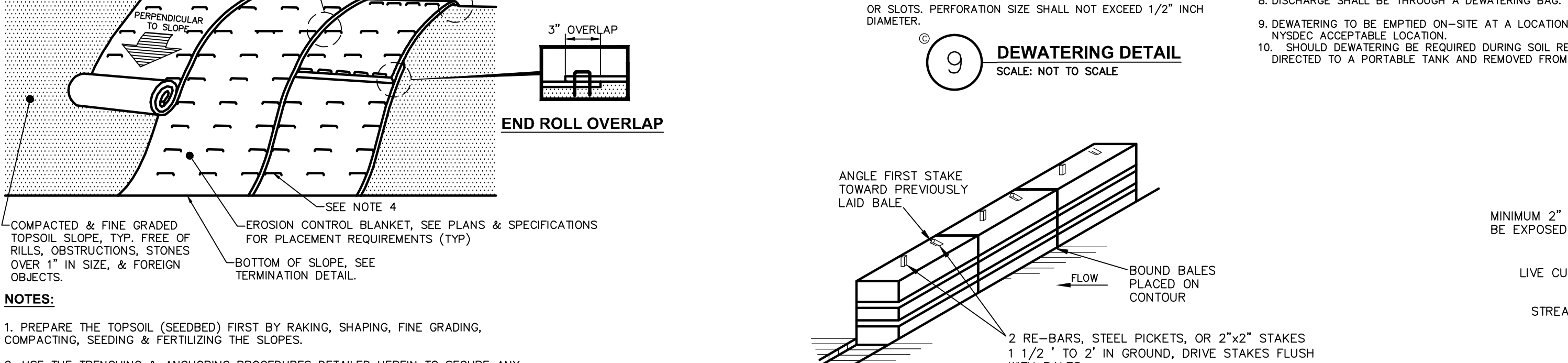
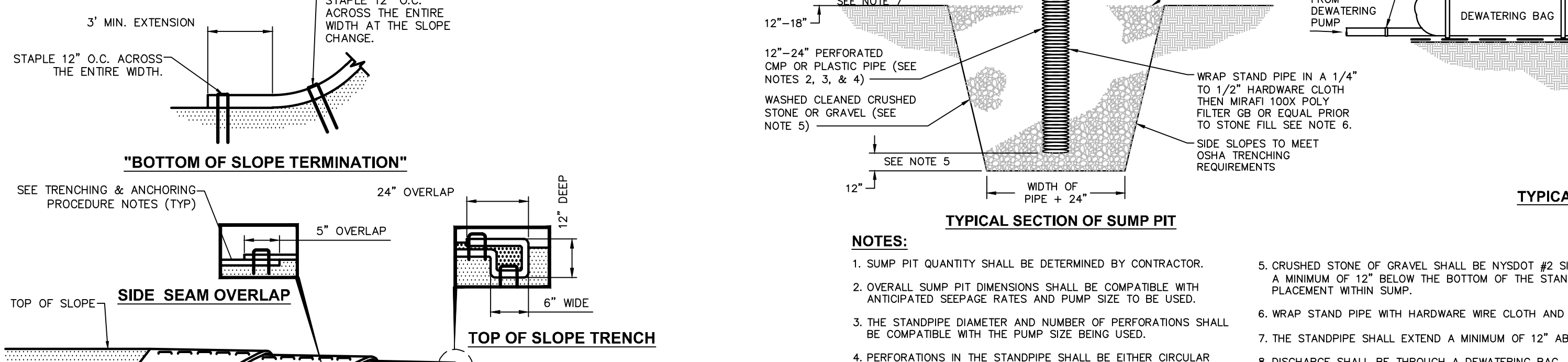
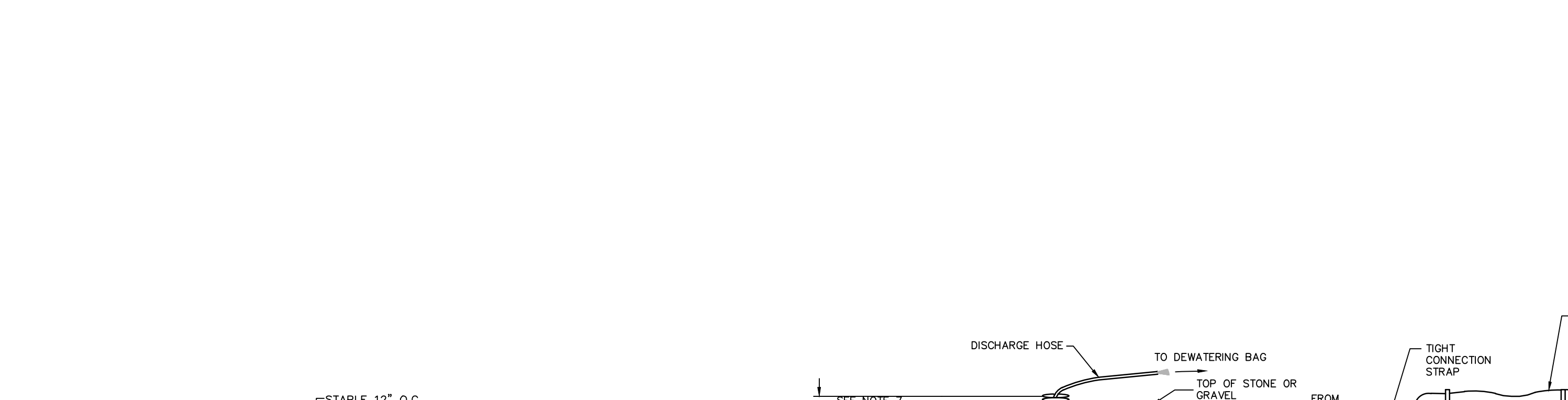
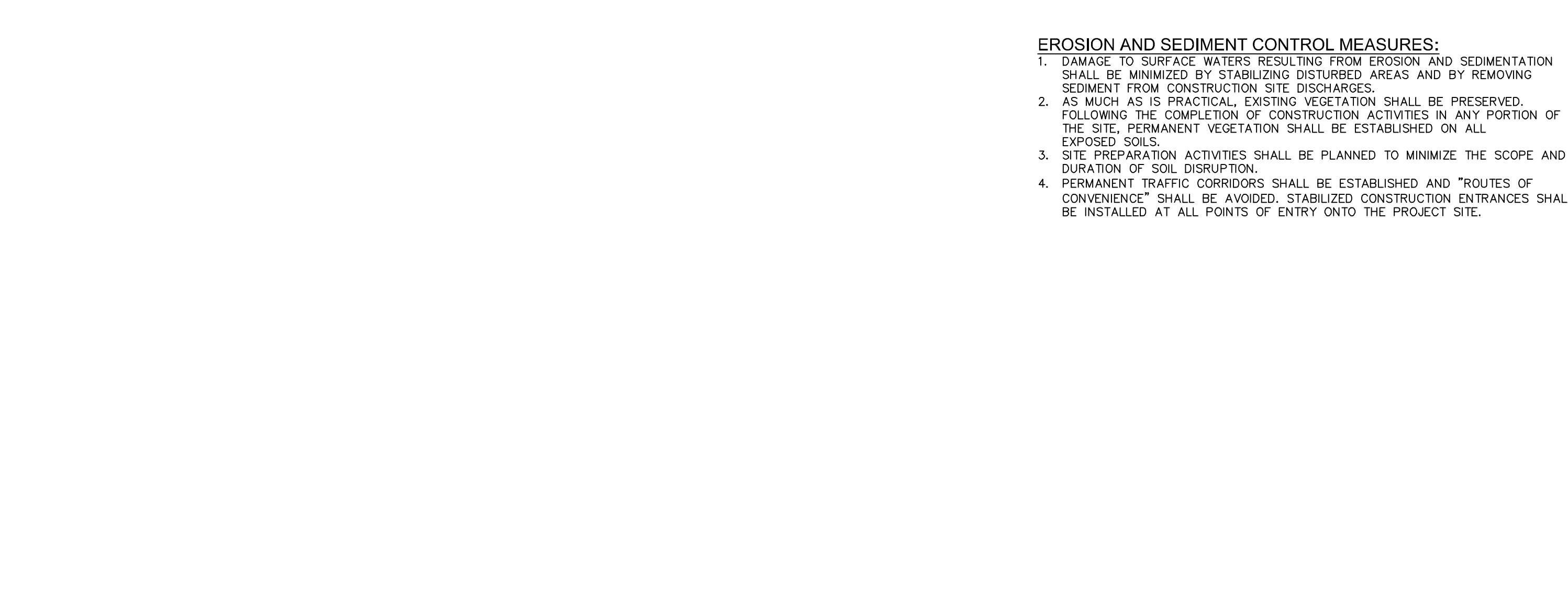
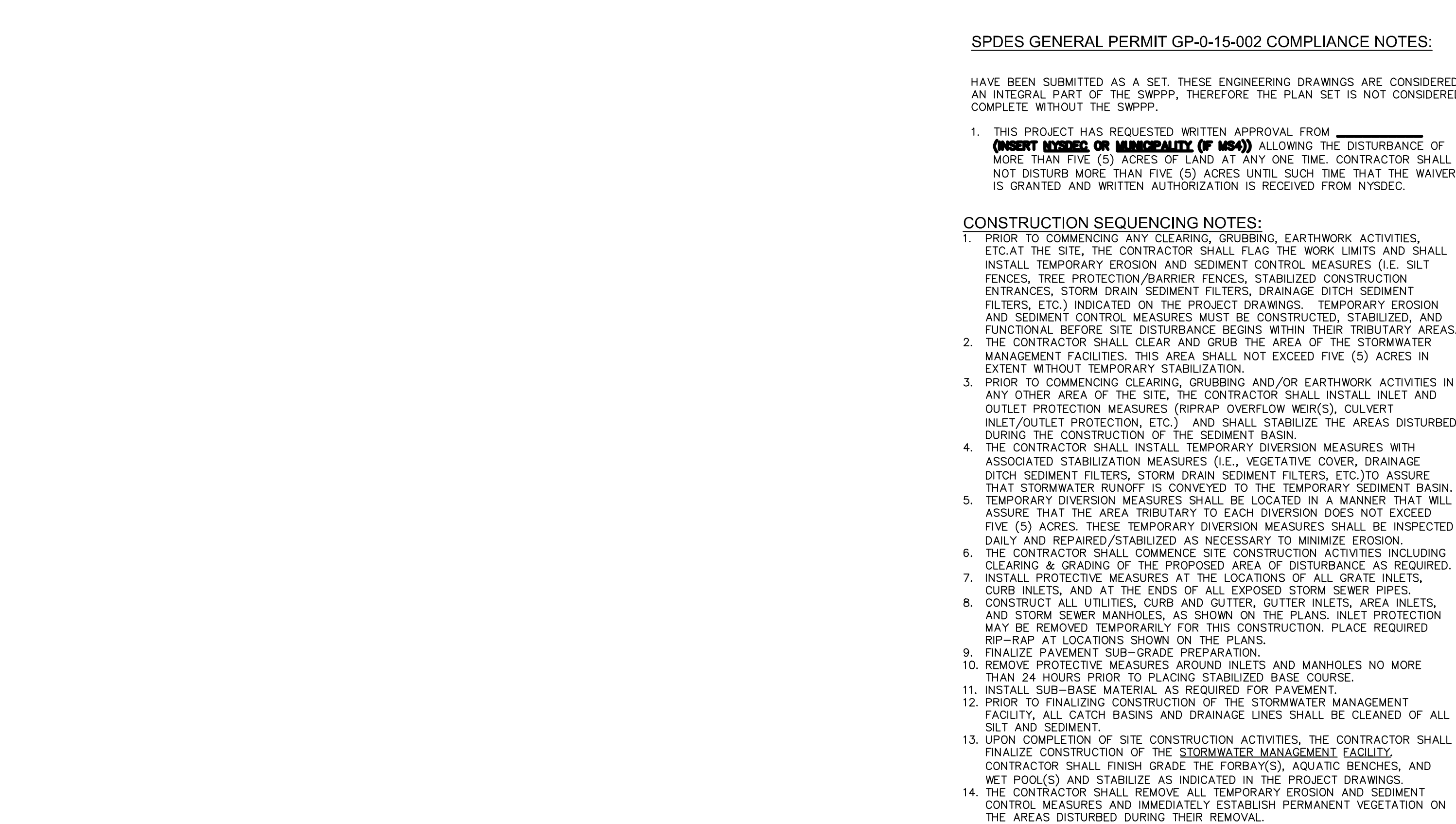
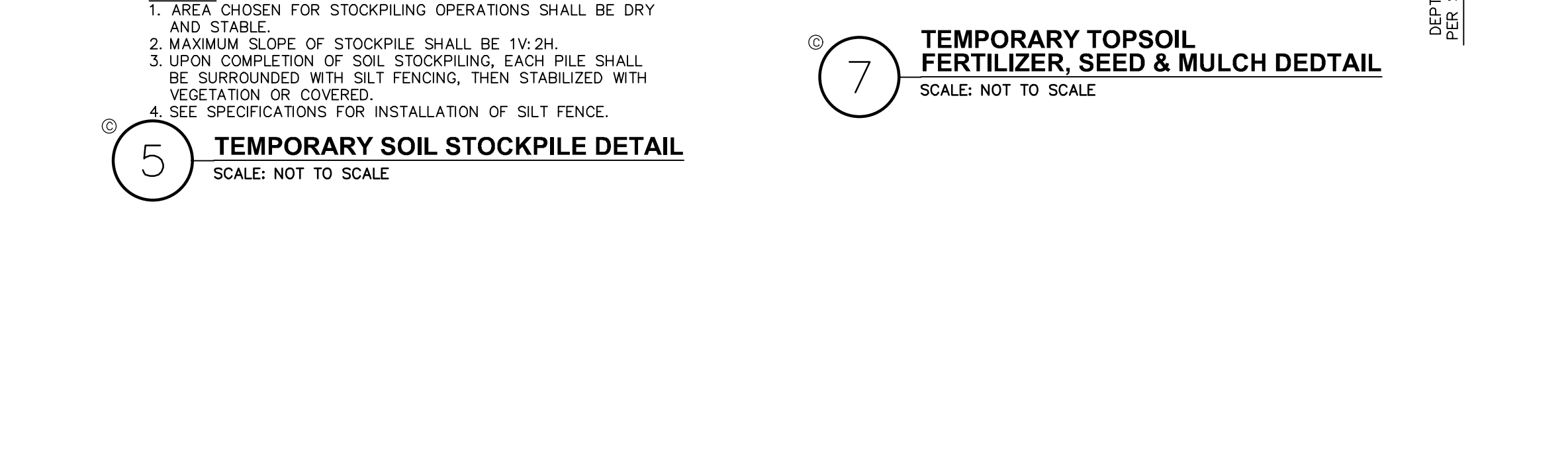
