CITY OF BEACON, NEW YORK
COURTROOM, CITY HALL
1 MUNICIPAL PLAZA
BEACON, NY 12508

Len Warner
Karen Quiana
Kevin Byrne
Jill Reynolds
J. Randall Williams
J.C. Calderon
Chair John Gunn

September 14, 2021
7:00 PM
Planning Board Agenda

Regular Meeting

1. Continue public hearing on application for Subdivision Approval, two residential lots, 52 Dennings Avenue, submitted by Angela Ingham
2. Continue public hearing on application to amend existing Site Plan Approval, mixed-use residential and commercial development, 248 Tioronda Avenue, submitted by 248 Beacon Holdings, LLC
3. Public hearing on application for Special Use Permit and Site Plan Approval, accessory apartment, 17 Laurel Street, submitted by Lauren Peragine
4. Continue review of application for Special Use Permit and Site Plan Approval, accessory apartment, 10 Herbert Street, submitted by Katharine Baker & Gamble Staempfli
5. Continue review of application for Subdivision Approval, two residential lots, 32 North Cedar Street, submitted by MLM Property Management, LLC
6. Continue review of elevations for Certificate of Appropriateness related to Special Use Permit and Site Plan Approval, 416-420 Main Street, mixed-use commercial, office & residential development, submitted by 416 Main Street, LLC & 420 Main Street, LLC (d/b/a 420 Main St., LLC)
7. Continue review of application for Site Plan Approval, three-story mixed-use residential and commercial development, 364 Main Street, submitted by O'Donnell Construction Corp.
8. Continue review of application for Site Plan Approval, hotel and event space, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC
9. Review application for Subdivision, two residential lots, 14 Green Street, submitted by Thomas Rigney
10. Review application to amend existing Site Plan Approval, alter Greenway Trail on mixed-use development, 23-28 Creek Drive, submitted by 23-38 Creek Drive, LLC

Miscellaneous Business

1. Zoning Board of Appeals - September meeting
2. Continue review of Small Cell Wireless Facility Design and Review Guideline Policy

3. City Council request to remove, abandon & discontinue certain Paper Streets

Architectural Review

1. 145 Main Street - building facade improvements

City of Beacon Planning Board Agenda
09/14/2021

Title:

Continue public hearing on application for Subdivision Approval, two residential lots, 52 Dennings Avenue, submitted by Angela Ingham

ATTACHMENTS

52 Dennings Avenue September Submission with Exhibits A & B and Plans.pdf

Engineer Review Letter.pdf

Planner Review Letter.pdf

52 Dennings Subdivision LWRP Consistency Determination Resolution (4839-8946-6869.1).docx

52 Dennings Avenue Subdivision Approval Resolution (4842-5688-6522.2).docx

CUDDY +FEDER LLP

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Taylor M. Palmer, Esq.
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August 31, 2021

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

Re: Re-Application for Proposed Two-Lot Residential Subdivision
Supplemental Submission
Premises: 52 Dennings Avenue, Beacon, New York
Tax Parcel ID: (5954-50-687603)

Dear Chairman Gunn and Members of the Planning Board:

We are writing on behalf of Angela Ingham (the "Applicant"), the owner of the above-referenced Premises, in connection with the Applicant's Re-Application for Subdivision Approval requesting to subdivide the existing one (1) lot found at the above-referenced Premises into two (2) resultant residential single-family lots (the "Re-Application" or "Project").

UPDATES TO THE PROPOSED TWO (2)-LOT SUBDIVISION PLAT:

In furtherance of our Re-Application, enclosed please find copies of the updated Site Plan Drawing set entitled "2-Lot Subdivision for Angela Ingham," prepared by Arden Consulting Engineers, PLLC, last revised August 23, 2021, as well as an updated Subdivision Plat entitled "Two Lot Subdivision Prepared for Angela Ingham," prepared by Heritage Land Surveying, PC, last revised August 23, 2021. The modifications made to these documents were undertaken pursuant to comments received during the August 10th, 2021 Public Hearing.

The Site Plan Drawing set and the Subdivision Plat have been updated to include minor changes requested at the August 10th Public Hearing, including:

1) a willow tree was added to northeast corner of the proposed eastern lot ("Lot 2");
2) 34 forsythia bushes will be planted in single row screening the proposed retaining wall on Lot 2 from the lots to the east and south; and
3) the privacy fence located along the southern boundary of the proposed western lot ("Lot 1") has been extended to ensure maximum screening from the lot to the south.

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In addition to the Applicant's engineering consultant's comments at the August 10th Public Hearing regarding stormwater controls, we note again for the benefit of the public that the Applicant's June 29th, 2021 submission to the Board included a Drainage Analysis that showed that the existing and proposed infrastructure, including drainage pipes and catch basins, are sufficient to control stormwater runoff appropriately, and that no runoff will flow onto neighboring properties.

INDEX OF ENCLOSURES:

In further support of this Re-Application for Subdivision Approval, the Applicant respectfully submits five (5) hard copies, as well as an electronic copy, of the updated Site Plan Drawing set entitled "2-Lot Subdivision for Angela Ingham," prepared by Arden Consulting Engineers, PLLC, dated June 23, 2021 and last revised August 23, 2021, numbered and titled as follows:

- Sheet 1 of 6 - Existing Conditions;
- Sheet 2 of 6 - Subdivision Plan;
- Sheet 3 of 6 - Driveway & Utility Easements;
- Sheet 4 of 6 - Grading & Utility Plan;
- Sheet 5 of 6 - Erosion & Sediment Control Plan & Landscaping Details; and
- Sheet 6 of 6 - Construction Details.

The Applicant also respectfully submits five (5) hardcopies, and an electronic copy, of the updated Subdivision Plat entitled "Two Lot Subdivision Prepared for Angela Ingham," prepared by Heritage Land Surveying, PC, dated July 26, 2021 and last revised August 23, 2021.

For ease of reference, in addition to the updated drawings referenced above, the following documents are enclosed herein for consideration in advance of the Planning Board's September 14th Public Hearing:

Exhibit A: Arden Consulting Engineers Response to Comments Letter dated August 31, 2021, in response to the Consultant Comment Letters; and

Exhibit B: Updated Draft Declaration of Access and Utility Easement Including Updated Legal Descriptions (with updates highlighted in yellow).

We look forward to appearing at the continued Public Hearing regarding this Re-Application for Subdivision Approval on September 14th. Considering the responses provided herein, and as will be more fully discussed at the continued Public Hearing, we respectfully request that the Board close the Public Hearing and consider granting subdivision approval for the Project.

In the meantime, should this Board or City Staff have any questions or comments with regards to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Jennifer L. Gray, Esq., Planning Board Attorney
David Buckley, Building Inspector
John Clarke Planning and Design
Lanc & Tully Engineering and Surveying, P.C.
Michael Morgante, P.E.
Maximillian R. Mahalek, Esq.

Exhibit A

August 31, 2021

City of Beacon Planning Board
Attn: John Gunn, Chairman
1 Municipal Plaza
Beacon, NY 12508

Re: Proposed 2-Lot Residential Subdivision – Angela Ingham
SBL: 5954-50-687603
52 Dennings Avenue
City of Beacon, NY

Written Responses to Planning Board Consultant Comments

Dear Mr. Gunn & Planning Board Members:

We are providing this response letter on behalf of the Applicant, Angela Ingham, in order to address the latest comments in both John Clarke Planning and Design's August 5, 2021 Memorandum and Lanc & Tully's August 2, 2021 Letter.

Responses to the John Clarke Planning and Design's Memorandum dated August 5, 2021:

1. Sheet 1 should show the size and species of any existing trees over 6 inches in diameter within the area of disturbance and indicate any major trees that will be removed.

   Response: Existing trees over 6 inches in diameter are shown on the plans. The trees marked as dead in the plans are to be removed. Tree species are listed on Sheet 2.

2. The proposed privacy fence should be described on the plans as to where it begins and ends, preferably from the front property line of the subject parcel to the rear line of the adjacent lot.

   Response: The beginning and end of the Stockade Privacy Fence have been highlighted on Sheet 2 and the fence length noted.

3. The applicant has provided a Coastal Assessment Form and a Consistency Statement for the proposal, demonstrating no conflicts with the adopted LWRP policies. The Planning Board should issue an LWRP Consistency Determination as part of the review process.

   Response: Comment noted.

Responses to Lanc & Tully's August 2, 2021 Letter:

1. The access and utility easement shall be labeled as such on the plan.

   Response: The access and utility easement has been labeled accordingly on all relevant sheets of the plans.

2. The standard notes for projects with central water and sewer be removed, as these proposed improvements are not shown on the plan.

   Response: The Dutchess County Department of Behavioral and Community Health (also known as the Dutchess County Health Department) is requiring that the Sewer & Water Notes remain on the plans and that all sheets be filed with the County.

3. Several of the general notes should be removed from the plan.

   Response: The General Notes that do not pertain to the project have been removed.

We look forward to the continued Public Hearing scheduled for September 14, 2021.

Please do not hesitate to contact us if there are any questions or concerns.

Sincerely,

Arden Consulting Engineers, PLLC

Michael A. Morgante, P.E.

C:\USERS\MICHAEL\DROPBOX\JOBS\14-006DELLAPORTASDENNINGS\COMMENT LETTERS\CONSULTANT RESPONSE LETTER 8-21.DOC

Exhibit B

DRAFT

[Subject to Review by Planning Board Attorney and Applicant]

DRAFT DECLARATION OF ACCESS AND UTILITY EASEMENT

THIS DECLARATION OF ACCESS AND UTILITY EASEMENT (this "**Declaration**") is made this ____ day of _____, 2021, by Angela Dellaportas Ingham and Daniel Ingham, Jr. ("**Declarants**"), having an address at 52 Dennings Avenue, Beacon, New York 12508.

W I T N E S S E T H:

WHEREAS, Declarants are the owner in fee simple of that certain plot, piece or parcel of land lying in the City of Beacon, County of Dutchess and State of New York, bearing the tax map designation 5954-50-687603 on the City of Beacon Tax Map (the "**Property**") and more particularly described on **Schedule A**, attached hereto and made a part hereof;

WHEREAS, Declarants desire to subdivide the Property into two lots, more particularly described in **Schedules B and C** and in accordance with the Subdivision Plan attached hereto as **Exhibit D**;

WHEREAS, Declarants wish to provide for a utility easement burdening "**Lot 1**", as depicted on the Subdivision Plan, and benefitting "**Lot 2**", as depicted on the Subdivision Plan, as more particularly set forth herein;

WHEREAS, Declarants wish to provide for an access easement and shared driveway to access Dennings Avenue from Lot 1 and from Lot 2, as more particularly set forth herein;

NOW, THEREFORE, Declarants, for themselves and their successors and assigns, do hereby subject Lot 1 and Lot 2 to the following easements, which shall run with the land and be binding upon and inure to the benefit of all parties now or in the future owning or having any interest in said properties or any part thereof:

1. **Recitals.** The recitals set forth hereinabove are incorporated in their entirety herein.

2. **Declaration of Easements.** Lot 1 and Lot 2 shall be held and conveyed subject to the following easements:

a. A non-exclusive and perpetual easement, benefitting Lot 2 and burdening Lot 1, for the purpose of installing, maintaining, repairing, operating and replacing any and all utilities, including water, sewer, gas, electric, and drainage utilities servicing Lot 2 (the "**Utility Easement**"). The easement area is more particularly described on **Schedule E**, attached hereto and made a part hereof. If the Lot 1 Owner and the Lot 2 Owner are at any time anyone other than Declarants, then in no event shall the Lot 1 Owner have any right to suspend or obstruct the Lot 2 Owner's use of the Utility Easement including, without limitation, during any period of construction on the properties, and in no event shall any construction or other activities on the properties interfere with or adversely affect the Utility Easement, without the prior consent of the Lot 2 Owner. The Lot 2 Owner shall be responsible for the cost of the maintenance, repair, operation, or replacement of the Utility Easement. For the purposes of this Declaration, "**Lot 1 Owner**" and "**Lot 2 Owner**" shall mean and include each and every owner from time to time of Lot 1 and Lot 2, respectively. The Lot 1 Owner and the Lot 2 Owner are collectively referred to herein as an "**Owner**".

b. A non-exclusive and perpetual easement and right-of-way over that certain common driveway, for vehicular and pedestrian ingress, egress and access so that Declarants and other beneficiaries of this easement can access Dennings Avenue from Lot 1 and from Lot 2 (the "**Common Driveway**"), which Common Driveway is more particularly described on **Schedule E**, attached hereto and made a part hereof. If the Lot 1 Owner and the Lot 2 Owner are at any time anyone other than Declarants, then in no event shall any Owner have any right to relocate the Common Driveway or to suspend or obstruct an Owner's use of the Common Driveway including, without limitation, during any period of construction on the properties and in no event shall any construction or other activities on the properties interfere with or adversely affect use of the Common Driveway, without the prior consent of both Owners. Each Owner shall equally

share the cost of the maintenance, including without limitation snow shoveling/plowing, repair, operation, or replacement of the Common Driveway.

3. **Governing Law; Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of New York, without reference to its choice of law principles.

4. **Successors and Assigns.** This Agreement shall run with the land and shall be binding upon Declarant, its successors and assigns, and any person or other entity that at any time hereafter shall become the owner of Lot 1 or Lot 2, and its respective heirs, successors and assigns.

5. **Severability.** If any provision of this Agreement shall be adjudged illegal, unlawful,

invalid, contrary to public policy or held to be unconstitutional, whether in whole or in part, by a Court of competent jurisdiction, then the same shall not affect the validity of this Declaration as a whole, or any other part or provision hereof other than the part so adjudged to be illegal, unlawful, invalid, contrary to public safety, or unconstitutional.

6. **Recording.** This Agreement shall be recorded in the Office of the Dutchess County Clerk.

7. **Counterparts.** This Agreement may be executed in one or more counterparts, and each of which shall be deemed an original, but all of which when taken together shall constitute one and the same agreement.

DRAFT

DRAFT

[Subject to Review by Planning Board Attorney and Applicant]

[SIGNATURE PAGE TO ACCESS EASEMENT]

IN WITNESS WHEREOF, Declarants have duly executed this Declaration as of the day and year first written above.

DECLARANTS

ANGELA DELLAPORTAS INGHAM

_____

DANIEL INGHAM, JR.

_____

Section: 5954
Block: 50
Lot: 687603

Record and Return:
Cuddy & Feder LLP
445 Hamilton Ave., 14 FL.
White Plains, New York, 10601
ATTN: Taylor M. Palmer, Esq.

DRAFT

STATE OF)
) ss.:
COUNTY OF)

On _____, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

DRAFT

DRAFT

[Subject to Review by Planning Board Attorney and Applicant]

SCHEDULE A

Legal Description of Property

All that certain plot, piece or parcel of land situated, lying and being in the CITY OF BEACON, County of Dutchess and State of New York, known as Lot No. 9 as shown on a map of the subdivision known as "Subdivision Plat Prepared for Dieter E. Fanz" and filed in the Dutchess County Clerk's Office on July 28, 1968.

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SCHEDULE B
Legal Description of Proposed Lot 1

All that certain plot, piece or parcel of land lying in the City of Beacon, County of Dutchess, State of New York; more particularly bounded and described as follows:

BEGINNING at an iron rod in concrete at the intersection of the southwestern corner of lands of Lamb (Tax lot 5954-50-668602) and the easterly bounds of Dennings Avenue; thence,

South 07 degrees 53 minutes 10 seconds West 12.67 feet along the easterly bounds of Dennings Avenue; thence,

Through lands of Ingham the following four courses:

South 72 degrees 38 minutes 13 seconds East 72.51 feet; thence,
South 87 degrees 00 minutes 00 seconds East 155.04 feet; thence,
North 86 degrees 17 minutes 25 seconds East 93.07 feet; thence,
North 12 degrees 11 minutes 36 seconds West 121.48 feet; thence,

South 77 degrees 58 minutes 07 seconds West 144.14 feet along the southerly bounds of lands of McKinley (Tax lot 5954-50-687616), lands of Wilson (Tax lot 5954-50-679612) and part of lands of English (Tax lot 5954-50-669611) to an iron rod in concrete; thence,

Along the easterly and southerly bounds of lands of Lamb (Tax lot 5954-50-668602) the following three (3) courses:

South 03 degrees 00 minutes 00 seconds West 78.23 feet to an iron rod in concrete; thence,
North 87 degrees 00 minutes 00 seconds West 74.85 feet to an iron rod in concrete; thence,
North 72 degrees 38 minutes 13 seconds West 73.02 feet to the point or place of BEGINNING.

Containing 18,797 square feet or 0.431 acres of land, more or less.

DRAFT

[Subject to Review by Planning Board Attorney and Applicant]

SCHEDULE C

Legal Description of Proposed Lot 2

All that certain plot, piece or parcel of land lying in the City of Beacon, County of Dutchess, State of New York; more particularly bounded and described as follows:

BEGINNING at a concrete monument at the intersection of the northerly bounds of lands of Milligan (Tax lot 5954-50-664591) and the easterly bounds of Dennings Avenue; thence,

South 72 degrees 38 minutes 13 seconds East 72.00 feet along the northerly bounds of lands of Milligan (Tax lot 5954-50-664591); thence,

South 87 degrees 00 minutes 00 seconds East 372.38 feet along the northerly bounds of lands of Decampo (Tax lot 5954-50-696588) to an iron rod; thence,

North 07 degrees 08 minutes 35 seconds East 170.00 feet along the westerly bounds of lands of Decampo (Tax lot 5954-50-711603) and lands of English & Yazdani (Tax lot 5954-50-712611) to an iron rod; thence,

North 87 degrees 00 minutes 00 seconds West 59.66 feet along the southerly bounds of lands of Fanz (Tax lot 5954-50-708624); thence,

South 77 degrees 58 minutes 07 seconds West 111.61 feet along the southerly bounds of lands of Obrien (Tax lot 5954-50-594621) and lands of McKinley (Tax lot 5954-50-687616); thence,

Through lands of Ingham the following four courses:

South 12 degrees 11 minutes 36 seconds East 121.48 feet; thence,
South 86 degrees 17 minutes 25 seconds West 93.07 feet; thence,
North 87 degrees 00 minutes 00 seconds West 155.04 feet; thence,
North 72 degrees 38 minutes 13 seconds West 72.51 feet; thence,

South 07 degrees 53 minutes 10 seconds West 12.67 feet to the point or place of BEGINNING.

Containing 27,690 square feet or 0.635 acres of land, more or less.

EXHIBIT D
Subdivision Plat

DRAFT

SCHEDULE E

Legal Description of Access and Easement Area, also known as the "Common Driveway"

All that certain plot, piece or parcel of land lying in the City of Beacon, County of Dutchess, State of New York; more particularly bounded and described as follows:

BEGINNING at a concrete monument at the intersection of the northerly bounds of lands of Milligan (Tax lot 5954-50-664591) and the easterly bounds of Dennings Avenue; thence,

South 72 degrees 38 minutes 13 seconds East 72.00 feet along the northerly bounds of lands of Milligan (Tax lot 5954-50-664591); thence,

South 87 degrees 00 minutes 00 seconds East 255.39 feet along the northerly bounds of lands of Decampo (Tax lot 5954-50-696588); thence,

Through Proposed Lots 1 and 2 the following three (3) courses:

North 12 degrees 11 minutes 36 seconds West 36.86 feet; thence,
South 86 degrees 17 minutes 25 seconds West 90.47 feet; thence,
North 87 degrees 00 minutes 00 seconds West 77.88 feet to an iron rod in concrete; thence,

Along the southerly bounds of lands of Lamb (Tax lot 5954-50-668602) the following two (2) courses:

North 87 degrees 00 minutes 00 seconds West 74.85 feet to an iron rod in concrete; thence,
North 72 degrees 38 minutes 13 seconds West 73.02 feet to an iron rod in concrete; thence,

South 07 degrees 53 minutes 10 seconds West 25.35 feet to the point or place of BEGINNING.

Containing 8,563 square feet or 0.20 acres of land, more or less.

Site Plans

LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- SL — SL — EXISTING 4" SDR35 SEWER LATERAL
- W — W — EXISTING WATER SERVICE LINES
- UE — UE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING GAS SERVICE LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING HDPE PIPE
- EXISTING PROPERTY LINE
- EXISTING ADJACENT DWELLING

ADJOINING PROPERTY OWNERS

INFORMATION TAKEN FROM DUTCHESS COUNTY PARCEL ACCESS

1) BARBARA LAMB
48 DENNINGS AVE
BEACON, NY 12508
FORTOPERTY:1302000059540050668602

2) HERBERT G. ENGLISH
42 DENNINGS AVE
BEACON, NY 12508
FORTOPERTY:1302000059540050669611

3) WENDY A. WILSON
36 DENNINGS AVE
BEACON, NY 12508
FORTOPERTY:1302000059540050679612

4) DONNA MCKINLEY
30 DENNINGS AVE
BEACON, NY 12508
FORTOPERTY:1302000059540050687616

5) KAREN M. O'BRIEN
24 DENNINGS AVE
BEACON, NY 12508
FORTOPERTY:1302000059540050694621

6) DIETER E. FANZ
123 SOUTH AVE
BEACON, NY 12508
FORTOPERTY:1302000059540050708624

7) RONALD ENGLISH
125 SOUTH AVE
BEACON, NY 12508
FORTOPERTY:1302000059540050712611

8) DAVID DE CAMPO
129 SOUTH AVE
BEACON, NY 12508
FORTOPERTY:1302000059540050711603

9) DAVID DE CAMPO
129 SOUTH AVE
BEACON, NY 12508
FORTOPERTY:1302000059540050696588

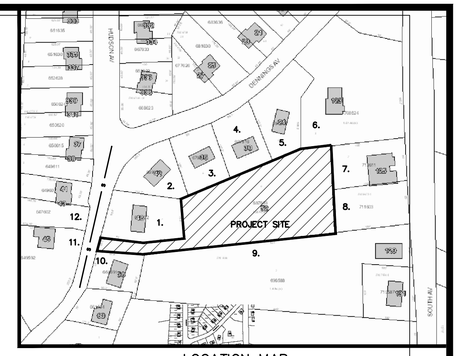
10) MURRAY J. MILLIGAN
58 DENNINGS AVE
BEACON, NY 12508
FORTOPERTY:1302000059540050664591

11) JOHN H. WILKINS
45 DENNINGS AVE
BEACON, NY 12508
FORTOPERTY:1302000059540050649592

12) GNA M. LAYNE
43 DENNINGS AVE
BEACON, NY 12508
FORTOPERTY:1302000059540050647602

ABBREVIATIONS

CBFI CATCH BASIN FIELD INLET
BFE BASEMENT FLOOR ELEVATION
CB CATCH BASIN
EX EXISTING
FFE FINISHED FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
FT. FEET
INV INVERT ELEVATION
LF LINEAR FEET
LSE LOWEST SEWERABLE ELEVATION
MAX. MAXIMUM
MH MANHOLE
MIN. MINIMUM OR MINUTE
N/F NOW OR FORMERLY
NTS NOT TO SCALE
PROP. PROPOSED
REF. REFERENCE
REV. REVISION
SF SQUARE FOOT
SQ. SQUARE
STD. STANDARD
TYP. TYPICAL



LOCATION MAP
SCALE: 1"=200'
SOURCE: DUTCHESS COUNTY PARCEL ACCESS

TAX LOT 5954-50-694621
N/F OBRIEN INST#22008-7139
LOT 4 FILED MAP #8472

TAX LOT 5954-50-669611
N/F ENGLISH INST#22004-2241
LOT 7 FILED MAP #8472

TAX LOT 5954-50-679612
N/F WILSON
LIBER 1891 PAGE 335
LOT 6 FILED MAP #8472

TAX LOT 5954-50-687616
N/F McKINLEY INST#22006-9007
LOT 5 FILED MAP #8472

TAX LOT 5954-50-708624 N/F
FANZ
LIBER 1638 PAGE 510
LOT 3 FILED MAP #8472

TAX LOT 5954-50-712611
N/F ENGLISH & YAZDANI
INST#22008-6861 LOT 2 FILED MAP
#8472

TAX LOT 5954-50-668602
N/F LAMB INST#220013-5944
LOT 8 FILED MAP #8472

TAX LOT 5954-50-711603
N/F DECAMPO INST#22001-6138
LOT 1 FILED MAP #8472

TAX LOT 5954-50-664591
N/F MILLIGAN LIBER 1977 PAGE 322
LOT 1 FILED MAP #8086

TAX LOT 5954-50-696588
N/F DECAMPO INST#22000-1355
LOT 2 FILED MAP #8086

DENNINGS AVE.
CONCRETE CURB
225' SIGHT DISTANCE
350' SIGHT DISTANCE

SEWER MH
RIM=54.0
INV=46.0

CONCRETE MONUMENT FOUND 0.1' SOUTH OF CORNER
IRON ROD FOUND 0.2' SOUTH OF CORNER
IRON ROD FOUND
IRON ROD IN CONCRETE FOUND 0.3' SOUTH OF CORNER
IRON ROD FOUND 2.2' NORTHWEST OF CORNER
IRON ROD IN CONCRETE FOUND 0.2' SOUTH OF CORNER
IRON ROD FOUND 1.7' NORTHWEST OF CORNER
IRON ROD IN CONCRETE FOUND 0.1' SOUTH OF CORNER
IRON ROD IN CONC. FOUND 0.3' SOUTH OF CORNER
IRON ROD FOUND ON LINE
STEEL POST FOUND 2.0' WEST OF CORNER
IRON ROD FOUND 0.1' EAST OF CORNER
N87°00'00"W 59.66'
IRON ROD FOUND 0.6' NORTH OF LINE
IRON ROD FOUND 0.3' EAST OF LINE
IRON ROD FOUND 0.4' EAST OF CORNER

8" ACP SEWER PIPE (PER FILED MAP)
CONCRETE APRON
APPROX. 8" DIP WATERMAIN
DMH RIM=50.0
INV=46.9(F.MAP)
48" HDPE
HDPE 18"
CONCRETE MONUMENT FOUND
CBFI G=50.6 INV.=47.5
ASPHALT DRIVEWAY
CBFI G=53.3 INV.=50.6
24" HDPE
CBFI G=61.0 INV.=57.9
TOP OF SEWER =59.52
TOP 24"HDPE =69.27
CBFI G=73.1 INV.=69.4
INV.24" HDPE=75.5
TOP OF SEWER =71.29
EXISTING GRAVEL AREA
EBOX
EXISTING TWO STORY DWELLING F.F.E.=76.5
GFE=74.4
EXISTING 4"ø SDR 35 SEWER LATERAL
SHED 1.4' CLEAR
BLOCK WALL
SHED
EXISTING SHED LOCATION
TEST PIT 2
TEST PIT 1
SWALE
INV.4"PVC=83.4
INV.4"PVC=87.2
8ASH
18CH
28LOC
16LOC
10DEAD
6DEAD
8DEAD
14M
36POP
DEAD
10M
14DEAD
16DEAD
12L
12M
10CH
16CN
480AK
372.38'
170.00'
255.75'
S77°58'07"W
S03°00'00"W 78.23'
N72°38'13"W 73.02'
S72°38'13"E 72.00'(F.MAP) 98.33'(DEED)
S87°00'00"E
N87°00'00"W 74.85'
S07°53'10"W 25.35'
N07°08'35"E

SURVEY REFERENCES:

1. CITY OF BEACON TAX MAP SECTION 5954.
2. DEEDS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
   - LIBER 1638 PAGE 510
   - INST#22013-5944
   - INST#22004-2241
   - LIBER 1891 PAGE 335
   - INST#22006-9007
   - INST#22008-7139
   - LIBER 1638 PAGE 510
   - INST#22008-6861
   - INST#22001-6138
   - INST#22000-1355
   - LIBER 1977 PAGE 322
3. MAPS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
   - FILED MAP #8472
   - FILED MAP #8086

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OWNER/APPLICANT:

1. RECORD OWNER & APPLICANT
   ANGELA INGHAM
   52 DENNINGS AVENUE
   BEACON, NY 12508

REFERENCES:

1. CITY OF BEACON TAX MAP SBL 5954-50-687603.
2. SURVEY REFERENCES:
   -INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A SURVEY ENTITLED "EXISTING FOUNDATION LOCATION PREPARED FOR 52 DENNINGS AVENUE." LAST REVISED NOVEMBER 12, 2015 PREPARED BY HERITAGE LAND SURVEYING, P.C. – P.O. BOX 579 PLATEKILL, NY 12568.
3. PARCEL ADDRESS: 52 DENNINGS AVE, BEACON, NY 12508
4. TOTAL PARENT PARCEL AREA: 1.07 ACRES
5. POTABLE WATER SUPPLY: CITY OF BEACON WATER
6. SEWAGE DISPOSAL: CITY OF BEACON SEWER

EXISTING CONDITIONS

SCALE: 1"=30'

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0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK
DARREN J STRIDIRON
050487
LICENSED LAND SURVEYOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED IN FEBRUARY 2014.

TOPOGRAPHICAL SURVEY AS PER APPROXIMATED USGS DATUM.

Darren Stridiron
DARREN J. STRIDIRON, P.L.S.
NYS LICENSE No. 050487

CITY OF BEACON PLANNING BOARD

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____, CHAIRMAN

_____, SECRETARY

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

OWNER CONSENT

THE UNERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, LEGENDS AND NOTATIONS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS STATED HEREON.

APPROVED FOR FILING:

_____ _____
ANGELA INGHAM DATE

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REVISION	BY	DATE	DESCRIPTION
4	MM	8/23/21	PER AUGUST COMMENT LETTERS & PB MTG.
3	DJS	7/27/21	SURVEY UPDATE FOR EXISTING TREES, WALLS & SHEDS
2	MM	7/23/21	PER 7/23/21 DOH COMMENTS
1	MM	7/14/21	PER L&T 7/7/21 & JC 7/8/21 COMMENT LETTERS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

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STATE OF NEW YORK
MICHAEL A. MORGANTE
078577
LICENSED PROFESSIONAL ENGINEER

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

2-LOT SUBDIVISION FOR
ANGELA INGHAM
CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

EXISTING CONDITIONS

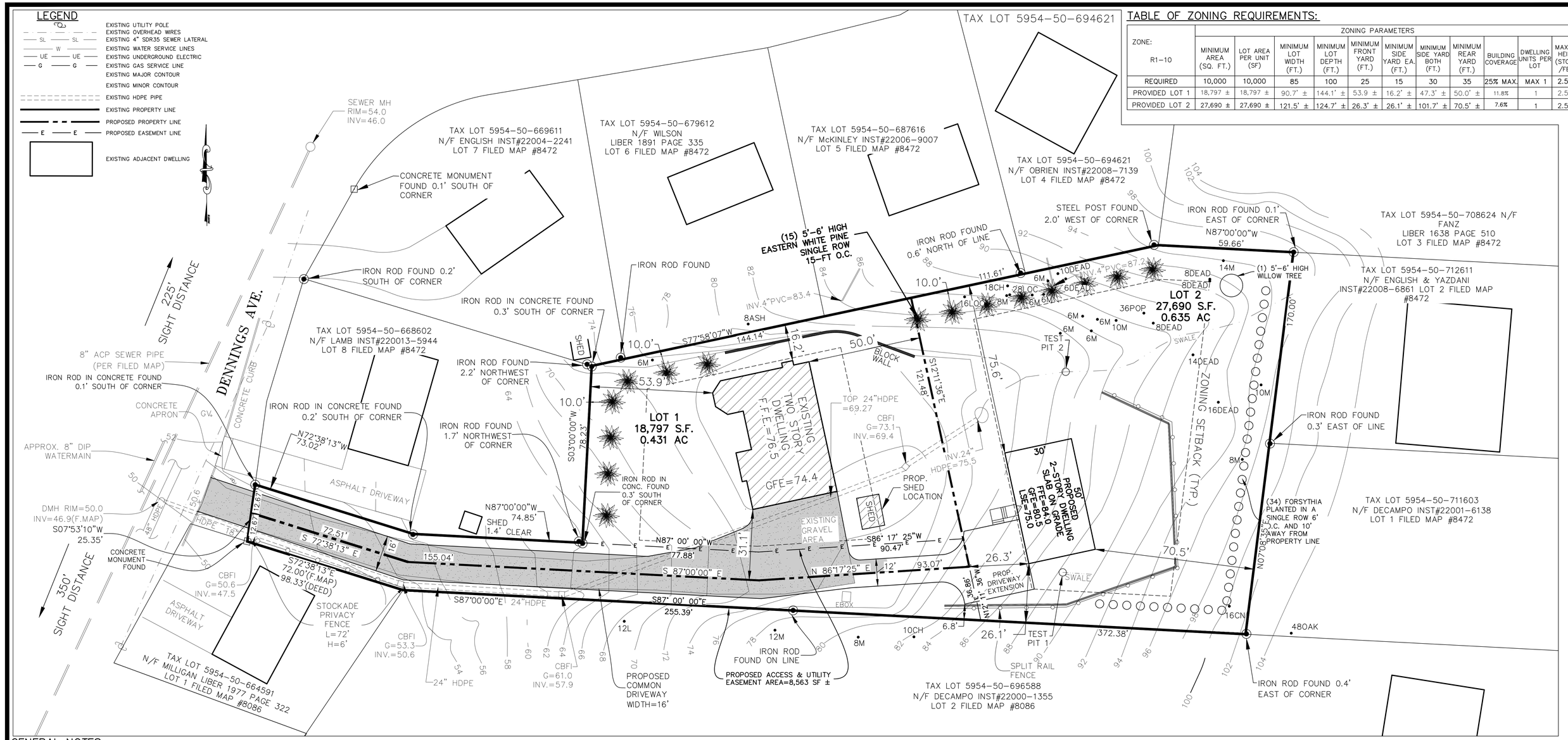
JOB#:	14-006
SCALE:	AS NOTED
DATE:	6-23-21
DRAWN:	MM
CHECKED:	MM
SHEET NO.	1 of 6

LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- SL — SL — EXISTING 4" SDR35 SEWER LATERAL
- W — EXISTING WATER SERVICE LINES
- UE — UE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING GAS SERVICE LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING HDPE PIPE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- E — E — PROPOSED EASEMENT LINE
- EXISTING ADJACENT DWELLING

TABLE OF ZONING REQUIREMENTS:

ZONE: R1–10	ZONING PARAMETERS										
	MINIMUM AREA (SQ. FT.)	LOT AREA PER UNIT (SF)	MINIMUM LOT WIDTH (FT.)	MINIMUM LOT DEPTH (FT.)	MINIMUM FRONT YARD (FT.)	MINIMUM SIDE YARD EA. (FT.)	MINIMUM SIDE YARD BOTH (FT.)	MINIMUM REAR YARD (FT.)	BUILDING COVERAGE	DWELLING UNITS PER LOT	MAXIMUM HEIGHT (STORIES /FEET)
REQUIRED	10,000	10,000	85	100	25	15	30	35	25% MAX.	MAX 1	2.5/35
PROVIDED LOT 1	18,797 ±	18,797 ±	90.7' ±	144.1' ±	53.9 ±	16.2' ±	47.3' ±	50.0' ±	11.8%	1	2.5/35
PROVIDED LOT 2	27,690 ±	27,690 ±	121.5' ±	124.7' ±	26.3' ±	26.1' ±	101.7' ±	70.5' ±	7.6%	1	2.5/35



GENERAL NOTES:

1. SITE TO BE SERVED BY CITY OF BEACON PUBLIC SEWER & WATER.
2. LIMITS OF DISTURBANCE = 0.71 ACRES.
3. CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION 2 FULL WORKING DAYS BEFORE YOU DIG. TELEPHONE NUMBER 1–800–962–7962.
4. UNDERGROUND IMPROVEMENTS, STRUCTURES, UTILITIES OR ENCROACHMENTS, AND ANY EASEMENTS RELATED THERETO, ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS AND IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
5. FOR INCOMING ELECTRIC SERVICE COORDINATE ALL REQUIREMENTS WITH LOCAL UTILITY CO. IF REQUIRED. ELECTRIC SERVICE FOR RESIDENTIAL HOMES SHALL BE UNDERGROUND (IF AVAILABLE) OR CONNECTED TO THE NEAREST OVERHEAD CONNECTION POINT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS, QUANTITIES, AND LOCATIONS OF UNDERGROUND UTILITIES AND LIMITS OF WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK WITHIN THE CITY RIGHT OF WAY. ALL DIMENSIONS, LOCATIONS, GRADES, ETC OF PROPOSED CITY WORK ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT LOCATIONS OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
7. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR SETUP AND COSTS OF ALL TEMPORARY UTILITY SERVICES (INCLUDING TEMPORARY POWER).
8. RETAINING WALLS THAT EXCEED A HEIGHT OF 4–FEET SHALL BE DESIGNED AND SEALED BY A LICENSED ENGINEER IN THE STATE OF NEW YORK.
9. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND SHALL IMMEDIATELY REPORT ANY AND ALL DISCREPANCIES TO ENGINEER.
10. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE–CONSTRUCTION MEETING TO ENSURE THAT ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
11. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
12. ROOF LEADERS FOR THE PROPOSED HOME SHALL BE DIRECTED TOWARDS PROPOSED DRAINAGE SWALES AND DRAINAGE STRUCTURES.
13. THE ORIGINAL PARCEL WAS ESTABLISHED AS LOT #9 OF FILED MAP #8472.
14. AS PER NOTE #2 OF FILED MAP #8472, ANY LOT WITHIN THE ORIGINAL SUBDIVISION HAS THE RIGHT TO DISCHARGE SURFACE WATER ACROSS ANOTHER LOT IN THIS SUBDIVISION TO THE STORM WATER SYSTEM.
15. THE WATER SERVICE LINES & METERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
16. DENNINGS AVENUE LANE CLOSURE FOR THE WATER SERVICE AND SEWAGE LATERAL CONNECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BEACON REQUIREMENTS.
17. AN ACCESS, OPERATION AND MAINTENANCE AGREEMENT WILL BE REQUIRED FOR THE SHARED DRIVEWAY & WATER SERVICE LINES.
18. EXISTING UTILITY LOCATIONS WERE FIELD SURVEYED AND MAPPED BY HERITAGE LAND SURVEYING ON 10/20/2016
19. PRIOR TO CONSTRUCTION, THE PROPERTY LINES SHALL BE STAKED OUT BY A NYS LICENSED LAND SURVEYOR.
20. THE EXISTING SHED ON LOT 1 TO BE RELOCATED HAS A FLOOR AREA OF 140 SQUARE FEET.

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SUBDIVISION PLAT

SCALE: 1"=20'

STANDARD NOTES FOR PROJECTS w/ CENTRAL WATER & SEWER

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

"NYSDEC DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS"

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

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

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

"DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES."

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

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

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

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

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

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

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

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

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5–1.11(d) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5).

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

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

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

_____ _____ _____
A. INGHAM DATE

I HEREBY CERTIFY THAT:
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN. ALL RECORDED EASEMENTS OR RIGHTS–OF–WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN. ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN. ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP–TO–DATE TITLE SEARCH.

STATE OF NEW YORK · DARREN J STRIDIRON · 050487 · LICENSED LAND SURVEYOR

Darren Stridiron

DARREN J. STRIDIRON, P.L.S.
NEW YORK STATE LICENSE No. 050487

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0 1 2 3
ORIGINAL SIZE IN INCHES

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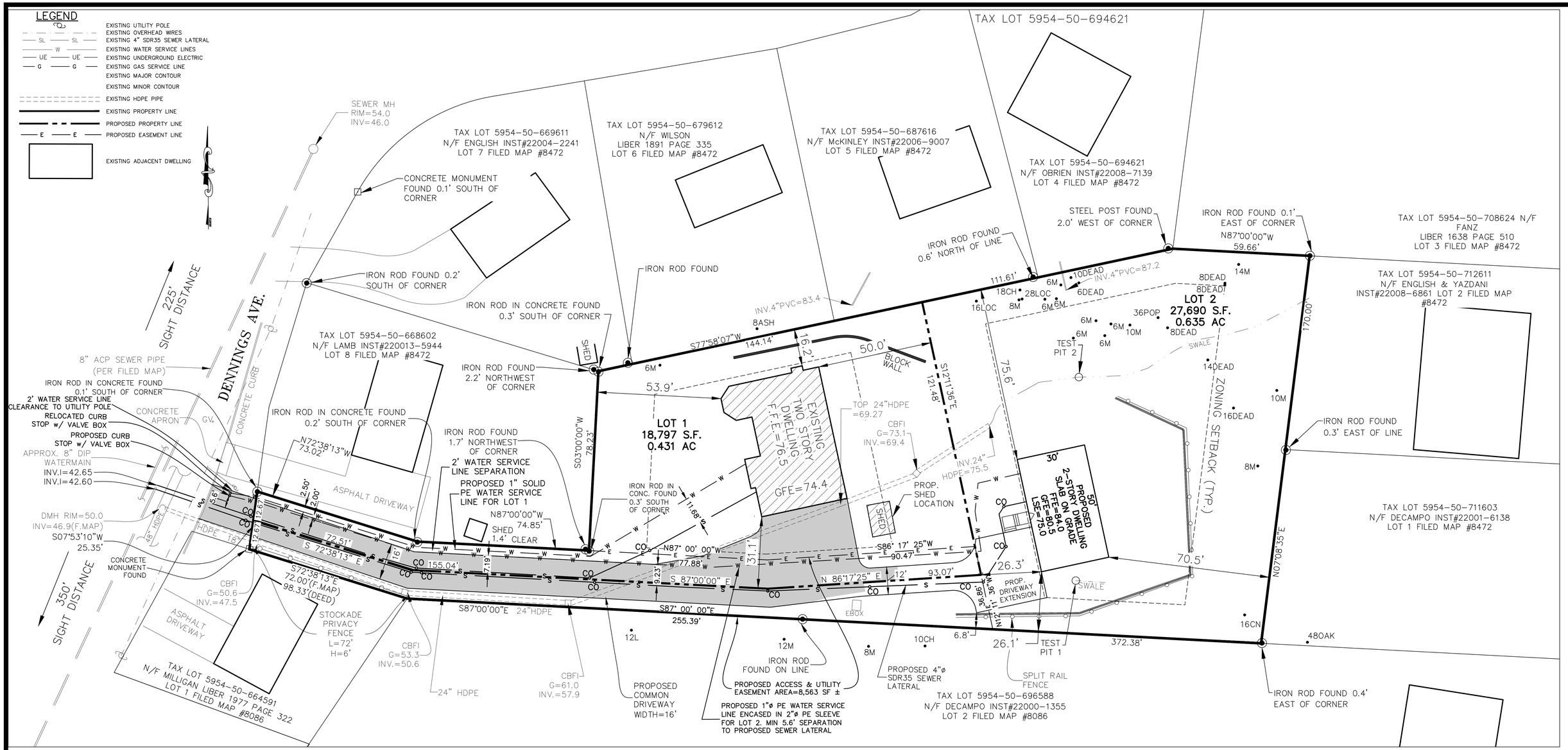
STATE OF NEW YORK · MICHAEL A. MORGANTE · 078577 · LICENSED PROFESSIONAL ENGINEER

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

2–LOT SUBDIVISION FOR
ANGELA INGHAM
CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

SUBDIVISION PLAN

JOB#: 14–006
SCALE: AS NOTED
DATE: 6–23–21
DRAWN: MM
CHECKED: MM
SHEET NO. 2 of 6



ACCESS & UTILITY EASEMENTS

SCALE: 1"=20'

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0 1 2 3

ORIGINAL SIZE IN INCHES

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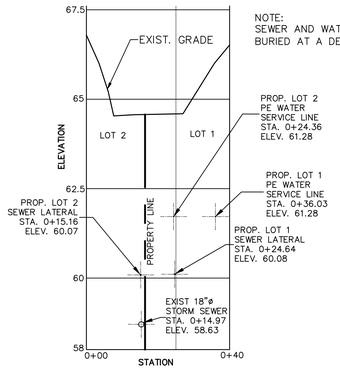
MICHAEL A. MORGANTE, P.E.
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2-LOT SUBDIVISION FOR
ANGELA INGHAM
CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

DRIVEWAY & UTILITY EASEMENTS

JOB#: 14-006
SCALE: AS NOTED
DATE: 6-23-21
DRAWN: MM
CHECKED: MM
SHEET NO. 3 of 6

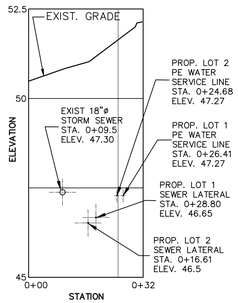
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NOTE:
SEWER AND WATER SHOWN BURIED AT A DEPTH OF 54".

UTILITY CROSS SECTION B–B

VERT. SCALE: 1"=20'
HORZ. SCALE: 1"=20'



UTILITY CROSS SECTION A–A

VERT. SCALE: 1"=20'
HORZ. SCALE: 1"=20'

NOTE:
SEWER AND WATER SHOWN BURIED AT A MIN DEPTH OF 54"

LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- SL — SL — EXISTING 4" SDR35 SEWER LATERAL
- W — EXISTING 3/4" WATER SERVICE LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING GAS SERVICE LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING HDPE PIPE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 70 PROPOSED MAJOR CONTOUR
- 72 PROPOSED MINOR CONTOUR
- W — W — PROPOSED 1" PE WATER SERVICE LINE
- S — S — PROPOSED 4" SDR35 SEWAGE DISPOSAL LATERAL
- PROPOSED ZONING SETBACK
- PROPOSED DRIVEWAY
- CO PROPOSED SEWER LATERAL CLEANOUT
- EXISTING ADJACENT DWELLING

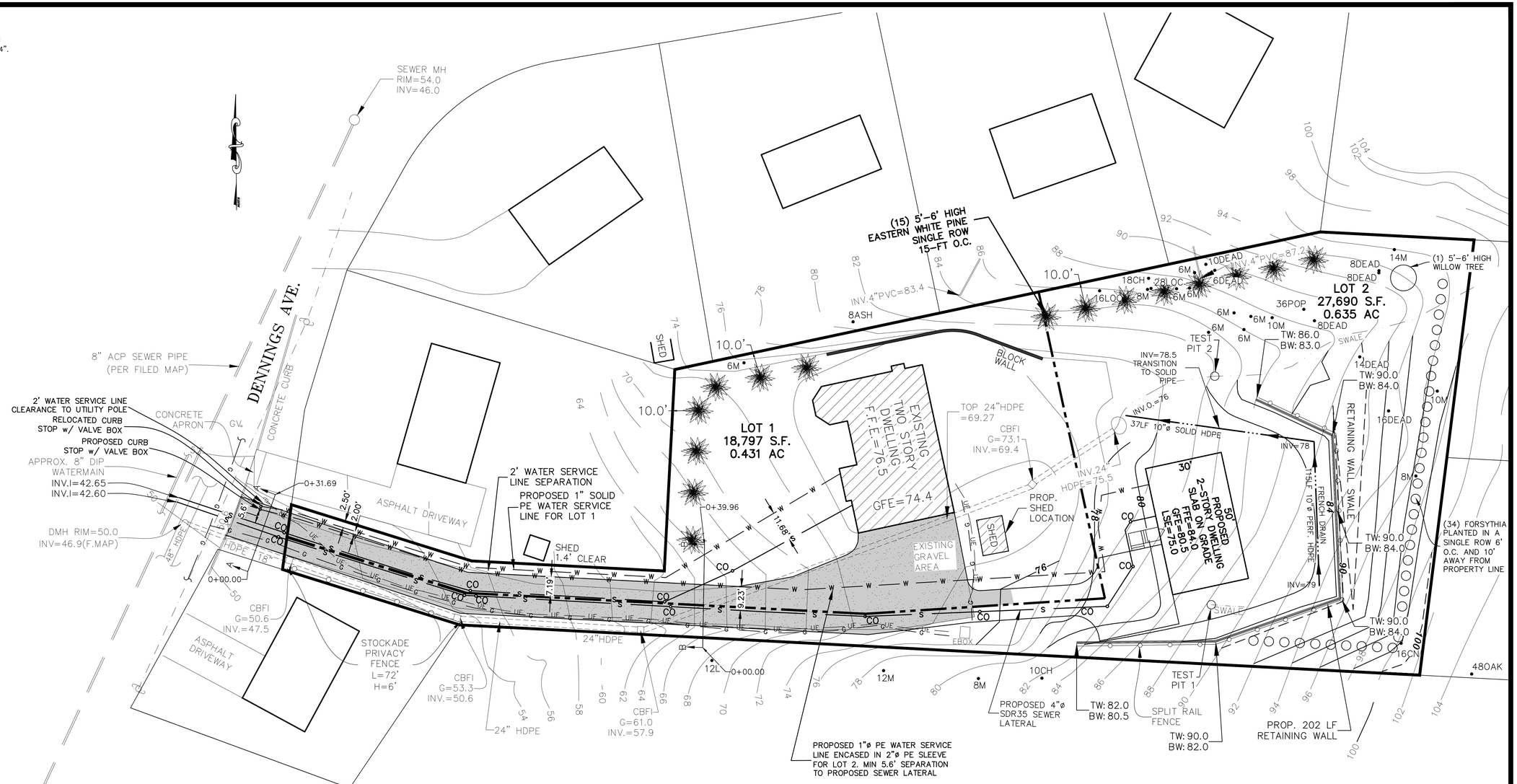
TEST PIT OBSERVATIONS:

PERFORMED ON JULY 18, 2016
CONDUCTED BY ARDEN CONSULTING ENGINEERS, PLLC

PIT NO.	DEPTH	DESCRIPTION
TEST PIT 1	0"–6"	T.S.
	6"–24"	SILT LOAM
	24"–36"	SILTY CLAY LOAM
		SEEPAGE @ 36"
TEST PIT 2	0"–6"	T.S.
	6"–12"	SILT LOAM
		SEEPAGE @ 12"

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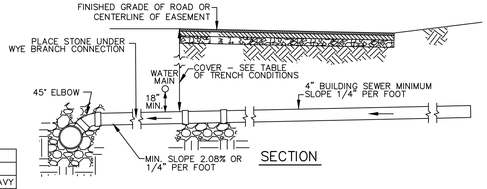
GRADING & UTILITY PLAN

SCALE: 1"=20'

NOTE:
1. ALL APPROVED BUILDING SEWER PIPE MATERIAL FOR EACH CONNECTION MADE SHALL BE CONSTRUCTED FROM THE SAME MATERIAL.
2. MINIMUM HORIZONTAL SEPARATION BETWEEN SPUR CAP AND SIDEWALK SHALL BE 2'–0". IN ALL CASES THE SPUR CAP LOCATION SHALL EXTEND A MINIMUM HORIZONTAL DISTANCE OF 2'–0" ONTO ALL BUILDING LOT PROPERTIES.
3. TRANSITION BETWEEN DIFFERENT PIPE MATERIAL (AS APPROVED) SHALL BE MADE BY INSTALLING A TYPE 1. STYLE 62 DRESSER COUPLING OR DRESSER STYLE 262 HYMAX COUPLING (OR APPROVED EQUAL).
4. WYE BRANCH CONNECTION SHALL BE A FITTING CONSTRUCTION SPECIFICALLY FOR THE INSTALLED MAIN LINE SEWER MATERIAL CLASS OR APPROVED EQUAL.
5. THE BUILDING SEWER SHOWN FROM THE MAIN LINE SEWER WYE BRANCH CONNECTION FITTING TO THE SPUR CAP SHALL MEET THE 6" SEWER SERVICE LATERAL SPECIFICATION.
6. THE EXISTING SEWER LATERAL & CLEANOUTS FOR LOT 1 SHALL BE REMOVED IN ITS ENTIRETY PRIOR TO CONSTRUCTION OF THE NEW LATERALS.

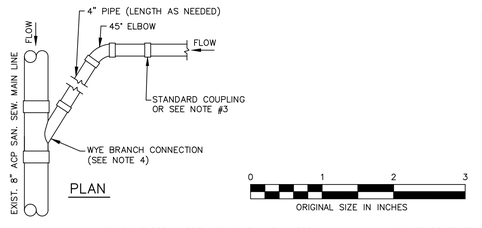
TRENCH CONDITIONS	
COVER	PIPE
LESS THAN 4'–0"	CLASS 52 DIP, TAR COATED INSIDE & OUT OR CAST IRON EXTRA HEAVY
4'–0" TO 11'–0"	ABS OR PVC (SDR 23.5)
OVER 11'–0"	CLASS 52 DIP, TAR COATED INSIDE & OUT OR CAST IRON EXTRA HEAVY

SEE PIPE BEDDING FOR ADDITIONAL REQUIREMENTS



BUILDING SEWER CONNNECTION

NOT TO SCALE



UTILITY NOTES:
1. WATER SERVICE LINES WILL BE INSTALLED WITH A MINI–EXCAVATOR IN ORDER TO AVOID ENCROACHMENT ONTO ADJACENT PARCELS DURING CONSTRUCTION.
2. REPAIRS, REPLACEMENT & MAINTENANCE TO THE EXISTING DRAINAGE PIPE THAT TRAVERSES THE SUBJECT PROPERTY SHALL BE PERFORMED WITH A MINI–EXCAVATOR AND HAND DIGGING IN ORDER TO PREVENT ENCROACHMENT ONTO ADJACENT PARCELS.

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3	DJS	7/27/21	SURVEY UPDATE FOR EXISTING TREES, WALLS & SHEDS
2	MM	7/23/21	PER 7/23/21 DOH COMMENTS
1	MM	7/14/21	PER L&T 7/7/21 & JC 7/8/21 COMMENT LETTERS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

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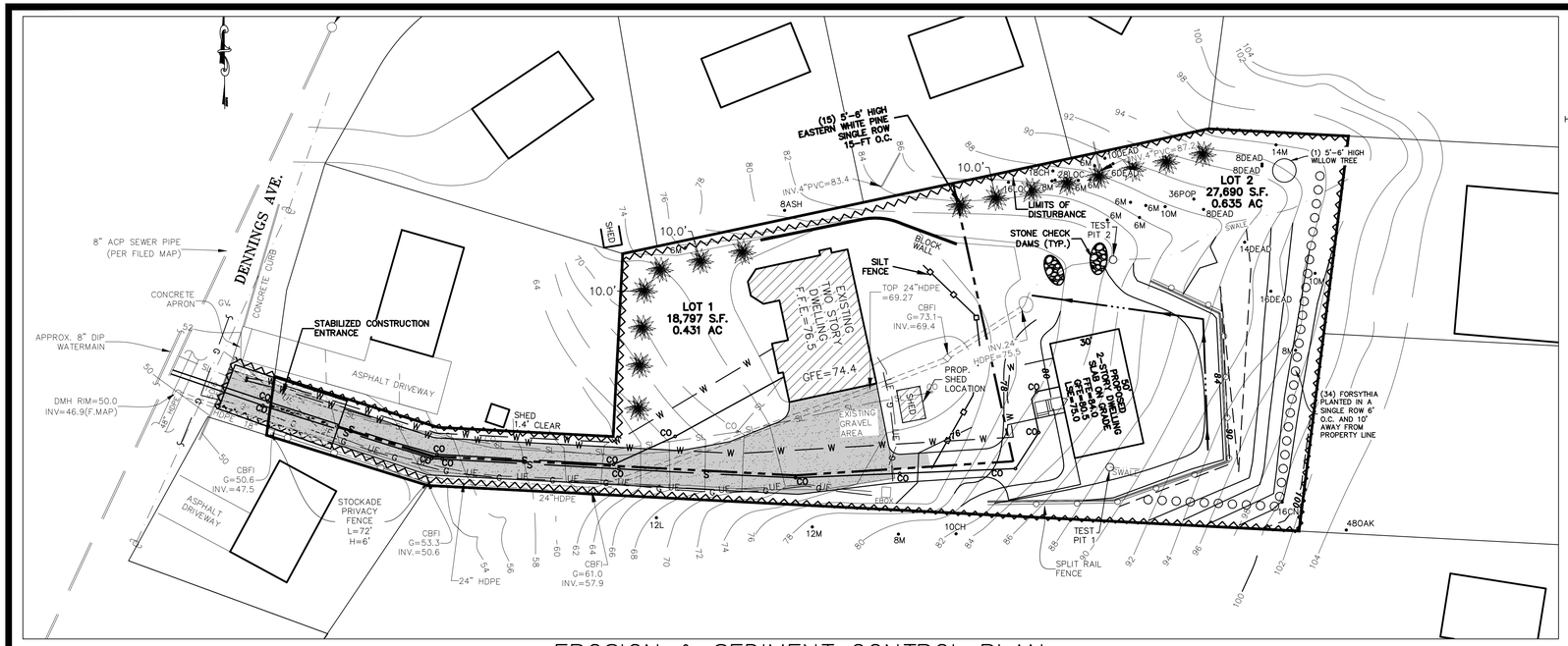
MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

2–LOT SUBDIVISION FOR
ANGELA INGHAM
CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

GRADING & UTILITY PLAN

JOB#:	14–006
SCALE:	AS NOTED
DATE:	6–23–21
DRAWN:	MM
CHECKED:	MM
SHEET NO.	4 of 6

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EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=30'

LIMITS OF DISTURBANCE = 38,000 SF or 0.87 AC.

NOTE: INCLUDES APPROXIMATE SOIL DISTURBANCE LIMITS FROM PREVIOUSLY CONSTRUCTED DWELLING.

LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING HDPE PIPE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED 3/4" WATER SERVICE LINE
- PROPOSED 4" SDR 35 SEWAGE DISPOSAL LATERAL
- PROPOSED ZONING SETBACK
- PROPOSED DRIVEWAY
- EXISTING ADJACENT DWELLING

FOR ALL CONSTRUCTION SPECIFICATIONS REFER TO "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL"

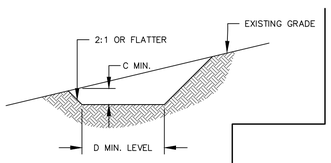
THIS EROSION CONTROL PLAN SHALL BE USED FOR EROSION CONTROL METHODS AND LOCATIONS ONLY. DO NOT USE THIS PLAN FOR BUILDING, PAVED AREA, UTILITY LOCATIONS, etc.

THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR THE CONSTRUCTION & MAINTENANCE OF THE MEASURES AS DETAILED ON THIS PLAN INCLUDING THE TECHNICAL SPECIFICATIONS ON THIS PLAN

WARNING-- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

Dig Safely. New York Call811 before you dig



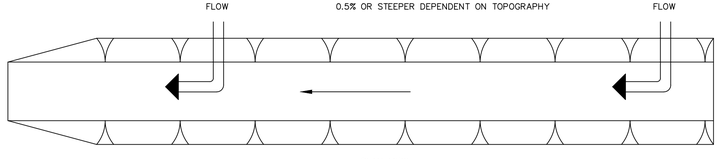
SWALE DIMS.
C 1'
D 2'

CROSS SECTION

CONSTRUCTION SPECIFICATIONS:
1. ALL SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSHES, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONAL MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH IMPEDE NORMAL FLOW.
6. ALL FILLS ARE TO BE MECHANICALLY COMPACTED.
7. ALL EARTH REMOVED AND NOT NEEDED SHALL BE PLACED AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. REFER TO CHART FOR STABILIZATION OF FLOW CHANNEL.
9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

FLOW CHART STABILIZATION

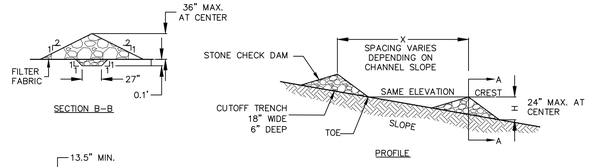
TYPE OF TREATMENT	CHANNEL GRADE	A (5 AC OR LESS)	B (5 AC – 10 AC)
1.	0.5–3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2.	3.1–5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3.	5.1–8.0%	SEED WITH JUTE OR EXCELSIOR: SOD	LINED RIP–RAP 4–8" RECYCLED CONCRETE EQIVALENT
4.	8.1–20%	LINED 4–8" RIP–RAP	ENGINEERED DESIGN



PLAN VIEW

RETAINING WALL SWALE DETAIL

NOT TO SCALE

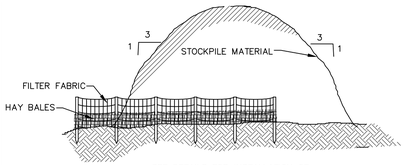


CONSTRUCTION SPECIFICATIONS:

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATION OF THE CREST OF THE DOWN STREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
6. MAXIMUM DRAINAGE AREA IS 2 ACRES ABOVE THE CHECK DAM.

CHECK DAM DETAILS

NOT TO SCALE



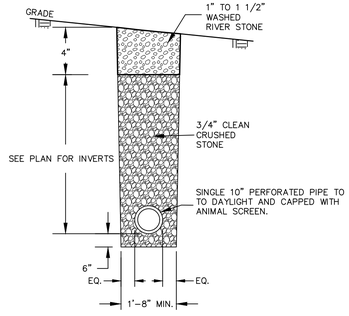
SEE DETAILS FOR INSTALLATION OF FILTER FABRIC & HAY BALES

TYPICAL STOCKPILE DETAIL

NOT TO SCALE

CONSTRUCTION SEQUENCE

1. CLEAR ALL AREAS OF THE SITE THAT WILL BE AFFECTED BY THE PROPOSED DRIVEWAY AND BUILDING CONSTRUCTION. [3 DAYS]
2. INSTALL SEDIMENT BARRIERS AS SHOWN ON THESE PLANS AND DETAIL SHEETS. [1 DAY]
3. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AS SHOWN. [1 DAY]
4. STRIP AND GRADE DRIVEWAY TO SUBGRADE AND STOCKPILE TOPSOIL IN APPROVED LOCATIONS. STABILIZE STOCKPILE WITH TEMPORARY SEEDING AND CONSTRUCTION SEDIMENT BARRIER AROUND STOCKPILE. TOPSOIL STOCKPILES SHOWN ARE LOCATED 10–FEET FROM THE DWELLING TO PERMIT CONSTRUCTION ACTIVITIES AND ARE OF ADEQUATE SIZE TO ACCOMMODATE ALL REQUIRED TOPSOIL THAT IS STRIPPED. [3 DAYS]
5. STABILIZE ALL DISTURBED AREAS NOT AFFECTED BY BUILDING CONSTRUCTION WITH TEMPORARY SEEDING AND MULCHING MIXTURE. INSTALL EROSION CONTROL MATTING ON SEED STEEP SLOPES. [2 DAYS]
6. CONSTRUCT ALL UNDERGROUND UTILITIES AND DRAINAGE FACILITIES WITHIN THE PROPOSED ROADWAYS, REPLACING CONSTRUCTION PAD ENTRANCE AS REQUIRED. INSTALL SILTATION BARRIERS AROUND ANY INLETS. [3 DAYS]
7. BEGIN CONSTRUCTION OF INDIVIDUAL DWELLING. [120 DAYS]
8. AFTER COMPLETION OF INDIVIDUAL LOT IMPROVEMENTS, REPLACE TOPSOIL STOCKPILES, INSTALL DRIVEWAY BASE AND SURFACE COURSE. [7 DAYS]
9. PERFORM FINE GRADING, CONSTRUCT RAIN GARDEN AND INSTALL TREES. [5 DAYS]
10. AFTER PERMANENT PLANTING & SEED HAVE BECOME ESTABLISHED, REMOVE SEDIMENT BARRIERS AND PERMANENTLY SEED ANY REMAINING DISTURBED AREAS. [2 DAYS]

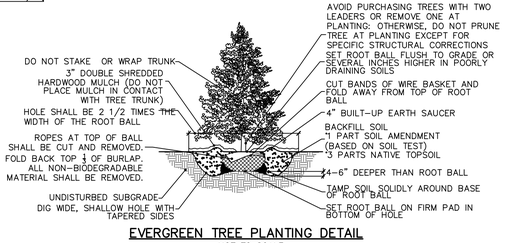


SINGLE PIPE DRAIN

FRENCH DRAIN DETAIL

NOT TO SCALE

NOTES:
1. INSTALL CLEANOUT AT HIGHEST INVERT ELEVATION
2. WRAP ENTIRE TRENCH IN FILTER FABRIC WHERE PERFORATED PIPE IS CALLED FOR.
3. GRAVEL COVER OVER PIPE SHALL BE ONLY 8" IN TRENCHES WHERE SOLID PIPE IS SPECIFIED, COMMON BACKFILL SHALL EXTEND FROM GRAVEL COVER TO 4" TOPSOIL IN TRENCHES WHERE SOLID PIPE IS SPECIFIED.



EVERGREEN TREE PLANTING DETAIL

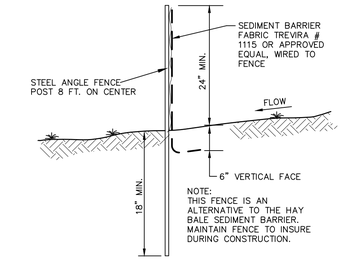
NOT TO SCALE

NOTES:
1. FOR CONTAINER–GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX

0 1 2 3

ORIGINAL SIZE IN INCHES

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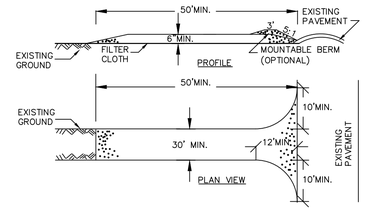


NOTE:
THIS FENCE IS AN ALTERNATIVE TO THE HAY BALE SEDIMENT BARRIER. MAINTAIN FENCE TO INSURE DURING CONSTRUCTION.

SILT FENCE

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

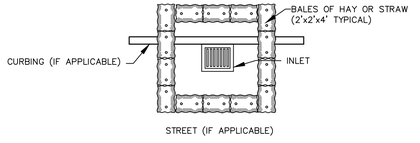


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY–FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CON–STRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTE:
INSPECTION OF BALES SHALL BE FREQUENT AND REPAIR AND REPLACEMENT SHALL BE MADE PROMPTLY AS NECESSARY.

INLET PROTECTION DETAIL

NOT TO SCALE

REVISION	BY	DATE	DESCRIPTION
4	MM	8/23/21	PER AUGUST COMMENT LETTERS & PB MTG.
3	DJS	7/27/21	SURVEY UPDATE FOR EXISTING TREES, WALLS & SHEDS
2	MM	7/23/21	PER 7/23/21 DOH COMMENTS
1	MM	7/14/21	PER L&T 7/7/21 & JC 7/8/21 COMMENT LETTERS

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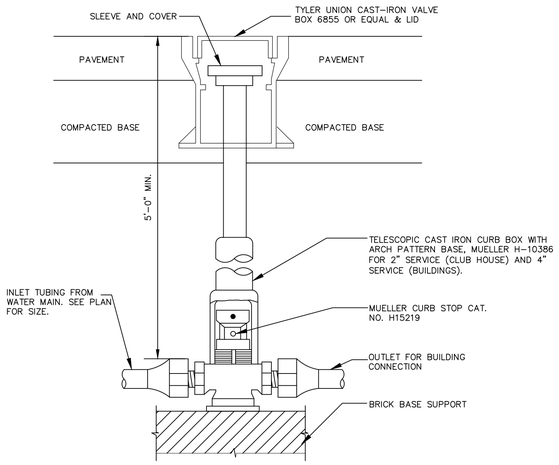
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MICHAEL A. MORGANTE, P.E.
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2–LOT SUBDIVISION FOR
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CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

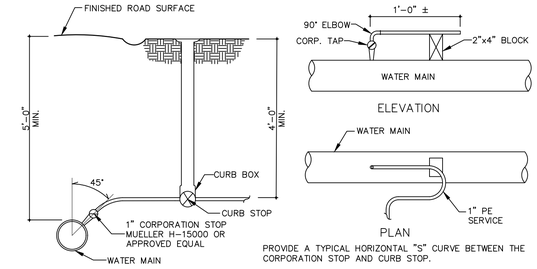
EROSION & SEDIMENT CONTROL PLAN & LANDSCAPING DETAILS

JOB#: 14–006
SCALE: AS NOTED
DATE: 6–23–21
DRAWN: MM
CHECKED: MM
SHEET NO. 5 of 6



CURB STOP & VALVE BOX

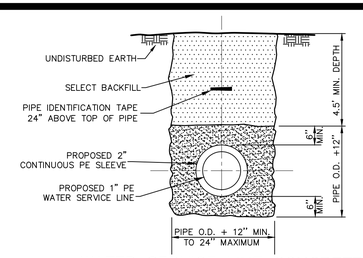
NOT TO SCALE



PROVIDE A TYPICAL HORIZONTAL "S" CURVE BETWEEN THE CORPORATION STOP AND CURB STOP.

TYPICAL WATER SERVICE DETAIL

NOT TO SCALE



WATER SERVICE LINE CONCRETE ENCASMENT DETAIL FOR PROPOSED LOT 2

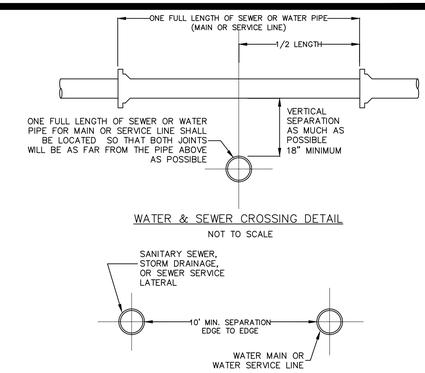
NOT TO SCALE

DC EHSD WAIVER NOTE:

THE WAIVER FROM THE DC EHSD IS REQUIRED SINCE THE "FLAG POLE" PORTION OF THE PROPOSED SUBDIVISION IS TOO NARROW & HAS MULTIPLE UTILITIES WITHIN IT. THE WAIVER FOR THE EXISTING WATER & SEWER SEPARATION ON PROPOSED LOT 1 IS APPROXIMATELY 8.5' WHERE THE WATER SERVICE LINE & STORMWATER PIPING ARE THE CLOSEST AND X' WHERE THE WATER SERVICE LINE AND PROPOSED SEWAGE DISPOSAL LATERAL ARE CLOSEST. THE PROPOSED WATER SERVICE LINE FOR PROPOSED LOT 2 SHALL BE SLEEVED IN A 2" PE PIPE FOR IT'S ENTIRE LENGTH.

SURVEY NOTE:

PRIOR TO CONSTRUCTION, THE PROPERTY LINES SHALL BE STAKED OUT BY A NEW YORK STATE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.

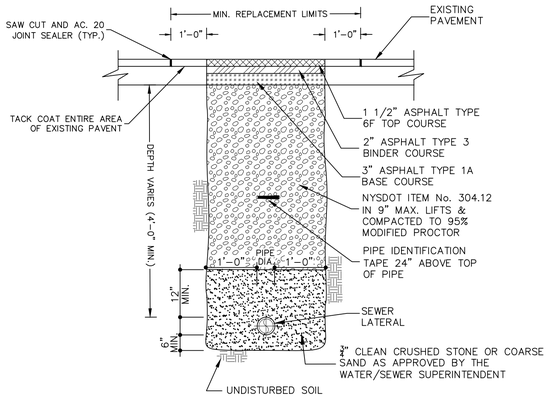


WATER & SEWER CROSSING DETAIL

NOT TO SCALE

WATER & SEWER HORIZONTAL SEPARATION

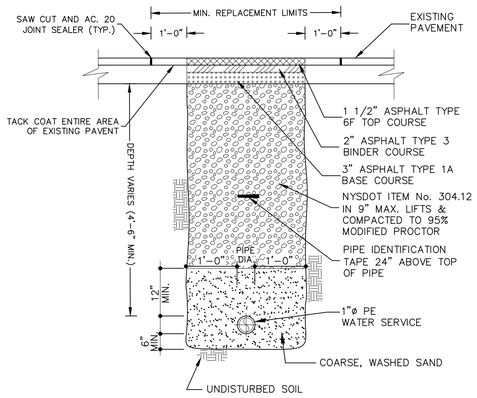
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TYPICAL SEWER LATERAL INSTALLATION/RESTORATION DETAIL

NOT TO SCALE

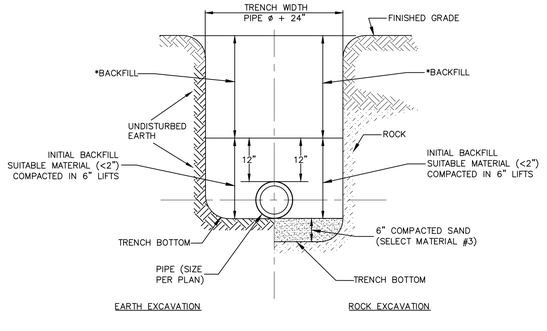
NOTE:
1. PAVEMENT AND SUBBASE MATERIAL SHALL AT A MINIMUM, MATCH THE EXISTING TYPES AND THICKNESSES FOUND WITHIN ANY TOWN, COUNTY OR STATE HIGHWAY, WHICHEVER IS GREATER.