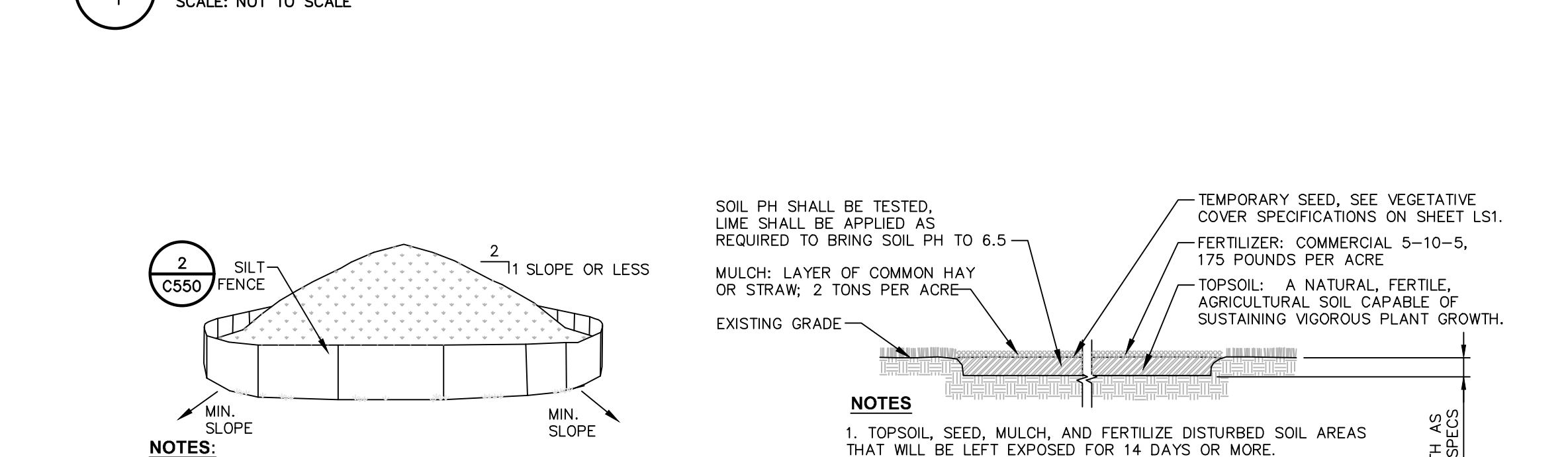
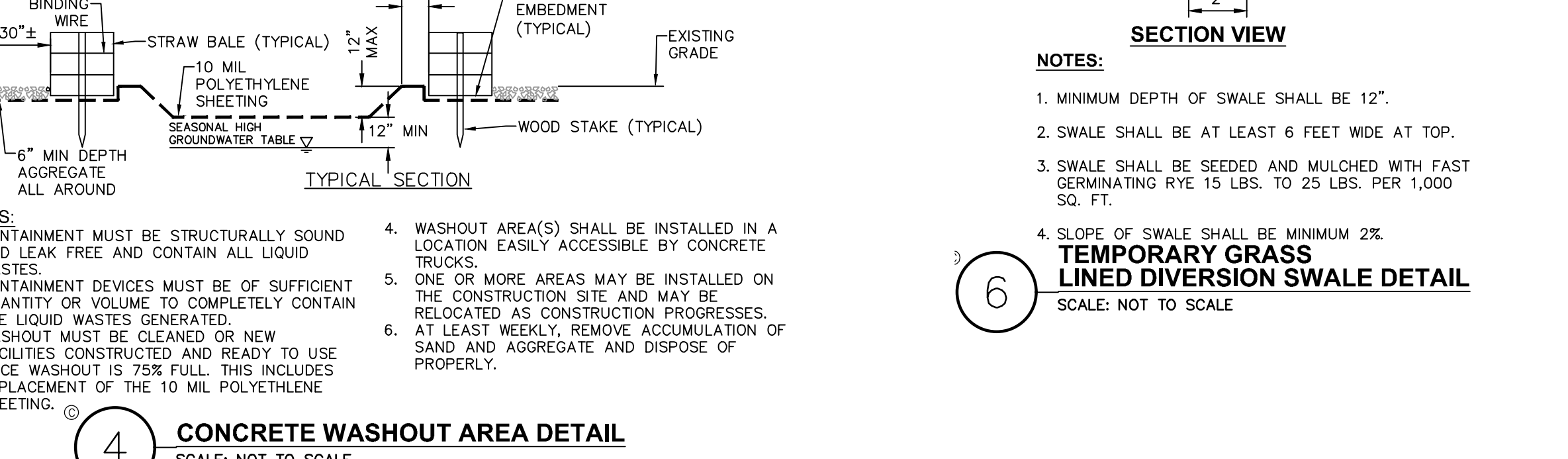
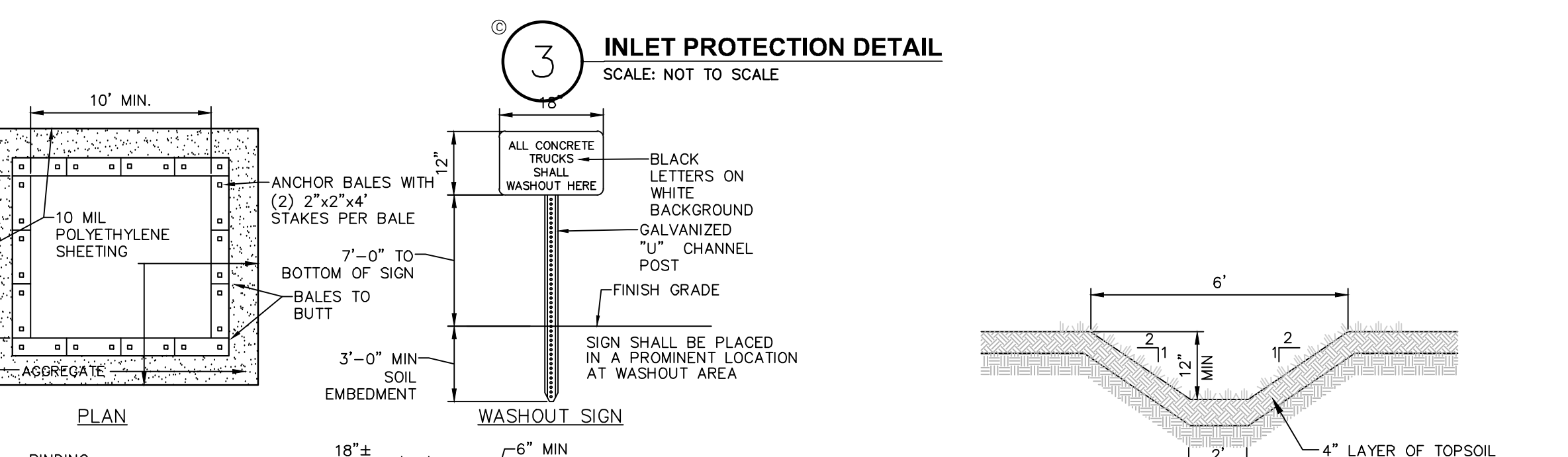
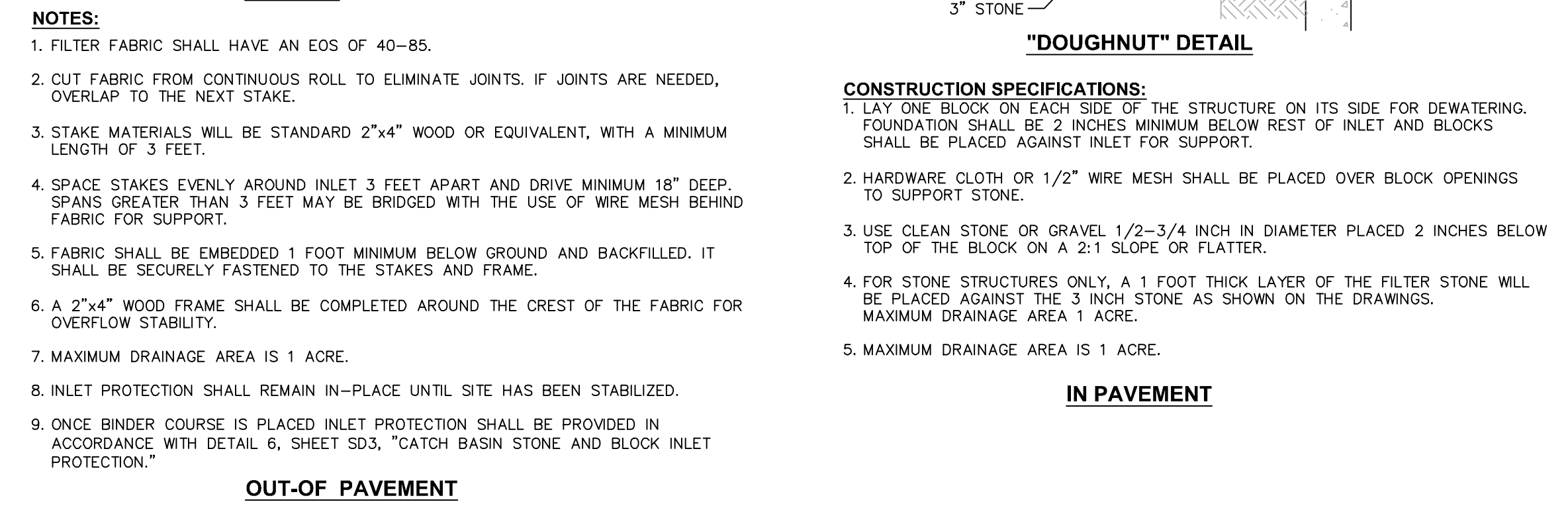
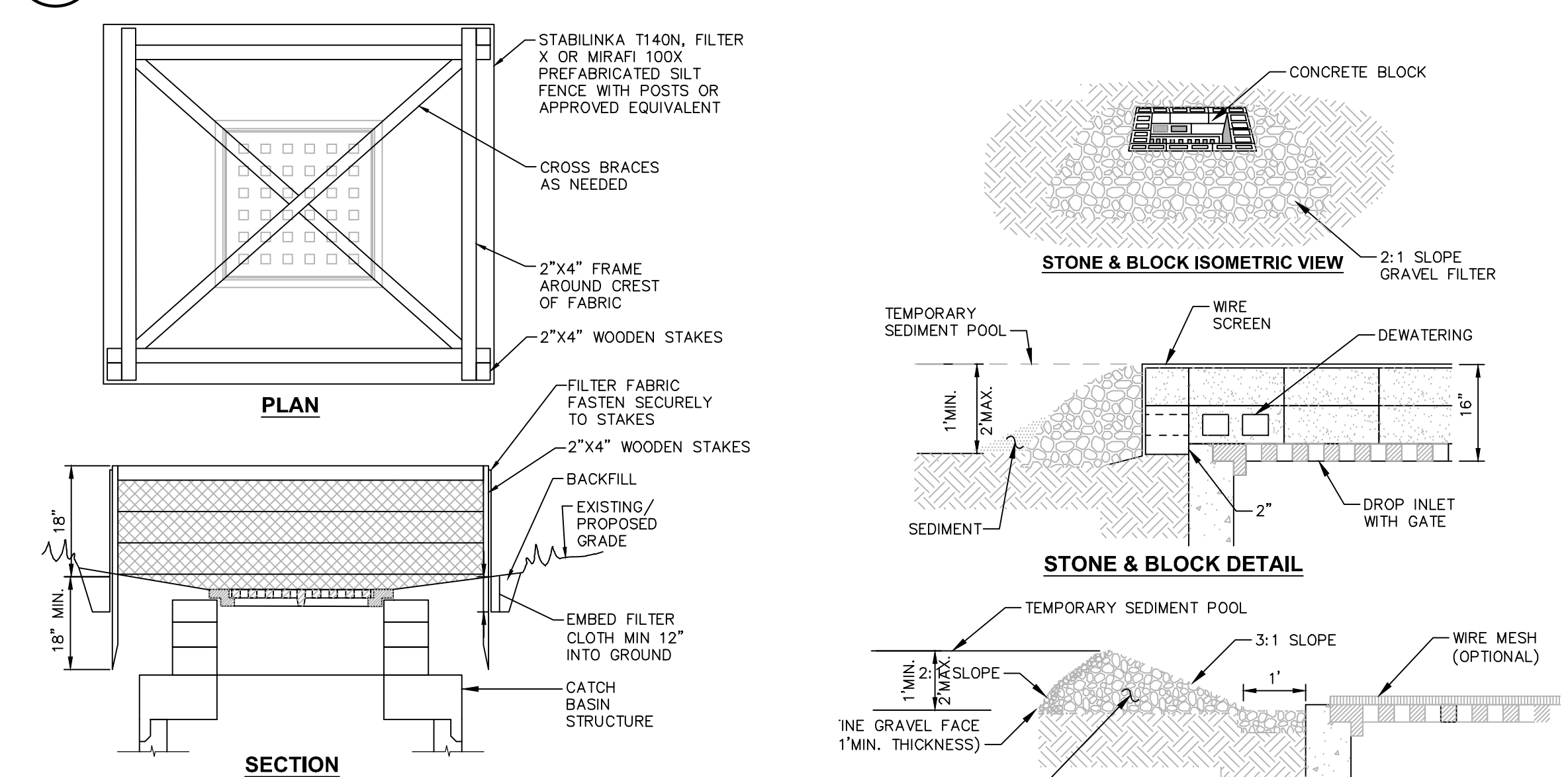
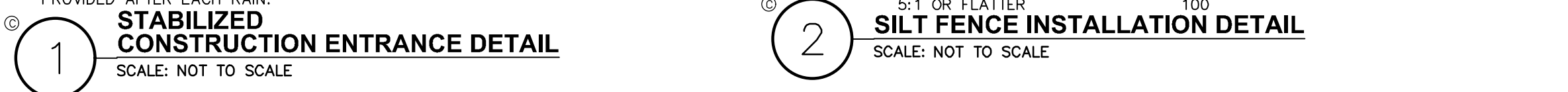
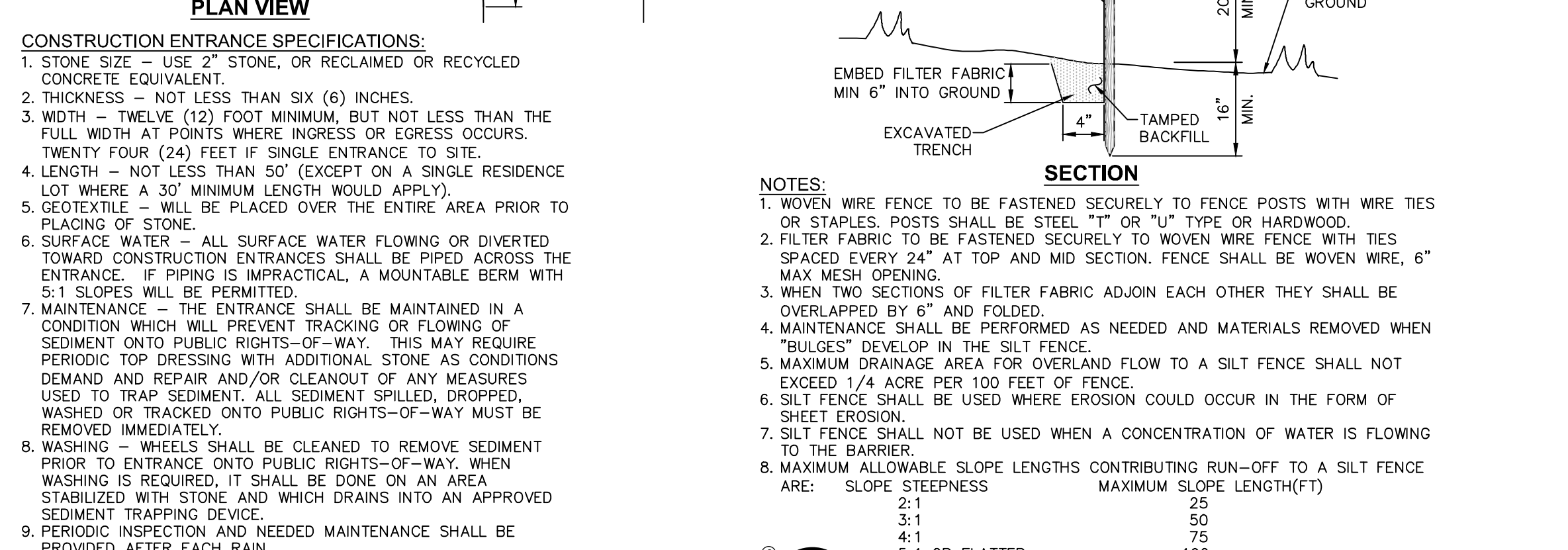