TYPICAL WATER SERVICE INSTALLATION/RESTORATION DETAIL

NOT TO SCALE

NOTE:
1. PAVEMENT AND SUBBASE MATERIAL SHALL, AT A MINIMUM, MATCH THE EXISTING TYPES AND THICKNESSES FOUND WITHIN ANY TOWN, COUNTY OR STATE HIGHWAY, WHICHEVER IS GREATER.
2. INTENDED ONLY FOR SERVICES LESS THAN 2" IN DIAMETER.
3. WATER SERVICE LINES MUST BE CONTINUOUS FROM HOUSE TO PUBLIC UTILITY CONNECTION.



* BACKFILL TO BE COMPACTED IN 8" LIFTS WITH NO STONES OVER 8" IN ANY DIMENSION.

TRENCH CROSS SECTION

NOT TO SCALE

NOTES:
1. TRENCHES IN PAVED AREAS SHALL UTILIZE THE PAVEMENT REPLACEMENT DETAIL FOUND ON THIS SHEET.
2. FULL DEPTH ROB GRAVEL OR ITEM 4 COMPACTED TO 95% MODIFIED PROCTOR UNDER PAVED AREAS.

SEWER & WATER SEPARATION NOTES

1. WHEN IT IS IMPOSSIBLE TO MAINTAIN PROPER HORIZONTAL OR VERTICAL SEPARATION AS SHOWN, THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN, AND SHALL BE PRESSURE TESTED TO ASSURE WATERTIGHTNESS PRIOR TO BACKFILLING.
2. A FULL LENGTH OF BOTH PIPES CROSSING MUST BE CENTERED AT THE CROSSING.
3. BEDDING MATERIAL SHALL BE INCREASED TO 12" BELOW THE LENGTH OF WATER MAIN PIPE FOR 10' ON EITHER SIDE OF THE CROSSING.
4. TWO LAYERS OF CAUTION TRACER TAPE SHALL BE PLACED 18" MINIMUM ABOVE STORM SEWER MAINS.

NOTES

1. SEPARATION DISTANCE BETWEEN WATER MAINS AND STORM/SEWER MAINS SHALL BE 10' HORIZONTAL AND 18" AT CROSSINGS. THESE SEPARATION DISTANCES MUST BE MAINTAINED UNLESS SPECIFICALLY SHOWN AND INDICATED OTHERWISE ON THE PLANS. THE PREFERRED CROSSING OPTION IS FOR THE WATER MAIN TO BE CONSTRUCTED ABOVE STORM/SEWER MAINS.
2. SEWER MAIN INCLUDES SEWER LATERALS AND STORM DRAIN.
3. WATER MAIN INCLUDES WATER SERVICE LATERALS.
4. DEFLECT WATER MAIN IN AN ARC BENEATH THE SEWER/STORM LINE. DO NOT USE FITTINGS TO DEFLECT THE WATER MAIN.

WATER OVER SEWER SEPARATION NOTES

1. FULL LENGTH OF BOTH PIPES CROSSING MUST BE CENTERED AT THE CROSSING SO THAT PIPE JOINTS WILL BE AS FAR FROM EACH OTHER AS POSSIBLE (10' MIN.).
2. CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR EXISTING WATER MAIN OVER THE ENTIRE TRENCH WIDTH TO PREVENT DAMAGE TO THE WATER MAIN.
3. WATER TIGHT JOINTS WHERE WATERLINES ARE CROSSED ABOVE OR BELOW.

PRESSURE TESTING OF SANITARY SEWER & STORM SEWERS

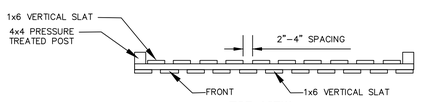
LOW PRESSURE AIR TESTING SHALL BE EMPLOYED PRIOR TO ISSUANCE OF AUTHORIZATION TO OPERATE. LOW PRESSURE AIR TESTS SHALL CONFORM TO ASTM SPECIFICATION C 828. ALL SECTIONS TO BE TESTED SHALL BE CLEANED AND FLUSHED, AND SHALL HAVE BEEN BACKFILLED, PRIOR TO TESTING. AIR SHALL BE ADDED UNTIL THE INTERNAL PRESSURE OF THE TEST SECTION IS RAISED TO APPROXIMATELY 4.0 PSIG. THE AIR PRESSURE TEST SHALL BE BASED ON THE TIME, MEASURED IN SECONDS, FOR THE AIR PRESSURE TO DROP FROM 3.5 PSIG TO 2.5 PSIG.

ACCEPTANCE IS BASED ON LIMITS TABULATED IN THE "SPECIFICATION TIME REQUIRED FOR A 1.0 PSIG PRESSURE DROP" IN THE UNI-BELL PVC PIPE ASSOCIATION "RECOMMENDED PRACTICE FOR LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE".

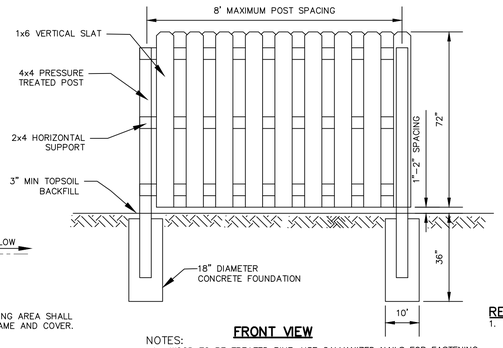
BEFORE PRESSURE IS APPLIED TO THE LINE ALL CONNECTIONS SHALL BE FIRMLY PLUGGED. BEFORE THE TEST PERIOD STARTS, THE AIR SHALL BE GIVEN SUFFICIENT TIME TO COOL TO AMBIENT TEMPERATURE IN THE TEST SECTION.

IF THE TEST SECTION IS BELOW GROUNDWATER, THE TEST PRESSURE SHALL BE INCREASED BY AN AMOUNT SUFFICIENT TO COMPENSATE FOR GROUNDWATER HYDROSTATIC PRESSURE, HOWEVER, THE TEST PRESSURE SHALL NOT EXCEED 10 PSI, OR A LOWER PRESSURE AS REQUIRED BY THE SUPERINTENDENT.

THE PRESSURE TEST GAUGE SHALL HAVE BEEN RECENTLY CALIBRATED, AND A COPY OF THE CALIBRATION RESULTS SHALL BE MADE AVAILABLE TO THE SUPERINTENDENT PRIOR TO TESTING.



TOP VIEW

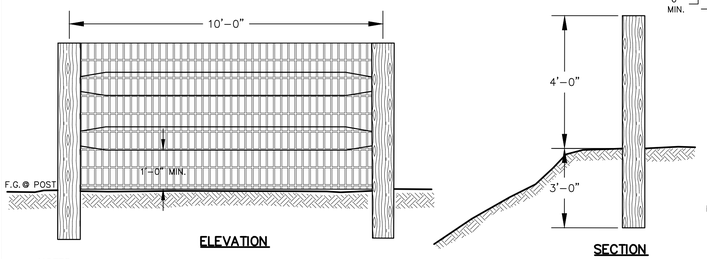


FRONT VIEW

NOTES:
1. WOOD TO BE TREATED PINE. USE GALVANIZED NAILS FOR FASTENING
2. NUMBER OF BOARDS WILL VARY BASED UPON SPACE BETWEEN BOARDS & WIDTH OF BOARDS

PRIVACY FENCE DETAIL

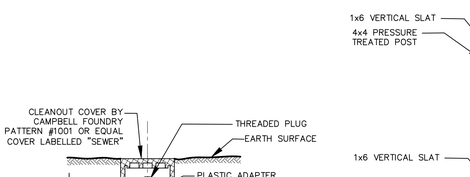
NOT TO SCALE



NOTES:
1. TWO POST SPLIT RAIL RUSTIC FENCE TO BE CEDAR.
2. 2"x4" X 14 GAUGE PVC BLACK VINYL COATED WELDED WIRE FENCE TO BE ATTACHED TO INTERIOR OF SPLIT RAIL FENCEING.
3. FENCING TO INCLUDE 10' WIDE DOUBLE SWING GATE AROUND STORMWATER MANAGEMENT FACILITIES.
4. ALL FENCING TO BE INSTALLED WITH WELDED WIRE FENCE AROUND STORMWATER MANAGEMENT FACILITIES, ALONG RETAINING WALLS AND AROUND AREAS AS INDICATED ON PLAN.
5. FENCE TO BE INSTALLED AROUND PLAY AREAS WITH BREAK IN FENCE AS INDICATED ON PLAN.

SPLIT POST FENCE DETAIL

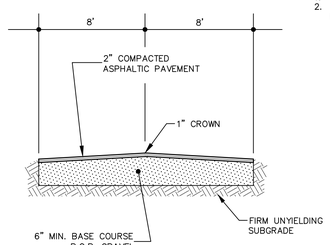
NOT TO SCALE



CLEANOUT DETAIL

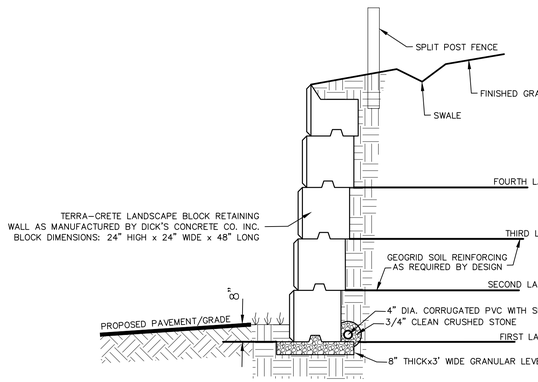
NOT TO SCALE

NOTE:
1. CLEANOUT LOCATED IN A ROAD, DRIVEWAY OR PARKING AREA SHALL REQUIRE A CAMBELL FOUNDRY #4164 CAST IRON FRAME AND COVER. (OR APPROVED EQUAL).



DRIVEWAY DETAIL

NOT TO SCALE



TERRA-CRETE RETAINING WALL

NOT TO SCALE

RETAINING WALL NOTES:

1. CONTRACTOR MUST VERIFY SOIL CHARACTERISTICS ENCOUNTERED UPON EXCAVATION TO PREPARE RETAINING WALL DESIGN. ADDITIONAL TESTS & REVIEW OF SOILS AT FOOTING BEARING DEPTH IS REQUIRED & SHALL BE CONDUCTED BY A LICENSED GEOTECHNICAL ENGINEER IN THE STATE OF NEW YORK PRIOR TO INSTALLATION. RETAINING WALL DESIGN SHALL BE SUBMITTED TO THE BUILDING INSPECTOR FOR RECORD PRIOR TO CONSTRUCTION. SUCH DESIGN DRAWINGS (OR SHOP DRAWINGS) SHALL BEAR THE STAMP AND SIGNATURE OF SUCH ENGINEER, AND SHALL BE SPECIFIC FOR THE SITE AND SPECIFIC TO THE RETAINING WALL SYSTEM TO BE UTILIZED AND SHALL CONSIDER ALL APPROPRIATE AND NECESSARY POSSIBLE LOADINGS AND CONDITIONS RELATED TO THIS PROJECT.
2. THE AFOREMENTIONED DESIGN AND DETAILS SHALL CONSIDER / IDENTIFY / INCLUDE BUT SHALL NOT BE LIMITED TO;
   a. SIGNED AND SEALED DESIGN CALCULATIONS; COMPLETE AND SPECIFIC CONSTRUCTION PLANS AND DETAILS FOR ALL WALLS;
   b. APPROPRIATE SIZING FOR DRAINAGE SYSTEM TO HANDLE INTENSE STORM CONDITIONS;
   c. MAINTENANCE ABILITY TO CLEAN STORMWATER PIPING SYSTEMS;
   d. APPROPRIATE BACKFILL MATERIAL WITH SUFFICIENT POROSITY TO ALLOW FREE DRAINAGE OF WATER; EVALUATE POTENTIAL FAILURE BY INTERNAL/EXTERNAL FAILURE MECHANISMS, GLOBAL FAILURE OR OTHER POTENTIAL FAILURES AND SEISMIC DESIGN CONSIDERATIONS.
6. DURING CONSTRUCTION, THE WORK MUST BE INSPECTED BY A NYS LICENSED PROFESSIONAL ENGINEER WHO SHALL PROVIDE WRITTEN VERIFICATION TO THE BUILDING INSPECTOR PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY, THAT HE/SHE HAS PERSONALLY INSPECTED THE WORK, AND THE INSTALLATION IS IN COMPLIANCE THE DESIGN DRAWINGS AND MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
3. IF DEEMED NECESSARY BY THE DESIGN ENGINEER AND/OR THE CITY, THIRD PARTY TESTING WILL BE PERFORMED REGARDING MATERIAL COMPACTION, FILL QUALITY, ETC. A COPY OF ALL SUCH TESTING RECORDS SHALL BE PROVIDED TO THE CITY BUILDING DEPARTMENT FOR RECORD.
4. DUE TO THE HEIGHT OF THE PROPOSED RETAINING WALL, SAFETY FENCING IS TO BE PROVIDED ON THE UPHILL SIDE OF THE PROPOSED RETAINING WALL AND IS TO BE INCLUDED IN THE DESIGN PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER.

NOTES:

1. INSTALL PER MANUFACTURERS SPECIFICATIONS.
2. BACKFILL MUST BE AN ENGINEERED PRODUCT – COMPACTED IN LIFTS TO A 95% MAX. DENSITY & A MOISTURE CONTENT OF 0%-3%.
3. DESIGN IS BASED ON A 27 DEGREE FRICTION ANGLE OF SOIL.
4. GEOGRID MUST BE MANUFACTURER'S SPECIFIED MATERIAL.

TYPICAL DESIGN:

1. NUMBER OF BLOCKS 2 – NO GEOGRID LAYER
2. NUMBER OF BLOCKS 3 – FIRST LAYER OF GEOGRID – 5' WIDE SECOND LAYER OF GEOGRID – 6.5' WIDE
3. NUMBER OF BLOCKS 4 – FIRST LAYER OF GEOGRID – 6' WIDE SECOND LAYER OF GEOGRID – 6' WIDE THIRD LAYER OF GEOGRID – 7.5' WIDE
4. NUMBER OF BLOCKS 5 – FIRST LAYER OF GEOGRID – 7' WIDE SECOND LAYER OF GEOGRID – 7' WIDE THIRD LAYER OF GEOGRID – 7' WIDE FOURTH LAYER OF GEOGRID – 9' WIDE

REVISION	BY	DATE	DESCRIPTION
4	MM	8/23/21	PER AUGUST COMMENT LETTERS & PB MTG.
3	DJS	7/27/21	SURVEY UPDATE FOR EXISTING TREES, WALLS & SHEDS
2	MM	7/23/21	PER 7/23/21 DOH COMMENTS
1	MM	7/14/21	PER L&T 7/7/21 & JC 7/8/21 COMMENT LETTERS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
TEL: (845) 782-8114 FAX: (845) 238-3527
WWW.ARDENCONSULTING.NET

STATE OF NEW YORK · MICHAEL A. MORGANTE · 078577 · LICENSED PROFESSIONAL ENGINEER

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

2-LOT SUBDIVISION FOR
ANGELA INGHAM
CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

CONSTRUCTION DETAILS

JOB#: 14-006
SCALE: AS NOTED
DATE: 6-23-21
DRAWN: MM
CHECKED: MM
SHEET NO. 6 of 6

WARNING– IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED–SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

Dig Safely. New York
Call811
before you dig

0 1 2 3
ORIGINAL SIZE IN INCHES

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Subdivision Plat

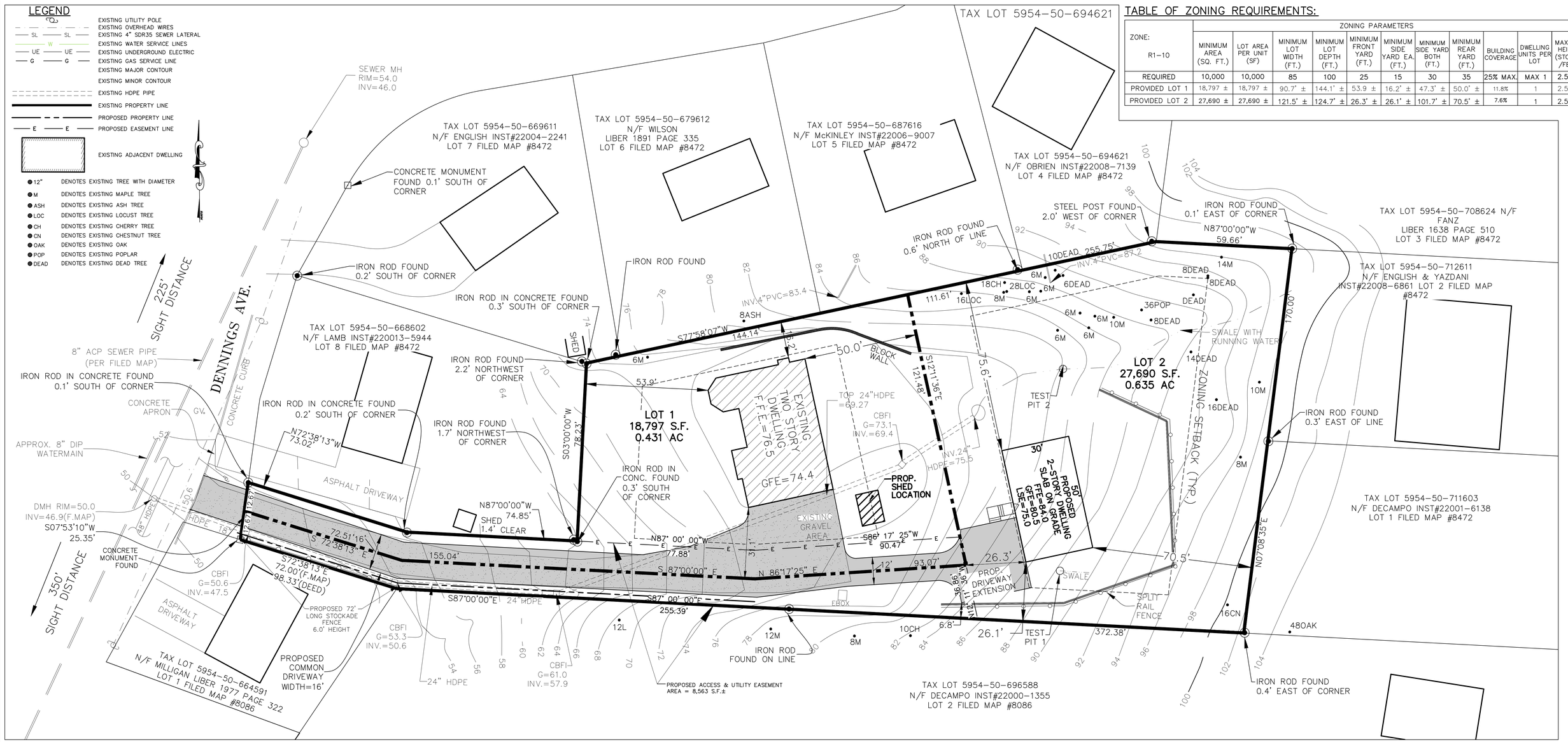


TABLE OF ZONING REQUIREMENTS:

ZONE: R1-10	MINIMUM AREA (SQ. FT.)	LOT AREA PER UNIT (SF)	MINIMUM LOT WIDTH (FT.)	MINIMUM LOT DEPTH (FT.)	MINIMUM FRONT YARD (FT.)	MINIMUM SIDE YARD EA. (FT.)	MINIMUM SIDE YARD BOTH (FT.)	MINIMUM REAR YARD (FT.)	BUILDING COVERAGE	DWELLING UNITS PER LOT	MAXIMUM HEIGHT (STORIES /FEET)
	ZONING PARAMETERS										
REQUIRED	10,000	10,000	85	100	25	15	30	35	25% MAX.	MAX 1	2.5/35
PROVIDED LOT 1	18,797 ±	18,797 ±	90.7' ±	144.1' ±	53.9 ±	16.2' ±	47.3' ±	50.0' ±	11.8%	1	2.5/35
PROVIDED LOT 2	27,690 ±	27,690 ±	121.5' ±	124.7' ±	26.3' ±	26.1' ±	101.7' ±	70.5' ±	7.6%	1	2.5/35

SUBDIVISION PLAT

SCALE: 1"=20'

STANDARD NOTES FOR PROJECTS w/ CENTRAL WATER & SEWER

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

"NYSDEC DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS"

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

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

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

"DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES."

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

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

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

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

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

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

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

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

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-1.11(d) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5).

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

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

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

_____ _____ _____

A. INGHAM DATE

GENERAL NOTES:

1. SITE TO BE SERVED BY CITY OF BEACON PUBLIC SEWER & WATER.
2. LIMITS OF DISTURBANCE = 0.71 ACRES.
3. CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION 2 FULL WORKING DAYS BEFORE YOU DIG. TELEPHONE NUMBER 1-800-962-7962.
4. UNDERGROUND IMPROVEMENTS, STRUCTURES, UTILITIES OR ENCROACHMENTS, AND ANY EASEMENTS RELATED THERETO, ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS AND IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
5. FOR INCOMING ELECTRIC SERVICE COORDINATE ALL REQUIREMENTS WITH LOCAL UTILITY CO. IF REQUIRED. ELECTRIC SERVICE FOR RESIDENTIAL HOMES SHALL BE UNDERGROUND (IF AVAILABLE) OR CONNECTED TO THE NEAREST OVERHEAD CONNECTION POINT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS, QUANTITIES, AND LOCATIONS OF UNDERGROUND UTILITIES AND LIMITS OF WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK WITHIN THE CITY RIGHT OF WAY. ALL DIMENSIONS, LOCATIONS, GRADES, ETC OF PROPOSED CITY WORK ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT LOCATIONS OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
7. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR SETUP AND COSTS OF ALL TEMPORARY UTILITY SERVICES (INCLUDING TEMPORARY POWER).
8. RETAINING WALLS THAT EXCEED A HEIGHT OF 4-FEET SHALL BE DESIGNED AND SEALED BY A LICENSED ENGINEER IN THE STATE OF NEW YORK.
9. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND SHALL IMMEDIATELY REPORT ANY AND ALL DISCREPANCIES TO ENGINEER.
10. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
11. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
12. ROOF LEADERS FOR THE PROPOSED HOME SHALL BE DIRECTED TOWARDS PROPOSED DRAINAGE SWALES AND DRAINAGE STRUCTURES.
13. THE ORIGINAL PARCEL WAS ESTABLISHED AS LOT #9 OF FILED MAP #8472.
14. AS PER NOTE #2 OF FILED MAP #8472, ANY LOT WITHIN THE ORIGINAL SUBDIVISION HAS THE RIGHT TO DISCHARGE SURFACE WATER ACROSS ANOTHER LOT IN THIS SUBDIVISION TO THE STORM WATER SYSTEM.
15. THE WATER SERVICE LINES & METERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
16. DENNINGS AVENUE LANE CLOSURE FOR THE WATER SERVICE AND SEWAGE LATERAL CONNECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BEACON REQUIREMENTS.
17. AN ACCESS, OPERATION AND MAINTENANCE AGREEMENT WILL BE REQUIRED FOR THE SHARED DRIVEWAY & WATER SERVICE LINES.
18. EXISTING UTILITY LOCATIONS WERE FIELD SURVEYED AND MAPPED BY HERITAGE LAND SURVEYING ON 10/20/2016
19. PRIOR TO CONSTRUCTION, THE PROPERTY LINES SHALL BE STAKED OUT BY A NYS LICENSED LAND SURVEYOR.
20. THE EXISTING SHED ON LOT 1 TO BE RELOCATED HAS A FLOOR AREA OF 140 SQUARE FEET.

Dig Safely. New York Call811 before you dig

0 1 2 3

ORIGINAL SIZE IN INCHES

REVISIONS:
7/27/21-ADD BLOCK WALL & SHED
8/6/21-LOT LINE & EASEMENT
8/23/21 - METES AND BOUNDS CHECK
THICKER PROPERTY LINES
PROPOSED FENCE @ MILLIGAN
UPDATE NOTES

STATE OF NEW YORK
DARREN J STRIDIRON
050487
LICENSED LAND SURVEYOR

I HEREBY CERTIFY THAT:
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

Darren Stridiron

DARREN J. STRIDIRON, P.L.S.
NEW YORK STATE LICENSE No. 050487

TWO LOT SUBDIVISION
PREPARED FOR

ANGELA INGHAM

CITY OF BEACON
DUTCHESS COUNTY NEW YORK

HERITAGE LAND SURVEYING, PC.
155 PRESSLER ROAD, WALLKILL, NY 12589

SHEET:	1 OF 1
TAX LOT:	5954-50-687603
AREA:	AS SHOWN
DATE:	7/26/2021
SCALE:	1" = 20'
JOB NO.	2014-002

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 8, 2021

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

RE: Angela Ingham Subdivision
52 Dennings Avenue
City of Beacon
Tax Map No. 5954-50-687603

Dear Mr. Gunn:

We have reviewed the following plans and documents in relation to the proposed 2-lot subdivision proposed at 52 Dennings Avenue.

- Correspondence dated August 31, 2021, as prepared by Taylor Palmer, Esq. of Cuddy & Feder, LLP.
- Correspondence dated August 31, 2021, as prepared by Arden Consulting Engineers.
- Correspondence from Dutchess County Department of Health dated July 26, 2021.
- Draft Declaration of Access and Utility Easement.
- Plans titled "2-Lot Subdivision for Angela Ingham", consisting of 6 sheets with the latest revision date of August 23, 2021, as prepared by Arden Consulting Engineers.
- Plan titled "Two Lot Subdivision prepared for Angela Ingham", with the latest revision date of August 23, 2021dated July 26, 2021, as prepared by Darren Stridiron, PLS.

The applicant is proposing to create a 2-lot subdivision of a 1.07± acre parcel that lies between Dennings Avenue and South Avenue in the R1-10 Zone, with access off Dennings Avenue to serve both lots. Based upon our review of the submitted documents and revised plans, we offer the following comments:

General Comments:

1. As the Department of Health is requiring that the 6-sheet plan set be filed with the County, there is no need for a separate Subdivision Plat as submitted.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: John Clarke, Planner
Jennifer Grey, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2021
Re: **52 Dennings Avenue Subdivision**

I have reviewed the August 31, 2021 cover letter from Cuddy+Feder, August 31, 2021 response letter by Arden Consulting Engineers, August 23, 2021 Subdivision Plat, and a 6-sheet Subdivision Plan, dated August 23, 2021.

Proposal

The applicant is proposing to subdivide a 1.07-arcre parcel with one existing house into two lots for the construction of an additional house. Parcel 1 would have 0.431 acres and Parcel 2 would contain 0.635 acres. The parcel is in the R1-10 zoning district and is within the City's Local Waterfront Revitalization Program (LWRP) boundary.

Comments and Recommendations

1. The applicant has provided a Coastal Assessment Form and a Consistency Statement for the proposal, demonstrating no conflicts with the adopted LWRP policies. The Planning Board should issue an LWRP Consistency Determination as part of the review process.

2. All my previous comments have been addressed.

If you have any questions or need additional information, please feel free to contact me.
John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Taylor M. Palmer, Esq., Project Attorney
Michael A. Morgante, P.E., Project Engineer

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

LOCAL WATERFRONT REVITALIZATION
PROGRAM (LWRP) CONSISTENCY DETERMINATION
52 DENNINGS AVENUE SUBDIVISION

Parcel No. 5954-50-687603

WHEREAS, the Beacon Planning Board received an application for Subdivision Approval from Angela Ingham (the "Applicant") to subdivide a 1.07-acre parcel into two lots for the construction of one additional single family houses (the "Project" or "Proposed Action"); and

WHEREAS, the subject property is located at 52 Dennings Avenue and designated on the City tax maps as Parcel No. 5954-50-687603 (the "Property"); and

WHEREAS, the Property is located in the R1-10 One-Family Residence Zoning District and the Coastal Management Zone as defined by the City's Local Waterfront Revitalization Program (LWRP) and the Proposed Action includes a request for an LWRP Consistency Determination; and

WHEREAS, the subdivision is shown on two sets of drawings, one entitled "Two Lot Subdivision Prepared for Angela Ingham", Sheet 1 of 1, dated July 26, 2021, last revised August 23, 2021, as prepared by Heritage Land Surveying, P.C. and another set of drawings entitled "2-Lot Subdivision For Angela Ingham" Sheets 1-6, dated June 23, 2021, last revised August 23, 2021, as prepared by Arden Consulting Engineers, PLLC; and

WHEREAS, the application also consists of application forms, correspondence, the Short Environmental Assessment Form ("SEAF") and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA) and on August 10, 2021 after taking a "hard look" at the SEAF and all of the associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration, finding the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, in accordance with Section 220-6 of Chapter 220, Waterfront Consistency Review, of the City Code, all "actions to be undertaken within the City's Coastal Management Zone shall be evaluated for consistency in accordance with the…..LWRP policy standards…."

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby finds that there are several LWRP policies which do not apply to the Project which policies are those that are contained in the LWRP but not listed below, and hereby makes the following consistency findings with respect to the LWRP policies which apply to the Project:

POLICY 5
Encourage the location of development in areas where public services and facilities essential to such development are adequate, except where such development has special functional requirements or other characteristics which necessitates its location in other coastal areas.

Consistent with this policy, the Project will be served by public water and sewer infrastructure and the Project is in proximity to public transportation.

POLICY 13
The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.

Consistent with this policy, the Project will not generate a measurable increase in erosion or flooding or impact steep slopes. Stormwater controls and best management practices will be put in place to minimize stormwater impacts.

POLICY 14
Activities and development, including the construction or re-construction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development or at other locations.

Consistent with this policy, erosion and sediment control measures will be implemented during construction to mitigate any potential for erosion or sediment transport during construction. See also, response to Policy 13.

POLICY 25
Protect, restore and enhance natural and manmade resources which are not identified as being of state-wide significance, but which contribute to the scenic quality of the coastal area.

Consistent with this policy, the proposed residential structure will not be visible from the relevant viewshed at the intersection of South Avenue and Dennings Avenue due to the distance and placement of the proposed structure and landscaping.

POLICY 33
Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

Consistent with this policy, the Applicant will use best management practices to ensure the control of stormwater runoff.

POLICY 37
Best management practices will be utilized to minimize the nonpoint discharge of excess nutrients, organics and eroded soils into coastal waters.

See response to Policy 33.

POLICY 38
The quality and quantity of water and groundwater supplies will be conserved and protected particularly where such waters constitute the primary or sole source of water supply.

Consistent with this policy, no wells or septic systems are proposed on the parcel and there will be no bulk storage of petroleum or other chemicals on site. Therefore, there will be no impact to groundwater or water supplies.

POLICY 41
Land use or development in the coastal area will not cause national or state air quality standards to be violated.

Consistent with this policy, the Project will not cause national or state air quality standards to be violated. The Project will conform to all National and State Air Quality Standards.

BE IT FURTHER RESOLVED, that the Planning Board hereby determines that the Project is entirely consistent with the LWRP policies which apply to the Project.

Dated: September 14, 2021

Resolution Adopted: September 14, 2021
Beacon, New York

_____ _____, 2021
John Gunn, Chairman Dated
City of Beacon Planning Board

Motion by _____, seconded by _____:

Kevin Byrne	Voting:	Len Warner	Voting:
J.C. Calderon	Voting:	J. Randall Williams	Voting:
Karen Quiana	Voting:	John Gunn, Chairman	Voting:
Jill Reynolds	Voting:		

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVALS FOR
52 DENNINGS AVENUE

Parcel ID#5954-50-687603

WHEREAS, the Beacon Planning Board received applications for Preliminary and Final Subdivision Plat Approvals from Angela Ingham, (the "Applicant") for a 2-lot residential subdivision (the "Project" or "Proposed Action") on a 1.07-acre parcel located at 52 Dennings Avenue and designated on the Tax Map of the City of Beacon as Parcel ID# 5954-50-687603 in the R1-10 One-Family Residence ("R1-10") Zoning District (the "Property"); and

WHEREAS, the Applicant is proposing to subdivide a 1.07-acre parcel with one existing house into two lots for the construction of an additional single-family house; and

WHEREAS, Proposed Lot 1 would consist of approximately 0.404 acres and Proposed Lot 2 would consist of approximately 0.663 acres; and

WHEREAS, the Planning Board is the approval authority for the Subdivision pursuant to City of Beacon Code §195-2; and

WHEREAS, the application consists of application forms, correspondence, Short Environmental Assessment Form ("SEAF") and professional studies and reports submitted to the Planning Board; and

WHEREAS, the subdivision is shown on two sets of drawings, one entitled "Two Lot Subdivision Prepared for Angela Ingham", Sheet 1 of 1, dated July 26, 2021, last revised August 23, 2021, as prepared by Heritage Land Surveying, P.C. and another set of drawings entitled "2-Lot Subdivision For Angela Ingham" Sheets 1-6, dated June 23, 2021, last revised August 23, 2021, as prepared by Arden Consulting Engineers, PLLC, as follows:

Sheet	Title
1 of 6	*Existing Conditions*
2 of 6	*Subdivision Plan*
3 of 6	*Driveway & Utility Easements*
4 of 6	*Grading & Utility Plan*
5 of 6	*Erosion & Sediment Control Plan & Landscaping Details*
6 of 6	*Construction Details*; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board reviewed the application at its meetings on July 13, 2021, August 10, 2021 and September 14, 2021; and

WHEREAS, on August 10, 2021 the Planning Board, acting as Lead Agency, adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the SEAF and all associated materials prepared in connection with the Proposed Action and finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on August 10, 2021, the Planning Board opened the duly noticed public hearing on the application for Subdivision Approval, the public hearing was continued to September 14, 2021, and was closed on September 14, 2021, at which time all those interested were given an opportunity to be heard; and

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

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants Preliminary Subdivision Plat Approval for the Project, as shown on the application materials enumerated above.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds that the Final Subdivision Plat will not be substantively changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision Plat Approval to the Project, as shown on the application materials enumerated above, subject to the following conditions and modifications set forth below and any other requirements which must be met by law:

A. The following conditions shall be fulfilled prior to the signing of the Final Subdivision Plat by the Chairman of the Planning Board:

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.

3. All existing and proposed easements, as applicable, shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements, declarations of restrictive covenants or other appropriate documents corresponding with the easements and notes shown on the Final Subdivision Plat shall be prepared, as applicable, and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, with a copy of the recorded documents submitted to the City Clerk and Planning Board Secretary for filing.

When the conditions above have been satisfied, six (6) sets of the above referenced plans revised as per the conditions above shall be submitted for endorsement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.

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

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee for the new lot as prescribed under Section 195-25.A(4) of the City Code. The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.

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

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

4. As used herein, the term "Applicant" shall include Angela Ingham, her heirs, successors and assigns.

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

6. The approvals granted by this Resolution do not supersede the authority of any other entity.

7. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's Environmental Assessment Form. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this Resolution may be inconsistent with the EAF, the terms of this Resolution shall be controlling.

8. Conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

9. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this Resolution and proof of recording of the easement documents described above.

10. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this Resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis and/or further project review, as the Board may deem appropriate.

11. Approval of this Resolution does not constitute any endorsement, approval or authorization of any kind for existing or future encroachments onto the Property.

Resolution Adopted: September 14, 2021
Beacon, New York

_____ _____, 2021
John Gunn, Chairman Date
City of Beacon Planning Board

Motion by _____, seconded by _____:

Preliminary & Final Subdivision Approval
52 Dennings Avenue

Kevin Byrne	Voting	Len Warner	Voting
J.C. Calderon	Voting	J. Randall Williams	Voting
Karen Quiana	Voting	John Gunn, Chairman	Voting
Jill Reynolds	Voting		

Resolution:

City of Beacon Planning Board Agenda
09/14/2021

Title:

Continue public hearing on application to amend existing Site Plan Approval, mixed-use residential and commercial development, 248 Tioronda Avenue, submitted by 248 Beacon Holdings, LLC

ATTACHMENTS

248 Tioronda Cover Letter.pdf

248 Tioronda Site Plan.pdf

Planner Review Letter.pdf

Engineer Review Letter.pdf

248 Tioronda FEAF Part 3.pdf

248 Tioronda SEQRA Part 3 Narrative - Amended Site Plan (4830-2869-1194.2).docx

248 Tioronda FEAF Part 2.pdf

248 Tioronda - Amended Site Plan Resolution (4841-9562-5466.3).docx

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Poughkeepsie, NY 12601
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www.chazencompanies.com

August 31, 2021

Mr. John Gunn, Chairman
and Members of the Beacon Planning Board
Beacon City Hall
1 Municipal Center
Beacon, New York 12508

VIA EMAIL DELIVERY

Re: ***Response to Lanc & Tully Comments dated 08/05/21 and John Clarke comments dated 08/05/21***
248 Beacon Holdings LLC - Fishkill Creek Development Amended Site Plan for 248 Tioronda Avenue
(Formerly Beacon 248 Development, LLC, Multifamily Development)
248 Tioronda Avenue, City of Beacon, Dutchess County, NY
Chazen Project #81750.00

Dear Mr. Gunn,

Please find below a point-by-point response to the above referenced comments along with the revised Amended Site Plan set.

LANC & TULLY COMMENTS DATED August 5, 2021

Comments and Recommendations
General Comments:

1. A comparison between the approved plan set and the proposed amended project shall be provided showing the reduction in pervious area for the project. The applicant notes that there will be a reduction in the previous area of approximately 14,450 square feet. Although we have been provided with a total area, we were asking for a plan comparison showing the locations where impervious is being removed across the site.

   Response: A comparison between the approved site plan and amended site plana has been submitted.

2. Although the plans show the Greenway Trail to cross through the MTA parcel and then into the 23 – 28 Creek Drive project, who will be constructing the Greenway Trail across the MTA parcel and has the revised trail location been coordinated with the owner of the 23 – 28 Creek Drive project? The applicant states that they are currently working with Weber Projects, Hudson Land Design, the Greenway Trail Committee, and the MTA to finalize the easement and trail route. Although I am glad to see all the parties working together to coordinate the location of the trail easement, the question remains as to who will be constructing this trail interconnection?

Response: The applicant will construct the trail connection. The Greenway Trail Committee has also requested that a separate connection be made to Wolcott Avenue.

3. An amended Stormwater Pollution Prevention Plan (SWPPP) shall be prepared for the project.

   Response: An amended Stormwater Pollution Prevention Plan (SWPPP) has been prepared using the amended site plan.

4. On the Sheet G001 Title Page:
   a. The "Index of Drawings" shall be updated to reflect the latest date on the submitted sheets. Sheet No. C101 should have the latest date of September 9, 2020, per the revision box on that sheet.

      Response: The "Index of Drawings" has been updated.

5. On Utility Plan Sheet C160:
   a. The information for storm structure CB – 13 should be checked. The pipe invert for the north pipe notes and invert of -3.10.

      Response: CB-13 has been revised accordingly on sheet C160: Utility Plan.

   b. Rim and pipe invert information shall be provided on the plan for what appears to be a yard basin at the far end of the trail near Wolcott, which connects to CB – 13.

      Response: Rim and pipe invert elevation has been provided for the Yard Drain 1 near CB-13 on sheet C160: Utility Plan.

6. On Landscape Plan Sheet C180:
   a. Several conflicts were noted between proposed utilities and proposed tree plantings. The utility plan should be overlaid onto the landscape plan, and the landscape plan adjusted accordingly to avoid planting trees over or directly next to utility lines.

      Response: The landscape plan has been revised to avoid conflicts with the utility plan. The landscape plan has also been revised to add additional planting at the Greenway trail on the north end of the site.

John Clarke comments dated 08/05/21

Comments and Recommendations

1. The Bulk Table on Sheet 1 includes 77 total parking spaces below the residential buildings, but sheets 3 and 4 show 73 total below – building spaces and the Parking Plan for Buildings 200 and

300 shows 75 spaces.

Response: The Bulk Table has been corrected.

2. For Sheet 3:

   a. All changes in the trail need to be reviewed by the Greenway Trail Committee.

      Response: The Greenway Trail Committee has reviewed the plan and has requested that an additional connection be made to Wolcott Avenue. The site plan shows a connection but this section of Greenway Trail would not be ADA compliant due to the slope which is greater than the maximum 5%. This connection to Wolcott would also create a dangerous crossing point with a Trail connection that is not located at an intersection.

   b. There is a new pedestrian curb cut and ramps south of the entrance to Building 200. The Board should consider a crosswalk between the ADA spaces and sidewalk.

      Response: A pedestrian curb cut and ramps south of the entrance to Building 200 has been added to the site plan.

3. The scale is mis-labeled for the top drawing on Sheet 4.

   Response: The scale has been corrected.

4. For the Buildings 200 and 300 Parking Plan:
   a. The ADA spaces should be located as close to the elevator doors as possible. It seems that ADA spaces 2 and 3 could be switched to spaces 4 – 6 and spaces 23 – 24 to 24 – 26.

      Response: The ADA spaces 2 and 3 were switched to spaces 4 – 6 and spaces 23 – 24 to 24 – 26.

   b. Section 223 – 41.13 I(11)(d) allows up to 20% compact car spaces less than 9 feet wide. However, the 8' 7" spaces should be specifically designated for compact cars and should not be next to stairwell walls. For example, the width of spaces 42 and 43 could be switched.

      Response: The compact car space locations have been changed.

5. All the floor plans and elevations should be incorporated into the final Site Plan set of drawings with properly labels and scale information.

Response: The floor plans and elevations of Building 100 have been incorporated into the plan set.

If you have any questions or need anything further, please email me at lboudreau@chazencompanies.com call me on my cell at 404-357-9789. Thank you and be safe.

Sincerely,

Larry Boudreau, RLA (GA & NY), MBA
Director of Land Development

Cc: Jennifer Gray, Esq.
John Clarke, Planner
David Buckley, Building Inspector

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Chazen Engineering, Land Surveying,
Landscape Architecture & Geology Co., D.P.C.
21 Fox Street
Poughkeepsie, NY 12601
P: 845.454.3980 F:845.454.4026

LETTER OF TRANSMITTAL

TO: Etha Grogin
Planning Department
City of Beacon
Beacon, NY

DATE: August 31, 2021
PROJECT # 81750.0
RE: **Amended Site Plan**
248 Tioronda Avenue

WE ARE SENDING YOU: ☐ Attached ☐ Separate cover **VIA:** ☒ Hand Delivery ☐ US Mail ☐ Pickup
☐ Courier: ( ) Air bill # ( ) Delivery: Overnight 2-Day Ground
The following items: (underline one)
☒ Prints/Plans ☐ Shop drawings ☐ Report ☐ Specifications ☐ Samples
☐ Change order ☐ Letter ☐ Application ☐ Other:

COPIES	DATE	DWG NO.	DESCRIPTION
6	08/31/21		Response to Comments Letter
6	08/31/21		Amended Site Plan Set
6	08/10/21		Color Rendered Reduction in Impervious Area sketch
6	12/23/20		Abarchiteckten Bldg 100 Floor Plans
6	12/23/20		Abarchiteckten Bldg 100 Elevations
6	09/23/20		Abarchiteckten Bldg 200 & 300 Parking Plan

THESE ARE TRANSMITTED as checked below:
☒ For approval ☐ Approved as submitted ☐ Resubmit ___ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit ___ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ___ corrected prints
☐ For bids due ☐ Prints returned after loan to TCC
☐ For review and comment ☐ Other:

REMARKS:

cc: _____

Signed: _____
Printed: Timothy Lynch
Title: Senior Landscape Architect
Sent by: _____

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

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Planners
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Poughkeepsie, NY 12601
P: 845.454.3980 or 888.539.9073
www.chazencompanies.com

August 31, 2021

Mr. John Gunn, Chairman
and Members of the Beacon Planning Board
Beacon City Hall
1 Municipal Center
Beacon, New York 12508

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Sincerely,



Larry Boudreau, RLA (GA & NY), MBA
Director of Land Development

Cc: Jennifer Gray, Esq.
John Clarke, Planner
David Buckley, Building Inspector

AMENDED SITE PLAN

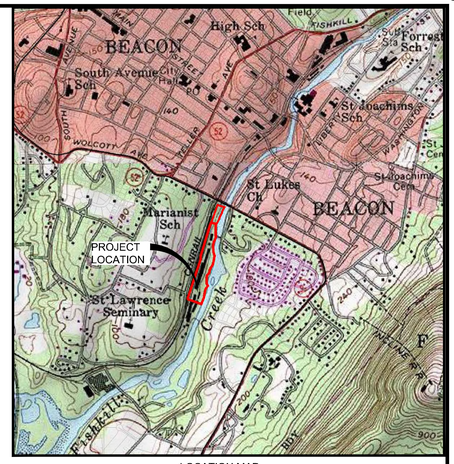
248 TIORONDA AVE, BEACON NY

PREPARED FOR

CHAI BUILDERS

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

SEPTEMBER 2018
LAST REVISED: AUGUST 2021



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

BEST MANAGEMENT PRACTICES FOR INDIANA BATS

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

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

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

_____
CHAIRMAN

CITY OF BEACON PLANNING BOARD APPROVAL
OWNER / APPLICANT SIGNATURE

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

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

_____ DATE
APPLICANT

_____ DATE
OWNER

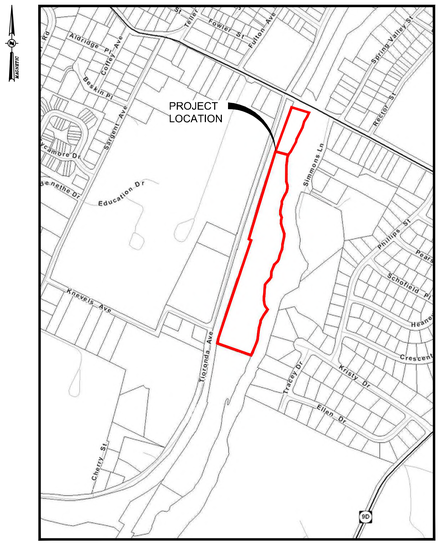
INDEX OF DRAWINGS

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

OWNER'S CERTIFICATION FOR ALL SHEETS

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATE THAT HE IS FAMILIAR WITH THIS PLAN, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THE PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS, IF REQUIRED.

_____ DATE
OWNER



AREA PARCEL MAP
SCALE: 1"=400'

BULK TABLE

FISHKILL CREEK DEVELOPMENT DISTRICT: FCD

ZONING REQUIREMENTS:	REQUIRED	PROVIDED
MINIMUM LOT AREA	2 ACRES	9.18 ACRES
MAXIMUM # OF DWELLINGS*	64 UNITS	64 UNITS
NON-RESIDENTIAL FLOOR AREA	25,400 SF	25,400 SF
MAXIMUM BUILDING COVERAGE	35%	9.5%
MINIMUM OPEN SPACE	30%	70.8%
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		
RESIDENTIAL:	1 SPACE PER DWELLING UNIT PLUS 1/4 SPACE FOR EACH BEDROOM =89 SPACES	89 SPACES TOTAL (WHICH INCLUDES 14 SURFACE SPACES, AND 75 SPACES BELOW BUILDING)
NON-RESIDENTIAL:	1 SPACE PER 200 SF GROSS FLOOR AREA EXCLUDING UTILITY AREAS =127 SPACES	97 SPACES TOTAL
LAND BANKED:	0 SPACES	31 SPACES
TOTAL:	216 SPACES 9 ACCESSIBLE SPACES REQUIRED	217 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 HOUSUING & NON-RESIDENTIAL
ZONING DISTRICT	FISHKILL CREEK DEVELOPMENT
TOTAL BUILDING FLOOR AREA (SF)	101,602 SF (64 UNITS + NON RESIDENTIAL USE)
PARKING PROVIDED	217

DEVELOPMENT SCHEDULE

BUILDING	UNITS	1-BR	2-BR	APPROX. SQUARE FT	% OF PROJECT AREA
RES.	64	28	36	76,202	75
NON-RES.	-	-	-	25,400	25
TOTAL	64	28	36	101,602	100

DEVELOPMENT NOTE:

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

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

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

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

DEVELOPER / APPLICANT:
CHAI BUILDERS
120 ROUTE 59, SUITE 201
SUFFERN, NY 10901
(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 5954, BLOCK 10, LOT 993482 (8.18 ACRES)
SECTION 6054, BLOCK 45, LOT 012574 (1 ACRE)

AREA:
TOTAL PROJECT AREA: 9.18± ACRES

ZONING DISTRICT:
FISHKILL CREEK DEVELOPMENT (FCD) ZONING DISTRICT

WATER & SEWER DISTRICT:
CITY OF BEACON

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Environmental & Safety Professionals
Landscape Architects

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Phone:(518) 273-0055

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Glens Falls, New York 12801
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1 North Broadway, Suite 803
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Phone: (914) 997-8510

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2416 21st Ave S. (Suite 103)
Nashville, Tennessee 37212
Phone: (615) 380-1359

Chattanooga Tennessee Office:
427 E. 5TH ST. (Suite 201)
Chattanooga, Tennessee 37403
Phone: (423) 241-6575

rev.	date	description
9	08/07/20	REVISED PER DOH COMMENTS
8	02/25/20	REVISED PER PLANNING BOARD COMMENTS
7	01/28/20	REVISED PER PLANNING BOARD COMMENTS
13	12/20/19	REVISED PER PLANNING BOARD COMMENTS
14	08/24/21	REVISED AMENDED SITE PLAN
13	08/09/21	REVISED AMENDED SITE PLAN
12	07/27/21	AMENDED SITE PLAN
11	06/29/21	SITE PLAN AMENDMENT
10	09/9/20	REVISED PER PLANNING BOARD COMMENTS

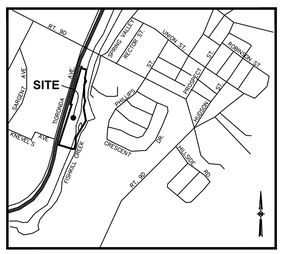
248 TIORONDA AVE., BEACON, N.Y.

TITLE SHEET

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed CJL	checked CL
date 09/10/18	scale AS NOTED
project no. 81750.00	
sheet no. **G001**	1 of 17

Drawing Name: Z:\projects\81700-81799\81750.00 CHAI Builders 8-248\DWG\00_G001_81750-00_TITLE.dwg
Xref's Attached: XBASE-ENG_81750-00; XTB_81750-00_36x48
Date Printed: Aug 30, 2021, 11:13am



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

LEGEND:

- NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EDGE OF CREEK
- EXISTING BUILDING
- X—X EXISTING FENCE
- OHW EXISTING OVERHEAD WIRES
- W EXISTING WATER LINE
- S 8" EXISTING UNDERGROUND SEWER LINE
- ST 15" EXISTING UNDERGROUND STORM LINE
- EXISTING RAILROAD TRACKS
- EXISTING SIGN
- BENCHMARK HYD-NHOA ELEV = xxx.xx — 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
- MW EXISTING MONITORING WELL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL

NEW YORK STATE PLANE MERIDIAN +02°25'50" TO FILED MAP 10970

TITLE REPORT SCHEDULE B-1

REGARDING CHICAGO TITLE INSURANCE COMPANY POLICY #3706-00688, EFFECTIVE OCTOBER 15, 2006:

ITEM 14. EASEMENT GRANTED IN FAVOR OF C.H.G.& E. LIBER 959 PAGE 376. DOCUMENT STATES THAT C.H.G. &E. RESERVES A RIGHT TO HAVE CLEARANCE OF 10 FEET BETWEEN ALL WIRES AND CONDUCTORS OF ELECTRICITY AND ANY STRUCTURE HEREAFTER 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. RESERVATION 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 RECITALS 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 C.H.G. & E. PARCEL TO THE NORTH OF THE SUBJECT PARCEL. " THE SHOULDERS AND OTHER PARTS OF THE ACCESS ROAD LYING ON THE WESTERLY 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 516. (PERMANENT EASEMENT MAP NO. 18, PARCEL NO. 26 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, (F.M. 10970), GRANTED IN FAVOR OF PARCEL 1A. (F.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 #02-2005-7447, 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 TIORANDA AVENUE. THE LEASE PARCEL IS SHOWN ON A PORTION OF A MAP PREPARED BY BADEY AND WATSON SURVEYING AND ENGINEERING, 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 ASSIGNEE.

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).

DEED REFERENCE

JOSEPH RENDEIRO
– TO –
BEACON 248 DEVELOPMENT, LLC
DOC. # 02-2006-4859
FILED JUNE 20, 2006

TAX PARCEL NUMBER

130200-5954-16-993482-00

AREA: 8.175 ACRES

356,099 SQ.FT.

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 AND WATSON SURVEYING AND ENGINEERING, P.C., FILED IN THE DUTCHESS COUNTY CLERKS 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 SCALED FROM FLOOD INSURANCE RATE MAPPING (FIRM) LISTED BELOW, THE "ZONE AE" 100 YEAR FLOOD LINE WITHIN THE SUBJECT PARCEL WAS DRAWN AT ELEVATION 85.9(NGVD29) PER THE TOPOGRAPHY SHOWN HEREON.

PARCEL SHOWN HEREON LIES 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 360217 MAP 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 #360217-0003-B, DATED MARCH 1, 1984. VERTICAL DATUM IS NGVD 1929. CONTOUR INTERVAL IS 2 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.

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UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PERVIOUS 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 UNDERSIGNED. 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.

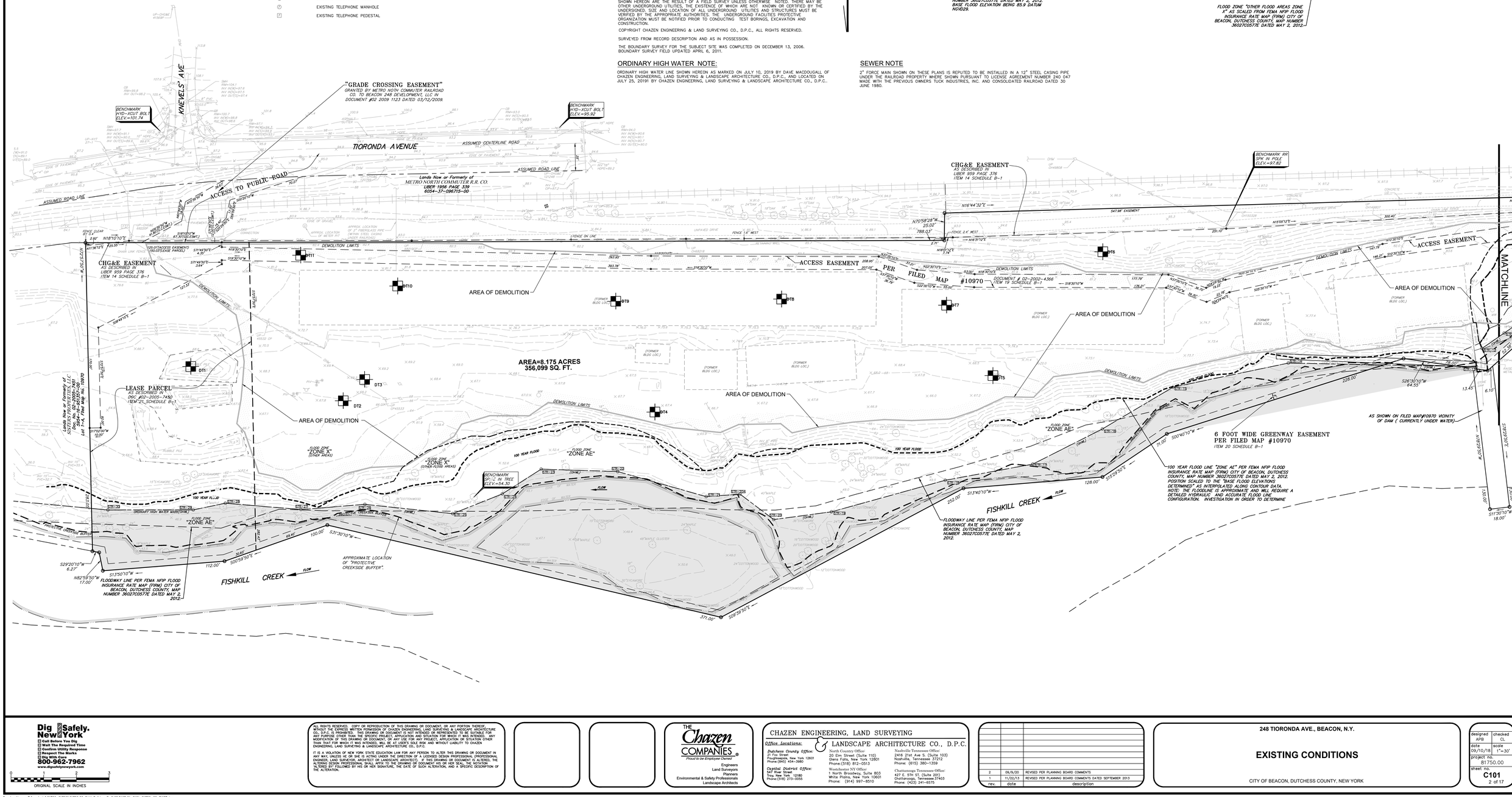
THE BOUNDARY SURVEY FOR THE SUBJECT SITE WAS COMPLETED ON DECEMBER 13, 2006. BOUNDARY SURVEY FIELD UPDATED APRIL 6, 2011.

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, 20191 BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C..

SEWER NOTE

2" 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 PREVOUS OWNERS TUCK INDUSTRIES, INC. AND CONSOLIDATED RAILROAD DATED 30 JUNE 1980.



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rev.	date	description
2	09/9/20	REVISED PER PLANNING BOARD COMMENTS
1	11/22/13	REVISED PER PLANNING BOARD COMMENTS DATED SEPTEMBER 2013

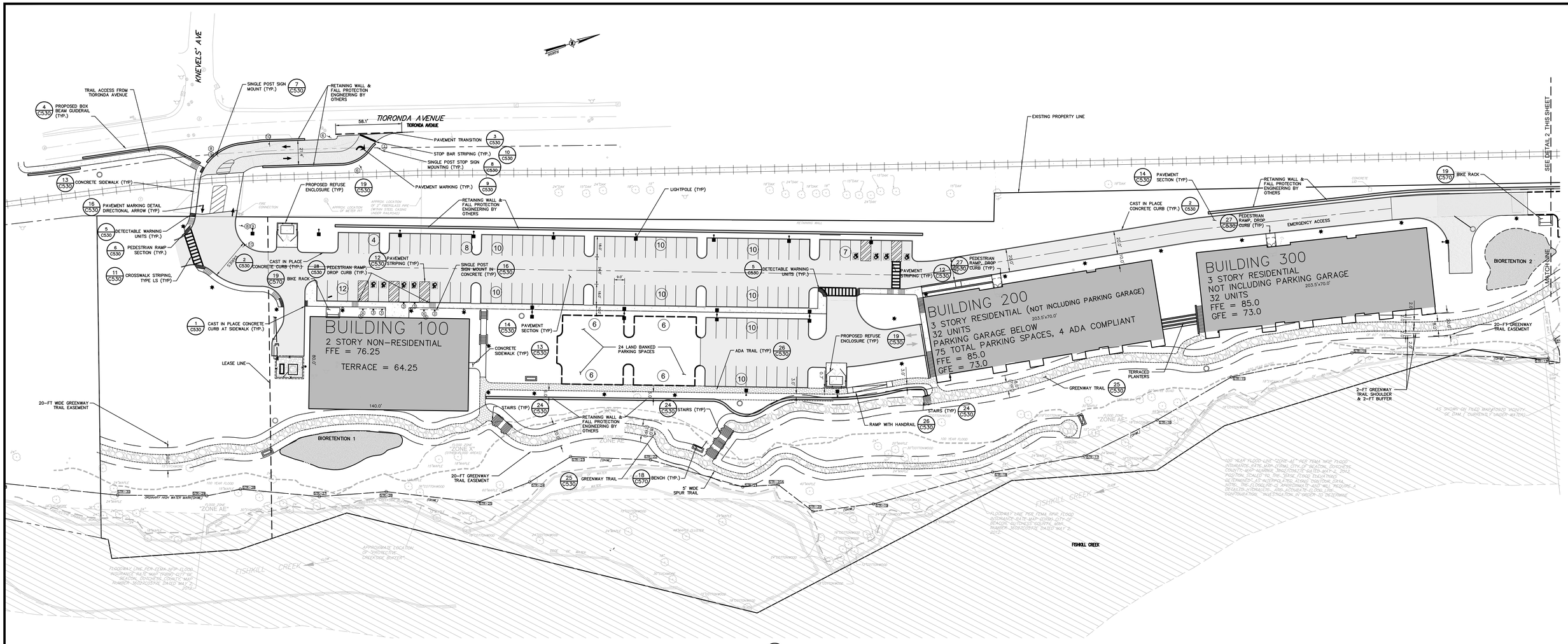
248 TIORONDA AVE., BEACON, N.Y.

EXISTING CONDITIONS

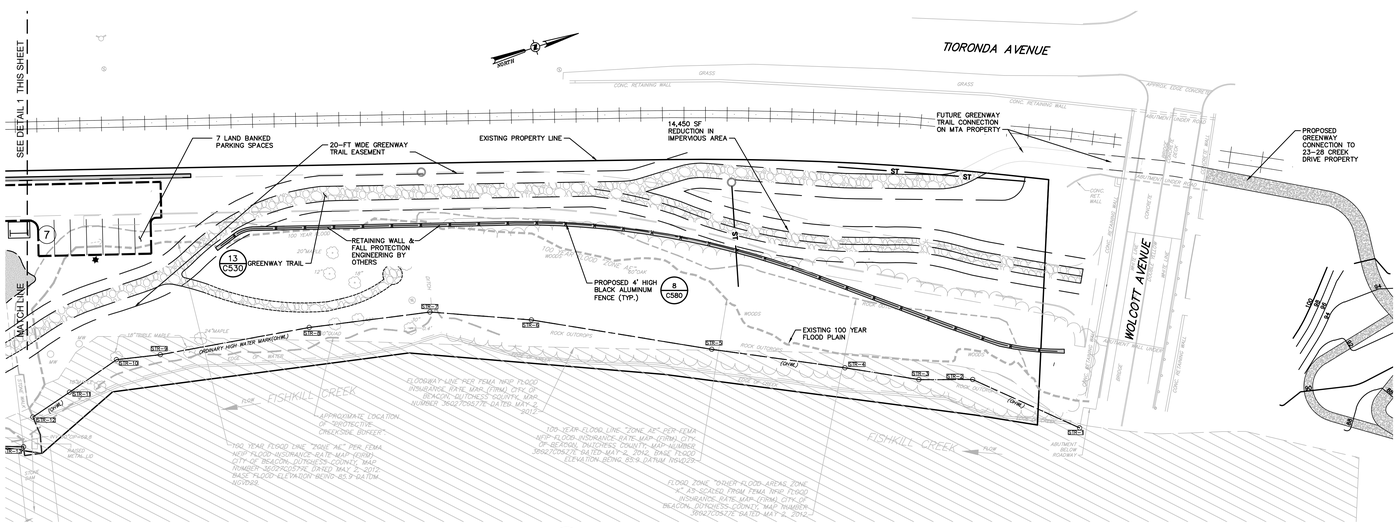
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	APB
checked	CL
date	09/10/18
scale	1"=30'
project no.	61750.00
sheet no.	C101
	2 of 17

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Xrefs Attached: XBASE-SVY_61706-00, XTB_61750-00_3bASE, XBASE-ENG_61750-00
Date Printed: Aug 31, 2021, 10:51am



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



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

LEGEND:

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

MUTCD SIGN SCHEDULE

SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS BCK GRND	COLORS LEGEND	MOUNTING
1	STOP	R1-1	30"x30"	RED	WHITE	8 C530
2		W11-2	24"x24"	YELLOW/ FYG	BLACK	16 C530
3	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/ BLUE	GREEN/ WHITE	16 C530
4	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE	BLUE	16 C530
5	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	16 C530
6		R3-2	30"x30"	WHITE	BLACK/ RED	16 C530
7		R3-2	30"x30"	WHITE	BLACK/ RED	16 C530
8	WALL END CROSSROAD	R15-1	48"x9"	WHITE	BLACK	16 C530
9	EXEMPT	R15-3P	24"x12"	WHITE	BLACK	16 C530
10		W10-1	30"	YELLOW	BLACK	16 C530
11		CUSTOM	18"x18"	WHITE	GREEN	16 C530

SITE PLAN NOTES:

LAND BANKED PARKING SHALL BE CONSTRUCTED IF REQUIRED PER SECTION 223-26E OF CITY CODE..

THE BEACON GREENWAY TRAIL COMMITTEE WILL BE ASKED TO REVIEW LAYOUT OF TRAIL PRIOR TO CONSTRUCTION. ADDITIONALLY, THE COMMITTEE WILL DETERMINE THE FINAL LOCATION OF THE BENCHES ON THE GREENWAY TRAIL DURING FINAL REVIEW PRIOR TO CONSTRUCTION.

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rev.	date	description
9	06/29/21	SITE PLAN AMENDMENT
8	09/09/20	REVISED PER PLANNING BOARD COMMENTS
7	08/07/20	REVISED PER DOH COMMENTS
6	05/27/20	REVISED PER REGULATORY COMMENTS
5	02/25/20	REVISED PER PLANNING BOARD COMMENTS
4	01/28/20	REVISED PER PLANNING BOARD COMMENTS
12	08/01/21	REVISED PER CITY SUBMISSION
11	08/10/21	REVISED AMENDED SITE PLAN
10	07/27/21	AMENDED SITE PLAN

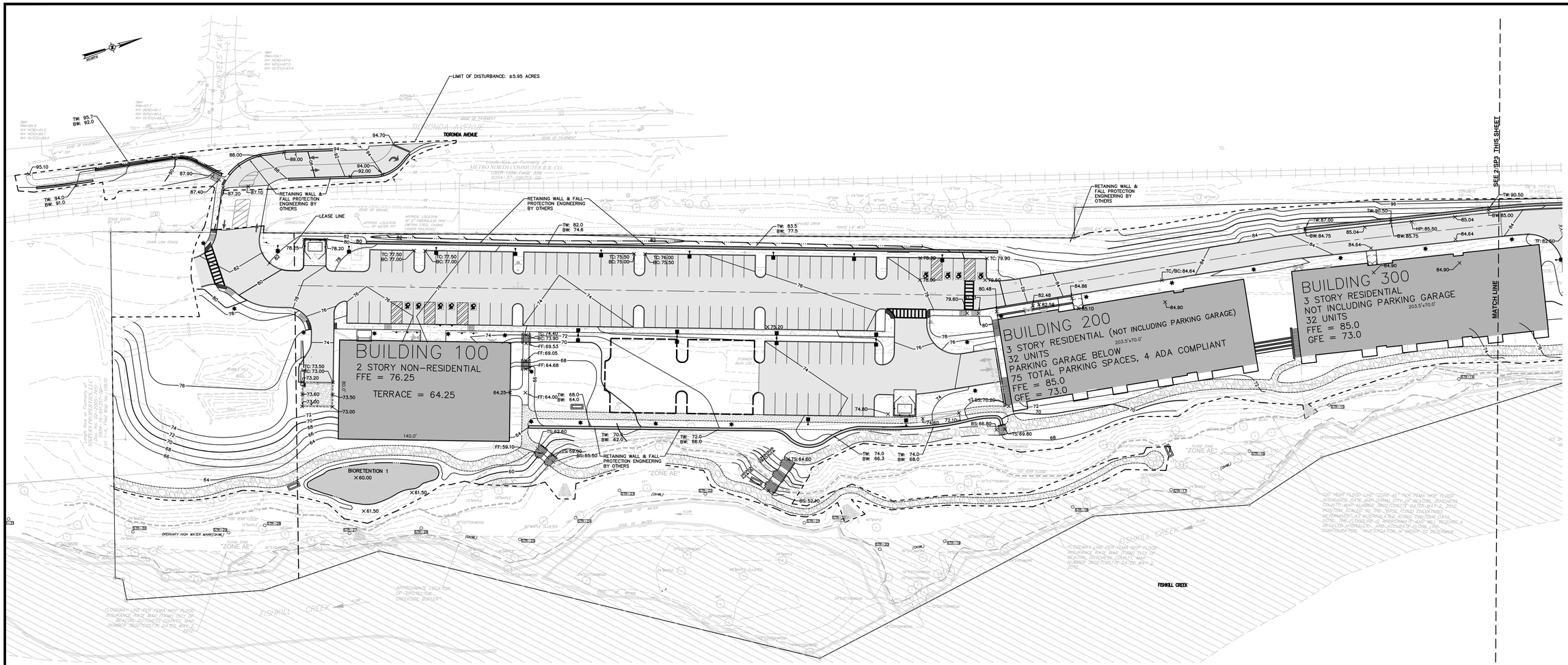
248 TIORONDA AVE., BEACON, N.Y.

SITE PLAN

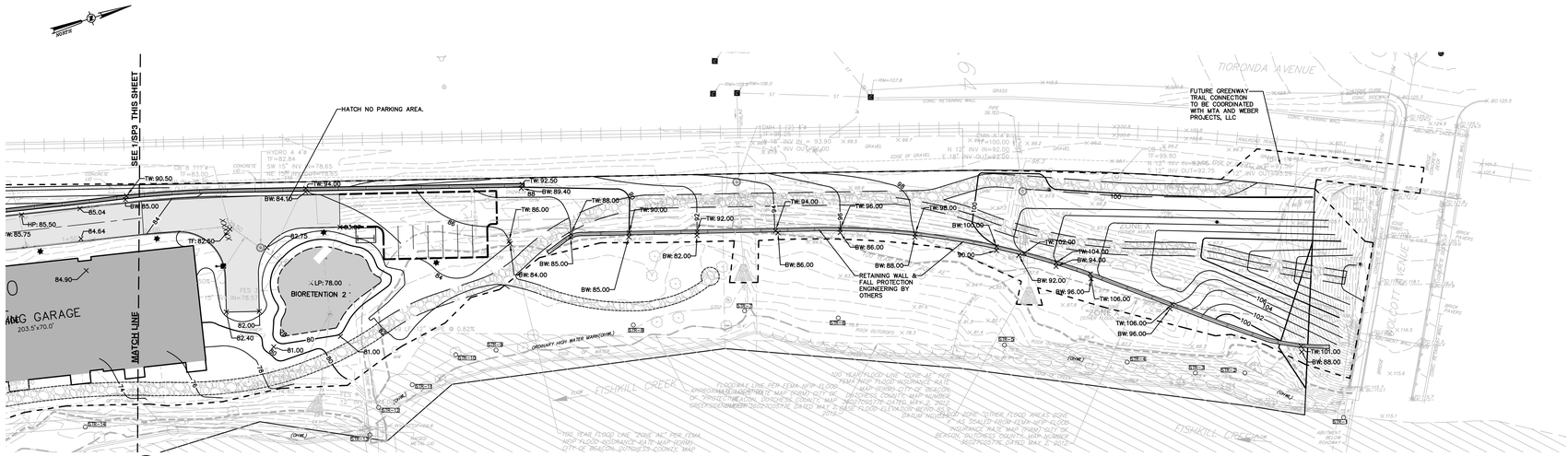
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
CJL	CL
date	scale
09/10/18	1
project no.	
81750.00	
sheet no.	
C130	
3 of 17	

Drawing Name: Z:\proj\acts\81700-81799\81750.00 CHA\ Builders B-248\DWG\01_C130_81750-00_SITE.dwg
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Date Printed: Aug 31, 2021, 10:52am



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



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

GRADING & DRAINAGE LEGEND:

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

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rev.	date	description
9	07/27/21	AMENDED SITE PLAN
8	06/29/21	SITE PLAN AMENDMENT
7	09/9/20	REVISED PER PLANNING BOARD COMMENTS
6	08/07/20	REVISED PER DOH COMMENTS
5	05/21/20	REVISED PER REGULATORY COMMENTS
4	02/25/20	REVISED PER PLANNING BOARD COMMENTS
3	01/28/20	REVISED PER PLANNING BOARD COMMENTS
2	12/20/19	REVISED PER PLANNING BOARD COMMENTS
1	08/21/21	REVISED PER CITY SUBMISSION

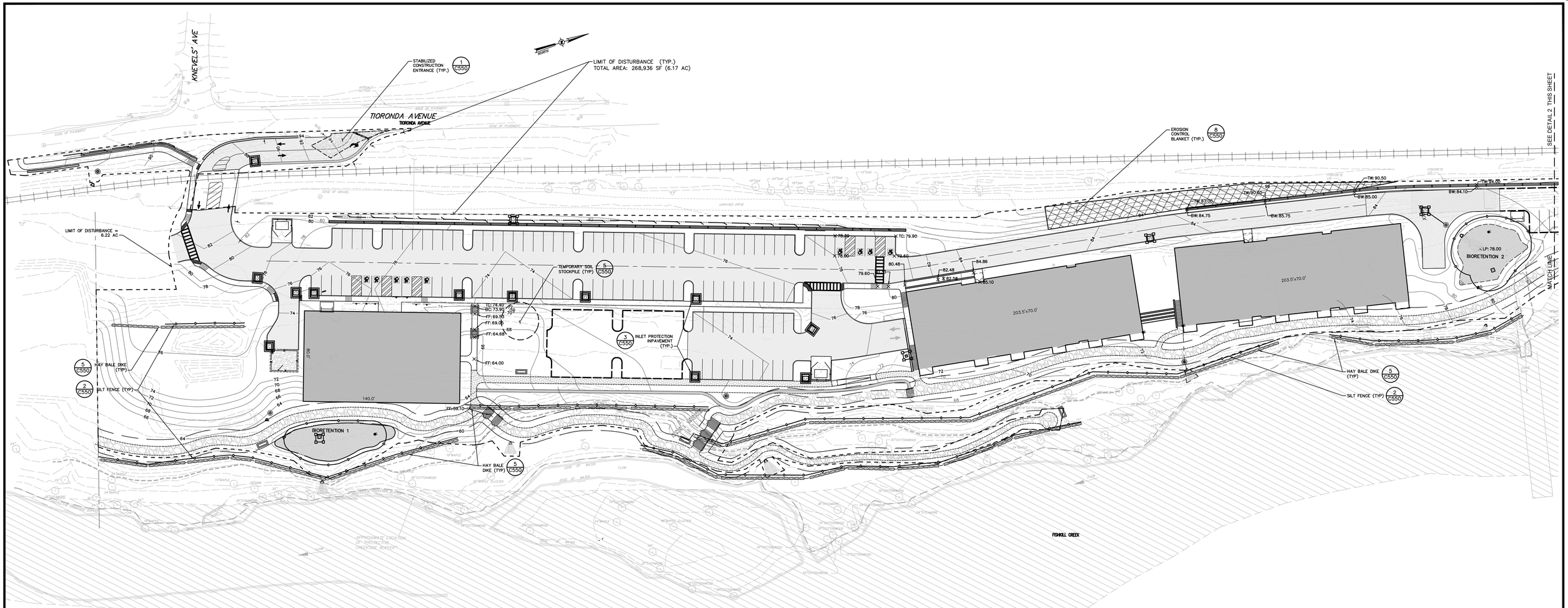
248 TIORONDA AVE., BEACON, N.Y.