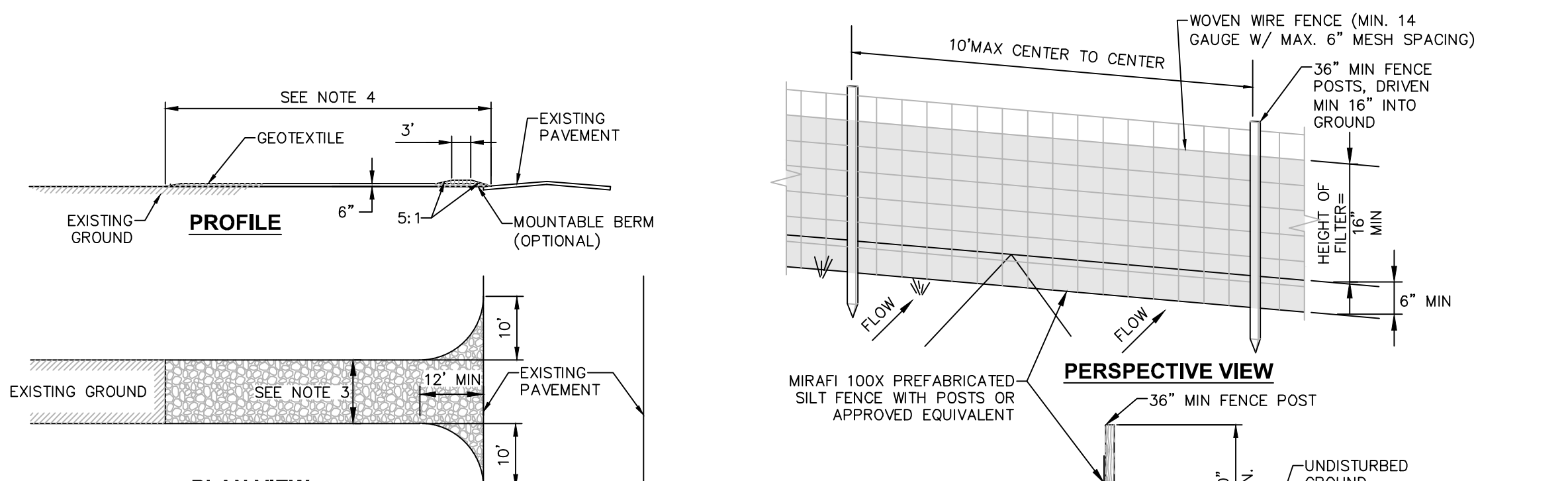
DATE: 02/14/24

DRAWING NAME:

STORM SEWER DETAILS

DRAWING NUMBER:

C540



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LOCATION	COMPACTION	TESTING FREQUENCY
PIPE TRENCH BACKFILL (IN PAVED AREAS)	95% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE
PIPE TRENCH BACKFILL (IN UNPAVED AREAS)	90% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE
PIPE BEDDING AND PIPE (IN UNPAVED AREAS)	95% ASTM D1557	1 TEST FOR EACH 150 FT OR LESS OF TRENCH LENGTH
PAVEMENT SUBBASE AND LAST LIFT OF SELECT	90% ASTM D1557	1 TEST FOR EVERY 2,000 SQ FT OF LIFT AREA BUT NO FEWER THAN TWO TESTS PER LIFT

CD-LAWN-1	AMOUNT	SPECIES OR VARIETY	MINIMUM % PURITY	% GERMINATION
1	20%	SHRUBS OR TREES	90%	85%
2	20%	SHRUBS OR TREES	90%	85%
3	20%	SHRUBS OR TREES	90%	85%
4	20%	SHRUBS OR TREES	90%	85%
5	20%	SHRUBS OR TREES	90%	85%

1. BURENDETION AREA SEED MIX. NATIVE DETENTION AREA MIX - ERNIN-183, MANUFACTURED BY ERNST SEEDS, NEWELLVILLE PA OR APPROVED EQUAL.	2. BURENDETION AREA SEED MIX. NATIVE DETENTION AREA MIX - ERNIN-183, MANUFACTURED BY ERNST SEEDS, NEWELLVILLE PA OR APPROVED EQUAL.
1. APPLICATION RATE: 0.5 LBS PER 1000 SF WITH COVER CROP OF GRASS RYE (FALL SEEDING) OR JAPANESE MILLET (SPRING-SUMMER SEEDING), SEEDING RATES AND METHOD PER MANUFACTURER'S DIRECTION.	2. APPLICATION RATE: 0.5 LBS PER 1000 SF WITH COVER CROP OF GRASS RYE (FALL SEEDING) OR JAPANESE MILLET (SPRING-SUMMER SEEDING), SEEDING RATES AND METHOD PER MANUFACTURER'S DIRECTION.

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