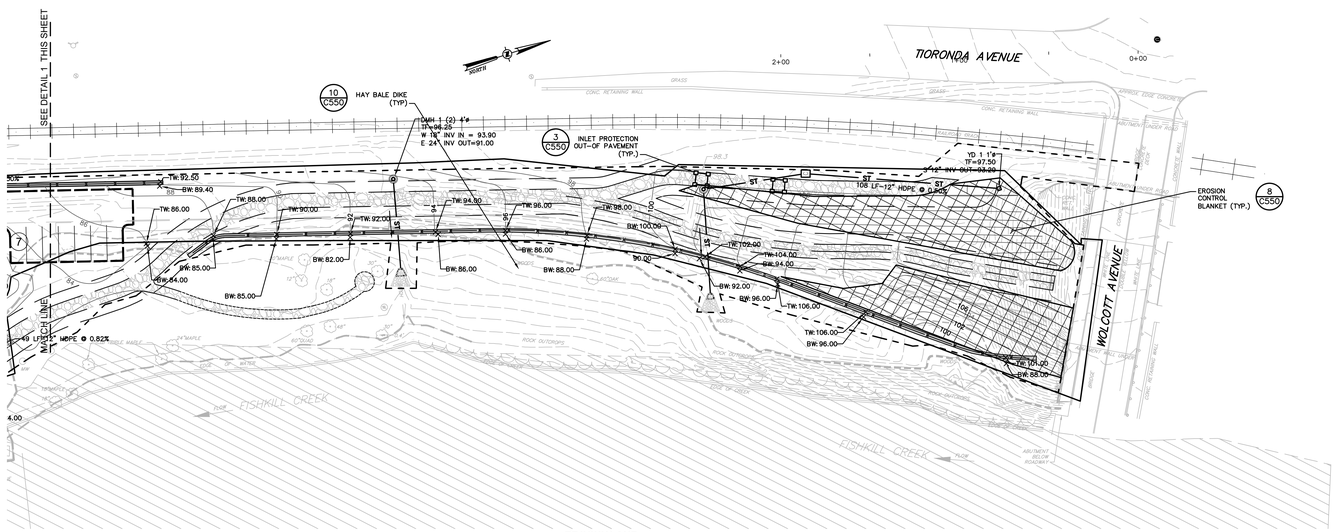
GRADING PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
CJL	CL
date	scale
09/10/18	1"=30'
project no.	
81750.00	
sheet no.	
C140	
4 of 17	

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Xref's Attached: XTB_81750-00_3ba46, XBASE-ENG_81750-00, XLAYOUT_81750-00, XGRADING_81750-00, XUTIL_81750-00
Date Printed: Aug 31, 2021, 10:53am





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

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

LEGEND:

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

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rev.	date	description
6	08/31/21	REVISED PER CITY SUBMISSION
5	07/27/21	AMENDED SITE PLAN
4	09/9/20	REVISED PER PLANNING BOARD COMMENTS
3	08/07/20	REVISED PER DOH COMMENTS
2	05/21/20	REVISED PER REGULATORY COMMENTS
1	01/28/20	REVISED PER PLANNING BOARD COMMENTS

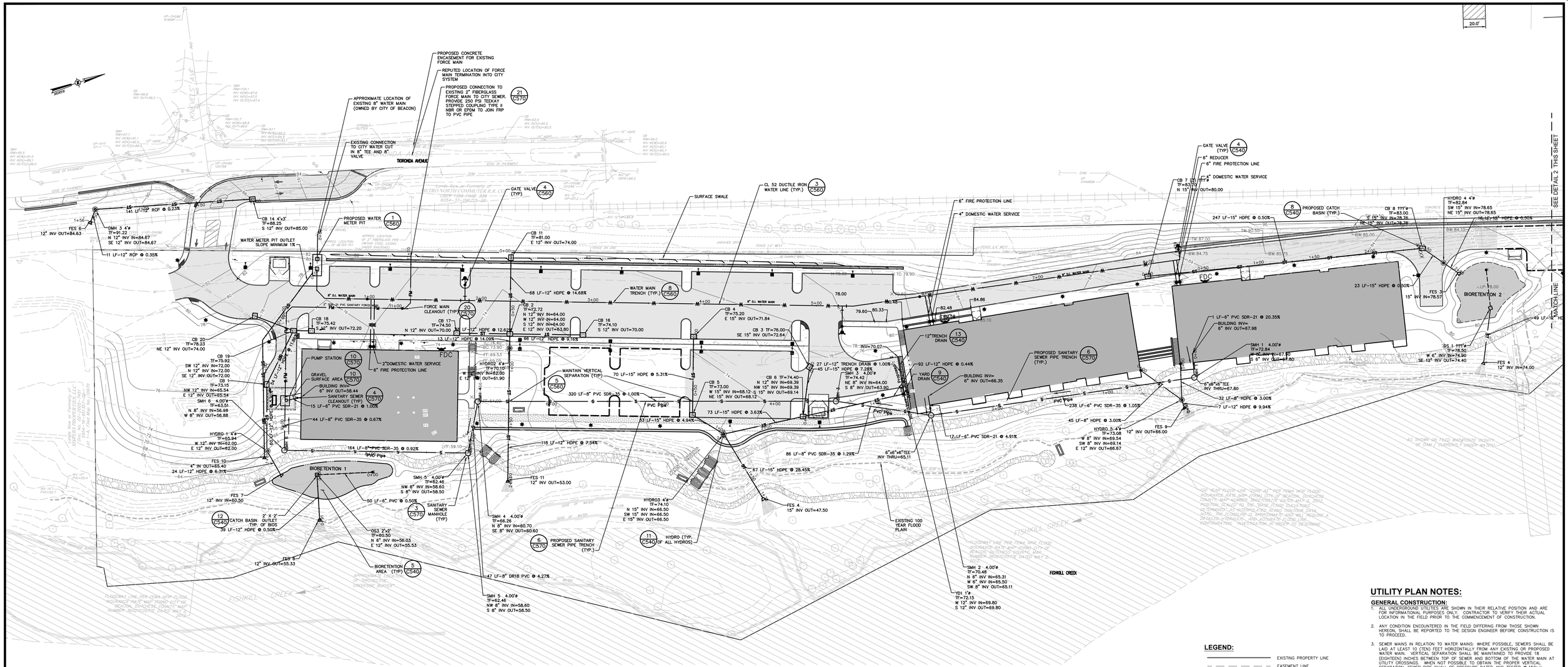
248 TIORONDA AVE., BEACON, N.Y.

EROSION AND SEDIMENT CONTROL PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
APB	CL
date	scale
09/10/18	1" = 30'
project no.	
81750.00	
sheet no.	
C150	
5 of 17	

Drawing Name: Z:\projects\81700-81799\81750.00 CHA\ Builders B-248\DWG\01_C150_81750-00_EROS.dwg
Xrefs Attached: XBASE-DWG_81750-00; XTB_81750-00_36x48; XAERIAL_81056-00; XLAYOUT_81750-00; XUTIL_81750-00; XGRADING_81750-00
Date Printed: Aug 30, 2021, 10:54am



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

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

WATER USAGE CALCULATIONS:

APARTMENT BUILDINGS	FLOW (GPD)
1.) APARTMENT (96 BEDROOMS * 110 GPD/BEDROOM)	10560
TOTALS:	10560 GPD

COMMERCIAL BUILDING	FLOW (GPD)
1.) BLDG SF * (0.1 GPD/SF) = 25,000 * 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

LEGEND:

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

UTILITY PLAN NOTES:

GENERAL CONSTRUCTION:

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

EMERGENCY STANDBY GENERATOR:

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

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rev.	date	description
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7	08/07/20	REVISED PER DOH COMMENTS
6	05/21/20	REVISED PER REGULATORY COMMENTS
5	04/09/20	REVISED PER DODOH COMMENTS
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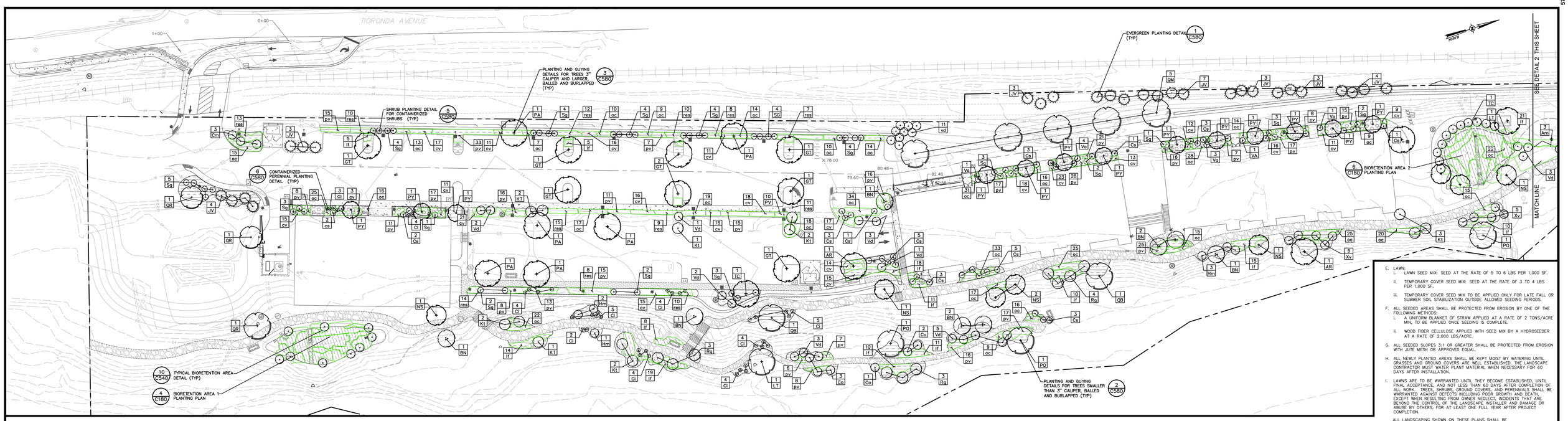
248 TIORONDA AVE., BEACON, N.Y.

UTILITY PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	CJL
checked	CL
date	09/10/18
scale	1"=30'
project no.	81750.00
sheet no.	C160
	6 of 17

Drawing Name: Z:\proj\acts\81700-81799\81750.00 OHAI Builders B-248\DWG\01_C160_81750-02_UTIL.dwg
Xrefs Attached: XLAYOUT_81750-00, XBASE-ENG_81750-00, XTB_81750-00_3Ac4B, XGRADING_81750-00, XUTIL_81750-00
Date Printed: Aug 31, 2021, 10:54am



1 LANDSCAPE PLAN
SCALE: 1"=30'

E. LAWN:
- i. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
- ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
- iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.

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

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

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

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

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

SITE LEGEND:

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

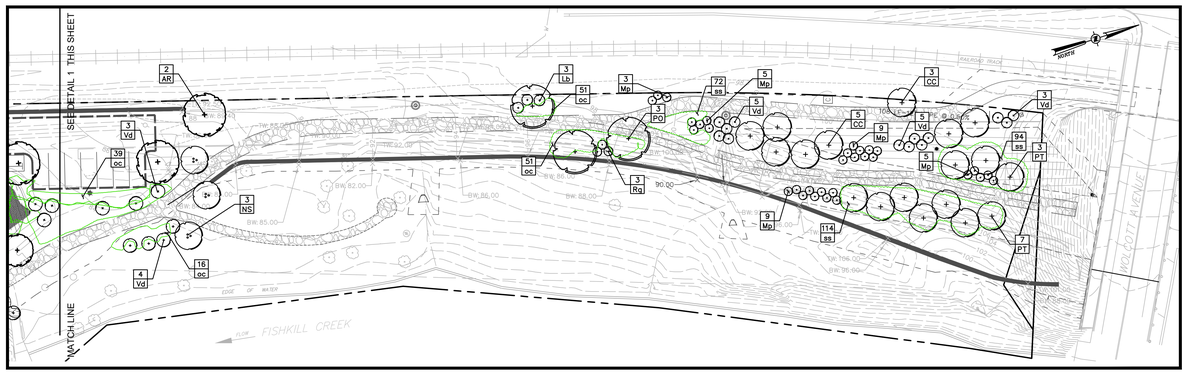
SOIL RESTORATION NOTES:

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

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

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

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

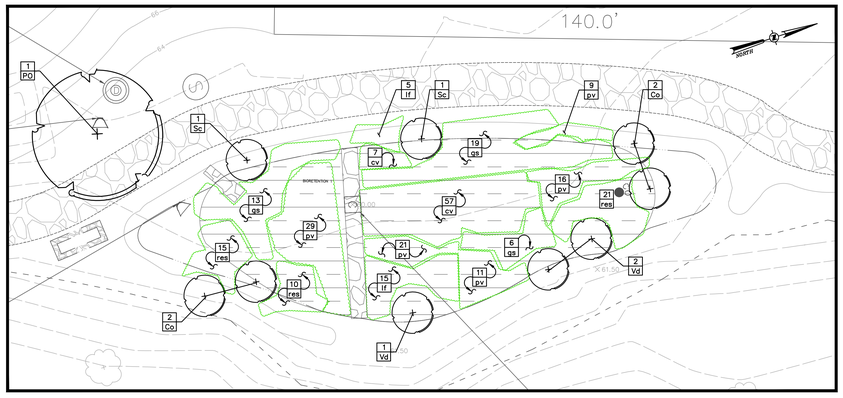


2 LANDSCAPE PLAN-EMERGENCY ACCESS DRIVE
SCALE: 1"=30'

PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
8	AR	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	B&B	As Shown	
10	BN	Betula nigra	River Birch	8'-10' Clump	B&B	As Shown	Multi-Stemp Clump
10	CC	Crataegus crus galli 'inermis'	Thornless Hawthorn	10-12' Clump	B&B	As Shown	Multi-Stemp Clump
2	LT	Liriodendron tulipifera	Tuliptree	3" Cal.	B&B	As Shown	
36	JV	Juniperus virginiana	Eastern Red Cedar	8'-10'	B&B	As Shown	
8	GT	Gleditsia triacanthos 'cultivar'	Honeylocust	3" Cal.	B&B	As Shown	
8	NS	Nyssa sylvatica	Sour Gum	3" Cal.	B&B	As Shown	Fall Digging Hazard
7	PA	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	3" Cal.	B&B	As Shown	
7	PO	Plantanus Occidentalis	American Sycamore	2 - 2.5" Cal.	B&B	As Shown	
10	PT	Populus tremuloides	Quaking Aspen	10-12'	B&B	As Shown	Multi-Stem
13	PY	Prunus Yedoensis	Yoshino Cherry	2" Cal.	B&B	As Shown	
3	QR	Quercus rubra borealis	Northern Red Oak	3" Cal.	B&B	As Shown	Fall Digging Hazard
7	QB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	As Shown	Fall Digging Hazard
3	TC	Tilia cordata 'Greenspire'	Greenspire Linden	3" Cal.	B&B	As Shown	
SHRUBS							
3	Am	Amelanchier canadensis	Serviceberry	30-36"	Cont	As Shown	
63	Cl	Comptonia peregrina	Sweet Fern	#3 Cont.		As Shown	
6	Cm	Cornus amomum	Silky Dogwood	24"-30"	Cont	As Shown	
20	Co	Cornus sericea	Red-Osier Dogwood	30"-36"	Cont.	As Shown	
35	Cs	Cornus sanguinea 'Cato'	Arctic Sun Dogwood	18"-24"	Cont	As Shown	
12	Hm	Hamamelis virginiana	Witchhazel	3' - 4'	Cont.	As Shown	
13	Kt	Kalmia latifolia	Mountain Laurel	30"-36"	Cont.	As Shown	
3	Lb	Lindera benzoin	Spicebush	36"	Cont.	As Shown	
31	Mp	Myrica pennsylvanica	Spicebush	#5	Cont.	As Shown	
21	Rg	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	36"	Cont.	As Shown	
55	Sg	Spirea x bumalda 'Gold Flame'	Gold Flame Spirea	#3 Cont.		As Shown	
13	Va	Viburnum acerifolium	Mapleleaf Viburnum	24"-30"	Cont.	As Shown	
37	Vd	Viburnum dentatum	Doublefile Viburnum	30"-36"	Cont.	As Shown	
10	Xv	Ilex verticillata 'Winter Red'	Winter Red Winterberry	18"-24"	Cont	As Shown	
PERENNIALS/ GRASSES							
374	cv	Carex Vulpinoidea	Fox Sedge		#1 Cont.	8" O.C.	
300	lf	Louts Corniculatus	Birdfoot deer-vetch			16-18" O.C.	
703	oc	Osmunda cinnamomea	Cinnamon Fern		#2 Cont.	2-3' O.C.	
452	pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass		#2 Cont.	2-3' O.C.	
133	res	Rudbeckia Laciniata	Cutleaf Coneflower		#1 Cont.	18" O.C.	
280	ss	Schizachyrium scoparium	Little Bluestem		#1 Cont.	18" O.C.	

3 OVERALL PLANT LIST
SCALE: NTS

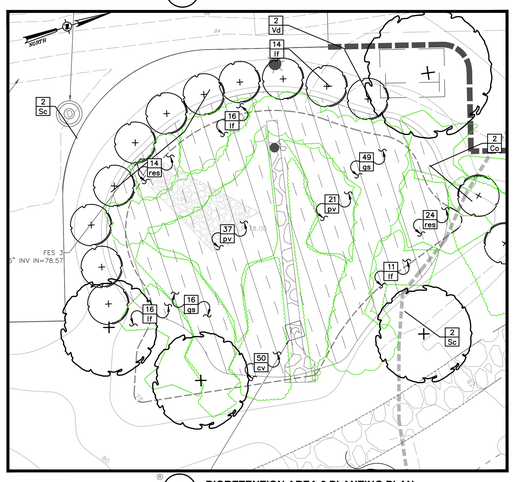


4 BIORETENTION AREA 1 PLANTING PLAN
SCALE: 1"=10'

PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
1	PO	Plantanus Occidentalis	American Sycamore	2 - 2.5" Cal.	B&B	As Shown	
SHRUBS							
4	Co	Cornus sericea	Red-Osier Dogwood	30"-36"	Cont.	As Shown	
2	Sc	Sambucus canadensis	Black Elderberry	12" - 18"	Cont.	As Shown	
3	Vd	Viburnum dentatum	Arrowwood Viburnum	30" - 36"	Cont.	As Shown	
PERENNIALS/ GRASSES							
58	cv	Carex Vulpinoidea	Fox Sedge		#1 Cont.	8" O.C.	
40	gs	Glyceria Striata	Fowl Manning Grass		#1 Cont.	16-18" O.C.	
20	lf	Louts Corniculatus	Birdfoot deer-vetch			16-18" O.C.	
79	pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass		#2 Cont.	2-3' O.C.	
46	res	Rudbeckia Laciniata	Cutleaf Coneflower		#1 Cont.	18" O.C.	

5 BIORETENTION AREA 1 PLANT LIST
SCALE: NTS



6 BIORETENTION AREA 2 PLANTING PLAN
SCALE: 1"=10'

PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
1	NS	Nyssa sylvatica	Sour Gum	2"-2.5" Cal.	B&B	As Shown	Fall Digging Hazard
SHRUBS							
2	Co	Cornus sericea	Red-Osier Dogwood	30"-36"	Cont.	As Shown	
4	Sc	Sambucus canadensis	Black Elderberry	12" - 18"	Cont.	As Shown	
5	Vd	Viburnum dentatum	Arrowwood Viburnum	30" - 36"	Cont.	As Shown	
PERENNIALS/ GRASSES							
51	cv	Carex Vulpinoidea	Fox Sedge		#1 Cont.	8" O.C.	
67	gs	Glyceria Striata	Fowl Manning Grass		#1 Cont.	16-18" O.C.	
58	lf	Louts Corniculatus	Birdfoot deer-vetch			16-18" O.C.	
59	pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass		#2 Cont.	2-3' O.C.	
42	res	Rudbeckia Laciniata	Cutleaf Coneflower		#1 Cont.	18" O.C.	

7 BIORETENTION AREA 2 PLANT LIST
SCALE: NTS

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rev.	date	description
9	01/28/20	REVISED PER PLANNING BOARD COMMENTS
8	12/20/19	REVISED PER PLANNING BOARD COMMENTS
7	12/03/19	REVISED PER PLANNING BOARD COMMENTS
15	08/31/21	AMENDED SITE PLAN
14	07/27/21	AMENDED SITE PLAN
13	08/20/21	SITE PLAN AMENDMENT
12	09/09/20	REVISED PER PLANNING BOARD COMMENTS
11	08/07/20	REVISED PER CITY COMMENTS
10	05/21/20	REVISED PER PLANNING BOARD COMMENTS

248 TIORONDA AVE., BEACON, N.Y.

LANDSCAPE PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

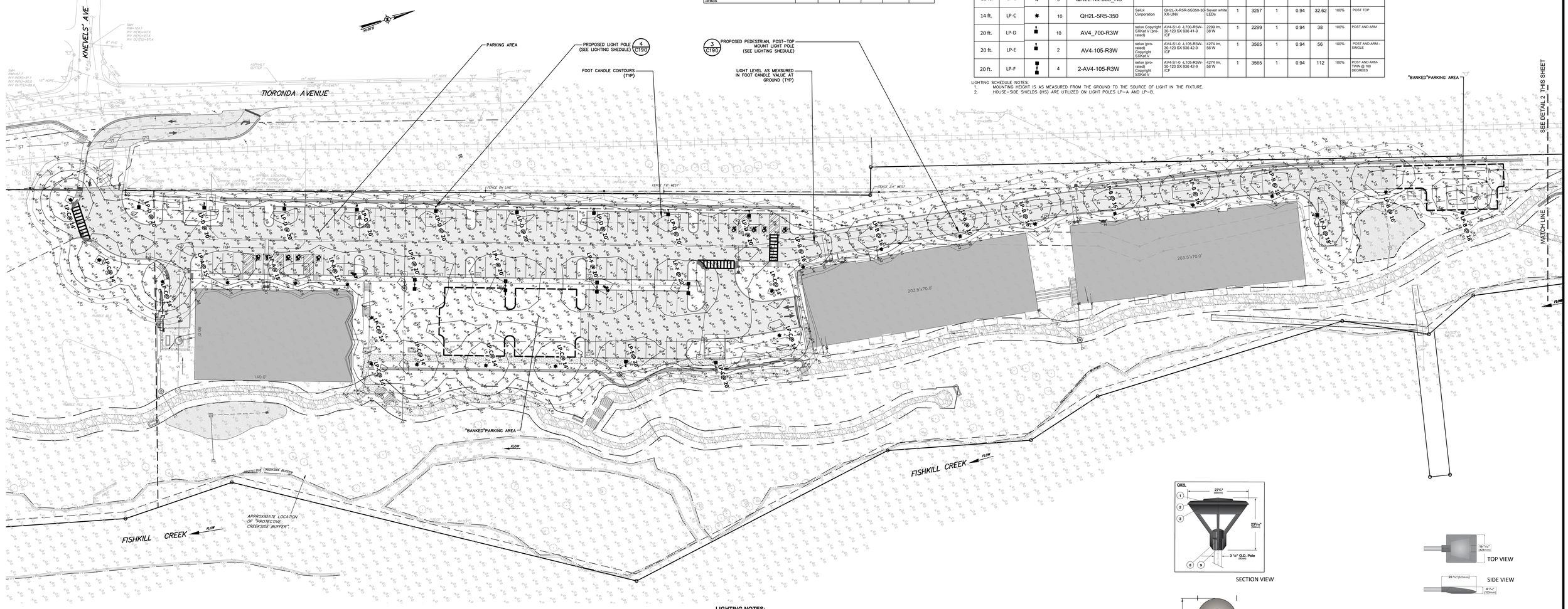
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C180	
9 of 17	

Drawing Name: Z:\projects\81700-81769\81750.00 CHAI Builders @-248\DWG\01_C180_81750-00_LAND.dwg
Xref's Attached: XLAYOUT_81750-00, XTB_81750-00_36x48, XAERIAL_81056-00, XUTIL_81750-00, XLANDSCAPE_81750-00, XBASE-ENG_81750-00, XGRADING_81750-00, XLANDSCAPE_BIOS_81750-00
Date Printed: Aug 31, 2021, 10:58am

LIGHTING STATISTICS:						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 1 Entire Site to PL	+	0.3 fc	2.9 fc	0.0 fc	N/A	N/A
Stat Zone # 2 Onsite Drive and Parking areas	+	0.9 fc	2.7 fc	0.1 fc	27.0:1	9.0:1

Mount Height (ft)	PLAN DESIGN-ATION	LIGHTING SCHEDULE: Symbol	Quantity	Label	Manufacturer	Catalog Number	Lamp	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency	Notes
15-16ft. (SEE PLAN)	LP-A		3	QH2L-R4-5GS30-HS	Selux Corporation	QH2L-X-R4-5GS30-30-XX-UNV-HS	Seven white LEDs	1	3119	1	0.94	49.29	100%	POST TOP -HOUSE SIDE SHIELD
16 ft.	LP-B		9	QH2L-R4-350_HS	Selux Corporation	QH2L-X-R4-5G350-30-XX-UNV-HS	Seven white LEDs	1	2207	1	0.94	32.87	100%	POST TOP -HOUSE SIDE SHIELD
14 ft.	LP-C		10	QH2L-5R5-350	Selux Corporation	QH2L-X-R5R-5G350-30-XX-UNV	Seven white LEDs	1	3257	1	0.94	32.62	100%	POST TOP
20 ft.	LP-D		10	AV4_700-R3W	selux Copyright SXKat V (pro-rated)	AV4-S1-0 -L700-R3W-30-120 SX 936 41-8 /CF	2299 lm, 38 W	1	2299	1	0.94	38	100%	POST AND ARM
20 ft.	LP-E		2	AV4-105-R3W	selux (pro-rated) Copyright SXKat V	AV4-S1-0 -L105-R3W-30-120 SX 936 42-9 /CF	4274 lm, 56 W	1	3565	1	0.94	56	100%	POST AND ARM - SINGLE
20 ft.	LP-F		4	2-AV4-105-R3W	selux (pro-rated) Copyright SXKat V	AV4-S1-0 -L105-R3W-30-120 SX 936 42-9 /CF	4274 lm, 56 W	1	3565	1	0.94	112	100%	POST AND ARM-TWIN @ 180 DEGREES

LIGHTING SCHEDULE NOTES:
1. MOUNTING HEIGHT IS AS MEASURED FROM THE GROUND TO THE SOURCE OF LIGHT IN THE FIXTURE.
2. HOUSE-SIDE SHIELDS (HS) ARE UTILIZED ON LIGHT POLES LP-A AND LP-B.



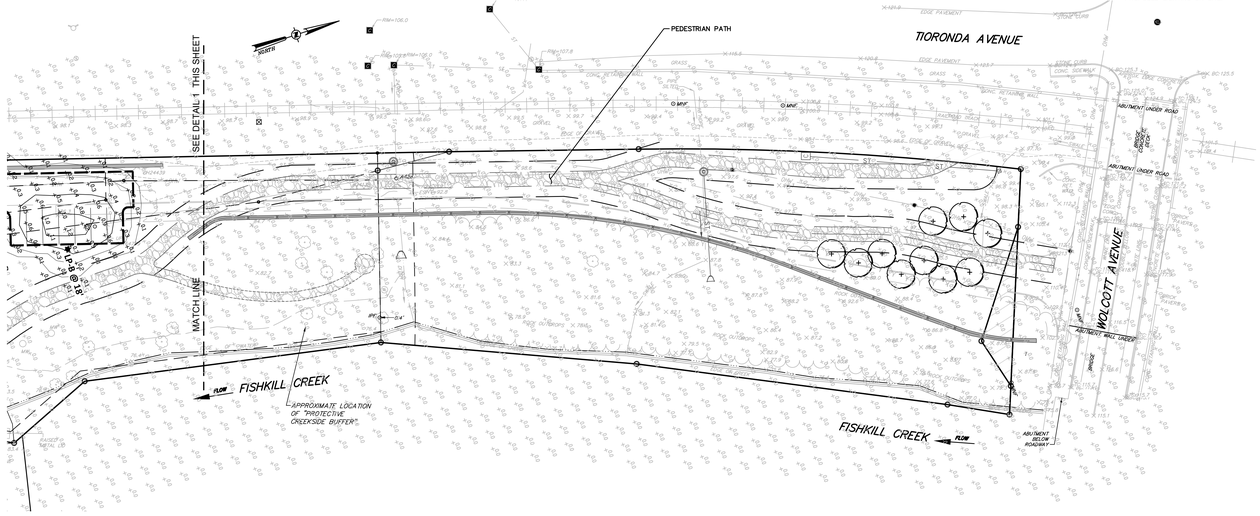
1 C190 **PHOTOMETRIC LIGHTING PLAN**
SCALE: 1"=30'

LIGHTING NOTES:

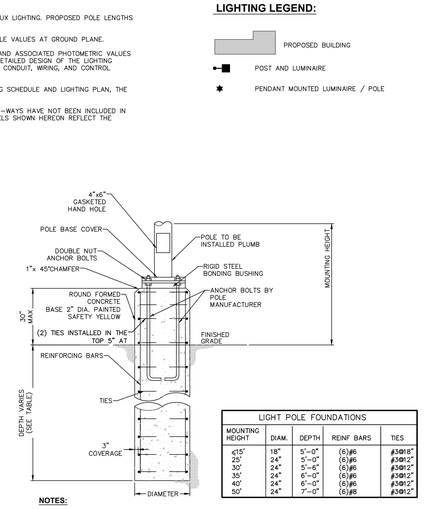
1. PROPOSED LIGHTING AS MANUFACTURED BY SELUX LIGHTING. PROPOSED POLE LENGTHS VARY, SEE LIGHTING CHART.
2. GRID NUMBERS SHOWN REPRESENT FOOT CANDLE VALUES AT GROUND PLANE.
3. THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY THE CHAZEN COMPANIES. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
4. IF DISCREPANCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.
5. THE EXISTING STREET LIGHTS IN THE RIGHT-OF-WAYS HAVE NOT BEEN INCLUDED IN THIS PHOTOMETRIC ANALYSIS. THE LIGHT LEVELS SHOWN HEREON REFLECT THE PROPOSED LIGHTING ON SITE.

LIGHTING LEGEND:

PROPOSED BUILDING
POST AND LUMINAIRE
PENDANT MOUNTED LUMINAIRE / POLE



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



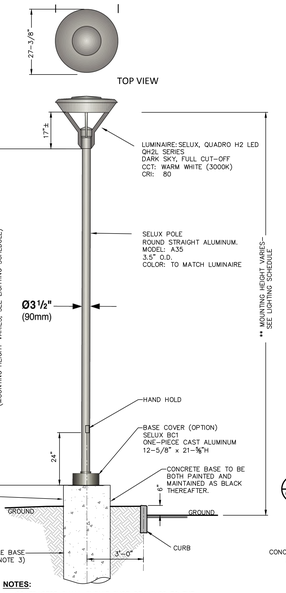
LIGHT POLE FOUNDATIONS				
MOUNTING HEIGHT	DIAM.	DEPTH	REINF BARS	TIES
≤15'	18"	5'-0"	(6)#6	#3@18"
25'	24"	5'-0"	(6)#6	#3@12"
30'	24"	5'-6"	(6)#6	#3@12"
35'	24"	6'-0"	(6)#6	#3@12"
40'	24"	6'-0"	(6)#6	#3@12"
50'	24"	7'-0"	(6)#8	#3@12"

NOTES:

1. CONDUITS AND GROUNDING SHALL BE AS REQUIRED BY THE ELECTRICAL DESIGN.
2. ALL CONCRETE SHALL BE **4,500 PSI @** 28 DAYS.
3. ALL REINFORCING STEEL SHALL BE GRADE 60.
4. DESIGNED FOR **90 MPH** WIND WITH FIXTURE AREA OF **1.3 SF.**
5. FOUNDATION DIAMETER AND REINFORCING CIRCLE SHALL BE COORDINATED WITH ANCHOR BOLT LIMITS.
6. FOUNDATIONS SHALL BE AUGERED INTO UNDISTURBED NATURAL SOIL OR COMPACTED FILL PER SITE GRADING PLANS.

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

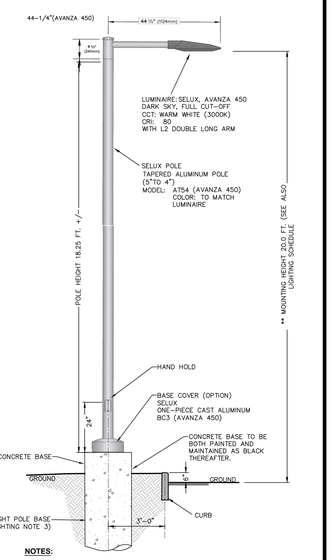




NOTES:

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

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



NOTES:

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

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

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Chattanooga Tennessee Office:
427 E. 5TH ST. (Suite 201)
Chattanooga, Tennessee 37403
Phone: (423) 241-6575

rev.	date	description
8	08/31/21	REVISED PER CITY SUBMISSION
7	07/27/21	AMENDED SITE PLAN
6	09/09/20	REVISED PER PLANNING BOARD COMMENTS
5	08/07/20	REVISED PER DOH COMMENTS
4	05/29/20	REVISED PER REGULATORY COMMENTS
3	02/25/20	REVISED PER PLANNING BOARD COMMENTS
2	01/28/20	REVISED PER P.B. COMMENT, AND GENERAL LAYOUT UPDATES.
1	12/20/19	THIS SHEET ADDED.

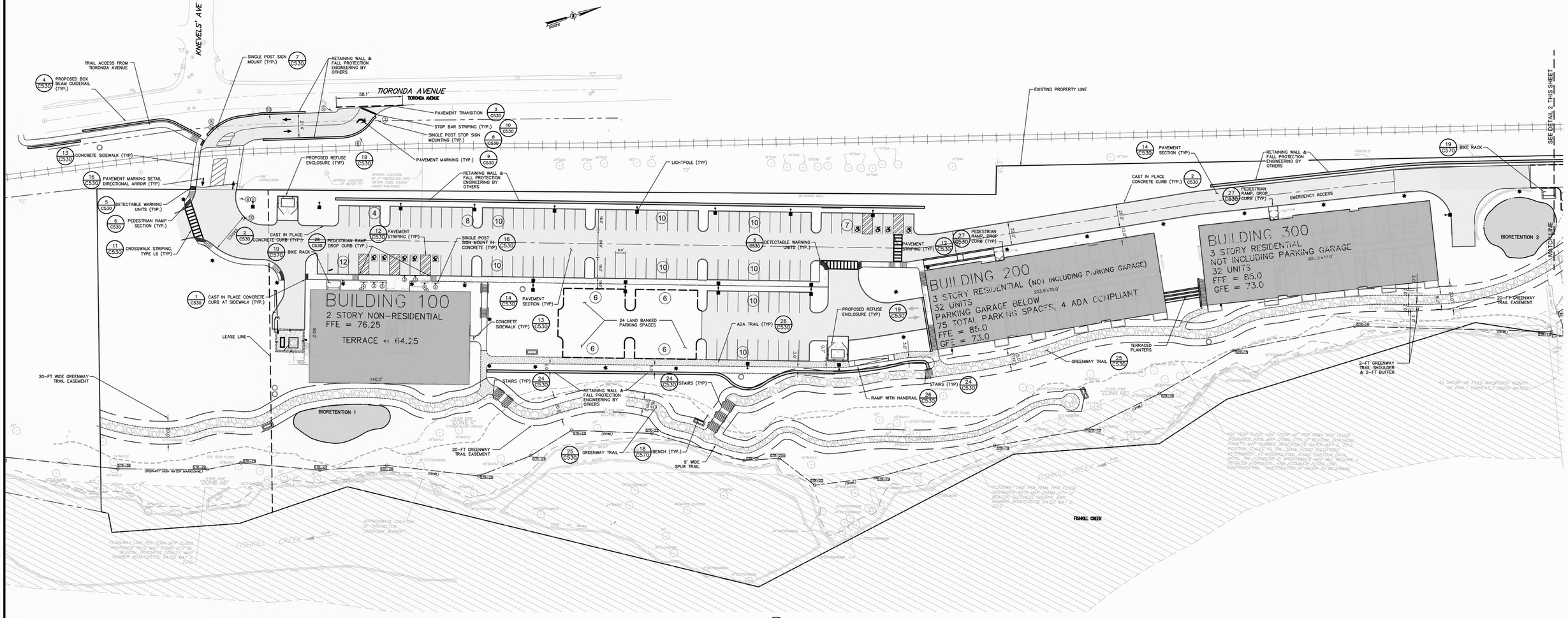
248 TIORONDA AVE., BEACON, N.Y.

PHOTOMETRIC LIGHTING PLAN

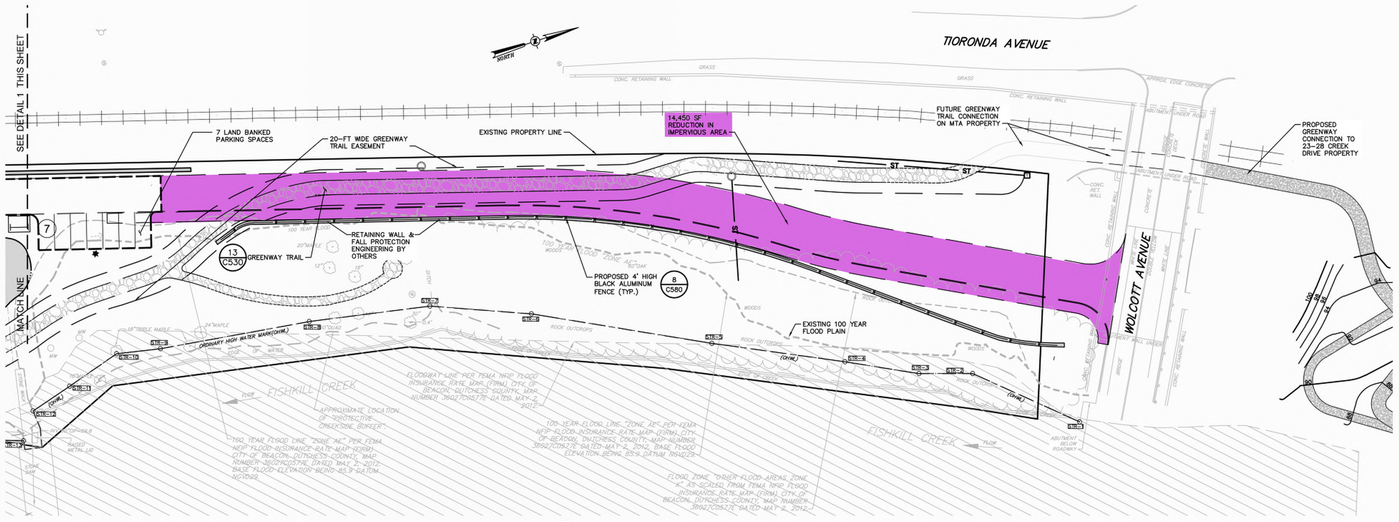
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
SMD	CL
date	scale
09/10/18	1" = 30'
project no.	
81750.00	
sheet no.	
C190	10 of 17

Drawing Name: Z:\projects\81700-81769\81750.00 CHAI Builders (8-24Rf)\DWG\01_C190_81750-02_PHOTOMTRC.dwg
Xrefs Attached: XTB_81750-00_36x48; XBASE-ENG_81750-00; XGRADING_81750-00; XLANDSCAPE_81750-00; XLAYOUT_81750-00; XUTIL_81750-00; XPHOTOMTRC_81750-00; POST-MSUAL-81750_2021-0623
Date Printed: Aug 31, 2021, 10:59am



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



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

LEGEND:

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

MUTCD SIGN SCHEDULE

SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS BCK GRND	COLORS LEGEND	MOUNTING
1	STOP	R1-1	30"x30"	RED	WHITE	9 C530
2		W11-2	24"x24"	YELLOW/ FYG	BLACK	16 C530
3	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/ BLUE	GREEN/ WHITE	16 C530
4	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE	BLUE	16 C530
5	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	16 C530
6		R3-2	30"x30"	WHITE	BLACK/ RED	16 C530
7		R3-2	30"x30"	WHITE	BLACK/ RED	16 C530
8	RAILROAD CROSSING	R15-1	48"x9"	WHITE	BLACK	16 C530
9	EXEMPT	R15-3P	24"x12"	WHITE	BLACK	16 C530
10	R X	W10-1	30"	YELLOW	BLACK	16 C530
11		CUSTOM	18"x18"	WHITE	GREEN	16 C530

SITE PLAN NOTES:

LAND BANKED PARKING SHALL BE CONSTRUCTED IF REQUIRED PER SECTION 223-26E OF CITY CODE..

THE BEACON GREENWAY TRAIL COMMITTEE WILL BE ASKED TO REVIEW LAYOUT OF TRAIL PRIOR TO CONSTRUCTION. ADDITIONALLY, THE COMMITTEE WILL DETERMINE THE FINAL LOCATION OF THE BENCHES ON THE GREENWAY TRAIL DURING FINAL REVIEW PRIOR TO CONSTRUCTION.

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rev.	date	description
9	06/29/21	SITE PLAN AMENDMENT
8	09/09/20	REVISED PER PLANNING BOARD COMMENTS
7	08/07/20	REVISED PER DOH COMMENTS
6	05/21/20	REVISED PER REGULATARY COMMENTS
5	02/25/20	REVISED PER PLANNING BOARD COMMENTS
4	01/28/20	REVISED PER PLANNING BOARD COMMENTS
3	12/20/19	REVISED PER PLANNING BOARD COMMENTS
11	08/10/21	REVISED AMENDED SITE PLAN
10	07/27/21	AMENDED SITE PLAN

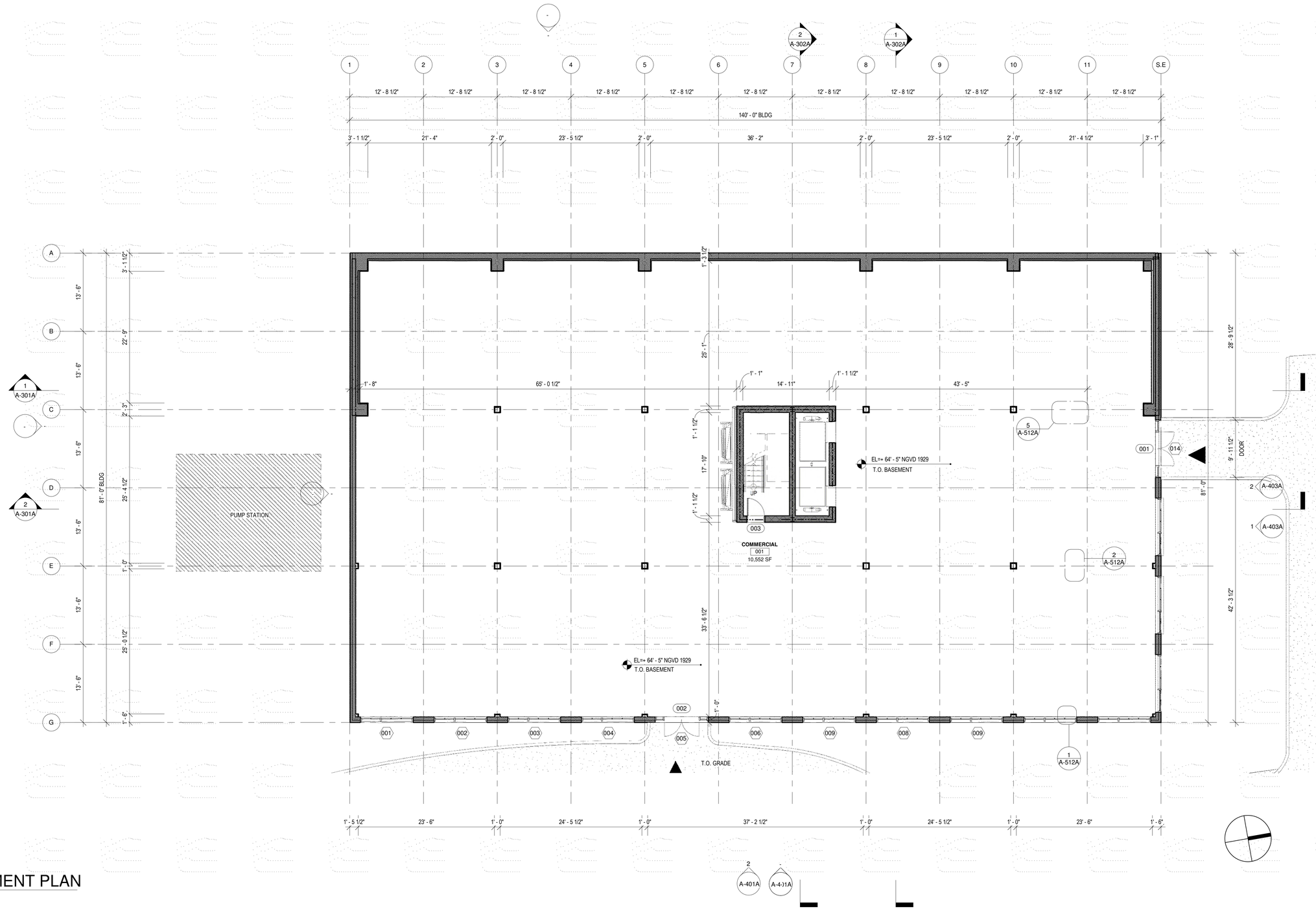
248 TIORONDA AVE., BEACON, N.Y.

SITE PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
CJL	CL
date	scale
09/10/18	1
project no.	
81750.00	
sheet no.	
C130	3 of 17

Drawing Name: Z:\proj\acls\81700-81750\81750.00 CHAI Builders B-248TiOND\01_C130_81750-00_SITE.dwg
Xref's Attached: XBASE-ENG_81750-00; XTB_81750-00_26x48; XAERIAL_81006-00; XLAYOUT_81750-00; XUTIL_81750-00; XTB_81750_11x17-Beacon 248 Holding LLC; Greenway
Date Printed: Aug 10, 2021, 3:04pm



1 BASEMENT PLAN

1/8" = 1'-0"

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MEP ENGINEER

DAY + STOKOSA ENGINEERING
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STRUCTURAL ENGINEER

CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE D.P.C.
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SITE ENGINEER

#	DATE	DESCRIPTION
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2	03/25/21	100% CD SET
1	02/25/21	70% CD SET

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248 DEVELOPMENT,
BEACON, NY

BASEMENT PLAN

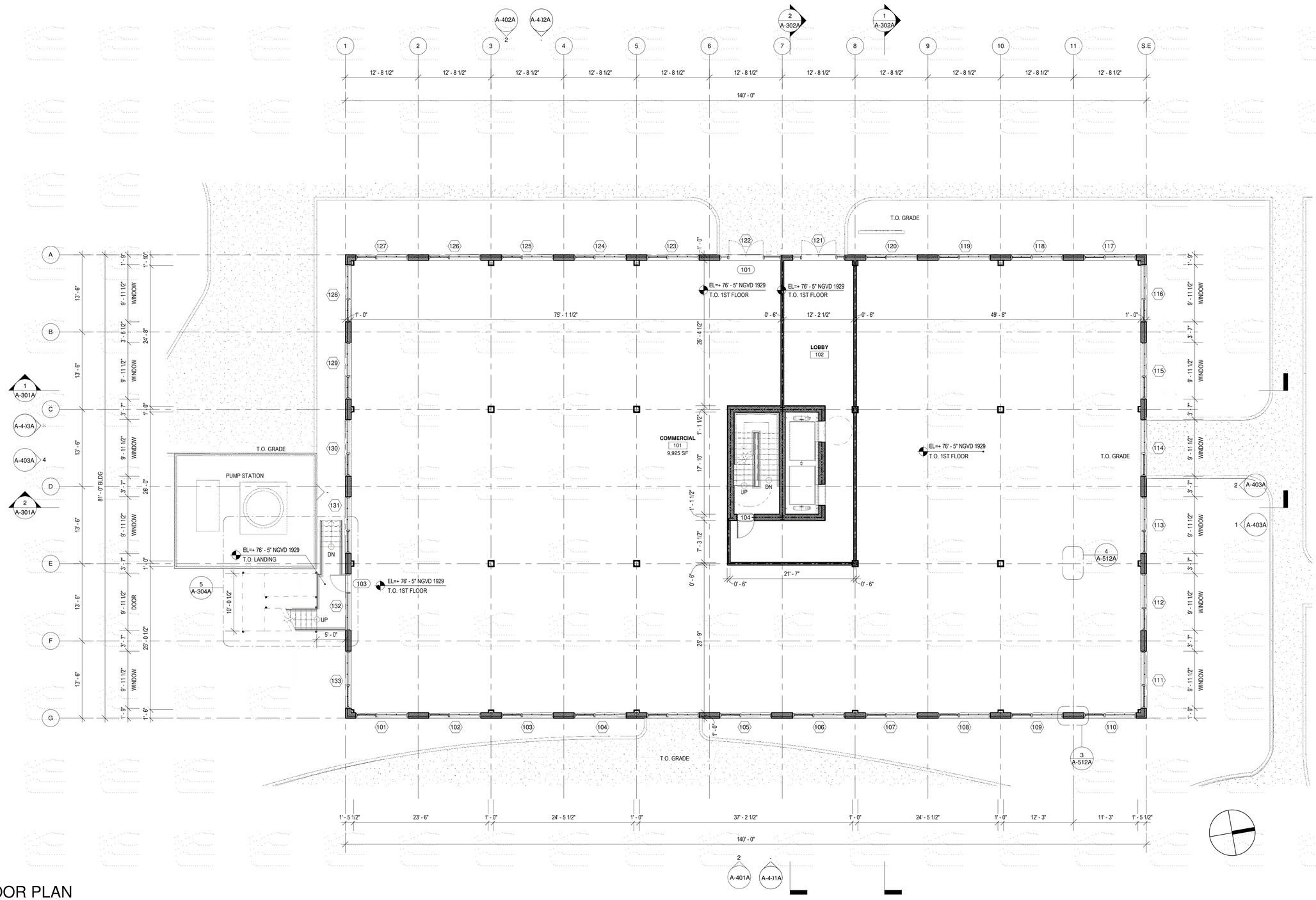
BLDG 100

DRAWING TITLE

AB
CHECKED BY
PROJECT #

1/8" = 1'-0"
SCALE
12/23/20
DATE

A-200A.00
DRAWING #



1 1ST FLOOR PLAN
1/8" = 1'-0"

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SITE ENGINEER

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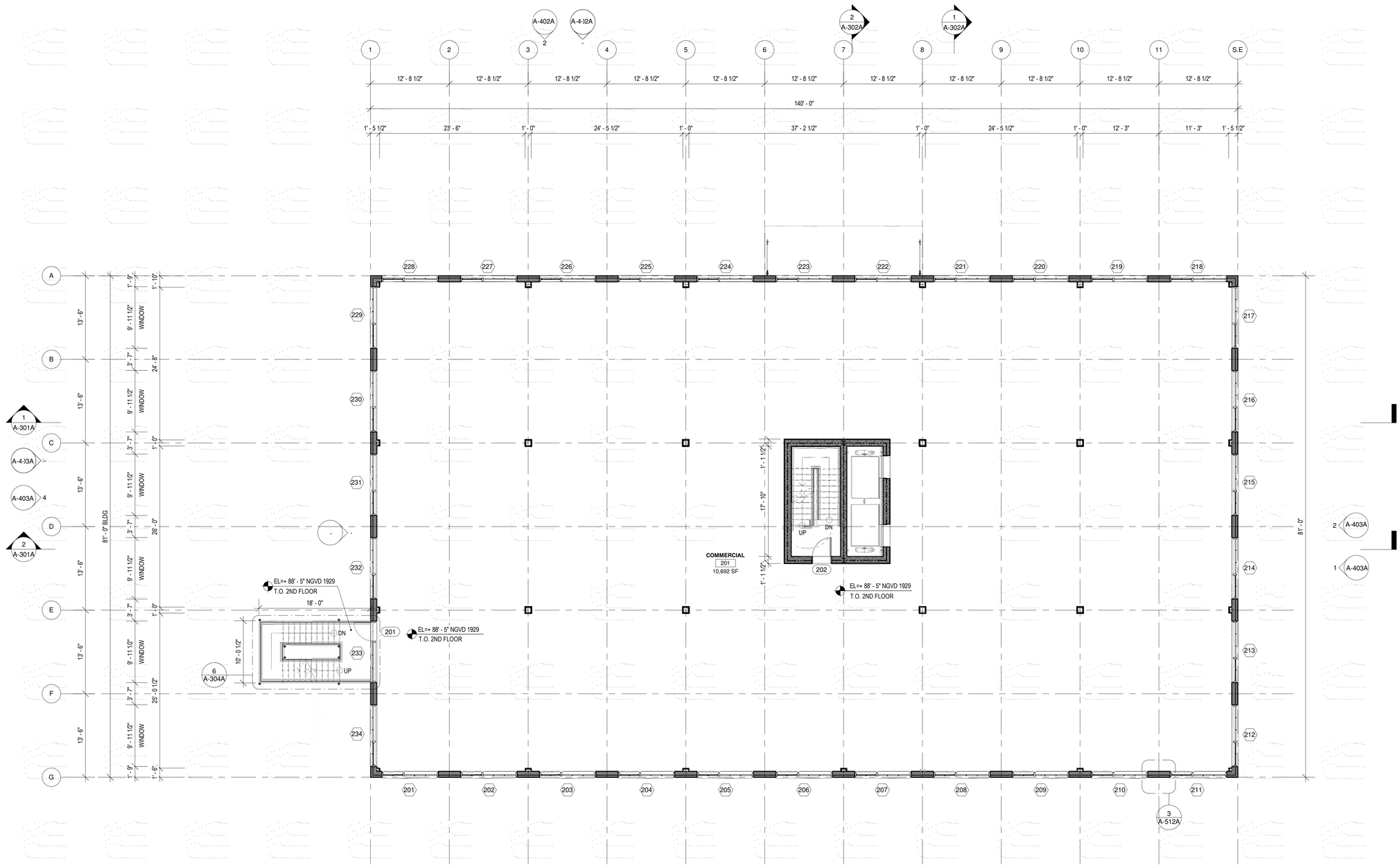
1ST FLOOR PLAN

BLDG 100
DRAWING TITLE

AB
CHECKED BY
PROJECT #

1/8" = 1'-0"
SCALE
12/23/20
DATE

A-201A.00
DRAWING #
21 OF 110



1 2ND FLOOR PLAN

1/8" = 1'-0"

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2ND FLOOR PLAN

BLDG 100

DRAWING TITLE

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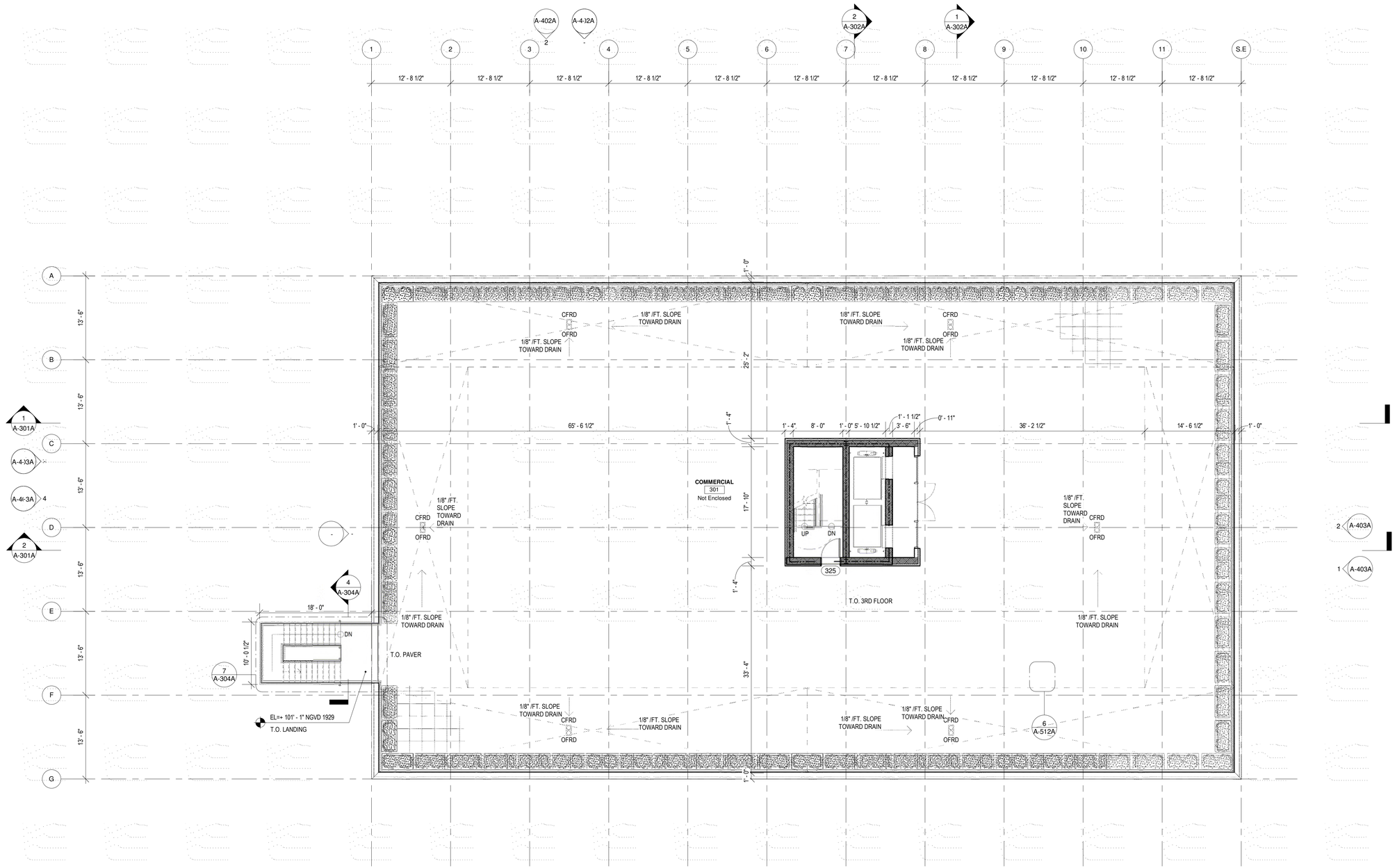
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SCALE

12/23/20
DATE

A-202A.00
DRAWING #

22 OF 110



1 3RD FLOOR PLAN

1/8" = 1'-0"

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248 DEVELOPMENT,
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ROOF PLAN

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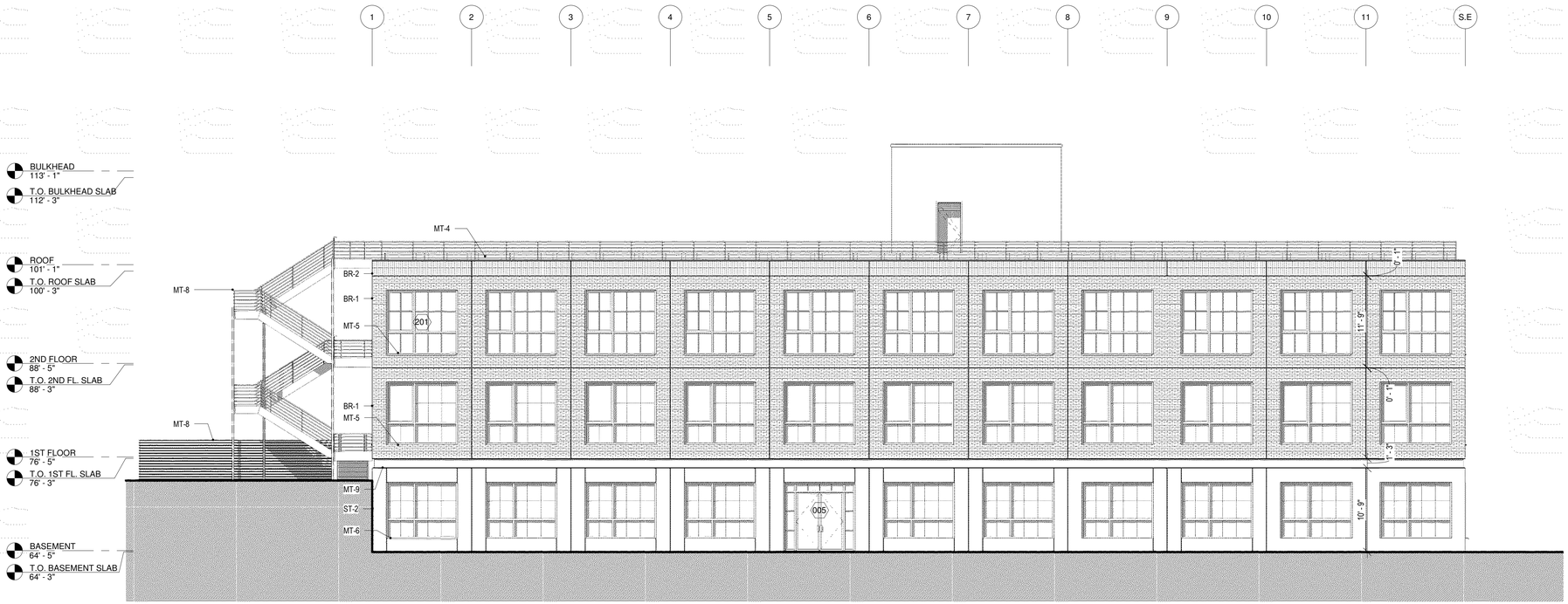
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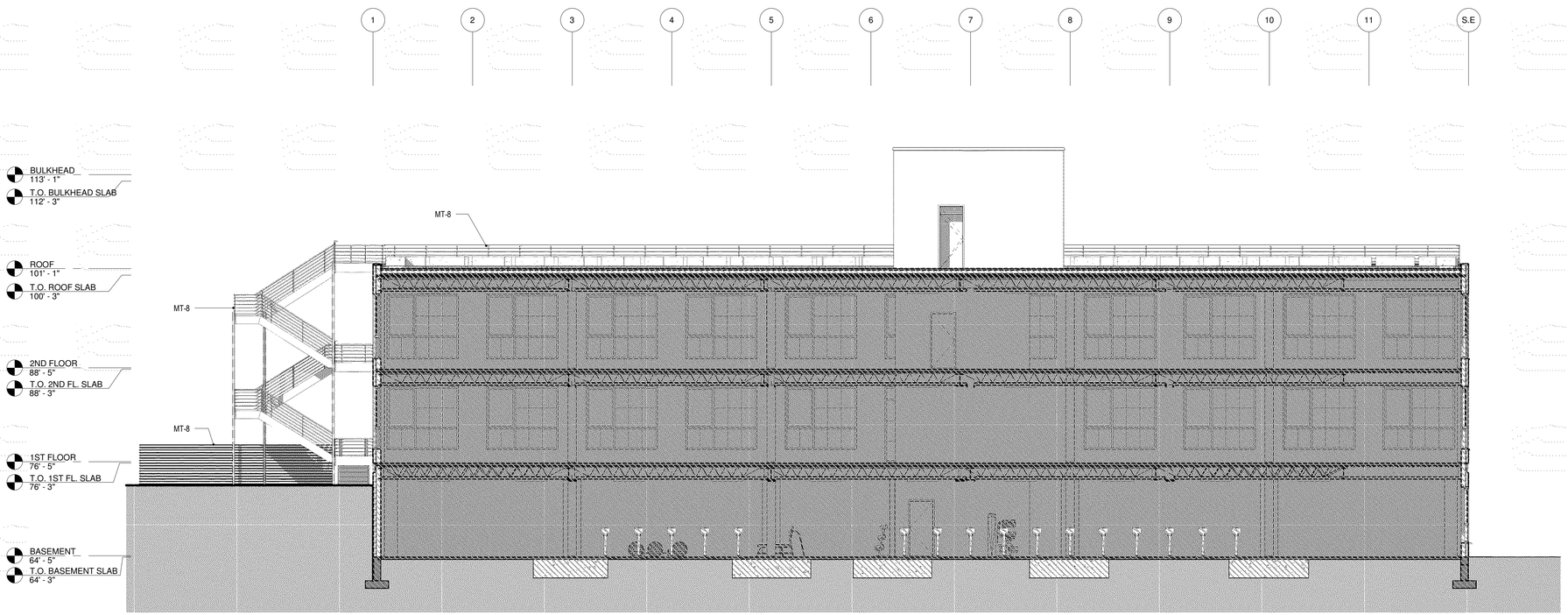
A-203A.00
DRAWING #

23 OF 110



1 ELEVATION - EAST 01

1/8" = 1'-0"



2 ELEVATION - EAST 02

1/8" = 1'-0"

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1 02/25/21 70% CD SET
DATE DESCRIPTION

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ELEVATIONS

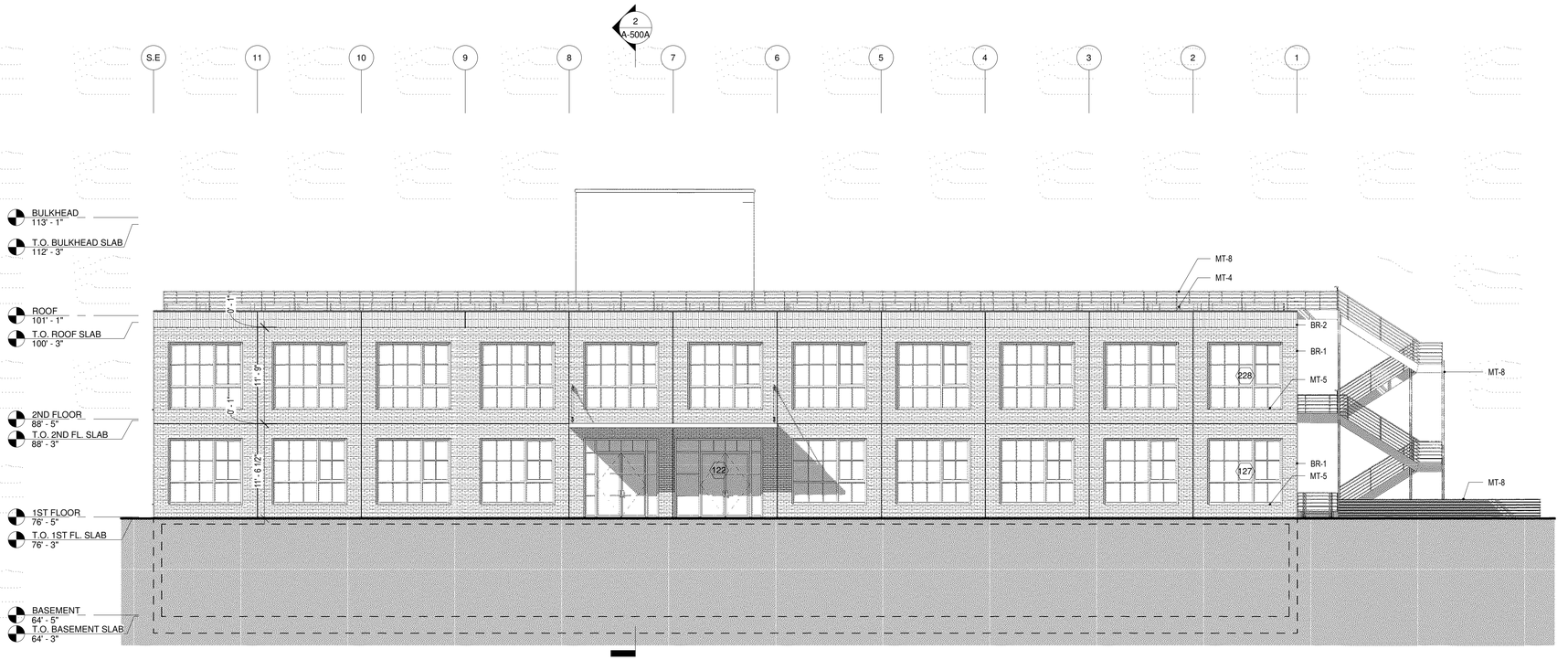
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DRAWING TITLE

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CHECKED BY PROJECT #

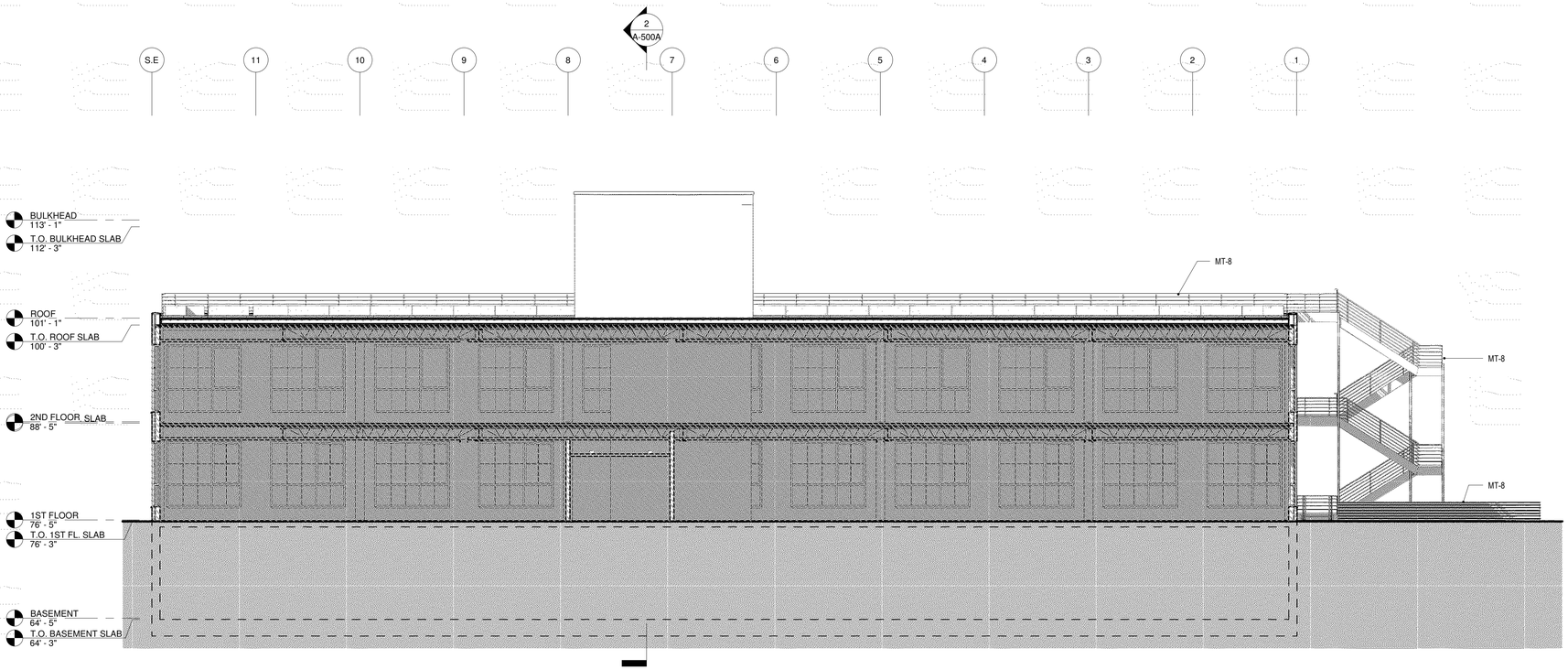
1/8" = 1'-0" 12/23/20
SCALE DATE

A-401A.00
DRAWING # 60 OF 110



1 ELEVATION - WEST 01

1/8" = 1'-0"



2 ELEVATION - WEST 02

1/8" = 1'-0"

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2	03/25/21	100% CD SET
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ELEVATIONS

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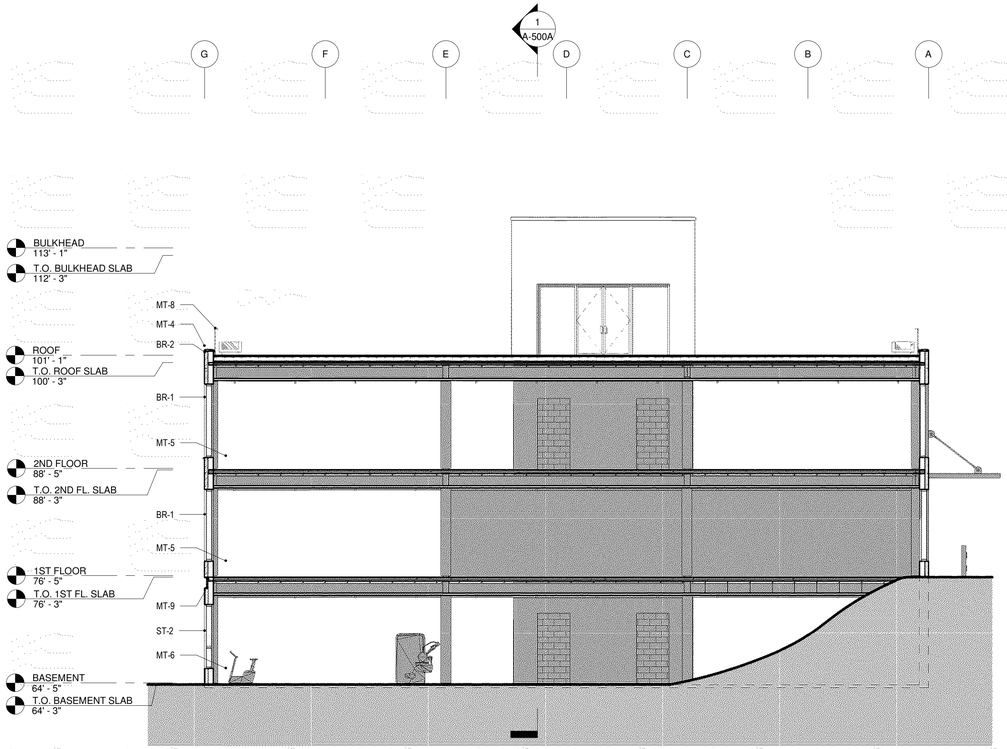
PROJECT #

1/8" = 1'-0"
SCALE

12/23/20
DATE

A-402A.00
DRAWING #

61 OF 110

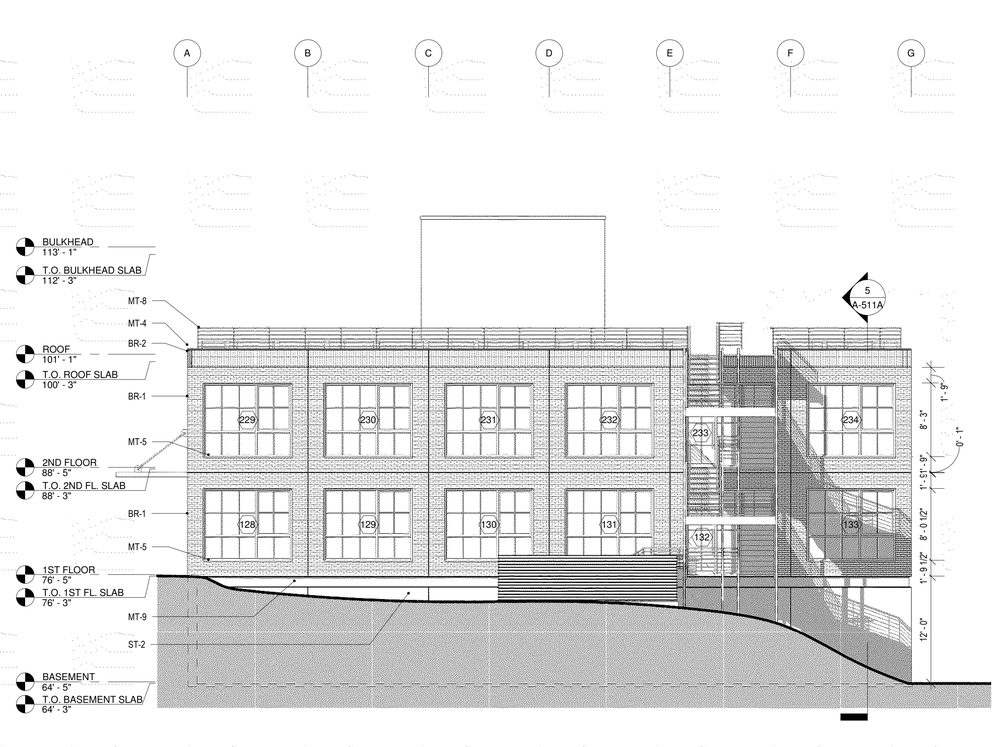


1 ELEVATION - NORTH 01

1/8" = 1'-0"

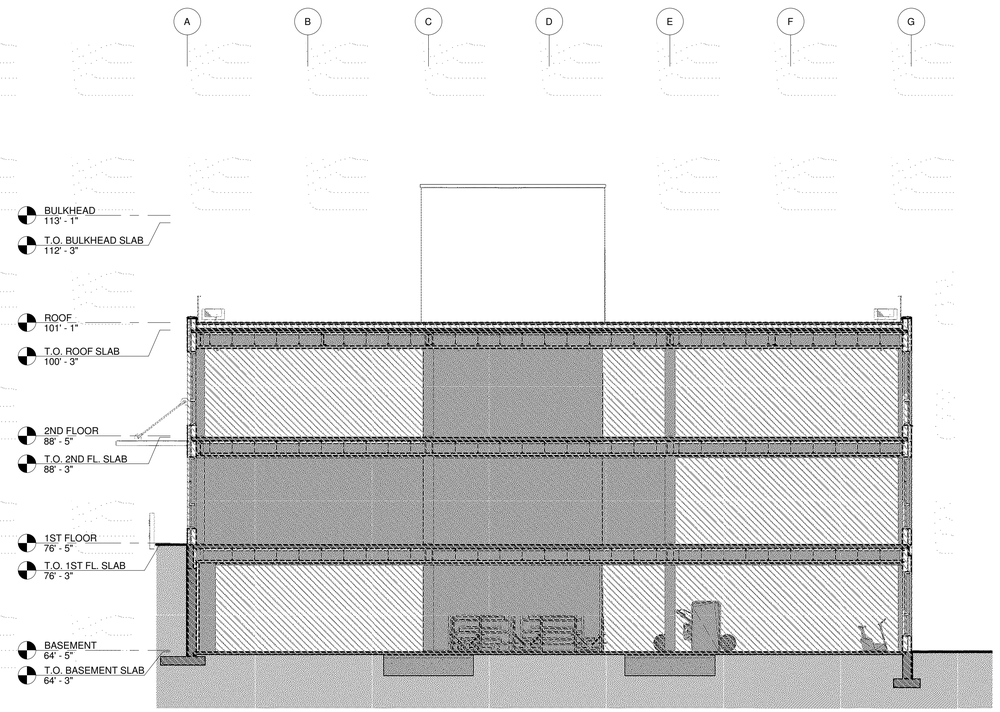
2 ELEVATION - NORTH 02

1/8" = 1'-0"



3 ELEVATION - SOUTH 01

1/8" = 1'-0"



4 ELEVATION - SOUTH 02

1/8" = 1'-0"

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MEP ENGINEER

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STRUCTURAL ENGINEER

CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
SITE ENGINEER

#	DATE	DESCRIPTION
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2	03/25/21	100% CD SET
1	02/25/21	70% CD SET

ISSUES / REVISIONS

ab architekten
62 Allen Street, 2nd Fl
New York New York 10002
T 212.334.1232
F 212.334.4520
www.abarchitekten.com

248 DEVELOPMENT,
BEACON, NY

ELEVATIONS

BLDG 100

DRAWING TITLE

AB
CHECKED BY

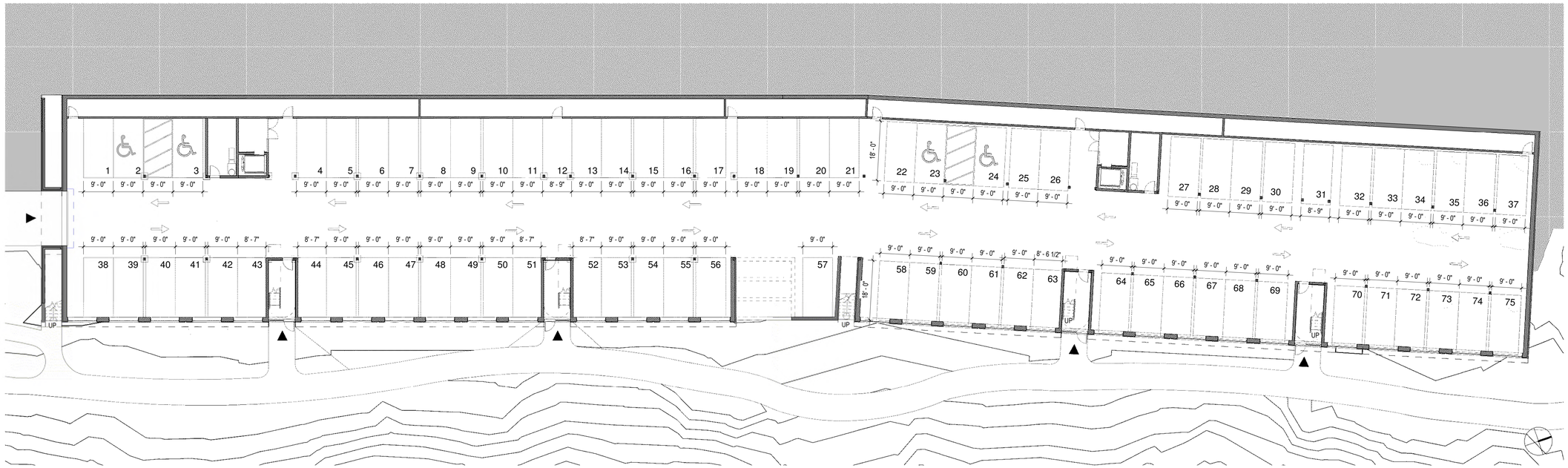
PROJECT #

1/8" = 1'-0"
SCALE

12/23/20
DATE

A-403A.00
DRAWING #

62 OF 110



1 BASEMENT

1/16" = 1'-0"

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BERRY KOHN, BEACON 248 HOLDINGS, LLC.
15 SYCAMORE LANE
SUFFERN, NY 10901
OWNER

CHAI BUILDERS & DEVELOPERS
120 ROUTE 59, SUITE 201
SUFFERN, NY 10901
DEVELOPER

NLG ENGINEERING
3062 ROUTE 9W, SUITE 500
NEW WINDSOR, NY 12553
MEP ENGINEER

DAY + STOKOSA ENGINEERING
3 VAN WYCK LN #2
WAPPINGERS FALLS, NY 12590
STRUCTURAL ENGINEER

CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
SITE ENGINEER

#	DATE	DESCRIPTION
10		
9		
8		
7		
6		
5		
4		
3		
2	03/25/21	100% CD SET
1	02/25/21	70% CD SET

ISSUES / REVISIONS

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248 DEVELOPMENT,
BEACON, NY

PARKING PLAN

BLDG 200 & 300

DRAWING TITLE

AB — CHECKED BY

PROJECT #

1/16" = 1'-0" — SCALE

09/23/20 — DATE

S-101.00

DRAWING #

19 OF 110

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2021
Re: **248 Tioronda Avenue, Amended Site Plan**

I have reviewed the August 31, 2021 response letter from The Chazen Companies, a Parking Plan for buildings 200 and 300 and 7 architectural sheets for Building 100 by ab architekten, dated March 25, 2021, and sheets 1-6 and 9-10 of a previous 17-sheet Site Plan set from The Chazen Companies with Sheet 1 dated August 24, 2021 and sheets 3, 4, 5, 6, 9, and 10 dated August 31, 2021.

Proposal
The applicant is proposing to amend a previously approved Site Plan to eliminate the emergency vehicle access ramp up to Wolcott Avenue and replace it with an emergency turnaround north of Building 300. Parking spaces will be relocated and Building 100 will be reduced to two stories with an expanded footprint to contain the required commercial square footage. The primary Greenway Trail north will now use the MTA right-of-way.

Comments and Recommendations

1. For the Sheet 3, Site Plan:

    a. All proposed changes in the trail should be reviewed by the Greenway Trail Committee.

    b. The applicant has included a separate trail connecting up to Wolcott Avenue, but states that the slope would be greater than the maximum ADA requirement. The proposed slope should be indicated on the plans and the applicant should be prepared to explain whether an ADA-compliant connection is possible.

    c. The exterior stairs on the south side of Building 100 should be shown on the plans.

2. For Sheet 9, the revised Landscape Plan shows about 20 additional trees to be planted north of the northern land-banked parking spaces. This is commendable. However, the City Council is considering the 600-foot section of Tioronda Avenue south of the Wolcott Avenue intersection, looking east and southeast towards the Highlands ridgeline, for a designated scenic view. The trees planted in this northern section should be selected to have a mature height below the elevations along Tioronda Avenue.

3. For the Buildings 200 and 300 Parking Plan, the response letter states that the requested changes from last month have been made, but the submitted Plan is the same as the August version:

    a. The ADA spaces should be located as close to the elevator doors as possible. It seems that ADA spaces 2 and 3 could be switched to spaces 4-6 and spaces 23-24 to 24-26.

    b. Section 223-41.13 I(11)(d) allows up to 20% compact car spaces less than 9 feet wide. However, the 8’ 7” spaces should be specifically designated for compact cars and should not be next to stairwell walls. For example, the width of spaces 42 and 43 could be switched.

4. For the Floor Plans and Elevations:

   a. The applicant has stated that the Building 100 basement level would be used for residential support uses, such as a gym, storage, and other uses that would not affect the overall parking count. Therefore, the Basement Plan should not be labeled as commercial space.

   b. The types of plantings on the Roof Plan should be labeled.

   c. The exterior materials and colors should be labeled on the elevation plans. The type of brick, thin or full-size, should be indicated, the roof railing should have a detail, and there should be a legend explaining all the material abbreviations.

   d. All the architectural sheets should be incorporated into one final Site Plan set of drawings with proper labels and scale information.

If you have any questions or need additional information, please feel free to email me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Larry Boudreau, RLA, Project Representative

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 8, 2021

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

RE: Beacon 248 Development
City of Beacon
Tax Map Nos. 5954-10-993482,
6054-45-012574

Dear Mr. Gunn:

Our office has reviewed the following documents as submitted for the 248 Tioronda Avenue Development project.

- Correspondence dated August 31, 2021, from The Chazen Companies.
- Stormwater Pollution Prevention Plan (SWPPP) for 248 Tioronda Ave, last revised August 2021.
- Plans titled "Site Plan – 248 Tioronda Ave., Beacon NY – prepared for Chai Builders" as prepared by the Chazen Companies and consisting of the following sheets:
  - Sheet G001 titled "Title Sheet" with the latest revision date of August 24, 2021.
  - Sheet C101 titled "Existing Conditions" with the latest revision date of September 9, 2020.
  - Sheet C130 titled "Site Plan" with the latest revision date of August 31, 2021.
  - Sheet C140 titled "Grading Plan" with the latest revision date of August 31, 2021.
  - Sheet C150 titled "Erosion and Sediment Control Plan" with the latest revision date of August 31, 2021.
  - Sheet C160 titled "Utility Plan" with the latest revision date of August 31, 2021.
  - Sheet C180 titled "Landscape Plan" with the latest revision date of August 31, 2021.
  - Sheet C190 titled "Photometric Lighting Plan" with the latest revision date of August 31, 2021.

Based upon our review of the above referenced document and plans, we offer the following comments:

General Comments:

1. Our office has reviewed the revised Stormwater Pollution Prevention Plan (SWPPP) and finds it to be acceptable.

2. With regards to the construction of the Greenway Trail along the MTA parcel, the applicant has noted that they will construct the trail.

Sheet C180 – Landscape Plan:

1. Two trees are proposed within 5 feet of the proposed sewer line on the sewer run between SMH-4 and SMH-3, near building 100. We would recommend that these trees be shifted closer to the trail running along the backside of the shadow parking lots so as not to impact the sewer lines during the planting of these trees or in the future.

2. We would recommend the tree that is proposed behind building 100 in the north-east corner be relocated as this is proposed within 2.5 feet of the sewer line running between SMH-5 and SMH-6.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: Jennifer Gray, Esq.
John Clarke, Planner
David Buckley, Building Inspector

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

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

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

Reasons Supporting This Determination:
To complete this section:

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

See attached

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

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

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

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

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

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

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

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

Name of Action:	248 Tioronda Amended Site Plan
Name of Lead Agency:	City of Beacon Planning Board
Name of Responsible Officer in Lead Agency:	John Gunn
Title of Responsible Officer:	Chairman
Signature of Responsible Officer in Lead Agency:	Date: 9/14/21
Signature of Preparer (if different from Responsible Officer)	Date: 9/14/21

For Further Information:

Contact Person: Etha Grogan, Planning Board Secretary

Address: 1 Municipal Plaza, Beacon NY 12508

Telephone Number: 845-838-5002

E-mail: egrogan@beaconny.gov

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

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

PRINT FULL FORM

ATTACHMENT TO

NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR AMENDED SITE PLAN APPROVAL
FOR 248 TIORONDA AVENUE

Parcel Nos. 5954-10-993482 and 6054-45-012574

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This narrative will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in the Part 3, even if the potential impact was identified as "none" or "small." Based upon a review of Parts 1 and 2 of the Long Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the amendment of a previously approved site plan to eliminate the emergency vehicle access ramp up to Wolcott Avenue and replace it with an emergency turn around north of Building 300. Parking spaces are proposed to be relocated and Building 100 is proposed to be reduced to two stories with an expanded footprint to contain the commercial square footage required by the Beacon Zoning Code. The primary Greenway Trail north is proposed to now use the MTA right-of-way.

The previously approved site plan[1] provided for redevelopment of the 9.18-acre project site with a 64-unit multifamily residential development and a 25,400 s.f. office building, with associated parking. The multifamily residential development is proposed in two buildings with a total of 28 one-bedroom units and 36 two-bedroom units (100 bedrooms). In addition, a Greenway Trail for public use was approved along the Fishkill Creek. The property is identified on the Tax Map as Parcel Nos. 5954-10-993482 and 6054-45-012574 and located within the Fishkill Creek Development (FCD) Zoning District (the "Property" or "Site").

[1] On June 11, 2019, the Planning Board adopted a SEQRA Negative Declaration. Thereafter, on November 18, 2019, the City Council adopted an FCD Concept Plan Approval and on April 14, 2020 the Planning Board adopted Subdivision (lot merger) and Site Plan approval.

Access to the development is provided from Tioronda Avenue across the Metropolitan Transit Authority (MTA) property via an easement.[2]

The Proposed Action is an Unlisted Action. The Planning Board circulated its Notice of Intent to be Lead Agency and received no objections. The Planning Board, as Lead Agency, opened a public hearing to consider comments on the application on August 10, 2021 and the public hearing was closed on September 14, 2021.

Summary of Rationale for Negative Declaration

The Proposed Action will not result in any significant adverse impacts on the environment.

In summary:

- **Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.**

  The proposed amendment to the site plan continues to be located almost entirely within the existing disturbed area of the former Tuck Tape Industries development area. No significant adverse environmental impacts are expected as a result of any physical change to the project site as compared to the Site Plan that was the subject of the 2019 SEQRA Negative Declaration.

- **Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual landforms on the site.**

  There are no unique geological features on the Property.

[2] Additional history concerning the redevelopment of the Propertyis as follows: Approvals were previously granted by the City for a project on the Site consisting of a 100-unit multifamily residential development with four (4) buildings, a 1,200 s.f. clubhouse, swimming pool and associated parking ("Prior Project"). The Prior Project also included a Greenway Trail and an access easement was granted by the MTA for the Tioronda avenue access drive. The Planning Board served as Lead Agency for the environmental review of the Prior Project and a Negative Declaration was adopted on April 8, 2014 along with a determination of the Prior Project's consistency with the Local Waterfront Revitalization Program (LWRP). The Prior Project then received Concept Plan and Special Permit approvals from the City Council on August 4, 2014, followed by Subdivision (lot consolidation) and Site Plan approvals from the Planning Board on January 13, 2015. The approvals were extended from time to time by the City Council and the Planning Board. The City Council adopted zoning amendments in 2017 which resulted in a reduction of the number of dwelling units that would be permitted for the Site. The amendments also eliminated the requirement for a Special Permit in the FCD. Following the adoption of the 2017 amendments, the 100-unit multifamily residential development was no longer a permitted use of the Site.

- **Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.**

  Stormwater. The Amended Site Plan provides a reduction in approximately 14,450 square feet of pervious area for the Project and the bioretention basin has been relocated to allow for a vehicle turnaround. This reduction in pervious area and relocation of the basin was accounted for in the revised Stormwater Pollution Prevention Plan (SWPPP) and found acceptable by the City Engineer. Therefore, the project is not expected to result in any adverse impacts in regard to stormwater.

  Water resources. According to the NYSDEC Environmental Resource Map, the site does not contain nor is contiguous to a State regulated wetland or associated adjacent area. The Site is contiguous to the Fishkill Creek, a NYSDEC stream identified as H-95, a tributary of the Hudson River. This stream is classified as a Class C stream in the vicinity of the Site; therefore, it is not regulated by NYSDEC as a protected water, as confirmed by letter from NYSDEC dated March 21, 2019.

  There are no wetlands within the area of disturbance for the development of the proposed residential and office buildings and associated improvements. The Greenway Trail location avoids any wetland impacts to the maximum extent practicable.

  Therefore, there will not be a significant adverse impact to surface or groundwater resources.

  Groundwater. The Project will be connected to the existing public water distribution and sanitary sewer systems.

  Water & Wastewater. There is no change in the water/wastewater demand since the June 11, 2019 SEQRA Negative Declaration. Capacity for both remains and therefore there will be no significant adverse environmental impacts as a result of the Amended Site Plan.

  As a result, the Project will not result in a significant adverse impact on surface or groundwater quality or quantity.

- **Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.**

According to the National Flood Insurance Program Flood Insurance Rate Map (FIRM), City of Beacon, New York, Community Panel 360217, a portion of the Site along the Fishkill Creek is located within Flood Zone AE, which is described as an area of the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual (100-year) chance flood can be carried without substantial increases in flood heights. No building construction is proposed within Zone AE.

For the reasons set forth above and herein, the Project will not have a significant adverse impact on or alter drainage flows or patterns, or on surface water runoff.

- **Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.**

Construction activities associated with the Proposed Action could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction will be limited to 7:00 a.m. to 5:00 p.m. Monday through Friday, or as otherwise limited by the City Code in effect at the time of construction. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation. Other dust suppression methods will include the spraying of soil stockpiles during dry periods and covering trucks carrying solid and other dry materials. These unavoidable short-term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties may experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

- **Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.**

The Amended Site Plan does not result in any changes to potential impacts to endangered, threatened or rare species. Therefore, for the reasons set forth in the June 11, 2019 SEQRA Negative Declaration, no significant adverse impacts to endangered, threatened or rare species are anticipated as a result of the project.

- **Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.**

  There are no agricultural resources in the vicinity of the Property.

- **Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.**

  The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views, or visibility from any publicly accessible vantage points either seasonally or year around. The LWRP designates 13 local viewsheds under Policy 25A that are designated for protection. The Proposed Action is not currently within any of the designated viewsheds. Moreover, the Amended Site Plan proposes a reduction in height for Building 100 and proposes the elimination of the ramp up to Wolcott Avenue which will have a beneficial effect on any visual impacts of the Project.

  The City Council is considering the 600-foot section of Tioronda Avenue south of the Wolcott Avenue intersection, looking east and southeast toward the Highlands ridgeline, as a designated scenic view. For these reasons, it has been recommended that the proposed plantings north of the northern land-banked parking spaces should be limited in height so they remain below the elevations along Tioronda Avenue.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

  The 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 Wolcott Avenue bridge over the Fishkill Creek (aka Cooperation Bridge) has been determined by the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) to be eligible for listing on the Register. The Site is also within a known archaeologically sensitive area.

  A Phase 1A Archeological Investigation dated July 2013 by Hartgen Archaeological Associates, Inc. was performed for the Prior Project. As stated in the April 8, 2014 SEQRA Negative Declaration, the Phase 1A concluded that, "as a result of the impacts related to the continuous industrial development of the property combined with the impacts surrounding the removal of the building associated with the New York Rubber Company facility, it is likely that no significant cultural deposits specific to the early to mid-19th century development of the property remain."

Due to the proximity of the Site to the Wolcott Avenue bridge, NYSOPRHP was consulted and it determined in a letter dated December 23, 2013 that the Prior Project would have No Adverse impact on historic and cultural resources. Information and plans for the current Proposed Action was submitted to NYSOPRHP and by letter dated May 6, 2019 it determined that "the proposed project, as amended, will have No Adverse impact to historic and cultural resources."

No changes are proposed as part of the Amended Site Plan that would impact any historic or cultural resources. For the reasons set forth in the June 11, 2019 SEQRA Negative Declaration, the Planning Board agrees that the Proposed Action will not have a significant adverse environmental impact on historic or archaeological resources.

- **Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.**

  The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. In fact, the Proposed Action will result in a contribution to the City's recreational resources by adding a significant addition to the City's Greenway Trail system.

- **Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.**

  The Proposed Action is not located in a Critical Environmental Area.

- **Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.**

  The Amended Site Plan does not propose any changes that would alter the number of vehicle trips during the peak hours. The Amended Site Plan does not change the configuration of ingress/egress from Tioronda. The ramped emergency access to Wolcott Avenue has been eliminated in the Amended Site Plan and an emergency turnaround has been added to the site. For the reasons set forth in the June 11, 2019 SEQRA Negative Declaration, there will be no significant adverse impacts on traffic as a result of the Project.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

  The existing energy infrastructure will adequately serve the additional demand. The Proposed Action does not require a new, or an upgrade to any existing substation.

- **Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.**

  The Proposed Action is not anticipated to generate any discernable odors at the property line. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. It is not anticipated that blasting will be necessary during the proposed construction. If blasting does become necessary, it will be performed in accordance with all applicable state and local requirements. In addition, there will be no significant noise impacts post-construction. All proposed exterior lighting will be downward directed and will consist of full cut-off lighting with International Dark-Sky Association approved "dark sky friendly" performance. Lighting photometrics and details will be provided during site plan review.

- **Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.**

  The project site was listed in the NYSDEC's Environmental Remediation Database as Site Code 314044, formerly owned by Tuck Industries and operated as a tape manufacturing facility. The listing was the result of leaking drums and storage tanks that contained solvents and solvent recovery system waste (primarily heptanes and toluene), which resulted in soil contamination. The NYSDEC website indicates that the has been remediated and assigned a classification of C, which means that the NYSDEC has determined that remediation has been satisfactorily completed under a remedial program. The site has been delisted from the NYS Registry of Inactive Hazardous Waste Disposal Sites per NYSDEC correspondence dated October 11, 2002. By letter dated May 1, 2003, NYSDEC notified the owner of the Site that it had been "deleted from the Registry effective with receipt of this letter."

  As part of the prior Site Plan Approval, the City Environmental Consultant reviewed the plans and made recommendations as set forth in an April 14, 2020 letter. In addition, the City Environmental Consultant reviewed the 2017 Phase II ESA and other documents related to the soil and groundwater conditions at the Property, including historic DEC documents to identify any conditions or restrictions that should be placed on the future development of the Property. In its April 2020 Site Plan

Approval Resolution, the Planning Board reserved the right to require the Applicant to return to the Planning Board for review and ratification of these additional conditions, if any.

On December 15, 2020, the City Environmental Consultant (Langan) issued a memorandum that contained two recommendations which are summarized as follows:

1. Soil vapor was not evaluated in prior investigations because the prior remediation predated the "2006 NYSDOH Guidance for Evaluating Soil Vapor Intrusion." Langan recommends the applicant should either perform sampling to determine whether soil vapor mitigation should be included in the building design, or elect to include a soil vapor barrier in the new building design and construction for cellar areas.

2. Langan recommends the applicant prepare a Soil Management Plan, as described in the memo. Surface soil outside of building and pavement areas should comply with "Restricted Use – Restricted Residential" standard and compliance can be demonstrated either by sampling or electing to place 2 ft of clean fill over the exposed areas of the site.

These conditions will continue to remain effective for the construction of the Amended Site Plan and as such the Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

- **Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.**

  For the reasons set forth in the June 11, 2019 SEQRA Negative Declaration, the Project will not have a significant adverse impact on community plans or community character.

Based upon this information and the information in the Environmental Assessment Form including the Project Narrative that accompanies the EAF, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

Adopted: September 14, 2021
Beacon, New York

Motion by _____, seconded by _____:

Kevin Byrne	Voting	Leonard Warner	Voting
J.C. Calderon	Voting	J. Randall Williams	Voting
Karen Quiana	Voting	John Gunn, Chairman	Voting
Jill Reynolds	Voting		

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

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

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

Tips for completing Part 2:

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

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

☐ NO ☑ YES

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

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☑ NO ☐ YES

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

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

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO ☑ YES

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

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

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☐ NO ☑ YES

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

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

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

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

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

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

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

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

7. Impact on Plants and Animals

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

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

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

8. Impact on Agricultural Resources

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

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

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

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

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

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

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

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

11. Impact on Open Space and Recreation

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

☑ NO ☐ YES

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

12. Impact on Critical Environmental Areas

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

☑ NO ☐ YES

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

13. Impact on Transportation

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

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

14. Impact on Energy

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

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

15. Impact on Noise, Odor, and Light

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

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

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

16. Impact on Human Health

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

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

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

17. Consistency with Community Plans

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

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

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

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

18. Consistency with Community Character

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

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

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

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

PRINT FULL FORM

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

GRANTING LWRP CONSISTENCY DETERMINATION AND
AMENDED SITE PLAN APPROVAL FOR
248 TIORONDA AVENUE

PARCEL NOS. 5954-16-993482 & 6054-45-012574

WHEREAS, 248 Beacon Holdings LLC (the "Applicant") submitted an application to the Planning Board for Amended Site Plan Approvals to eliminate the emergency vehicle access ramp up to Wolcott Avenue and replace it with an emergency turn around north of Building 300, relocate a stormwater retention basin, relocate the proposed Greenway Trail from the Wolcott Avenue ramp to the MTA right-of-way, relocate parking spaces and reduce the height of Building 100 to two stories with an expanded footprint in connection with a previously approved site plan for the construction two multifamily buildings with a total of 64 dwelling units and a separate office building with 25,400 square feet along with a Greenway Trail on two parcels containing 9.18 acres located on property at 248 Tioronda Avenue in the Fishkill Creek Development ("FCD") District and LWRP area (the "Project" or "Proposed Action"); and

WHEREAS, the subject property is located at the intersection of Wolcott Avenue and Tioronda Avenue, between the Fishkill Creek and the Metropolitan Transit Authority (MTA) railroad, and designated on the City tax maps as Parcel Nos. 5954-16-993482 and 6054-45-012574 (the "Property"); and

WHEREAS, on June 11, 2019 the Planning Board adopted a SEQRA Negative Declaration and an Local Waterfront Revitalization Program ("LWRP") Consistency Determination, on November 18, 2019 the City Council adopted an FCD Concept Plan Approval, and on April 14, 2020 the Planning Board adopted Subdivision (lot merger) and Site Plan approval; and

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

WHEREAS, the Planning Board is the approval authority for the Amended Site Plan pursuant to City of Beacon Code §223-41.13.G; and

WHEREAS, the Planning Board referred the Amended Site Plan to the Dutchess County Planning on July 19, 2021 and received a response stating the matter was of local concern; and

WHEREAS, the subject property is located in the Coastal Management Zone as defined by the City's LWRP and the Planning Board finds that the Amended Site Plan remains consistent with the LWRP for the same reasons set forth in the Planning Board's June 11, 2019 LWRP Consistency Determination for the Project; and

WHEREAS, the Amended Site Plan is shown on the following drawings, entitled "248 Tioronda Ave, Beacon NY", as prepared by Chazen Companies and all other plans submitted in connection with this Amended Site Plan application:

Sheet	Title
G001	*Title Sheet* (last rev. 8/24/21)
C101	*Existing Conditions Plan* (last rev. 9/2/20)
C130	*Site Plan* (last rev. 8/31/21)
C140	*Grading Plan* (last rev. 8/31/21)
C150	*Erosion & Sediment Control Plan* (last rev. 8/31/21)
C160	*Utility Plan* (last rev. 8/31/21)
C180	*Landscape Plan* (last rev. 8/31/21)
C190	*Photometric Plan* (last rev. 8/31/21); and

WHEREAS, revised architectural drawings for Building 100 are shown on plans prepared by ab architeken, dated March 25, 2021 and the architectural drawings for the balance of the buildings remain the same as that which the Planning Board approved in 2020; and

WHEREAS, the application also consists of application forms, correspondence, the Environmental Assessment Form (EAF) and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Proposed Action is an Unlisted Action, pursuant to New York State Environmental Quality Review Act, and on September 14, 2021 after hearing public comment and taking a "hard look" at the Environmental Assessment Form and all of the associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration, finding the Proposed Action will not result in any significant adverse environmental impacts; and August 10, 2021 the Planning Board opened a public hearing on the application, at which time all those interested were given an opportunity to be heard and the public hearing was closed on September 14, 2021; and

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

WHEREAS, the Planning Board has reviewed the Site Plan against the conditions and standards set forth in the City of Beacon Code §§ 223-41.13.G and 223-41.13.I(15) and finds that the proposed Site Plan complies with these sections of the City Code, as set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby readopts and reaffirms its June 11, 2019 LWRP Consistency Determination for the Project as set forth therein and finds that the Amended Site Plan continues to be consistent with the relevant policies of the LWRP for the reasons set forth in the June 11, 2019 LWRP Consistency Determination.

BE IT FURTHER RESOLVED, that the Planning Board has reviewed the proposed Amended Site Plan in accordance with City of Beacon Code §223-16.B concerning impacts to Very Steep Slopes and finds that the Project avoids construction on Very Steep Slopes, as defined by the City of Beacon Code, to the extent practicable and further finds that to the extent there are impacts to Very Steep Slopes that the Amended Site Plan complies with City of Beacon Code § 223-16.B.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds that the Site Plan meets the standards and criteria set forth in the City of Beacon Code §§ 223-41.13.G(2) and 223-41.13.I.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Amended Site Plan Approval as described herein and as set forth and detailed on the plans prepared by Chazen Companies, last revised August 31, 2021, upon the following conditions:

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

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Engineer's letter to the Planning Board dated September 8, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Traffic Engineer's letter to the Planning Board dated April 29, 2019, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Traffic Engineer.

5. The comments contained in the City Planner's letter to the Planning Board dated September 9, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

7. The comments of the Beacon Greenway Trail Committee shall be fulfilled to the satisfaction of the City Planner and City Engineer.

8. The Applicant shall post a performance bond with the City of Beacon for all public improvements. The Applicant's engineer shall prepare a cost estimate for the work and provide to the City Engineer for review.

9. The Applicant shall prepare and submit to the City Attorney for review as to form an Amended Greenway Trail Easement which reflects the new location for the Greenway Trail.

10. The Applicant shall secure a public access trail easement from the MTA for the benefit of the City of Beacon for the portion of the Greenway Trail that connects the Property with 23-28 Creek Drive to the north.

When the conditions above have been satisfied, six (6) sets of the above referenced plans revised as per the conditions above shall be submitted for endorsement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.

B. The following conditions shall be fulfilled prior to the issuance of a Building Permit:

1. Pursuant to the 2020 Site Plan approval for the Property, prior to the issuance of a Building Permit the City Environmental Consultant was to review the 2017 Phase II ESA and other documents related to the soil and groundwater conditions at the Property, including historic DEC documents, as necessary, to identify any conditions or restrictions that should be placed on the future development of the Property to protect the health, safety and welfare of future residents and tenants of the Property. This review occurred and resulted in a memorandum dated December 15, 2020 which contained certain recommendations. Prior to the issuance of a Building Permit, the comments contained in the City Environmental Consultant's letter to the dated December 15, 2020, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Environmental Consultant. In that memorandum, the City Environmental Consultant (Langan) issued recommendations which are summarized as follows:

    i. Soil vapor was not evaluated in prior investigations because the prior remediation predated the "2006 NYSDOH Guidance for Evaluating Soil Vapor Intrusion." Langan recommends the applicant should either perform sampling to determine whether soil vapor mitigation should be

included in the building design, or elect to include a soil vapor barrier in the new building design and construction for cellar areas.

ii. Langan recommends the applicant prepare a Soil Management Plan, as described in the memo. Surface soil outside of building and pavement areas should comply with "Restricted Use – Restricted Residential" standard and compliance can be demonstrated either by sampling or electing to place 2 ft of clean fill over the exposed areas of the site.

The Planning Board reserves the right, but not the obligation, to require the Applicant to return to the Planning Board for review and ratification of these additional conditions, if any.

2. Prior to commencement of any site work for the Project, the Applicant shall fund an escrow account with the City of Beacon for the construction observation and monthly stormwater inspections of the proposed utilities and site improvements in an amount as determined by the City Engineer. The Applicant's engineer shall prepare a cost estimate for review by the City Engineer for determining value of escrow to be established.

3. Pursuant to the City of Beacon Code § 223-26.E, the Applicant shall be responsible for the construction of the landbanked parking spaces as shown on the approved site plan referenced herein within six (6) months of the date such spaces may be deemed necessary by the Planning Board. A landbanked parking agreement shall be submitted to the City Attorney for review and approval.

4. Pursuant to the City of Beacon Code § 223-41.10.A, the Applicant shall submit floor plans which provide a mix of unit types in the same proportion as all other units in the development, subject to approval by the Planning Board. The floor plans should indicate the location of each BMR unit to be provided.

5. The Applicant shall return to the Planning Board for approval of an overall comprehensive signage plan for the Property.

C. Prior to the issuance of a Certificate of Occupancy, the following condition shall be fulfilled to the satisfaction of the Building Inspector

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee for the 64

new apartments approved herein as prescribed under the City of Beacon Code §§ 223-25.H(4) and 223-61.A(7), as per the City's Fee Schedule in effect at the time of payment. Notwithstanding the preceding sentence, the Planning Board further determines that the Greenway Trail will partially address the need for additional recreation/parkland within the City. Therefore, the Recreation Fee shall be proportionately offset by the recreation/parkland actually provided. Accordingly, the Planning Board determines that the Applicant shall be granted a 50% credit toward the payment of the total Recreation Fee for the Project.

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

1. License to enter the City of Beacon right-of-way to construct any access improvements shall be obtained prior to any work in the right-of-way.

2. Pursuant to the USFWS, removal of trees greater than four (4) inches in diameter at the Project Site shall take place between October 1 and March 31 during the bat hibernation period to avoid the removal of trees which may be utilized by Indiana Bats as roosting trees, cut-off lighting shall be used, and no pesticides or herbicides shall be used in any stormwater basins.

3. Access from the Site to Tioronda Avenue shall be limited to exclude right turns in and left turns out. Such traffic routing shall direct all traffic to and from the site to Wolcott Avenue rather than traveling south on Tioronda to local streets.

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

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

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

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

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

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

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

13. Pursuant to the City of Beacon Code § 223-25.J , the Site Plan approval granted herein shall expire unless a bona fide building permit application shall be submitted within one year of the date of this approval, and all improvements shall be completed within two years from the date of the building permit issuance. The Planning Board may grant extensions of this deadline upon written request from the Applicant.

14. An As-Built plan shall be prepared for the project by a New York State licensed surveyor and submitted to the City Engineer and Building Department for review. The As-Built plan shall provide topographic information to allow for verification of proper construction of the stormwater facilities proposed on the site.

Resolution Adopted: September 14, 2021
Beacon, New York

_____ _____, 2021
John Gunn, Chairman Dated
City of Beacon Planning Board

Motion by _____, seconded by _____:

Kevin Byrne	Voting	Leonard Warner	Voting
J.C. Calderon	Voting	J. Randall Williams	Voting
Karen Quiana	Voting	John Gunn, Chairman	Voting
Jill Reynolds	Voting		

Approved ___
Denied ___

City of Beacon Planning Board Agenda
09/14/2021

Title:

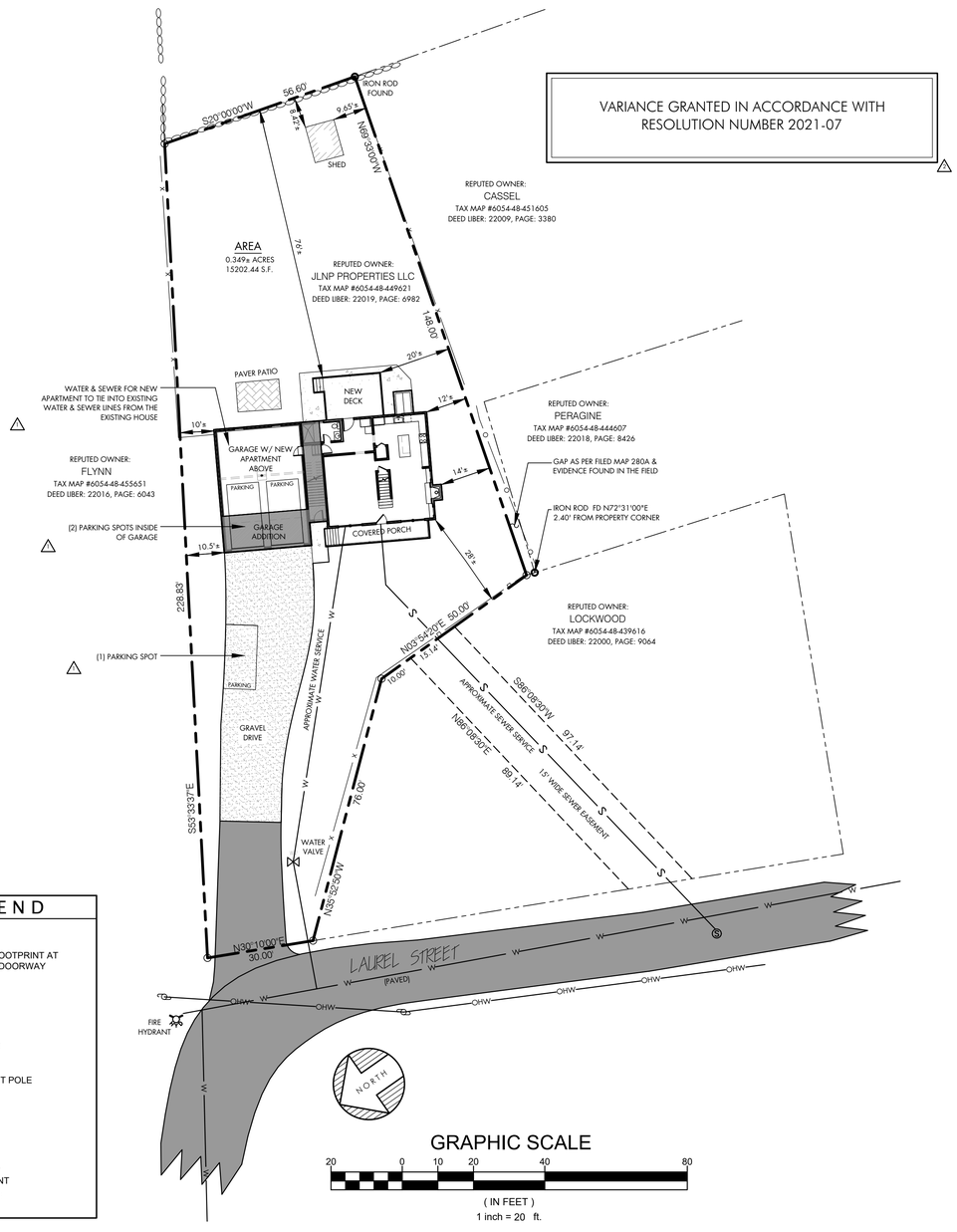
Public hearing on application for Special Use Permit and Site Plan Approval, accessory apartment, 17 Laurel Street, submitted by Lauren Peragine

ATTACHMENTS

17 Laurel Street Site Plan.pdf

Engineer Review Letter.pdf

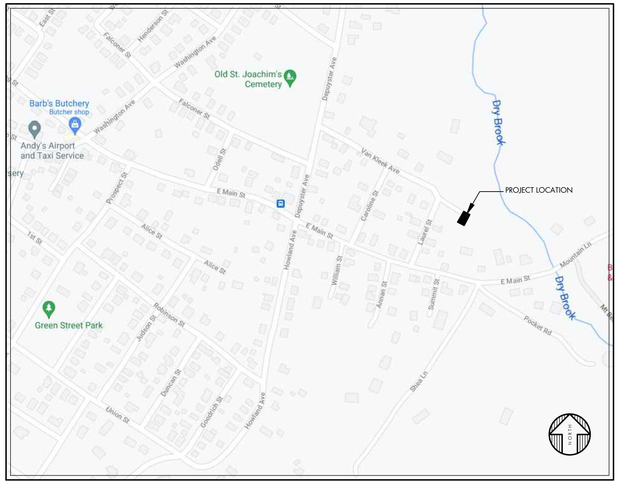
Planner Review Letter.pdf



1 PROPOSED SITE PLAN
1"=20'-0"

SYMBOL LEGEND

	PROPERTY LINE
	EXIST. BUILDING FOOTPRINT AT GROUND LEVEL & DOORWAY
WV	WATER VALVE
	LAMP
RD	ROOF DRAIN
CO	CLEANOUT
OH	OVERHEAD WIRES
	UTILITY POLE
	UTILITY POLE/LIGHT POLE
	GUY ANCHOR
	BOLLARD
	SIGN
MB	MAILBOX
M.G.R.	METAL GUIDE RAIL
E.O.P.	EDGE OF PAVEMENT
C.L.F.	CHAIN LINK FENCE



VICINITY MAP

ZONING ANALYSIS

CITY OF BEACON ZONING DISTRICT: R1-10
CITY WATER - CITY SEWER
S-B-L: 6054-48-449621

REGULATION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	15,202.44 S.F.	NO CHANGE
MINIMUM LOT AREA PER D.U.	10,000 S.F.	15,202.44 S.F.	NO CHANGE
MINIMUM LOT WIDTH	85 FT	56.60' / 30.00' IRREGULAR	NO CHANGE
MINIMUM LOT DEPTH	100 FT	228.83' / 148.00' IRREGULAR	NO CHANGE
REQUIRED FRONT YARD	25'	28' +/-	NO CHANGE
REQUIRED SIDE YARD	15'	10' +/-	NO CHANGE
REQUIRED REAR YARD	35'	80' +/-	76' +/-
MINIMUM DISTANCE BETWEEN BUILDINGS	----	----	----
MAXIMUM BUILDING HEIGHT	2.5 / 35'	30.50' +/-	NO CHANGE
MAXIMUM LOT COVERAGE	25%	12.0%	15.2%
MAXIMUM NUMBER OF UNITS PER BUILDING	1	1	NO CHANGE
MINIMUM OPEN SPACE	----	----	----

NOTES:
SITE PLAN INFORMATION COMPILED FROM THE CERTIFIED SURVEY DATED 01.05.2021, PREPARED BY ERNEST JOHNSON, P.L.S., MIDDLETOWN, NEW YORK. NEW YORK PROFESSIONAL LAND SURVEYOR LICENSE #50041

PARKING ANALYSIS

BUILDING	UNIT - # OF BEDROOMS	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
MAIN HOUSE	(3) BEDROOMS	2	2
ACCESSORY APARTMENT	(1) BEDROOM	1	1
TOTAL		3	3

223-26: OFF-STREET PARKING, LOADING AND VEHICULAR ACCESS:

USE	MINIMUM PARKING
1- OR 2-FAMILY RESIDENCE	2-SPACES PER DWELLING UNIT
ACCESSORY APARTMENT	1 SPACE FOR EACH ACCESSORY APARTMENT

PARKING REQUIREMENTS:
PARKING SPACES TO BE A MIN. OF 9'-0" WIDE BY 18'-0" LONG.
PARKING SPACES TO BE A MIN. OF10'-0" WIDE BY 18'-0" LONG IF BORDERED BY WALLS.

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANY WAY, FOR ANY REASON, ALL INDIVIDUALS

MUST CONTACT
DIG SAFELY NEW YORK
AT
811 OR WWW.CALL811.COM

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t: 845-339-4069

AOR STAMP

REGISTERED ARCHITECT
JENNIFER CLAIRE LUCAS
STATE OF NEW YORK
032382

PROJECT:

PERAGINE RESIDENCE

SINGLE FAMILY RESIDENCE
17 LAUREL STREET
BEACON, NY 12508
DUTCHESS COUNTY
ADDITIONS & ALTERATIONS

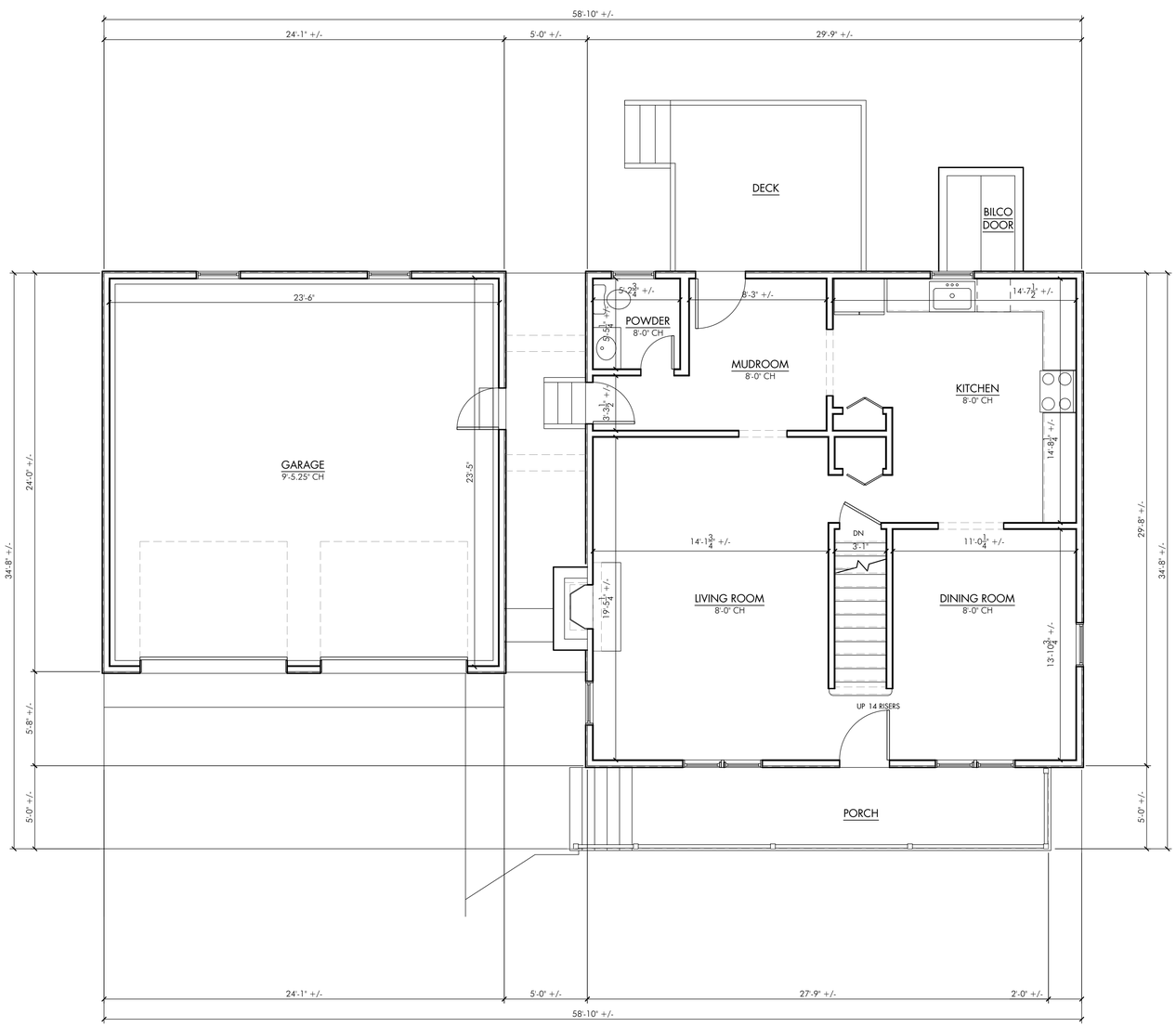
DATE	ISSUE
05.26.21	SITE PLAN SUBMISSION
07.09.21	REVISED PER COMMENTS

DATE	NO.	REVISION
07.30.21	1	REVISED PER PB
08.30.21	2	REVISED PER PB

DATE: 08.30.21
DRAWN BY: JCL
SCALE: 1/4" = 1'-0"
FLOOR:
DRAWING TITLE: PROPOSED SITE PLAN
DOB NOTES:

SHEET NUMBER:
SP-100.00

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1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND

S	SMOKE DETECTOR - HARDWIRED, W/ BATTERY BACK-UP, CEILING MOUNTED
SC	SMOKE & CARBON DIOXIDE DETECTOR - HARDWIRED, W/ BATTERY BACK-UP, CEILING MOUNTED
	WALL / ITEM TO BE REMOVED
	EXISTING FOUNDATION WALL / FOOTING
	PROPOSED FOUNDATION WALL / FOOTING
	EXISTING WOOD FRAMED WALL
	NEW WOOD FRAMED WALL

GENERAL NOTES

1. DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD OR EXISTING FINISH SURFACE.
2. INSTALL NEW SMOKE & C.O. DETECTORS AS SHOWN IN PLAN.
3. ALL INTERIOR GWB SURFACES TO BE PRIMED & PAINTED, LOW VOC. COLOR TO BE SELECTED BY OWNER.
4. ALL NEW EXTERIOR WALLS TO BE 2x6 WOOD STUDS @ 16" o.c. CONSTRUCTION, INSULATED PER CODE. ALL NEW INTERIOR WALLS TO BE 2x4 WOOD STUDS @ 16" o.c. UNLESS OTHERWISE NOTED.
5. ALL WINDOW & DOOR HEADERS TO BE (2) 1-3/4" x 9-1/4" 1.9E ML, U.O.N.
6. ALL NEW WOOD STAIRS TO HAVE 2x12 STRINGERS @ 16" o.c., TYP. WITH: RISER=8.25" MAX., TREAD=9" MIN.
7. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE 34 INCHES.
8. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH APPLIANCES AND PLUMBING FIXTURES PRIOR TO THE OWNER PLACING THE ORDER.
9. FINAL KITCHEN DESIGN BY OTHERS.
10. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
11. SITE SECURITY, SAFETY AND CLEANLINESS SHALL BE MAINTAINED AT ALL TIMES.
12. CONTRACTOR SHALL LEAVE PREMISES BROOM CLEAN AT CLOSE OF JOB. REMOVE ALL VISIBLE MANUFACTURERS' LABELS FROM WINDOWS, CABINETS, APPLIANCES, ETC. REMOVE ALL LITTER AND DEBRIS FROM SITE. DRAG DRIVEWAY WITH MAGNET TO REMOVE ALL NAILS.
13. PROTECT ALL TREES FROM UNNECESSARY DAMAGE.
14. WORK AREA TO BE NEAT AND FREE OF GARBAGE & DEBRIS AT THE END OF EACH WORK DAY.

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AOR STAMP

REGISTERED ARCHITECT
JENNIFER CLAIRE LUCAS
STATE OF NEW YORK
032382

PROJECT:

JLNP PROPERTIES LLC
SINGLE FAMILY RESIDENCE
17 LAUREL STREET
BEACON, NY 12508
DUTCHESS COUNTY
ADDITIONS & ALTERATIONS

DATE	ISSUE
05.26.21	SITE PLAN SUBMISSION

DATE	NO.	REVISION

DATE: 05.26.21
DRAWN BY: JCL
SCALE: 1/4" = 1'-0"
FLOOR: EXISTING
DRAWING TITLE: PLANS
DOB NOTES:

SHEET NUMBER:

A-101.00

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1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

LEGEND

S	SMOKE DETECTOR - HARDWIRED, W/ BATTERY BACK-UP, CEILING MOUNTED
SC	SMOKE & CARBON DIOXIDE DETECTOR - HARDWIRED, W/ BATTERY BACK-UP, CEILING MOUNTED
	WALL / ITEM TO BE REMOVED
	EXISTING FOUNDATION WALL / FOOTING
	PROPOSED FOUNDATION WALL / FOOTING
	EXISTING WOOD FRAMED WALL
	NEW WOOD FRAMED WALL

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8. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH APPLIANCES AND PLUMBING FIXTURES PRIOR TO THE OWNER PLACING THE ORDER.
9. FINAL KITCHEN DESIGN BY OTHERS.
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AOR STAMP

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STATE OF NEW YORK
032382

PROJECT:

JLNP PROPERTIES LLC
SINGLE FAMILY RESIDENCE
17 LAUREL STREET
BEACON, NY 12508
DUTCHESS COUNTY
ADDITIONS & ALTERATIONS

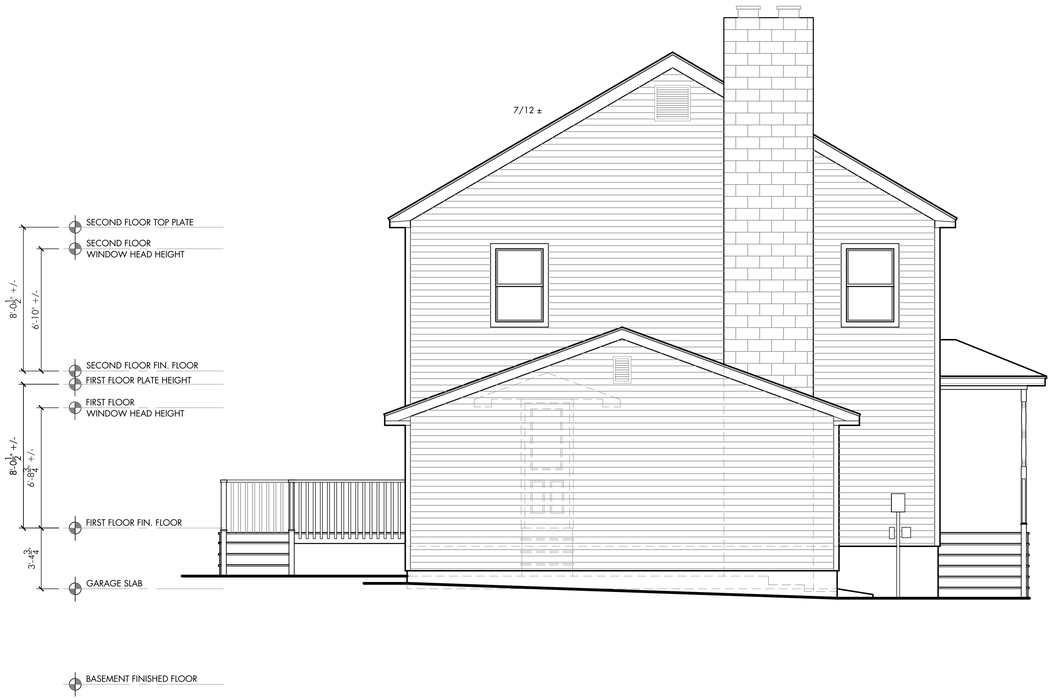
DATE	ISSUE
05.26.21	SITE PLAN SUBMISSION

DATE	NO.	REVISION

DATE: 05.26.21
DRAWN BY: JCL
SCALE: 1/4" = 1'-0"
FLOOR: EXISTING
DRAWING TITLE: PLANS
DOB NOTES:

SHEET NUMBER:
A-102.00

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3 EXISTING RIGHT ELEVATION - GARAGE
1/4" = 1'-0"



2 EXISTING RIGHT ELEVATION - PASSAGEWAY
1/4" = 1'-0"



1 EXISTING FRONT ELEVATION
1/4" = 1'-0"

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026392-1
STATE OF NEW YORK

PROJECT:

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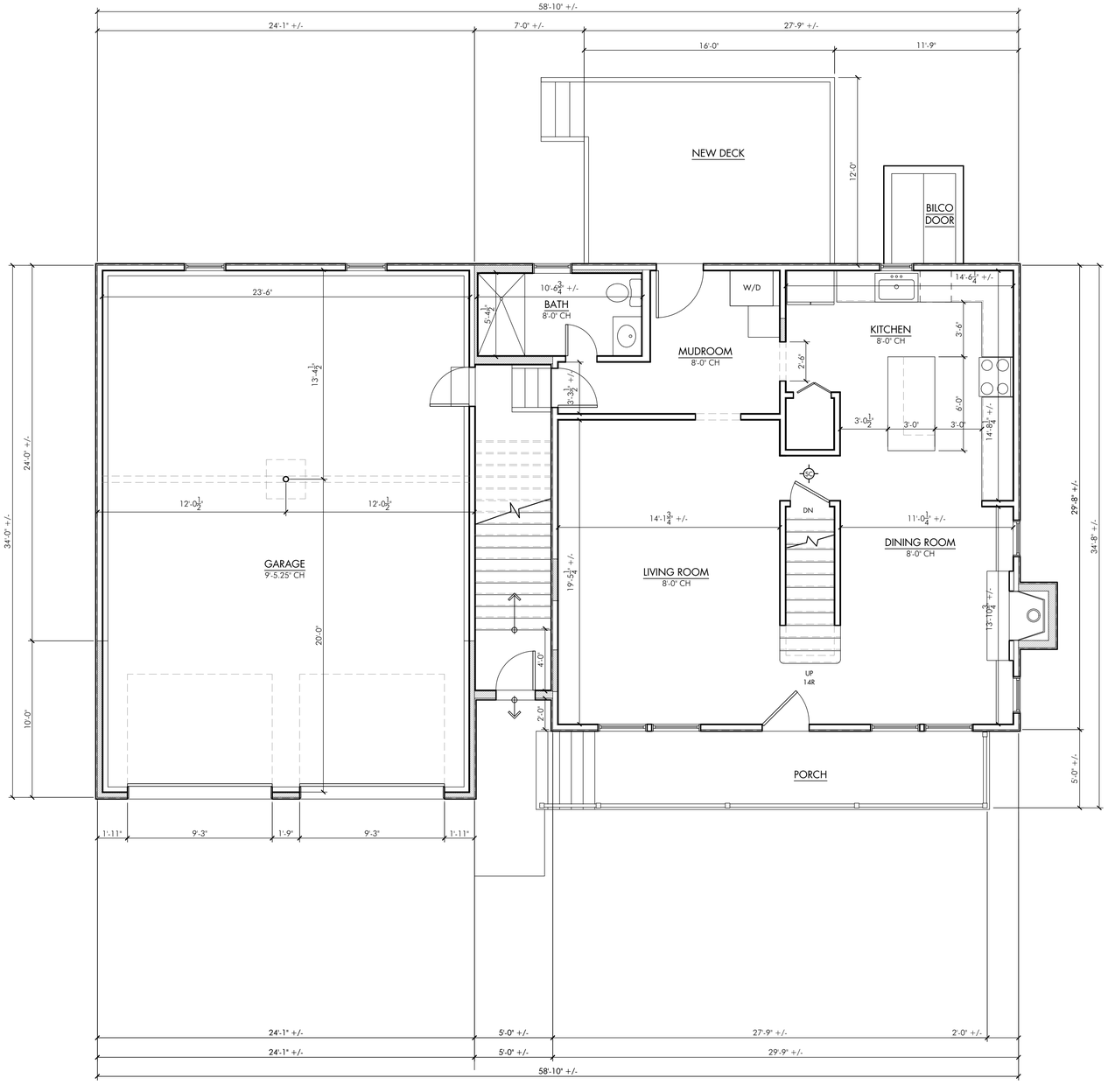
DATE	ISSUE
05.26.21	SITE PLAN SUBMISSION

DATE	NO.	REVISION

DATE: 05.26.21
DRAWN BY: JCL
SCALE: 1/4" = 1'-0"
FLOOR:
DRAWING TITLE: ELEVATIONS
DOB NOTES:

SHEET NUMBER:
A-103.00

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1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

PROPOSED SQUARE FOOTAGE

FIRST FLOOR EXISTING	= 883 S.F.
FIRST FLOOR ADDITION	= 138 S.F.
SECOND FLOOR EXISTING	= 883 S.F.
SECOND FLOOR ADDITION	= 65 S.F.
SECOND FLOOR ACCESSORY APARTMENT	= 639 S.F.
GARAGE EXISTING	= 578 S.F.
GARAGE ADDITION	= 241 S.F.

LEGEND

S	SMOKE DETECTOR - HARDWIRED, W/ BATTERY BACK-UP, CEILING MOUNTED
SC	SMOKE & CARBON DIOXIDE DETECTOR - HARDWIRED, W/ BATTERY BACK-UP, CEILING MOUNTED
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AOR STAMP

REGISTERED ARCHITECT JENNIFER CLAIRE LUCAS 026382 STATE OF NEW YORK

PROJECT:

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DUTCHESS COUNTY
ADDITIONS & ALTERATIONS

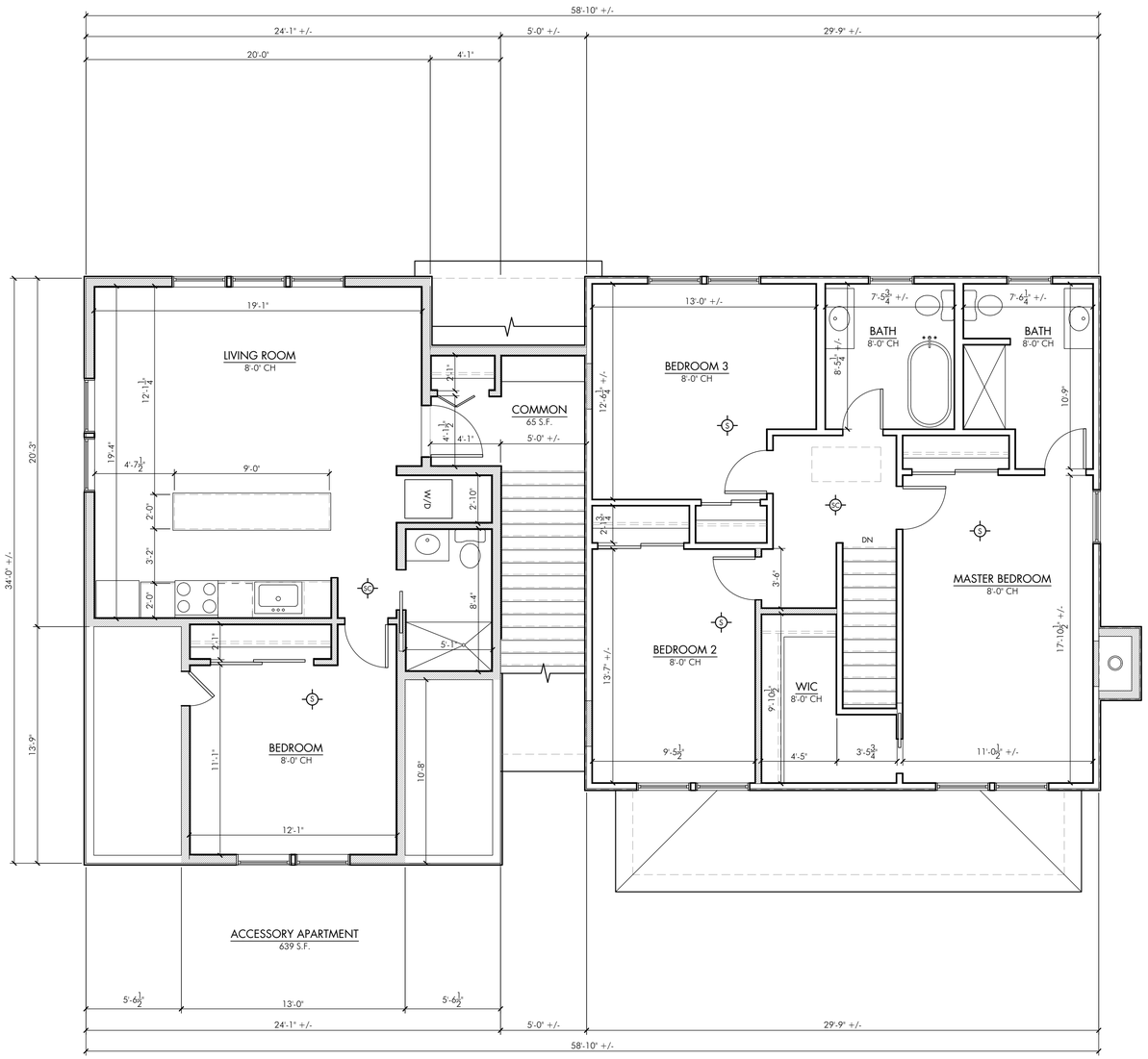
DATE	ISSUE
05.26.21	SITE PLAN SUBMISSION

DATE	NO.	REVISION

DATE: 05.26.21
DRAWN BY: JCL
SCALE: 1/4" = 1'-0"
FLOOR: PROPOSED
DRAWING TITLE: PLANS
DOB NOTES:

SHEET NUMBER:
A-107.00

COPYRIGHT 2021



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

PROPOSED SQUARE FOOTAGE

FIRST FLOOR EXISTING	= 883 S.F.
FIRST FLOOR ADDITION	= 138 S.F.
SECOND FLOOR EXISTING	= 883 S.F.
SECOND FLOOR ADDITION	= 65 S.F.
SECOND FLOOR ACCESSORY APARTMENT	= 639 S.F.
GARAGE EXISTING	= 578 S.F.
GARAGE ADDITION	= 241 S.F.

LEGEND

S	SMOKE DETECTOR - HARDWIRED, W/ BATTERY BACK-UP, CEILING MOUNTED
SC	SMOKE & CARBON DIOXIDE DETECTOR - HARDWIRED, W/ BATTERY BACK-UP, CEILING MOUNTED
	WALL / ITEM TO BE REMOVED
	EXISTING FOUNDATION WALL / FOOTING
	PROPOSED FOUNDATION WALL / FOOTING
	EXISTING WOOD FRAMED WALL
	NEW WOOD FRAMED WALL

GENERAL NOTES

1. DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD OR EXISTING FINISH SURFACE.
2. INSTALL NEW SMOKE & C.O. DETECTORS AS SHOWN IN PLAN.
3. ALL INTERIOR GWB SURFACES TO BE PRIMED & PAINTED, LOW VOC. COLOR TO BE SELECTED BY OWNER.
4. ALL NEW EXTERIOR WALLS TO BE 2x6 WOOD STUDS @ 16" o.c. CONSTRUCTION, INSULATED PER CODE. ALL NEW INTERIOR WALLS TO BE 2x4 WOOD STUDS @ 16" o.c. UNLESS OTHERWISE NOTED.
5. ALL WINDOW & DOOR HEADERS TO BE (2) 1-3/4" x 9-1/4" 1.9E ML, U.O.N.
6. ALL NEW WOOD STAIRS TO HAVE 2x12 STRINGERS @ 16" o.c., TYP. WITH: RISER=8.25" MAX., TREAD=9" MIN.
7. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE 34 INCHES.
8. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH APPLIANCES AND PLUMBING FIXTURES PRIOR TO THE OWNER PLACING THE ORDER.
9. FINAL KITCHEN DESIGN BY OTHERS.
10. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
11. SITE SECURITY, SAFETY AND CLEANLINESS SHALL BE MAINTAINED AT ALL TIMES.
12. CONTRACTOR SHALL LEAVE PREMISES BROOM CLEAN AT CLOSE OF JOB. REMOVE ALL VISIBLE MANUFACTURERS' LABELS FROM WINDOWS, CABINETS, APPLIANCES, ETC. REMOVE ALL LITTER AND DEBRIS FROM SITE. DRAG DRIVEWAY WITH MAGNET TO REMOVE ALL NAILS.
13. PROTECT ALL TREES FROM UNNECESSARY DAMAGE.
14. WORK AREA TO BE NEAT AND FREE OF GARBAGE & DEBRIS AT THE END OF EACH WORK DAY.

LUCAS
architecture & planning
JENNIFER CLAIRE LUCAS, R.A
25 LAFAYETTE AVENUE
KINGSTON NY 12401
t: 845-339-4069

AOR STAMP

REGISTERED ARCHITECT JENNIFER CLAIRE LUCAS 026382-1 STATE OF NEW YORK

PROJECT:

JLNP PROPERTIES LLC
SINGLE FAMILY RESIDENCE
17 LAUREL STREET
BEACON, NY 12508
DUTCHESS COUNTY
ADDITIONS & ALTERATIONS

DATE	ISSUE
05.26.21	SITE PLAN SUBMISSION

DATE	NO.	REVISION

DATE: 05.26.21
DRAWN BY: JCL
SCALE: 1/4" = 1'-0"
FLOOR: PROPOSED
DRAWING TITLE: PLANS
DOB NOTES:

SHEET NUMBER:
A-108.00

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1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

LUCAS
architecture & planning
JENNIFER CLAIRE LUCAS, R.A
25 LAFAYETTE AVENUE
KINGSTON NY 12401
t: 845-339-4069

AOR STAMP

REGISTERED ARCHITECT
JENNIFER CLAIRE LUCAS
STATE OF NEW YORK
032-1

PROJECT:

JLNP PROPERTIES LLC
SINGLE FAMILY RESIDENCE
17 LAUREL STREET
BEACON, NY 12508
DUTCHESS COUNTY
ADDITIONS & ALTERATIONS

DATE	ISSUE
05.26.21	SITE PLAN SUBMISSION

DATE	NO.	REVISION

DATE: 05.26.21
DRAWN BY: JCL
SCALE: 1/4" = 1'-0"
FLOOR:
DRAWING TITLE: ELEVATIONS
DOB NOTES:

SHEET NUMBER:
A-109.00

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LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal

Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 8, 2021

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

RE: 17 Laurel Street
Accessory Apartment
Tax No. 6054-48-449621
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above application:

- Plan set titled "Peragine Residence", consisting of 6 sheets with the latest revision date of August 30, 2021, as prepared by LUCAS Architecture & Planning.

The proposed project is located in the R1-10 Zone and entails the construction of a 639 square foot apartment above an existing garage, and the expansion of the garage. Based upon our review of the submitted documents and plans, we offer the following comments:

General Comments:

1. Although the plans note that a variance was granted in accordance with resolution 2021-07, the note shall be expanded upon to specifically state what the variance was granted for.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2021
Re: **17 Laurel Street, Site Plan and Special Permit for Accessory Apartment**

I have reviewed a 7-sheet Site Plan set, with the first sheet dated August 30, 2021 and the rest dated May 26, 2021.

Proposal

The applicant is proposing to create an accessory apartment over an existing garage and attach the garage to the house. The parcel is in the R1-10 zoning district

Comments and Recommendations

1. Sheet SP-100 should include a note confirming that the proposal will comply with the specific accessory apartment provisions in Section 223-24.1, including that the property owner will occupy one of the dwelling units on the lot.

2. The Proposed Square Footage table on sheets A-107 and/or A-108 should include a calculation of the proposed apartment square footage as compared to the overall floor area of the proposed house, excluding the garage. Under Section 223-24.1D, the floor area of the apartment may not exceed 30% of the total floor area of the dwelling in which it is located.

3. Sheet A-109 should include exterior materials.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Lucas Architecture and Planning

City of Beacon Planning Board Agenda
09/14/2021

Title:

Continue review of application for Special Use Permit and Site Plan Approval, accessory apartment, 10 Herbert Street, submitted by Katharine Baker & Gamble Staempfli

ATTACHMENTS

10 Herbert Street - Comment Response Letter.pdf

10 Herbert Street - Sheet 1 Site Plan.pdf

10 Herbert Street - Sheet 2 Existing Conditions Demolition Plan.pdf

10 Herbert Street - Sheet 3 Building Plans.pdf

10 Herbert Street - Sheet 4 Grading & Utilities.pdf

Engineer Review Letter.pdf

Planner Review Letter.pdf

10 Herbert Street Special Permit and Site Plan Approval Resolution (4824-3367-6026.2).docx

ARYEH SIEGEL
ARCHITECT

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

Re: 10 Herbert Street, Beacon, New York
Site Plan Application – Responses to Comments

August 31, 2021

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated August 5, 2021, and Lanc & Tully's letter dated August 2, 2021.

John Clarke Planning and Design Comment Responses:

1. The Zoning Table has been corrected to indicate that the calculation for the percentage of the Accessory Apartment uses only the 2 floor of the residence. The reference to the pool and shed have been removed.

2. The dimensions for the proposed addition are coordinated between the site plan and floor plan. The interior dimensions equal 650 feet. The exterior dimensions are slightly larger to accommodate the thickness of walls. The site plan shows decimal dimensions, and the floor plans shows feet and inches.

3. The proposed dark sky compliant light fixture is shown and specified on Sheet 1.

Lanc & Tully Comment Responses:
General Comments

1. The City Attorney's note regarding the driveway encroachments has been added to the plan.

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/25/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	07/27/21	REVISE PER PLANNING BOARD COMMENTS	AJS
3	08/31/21	REVISE PER PLANNING BOARD COMMENTS	AJS

Zoning Regulations Table

	Required Setbacks Main Structure			Existing Setbacks Main Building			Proposed Setbacks Addition			Maximum Cumulative Square Footage for All Accessory Buildings	Proposed Cumulative Square Footage for All Accessory Buildings	Maximum Square Footage Permitted For Accessory Apartment (and % based on total area of building)	Proposed Square Footage For Accessory Apartment (and % based on total area of principal building)	Proposed Building Coverage	Maximum Main Building Height	Existing Main Building Height	Proposed Addition Height	
	Front	Side	Rear	Front	Side	Rear	Front	Side	Rear									
Zoning District																		
R1-5	15'	10'	20'	16.8'	11.8' 51.3'	31.1'	NA	10.0'	8.8' *	720 sf	84 sf existing shed	650 sf 30%	650 sf 22%	27% including pool and shed	2.5 Stories 35'	2.5 Stories 26' existing	15'	

*Note that the proposed rear setback follows the line of the existing garage to be demolished and replaced by the proposed addition



EXTERIOR WALL SCONCE (L1)

KIRKHAM BRONZE 8 1/2" WIDE DARK SKY LED OUTDOOR WALL LIGHT

- 8 1/2" WIDE X 6" HIGH. EXTENDS 10 1/2" FROM THE WALL
- 10 WATT BUILT-IN LED IS COMPARABLE TO A 45 WATT INCANDESCENT BULB
- 450 LUMENS
- 2700K. 79 CRI
- ASPEN BRONZE FINISH. METAL SHADE. HAMMERED GLASS.
- DARK SKY APPROVED FOR FULL CUT OFF

NOTE THAT THE ACCESSORY APARTMENT WILL COMPLY WITH THE FOLLOWING REQUIREMENTS FROM SECTION 223-24.1 OF THE CITY OF BEACON ZONING CODE:

Accessory Apartments

A. Owner occupancy required. The owner of the single-family lot upon which an accessory apartment is located shall occupy at least one of the dwelling units on said lot.

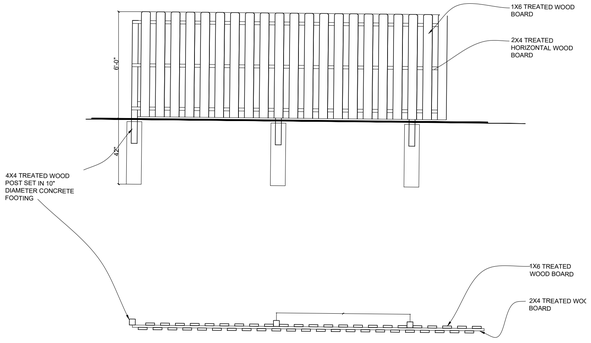
B. Location on the lot. An accessory apartment may be located either in a detached single-family dwelling or in an accessory building on such a single-family lot.

C. Apartment size. The minimum floor area for an accessory apartment within a detached single-family dwelling shall be 400 square feet. The maximum floor area shall be 650 square feet, but in no case shall the floor area of the apartment exceed 30% of the total floor area of the dwelling building in which it is located.

D. Exterior appearance. If an accessory apartment is located in a detached single-family dwelling, the entry to such unit and its design shall be such that, to the degree reasonably feasible, the exterior appearance of the building will remain that of a single-family residence.

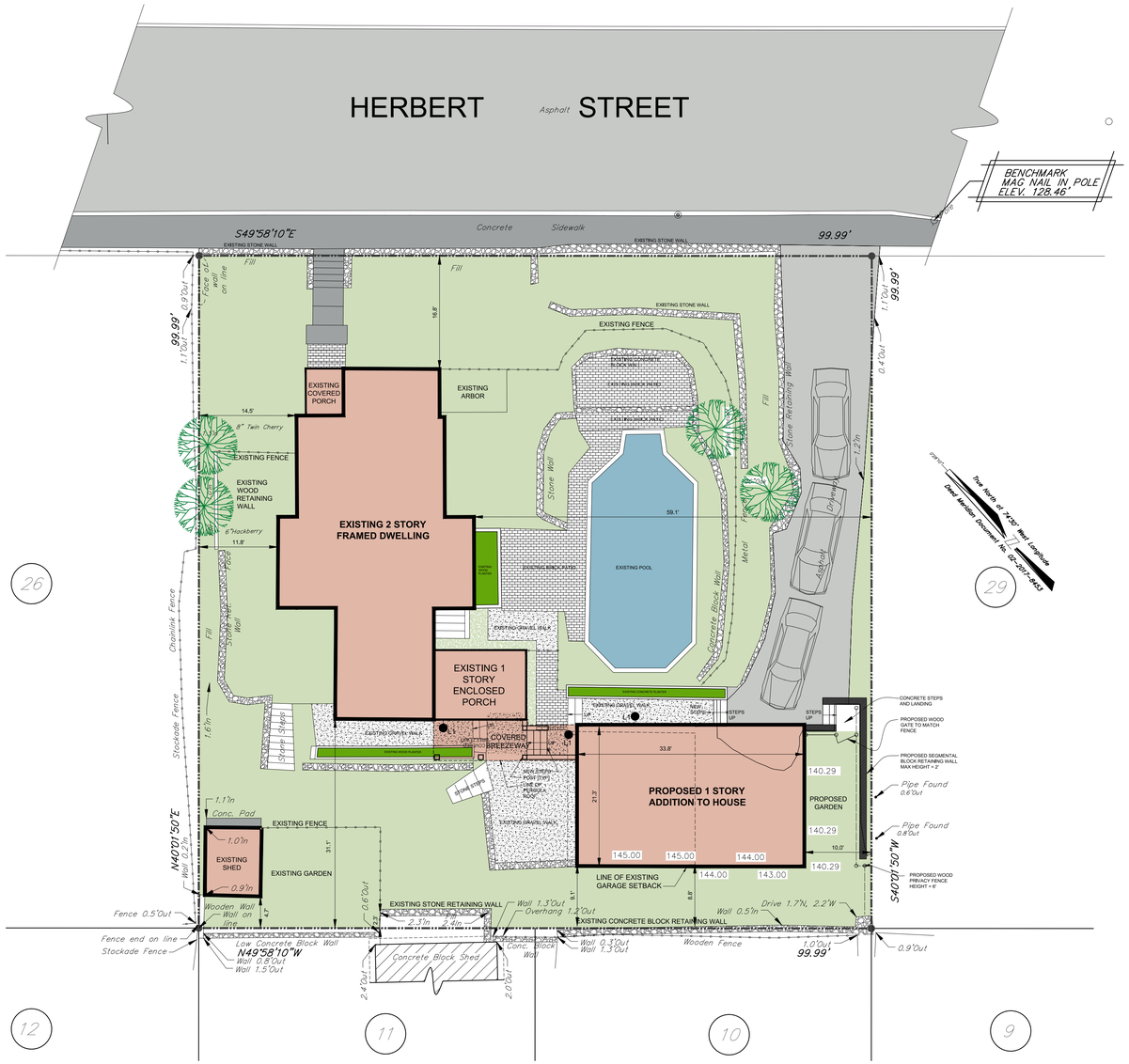
E. Off-street parking. A minimum of one off-street parking space shall be provided for each accessory apartment in addition to the off-street parking required for other uses existing on the lot.

F. Renewal inspections. Each accessory apartment shall be inspected by the Building Department every two years in order to determine whether the apartment remains in compliance with this section. Upon a satisfactory inspection report, the accessory apartment owner shall be reissued a certificate of occupancy. In the event that the inspection indicates that the apartment is no longer in compliance, the certificate of occupancy shall be revoked until the violations are cured.



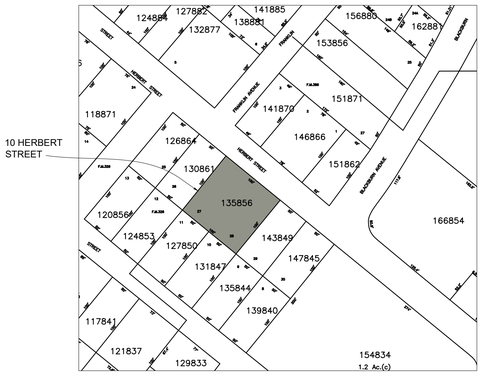
Stockade Privacy Fence

Scale: NTS



Site Plan

Scale: 1" = 10'



Location Plan

Not to Scale

Zoning Summary

Zoning District:	R1-5
Tax Map No.:	6054-30-135856
Lot Area:	9,998 square feet
Existing Building Footprint:	1,247 square feet
Total Proposed Residence Area:	3,191 square feet
Proposed Accessory Apartment :	650 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Single Family Residential
Proposed Use:	Single Family Residential with Accessory Apartment and Studio

Parking & Loading

Use & Parking Requirements	Proposed Area	Parking Requirement
Residential		
2 spaces for each dwelling unit +1 space for accessory apartment	1 dwelling unit + 1 accessory apartment	3 parking spaces
Total Required Parking Spaces		***3 Parking Spaces***
Total Existing Parking Spaces		**3 Parking Spaces**

Notes:

1. Apartment size. The minimum floor area for an accessory apartment within a detached single-family dwelling shall be 400 square feet. The maximum floor area shall be 650 square feet, but in no case shall the floor area of the apartment exceed 30% of the total floor area of the dwelling building in which it is located.

   The proposed Accessory Apartment area is 650 square feet. The total floor area of both floors of the dwelling is 3,191 square feet. The Accessory Apartment is approximately 20% of the total floor area of the dwelling building in which it is located. Therefore, the size of the accessory apartment complies with the maximum floor area and the maximum allowable percentage

2. Off-street parking. A minimum of one off-street parking space shall be provided for each accessory apartment in addition to the off-street parking required for other uses existing on the lot.

   The required parking is provided in the existing driveway.

3. The Zoning Board of Appeals granted a variance (#2021-05) to allow the addition to maintain the existing 8.8' rear yard setback that the existing garage currently has.

4. Note that exterior lighting fixtures located on the plans shall comply with the requirements of Section 223-14B, specifically:
   a. The type, location, and shading of such lighting shall prevent the spillover of light onto any adjacent residential or multifamily property or direct glare onto any public sidewalk or street.
   b. Such lighting shall use full cutoff fixtures that do not emit light above the horizontal plane into the night sky, except for lighting for short-term events or holidays, flagpole lighting, decorative light sources under 600 lumens, public parks and other public specialty lighting, as determined by the Building Inspector.
   c. Color temperatures should be in the range of 2,400 to 4,000 Kelvin degrees.
   d. The color rendering index should be in the range of 80 to 100.
   e. Adaptive controls, such as dimmers, timers, and motion sensor shut-off lighting, should be used whenever appropriate.

5. The granting of this application has no effect or impact upon the existing encroachment of the Applicant's driveway onto the neighbors' parcel to the east, or the stone retaining wall system at the rear of the parcel that encroaches between the parcels and shall not be construed as authorization to permit any such encroachment to remain or as a directive for its removal.

Index of Drawings

Sheet 1 of 4	Site Plan
Sheet 2 of 4	Existing Conditions & Demolition Plan
Sheet 3 of 4	Building Plan and Elevations
Sheet 4 of 4	Grading and Utility Plan

Special Use Permit - Accessory Apartment

Sheet 1 of 4 - Site Plan

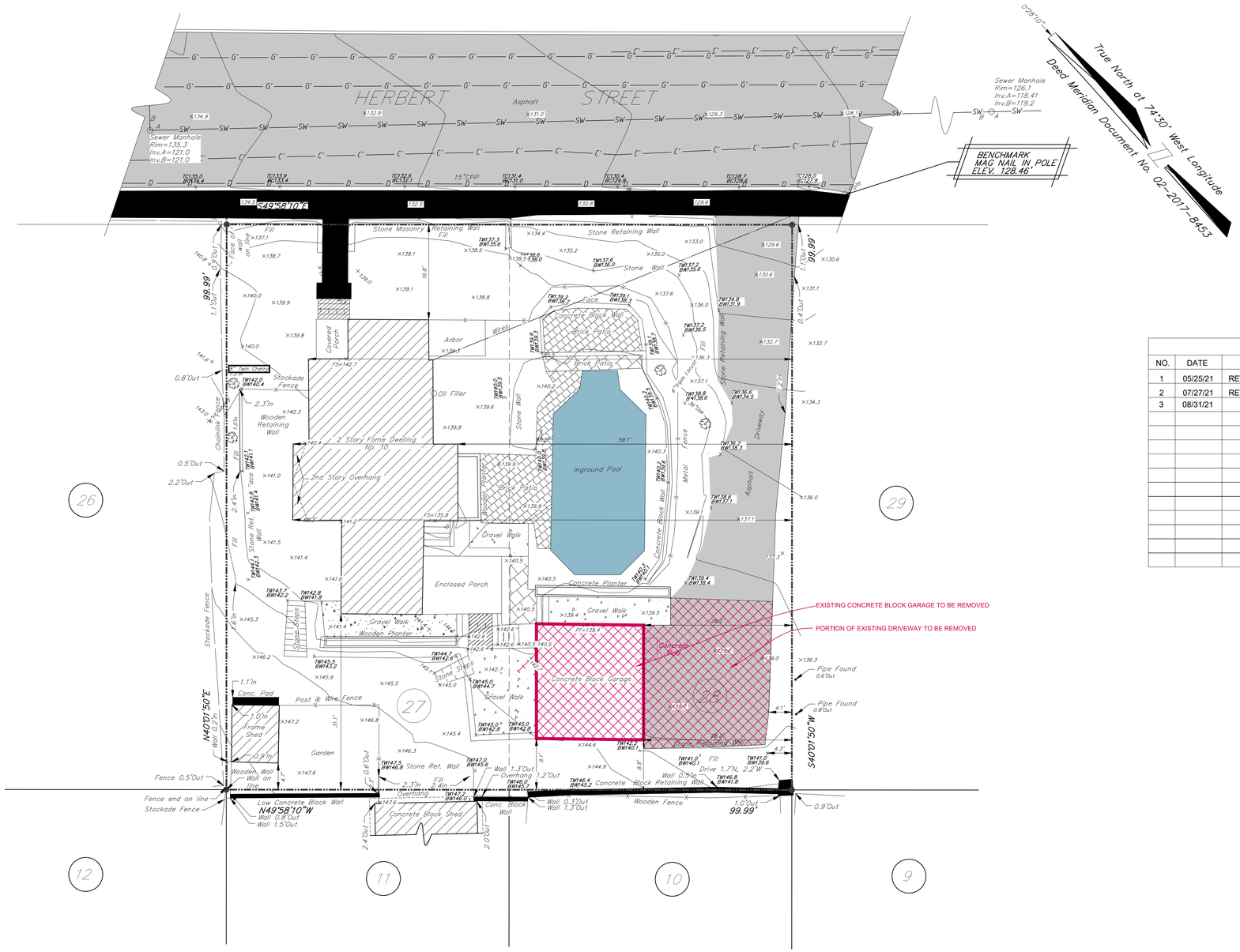
Owner:
Katharine Baker & Gamble Staempfli
10 Herbert Street
Beacon, NY 12508

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

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

10 Herbert Street

Beacon, New York
Scale: As Noted
March 16, 2021



REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/25/21	REVISE PER PLANNING BOARD COMMENTS	AJS
2	07/27/21	REVISE PER PLANNING BOARD COMMENTS	AJS
3	08/31/21	NO CHANGE	AJS

Existing Conditions & Demolition Plan

Scale: 1" = 10'

Special Use Permit - Accessory Apartment

Sheet 2 of 4 - Existing Conditions & Demolition Plan

Owner:
Katharine Baker & Gamble Staempfli
10 Herbert Street
Beacon, NY 12508

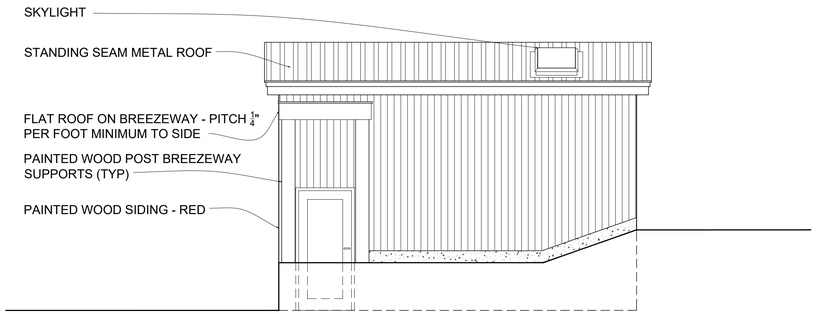
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

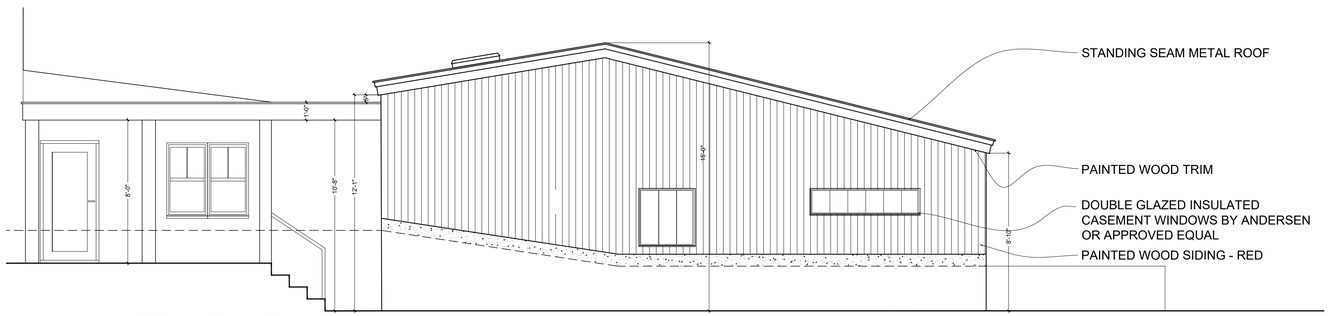
10 Herbert Street

Beacon, New York
Scale: As Noted
March 16, 2021

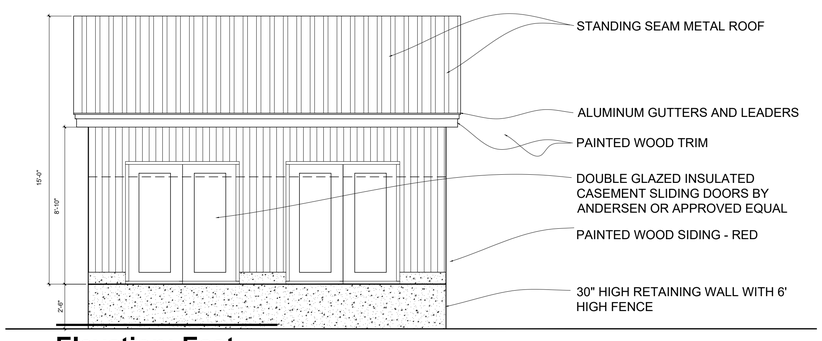
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/25/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	07/27/21	REVISE PER PLANNING BOARD COMMENTS	AJS
3	08/31/21	REVISE PER PLANNING BOARD COMMENTS	AJS



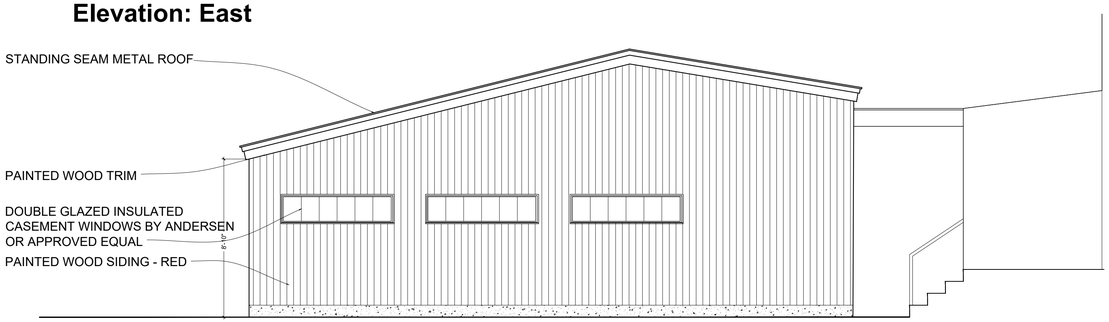
Elevation: West



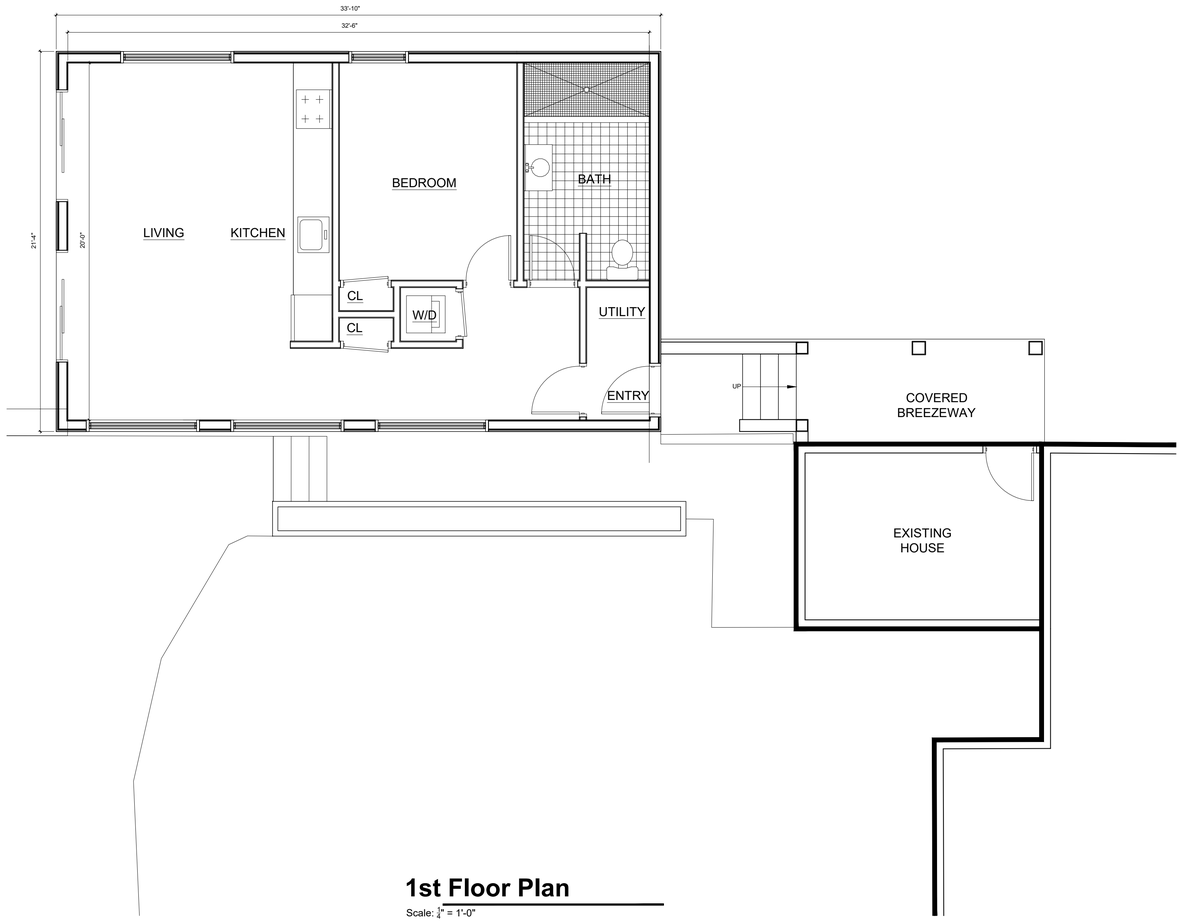
Elevation: South



Elevation: East



Elevation: North



1st Floor Plan

Scale: 1/4" = 1'-0"

Special Use Permit - Accessory Apartment

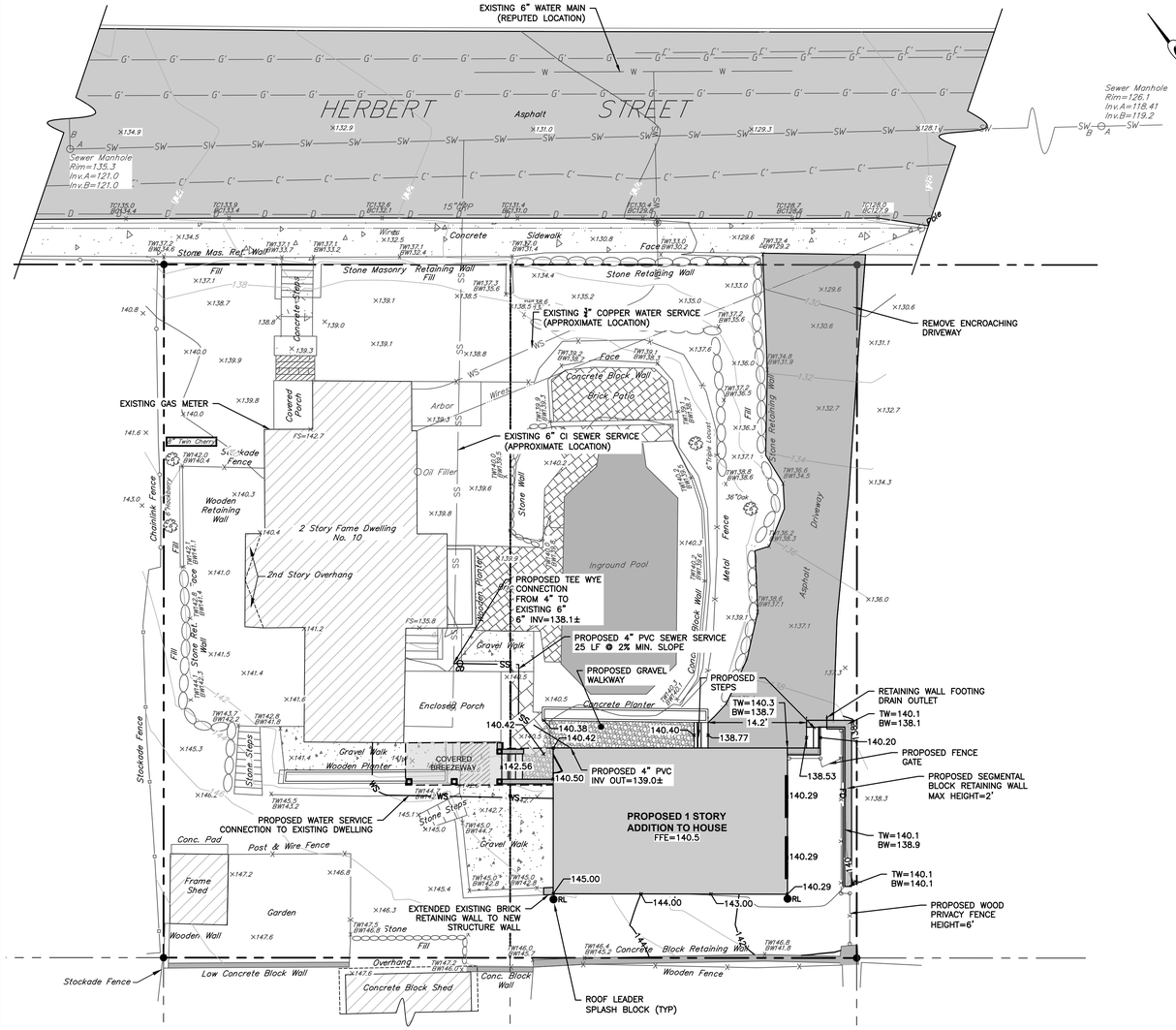
Sheet 3 of 4 - Building Plans

Owner:
Katharine Baker & Gamble Staempfli
10 Herbert Street
Beacon, NY 12508

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

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

10 Herbert Street
Beacon, New York
Scale: As Noted
March 16, 2021



GRADING & UTILITY PLAN
SCALE: 1" = 10'

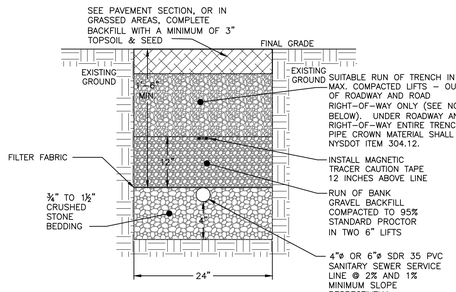
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- Pole EXISTING UTILITY POLE
- SW EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- D EXISTING STORM WATER LINE
- PROPOSED SET BACK LINE
- PROPOSED PROPERTY LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- SS PROPOSED SEWER SERVICE LINE
- CO PROPOSED SEWER CLEAN OUT
- RL PROPOSED ROOF LEADER
- WS PROPOSED WATER SERVICE LINE



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

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

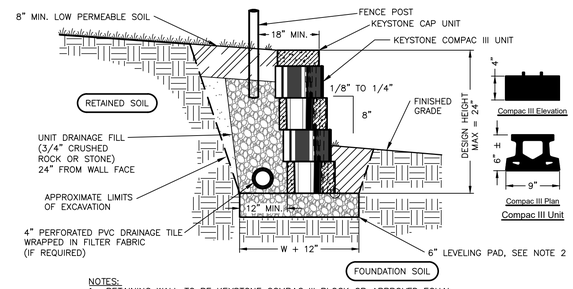
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

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

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

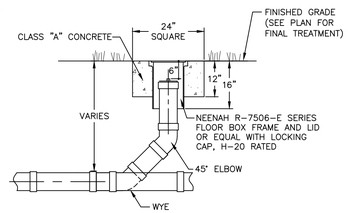
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. RETAINING WALL TO BE KEYSTONE COMPAC III BLOCK OR APPROVED EQUAL INSTALLED IN THE NEAR VERTICAL CONFIGURATION.
2. THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2,000 PSI± UNREINFORCED CONCRETE

SEGMENTAL BLOCK GRAVITY RETAINING WALL DETAIL
SCALE: NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE

PROJECT INFORMATION:	
PARCEL OWNER:	KATHERINE BAKER & GAMBLE STAEMPFLI; 10 HERBERT STREET BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C.; 174 MAIN STREET, BEACON, NY 12508
PROJECT ARCHITECT:	ARYEH SIEGEL, ARCHITECT; 84 MASON CIRCLE, BEACON, NY 12508
PARCEL LOCATION:	10 HERBERT STREET BEACON, NY 12508
TAX PARCEL ID:	6054-30-135856
PARCEL AREA:	±0.23-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

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

UTILITY NOTES:
1. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS AND DEPTHS.
2. THE DEPTH OF THE EXISTING STORMWATER, SEWER AND WATER LINES WITH PROPOSED CONNECTIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION OF THE STORMWATER SYSTEM TO VERIFY THAT THERE WILL NOT BE CONFLICTS WITH CROSSINGS OR CONNECTIONS.

SITE SPECIFIC NOTES:
1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED PROJECT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE FROM THE ADDITION TO THE EXISTING DWELLING SHALL BE 3/4"ø K-COPPER.
6. THE EXISTING WATER & SEWER SERVICES SHALL REMAIN..
7. THE SEWER SERVICE LINE FROM THE ADDITION TO THE EXISTING DWELLING SERVICE SHALL BE 4"ø SCH-40 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
8. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN, IF NECESSARY.
9. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
10. EXISTING DRIVEWAY SHALL REMAIN.
11. THE CITY OF BEACON BUILDING DEPARTMENT SHALL BE PROVIDED ACCESS TO VERIFY THE LOCATION OF THE EXISTING ROOF LEADERS AND SUMP PUMPS AND THE AREA THEY DRAIN TO.

EROSION AND SEDIMENT CONTROL NOTES
1. DUE TO THE SMALL SIZE OF THE DISTURB AND THE SURROUNDING RETAINING WALLS, NO SPECIFIC EROSION AND SEDIMENT CONTROL HAVE BEEN SPECIFIED ON THIS PLAN. DURING THE COURSE OF CONSTRUCTION IF EROSION BEGINS TO OCCUR, THE CONTRACTOR SHALL INSTALL SILT FENCE IN LOCATIONS TO PREVENT THE TRANSPORT OF SILT OR SEDIMENT.
2. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
3. THE SITE, ADJACENT AREAS, AND NEARBY CATCH BASINS SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.
4. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
5. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE CITY MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE CITY SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
9. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
10. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE ENGINEER SUPERVISING CONSTRUCTION.

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: ESR			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/27/21	PER PB COMMENTS	ESR				

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STATE OF NEW YORK MICHAEL A. BERGMAN 084466 LICENSED PROFESSIONAL ENGINEER

SEAL

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

GRADING & UTILITY PLAN

BAKER & STAEMPFLI

10 HERBERT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-30-135856

JOB #:	2021:019
DATE:	05/25/21
SCALE:	1" = 10'
TITLE:	GU-1
SHEET:	4 OF 4

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

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 8, 2021

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

RE: 10 Herbert Street – Apartment
Tax No. 6054-30-135856
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above application:

- Correspondence dated August 31, 2021, from Aryeh Siegel, Architect.
- Plans titled "Special Use Permit – Accessory Apartment – 10 Herbert Street" and consisting of 4 sheets, with the latest revision date of August 31, 2021, as prepared by Aryeh Seigel, Architect and Hudson Land Design.

The proposed project is located in the R1-5 Zone and entails the proposed construction of an accessory apartment structure at 10 Herbert Street. Based on our review of the above submitted plans our previous engineering comments have been addressed.

It is our recommendation that the plans be signed by the Chairman once the applicant has paid all outstanding bills and/or fees and addressed any outstanding comments from the City Planner and/or Planning Board Attorney. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,
LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2021
Re: **10 Herbert Street, Accessory Apartment Special Permit and Site Plan**

I have reviewed an August 31, 2021 response letter from Aryeh Siegel and 4-sheet Special Permit set with sheets 1-3 dated August 31, 2021 and Sheet 4 dated July 27, 2021.

Proposal

The applicant is proposing to replace an existing rear-yard garage with a one-story attached building for a one-bedroom accessory apartment. The 9,998 square foot parcel is in the R1-5 district.

Comments and Recommendations

1. The percentage of the proposed accessory apartment as compared to the total floor area of the dwelling should be consistent in the Zoning Regulation Table and in Zoning Summary Note 1.

2. All my other previous comments have been addressed.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

GRANTING A SPECIAL PERMIT AND
SITE PLAN APPROVAL FOR
10 HERBERT STREET

Parcel ID# 6054-30-135856

WHEREAS, the Beacon Planning Board received an application for a Special Permit and Site Plan Approval from Katharine Baker & Gamble Staempfli (the "Applicants"), to replace an existing rear-yard garage with a one-story attached accessory apartment (650 square feet) (the "Proposed Action" or "Project") on a 0.23-acre parcel of property located at 10 Herbert Street in the R1-5 One-Family Residence Zoning District, and designated on the City tax map as Parcel ID# 6054-30-135856 (the "Property"); and

WHEREAS, the Planning Board is the approval authority for the Special Permit for an accessory apartment pursuant to City of Beacon Zoning Code § 223-17; and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to City of Beacon Zoning Code § 223-25; and

WHEREAS, the application consists of application materials, correspondence, and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Site Plan is shown on the following plan set titled "Special Use Permit – Accessory Apartment 10 Herbert Street", prepared by Aryeh Siegel, Architect and Hudson Land Design Professional Engineering, P.C., consisting of four (4) sheets dated March 16, 2021, last revised August 31, 2021:

Sheet	Title
1 of 4	*Site Plan*
2 of 4	*Existing Conditions & Demolition Plan*
3 of 4	*Building Plan and Elevations*
4 of 4	*Grading and Utility Plan*; and

WHEREAS, the Proposed Action is a Type II Action, pursuant to 6 NYCRR 617.5(c)(12) of the New York State Environmental Quality Review Act ("SEQRA") requiring no further environmental review; and

WHEREAS, on July 20, 2021, the City of Beacon Zoning Board of Appeals granted a variance from Zoning Code §223-17.E to construct an addition 8.8 feet from the rear lot line where a setback of 20 feet is required; and

WHEREAS, on August 10, 2021, the Planning Board opened a duly noticed public hearing on the Special Permit and Site Plan applications, at which times all interested parties were given the opportunity to be heard and the public hearing was closed on August 10, 2021; and

WHEREAS, the Planning Board has reviewed the application for approval of a Special Permit to allow for an accessory apartment and compared the application against the standards set forth in the City of Beacon Zoning Code §§ 223-18.B and 223-24.1; and

WHEREAS, the Planning Board has reviewed the application for approval of a Site Plan and considered the standards as set forth in the City of Beacon Zoning Code § 223-25.E; and

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

NOW, THEREFORE, BE IT RESOLVED, that upon review of the Special Permit application to allow an accessory apartment, the Planning Board hereby finds pursuant to Sections 223-18.B and 223-24.1 of the City of Beacon Zoning Code:

1. The location and size of the use, the nature, hours and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the site and the existing adjacent permitted uses.

2. The location, nature and height of the buildings, and the nature and extent of the landscaping on the site are such that the use will not conflict with the existing permitted uses on adjacent lots and will not hinder or discourage the appropriate development use of adjacent land and buildings. The proposed accessory apartment use is compatible with the surrounding residential uses in the neighborhood.

3. Operations in connection with the accessory apartment will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.

4. Parking areas will be of adequate size for the particular use and properly located and suitably screened from the adjoining residential uses, the entrance and exit drives are laid out in a manner that achieves maximum safety, and uses will not cause unreasonable traffic congestion or create a traffic hazard.

5. The accessory apartment is connected to an owner-occupied single-family residence and is the only accessory apartment on the lot.

6. The owner of the single-family lot upon which the accessory apartment is located shall occupy at least one of the dwelling units.

7. The minimum floor area for an accessory apartment located in an accessory building shall be 400 square feet. The maximum floor area shall be 650 square feet, but in no case shall the floor area of the apartment exceed 30% of the total floor area of the dwelling building in which it is located. The proposed accessory apartment is 650 square feet, or approximately 22% of the total floor area of the dwelling building.

8. The site provides for three (3) parking spaces meeting the requirement for the site with the added accessory apartment.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Special Permit and Site Plan Approvals to replace an existing rear-yard garage with a one-story attached accessory apartment (650 square feet) as shown on the application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

A. Prior to signing of the Site Plan Drawings by the Planning Board Chairman, the following conditions shall be fulfilled:

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

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

When the conditions above have been satisfied, six (6) sets of the above referenced plans revised as per the conditions above shall be submitted for endorsement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.

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

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

2. A copy of this Resolution shall be attached to the Certificate of Occupancy.

3. The accessory apartment shall be inspected by the Building Department every two years in order to determine whether the apartment remains in compliance with § 223-24.1 of the City of Beacon Zoning Code. Upon a satisfactory

inspection report, the accessory apartment owner shall be reissued a certificate of occupancy. In the event that the inspection indicates that the apartment is no longer in compliance, the certificate of occupancy shall be revoked until the violations are cured.

4. The Building Inspector may revoke this Special Permit Approval where it is found that the use of the premises does not conform to the limitations and conditions contained in the Special Permit Approval.

5. The accessory apartment shall not be used for short term rentals unless a short term rental permit is obtained pursuant to Section 223-26.5 of the City Code.

6. In accordance with Section 223-18.F(1) of the Zoning Law, this Special Permit Approval authorizes only the particular use specified in the permit and shall expire if:
   a. A bona fide application for a Building Permit is not filed within one (1) year of the issuances of this Special Permit Approval; or

   b. If all required improvements are not made within two (2) years from the date of issuance of the Building Permit; or

   c. If said use ceases for more than six (6) months for any reason.

7. In accordance with Section 223-18.F(2) of the Zoning Law, the Planning Board may grant one (1) or more extensions of up to six (6) months each, to (a) complete the conditions of approval for the special permit use, upon a finding that the applicant is working toward completion of such conditions with due diligence and has offered a reasonable explanation of its inability to complete such improvements and file a bona fide application for a building permit, and (b) to complete construction of the improvements, upon a finding that the Applicant is prosecuting construction with due diligence and has offered a reasonable explanation of its inability to complete the Project. The Planning Board may impose such conditions as it deems appropriate upon the grant of any extension. The granting of an extension of time shall not require a public hearing.

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

9. As used herein, the term "Applicants" shall include the Applicants and the Applicants' heirs, successors and assigns, and where applicable their contractors and employees.

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

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

12. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis, further project review and/or a public hearing, as it may deem appropriate.

Resolution Adopted: September 14, 2021
Beacon, New York

_____ _____, 2021
John Gunn, Chairman Dated
City of Beacon Planning Board

Motion by _____, seconded by _____:

Kevin Byrne	Voting:	Len Warner	Voting:
J.C. Calderon	Voting:	Randall Williams	Voting:
Karen Quiana	Voting:	John Gunn, Chairman	Voting:
Jill Reynolds	Voting:		

Resolution:

City of Beacon Planning Board Agenda
09/14/2021

Title:

Continue review of application for Subdivision Approval, two residential lots, 32 North Cedar Street, submitted by MLM Property Management, LLC

ATTACHMENTS

Planner Review Letter.pdf

32 North Cedar Street Subdivision Approval Resolution (4837-5638-7834.2).docx

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2021
Re: **32 North Cedar Street Subdivision**

No new plans were submitted this month, so I will repeat the comments from my August 5, 2021 memo to the Planning Board on a 3-sheet Subdivision Plan set, dated July 27, 2021.

Proposal

The applicant is proposing to subdivide a 0.33-arcre parcel with one existing house into two lots for the construction of an additional house. Parcel 1 would have 6,250 square feet and Parcel 2 would contain 8,200 square feet. The parcel is in the R1-5 zoning district.

Comments and Recommendations

1. The proposed red maple shown near the corner should be planted at least 25 feet from the intersection and the hedge removed or trimmed to be consistent with 223-13 I, Visibility at intersections.

2. I suggest one or two additional canopy trees be planted along Oak Street. Street trees near the curb line provide shade for the street, help to slow traffic, and have a wide variety of other environmental benefits.

3. All my other previous comments have been addressed.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Daniel G. Koehler, P.E., Project Engineer

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVALS FOR
32 NORTH CEDAR STREET

Parcel ID#5954-28-978920

WHEREAS, the Beacon Planning Board received applications for Preliminary and Final Subdivision Plat Approvals from Hudson Land Design, on behalf of the applicant MLM Property Management, LLC, (the "Applicant") for a 2-lot residential subdivision (the "Project" or "Proposed Action") on an 0.33-acre parcel located at 32 North Cedar Street and designated on the Tax Map of the City of Beacon as Parcel ID# 5954-28-978920 in the R1-5 One-Family Residence ("R1-5") Zoning District (the "Property"); and

WHEREAS, the Applicant is proposing to subdivide an 0.33-acre parcel with one existing house into two lots for the construction of an additional single-family house; and

WHEREAS, Proposed Lot 1 would consist of approximately 6,250 square feet and Proposed Lot 2 would consist of approximately 8,200 square feet; and

WHEREAS, the Planning Board is the approval authority for the Subdivision pursuant to City of Beacon Code §195-2; and

WHEREAS, the application consists of application forms, correspondence, Short Environmental Assessment Form ("SEAF"), Infiltration and Inflow Investigation Report and professional studies and reports submitted to the Planning Board; and

WHEREAS, the subdivision is shown on the drawings, entitled "32 N. Cedar Street Subdivision," Sheets 1-3, dated June 29, 2021, last revised July 27, 2021, as prepared by Hudson Land Design, as follows:

Sheet	Title
1 of 3	*Preliminary Subdivision Plat*
2 of 3	*Preliminary Subdivision Plan*
3 of 3	*Construction Details*; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board reviewed the application at its meetings on July 13, 2021, August 10, 2021 and September 14, 2021; and

WHEREAS, on August 10, 2021 the Planning Board, as Lead Agency, adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the EAF and all associated materials prepared in connection with the Proposed Action and finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on August 10, 2021, the Planning Board opened and closed the duly noticed public hearing on the application for Subdivision Approval, at which time all those interested were given an opportunity to be heard; and

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

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants Preliminary Subdivision Plat Approval for the Project, as shown on the application materials enumerated above.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds that the Final Subdivision Plat will not be substantively changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision Plat Approval to the Project, as shown on the application materials enumerated above, subject to the following conditions and modifications set forth below and any other requirements which must be met by law:

A. The following conditions shall be fulfilled prior to the signing of the Final Subdivision Plat by the Chairman of the Planning Board:

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Planner's letter to the Planning Board dated September 9, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

4. All existing and proposed easements, as applicable, shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements, declarations of restrictive covenants or other appropriate

documents corresponding with the easements and notes shown on the Final Subdivision Plat shall be prepared, as applicable, and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, with a copy of the recorded documents submitted to the City Clerk for filing.

When the conditions above have been satisfied, six (6) sets of the above referenced plans revised as per the conditions above shall be submitted for endorsement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.

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

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee for the new lot as prescribed under Section 195-25.A(4) of the City Code. The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.

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

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

4. As used herein, the term "Applicant" shall include MLM Property Management, LLC, and its heirs, successors and assigns.

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

6. The approvals granted by this Resolution do not supersede the authority of any other entity.

7. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's Environmental Assessment Form. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this Resolution may be inconsistent with the EAF, the terms of this Resolution shall be controlling.

8. Conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

9. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this Resolution and proof of recording of the easement documents described above.

10. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this Resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis and/or further project review, as the Board may deem appropriate.

11. Approval of this Resolution does not constitute any endorsement, approval or authorization of any kind for existing or future encroachments onto the Property.

Resolution Adopted: September 14, 2021
Beacon, New York

_____ _____, 2021
John Gunn, Chairman Date
City of Beacon Planning Board

Motion by _____, seconded by _____:

Preliminary & Final Subdivision Approvals
32 North Cedar Street

Kevin Byrne	Voting	Leonard Warner	Voting
J.C. Calderon	Voting	J. Randall Williams	Voting
Karen Quiana	Voting	John Gunn, Chairman	Voting
Jill Reynolds	Voting		

Resolution:

City of Beacon Planning Board Agenda
09/14/2021

Title:

Continue review of elevations for Certificate of Appropriateness related to Special Use Permit and Site Plan Approval, 416-420 Main Street, mixed-use commercial, office & residential development, submitted by 416 Main Street, LLC & 420 Main Street, LLC (d/b/a 420 Main St., LLC)

ATTACHMENTS

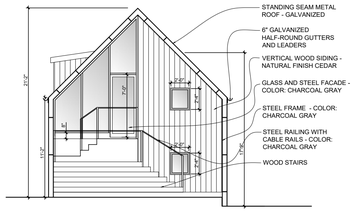
416-420 Main Street Sheet 4 Floor Plans.pdf

416-420 Main Street Sheet 5 Building Elevations and Views.pdf

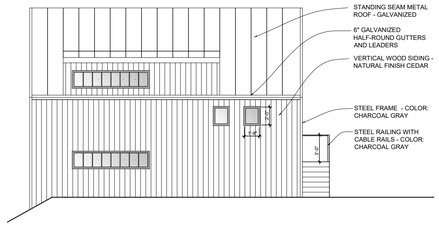
416-420 Main Street Cover Letter.pdf

Planner Review Letter.pdf

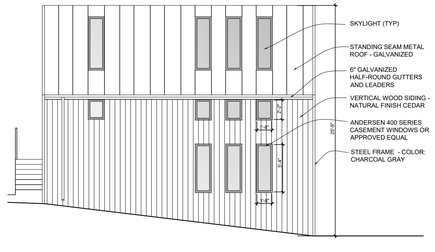
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS
6	09/28/20	NO CHANGE	AJS
7	01/06/21	REVISED PER CITY COUNCIL COMMENTS	AJS
8	01/28/21	REVISED PER CITY COUNCIL COMMENTS	AJS
9	03/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS
10	04/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
11	07/27/21	REVISED PER ARB COMMENTS	AJS
12	08/31/21	REVISED PER ARB COMMENTS	AJS



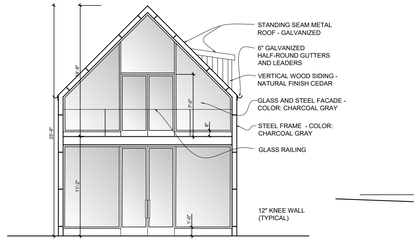
North



East

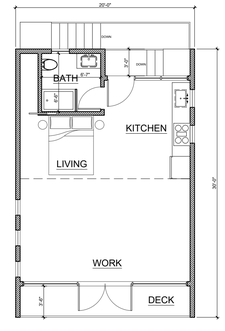


West

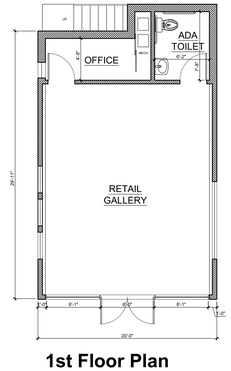


South

Live/Work Space Elevations

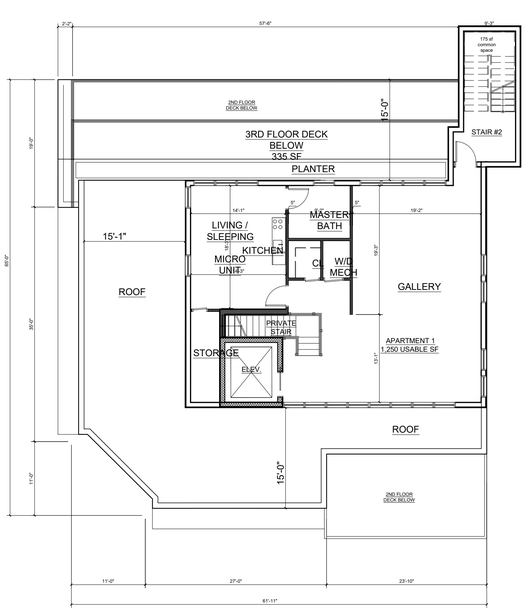


2nd Floor Plan

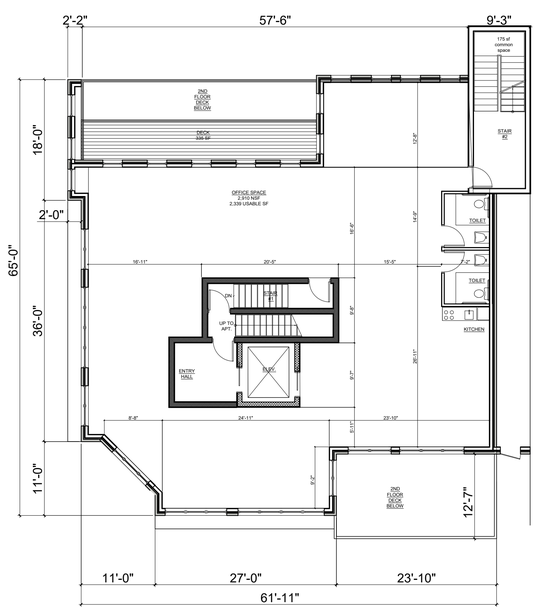


1st Floor Plan

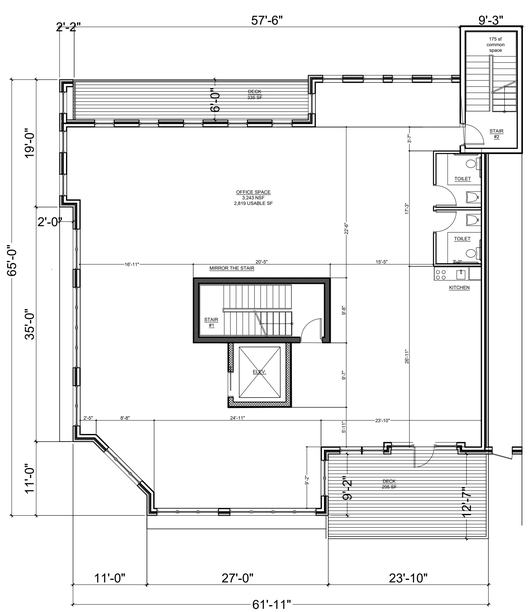
Live/Work Space Floor Plans



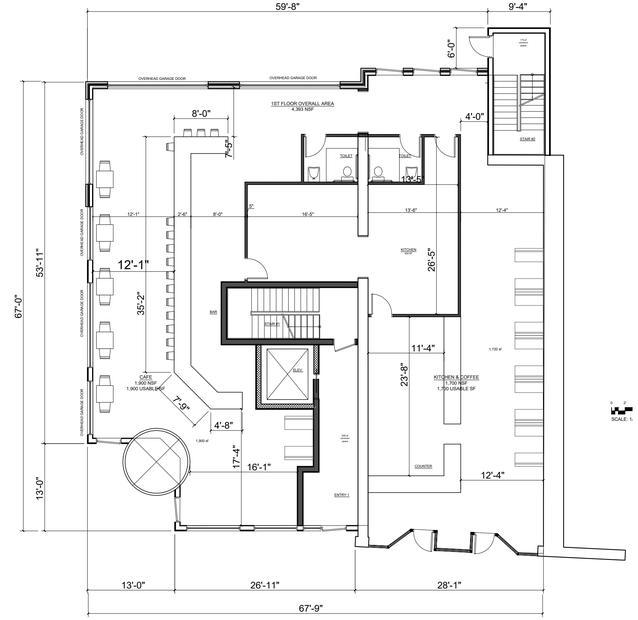
4th Floor Plan



3rd Floor Plan



2nd Floor Plan



1st Floor Plan

Main Building Floor Plans

Site Plan Application

Sheet 4 of 11 - Building Plans

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

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

416-420 Main Street
Beacon, New York
Scale: $^{3}/_{32}$" = 1'-0"
April 28, 2019

ROOF:
GREENHOUSE ENCLOSURE.
COLOR: COPPER GREEN

CORNICE:
PAINTED AZEK TRIM AND
PAINTED STEEL CORBELS.
COLOR: DARK GRAY

WINDOWS:
CASEMENT WINDOWS BY
ANDERSEN OR APPROVED
EQUAL. COLOR: BLACK

SIDING:
CORTEN STEEL PANELS

GLEN GARY 56DD BRICK
AT EXTERIOR WALLS

CANOPY:
SHEET METAL & GLASS.
COLOR: COPPER GREEN

STOREFRONTS:
ALUMINUM & GLASS.
COLOR: MOSS GREEN



Elevation: Main Street

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

ROOF:
GREENHOUSE ENCLOSURE.
COLOR: COPPER GREEN

CORNICE:
PAINTED AZEK TRIM AND
PAINTED STEEL CORBELS.
COLOR: DARK GRAY

WINDOWS:
CASEMENT WINDOWS BY
ANDERSEN OR APPROVED
EQUAL. COLOR: BLACK

SIDING:
CORTEN STEEL PANELS

GLEN GARY 56DD BRICK
AT EXTERIOR WALLS

RAILINGS:
CABLE RAILINGS AND
POSTS - BRUSHED
STAINLESS FINISH

CANOPY:
SHEET METAL & GLASS.
COLOR: COPPER GREEN

STOREFRONTS:
ALUMINUM & GLASS.
COLOR: MOSS GREEN



Elevation: Rear

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

ROOF:
GREENHOUSE ENCLOSURE.
COLOR: COPPER GREEN

CORNICE:
PAINTED AZEK TRIM AND
PAINTED STEEL CORBELS.
COLOR: DARK GRAY

WINDOWS:
CASEMENT WINDOWS BY
ANDERSEN OR APPROVED
EQUAL. COLOR: BLACK

SIDING:
CORTEN STEEL PANELS

GLEN GARY 56DD BRICK
AT EXTERIOR WALLS

CANOPY:
SHEET METAL & GLASS.
COLOR: COPPER GREEN



Elevation: Schenck Avenue

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
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12	08/31/21	REVISED PER ARB COMMENTS	AJS



Live Work - View from Schenck Avenue



Live Work - Garden View

NOTE: THE KNEE WALL IS 8" HIGH AT GLAZED LIVE-WORK BUILDING FACADES



Main Building: View from Schenck Avenue at Rear



Main Building: View from Main Street



Main Building: View from Across Main Street

NOTE: RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE PROPOSED BUILDING DESIGN TO AID IN REVIEWING THE PROPOSED DESIGN OF THE BUILDINGS ONLY; AND ARE NOT INTENDED AS DETAILED REPRESENTATIONS OF SITE CONDITIONS. NOTE THAT THE LABELED LIVE WORK BUILDING IMAGES REPRESENT THE DESIGN INTENT FOR THE LIVE WORK BUILDING. MAIN BUILDING RENDERINGS MAY NOT REFLECT THE LATEST DESIGN FOR THE LIVE WORK BUILDING



Main Building: View from Corner

Site Plan Application

Sheet 5 of 11 - Building Elevations & Renderings

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

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

416-420 Main Street
Beacon, New York
Scale: $\frac{1}{16}$" = 1'-0"
April 28, 2019

ARYEH SIEGEL
ARCHITECT

Etha Grogan
Planning Board Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 416-420 Main Street
Architectural Review Board for Artist Live Work Building

August 31, 2021

Dear Etha,

This submittal is for the Architectural Review Board's review of the proposed Artist Live Work Building only. The main building was previously approved. The Applicant would like to be on the August Planning Board agenda for this review.

The revisions include changing the window proportions to vertical. Creating an 12" knee wall below the glazed areas so that they are not fully glazed, and adding gutters and an eave to the roof edges.

Note that Dave Buckley determined that a 12" knee wall at the lower level is adequate to create a wall that is not "all glass".

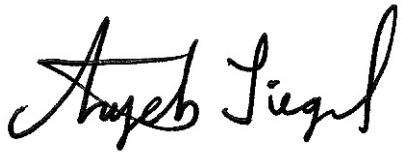
Please forward a copy of the enclosed to John Clarke. John Russo doesn't need to review this submission since it's only ARB.

Please find enclosed:

- (5) sets of Sheet 4 – Building Plans, and Sheet 5 – Building Elevations and Views
- CD-ROM

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2021
Re: **416-420 Main Street Architectural Review**

I have reviewed the August 31, 2021 cover letter from Aryeh Siegel and revised sheets 4 and 5, dated August 31, 2021, from a previous 11-sheet Site Plan set by Aryeh Siegel and Hudson Land Design.

Proposal

The applicant is proposing to construct a 4-story, mixed-use building with 11,715 square feet on the front portion of the parcel in the Central Main Street (CMS) district and a 1,320 square foot live/work building on the rear portion of the parcel in the Transitional (T) district. The entire 0.245-acre site is also in the Historic District and Landmark Overlay (HDLO) zone.

Comments and Recommendations

The Site Plan was previously approved, but a Certificate of Appropriateness is needed for the rear live/work structure. The live/work building is new construction in the HDLO district, so it must be consistent with the design standards in Section 134-7.

1. All-glass walls are not permitted. Knee walls at least 18 inches high or panels below the windows on both floors were suggested as options to bring the building into compliance with the all-glass prohibition. The applicant has proposed a one-foot knee wall on otherwise all-glass walls for the first floor only.

2. All my other previous comments have been addressed.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect

City of Beacon Planning Board Agenda
09/14/2021

Title:

Continue review of application for Site Plan Approval, three-story mixed-use residential and commercial development, 364 Main Street, submitted by O'Donnell Construction Corp.

ATTACHMENTS

364 Main Street Site Plan Lot Merger Cover Letter.pdf

364 Main Street Exhibit A - Engineer Response Comment Letter.pdf

364 Main Street Exhibit B - Subdivision Application.pdf

364 Main Street Exhibit C - Traffic and Parking Study.pdf

364 Main Street Site Plan.pdf

Planner Review Letter.pdf

Traffic Engineer Review Letter.pdf

Engineer Review Letter.pdf

CUDDY +FEDER LLP

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

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

August 31, 2021

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

Re: Supplemental Submission – Application for Site Plan Approval & Lot Merger Approval
Commercial and Multi-Family Residential Mixed-Use Development
Premises: 364 Main Street & Eliza Street, Beacon, New York
Tax Parcel IDs: (6054-29-006819 & 6054-29-004836)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of O'Donnell Construction Corp. (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of the Applicant's pending Application for Site Plan Approval, which has now been updated to include the Applicant's proposal to remove the existing lot line between the two (2) lots, merging the lots into one (1) resultant lot (collectively the "Applications").

Since we last appeared before your Board on August 10, 2021, the Applicant has further refined the Site Plans and the building program in response to the comments from the Planning Board and its consultants.

REFINED BUILDING PROGRAM:

As is more fully detailed in the enclosed updated Site Plans , the Applicant updated the details on the Site Plans, including the following updates:

- The commercial area of Project will be comprised of 6,674 sq. ft., and so the parking calculations were adjusted on the site plans and in the traffic study to properly (and consistently) reflect the total proposed off-street parking;
- The total off-street parking that is proposed for the Project has been reduced to 40 total spaces, where 34 spaces are required, providing a surplus of six (6) spaces;
- Additional landscape area was added to the site plan, which increases the landscaped area of the merged Premises to 3,911 sq. ft., and for the benefit of the Board, the Applicant looks

forward to submitting a formal landscaping plan to be prepared by Debra Adamsons in a forthcoming submission;

- Masonry arches were added that increase the frontage to 97.7' or 87.2%;
- The sidewalk clearance was updated to meet the Zoning Code requirements for 8' of clearance;
- Egress onto Main Street from the northwest side of the building in the location of the existing drive-through and exit onto Main Street is proposed to be restricted to right-turns only; and
- The lighting plan was updated.

In support of this supplemental submission, we respectfully submit copies of the revised site plans and renderings entitled "364 Main Street", prepared by Day & Stokosa Engineering P.C. and Aryeh Siegel, Architect, dated April 2, 2021, last revised August 27, 2021 (unless otherwise noted), numbered and titled as follows:

- Sheet 1 of 11 – Cover Sheet (CS.1);[1]
- Sheet 2 of 11 – Existing Conditions (EC.1);
- Sheet 3 of 11 – Site Plan (SP.1);
- Sheet 4 of 11 – Landscaping Plan (LP.1);
- Sheet 5 of 11 – Lighting Plan (LP.2);
- Sheet 6 of 11 – Construction Details (CD.1);
- Sheet 7 of 11 – Constructions Details (CD.2);
- Sheet 8 of 11 – Erosion and Sediment Control Plan (ESC.1);
- Sheet 9 of 11 – Erosion and Sediment Control Details (ESC.2);
- Sheet 10 of 11 – Building Plans (dated May 25, 2021, revised July 27, 2021); and
- Sheet 11 of 11 – Building Elevations (dated May 25, 2021, revised July 27, 2021).[2]

PROCEDURAL UPDATE – SUBDIVISION APPLICATION FORM FOR PROPOSED LOT LINE REMOVAL TO MERGE LOTS:

As noted above, the Applicant updated the enclosed Site Plans to incorporate the Applicant's request to remove the existing lot lines between the Eliza Street Lot and the Main Street Lot, which

[1] Note: The Site Plan set is being renumbered. They currently show Sheets 1-9.

[2] Note: At this time, the Applicant's Architect is updating the building elevations (Sheet 10 and Sheet 11), which will be presented at the September 14th meeting and included in our forthcoming submission for review by the Board's consultants in advance of the Planning Board's Ocotber meeting Agenda.

will merge the existing two (2) lots into one (1) resultant lot. *See* **Exhibit A** – Subdivision Lot Merger Application Form. Because the City treats lot line removals as subdivisions rather than exempt lot line adjustments, in a future submission the Applicant will transmit a subdivision plat for the proposed lot merger for the Board's review. In the meantime, the updated Site Plans denote the proposed lot line removal.

UPDATED TRAFFIC IMPACT AND PARKING STUDY:

Additionally, in support of the Applications, the Applicant's traffic consultant, Colliers Engineering & Design updated the Traffic Impact and Parking Study dated July 26, 2021, last revised August 30, 2021 (the "Updated Traffic Study") to account for the refined building program and the updated parking layout. As is more fully detailed in the Updated Traffic Study enclosed as **Exhibit B,** as a result of the reduced building program the total off-street parking required for the Project has been reduced to 36 spaces. In addition to noting that that there are three (3) public parking lots located in the vicinity of the Premises; the Updated Traffic Study also includes an updated shared parking analysis for the commercial and residential mixed uses, providing in relevant part that:

> ... the ultimate peak parking demand for the Project when accounting for the shared use of parking between the residential and commercial portions of the development is approximately 27 parking spaces on a Weekday and 28 parking spaces on a Weekend. This information is provided to further support that the anticipated parking demands of the Project will be accommodated by the provided off-street parking areas.

See **Exhibit B** – Updated Traffic Study, at Page 6. Based on the Updated Traffic Study, it is not anticipated that the proposed development, as refined, will have a significant parking or traffic impacts.

ADDITIONAL RESPONSE TO COMMENTS MEMORANDA & INDEX OF ENCLOSED DOCUMENTS:

Additionally, in further support of this Application, enclosed please find copies of the following Response to Comments letters prepared by the Applicant's Engineering Consultant, Day Stokosa Engineering P.C.:

- Day Stokosa Engineering P.C. Response to Comments Letter Dated August 27, 2021, in response to the letters prepared by Lanc & Tully and John Clarke Planning and Design both dated August 5, 2021 (**Exhibit A**).

For ease of reference, in addition to the updated site plan sheets referenced above, the following documents are enclosed herein for consideration in advance of the Planning Board's September 14th meeting Agenda:[3]

Exhibit A: Day Stokosa Engineering P.C. Response to Comments Letter Dated August 27, 2021, in response to the letters prepared by Lanc & Tully and John Clarke Planning and Design both Dated August 5, 2021;

Exhibit B: Application for Subdivision Lot Merger Application Form; and

Exhibit C: Traffic and Parking Study prepared by Collier Engineering & Design, Dated July 26, 2021.

We look forward to appearing at the Planning Board's September 14th regular meeting to continue the review of the Project and to request that this Board consider setting the SEQR Public Hearing.

In the meantime, should the Planning Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer

Enclosures
cc: Jennifer L. Gray, Esq.
John Clarke Planning and Design
Lanc & Tully
Aryeh J. Seigel Architect
Mark A. Day, P.E. – Day Stokosa Engineering, P.C.
Colliers Engineering & Design

[3] Note: Copies of these enclosures are also being submitted on a flash drive.

DAY | STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Suite 2
Wappingers Falls, New York 12590
Phone: 845-223-3202

August 27, 2021

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

Re: 364 Main Street Site Plan Application
364 Main Street
City of Beacon
Dutchess County, New York

Mr. Chairman and Board members:

This office has received comment letters from both the office of the City Engineering Office and the City Planning Office. This cover letter and the accompanying submission is in response to the comments. I offer the following:

Lanc & Tully – August 5, 2021:

General Comments:

1. Comment Noted.

2. The Architect-of-Record has stated that the commercial area will be 6.674 s.f. in size. The parking calculations have been revised to reflect the accurate square footage. This value has been revised in the traffic study as well.

3. The parking on the west side of the building has been removed as part of the revised site plan. Also, additional green space along the existing exit roadway onto main street has been added. A total of 3,911 s.f. of landscaping area has been added to the site.

4. The Applicant will pursue combining the two lots into one parcel.

Cover Sheet:

1. The parking table has been updated to reflect the correct commercial square footage. The total number of provided parking spaces has been reduced to 40.

Site Plan:

1. Spot elevations and top and bottom of curb elevations have been placed on the revised Site Plan. The parking lot on the rear lot will be left at existing grade.

2. The plan does show and accessible ramp between the two accessible spaces.

3. The hatched areas adjacent to the refuse enclosure are newly proposed landscape areas.

4. The single parking stall on the rear parking lot has been eliminated.

Landscaping Plan:

1. The landscaping plan is being prepared by Ms. Deborah Adamsons and will be submitted as part of a subsequent submittal.

Construction Details:

1. The bike rack detail has been revised to show a 4" concrete pad.

2. The water line and pavement restoration details have been added to sheet CD.2.

John Clarke Planning & Design – August 5, 2021:

1. Cover Sheet

    a. Comment noted.

    b. The Zoning Data table has been amended to represent the current proposal. The Applicant is proposing to use (2) masonry arches to increase the frontage. The use of the arches increases the frontage to 97.7' or 87.2% of the lot frontage.

    c. The Site Plan has been revised to show 3,911 s.f. of landscaping area. This is 10.6% of the area of the two parcels.

    d. The Parking Table has been revised to reflect the correct square footage of the commercial space. The current plan proposes 40 parking spaces.

    e. The two adjacent properties do not have access rights over either of the subject properties.

2. Sheet 3 – Site Plan:

    a. The parking aisle has been reduced to 24'.

    b. The current proposal does not include fencing along the rear parking lot.

    c. An additional ADA accessible parking space has been provided.

    d. The existing tree and tree well have been shown on the revised site plan. However, there is only one tree. The curbing in front of the building has been relocated 8' behind the limits of the existing tree well.

    e. The exit on Main Street has been retained on the current Site Plan.

3. Sheet 4 – Landscaping Plan:

    a. The landscaping plan is being prepared by Ms. Deborah Adamsons and will be submitted as part of a subsequent submittal.

4. Sheet 5 – Lighting Plan:

    a. The Lighting Plan has been revised to show the wall fixture configuration and the Color Rendering Index in the lighting fixture schedule.

    b. The lighting in the pedestrian areas have been reduced to 12'.

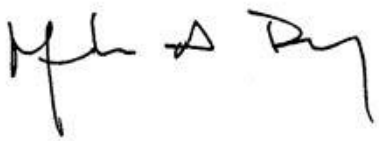
5. Sheets 10 and 11- Building Plans:

    a. The ADA aisle and storefront access shown on the building plans will be coordinated with the Site Plan. Elevations are being revised to coordinate with the updated building plans, and will be submitted for review.

    b. Comment noted. We will request that Dave Buckley coordinate a meeting with Architectural Review Subcommittee once the elevations have been revised and discussed with the Planning Board.

Please feel free to contact me if you have any questions about the information in this response letter or in the plan set.

Very truly yours,



Mark A. Day, PE

APPLICATION FOR SUBDIVISION LOT MERGER APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: O'Donnell Construction Corp.

Address: P.O. Box 526, Fishkill, New York 12524

Signature:

Date: 8/31/2021

Phone: 845-590-0622

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Cuddy & Feder, LLP

Address: 300 Westage Business Center Dr., Suite 380, Fishkill, NY

Phone: 914-761-1300

Fax: 914-761-5378

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

364 Main Street & Eliza Street Beacon Application for Lot Merger

Street which property abuts: Main Street & Eliza Street

Current Tax Map Designation: Section 6054 Block 29 Lot(s) 006819 & 004836

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

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

Total area of property is .85 +/- acres

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

APPLICATION FEES

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: O'Donnell Construction Corp.

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

Sean O'Donnell

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

Eliza Street - (Parcel ID: 5954-36-994862)

Applicant Address: P.O. Box 526, Fishkill, New York 12525

Project Address: 364 Main Street & Eliza Street

Project Tax Grid # 6054-29-006819 & 6054-29-004836

Type of Application Lot Merger

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, Sean O'Donnell, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

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

Signature of Owner By: Sean O'Donell

President, O'Donnell Construction Corp.

Title if owner is corporation

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

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 364 Main Street Application for Lot Merger

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

* Checklist will be updated in a future submission with Lot Merger Plat Submission. *

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

* Checklist will be updated in a future submission with Lot Merger Plat Submission. *

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 364 Main Street Application for Lot Merger

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

* Checklist will be updated in a future submission with Lot Merger Plat Submission. *

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

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

* Checklist will be updated in a future submission with Lot Merger Plat Submission. *

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

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

* Application for Lot Merger. *

* No New Lots Are Proposed. *

* Checklist will be updated in a future submisison with Lot Merger Plat Submission. *

Applicant/Sponsor Name: O'Donnell Construction Corp., By: Sean O'Donnell, President

Signature:

Date: 8/31/2021

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: O'Donnell Construction Corp.

Address of Applicant: P.O. Box 526, Fishkill, NY 12524

Telephone Contact Information: 845-590-0622

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.
O'Donnell Construction Corp	P.O.Box 526, Fishkill, NY 12524	845-590-0622	3/6/2017 Deed	3/16/2017 Dutchess County 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, Sean O'Donnell being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) O'Donnell Construction Corp.

(Signature) _____

By: Sean O'Donnell, President

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity O'Donnell Construction Corp.	Telephone Contact Information 845-590-0622
Principal Place of Business of Entity P.O. Box 526, Fishkill, NY 12524	Place and Date of incorporation New York, New York State Dept. of State (7/20/1995)
Method of Incorporation Domestic Business Corporation	Official place where the documents and papers of incorporation were filed New York State Dept. of State

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

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

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Sean O'Donnell	P.O. Box 526, Fishkill, NY 12525	845-590-0622	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.
Sean O'Donnell	P.O. Box 526, Fishkill, New York 12524	845-590-0622	3/6/2017 Deed	3/16/2017 Dutchess County Clerk's Office

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

☐ YES ☒ NO

Name	Employer	Position

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

☐ YES ☒ NO

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

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

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

☐ **YES** ☒ **NO**

Current Name	Other Names

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

Name	Address
CRE JV FIVE BRANCH HOLDINGS LLC	364 Main Street, Beacon, NY 12508

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

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

N/A

SECTION J.

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

Name of the Corporation O'Donnell Construction Corp.	Telephone Contact Information 845-590-0622
Principal Business Address P.O. Box 526, Fishkill, NY 12524	Place and Date of Incorporation New York, New York State Dept. of State (7/20/1995)
Method of Incorporation Domestic Business Corporation	Official place where the documents and papers of incorporation were filed New York State Dept. of State

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

Name	Residence or business address	Telephone number
Sean O'Donnell	P.O. Box 526, Fishkill, NY 12524	845-590-0622

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

☐ YES ☒ NO

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

Name	Address

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

☐ YES ☒ NO

I, Sean O'Donnell being first duly sworn, according to law, deposes and says that I am (Title) _____, an active and qualified member of the O'Donnell Construction Corp., 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) Sean O'Donnell
O'Donnell Construction Corp.

(Signature) _____
By: Sean O'Donnell, President

400 Columbus Avenue
Suite 180E
Valhalla New York 10595
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering
& Design

July 26, 2021
Revised August 30, 2021

Chairman John Gunn
City of Beacon Planning Board
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

O'Donnell Construction Corp.
364 Main Street – Application for Site Plan Approval
Beacon, New York
Colliers Engineering & Design Project No. 21001718A

Dear Chairman Gunn and Members of the Planning Board,

Colliers Engineering & Design has conducted a complete review of the traffic and parking related impacts of the proposed 364 Main Street commercial and multi-family mixed-use redevelopment project ("The Project"). The enclosed information is being provided as an update to our initial traffic and parking review letter for the Project dated May 25, 2021.

The 364 Main Street Project site is comprised of two (2) lots that are located on the north side of Main Street generally opposite of Veterans Place, east of Eliza Street and approximately 300 feet west of the Teller Avenue intersection. The 364 Main Street Lot is classified in the City of Beacon's Central Main Street (CMS) Zoning District and is presently improved by an approximately 7,031 sq. ft. building that was formerly occupied by Citizens Bank, which has since relocated to the 344 Main Street property at the corner of Eliza Street. The Project site currently has two (2) driveway connections to Main Street, including a one-way entry-only driveway on the east side of the existing building along the eastern property line and a one-way exit-only driveway on the west side of the existing building along the western property line. The Project site also includes the abutting property to the north, which is currently improved by a private parking lot that provides direct access to Eliza Street (the "Eliza Street Parcel"). The Eliza Street Parcel is classified in the in the Transitional (T) Zoning District.

The Applicant proposes to expand the existing one (1)-story building on the Project site to include approximately 6,674 sq. ft. of commercial space and 1,521 sq. ft. of residential common area space on the first floor and twenty (20) multi-family residential units on two (2) new upper floors. Note since our initial traffic and parking review, the development proposal has eliminated a previously proposed fourth floor that would have included seven (7) additional residential units. As part of the development Project, the 364 Main Street Lot and the Eliza Street Lots will share an internal driveway connection between the two (2) properties, which will provide 40 off-street parking spaces, including one (1) handicap-accessible parking spaces, for the Project. The off-street parking will consist of 29 spaces on the Eliza Street Lot and 14 spaces adjacent to the building on the 364 Main

Street Lot. Access to the Site is proposed to be provided via the existing entry-only and exit only driveway connections to Main Street on the east side of the building and two-way access to Eliza Street via the existing driveway connection to that roadway from the Eliza Street lot. Note the project no longer includes a public green space which was previously proposed on the west side of the building and would have eliminated the existing exit only driveway to Main Street.

The following provides description of the tasks undertaken to review the potential traffic and parking related impacts associated with the proposed development.

Existing Conditions

As previously described, the Project will be access via Main Street and Eliza Street with a majority of the project generated traffic also utilizing Fishkill Avenue/Teller Avenue for regional access to the Site. The following is a brief description of these roadways located within the study area.

Main Street

Main Street is a City street that consists of one lane in each direction and traverses in a northwest/southeast direction between NYS Route 9D and Churchill Street. Beyond Churchill Street, Main Street continues in a more northeasterly direction. Northwest of Fishkill Avenue/Teller Avenue, the roadway is classified as an Urban Major Collector, southeast of Fishkill Avenue it is classified as a local roadway. In the vicinity of the site, the roadway intersects with Eliza Street and Veteran's Place at an unsignalized "T" shaped intersection as well as with Fishkill Avenue/Teller Avenue (NYS Route 52) at a signalized full movement intersection. Sidewalks are provided on both sides of the street and striped pedestrian crossings are provided at the Eliza Street, Veterans Place and Fishkill Avenue/Teller Avenue intersections. Parking is permitted on both sides of Main Street for its entire length with the parking limited to two-hour parking between 9AM and 5PM seven days a week. Main Street has a City Speed Limit of 30 MPH northeast of Fishkill Avenue, while the speed limit southwest of Fishkill Avenue is 25 MPH.

Eliza Street

Eliza Street is a local City street that originates at an unsignalized "T" shaped intersection with Main Street. Between Main Street and Church Street Eliza Street is a one-way northbound only roadway with on-street parking and sidewalks provided on both sides of the street. This section of the roadway provides access to the Eliza Street portion of the project as well as the Eliza Street Public Parking lot on the west side of Eliza Street. North of Church Street, Eliza Street becomes a two-way roadway to Verplanck Avenue and then terminating at Kent Street.

Fishkill Avenue/Teller Avenue (NYS Route 52)

Fishkill Avenue and Teller Avenue are classified as Urban Minor Arterials. These roadways are also known as NYS Route 52 but are owned and maintained by the City. Fishkill Avenue and Teller Avenue each consist of one lane in each direction and traverse in a generally north/south direction. The roadway intersects Main Street at a full movement signalized intersection. Sidewalks are provided on both sides of the roadway to the north and south of Main Street. On street parking is not permitted along Teller Avenue, while limited on street parking is permitted along the

east side of Fishkill Avenue. Fishkill Avenue and Teller Avenue each have a posted City Speed Limit of 30 MPH. It is noted that improvements to this intersection are proposed as part of the City of Beacon Teller Avenue/Fishkill Avenue Rehabilitation project.

Manual traffic counts were collected by representatives of Colliers Engineering & Design on Thursday June 3, 2021 and Saturday June 5, 2021 for the Weekday AM and PM Peak periods and Saturday Midday Peak period to determine the existing traffic volume conditions at the study area intersections. This information was also compared to previous traffic data collected by our office within the study area during February 2020 prior to the onset of the COVID 19 Pandemic. These traffic counts were then compared to traffic volume data from previous traffic studies conducted by our office and to traffic volume data available from the New York State Department of Transportation (NYSDOT) for the Fishkill Avenue/Teller Avenue (NYS Route 52) Corridor. Based on this information, the 2021 Existing Traffic Volumes were established for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours at the following study area intersections.

- Fishkill Avenue/Teller Avenue (NYS Route 52) and Main Street
- Main Street and Veterans Place

Based upon a review of the traffic counts, the peak hours were generally identified as follows:

- Weekday Peak AM Hour 8:30 AM – 9:30 AM
- Weekday Peak PM Hour 3:45 PM – 4:45 PM
- Saturday Peak Hour 2:00 PM – 3:00 PM

The resulting 2021 Existing Traffic Volumes are shown on Figures No. 2, 3 and 4 (Appendix A) for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

Future No-Build Conditions

The 2021 Existing Traffic Volumes were increased by a growth factor of 2.0% per year to account for general background growth resulting in the 2021 Projected Traffic Volumes, which are shown on Figures No. 5, 6 and 7 (Appendix A) for each of the Peak Hours. In addition, traffic associated with the recently approved 416-420 Main Street development was also accounted for. The resulting Other Development traffic volumes associated with that development are shown on Figures No. 8, 9 and 10 (Appendix A) for each of the peak hours. These volumes were added to the 2026 Projected Traffic Volumes resulting in the 2026 No-Build Traffic Volumes, which are shown on Figures No. 11, 12 and 13 for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

Colliers Engineering & Design

Future Build Conditions

In order to assess the potential traffic related impacts associated with the Project, estimates of the amount of traffic to be generated by the Project during peak hours were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled "Trip Generation", 10th Edition, 2017, based on Land Use Category – 220 – Multi-Family Housing (Low-Rise) and Land Use Category – 820 – Retail. Table No. 1, below summarizes the trip generation rates and corresponding site generated traffic volumes for the Weekday Peak AM, Weekday Peak PM and Saturday Midday Peak Hours.

Table No. 1 – Anticipated Site Generated Traffic Volumes

Time Period	Entry		Exit		Total Volume
	HTGR	Volume	HTGR	Volume	
Residential – 20 Units					
Weekday AM Peak Hour	0.20	4	0.45	9	13
Weekday PM Peak Hour	0.45	9	0.30	6	15
Saturday Midday Peak Hour	0.40	8	0.30	6	14
Commercial – 6,674 Sq. Ft.					
Weekday AM Peak Hour	1.65	11	1.35	9	20
Weekday PM Peak Hour	2.10	14	2.10	14	28
Saturday Midday Peak Hour	2.40	16	2.10	14	30
Totals					
Weekday AM Peak Hour	---	15	---	18	33
Weekday PM Peak Hour	---	23	---	20	43
Saturday Midday Peak Hour	---	24	---	20	44

Source: The Hourly Trip Generation Rates (HTGR) are based on data published by The Institute of Transportation Engineers (ITE) as contained In the Trip Generation Handbook, 10th Edition, 2017. ITR Land Use Code - Land Use Code - 220 - Residential, and ITE Land Use Code - 820 – Retail.

It should be noted that the above-referenced traffic generation estimates do not account for potential "internal" trips that would be expected to occur between the proposed residential and commercial uses of the Project. Data provided by ITE indicates that internal trips between residential and commercial land uses can be between 5% and 15% of the total traffic generation of the Project, which would therefore reduce the total number of vehicle trips generated by the development.

It is noted that the magnitude of trips anticipated to be generated by the Project is less than the NYSDOT and ITE recommended threshold of 100 new site generated trips at any one location, which would indicate the need for further detailed analysis. However, regardless of this guidance and in consideration of the Project's location along the Main Street corridor, a has been prepared as contained herein.

It was necessary to establish arrival and departure distributions to assign the site generated traffic volumes to the surrounding roadway network. Based on a review of the Existing Traffic Volumes and the expected travel patterns on the surrounding roadway network, the distributions were identified. The anticipated arrival and departure distributions are shown on Figures No. 14 and 15, respectively.

The Site Generated Traffic Volumes were assigned to the roadway network based on the arrival and departure distributions referenced above. The resulting site generated traffic volumes for each of the study area intersections are shown on Figures No. 16, 17 and 18 for each of the peak hours, respectively. The site generated traffic volumes were then added to the Year 2026 No-Build Traffic Volumes to obtain the 2026 Build Traffic Volumes. The resulting 2026 Build Traffic Volumes are shown on Figures No. 19, 20 and 21 for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

Capacity analyses which take into consideration appropriate truck percentages, pedestrian activity, on-street parking, roadway grades and other factors were performed at the study area intersections utilizing the procedures outlined in the *Highway Capacity Manual, 6th Edition*, published by the Transportation Research Board to determine the Levels of Service and average vehicle delays. The results of these analyses are summarized in Table No. 2 contained in Appendix B. The analysis results indicate that the Project will not have a significant impact on traffic operating conditions on the surrounding roadway network. As discussed further below, some recommendations have been provided to ensure safe and efficient traffic and pedestrian flow in and around the Site.

Parking Requirements

The parking requirements for the Project were also reviewed based on the City of Beacon Zoning Code (the "Zoning Code") requirements for the CMS District as specified in Section 223-41.18.G.(2) of the Zoning Code. The Zoning Code requires that properties within the CMS district provide one (1) parking space per residential dwelling unit and two (2) parking spaces per 1,000 sq. ft. of commercial space. Table No. 3 below provides a summary of the required parking spaces for the Project based on these Zoning Code requirements. The Project is required to provide a total of 34 parking spaces. As indicated previously the Project proposes to provide 40 off-street parking spaces, which will accommodate the anticipated parking needs of the proposed development.

Table No. 3 – Summary of Required Parking

Use	Size	City of Beacon Code Requirement	Required Spaces
Residential	20 Units	1 Space per Dwelling Unit	20 Spaces
Commercial	6,674 sq. ft.	2 Spaces per 1,000 sq. ft.	14 Spaces
		Total	**34 Spaces**

Source: City of Beacon Code Section 223-41.18.G.(2)

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A shared parking analysis was previously conducted as part of our initial traffic and parking review identifying anticipated parking utilization based on the differing peak hours of parking demand for the residential and commercial uses. Considering that the Project now proposes to provide a parking surplus of approximately 6 parking spaces, more than sufficient parking will be present throughout the day to accommodate the parking needs of the development. However, the shared parking analysis has been updated to identify the actual anticipated peak parking demand of the Project for a typical Weekday and a typical Weekend. The shared parking analysis accounts of for differing peak hours of parking demand between the residential and commercial uses of the Project. The Shared Parking analysis was conducted for a typical Weekday and Weekend based on the Zoning Code parking ratio requirements and utilizing hourly parking occupancy data provided by the Institute of Transportation Engineers (ITE) as contained in their publication entitled "Parking Generation Manual", 5th Edition, dated 2019, based on Land Use Category – 220 – Multi-Family Housing (Low-Rise) and Land Use Category 820 - Retail. These Weekday and Weekend Shared Parking analyses are provided in Tables No. 4 and 5 provided in Appendix B. As indicated in these tables, the ultimate peak parking demand for the Project when accounting for the shared use of parking between the residential and commercial portions of the development is approximately 27 parking spaces on a Weekday and 28 parking spaces on a Weekend. This information is provided to further support that the anticipated parking demands of the Project will be accommodated by the provided off-street parking areas.

Additionally, the Project site is located within 200-300 ft. of three (3) City of Beacon Public parking lots including the Chestnut and Teller parking lots between Main Street and Henry Street and the Eliza Street parking lot located opposite the Eliza Street portion of the Project site. While the Project site is near these existing public parking lots, based on the above analysis it is anticipated that the required parking demand for the Project will be met by off-street parking being provided on the Site and that the Project will not result in a significant impact to existing parking conditions in these existing public parking lots or to on-street public parking in the vicinity of the Project site.

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Summary & Recommendations

Based on the analysis summarized above it is not anticipated that the proposed development Project will have a significant impact on future traffic and/or parking conditions in the vicinity of the Project site. However, it is anticipated that the both the commercial and residential portions of the development will generate additional pedestrian traffic. Therefore, various signing and striping improvements have been identified for the Main Street crosswalk located at the existing exit driveway intersection from the subject property. These improvements, which are identified in Exhibit 1 below include restriping of the existing crosswalk to increase its visibility, installation of a detectable warning field on the existing sidewalk curb ramp on the north side of Main Street and new pedestrian crosswalk warning signage.



In addition, this Exhibit also indicates recommended one-way signage for the exit only driveway to Main Street as well as "Do Not Enter" signage recommended to be installed on-site at the one-way entry only driveway to ensure there are no wrong-way maneuvers at these driveway locations. Along with these signing modifications, consideration should be given to restricting the western exit only driveway to Main Street to right turn exiting maneuvers only. This is recommended due to the existing sight distance limitations for vehicles exiting this driveway location created by the on-street parking along the north side of Main Street as well as the proximity to the mosque building immediately west of this driveway. The offset nature of the driveway from the existing Veterans Place intersection may create conflicts between turning vehicles in this vicinity if vehicles are permitted to continue to make left turns out of the Project site. Restricting this driveway to right turns out only would also reduce vehicle-to-pedestrian conflicts crossing Main Street using the existing crosswalk southeast of the existing exit driveway location.

All proposed modifications identified above should be completed by the Applicant as part of the Project.

Sincerely,

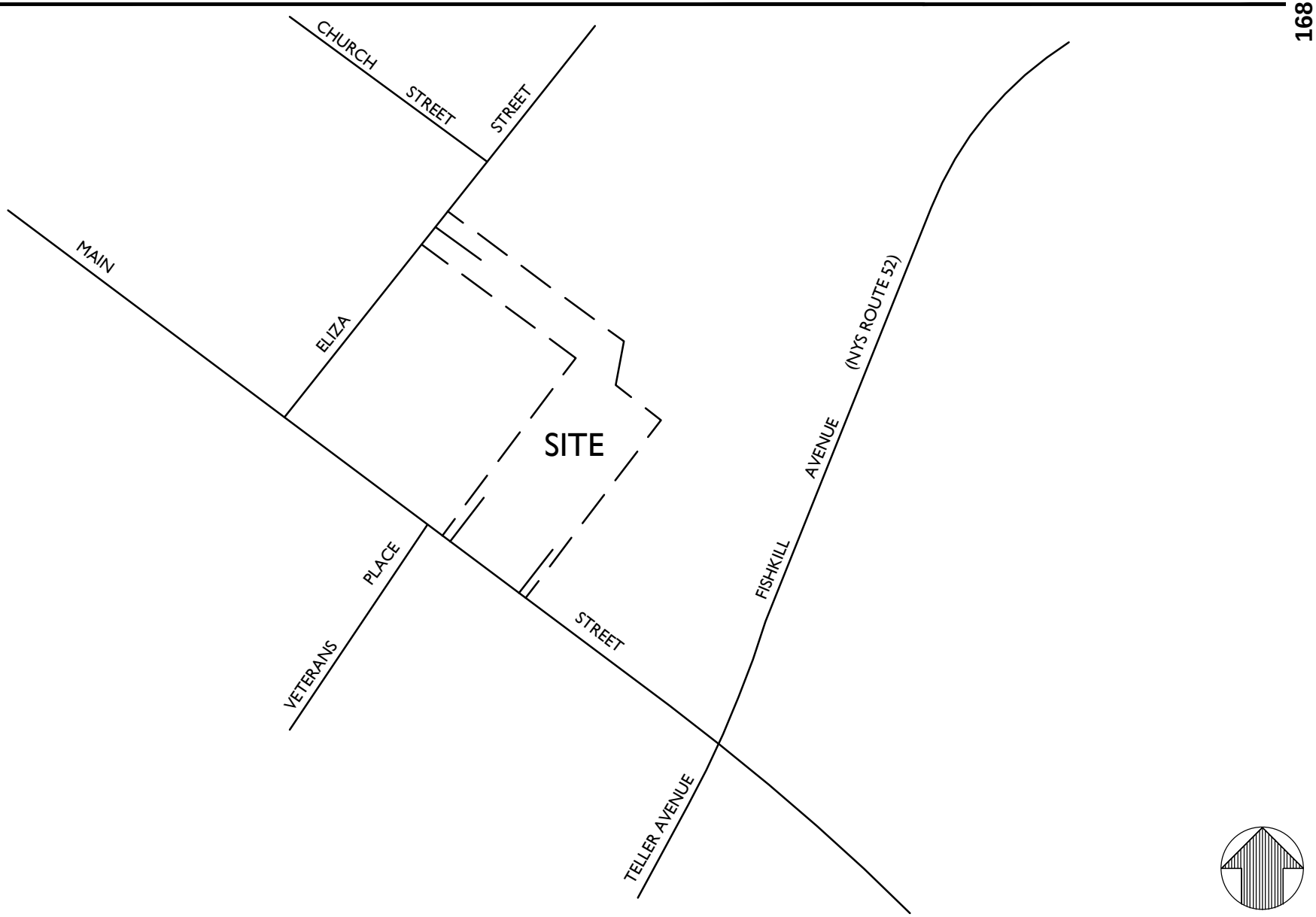
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Richard D'Andrea, P.E., PTOE
Assistant Department Manager

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Appendix

Appendix A | Figures



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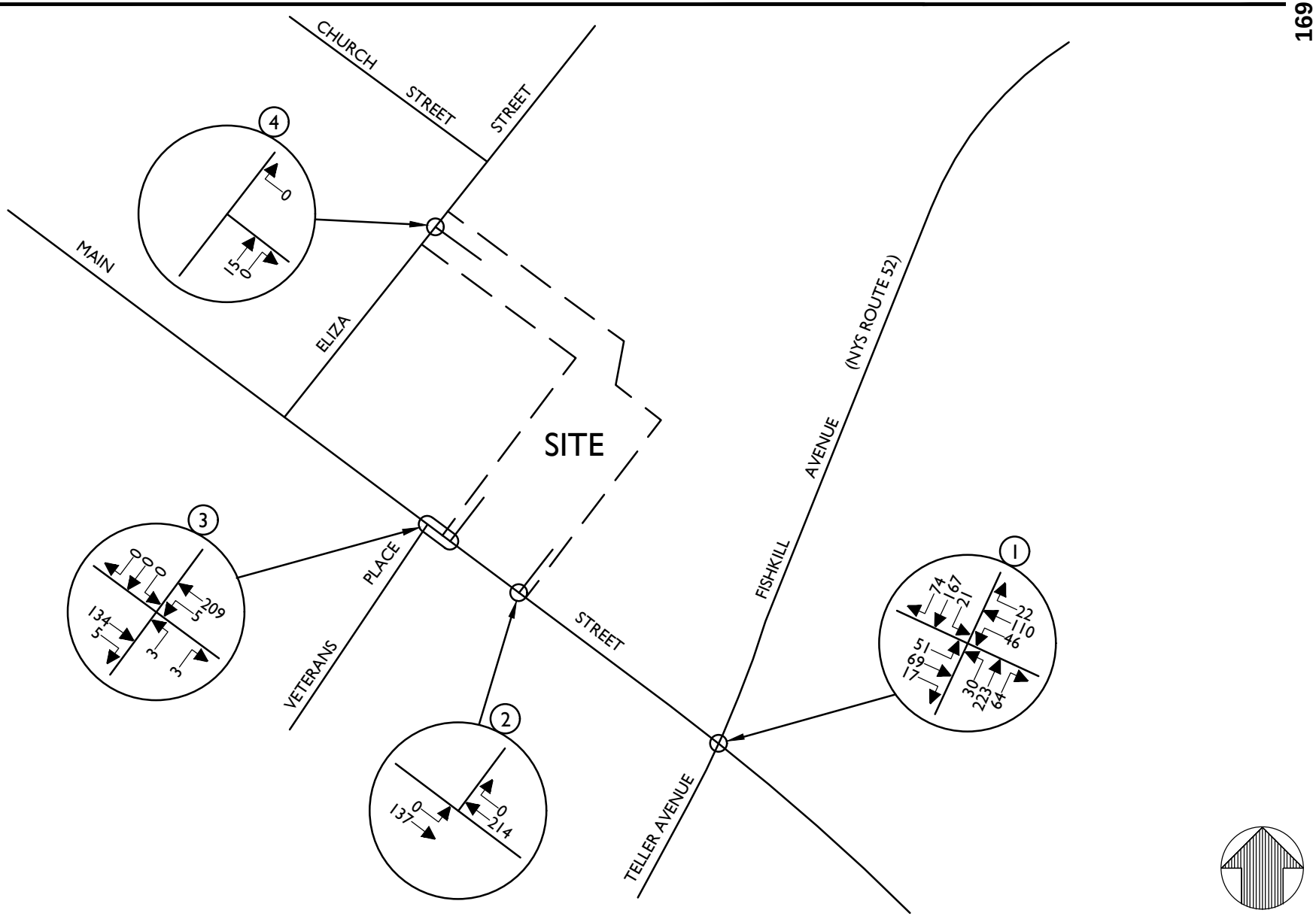
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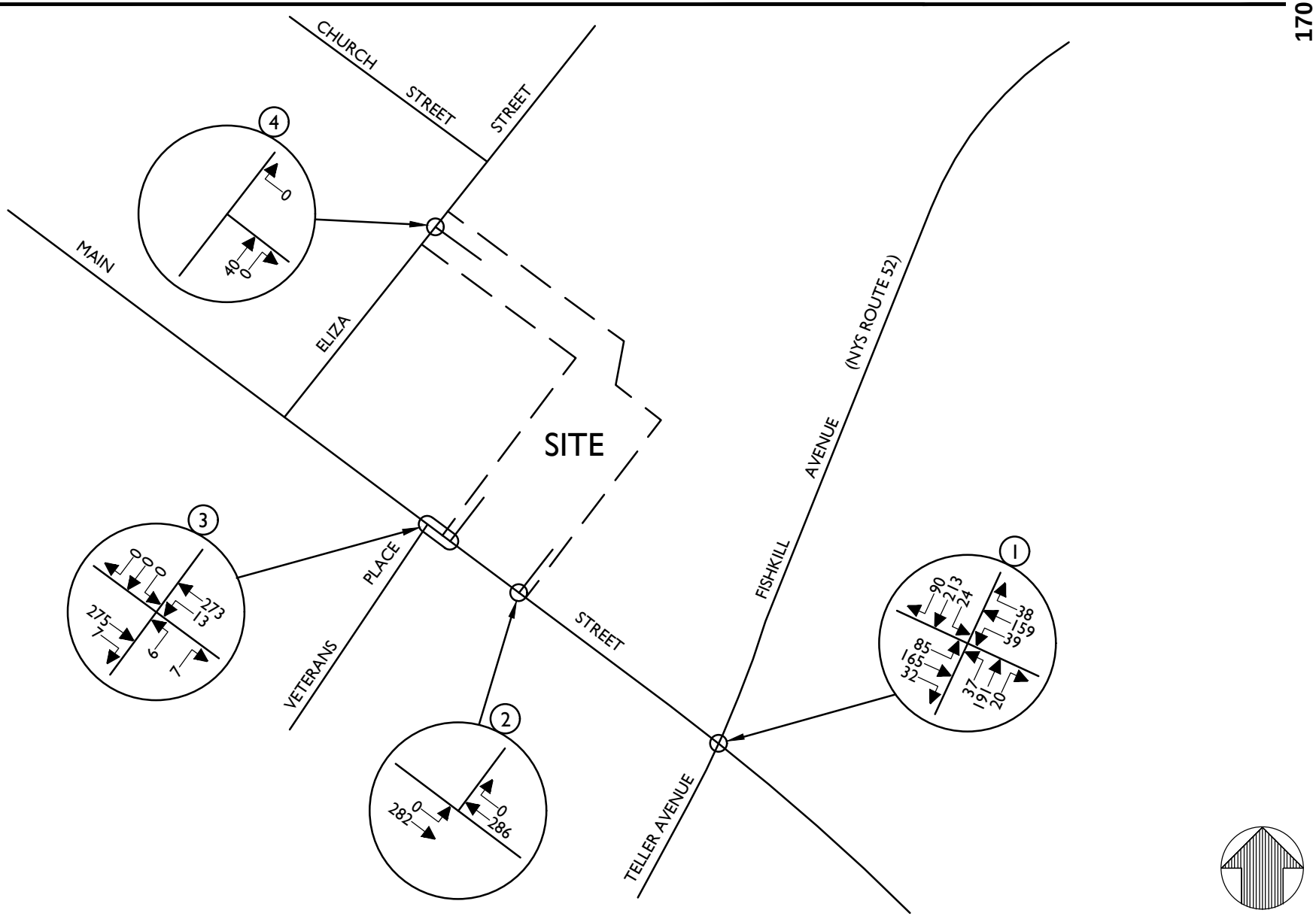
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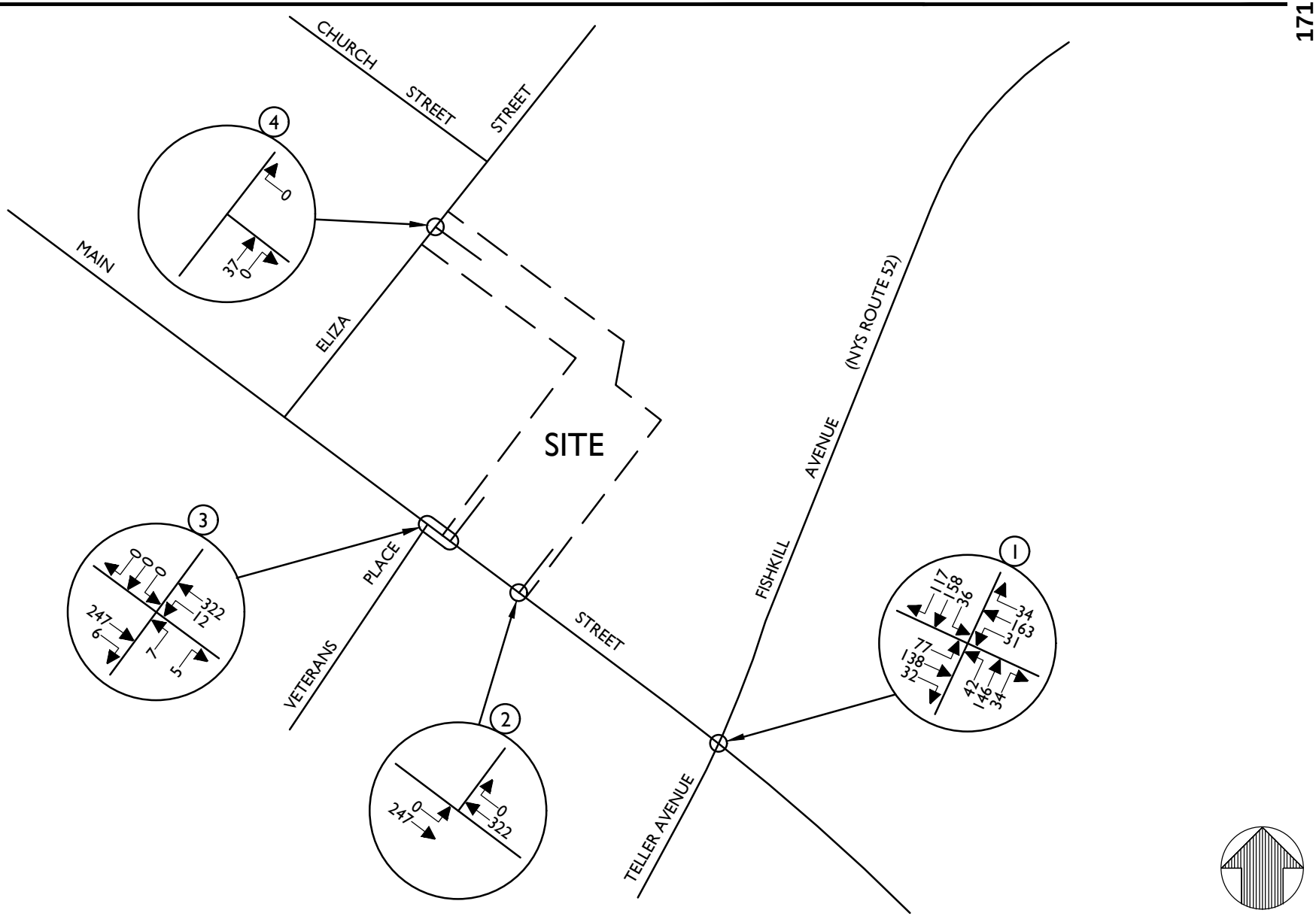
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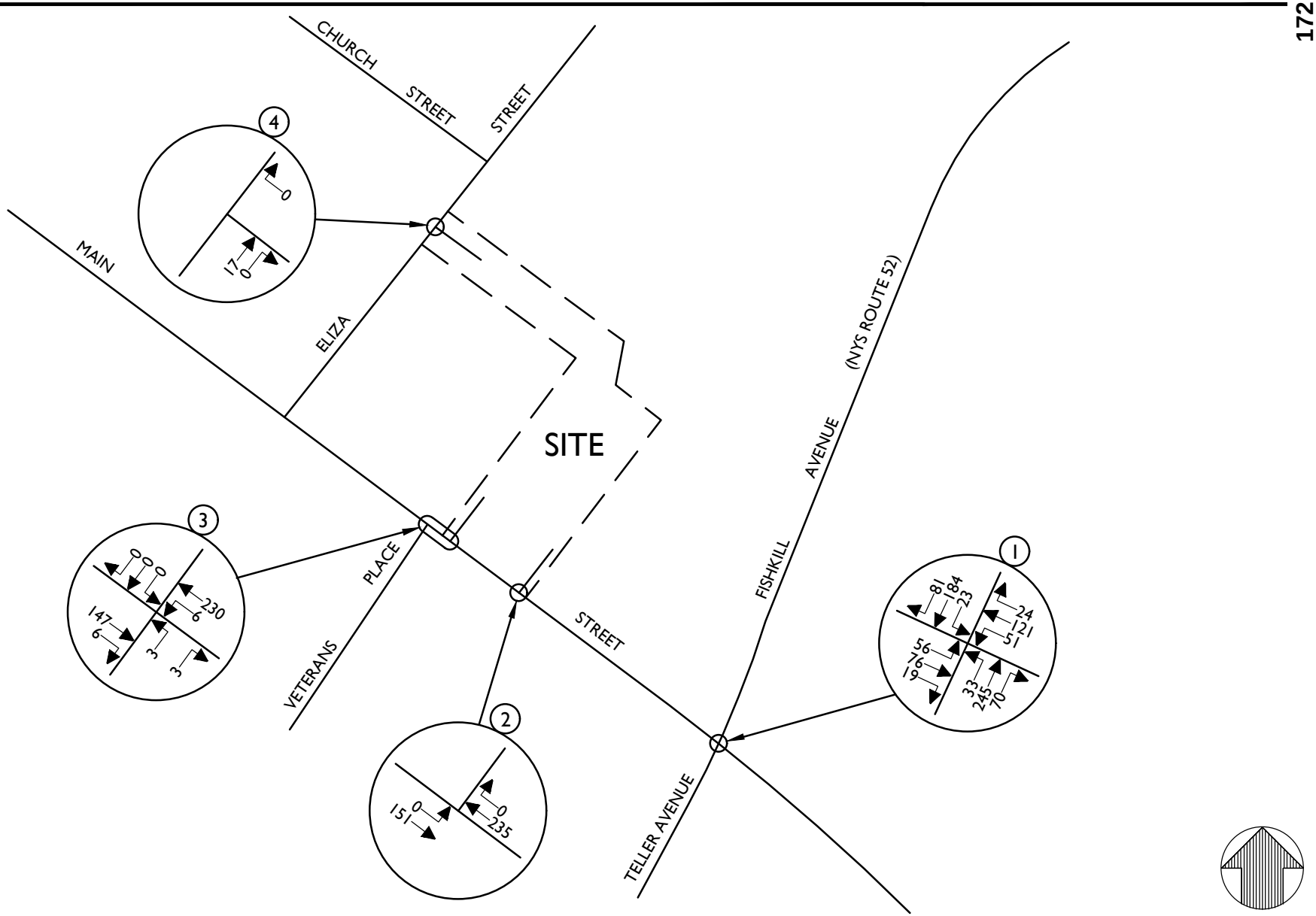
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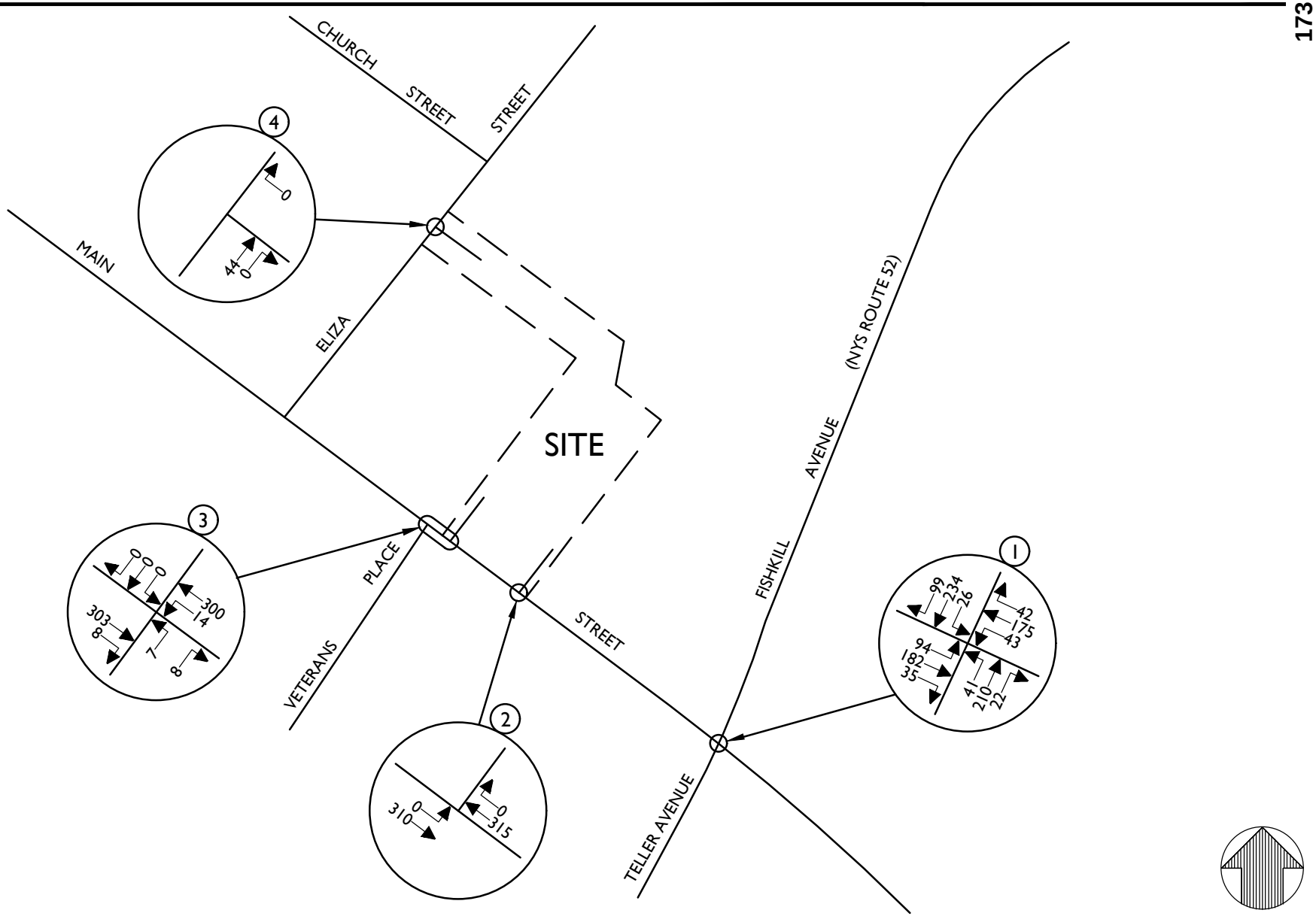
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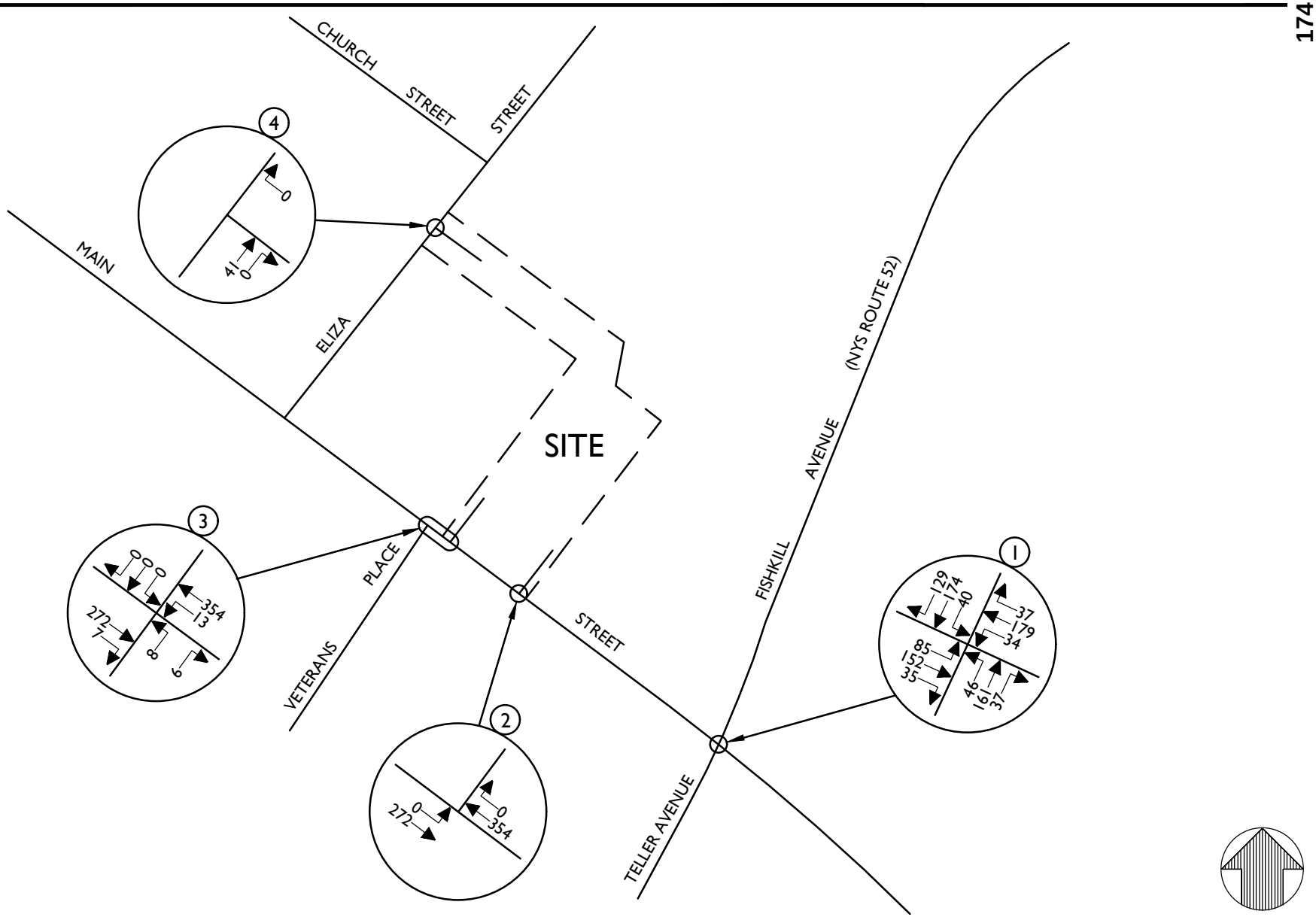
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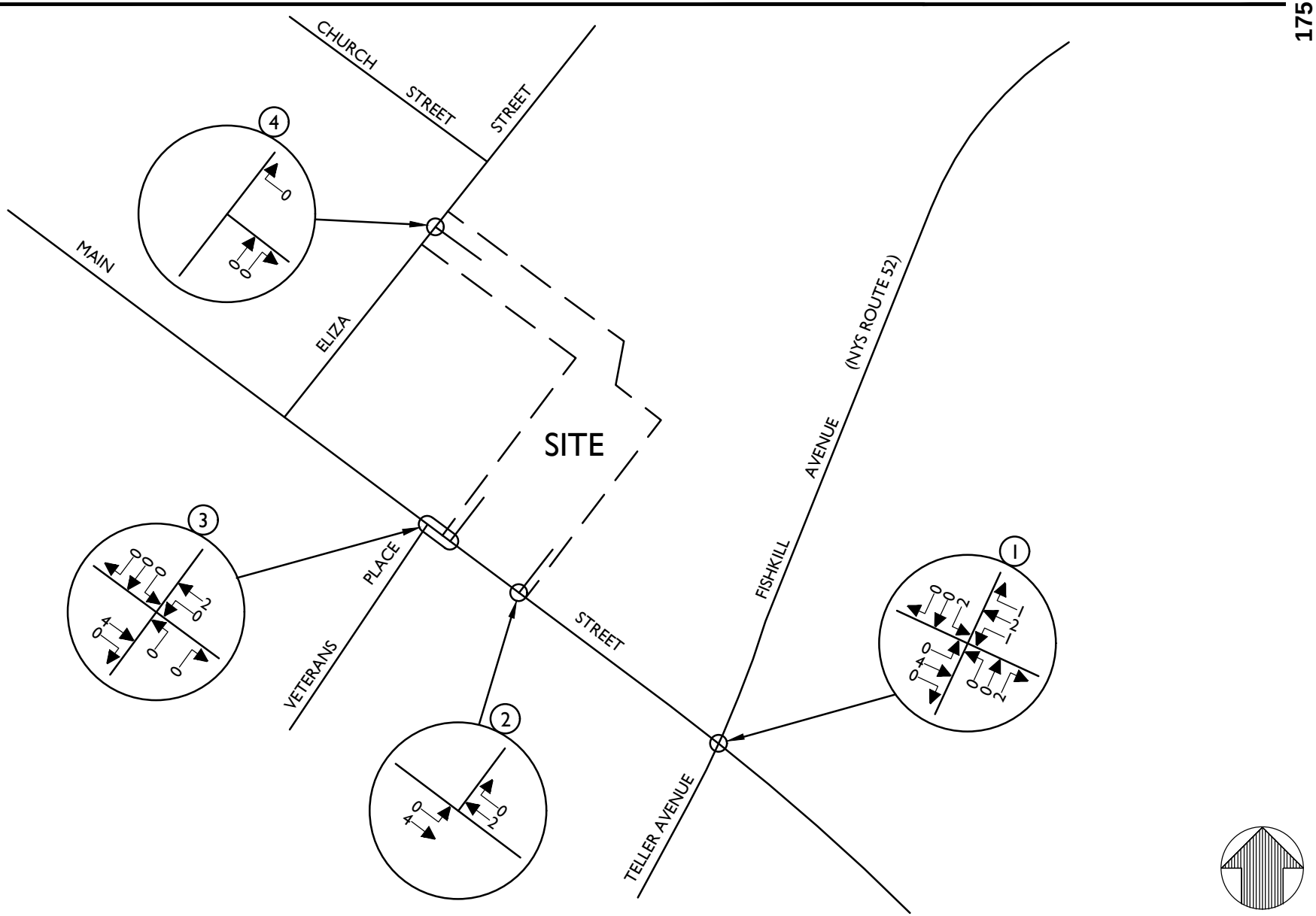
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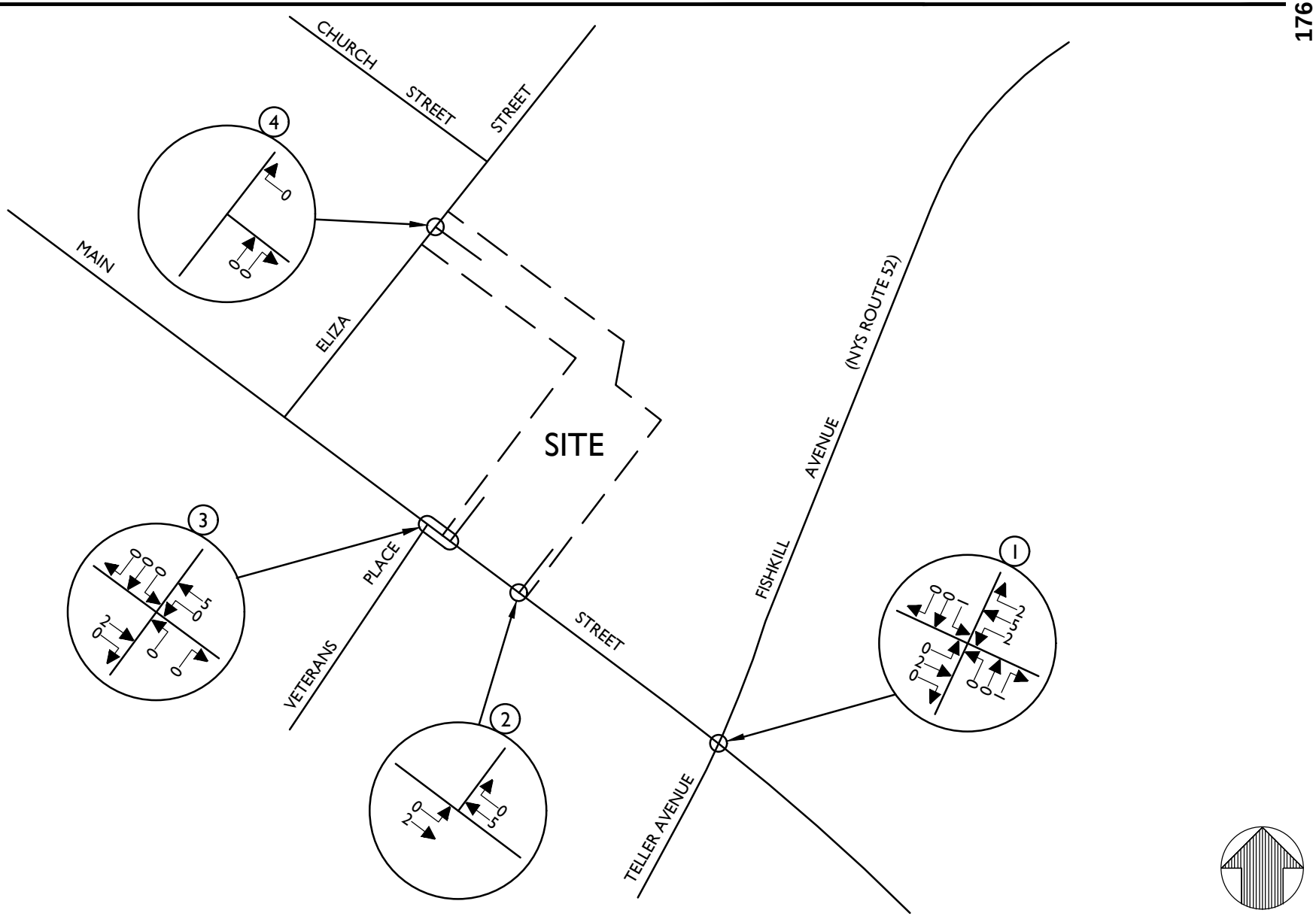
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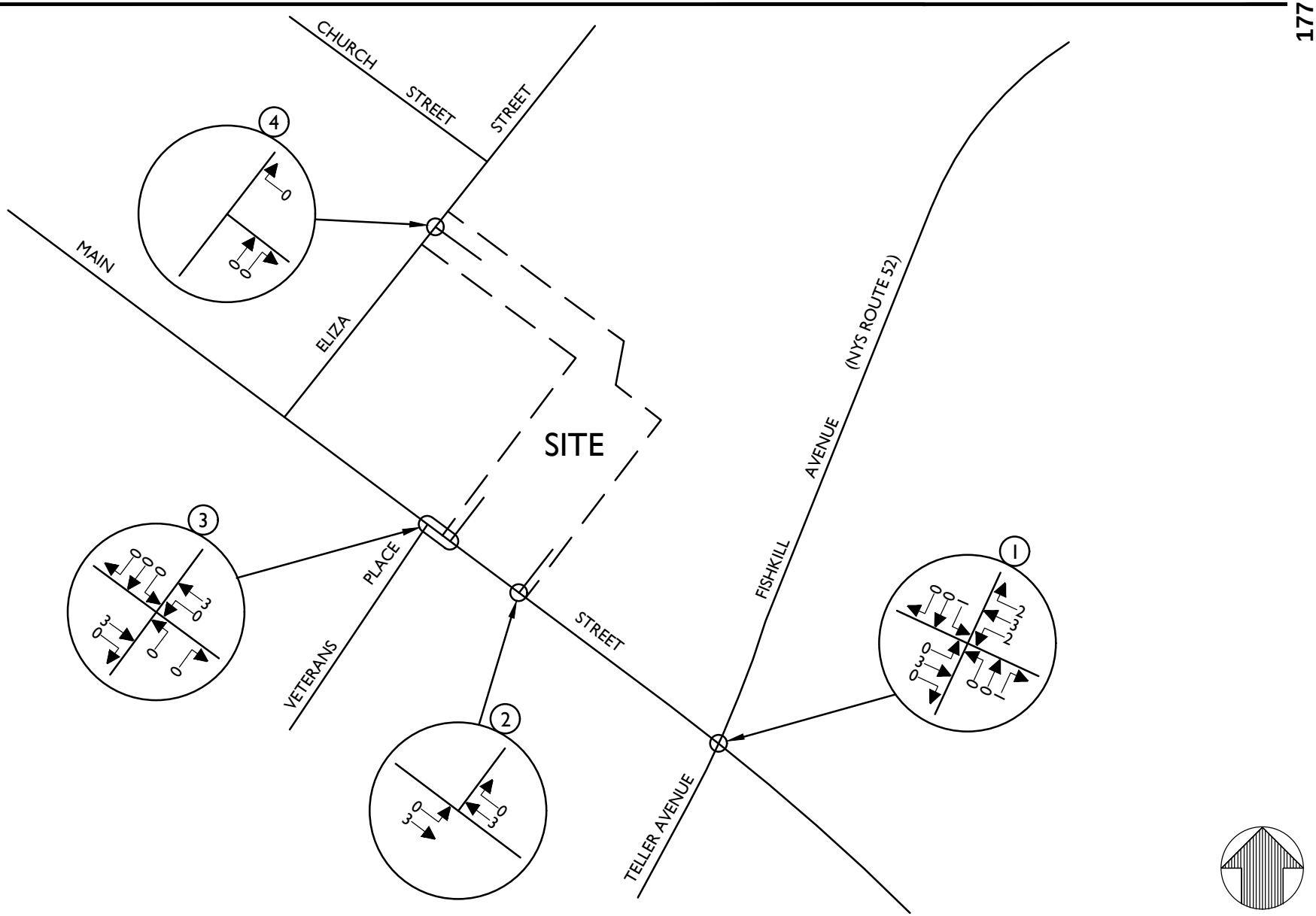
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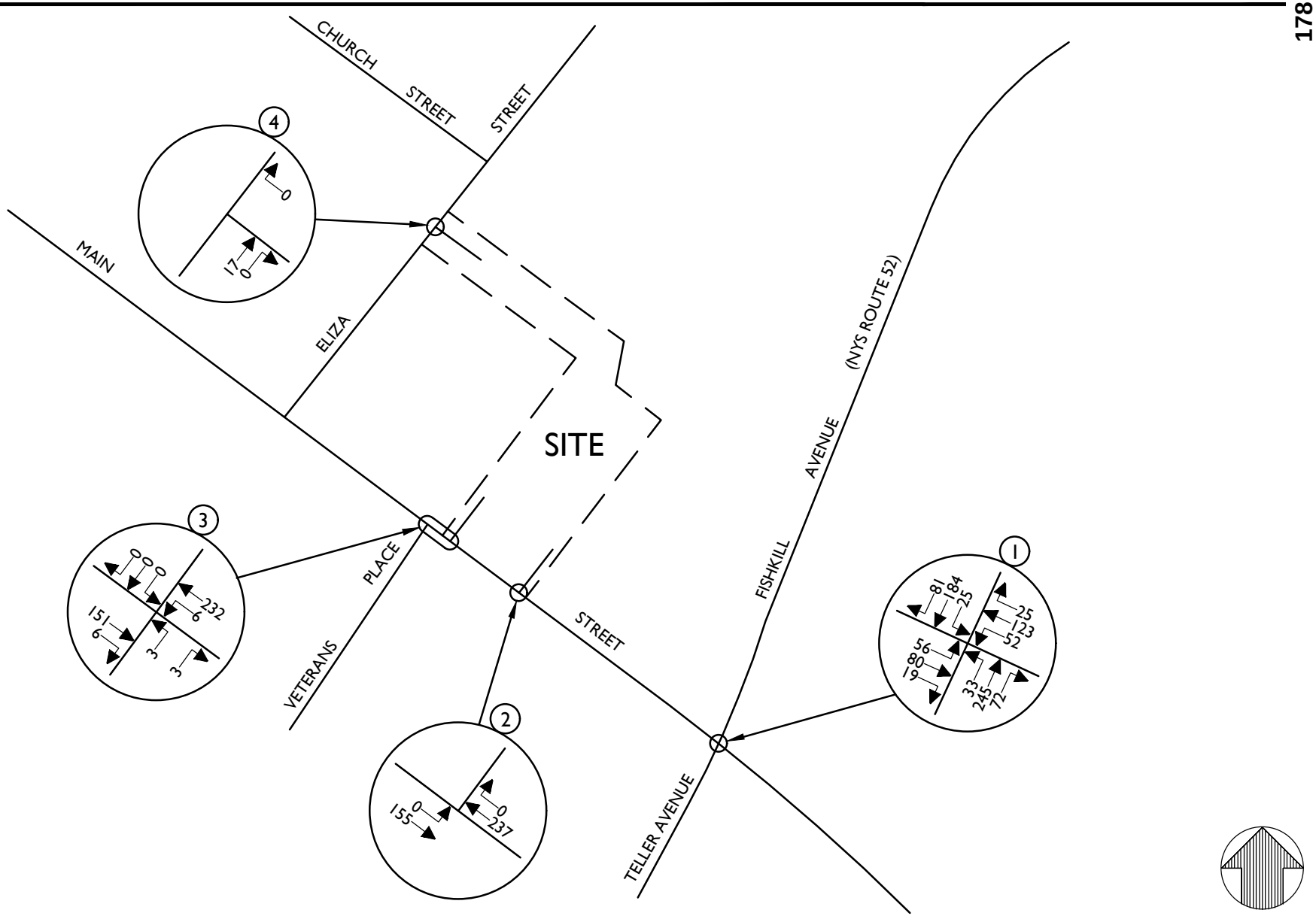
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AS SHOWN	7/19/21	R.H.	R.G.D.

PROJECT NUMBER:	DRAWING NAME:
21001718A	210719RH_FIGURE

SHEET TITLE:
OTHER DEVELOPMENT
TRAFFIC VOLUMES
SATURDAY PEAK HOUR

SHEET NUMBER:
10

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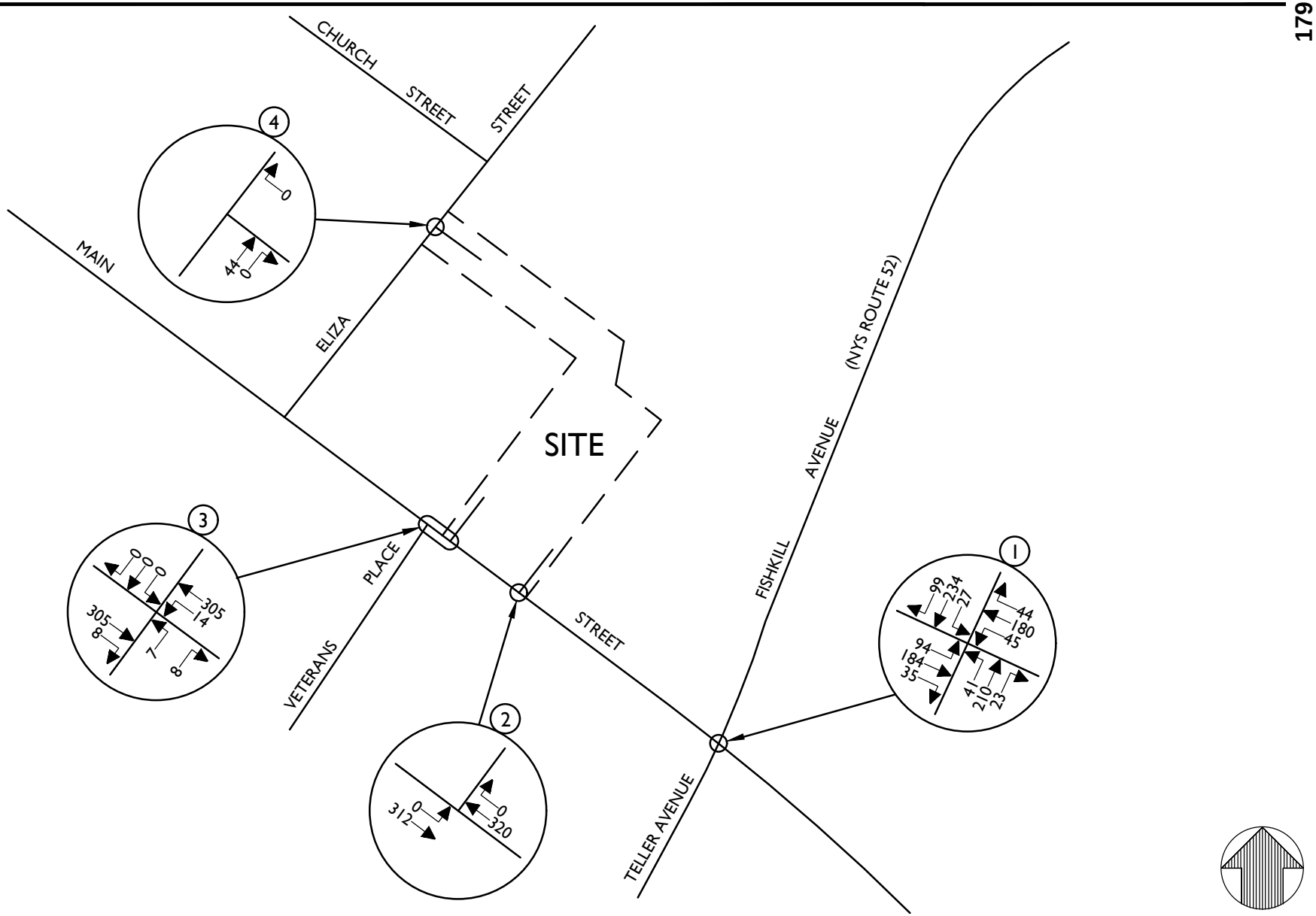
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PROJECT NUMBER: 21001718A
DRAWING NAME: 210719RH_FIGURE

SHEET TITLE:
2026 NO-BUILD TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER: 11

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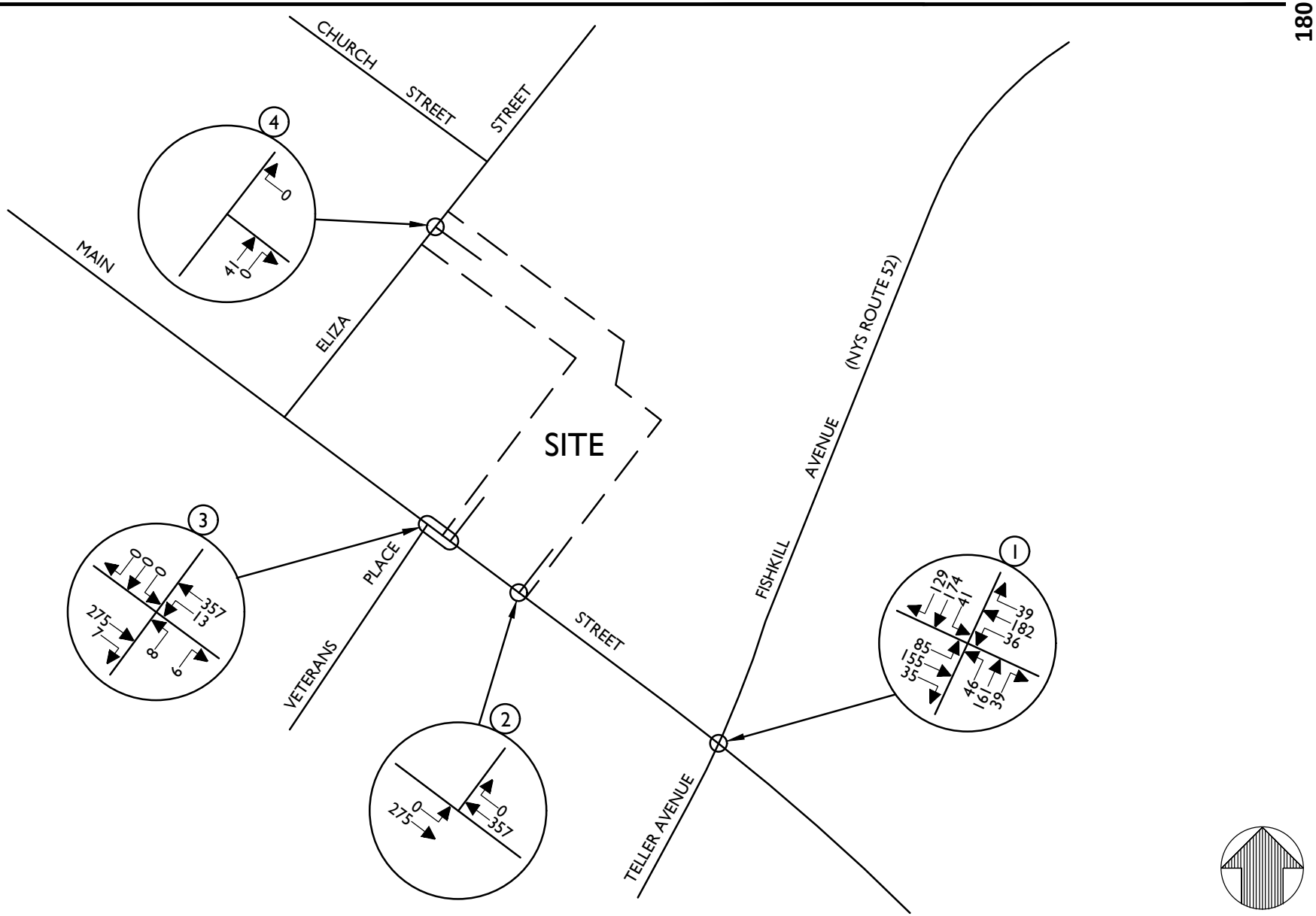
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DRAWING NAME: 210719RH_FIGURE

SHEET TITLE:
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WEEKDAY PEAK PM HOUR

SHEET NUMBER:
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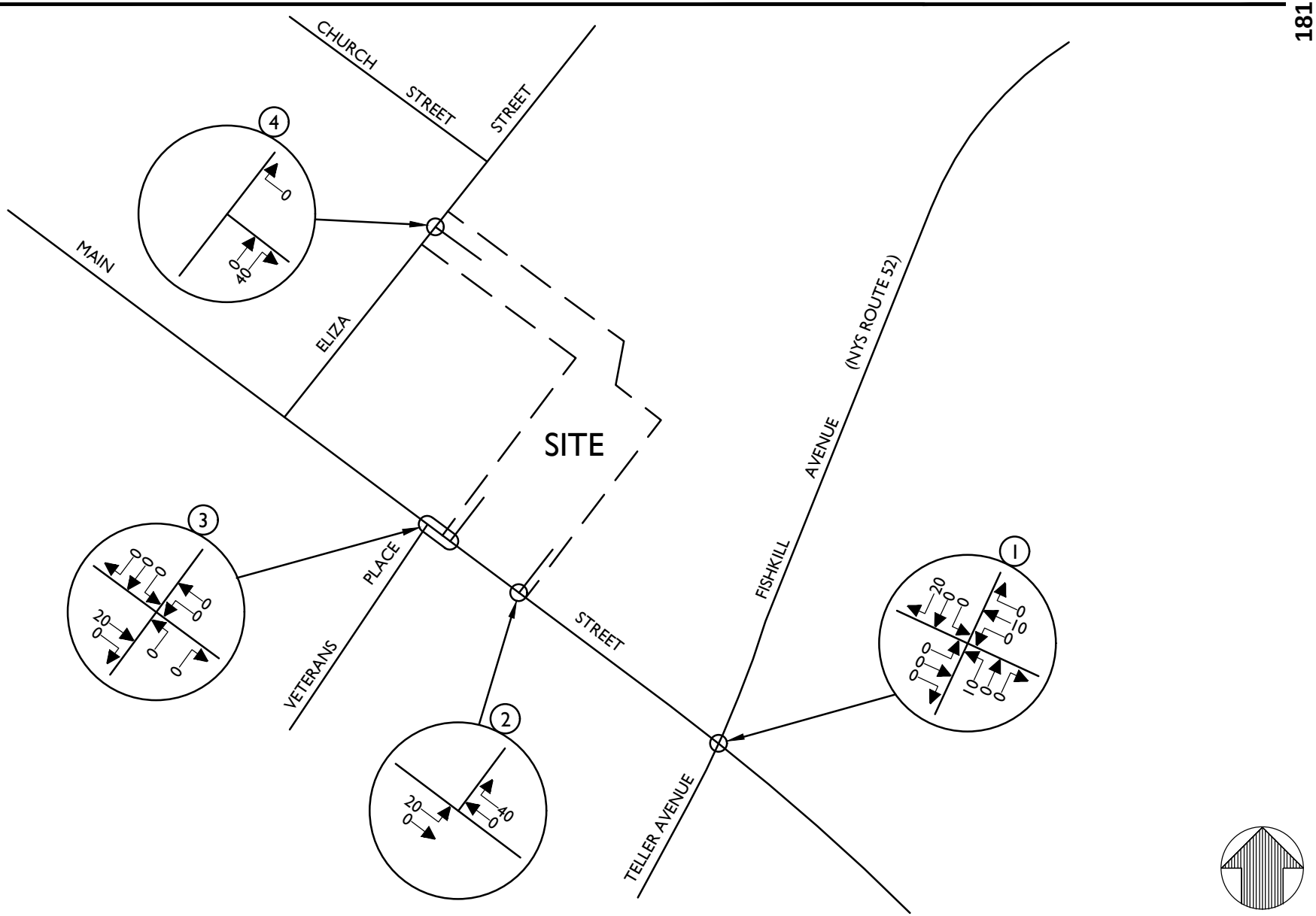
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PROJECT NUMBER: 21001718A
DRAWING NAME: 210719RH_FIGURE

SHEET TITLE:
2026 NO-BUILD TRAFFIC VOLUMES
SATURDAY PEAK HOUR

SHEET NUMBER:
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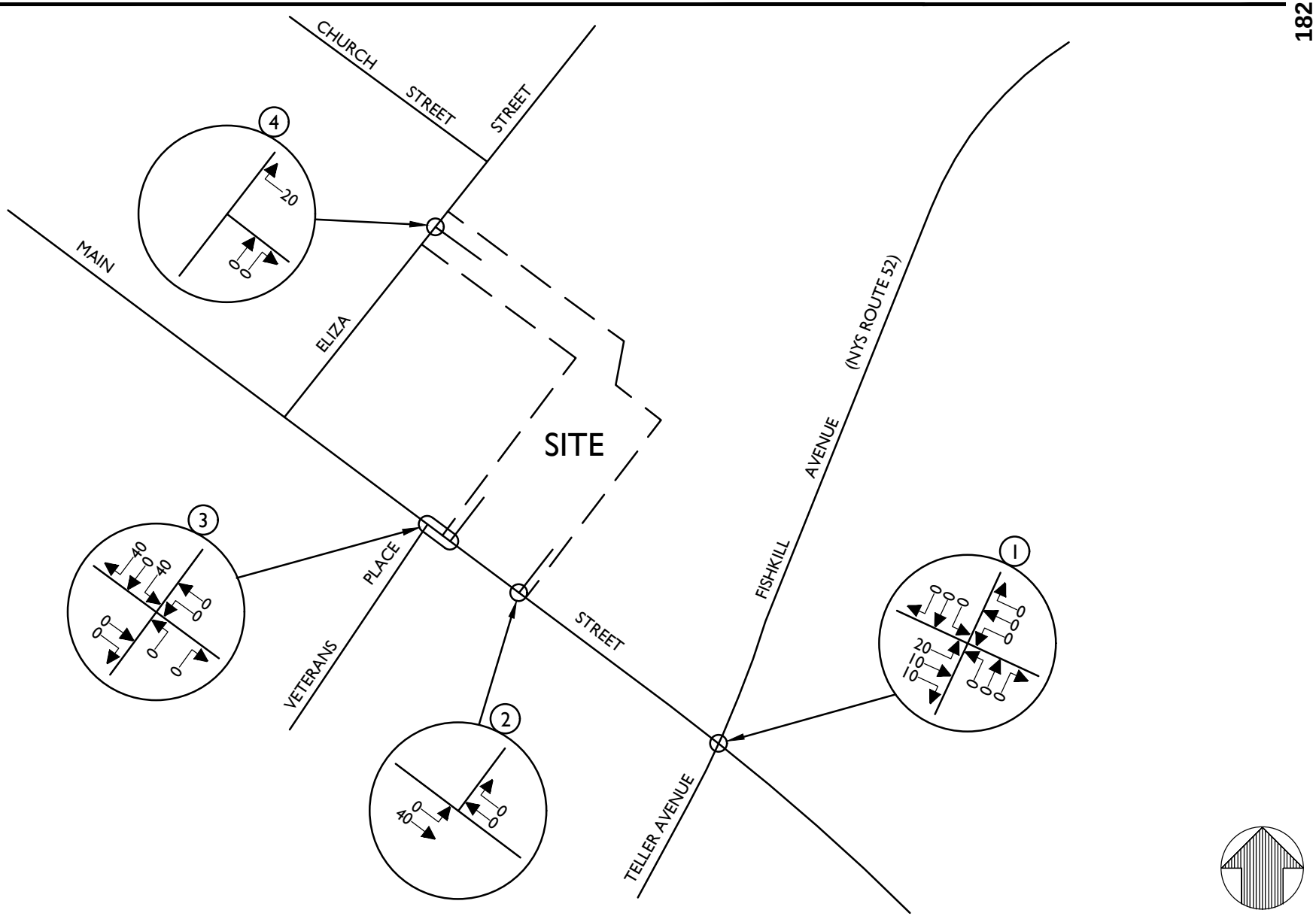
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SHEET TITLE:
ARRIVAL DISTRIBUTION
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SHEET NUMBER: 14

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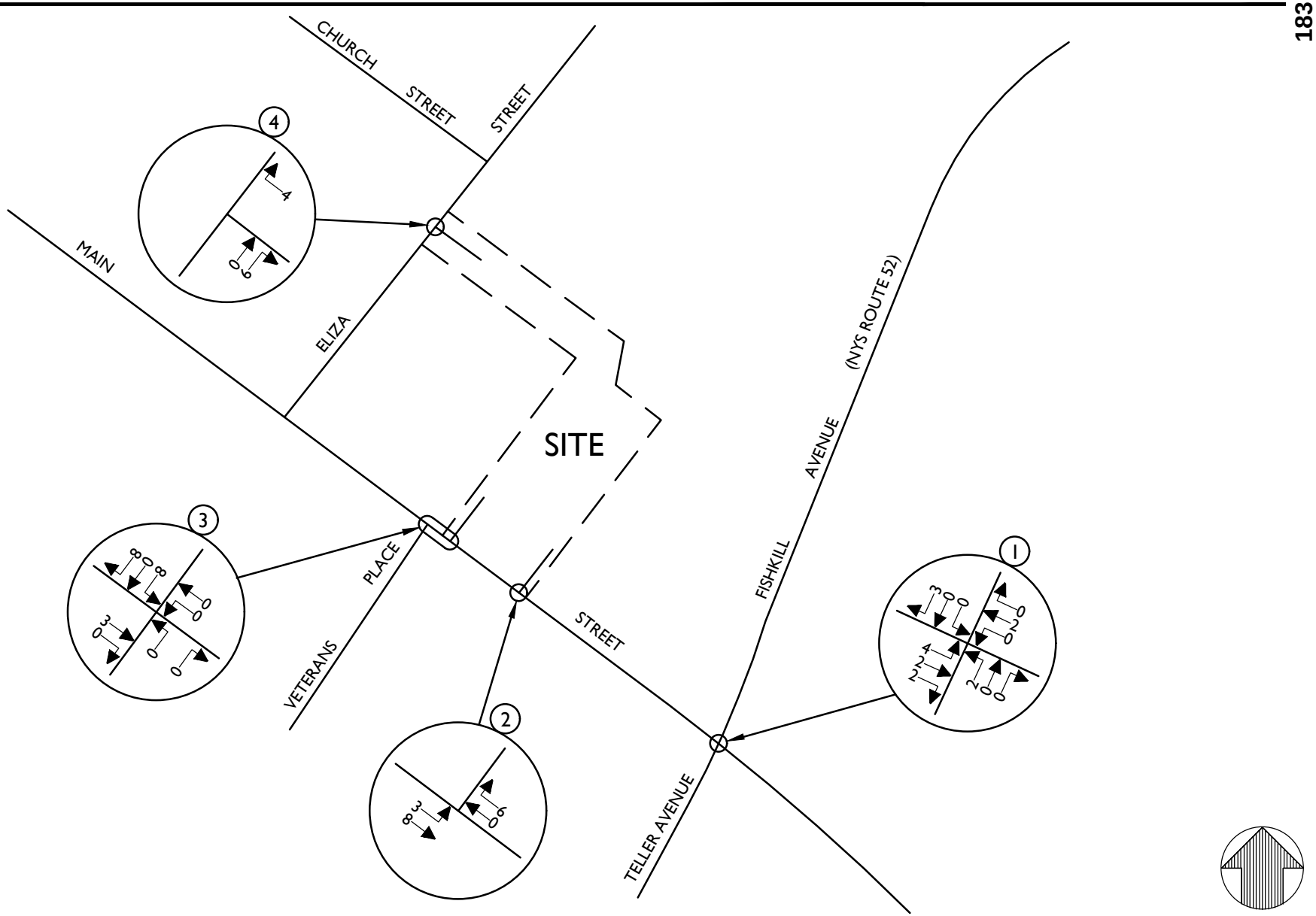
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PROJECT NUMBER:	DRAWING NAME:
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SHEET TITLE:
DEPARTURE DISTRIBUTION
(ALL VALUES ARE EXPRESSED AS %)

SHEET NUMBER:
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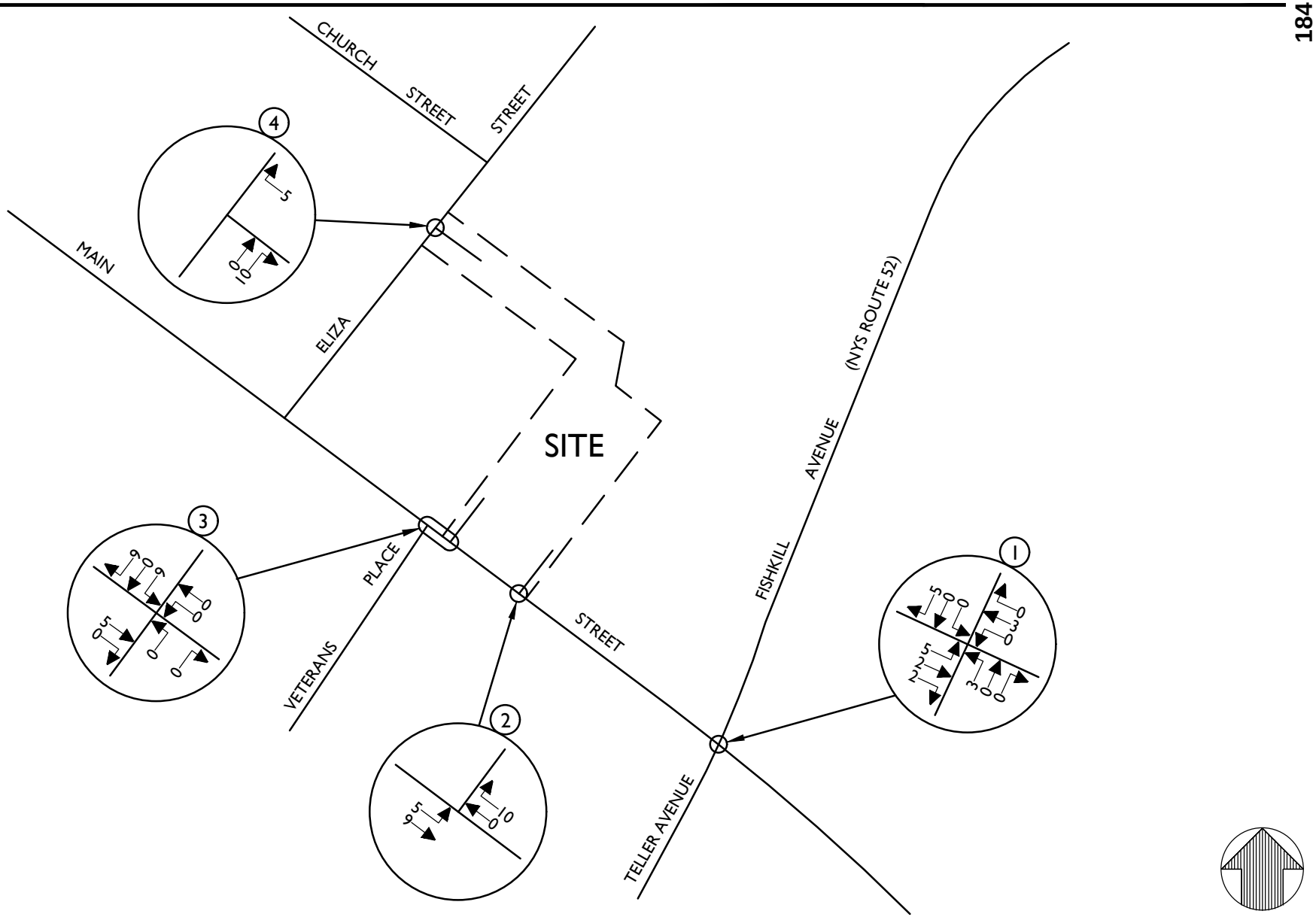
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PROJECT NUMBER:	DRAWING NAME:
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SHEET TITLE:
SITE GENERATED TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
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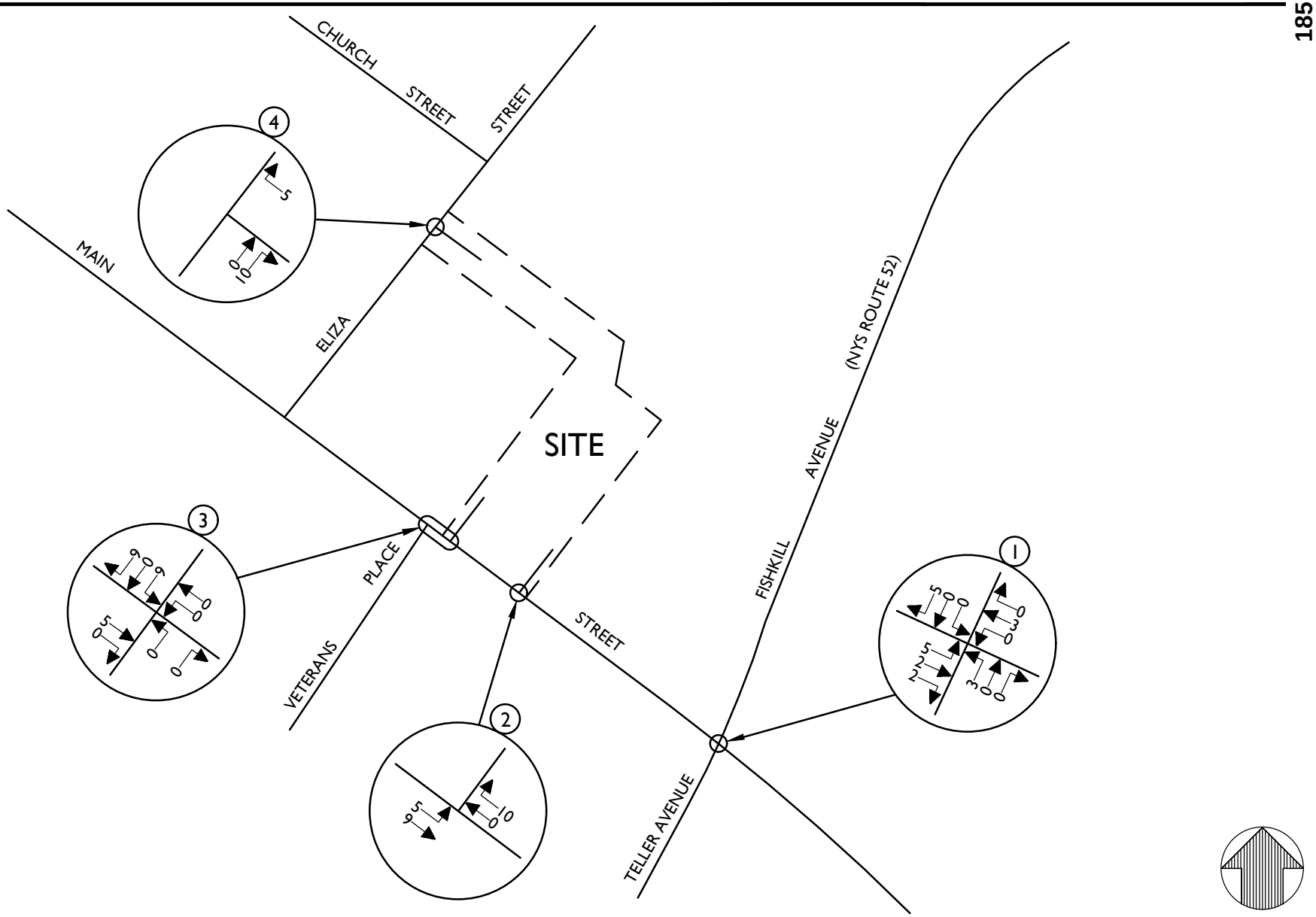
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DRAWING NAME: 210719RH_FIGURE

SHEET TITLE:
SITE GENERATED TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
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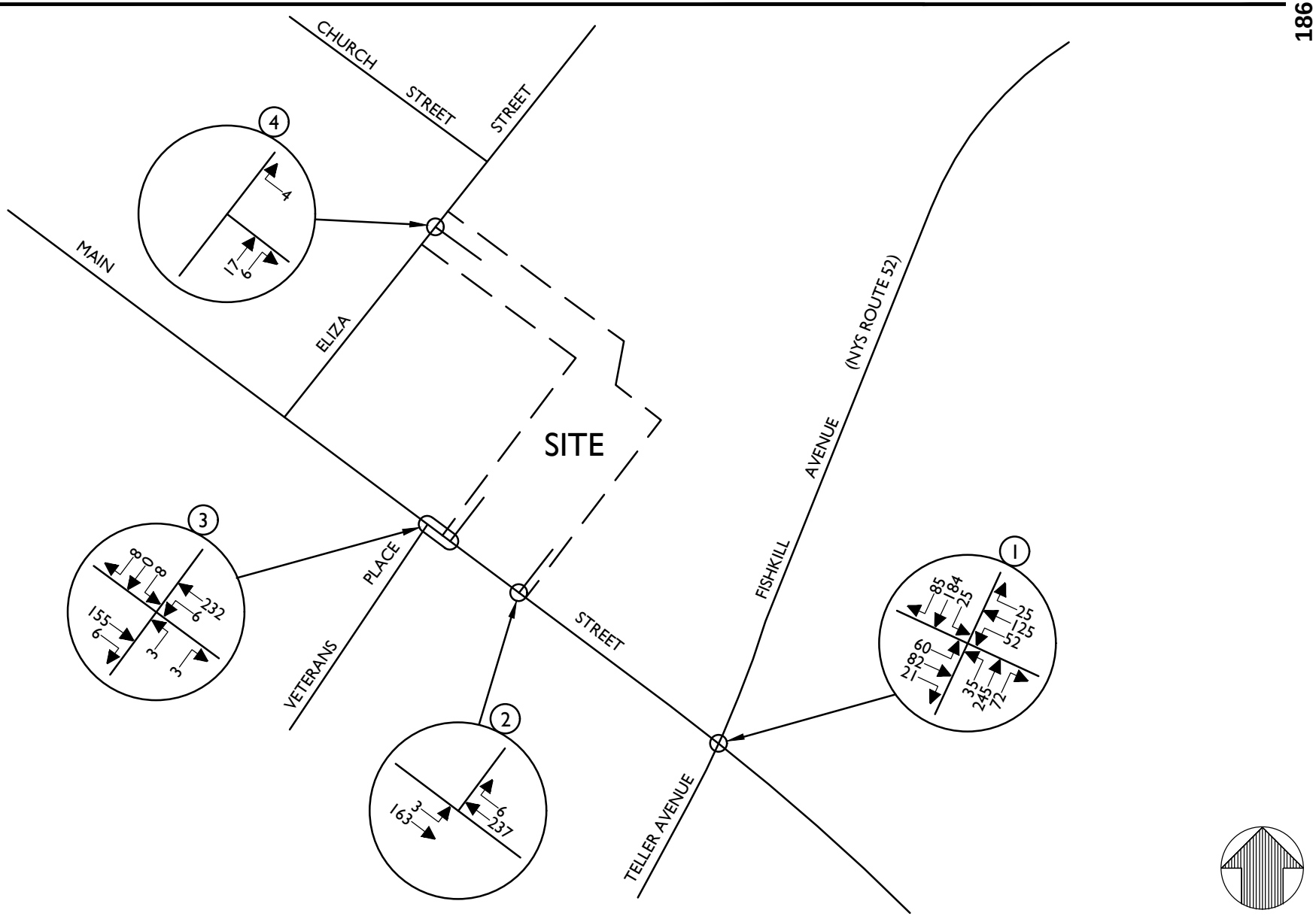
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DRAWING NAME: 210719RH_FIGURE

SHEET TITLE:
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SATURDAY PEAK HOUR

SHEET NUMBER:
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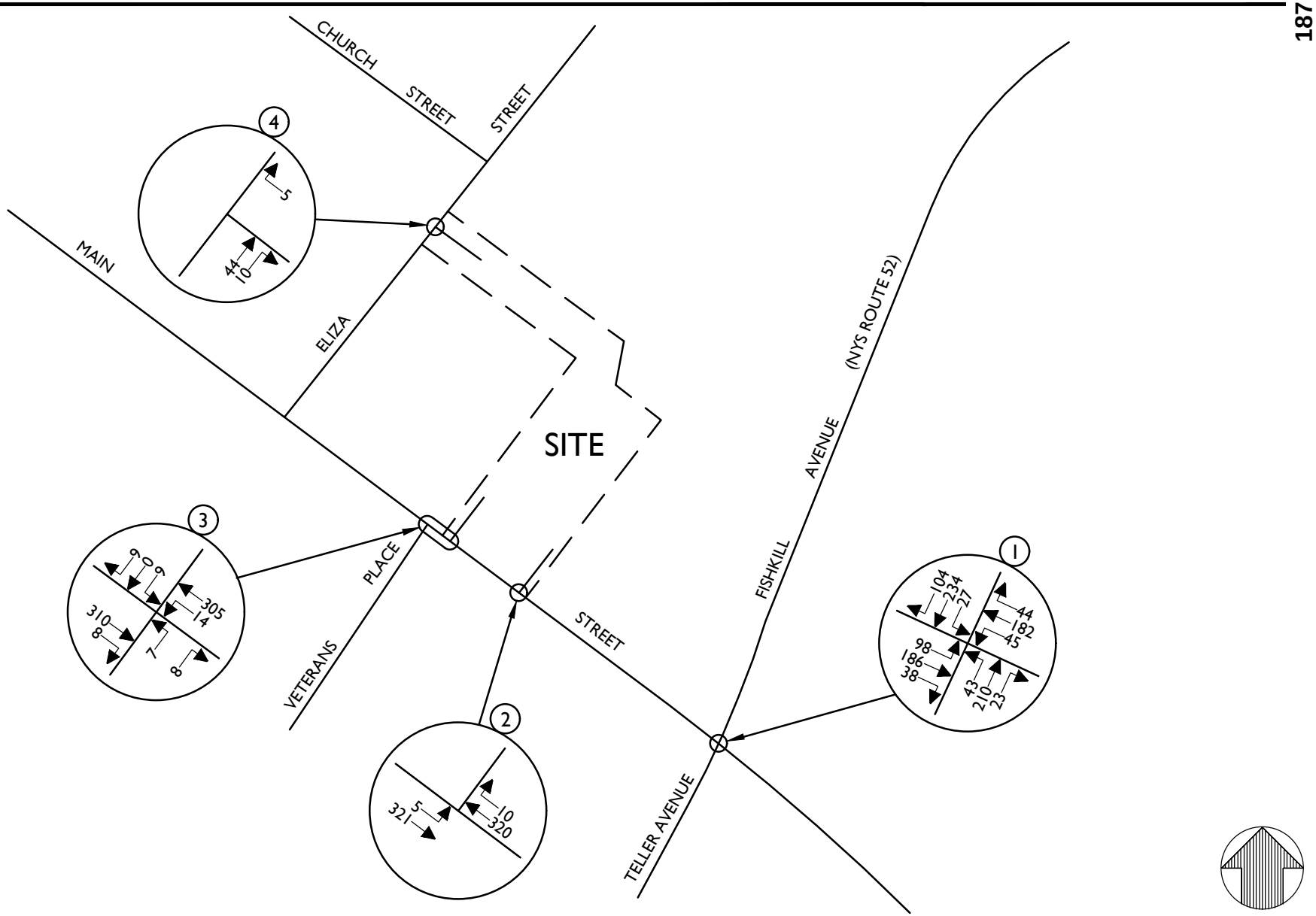
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DRAWING NAME: 210719RH_FIGURE

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WEEKDAY PEAK AM HOUR

SHEET NUMBER:
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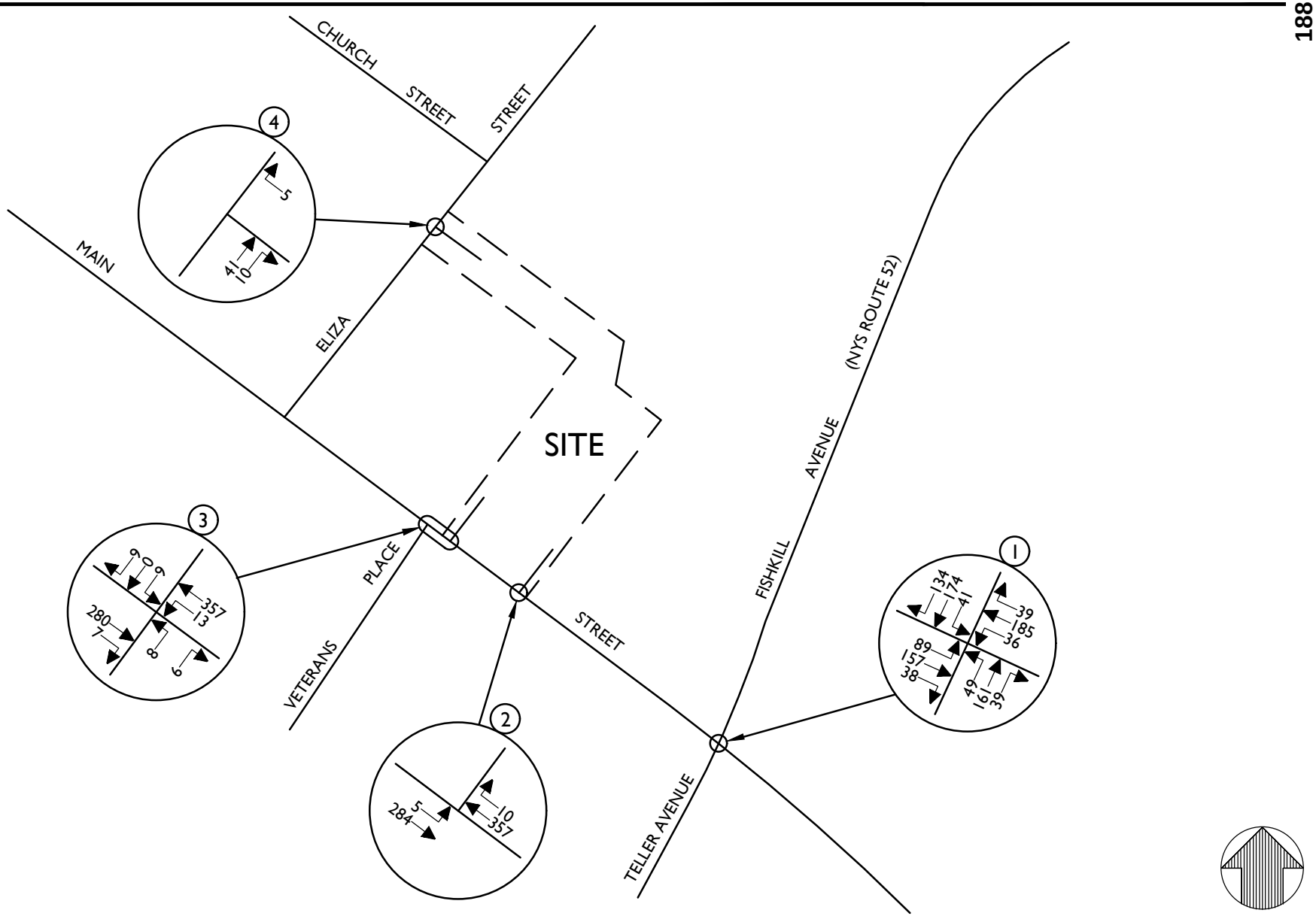
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PROJECT NUMBER: 21001718A
DRAWING NAME: 210719RH_FIGURE

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WEEKDAY PEAK PM HOUR

SHEET NUMBER:
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PROJECT NUMBER: 21001718A
DRAWING NAME: 210719RH_FIGURE

SHEET TITLE:
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SATURDAY PEAK HOUR

SHEET NUMBER:
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Appendix

Appendix B | Tables

Table No. 2
Level of Service Summary Table

				2021 Existing			2026 No-Build			2026 Build		
				AM	PM	SAT	AM	PM	SAT	AM	PM	SAT
1	**Main Street & Fishkill Avenue/Teller Avenue**	**Signalized**										
	Main Street	EB	LTR	B (15.2)	B (19.3)	B (17.3)	B (15.7)	C (21.2)	B (18.1)	B (15.9)	C (21.8)	B (18.5)
	Main Street	WB	LTR	B (15.9)	B (17.0)	B (16.2)	B (16.5)	B (18.0)	B (16.9)	B (16.5)	B (18.1)	B (16.9)
	Teller Avenue	NB	LTR	B (14.2)	B (12.5)	B (11.7)	B (15.0)	B (12.9)	B (12.0)	B (15.1)	B (12.9)	B (12.0)
	Fishkill Avenue	SB	LTR	B (12.8)	B (13.5)	B (12.7)	B (13.3)	B (14.1)	B (13.2)	B (13.4)	B (14.2)	B (13.3)
		Overall		**B (14.2)**	**B** (15.5)	**B** (14.4)	**B (14.9)**	**B** (16.5)	**B** (15.0)	**B (15.0)**	**B** (16.7)	**B** (15.2)
2	**Main Street & Site Entry Driveway**	**Unsignalized**										
	Main Street	EB	LT	- -	- -	- -	- -	- -	- -	A (7.8)	A (8.0)	A (8.0)
3	**Main Street & Veterans Place/Site Exit Driveway**	**Unsignalized**										
	Main Street	WB	LTR	A (7.7)	A (8.1)	A (8.0)	A (7.8)	A (8.2)	A (8.0)	A (7.8)	A (8.2)	A (8.1)
	Veterans Place	NB	LR	B (11.2)	B (13.0)	B (13.6)	B (11.6)	B (13.7)	B (13.6)	B (12.2)	B (14.8)	C (15.7)
	Site Exit Driveway	SB	LR	- -	- -	- -	- -	- -	- -	B (11.7)	B (13.8)	B (14.2)
4	**Eliza Street & Site Access**	**Unsignalized**										
	Site Access	WB	LR	- -	- -	- -	-	-	-	A (8.4)	A (8.6)	A (8.6)

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C (16.2), FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

TABLE NO. 4
SHARED PARKING ANALYSIS
WEEKDAY

Use		Retail		Residential		
Size		6,674 Sq. Ft.		20 Units		Total Peak
Deman Factor		2 /1,000 Sq. Ft.		1 /Unit		Demand Per
Peak Hour Demand		14 Spaces		20 Spaces		Hour
Time of Day		**% of Peak**	**Parking**	**% of Peak**	**Parking**	**Parking**
Start	**End**	**Demand**	**Spaces**	**Demand**	**Spaces**	**Spaces**
12:00 AM	1:00 AM	0%	-	100%	20	20
1:00 AM	2:00 AM	0%	-	100%	20	20
2:00 AM	3:00 AM	0%	-	100%	20	20
3:00 AM	4:00 AM	0%	-	100%	20	20
4:00 AM	5:00 AM	0%	-	100%	20	20
5:00 AM	6:00 AM	0%	-	97%	20	20
6:00 AM	7:00 AM	0%	-	90%	18	18
7:00 AM	8:00 AM	0%	-	77%	16	16
8:00 AM	9:00 AM	15%	3	56%	12	15
9:00 AM	10:00 AM	32%	5	45%	9	14
10:00 AM	11:00 AM	54%	8	40%	8	16
11:00 AM	12:00 PM	71%	10	37%	8	18
12:00 PM	1:00 PM	99%	14	36%	8	22
1:00 PM	2:00 PM	100%	14	36%	8	22
2:00 PM	3:00 PM	90%	13	37%	8	21
3:00 PM	4:00 PM	83%	12	43%	9	21
4:00 PM	5:00 PM	81%	12	45%	9	21
5:00 PM	6:00 PM	84%	12	55%	11	23
6:00 PM	7:00 PM	86%	13	66%	14	27
7:00 PM	8:00 PM	80%	12	73%	15	27
8:00 PM	9:00 PM	63%	9	77%	16	25
9:00 PM	10:00 PM	42%	6	86%	18	24
10:00 PM	11:00 PM	15%	3	92%	19	22
11:00 PM	12:00 AM	0%	-	97%	20	20
				Peak Parking Demand		**27**

Notes:

1) Parking Demand Factors based on City of Beacon Code Requirements for Off-Street Parking within the Central Main Street (CMS) Zoning District.

2) Hourly Demand Factors (% of Peak Demand) based on data published by the Institute of Transportation Engineers (ITE) as contain in the "Parking Generation Manual", 5th Edition, dated 2019

TABLE NO. 5
SHARED PARKING ANALYSIS
WEEKEND

Use		Retail		Residential		
Size		6,674 Sq. Ft.		20 Units		Total Peak
Deman Factor		2 /1,000 Sq. Ft.		1 /Unit		Demand Per
Peak Hour Demand		14 Spaces		20 Spaces		Hour
Time of Day		**% of Peak**	**Parking**	**% of Peak**	**Parking**	**Parking**
Start	**End**	**Demand**	**Spaces**	**Demand**	**Spaces**	**Spaces**
12:00 AM	1:00 AM	0%	-	100%	20	20
1:00 AM	2:00 AM	0%	-	100%	20	20
2:00 AM	3:00 AM	0%	-	100%	20	20
3:00 AM	4:00 AM	0%	-	100%	20	20
4:00 AM	5:00 AM	0%	-	100%	20	20
5:00 AM	6:00 AM	0%	-	100%	20	20
6:00 AM	7:00 AM	0%	-	98%	20	20
7:00 AM	8:00 AM	0%	-	96%	20	20
8:00 AM	9:00 AM	27%	4	92%	19	23
9:00 AM	10:00 AM	46%	7	80%	16	23
10:00 AM	11:00 AM	67%	10	78%	16	26
11:00 AM	12:00 PM	85%	12	71%	15	27
12:00 PM	1:00 PM	95%	14	68%	14	28
1:00 PM	2:00 PM	100%	14	66%	14	28
2:00 PM	3:00 PM	98%	14	65%	13	27
3:00 PM	4:00 PM	92%	13	68%	14	27
4:00 PM	5:00 PM	96%	14	70%	14	28
5:00 PM	6:00 PM	79%	12	73%	15	27
6:00 PM	7:00 PM	71%	10	77%	16	26
7:00 PM	8:00 PM	69%	10	81%	17	27
8:00 PM	9:00 PM	60%	9	82%	17	26
9:00 PM	10:00 PM	51%	8	86%	18	26
10:00 PM	11:00 PM	38%	6	87%	18	24
11:00 PM	12:00 AM	0%	-	92%	19	19
				Peak Parking Demand		**28**

Notes:

1) Parking Demand Factors based on City of Beacon Code Requirements for Off-Street Parking within the Central Main Street (CMS) Zoning District.

2) Hourly Demand Factors (% of Peak Demand) based on data published by the Institute of Transportation Engineers (ITE) as contain in the "Parking Generation Manual", 5th Edition, dated 2019

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Appendix

Appendix C | Level of Service Standards

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Level of Service Standards

Level of Service for Signalized Intersections

Level of Service (LOS) can be characterized for the entire intersection, each intersection approach, and each lane group. Control delay alone is used to characterize LOS for the entire intersection or an approach. Control delay and volume-to-capacity (v/c) ratio are used to characterize LOS for a lane group. Delay quantifies the increase in travel time due to traffic signal control. It is also a measure of driver discomfort and fuel consumption. The volume-to-capacity ratio quantifies the degree to which a phase's capacity is utilized by a lane group.

- **LOS A** describes operations with a control delay of 10 s/veh or less and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.
- **LOS B** describes operations with control delay between 10 and 20 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.
- **LOS C** describes operations with control delay between 20 and 35 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when progression is favorable or the cycle length is moderate.
- **LOS D** describes operations with control delay between 35 and 55 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long.
- **LOS E** describes operations with control delay between 55 and 80 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long.
- **LOS F** describes operations with control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long.

A lane group can incur a delay less than 80 s/veh when the volume-to-capacity ratio exceeds 1.0. This condition typically occurs when the cycle length is short, the signal progression is favorable, or both. As a result, both the delay and volume-to-capacity ratio are considered when lane group LOS is established. A ratio of 1.0 or more indicates that cycle capacity is fully utilized and represents failure from a capacity perspective (just as delay in excess of 80 s/veh represents failure from a delay perspective).

The Level of Service Criteria for signalized intersections are given in Exhibit 19-8 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 19-8 LOS by Volume-to-Capacity Ratio

Control Delay (s/veh)	v/c ≤ 1.0	v/c ≥ 1.0
≤10	A	F
>10-20	B	F
>20-35	C	F
>35-55	D	F
>55-80	E	F
>80	F	F

For approach-based and intersection wide assessments, LOS is defined solely by control delay.

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Level of Service Criteria For Two-Way Stop-Controlled (TWSC) Unsignalized Intersections

Level of Service (LOS) for a two-way stop-controlled (TWSC) intersection is determined by the computed or measured control delay. For motor vehicles, LOS is determined for each minor-street movement (or shared movement) as well as major-street left turns. LOS is not defined for the intersection as a whole or for major-street approaches.

The Level of Service Criteria for TWSC unsignalized intersections are given in Exhibit 20-2 from the Highway Capacity Manual, 6th Edition published by the Transportation Research Board.

Exhibit 20-2 LOS by Volume-to-Capacity Ratio

Control Delay (s/veh)	v/c ≤ 1.0	v/c ≥ 1.0
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

The LOS criteria apply to each lane on a given approach and to each approach on the minor street.
LOS is not calculated for major-street approaches or for the intersection as a whole.

As Exhibit 20-2 notes, LOS F is assigned to the movement if the volume-to-capacity ratio for the movement exceeds 1.0, regardless of the control delay.

The Level of Service Criteria for unsignalized intersections are somewhat different from the criteria for signalized intersections.

Level of Service Criteria For All-Way Stop-Controlled (AWSC) Unsignalized Intersections

The Levels of Service (LOS) for all-way stop-controlled (AWSC) intersections are given in Exhibit 21-8. As the exhibit notes, LOS F is assigned if the volume-to-capacity (v/c) ratio of a lane exceeds 1.0, regardless of the control delay. For assessment of LOS at the approach and intersection levels, LOS is based solely on control delay.

The Level of Service Criteria for AWSC unsignalized intersections are given in Exhibit 21-8 from the *Highway* Capacity *Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 21-8 LOS by Volume-to-Capacity Ratio

Control Delay (s/veh)	v/c ≤ 1.0	v/c ≥ 1.0
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

For approaches and intersection wide assessment, LOS is defined solely by control delay.

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Appendix

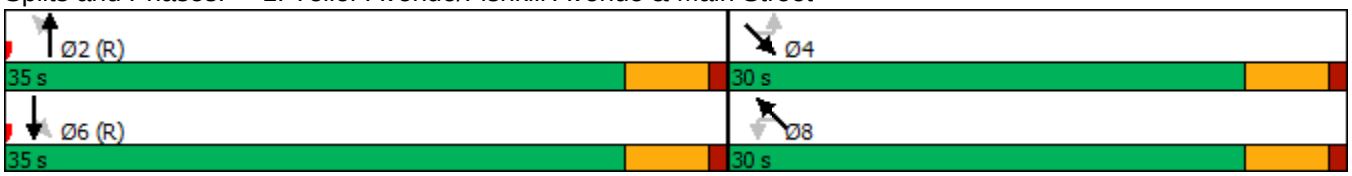
Appendix D | Capacity Analysis

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	30	223	64	21	167	74	51	69	17	46	110	22
Future Volume (vph)	30	223	64	21	167	74	51	69	17	46	110	22
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.973			0.962			0.983			0.983	
Flt Protected		0.995			0.996			0.982			0.987	
Satd. Flow (prot)	0	1745	0	0	1736	0	0	1367	0	0	1402	0
Flt Permitted		0.951			0.958			0.836			0.895	
Satd. Flow (perm)	0	1666	0	0	1669	0	0	1150	0	0	1266	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	34	253	73	24	190	84	58	78	19	52	125	25
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	360	0	0	298	0	0	155	0	0	202	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.17	0.99	1.17	1.14	1.01	1.14	1.15	1.38	1.15	1.13	1.35	1.13
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.47			0.39			0.35			0.42	
Control Delay		14.6			13.4			17.1			17.9	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		14.6			13.4			17.1			17.9	
Queue Length 50th (ft)		93			73			42			57	
Queue Length 95th (ft)		153			123			83			106	
Internal Link Dist (ft)		99			151			167			235	
Turn Bay Length (ft)												
Base Capacity (vph)		768			770			442			486	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.47			0.39			0.35			0.42	

Intersection Summary	
Area Type:	CBD
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	30	223	64	21	167	74	51	69	17	46	110	22
Future Volume (veh/h)	30	223	64	21	167	74	51	69	17	46	110	22
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	1.00		0.99	0.97		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1596	1659	1596	1691	1759	1691	1651	1585	1651	1754	1684	1754
Adj Flow Rate, veh/h	34	253	73	24	190	84	58	78	19	52	125	25
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	2	2	2
Cap, veh/h	96	534	145	87	511	211	224	262	57	170	354	64
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	76	1156	313	59	1107	458	385	681	149	262	921	167
Grp Volume(v), veh/h	360	0	0	298	0	0	155	0	0	202	0	0
Grp Sat Flow(s),veh/h/ln	1545	0	0	1624	0	0	1215	0	0	1350	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0
Cycle Q Clear(g_c), s	10.2	0.0	0.0	7.6	0.0	0.0	5.0	0.0	0.0	6.5	0.0	0.0
Prop In Lane	0.09		0.20	0.08		0.28	0.37		0.12	0.26		0.12
Lane Grp Cap(c), veh/h	774	0	0	809	0	0	543	0	0	589	0	0
V/C Ratio(X)	0.47	0.00	0.00	0.37	0.00	0.00	0.29	0.00	0.00	0.34	0.00	0.00
Avail Cap(c_a), veh/h	774	0	0	809	0	0	543	0	0	589	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	12.2	0.0	0.0	11.5	0.0	0.0	13.9	0.0	0.0	14.3	0.0	0.0
Incr Delay (d2), s/veh	2.0	0.0	0.0	1.3	0.0	0.0	1.3	0.0	0.0	1.6	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.6	0.0	0.0	2.8	0.0	0.0	1.6	0.0	0.0	2.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	14.2	0.0	0.0	12.8	0.0	0.0	15.2	0.0	0.0	15.9	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		360			298			155			202	
Approach Delay, s/veh		14.2			12.8			15.2			15.9	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	12.2	7.0	9.6	8.5
Green Ext Time (p_c), s	1.4	0.5	1.2	0.7

Intersection Summary	
HCM 6th Ctrl Delay	14.2
HCM 6th LOS	B

Lane Group	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Volume (vph)	134	5	5	209	3	3
Future Volume (vph)	134	5	5	209	3	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	9	12	12	9	11	12
Grade (%)	0%			-2%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.995				0.932	
Flt Protected				0.999	0.976	
Satd. Flow (prot)	1501	0	0	1522	1467	0
Flt Permitted				0.999	0.976	
Satd. Flow (perm)	1501	0	0	1522	1467	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	447			150	232	
Travel Time (s)	10.2			3.4	5.3	
Confl. Peds. (#/hr)		43	44		43	44
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	152	6	6	238	3	3
Shared Lane Traffic (%)						
Lane Group Flow (vph)	158	0	0	244	6	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	11	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.30	1.14	1.13	1.29	1.20	1.15
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.3

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	134	5	5	209	3	3
Future Vol, veh/h	134	5	5	209	3	3
Conflicting Peds, #/hr	0	43	44	0	43	44
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	-2	1	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	152	6	6	238	3	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	202	0	492	243
Stage 1	-	-	-	-	199	-
Stage 2	-	-	-	-	293	-
Critical Hdwy	-	-	4.12	-	6.62	6.32
Critical Hdwy Stg 1	-	-	-	-	5.62	-
Critical Hdwy Stg 2	-	-	-	-	5.62	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1370	-	522	790
Stage 1	-	-	-	-	825	-
Stage 2	-	-	-	-	745	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1317	-	484	736
Mov Cap-2 Maneuver	-	-	-	-	484	-
Stage 1	-	-	-	-	790	-
Stage 2	-	-	-	-	722	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.2	11.2
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	584	1317	-	-	-
HCM Lane V/C Ratio	0.012	0.004	-	-	-
HCM Control Delay (s)	11.2	7.7	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0	0	-	-	-

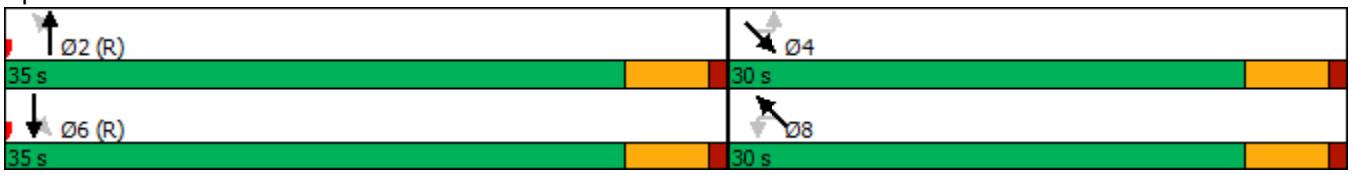
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	37	191	20	24	213	90	85	165	32	39	159	38
Future Volume (vph)	37	191	20	24	213	90	85	165	32	39	159	38
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.97			0.98	
Frt		0.989			0.963			0.985			0.978	
Flt Protected		0.993			0.996			0.985			0.992	
Satd. Flow (prot)	0	1776	0	0	1739	0	0	1390	0	0	1394	0
Flt Permitted		0.916			0.968			0.847			0.910	
Satd. Flow (perm)	0	1636	0	0	1689	0	0	1175	0	0	1272	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	39	201	21	25	224	95	89	174	34	41	167	40
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	261	0	0	344	0	0	297	0	0	248	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.17	0.99	1.17	1.14	1.01	1.14	1.15	1.38	1.15	1.13	1.35	1.13
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.35			0.44			0.66			0.51	
Control Delay		12.9			14.1			25.1			19.8	
Queue Delay		0.0			0.0			3.5			0.0	
Total Delay		12.9			14.1			28.6			19.8	
Queue Length 50th (ft)		63			87			94			73	
Queue Length 95th (ft)		111			149			#180			136	
Internal Link Dist (ft)		99			151			167			235	
Turn Bay Length (ft)												
Base Capacity (vph)		755			779			451			489	
Starvation Cap Reductn		0			0			83			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.35			0.44			0.81			0.51	

Intersection Summary

Area Type: CBD
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	37	191	20	24	213	90	85	165	32	39	159	38
Future Volume (veh/h)	37	191	20	24	213	90	85	165	32	39	159	38
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	0.99		0.99	0.95		0.92	0.96		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1582	1646	1582	1691	1759	1691	1678	1611	1678	1754	1684	1754
Adj Flow Rate, veh/h	39	201	21	25	224	95	89	174	34	41	167	40
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	4	4	4	2	2	2	2	2	2
Cap, veh/h	129	576	56	85	522	209	186	312	55	119	390	86
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	142	1249	122	55	1131	452	298	812	143	141	1015	222
Grp Volume(v), veh/h	261	0	0	344	0	0	297	0	0	248	0	0
Grp Sat Flow(s),veh/h/ln	1513	0	0	1638	0	0	1252	0	0	1379	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	3.1	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	6.7	0.0	0.0	9.1	0.0	0.0	11.4	0.0	0.0	8.3	0.0	0.0
Prop In Lane	0.15		0.08	0.07		0.28	0.30		0.11	0.17		0.16
Lane Grp Cap(c), veh/h	762	0	0	815	0	0	554	0	0	595	0	0
V/C Ratio(X)	0.34	0.00	0.00	0.42	0.00	0.00	0.54	0.00	0.00	0.42	0.00	0.00
Avail Cap(c_a), veh/h	762	0	0	815	0	0	554	0	0	595	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.2	0.0	0.0	11.9	0.0	0.0	15.7	0.0	0.0	14.8	0.0	0.0
Incr Delay (d2), s/veh	1.2	0.0	0.0	1.6	0.0	0.0	3.7	0.0	0.0	2.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	0.0	0.0	3.3	0.0	0.0	3.7	0.0	0.0	2.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.5	0.0	0.0	13.5	0.0	0.0	19.3	0.0	0.0	17.0	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		261			344			297			248	
Approach Delay, s/veh		12.5			13.5			19.3			17.0	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	8.7	13.4	11.1	10.3
Green Ext Time (p_c), s	1.0	1.0	1.4	0.8

Intersection Summary	
HCM 6th Ctrl Delay	15.5
HCM 6th LOS	B

Lane Group	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Volume (vph)	275	7	13	273	6	7
Future Volume (vph)	275	7	13	273	6	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	9	12	12	9	11	12
Grade (%)	0%			-2%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.997				0.927	
Flt Protected				0.998	0.977	
Satd. Flow (prot)	1504	0	0	1521	1460	0
Flt Permitted				0.998	0.977	
Satd. Flow (perm)	1504	0	0	1521	1460	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	447			150	232	
Travel Time (s)	10.2			3.4	5.3	
Confl. Peds. (#/hr)		43	44		43	44
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	289	7	14	287	6	7
Shared Lane Traffic (%)						
Lane Group Flow (vph)	296	0	0	301	13	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	11	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.30	1.14	1.13	1.29	1.20	1.15
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.5

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	275	7	13	273	6	7
Future Vol, veh/h	275	7	13	273	6	7
Conflicting Peds, #/hr	0	43	44	0	43	44
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	-2	1	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	289	7	14	287	6	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	340	0	695	381
Stage 1	-	-	-	-	337	-
Stage 2	-	-	-	-	358	-
Critical Hdwy	-	-	4.12	-	6.62	6.32
Critical Hdwy Stg 1	-	-	-	-	5.62	-
Critical Hdwy Stg 2	-	-	-	-	5.62	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1219	-	393	659
Stage 1	-	-	-	-	710	-
Stage 2	-	-	-	-	693	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1172	-	361	614
Mov Cap-2 Maneuver	-	-	-	-	361	-
Stage 1	-	-	-	-	674	-
Stage 2	-	-	-	-	672	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.4	13
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	464	1172	-	-	-
HCM Lane V/C Ratio	0.029	0.012	-	-	-
HCM Control Delay (s)	13	8.1	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	0	-	-	-

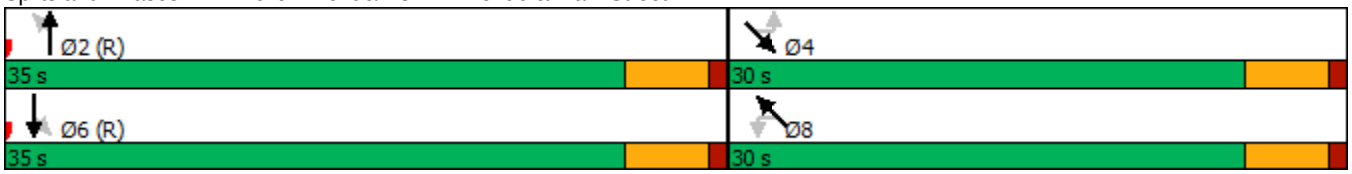
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	42	146	34	36	158	117	77	138	32	31	163	34
Future Volume (vph)	42	146	34	36	158	117	77	138	32	31	163	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.95			0.96	
Frt		0.979			0.949			0.983			0.980	
Flt Protected		0.991			0.994			0.985			0.993	
Satd. Flow (prot)	0	2005	0	0	1902	0	0	1527	0	0	1536	0
Flt Permitted		0.894			0.947			0.845			0.934	
Satd. Flow (perm)	0	1801	0	0	1808	0	0	1269	0	0	1429	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	45	155	36	38	168	124	82	147	34	33	173	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	236	0	0	330	0	0	263	0	0	242	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	20	20		20	20		55	55		55	55	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.28			0.40			0.54			0.44	
Control Delay		12.0			13.3			20.6			18.0	
Queue Delay		0.0			0.0			2.2			0.0	
Total Delay		12.0			13.3			22.7			18.0	
Queue Length 50th (ft)		55			81			79			69	
Queue Length 95th (ft)		98			138			146			126	
Internal Link Dist (ft)		99			151			167			235	
Turn Bay Length (ft)												
Base Capacity (vph)		831			834			488			549	
Starvation Cap Reductn		0			0			117			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.28			0.40			0.71			0.44	

Intersection Summary

Area Type: Other
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	42	146	34	36	158	117	77	138	32	31	163	34
Future Volume (veh/h)	42	146	34	36	158	117	77	138	32	31	163	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.92		0.86	0.92		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	45	155	36	38	168	124	82	147	34	33	173	36
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	169	550	118	114	459	308	201	320	67	107	454	87
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	224	1191	255	113	995	667	334	833	173	115	1180	226
Grp Volume(v), veh/h	236	0	0	330	0	0	263	0	0	242	0	0
Grp Sat Flow(s),veh/h/ln	1670	0	0	1776	0	0	1341	0	0	1521	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.2	0.0	0.0	7.7	0.0	0.0	8.5	0.0	0.0	7.1	0.0	0.0
Prop In Lane	0.19		0.15	0.12		0.38	0.31		0.13	0.14		0.15
Lane Grp Cap(c), veh/h	837	0	0	881	0	0	588	0	0	648	0	0
V/C Ratio(X)	0.28	0.00	0.00	0.37	0.00	0.00	0.45	0.00	0.00	0.37	0.00	0.00
Avail Cap(c_a), veh/h	837	0	0	881	0	0	588	0	0	648	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.8	0.0	0.0	11.5	0.0	0.0	14.9	0.0	0.0	14.5	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	1.2	0.0	0.0	2.4	0.0	0.0	1.6	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	2.6	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.7	0.0	0.0	12.7	0.0	0.0	17.3	0.0	0.0	16.2	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		236			330			263			242	
Approach Delay, s/veh		11.7			12.7			17.3			16.2	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		7.2		10.5		9.7		9.1				
Green Ext Time (p_c), s		0.9		1.0		1.4		0.8				

Intersection Summary												
HCM 6th Ctrl Delay			14.4									
HCM 6th LOS			B									



Lane Group	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Volume (vph)	247	6	12	322	7	5
Future Volume (vph)	247	6	12	322	7	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	9	12	12	9	11	12
Grade (%)	0%			-2%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.997				0.944	
Flt Protected				0.998	0.972	
Satd. Flow (prot)	1504	0	0	1521	1480	0
Flt Permitted				0.998	0.972	
Satd. Flow (perm)	1504	0	0	1521	1480	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	447			150	232	
Travel Time (s)	10.2			3.4	5.3	
Confl. Peds. (#/hr)		43	44		43	44
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	260	6	13	339	7	5
Shared Lane Traffic (%)						
Lane Group Flow (vph)	266	0	0	352	12	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	11	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.30	1.14	1.13	1.29	1.20	1.15
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.4

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	247	6	12	322	7	5
Future Vol, veh/h	247	6	12	322	7	5
Conflicting Peds, #/hr	0	43	44	0	43	44
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	-2	1	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	260	6	13	339	7	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	310	0	715	351
Stage 1	-	-	-	-	307	-
Stage 2	-	-	-	-	408	-
Critical Hdwy	-	-	4.12	-	6.62	6.32
Critical Hdwy Stg 1	-	-	-	-	5.62	-
Critical Hdwy Stg 2	-	-	-	-	5.62	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1250	-	382	686
Stage 1	-	-	-	-	733	-
Stage 2	-	-	-	-	656	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1202	-	351	639
Mov Cap-2 Maneuver	-	-	-	-	351	-
Stage 1	-	-	-	-	696	-
Stage 2	-	-	-	-	636	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.3	13.6
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	432	1202	-	-	-
HCM Lane V/C Ratio	0.029	0.011	-	-	-
HCM Control Delay (s)	13.6	8	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	0	-	-	-

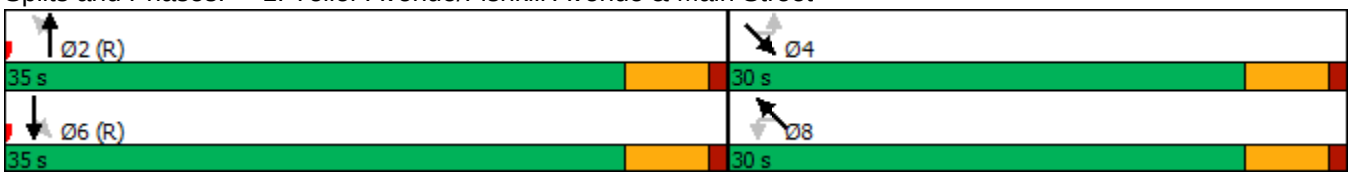
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	33	245	72	25	184	81	56	80	19	52	123	25
Future Volume (vph)	33	245	72	25	184	81	56	80	19	52	123	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.972			0.962			0.983			0.983	
Flt Protected		0.995			0.996			0.982			0.987	
Satd. Flow (prot)	0	1743	0	0	1736	0	0	1366	0	0	1402	0
Flt Permitted		0.946			0.950			0.828			0.884	
Satd. Flow (perm)	0	1656	0	0	1655	0	0	1139	0	0	1250	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	38	278	82	28	209	92	64	91	22	59	140	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	398	0	0	329	0	0	177	0	0	227	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.17	0.99	1.17	1.14	1.01	1.14	1.15	1.38	1.15	1.13	1.35	1.13
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.52			0.43			0.40			0.47	
Control Delay		15.5			14.0			18.1			19.1	
Queue Delay		0.0			0.0			0.7			0.0	
Total Delay		15.5			14.0			18.8			19.1	
Queue Length 50th (ft)		105			83			50			66	
Queue Length 95th (ft)		173			139			96			121	
Internal Link Dist (ft)		99			151			167			235	
Turn Bay Length (ft)												
Base Capacity (vph)		764			763			438			480	
Starvation Cap Reductn		0			0			85			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.52			0.43			0.50			0.47	

Intersection Summary

Area Type: CBD
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	33	245	72	25	184	81	56	80	19	52	123	25
Future Volume (veh/h)	33	245	72	25	184	81	56	80	19	52	123	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	1.00		0.99	0.98		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1596	1659	1596	1691	1759	1691	1651	1585	1651	1754	1684	1754
Adj Flow Rate, veh/h	38	278	82	28	209	92	64	91	22	59	140	28
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	2	2	2
Cap, veh/h	97	527	146	91	507	209	218	269	58	172	352	64
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	80	1142	317	66	1098	452	371	698	152	265	916	166
Grp Volume(v), veh/h	398	0	0	329	0	0	177	0	0	227	0	0
Grp Sat Flow(s),veh/h/ln	1539	0	0	1616	0	0	1221	0	0	1346	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.6	0.0	0.0
Cycle Q Clear(g_c), s	11.6	0.0	0.0	8.6	0.0	0.0	5.9	0.0	0.0	7.5	0.0	0.0
Prop In Lane	0.10		0.21	0.09		0.28	0.36		0.12	0.26		0.12
Lane Grp Cap(c), veh/h	771	0	0	806	0	0	545	0	0	588	0	0
V/C Ratio(X)	0.52	0.00	0.00	0.41	0.00	0.00	0.32	0.00	0.00	0.39	0.00	0.00
Avail Cap(c_a), veh/h	771	0	0	806	0	0	545	0	0	588	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	12.6	0.0	0.0	11.7	0.0	0.0	14.1	0.0	0.0	14.6	0.0	0.0
Incr Delay (d2), s/veh	2.5	0.0	0.0	1.5	0.0	0.0	1.6	0.0	0.0	1.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.1	0.0	0.0	3.1	0.0	0.0	1.9	0.0	0.0	2.5	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.0	0.0	0.0	13.3	0.0	0.0	15.7	0.0	0.0	16.5	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		398			329			177			227	
Approach Delay, s/veh		15.0			13.3			15.7			16.5	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	13.6	7.9	10.6	9.5
Green Ext Time (p_c), s	1.6	0.6	1.3	0.8

Intersection Summary	
HCM 6th Ctrl Delay	14.9
HCM 6th LOS	B

Lane Group	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Volume (vph)	151	6	6	232	3	3
Future Volume (vph)	151	6	6	232	3	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	9	12	12	9	11	12
Grade (%)	0%			-2%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.995				0.932	
Flt Protected				0.999	0.976	
Satd. Flow (prot)	1501	0	0	1522	1467	0
Flt Permitted				0.999	0.976	
Satd. Flow (perm)	1501	0	0	1522	1467	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	447			150	232	
Travel Time (s)	10.2			3.4	5.3	
Confl. Peds. (#/hr)		43	44		43	44
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	172	7	7	264	3	3
Shared Lane Traffic (%)						
Lane Group Flow (vph)	179	0	0	271	6	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	11	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.30	1.14	1.13	1.29	1.20	1.15
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.3

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	151	6	6	232	3	3
Future Vol, veh/h	151	6	6	232	3	3
Conflicting Peds, #/hr	0	43	44	0	43	44
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	-2	1	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	172	7	7	264	3	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	223	0	541	264
Stage 1	-	-	-	-	220	-
Stage 2	-	-	-	-	321	-
Critical Hdwy	-	-	4.12	-	6.62	6.32
Critical Hdwy Stg 1	-	-	-	-	5.62	-
Critical Hdwy Stg 2	-	-	-	-	5.62	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1346	-	487	769
Stage 1	-	-	-	-	807	-
Stage 2	-	-	-	-	722	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1294	-	451	716
Mov Cap-2 Maneuver	-	-	-	-	451	-
Stage 1	-	-	-	-	771	-
Stage 2	-	-	-	-	700	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.2	11.6
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	553	1294	-	-	-
HCM Lane V/C Ratio	0.012	0.005	-	-	-
HCM Control Delay (s)	11.6	7.8	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0	0	-	-	-

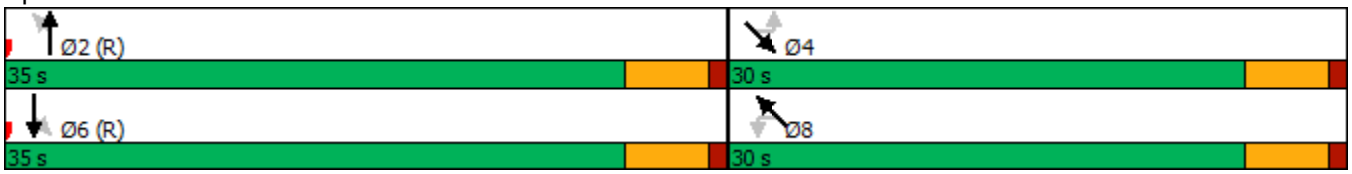
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	41	210	23	27	234	99	94	184	35	45	180	44
Future Volume (vph)	41	210	23	27	234	99	94	184	35	45	180	44
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.98			0.98	
Frt		0.989			0.963			0.985			0.978	
Flt Protected		0.993			0.996			0.985			0.992	
Satd. Flow (prot)	0	1776	0	0	1739	0	0	1391	0	0	1394	0
Flt Permitted		0.908			0.964			0.826			0.900	
Satd. Flow (perm)	0	1622	0	0	1683	0	0	1147	0	0	1258	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	43	221	24	28	246	104	99	194	37	47	189	46
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	288	0	0	378	0	0	330	0	0	282	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.17	0.99	1.17	1.14	1.01	1.14	1.15	1.38	1.15	1.13	1.35	1.13
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.39			0.49			0.75			0.58	
Control Delay		13.4			14.8			30.5			21.8	
Queue Delay		0.0			0.0			6.7			0.0	
Total Delay		13.4			14.8			37.2			21.8	
Queue Length 50th (ft)		71			98			109			86	
Queue Length 95th (ft)		124			166			#234			159	
Internal Link Dist (ft)		99			151			167			235	
Turn Bay Length (ft)												
Base Capacity (vph)		748			776			441			483	
Starvation Cap Reductn		0			0			72			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.39			0.49			0.89			0.58	

Intersection Summary

Area Type: CBD
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	41	210	23	27	234	99	94	184	35	45	180	44
Future Volume (veh/h)	41	210	23	27	234	99	94	184	35	45	180	44
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	0.99		0.99	0.96		0.92	0.97		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1582	1646	1582	1691	1759	1691	1678	1611	1678	1754	1684	1754
Adj Flow Rate, veh/h	43	221	24	28	246	104	99	194	37	47	189	46
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	4	4	4	2	2	2	2	2	2
Cap, veh/h	129	572	58	87	520	208	185	309	53	120	390	87
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	141	1239	125	59	1126	450	293	804	139	144	1014	226
Grp Volume(v), veh/h	288	0	0	378	0	0	330	0	0	282	0	0
Grp Sat Flow(s),veh/h/ln	1506	0	0	1634	0	0	1236	0	0	1384	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	7.6	0.0	0.0	10.2	0.0	0.0	13.7	0.0	0.0	9.7	0.0	0.0
Prop In Lane	0.15		0.08	0.07		0.28	0.30		0.11	0.17		0.16
Lane Grp Cap(c), veh/h	759	0	0	814	0	0	547	0	0	597	0	0
V/C Ratio(X)	0.38	0.00	0.00	0.46	0.00	0.00	0.60	0.00	0.00	0.47	0.00	0.00
Avail Cap(c_a), veh/h	759	0	0	814	0	0	547	0	0	597	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.5	0.0	0.0	12.2	0.0	0.0	16.3	0.0	0.0	15.3	0.0	0.0
Incr Delay (d2), s/veh	1.4	0.0	0.0	1.9	0.0	0.0	4.9	0.0	0.0	2.7	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.7	0.0	0.0	3.8	0.0	0.0	4.3	0.0	0.0	3.3	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.9	0.0	0.0	14.1	0.0	0.0	21.2	0.0	0.0	18.0	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	C	A	A	B	A	A
Approach Vol, veh/h		288			378			330			282	
Approach Delay, s/veh		12.9			14.1			21.2			18.0	
Approach LOS		B			B			C			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	9.6	15.7	12.2	11.7
Green Ext Time (p_c), s	1.1	1.0	1.5	0.9

Intersection Summary	
HCM 6th Ctrl Delay	16.5
HCM 6th LOS	B



Lane Group	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Volume (vph)	305	8	14	305	7	8
Future Volume (vph)	305	8	14	305	7	8
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	9	12	12	9	11	12
Grade (%)	0%			-2%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.997				0.928	
Flt Protected				0.998	0.977	
Satd. Flow (prot)	1504	0	0	1521	1462	0
Flt Permitted				0.998	0.977	
Satd. Flow (perm)	1504	0	0	1521	1462	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	447			150	232	
Travel Time (s)	10.2			3.4	5.3	
Confl. Peds. (#/hr)		43	44		43	44
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	321	8	15	321	7	8
Shared Lane Traffic (%)						
Lane Group Flow (vph)	329	0	0	336	15	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	11	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.30	1.14	1.13	1.29	1.20	1.15
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.5

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	305	8	14	305	7	8
Future Vol, veh/h	305	8	14	305	7	8
Conflicting Peds, #/hr	0	43	44	0	43	44
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	-2	1	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	321	8	15	321	7	8

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	373	0	763	413
Stage 1	-	-	-	-	369	-
Stage 2	-	-	-	-	394	-
Critical Hdwy	-	-	4.12	-	6.62	6.32
Critical Hdwy Stg 1	-	-	-	-	5.62	-
Critical Hdwy Stg 2	-	-	-	-	5.62	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1185	-	357	632
Stage 1	-	-	-	-	685	-
Stage 2	-	-	-	-	667	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1139	-	327	589
Mov Cap-2 Maneuver	-	-	-	-	327	-
Stage 1	-	-	-	-	649	-
Stage 2	-	-	-	-	646	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.4	13.7
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	429	1139	-	-	-
HCM Lane V/C Ratio	0.037	0.013	-	-	-
HCM Control Delay (s)	13.7	8.2	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	0	-	-	-

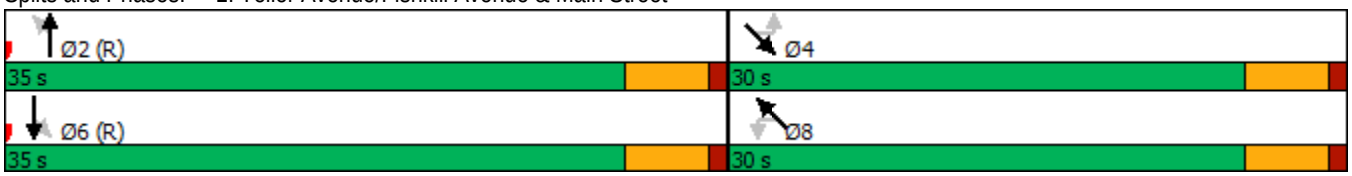
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	46	161	39	41	174	129	85	155	35	36	182	39
Future Volume (vph)	46	161	39	41	174	129	85	155	35	36	182	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.95			0.96	
Frt		0.979			0.949			0.983			0.980	
Flt Protected		0.991			0.994			0.985			0.993	
Satd. Flow (prot)	0	2004	0	0	1902	0	0	1528	0	0	1535	0
Flt Permitted		0.886			0.939			0.834			0.925	
Satd. Flow (perm)	0	1785	0	0	1793	0	0	1256	0	0	1416	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	49	171	41	44	185	137	90	165	37	38	194	41
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	261	0	0	366	0	0	292	0	0	273	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	20	20		20	20		55	55		55	55	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.32			0.44			0.60			0.50	
Control Delay		12.4			14.0			22.5			19.2	
Queue Delay		0.0			0.0			3.1			0.0	
Total Delay		12.4			14.0			25.6			19.2	
Queue Length 50th (ft)		62			93			90			80	
Queue Length 95th (ft)		108			155			166			145	
Internal Link Dist (ft)		99			151			167			235	
Turn Bay Length (ft)												
Base Capacity (vph)		823			827			483			544	
Starvation Cap Reductn		0			0			108			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.32			0.44			0.78			0.50	

Intersection Summary

Area Type: Other
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	46	161	39	41	174	129	85	155	35	36	182	39
Future Volume (veh/h)	46	161	39	41	174	129	85	155	35	36	182	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.92		0.86	0.93		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	49	171	41	44	185	137	90	165	37	38	194	41
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	166	548	121	118	454	306	200	326	66	108	450	88
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	218	1187	262	122	984	662	332	847	171	118	1170	228
Grp Volume(v), veh/h	261	0	0	366	0	0	292	0	0	273	0	0
Grp Sat Flow(s),veh/h/ln	1667	0	0	1768	0	0	1350	0	0	1516	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.8	0.0	0.0	8.7	0.0	0.0	9.7	0.0	0.0	8.3	0.0	0.0
Prop In Lane	0.19		0.16	0.12		0.37	0.31		0.13	0.14		0.15
Lane Grp Cap(c), veh/h	835	0	0	878	0	0	592	0	0	646	0	0
V/C Ratio(X)	0.31	0.00	0.00	0.42	0.00	0.00	0.49	0.00	0.00	0.42	0.00	0.00
Avail Cap(c_a), veh/h	835	0	0	878	0	0	592	0	0	646	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.8	0.0	0.0	15.2	0.0	0.0	14.8	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	1.5	0.0	0.0	2.9	0.0	0.0	2.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	3.5	0.0	0.0	3.4	0.0	0.0	3.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	13.2	0.0	0.0	18.1	0.0	0.0	16.9	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		261			366			292			273	
Approach Delay, s/veh		12.0			13.2			18.1			16.9	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		7.8		11.7		10.7		10.3				
Green Ext Time (p_c), s		1.1		1.1		1.5		1.0				

Intersection Summary												
HCM 6th Ctrl Delay			15.0									
HCM 6th LOS			B									



Lane Group	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Volume (vph)	247	6	12	322	7	5
Future Volume (vph)	247	6	12	322	7	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	9	12	12	9	11	12
Grade (%)	0%			-2%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.997				0.944	
Flt Protected				0.998	0.972	
Satd. Flow (prot)	1504	0	0	1521	1480	0
Flt Permitted				0.998	0.972	
Satd. Flow (perm)	1504	0	0	1521	1480	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	447			150	232	
Travel Time (s)	10.2			3.4	5.3	
Confl. Peds. (#/hr)		43	44		43	44
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	260	6	13	339	7	5
Shared Lane Traffic (%)						
Lane Group Flow (vph)	266	0	0	352	12	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	11	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.30	1.14	1.13	1.29	1.20	1.15
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.4

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	247	6	12	322	7	5
Future Vol, veh/h	247	6	12	322	7	5
Conflicting Peds, #/hr	0	43	44	0	43	44
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	-2	1	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	260	6	13	339	7	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	310	0	715	351
Stage 1	-	-	-	-	307	-
Stage 2	-	-	-	-	408	-
Critical Hdwy	-	-	4.12	-	6.62	6.32
Critical Hdwy Stg 1	-	-	-	-	5.62	-
Critical Hdwy Stg 2	-	-	-	-	5.62	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1250	-	382	686
Stage 1	-	-	-	-	733	-
Stage 2	-	-	-	-	656	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1202	-	351	639
Mov Cap-2 Maneuver	-	-	-	-	351	-
Stage 1	-	-	-	-	696	-
Stage 2	-	-	-	-	636	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.3	13.6
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	432	1202	-	-	-
HCM Lane V/C Ratio	0.029	0.011	-	-	-
HCM Control Delay (s)	13.6	8	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	0	-	-	-

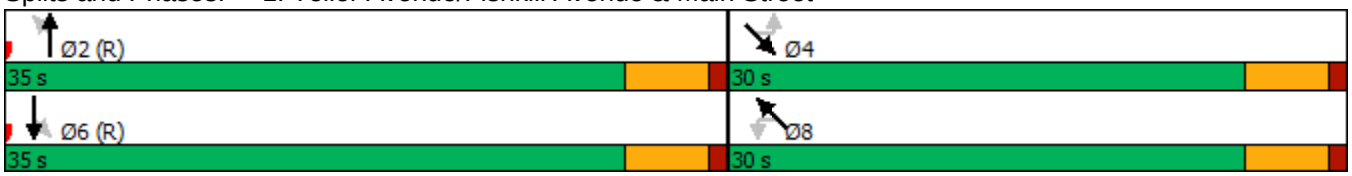
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	35	245	72	25	184	85	60	82	21	52	125	25
Future Volume (vph)	35	245	72	25	184	85	60	82	21	52	125	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.972			0.961			0.982			0.983	
Flt Protected		0.995			0.996			0.982			0.987	
Satd. Flow (prot)	0	1743	0	0	1734	0	0	1365	0	0	1402	0
Flt Permitted		0.942			0.951			0.822			0.883	
Satd. Flow (perm)	0	1648	0	0	1655	0	0	1130	0	0	1249	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	40	278	82	28	209	97	68	93	24	59	142	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	400	0	0	334	0	0	185	0	0	229	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.17	0.99	1.17	1.14	1.01	1.14	1.15	1.38	1.15	1.13	1.35	1.13
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.53			0.44			0.43			0.48	
Control Delay		15.6			14.1			18.6			19.2	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		15.6			14.1			18.6			19.2	
Queue Length 50th (ft)		107			84			52			66	
Queue Length 95th (ft)		175			141			101			122	
Internal Link Dist (ft)		99			151			167			235	
Turn Bay Length (ft)												
Base Capacity (vph)		760			763			434			480	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.53			0.44			0.43			0.48	

Intersection Summary

Area Type: CBD
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	35	245	72	25	184	85	60	82	21	52	125	25
Future Volume (veh/h)	35	245	72	25	184	85	60	82	21	52	125	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	1.00		0.99	0.98		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1596	1659	1596	1691	1759	1691	1651	1585	1651	1754	1684	1754
Adj Flow Rate, veh/h	40	278	82	28	209	97	68	93	24	59	142	28
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	2	2	2
Cap, veh/h	100	524	145	90	499	216	221	262	61	170	355	63
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	85	1135	315	65	1080	469	377	681	158	262	922	165
Grp Volume(v), veh/h	400	0	0	334	0	0	185	0	0	229	0	0
Grp Sat Flow(s),veh/h/ln	1534	0	0	1614	0	0	1215	0	0	1349	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.0
Cycle Q Clear(g_c), s	11.7	0.0	0.0	8.8	0.0	0.0	6.2	0.0	0.0	7.5	0.0	0.0
Prop In Lane	0.10		0.20	0.08		0.29	0.37		0.13	0.26		0.12
Lane Grp Cap(c), veh/h	769	0	0	805	0	0	543	0	0	588	0	0
V/C Ratio(X)	0.52	0.00	0.00	0.42	0.00	0.00	0.34	0.00	0.00	0.39	0.00	0.00
Avail Cap(c_a), veh/h	769	0	0	805	0	0	543	0	0	588	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	12.6	0.0	0.0	11.8	0.0	0.0	14.2	0.0	0.0	14.6	0.0	0.0
Incr Delay (d2), s/veh	2.5	0.0	0.0	1.6	0.0	0.0	1.7	0.0	0.0	1.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.2	0.0	0.0	3.2	0.0	0.0	2.0	0.0	0.0	2.5	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.1	0.0	0.0	13.4	0.0	0.0	15.9	0.0	0.0	16.5	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		400			334			185			229	
Approach Delay, s/veh		15.1			13.4			15.9			16.5	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	13.7	8.2	10.8	9.5
Green Ext Time (p_c), s	1.6	0.6	1.3	0.8

Intersection Summary	
HCM 6th Ctrl Delay	15.0
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	3	163	237	6	0	0
Future Volume (vph)	3	163	237	6	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	8	9	12	12	12
Grade (%)		1%	-2%		0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.997			
Flt Protected		0.999				
Satd. Flow (prot)	0	1444	1519	0	1676	0
Flt Permitted		0.999				
Satd. Flow (perm)	0	1444	1519	0	1676	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		150	247		142	
Travel Time (s)		3.4	5.6		3.2	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	3	185	269	7	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	188	276	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.15	1.38	1.29	1.13	1.14	1.14
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	3	163	237	6	0	0
Future Vol, veh/h	3	163	237	6	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	-2	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	185	269	7	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	276	0	-	0	464	273
Stage 1	-	-	-	-	273	-
Stage 2	-	-	-	-	191	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1287	-	-	-	556	766
Stage 1	-	-	-	-	773	-
Stage 2	-	-	-	-	841	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1287	-	-	-	554	766
Mov Cap-2 Maneuver	-	-	-	-	554	-
Stage 1	-	-	-	-	771	-
Stage 2	-	-	-	-	841	-

Approach	SE	NW	SW
HCM Control Delay, s	8.1	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1287	-	-
HCM Lane V/C Ratio	-	-	0.003	-	-
HCM Control Delay (s)	-	-	7.8	0	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	-	-

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	0	155	6	6	232	0	3	0	3	8	0	8
Future Volume (vph)	0	155	6	6	232	0	3	0	3	8	0	8
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	9	12	12	9	12	11	11	12	12	12	12
Grade (%)		0%			-2%			1%			0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.995						0.932			0.932	
Flt Protected					0.999			0.976			0.976	
Satd. Flow (prot)	0	1501	0	0	1522	0	0	1467	0	0	1525	0
Flt Permitted					0.999			0.976			0.976	
Satd. Flow (perm)	0	1501	0	0	1522	0	0	1467	0	0	1525	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		447			150			232			86	
Travel Time (s)		10.2			3.4			5.3			2.0	
Confl. Peds. (#/hr)			43	44			43		44	8		7
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	0	176	7	7	264	0	3	0	3	9	0	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	183	0	0	271	0	0	6	0	0	18	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.14	1.30	1.14	1.13	1.29	1.13	1.20	1.20	1.15	1.14	1.14	1.14
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.7

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	155	6	6	232	0	3	0	3	8	0	8
Future Vol, veh/h	0	155	6	6	232	0	3	0	3	8	0	8
Conflicting Peds, #/hr	0	0	43	44	0	0	43	0	44	8	0	7
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-2	-	-	1	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	176	7	7	264	0	3	0	3	9	0	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	227	0	0	550	502	268	503	505	307
Stage 1	-	-	-	-	-	-	224	224	-	278	278	-
Stage 2	-	-	-	-	-	-	326	278	-	225	227	-
Critical Hdwy	-	-	-	4.12	-	-	7.32	6.72	6.32	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.32	5.72	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.32	5.72	-	6.12	5.52	-
Follow-up Hdwy	-	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	0	-	-	1341	-	0	432	458	765	479	470	733
Stage 1	0	-	-	-	-	0	769	709	-	728	680	-
Stage 2	0	-	-	-	-	0	674	670	-	778	716	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1289	-	-	396	438	712	460	449	710
Mov Cap-2 Maneuver	-	-	-	-	-	-	396	438	-	460	449	-
Stage 1	-	-	-	-	-	-	769	682	-	728	676	-
Stage 2	-	-	-	-	-	-	641	666	-	750	689	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	0	0.2	12.2	11.7
HCM LOS			B	B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER	SWLn1
Capacity (veh/h)	509	1289	-	-	-	558
HCM Lane V/C Ratio	0.013	0.005	-	-	-	0.033
HCM Control Delay (s)	12.2	7.8	0	-	-	11.7
HCM Lane LOS	B	A	A	-	-	B
HCM 95th %tile Q(veh)	0	0	-	-	-	0.1

Lane Group	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	0	4	17	6	0	0
Future Volume (vph)	0	4	17	6	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	16	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.865	0.964			
Flt Protected						
Satd. Flow (prot)	0	1450	1832	0	0	0
Flt Permitted						
Satd. Flow (perm)	0	1450	1832	0	0	0
Link Speed (mph)	30		30			30
Link Distance (ft)	96		73			99
Travel Time (s)	2.2		1.7			2.3
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	0	5	19	7	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	5	26	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	0		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.14	1.14	0.97	1.14	1.14	1.14
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	1.2

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	4	17	6	0	0
Future Vol, veh/h	0	4	17	6	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	22355
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	5	19	7	0	0

Major/Minor	Minor1		Major1	
Conflicting Flow All	-	23	0	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	6.22	-	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	3.318	-	-
Pot Cap-1 Maneuver	0	1054	-	-
Stage 1	0	-	-	-
Stage 2	0	-	-	-
Platoon blocked, %			-	-
Mov Cap-1 Maneuver	-	1054	-	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	NW	NE
HCM Control Delay, s	8.4	0
HCM LOS	A	

Minor Lane/Major Mvmt	NET	NER	NWLn1
Capacity (veh/h)	-	-	1054
HCM Lane V/C Ratio	-	-	0.004
HCM Control Delay (s)	-	-	8.4
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0

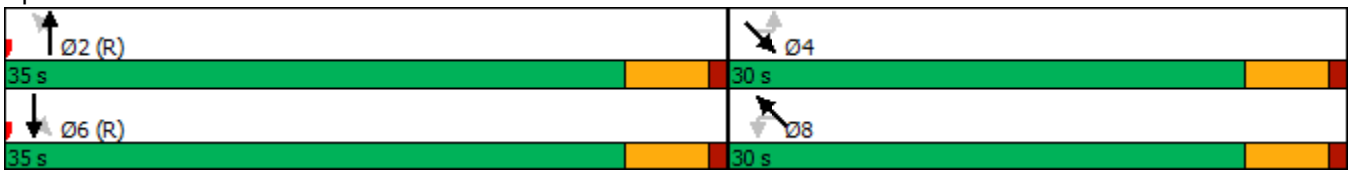
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	43	210	23	27	234	104	98	186	38	45	182	44
Future Volume (vph)	43	210	23	27	234	104	98	186	38	45	182	44
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.97			0.98	
Frt		0.989			0.962			0.984			0.978	
Flt Protected		0.992			0.996			0.985			0.992	
Satd. Flow (prot)	0	1774	0	0	1737	0	0	1389	0	0	1394	0
Flt Permitted		0.903			0.965			0.819			0.902	
Satd. Flow (perm)	0	1613	0	0	1682	0	0	1136	0	0	1261	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	45	221	24	28	246	109	103	196	40	47	192	46
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	290	0	0	383	0	0	339	0	0	285	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.17	0.99	1.17	1.14	1.01	1.14	1.15	1.38	1.15	1.13	1.35	1.13
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.39			0.49			0.78			0.59	
Control Delay		13.5			15.0			32.8			21.9	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		13.5			15.0			32.8			21.9	
Queue Length 50th (ft)		71			100			114			87	
Queue Length 95th (ft)		125			170			#246			161	
Internal Link Dist (ft)		99			151			167			235	
Turn Bay Length (ft)												
Base Capacity (vph)		744			776			436			485	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.39			0.49			0.78			0.59	

Intersection Summary

Area Type: CBD
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	43	210	23	27	234	104	98	186	38	45	182	44
Future Volume (veh/h)	43	210	23	27	234	104	98	186	38	45	182	44
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	0.99		0.99	0.96		0.92	0.97		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1582	1646	1582	1691	1759	1691	1678	1611	1678	1754	1684	1754
Adj Flow Rate, veh/h	45	221	24	28	246	109	103	196	40	47	192	46
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	4	4	4	2	2	2	2	2	2
Cap, veh/h	133	567	57	86	512	214	186	303	56	119	392	86
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	149	1228	124	58	1110	464	296	787	145	141	1018	223
Grp Volume(v), veh/h	290	0	0	383	0	0	339	0	0	285	0	0
Grp Sat Flow(s),veh/h/ln	1501	0	0	1632	0	0	1228	0	0	1383	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	4.6	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	7.6	0.0	0.0	10.4	0.0	0.0	14.5	0.0	0.0	9.8	0.0	0.0
Prop In Lane	0.16		0.08	0.07		0.28	0.30		0.12	0.16		0.16
Lane Grp Cap(c), veh/h	757	0	0	813	0	0	545	0	0	596	0	0
V/C Ratio(X)	0.38	0.00	0.00	0.47	0.00	0.00	0.62	0.00	0.00	0.48	0.00	0.00
Avail Cap(c_a), veh/h	757	0	0	813	0	0	545	0	0	596	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.5	0.0	0.0	12.2	0.0	0.0	16.5	0.0	0.0	15.3	0.0	0.0
Incr Delay (d2), s/veh	1.5	0.0	0.0	2.0	0.0	0.0	5.3	0.0	0.0	2.7	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.7	0.0	0.0	3.8	0.0	0.0	4.5	0.0	0.0	3.4	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.9	0.0	0.0	14.2	0.0	0.0	21.8	0.0	0.0	18.1	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	C	A	A	B	A	A
Approach Vol, veh/h		290			383			339			285	
Approach Delay, s/veh		12.9			14.2			21.8			18.1	
Approach LOS		B			B			C			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	9.6	16.5	12.4	11.8
Green Ext Time (p_c), s	1.1	1.0	1.5	1.0

Intersection Summary	
HCM 6th Ctrl Delay	16.7
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	5	321	320	10	0	0
Future Volume (vph)	5	321	320	10	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	8	9	12	12	12
Grade (%)		1%	-2%		0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.996			
Flt Protected		0.999				
Satd. Flow (prot)	0	1444	1518	0	1676	0
Flt Permitted		0.999				
Satd. Flow (perm)	0	1444	1518	0	1676	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		150	247		142	
Travel Time (s)		3.4	5.6		3.2	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Parking (#/hr)				0		0
Adj. Flow (vph)	5	338	337	11	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	343	348	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.15	1.38	1.29	1.13	1.14	1.14
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	5	321	320	10	0	0
Future Vol, veh/h	5	321	320	10	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	-2	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	338	337	11	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	348	0	-	0	691	343
Stage 1	-	-	-	-	343	-
Stage 2	-	-	-	-	348	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1211	-	-	-	410	700
Stage 1	-	-	-	-	719	-
Stage 2	-	-	-	-	715	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1211	-	-	-	408	700
Mov Cap-2 Maneuver	-	-	-	-	408	-
Stage 1	-	-	-	-	715	-
Stage 2	-	-	-	-	715	-

Approach	SE	NW	SW
HCM Control Delay, s	8.1	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1211	-	-
HCM Lane V/C Ratio	-	-	0.004	-	-
HCM Control Delay (s)	-	-	8	0	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	-	-

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	0	310	8	14	305	0	7	0	8	9	0	9
Future Volume (vph)	0	310	8	14	305	0	7	0	8	9	0	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	9	12	12	9	12	11	12	12	12	12	12
Grade (%)		0%			-2%			1%			0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.997						0.928			0.932	
Flt Protected					0.998			0.977			0.976	
Satd. Flow (prot)	0	1504	0	0	1521	0	0	1512	0	0	1525	0
Flt Permitted					0.998			0.977			0.976	
Satd. Flow (perm)	0	1504	0	0	1521	0	0	1512	0	0	1525	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		447			150			232			102	
Travel Time (s)		10.2			3.4			5.3			2.3	
Confl. Peds. (#/hr)			43	44			43		44	8		7
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	326	8	15	321	0	7	0	8	9	0	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	334	0	0	336	0	0	15	0	0	18	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.14	1.30	1.14	1.13	1.29	1.13	1.20	1.15	1.15	1.14	1.14	1.14
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.9

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	310	8	14	305	0	7	0	8	9	0	9
Future Vol, veh/h	0	310	8	14	305	0	7	0	8	9	0	9
Conflicting Peds, #/hr	0	0	43	44	0	0	43	0	44	8	0	7
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-2	-	-	1	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	326	8	15	321	0	7	0	8	9	0	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	378	0	0	773	725	418	729	729	364
Stage 1	-	-	-	-	-	-	374	374	-	351	351	-
Stage 2	-	-	-	-	-	-	399	351	-	378	378	-
Critical Hdwy	-	-	-	4.12	-	-	7.32	6.72	6.32	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.32	5.72	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.32	5.72	-	6.12	5.52	-
Follow-up Hdwy	-	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	0	-	-	1180	-	0	303	338	628	338	350	681
Stage 1	0	-	-	-	-	0	634	605	-	666	632	-
Stage 2	0	-	-	-	-	0	613	620	-	644	615	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1131	-	-	274	319	583	319	330	660
Mov Cap-2 Maneuver	-	-	-	-	-	-	274	319	-	319	330	-
Stage 1	-	-	-	-	-	-	634	580	-	666	622	-
Stage 2	-	-	-	-	-	-	576	610	-	615	589	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	0	0.4	14.8	13.8
HCM LOS			B	B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER	SWLn1
Capacity (veh/h)	382	1131	-	-	-	430
HCM Lane V/C Ratio	0.041	0.013	-	-	-	0.044
HCM Control Delay (s)	14.8	8.2	0	-	-	13.8
HCM Lane LOS	B	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	-	0.1



Lane Group	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	0	5	44	10	0	0
Future Volume (vph)	0	5	44	10	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	16	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.865	0.975			
Flt Protected						
Satd. Flow (prot)	0	1450	1853	0	0	0
Flt Permitted						
Satd. Flow (perm)	0	1450	1853	0	0	0
Link Speed (mph)	30		30			30
Link Distance (ft)	96		73			99
Travel Time (s)	2.2		1.7			2.3
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	6	49	11	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	6	60	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	0		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.14	1.14	0.97	1.14	1.14	1.14
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.7

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	5	44	10	0	0
Future Vol, veh/h	0	5	44	10	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	6	49	11	0	0

Major/Minor	Minor1		Major1	
Conflicting Flow All	-	55	0	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	6.22	-	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	3.318	-	-
Pot Cap-1 Maneuver	0	1012	-	-
Stage 1	0	-	-	-
Stage 2	0	-	-	-
Platoon blocked, %			-	-
Mov Cap-1 Maneuver	-	1012	-	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	NW	NE
HCM Control Delay, s	8.6	0
HCM LOS	A	

Minor Lane/Major Mvmt	NET	NER	NWLn1
Capacity (veh/h)	-	-	1012
HCM Lane V/C Ratio	-	-	0.005
HCM Control Delay (s)	-	-	8.6
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0

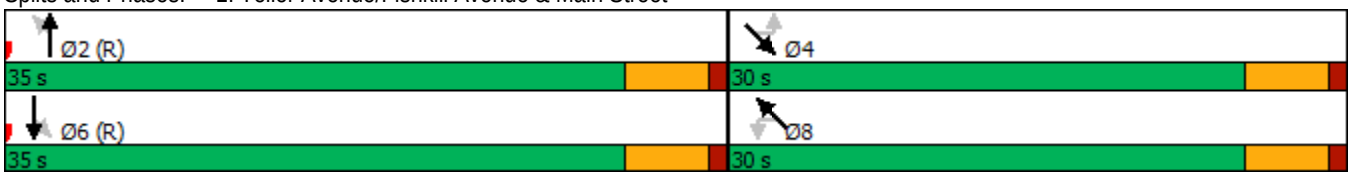
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	49	161	39	41	174	134	89	157	38	36	185	39
Future Volume (vph)	49	161	39	41	174	134	89	157	38	36	185	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.95			0.96	
Frt		0.979			0.948			0.982			0.980	
Flt Protected		0.990			0.994			0.985			0.993	
Satd. Flow (prot)	0	2002	0	0	1899	0	0	1525	0	0	1535	0
Flt Permitted		0.878			0.939			0.826			0.925	
Satd. Flow (perm)	0	1769	0	0	1790	0	0	1241	0	0	1417	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	52	171	41	44	185	143	95	167	40	38	197	41
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	264	0	0	372	0	0	302	0	0	276	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	20	20		20	20		55	55		55	55	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.32			0.45			0.63			0.51	
Control Delay		12.5			14.1			23.5			19.3	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.5			14.1			23.5			19.3	
Queue Length 50th (ft)		63			94			94			81	
Queue Length 95th (ft)		110			159			175			146	
Internal Link Dist (ft)		99			151			167			235	
Turn Bay Length (ft)												
Base Capacity (vph)		816			826			477			545	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.32			0.45			0.63			0.51	

Intersection Summary

Area Type: Other
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	49	161	39	41	174	134	89	157	38	36	185	39
Future Volume (veh/h)	49	161	39	41	174	134	89	157	38	36	185	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.93		0.86	0.93		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	52	171	41	44	185	143	95	167	40	38	197	41
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	174	540	119	117	446	313	203	317	68	108	452	87
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	233	1170	258	120	967	679	338	825	178	116	1176	225
Grp Volume(v), veh/h	264	0	0	372	0	0	302	0	0	276	0	0
Grp Sat Flow(s),veh/h/ln	1661	0	0	1766	0	0	1341	0	0	1518	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.9	0.0	0.0	8.9	0.0	0.0	10.3	0.0	0.0	8.4	0.0	0.0
Prop In Lane	0.20		0.16	0.12		0.38	0.31		0.13	0.14		0.15
Lane Grp Cap(c), veh/h	833	0	0	877	0	0	588	0	0	647	0	0
V/C Ratio(X)	0.32	0.00	0.00	0.42	0.00	0.00	0.51	0.00	0.00	0.43	0.00	0.00
Avail Cap(c_a), veh/h	833	0	0	877	0	0	588	0	0	647	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.8	0.0	0.0	15.4	0.0	0.0	14.9	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	1.5	0.0	0.0	3.2	0.0	0.0	2.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	3.5	0.0	0.0	3.6	0.0	0.0	3.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	13.3	0.0	0.0	18.5	0.0	0.0	16.9	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		264			372			302			276	
Approach Delay, s/veh		12.0			13.3			18.5			16.9	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		7.9		12.3		10.9		10.4				
Green Ext Time (p_c), s		1.1		1.1		1.5		1.0				

Intersection Summary												
HCM 6th Ctrl Delay			15.2									
HCM 6th LOS			B									

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	0	280	7	13	357	0	8	0	6	9	0	9
Future Volume (vph)	0	280	7	13	357	0	8	0	6	9	0	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	9	12	12	9	12	11	12	12	12	12	12
Grade (%)		0%			-2%			1%			0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.997						0.865			0.932	
Flt Protected					0.998		0.950				0.976	
Satd. Flow (prot)	0	1504	0	0	1521	0	1532	0	0	0	1525	0
Flt Permitted					0.998		0.950				0.976	
Satd. Flow (perm)	0	1504	0	0	1521	0	1532	0	0	0	1525	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		447			150			232			123	
Travel Time (s)		10.2			3.4			5.3			2.8	
Confl. Peds. (#/hr)			43	44			43		44			
Peak Hour Factor	0.92	0.95	0.95	0.95	0.95	0.92	0.95	0.92	0.95	0.92	0.92	0.92
Adj. Flow (vph)	0	295	7	14	376	0	8	0	6	10	0	10
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	302	0	0	390	0	8	6	0	0	20	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			11			11	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.14	1.30	1.14	1.13	1.29	1.13	1.20	1.15	1.15	1.14	1.14	1.14
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.9

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	280	7	13	357	0	8	0	6	9	0	9
Future Vol, veh/h	0	280	7	13	357	0	8	0	6	9	0	9
Conflicting Peds, #/hr	0	0	43	44	0	0	43	0	44	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-2	-	-	1	-	-	0	-
Peak Hour Factor	92	95	95	95	95	92	95	92	95	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	295	7	14	376	0	8	0	6	10	0	10

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	346	0	0	795	-	387	750	750	419
Stage 1	-	-	-	-	-	-	343	-	-	404	404	-
Stage 2	-	-	-	-	-	-	452	-	-	346	346	-
Critical Hdwy	-	-	-	4.12	-	-	7.32	-	6.32	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.32	-	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.32	-	-	6.12	5.52	-
Follow-up Hdwy	-	-	-	2.218	-	-	3.518	-	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	0	-	-	1213	-	0	292	0	654	328	340	634
Stage 1	0	-	-	-	-	0	660	0	-	623	599	-
Stage 2	0	-	-	-	-	0	573	0	-	670	635	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1166	-	-	265	-	609	311	322	615
Mov Cap-2 Maneuver	-	-	-	-	-	-	265	-	-	311	322	-
Stage 1	-	-	-	-	-	-	660	-	-	623	590	-
Stage 2	-	-	-	-	-	-	538	-	-	642	611	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	0	0.3	15.7	14.2
HCM LOS			C	B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SERSWLn1
Capacity (veh/h)	350	1166	-	-	- 413
HCM Lane V/C Ratio	0.042	0.012	-	-	- 0.047
HCM Control Delay (s)	15.7	8.1	0	-	- 14.2
HCM Lane LOS	C	A	A	-	- B
HCM 95th %tile Q(veh)	0.1	0	-	-	- 0.1



Lane Group	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	0	5	41	10	0	0
Future Volume (vph)	0	5	41	10	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	16	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.865	0.974			
Flt Protected						
Satd. Flow (prot)	0	1450	1851	0	0	0
Flt Permitted						
Satd. Flow (perm)	0	1450	1851	0	0	0
Link Speed (mph)	30		30			30
Link Distance (ft)	96		73			99
Travel Time (s)	2.2		1.7			2.3
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	6	46	11	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	6	57	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	0		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.14	1.14	0.97	1.14	1.14	1.14
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.8

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	5	41	10	0	0
Future Vol, veh/h	0	5	41	10	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	22355
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	6	46	11	0	0

Major/Minor	Minor1		Major1	
Conflicting Flow All	-	52	0	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	6.22	-	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	3.318	-	-
Pot Cap-1 Maneuver	0	1016	-	-
Stage 1	0	-	-	-
Stage 2	0	-	-	-
Platoon blocked, %			-	-
Mov Cap-1 Maneuver	-	1016	-	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	NW	NE
HCM Control Delay, s	8.6	0
HCM LOS	A	

Minor Lane/Major Mvmt	NET	NER	NWLn1
Capacity (veh/h)	-	-	1016
HCM Lane V/C Ratio	-	-	0.005
HCM Control Delay (s)	-	-	8.6
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	5	321	320	10	0	0
Future Volume (vph)	5	321	320	10	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	8	9	12	12	12
Grade (%)		1%	-2%		0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.996			
Flt Protected		0.999				
Satd. Flow (prot)	0	1444	1518	0	1676	0
Flt Permitted		0.999				
Satd. Flow (perm)	0	1444	1518	0	1676	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		150	247		142	
Travel Time (s)		3.4	5.6		3.2	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Parking (#/hr)				0		0
Adj. Flow (vph)	5	338	337	11	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	343	348	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.15	1.38	1.29	1.13	1.14	1.14
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	5	321	320	10	0	0
Future Vol, veh/h	5	321	320	10	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	-2	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	338	337	11	0	0

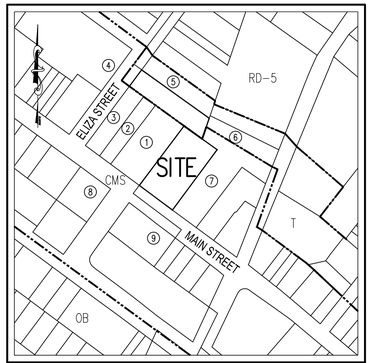
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	348	0	-	0	691	343
Stage 1	-	-	-	-	343	-
Stage 2	-	-	-	-	348	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1211	-	-	-	410	700
Stage 1	-	-	-	-	719	-
Stage 2	-	-	-	-	715	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	1211	-	-	-	408	700
Mov Cap-2 Maneuver	-	-	-	-	408	-
Stage 1	-	-	-	-	715	-
Stage 2	-	-	-	-	715	-

Approach	SE	NW	SW
HCM Control Delay, s	0.1	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NWT	NWR	SEL	SETSWLn1	
Capacity (veh/h)	-	-	1211	-	-
HCM Lane V/C Ratio	-	-	0.004	-	-
HCM Control Delay (s)	-	-	8	0	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	-	-



Area Map 1" = 1,000'



Vicinity Map 1" = 20'

Adjacent Property Owners

CITY OF BEACON:

1	MASJID-UR-RASHID	PO BOX 805, BEACON, NEW YORK 12508
2	BEACON 348 CORP.	15 W 81st STREET, NEW YORK, NEW YORK 10024
3	344 MAIN HOLDINGS, LLC	344 MAIN STREET, BEACON, NEW YORK 12508
4	CITY OF BEACON	1 MUNICIPAL PLAZA, BEACON, NEW YORK 12508
5	JOHN & TARA THOM	82 SUNRISE HILL ROAD, FISHKILL, NEW YORK 12524
6	KIMBERLY L. GARCIA	159 FISHKILL AVENUE, BEACON, NEW YORK 12508
6	SUSAN & RAYMOND CLARY	27 ELIZA STREET, BEACON, NEW YORK 12508
7	THE SALVATION ARMY	120-130 W. 14th STREET, NEW YORK, NEW YORK 10011
8	U S POST OFFICE	369 MAIN STREET, BEACON, NEW YORK 12508
9	STELLAR KIDS, LLC.	60 E. 42nd STREET, NEW YORK, NEW YORK 10165

Parcel Data

TAX MAP No.:	130200-6054-29-006819 130200-6054-29-004836
PARCEL ADDRESS:	364 MAIN STREET BEACON, NEW YORK 12508
DEED REFERENCE:	LIBER 22017, PAGE 1852 LIBER 22006, PAGE 9740
LOT AREA:	0.54 ACRES (+/-) 0.31 ACRES (+/-)
ZONING:	CENTRAL MAIN STREET (CMS) TRANSITIONAL DISTRICT (T) (REAR PARCEL)*
WATER & SEWER:	CITY OF BEACON

*Rear parcel requires in the T District will require Special Use Permit

Owner Information

O'DONNELL CONSTRUCTION CORP.

P. O. BOX 526
FISHKILL, NEW YORK 12524

Applicant Information

O'DONNELL CONSTRUCTION CORP.

P. O. BOX 526
FISHKILL, NEW YORK 12524

Zoning Data

CMS DISTRICT	REQUIRED	PROVIDED
LOT AREA	-	0.85 Acres
LOT WIDTH	-	112.0'
LOT DEPTH	75'	210.0'
FRONT SETBACK	0'-10'	12.87'
SIDE SETBACK	0'	17.61'
REAR SETBACK	25'	43.06'
LANDSCAPED AREA	10%	10.6%
FRONTAGE OCCUPANCY	80%	87.2% (97.7'/112') *
BUILDING HEIGHT	2 - 3 Stories / 38'	3 Stories / 38'
PEDESTRIAN CLEARWAY	8'	>/= 9.25'

*The Planning Board may reduce the required frontage if public open space is provided

Parking Calculations & Tables

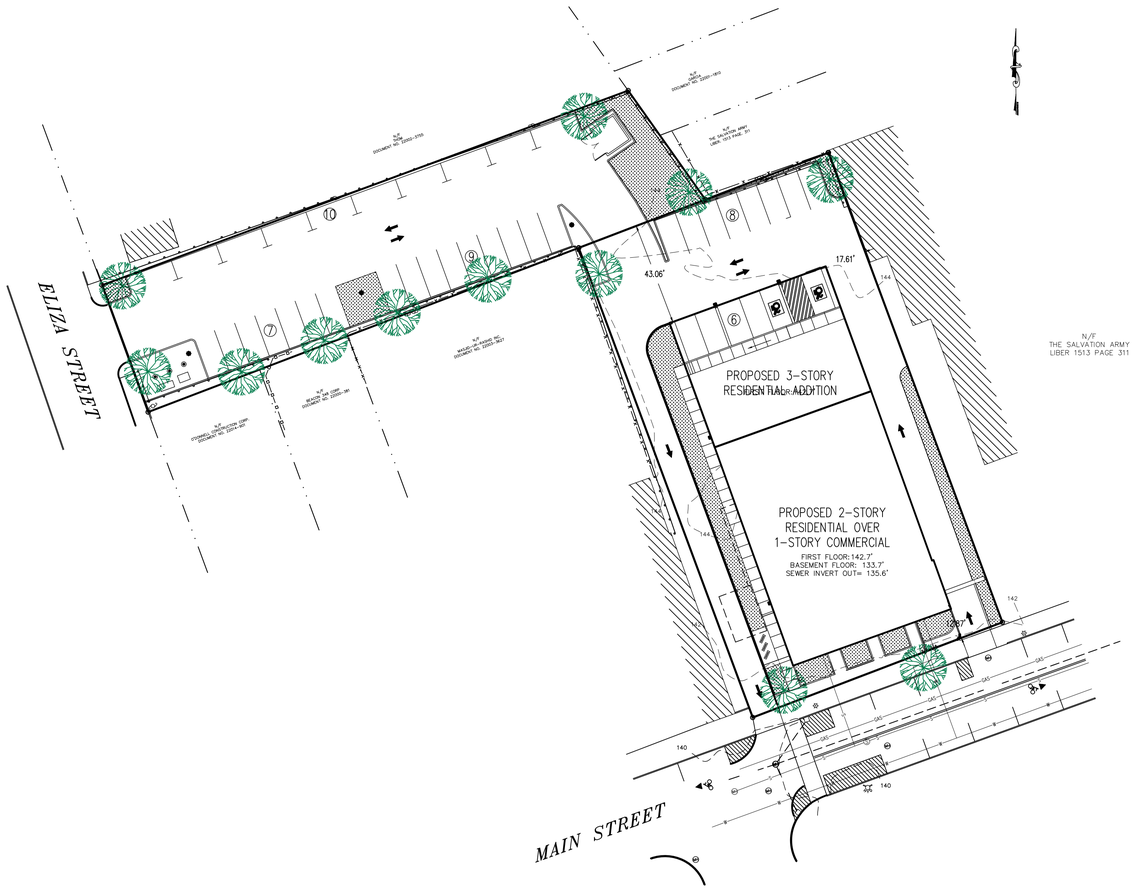
CMS DISTRICT:

Residential = 1 Space per Unit
20 Units = 20 Spaces

Retail Commercial = 2 Spaces per 1,000s.f. of Floor Area
6,674s.f. = 14 Spaces

Total Spaces Required = 34 Spaces

Total Spaces Provided = 40 Spaces



SITE PLAN

60 30 0 30 60

Owner's Consent Note

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

_____
DATE

Planning Board Endorsement

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE DAY OF _____, _____ 2021, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS, OR REVISIONS OF THIS SITE PLAN AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED FOR THE PLANNING BOARD BY:

_____ _____
CHAIRMAN DATE

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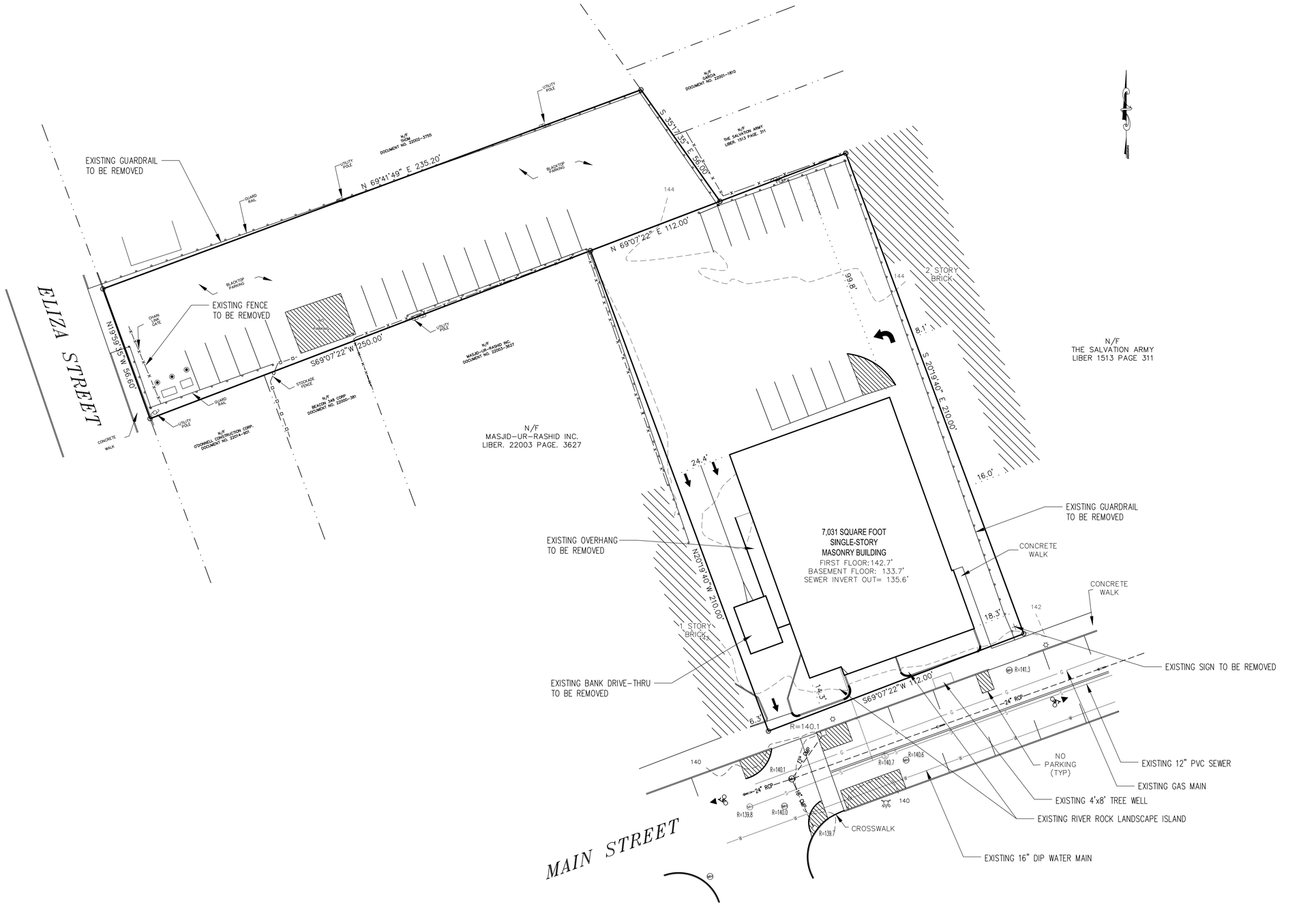
	Mark A. Day, PE
08-27-21	
Revisions 07-20-21	
Project No. 2020.475	License No. 069646

DAY | STOKOSA
ENGINEERING P.C.
3 Van Wyck
Lane Suite 2
Wappingers Falls, New York
(845)-223-3202

PROJECT
364 Main Street
City of Beacon Dutchess County, New York

DRAWING
Cover Sheet

SCALE	DRAWN BY	DRAWING No.
1" = 30'	MAD	CS.1
DATE	CHECKED BY	1 of 9
04-02-21	MAD	



AREA= 0.54 ACRES (+/-)

SITE PLAN

40 20 0 20 40

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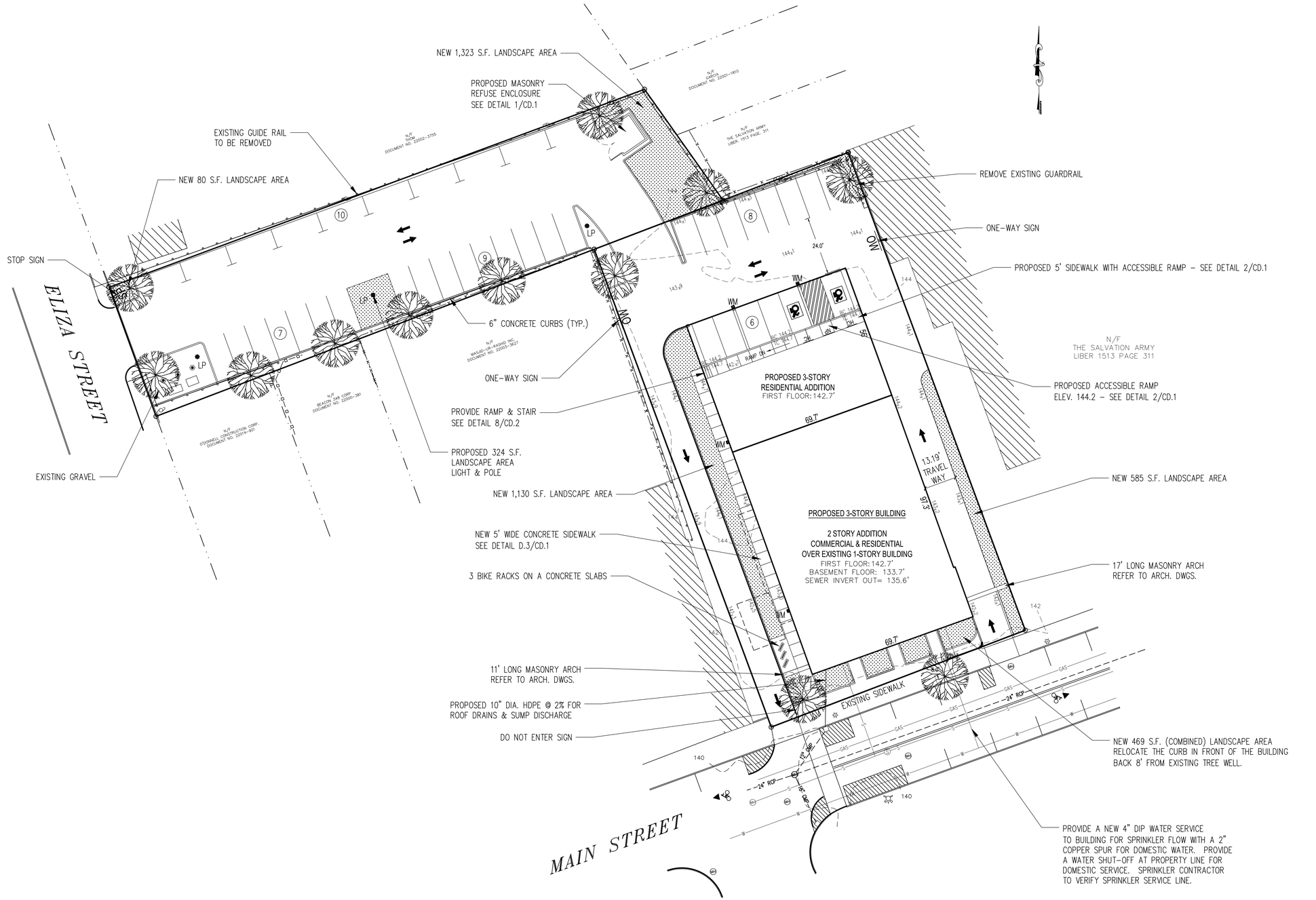
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DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck
Lane Suite 2
Wappingers Falls, New York
(845)-223-3202

PROJECT
364 Main Street
City of Beacon Dutchess County, New York

DRAWING
Existing Conditions

SCALE	DRAWN BY	DRAWING No.
1" = 20'	MAD	EC.1
DATE 04-02-21	CHECKED BY MAD	2 of 9



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

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08-27-21	
Revisions 07-20-21	
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DAY | STOKOSA
ENGINEERING P.C.
3 Van Wyck
Lane Suite 2
Wappingers Falls, New York
(845)-223-3202

PROJECT
364 Main Street
City of Beacon Dutchess County, New York

DRAWING
Site Plan

SCALE	DRAWN BY	DRAWING No.
1" = 20'	MAD	SP.1
DATE 04-02-21	CHECKED BY MAD	3 of 9

TOPSOIL SPECIFICATIONS:

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

SITE PREPARATION:

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

TOPSOIL MATERIALS:

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

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

APPLICATION AND GRADING:

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

VEGETATIVE COVER SPECIFICATIONS:

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):

1. SITE PREPARATION
   - A. BRING AREA TO BE SEEDED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL IS REQUIRED.
   - B. PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES.
   - C. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
   - D. LIME TO PH OF 6.5.
   - E. FERTILIZER: USE 5–10–5 (NPK) OR EQUIVALENT. APPLY AT RATE OF 4 LBS/1000 SF.
   - F. INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL.
   - G. SMOOTH AND FIRM THE SEEDBED.
2. SEED MIXTURE FOR USE ON LAWN AREAS:
   PROVIDE FRESH, CLEAN, NEW–CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS.

   LAWN SEED MIX: (APPLY AT RATE OF 5 TO 6 LBS PER 1000 SF)

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
40%	KENTUCKY BLUE GRASS	95%	60%
35%	PERENNIAL RYE	98%	90%
25%	RED FESCUE	97%	85%
100%			

3. SEEDING
   - A. APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI–PACKER OR HYDRO–SEEDER AT RATE INDICATED.
   - B. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
     - i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE.
     - ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2,000 LBS/ACRE.
   - C. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
   - D. IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL.
   - E. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15TH TO JUNE 15TH, AND FROM AUGUST 15TH TO OCTOBER 15TH.

GENERAL LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE CITY ENGINEER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
   - A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
   - B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
   - C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
   - D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON–AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   - A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
   - B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
   - C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE; WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
8. EXECUTION:
   - A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
   - B. TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB–GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.
   - C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
   - D. FERTILIZING:
     - i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
     - ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
   - E. LAWN:
     - i. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
   - F. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
     - i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN, TO BE APPLIED ONCE SEEDING IS COMPLETE.
     - ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
   - G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
   - H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
   - I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLECT, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

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	Mark A. Day, PE
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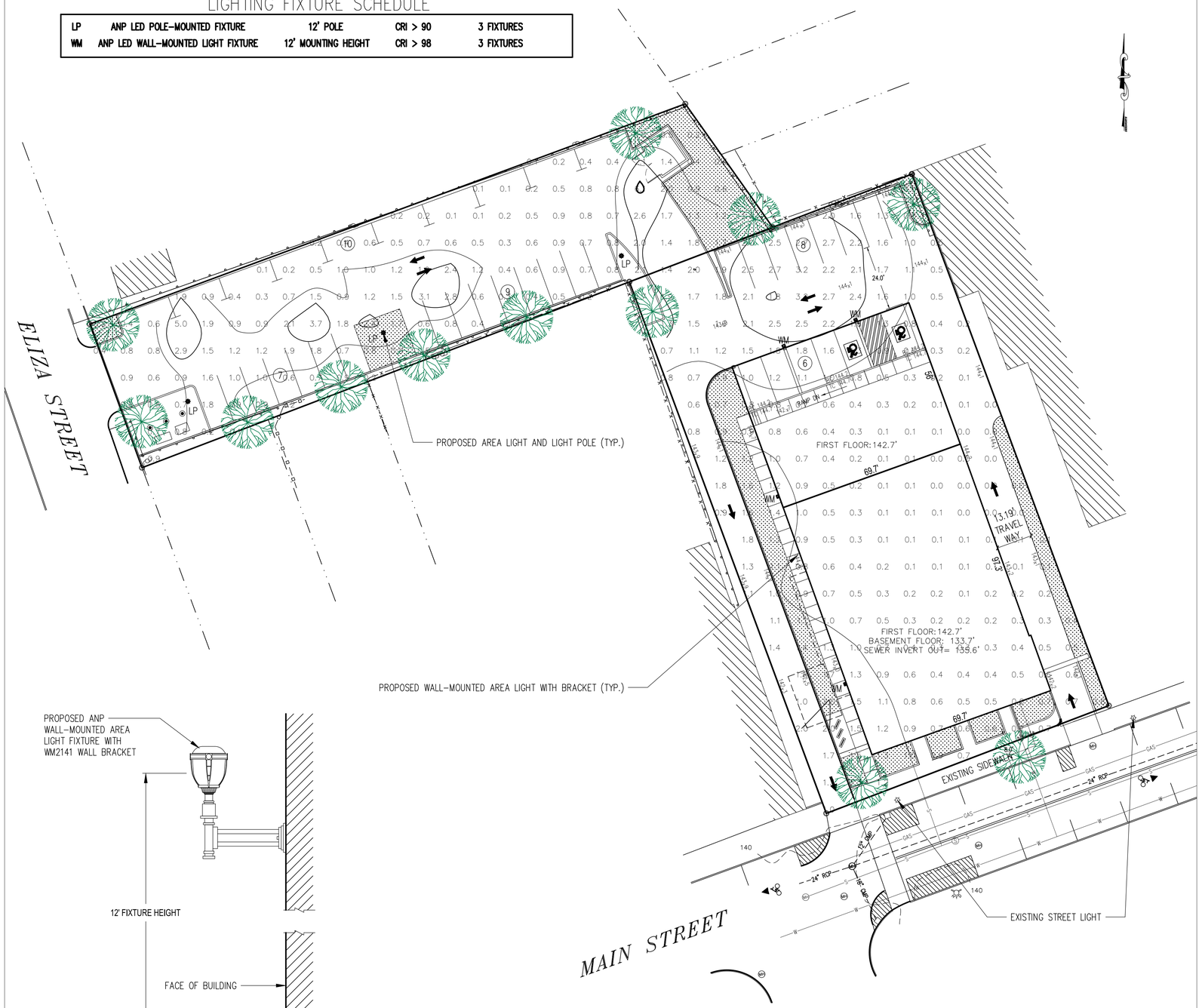
PROJECT
364 Main Street
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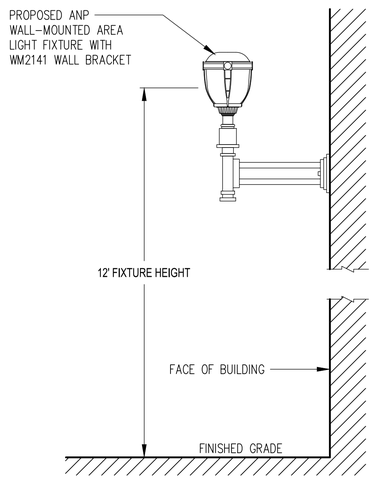
DRAWING
Landscaping Plan

SCALE	DRAWN BY	DRAWING No.
1" = 20'	MAD	LP.1
DATE 04-02-21	CHECKED BY MAD	4 of 9

LIGHTING FIXTURE SCHEDULE

LP	ANP LED POLE-MOUNTED FIXTURE	12' POLE	CRI > 90	3 FIXTURES
WM	ANP LED WALL-MOUNTED LIGHT FIXTURE	12' MOUNTING HEIGHT	CRI > 98	3 FIXTURES



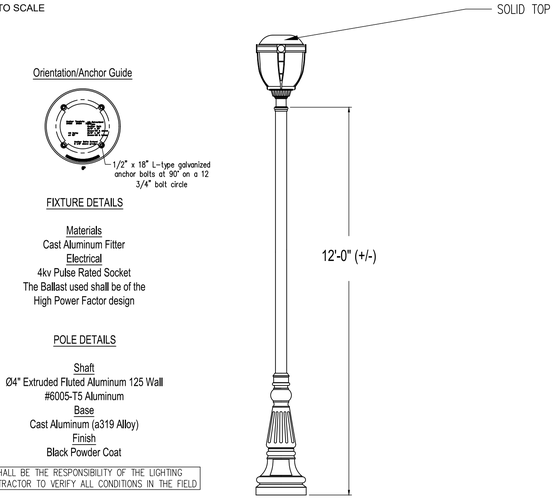


4 WALL-MOUNTED LIGHT FIXTURE DETAIL
NOT TO SCALE



ANP POLE MOUNTED LED FIXTURE
LA792-1-P046LD4-D-T3-35K-PC-PA5151-41
WM5161 WALL MOUNT BRACKET
COLOR TEMPERATURE - 3500K
FULL CUTOFF/DOWNLIGHT
POLE COLOR - BLACK

1 ANP POLE & WALL MOUNTED FIXTURES
NOT TO SCALE



FIXTURE DETAILS

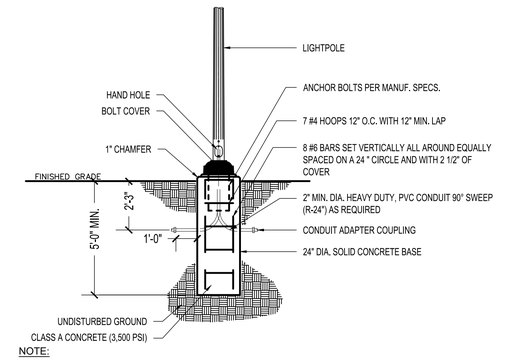
Materials
Cast Aluminum Fitter
Electrical
4kv Pulse Rated Socket
The Ballast used shall be of the High Power Factor design

POLE DETAILS

Shaft
Ø4" Extruded Fluted Aluminum 125 Wall
#6005-T5 Aluminum
Base
Cast Aluminum (a319 Alloy)
Finish
Black Powder Coat

IT SHALL BE THE RESPONSIBILITY OF THE LIGHTING CONTRACTOR TO VERIFY ALL CONDITIONS IN THE FIELD

2 LIGHT POLE DETAIL
NOT TO SCALE



NOTE:

1. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, WITH AIR-ENTRAINMENT OF 5-7%
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. COLOR OF FIXTURE SHALL MATCH COLOR OF POLE

IT SHALL BE THE RESPONSIBILITY OF THE LIGHTING CONTRACTOR TO VERIFY ALL CONDITIONS IN THE FIELD

3 LIGHTPOLE DETAIL
NOT TO SCALE

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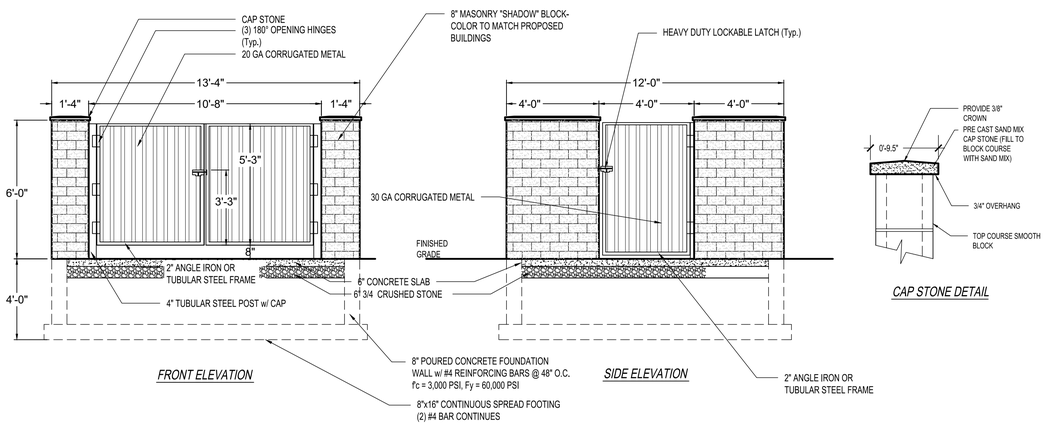
	Mark A. Day, PE
08-27-21	
Revisions 07-20-21	
Project No. 2020.475	License No. 069646

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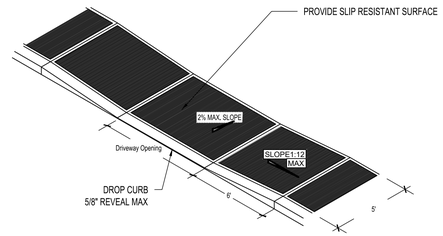
PROJECT
364 Main Street
City of Beacon Dutchess County, New York

DRAWING
Lighting Plan

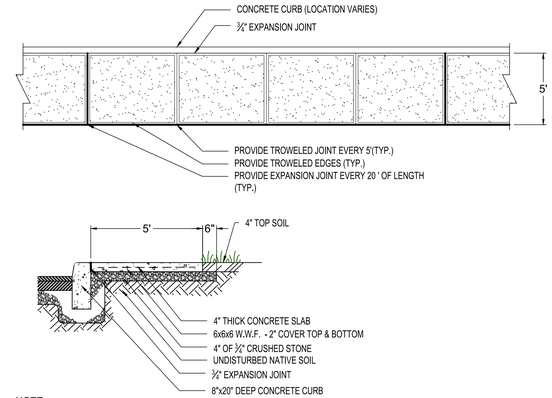
SCALE	DRAWN BY	DRAWING No.
1" = 20'	MAD	LP.2
DATE	CHECKED BY	5 of 9
04-02-21	MAD	



1 REFUSE ENCLOSURE DETAIL
NOT TO SCALE

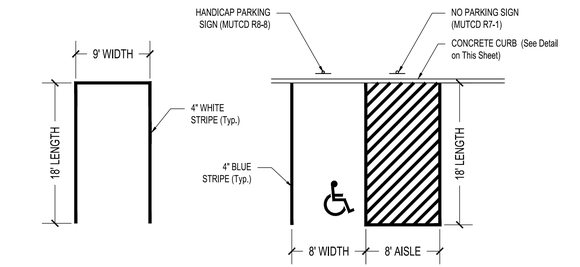


2 ADA RAMP & SIDEWALK DETAIL
NOT TO SCALE

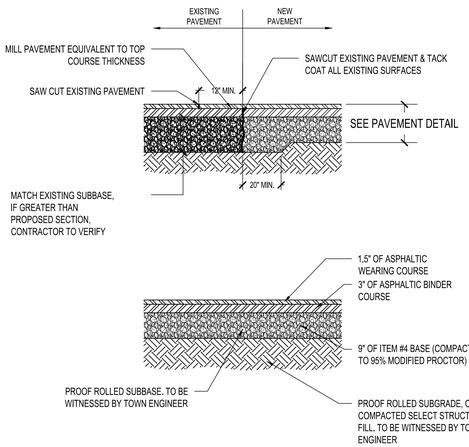


NOTE:
1. ALL CONCRETE SHALL HAVE A 28 COMPRESSIVE STRENGTH OF 4,000 PSI
2. ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH
3. ALL SIDEWALK SHALL BE 6" THICK AT DRIVEWAY CROSSINGS
4. EXPANSION JOINTS SHALL BE LOCATED AS MAXIMUM OF 20'-0" ON CENTER, OR AS INDICATED ON PLANS.

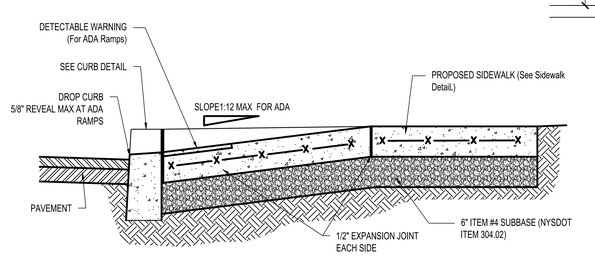
3 SIDEWALK & CURB DETAILS
NOT TO SCALE



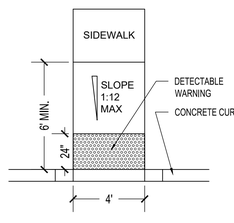
4 PARKING STALL DETAIL
NOT TO SCALE



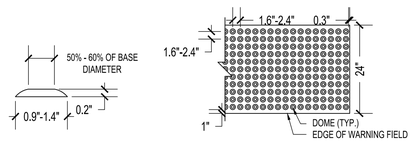
5 PARKING LOT PAVEMENT SECTION
NOT TO SCALE

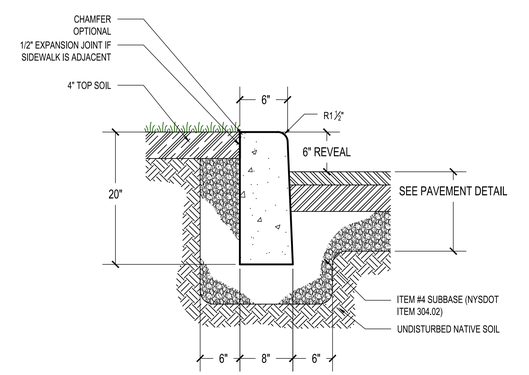


6 ADA RAMP DETAIL
NOT TO SCALE



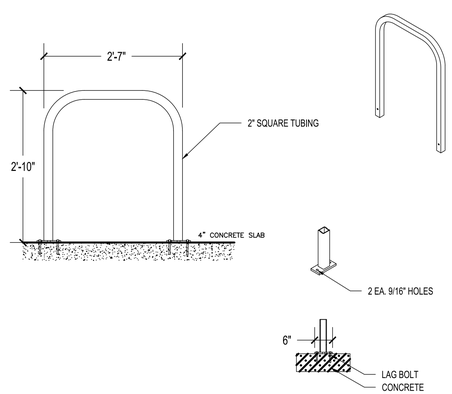
NOTES:
1. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUSIVE OF SIDE FLARES.
2. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
3. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
4. DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE CURB TO THE ROADWAY EDGE.





NOTE:
1. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL NE INSTALLED WHERE REQUIRED (AT CURB BOXES, CATCH BASINS, BRIDGES, ETC.). CONSTRUCTION (CONTROL) JOINTS SHALL BE INSTALLED AT 20' INTERVALS

7 CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE



8 BIKE RACK DETAIL
NOT TO SCALE

SIGN SCHEDULE

SYMBOL	MUTCD NUMBER	PANEL	SIZE (WxH)	QUANTITY
HC	NY R7-8	RESERVED PARKING	12 x 18	8
		PERMIT REQUIRED TOWNWIDE ZONE	12 x 6	8
NP	R7-1	NO PARKING ANY TIME	12 x 18	3
SP	R1-1	STOP	36x36	3

SYMBOL	MUTCD NUMBER	PANEL	SIZE (WxH)	QUANTITY
OW	R6-2L	ONE WAY	12" x 18"	1
DNE	R3-15C	DO NOT ENTER	30"x 30"	1

9 PROPOSED SIGNAGE
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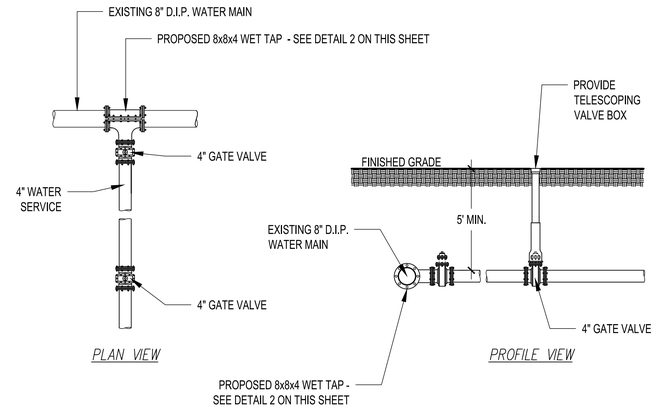
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PROJECT
364 Main Street
City of Beacon Dutchess County, New York

DRAWING
Construction Details

SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	CD.1
DATE	CHECKED BY	6 of 9
04-02-21	MAD	

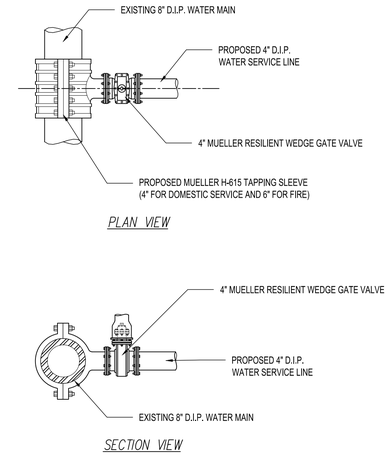


NOTES:

1. PRESSURE AND LEAKAGE TESTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST AWWA SPECIFICATIONS.
2. ALL MECHANICAL JOINT FITTINGS SHALL BE SUPPLIED WITH RETAINER GLANDS. ALL FITTINGS SHALL BE COMPACT DUCTILE IRON TYPE MANUFACTURED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. FOREIGN-MADE FITTINGS SHALL NOT BE ALLOWED.
3. THE CONTRACTOR SHALL NOTIFY THE LOCAL WATER DEPARTMENT PRIOR TO CONSTRUCTION.
4. ALL WATER LINE INSTALLED SHALL BE DISINFECTED IN ACCORDANCE WITH CURRENT AWWA SPECIFICATIONS FOR DISINFECTION OF WATER LINES (WITH THE EXCEPTION OF THE TABLET METHOD). DISINFECTED WATER SHALL REMAIN IN THE NEWLY INSTALLED PIPING FOR A MINIMUM OF 24 HOURS. THE LINES SHALL BE FLUSHED AND BACTERIOLOGICAL TEST TAKEN. THIS PROCEDURE SHALL BE REPEATED UNTIL AN ACCEPTABLE BACTERIOLOGICAL TESTS ARE TAKEN.
5. ALL NEW WATER LINE INSTALLED SHALL BE FILLED WITH WATER FOR A MINIMUM PERIOD OF 48 HOURS PRIOR TO A MINIMUM 2 HOUR HYDROSTATIC PRESSURE TEST OF 1.5 TIMES THE NORMAL WORKING PRESSURE AT THE LOWEST ELEVATION OF THE NEWLY INSTALLED PIPE.

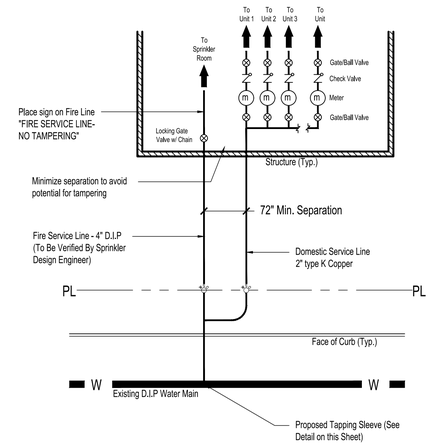
1 WET TAP AND VALVE INSTALLATION DETAIL

NOT TO SCALE



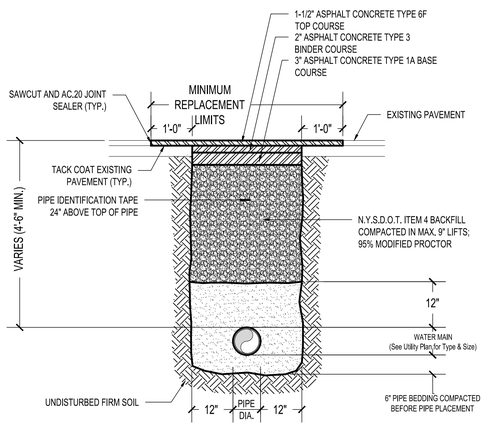
2 TAPPING SLEEVE AND VALVE INSTALLATION DETAIL

NOT TO SCALE



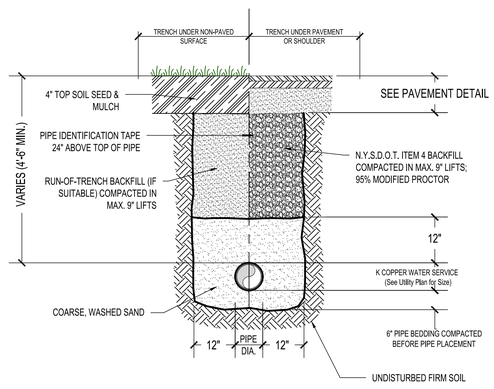
3 WATER SERVICE DETAIL

NOT TO SCALE



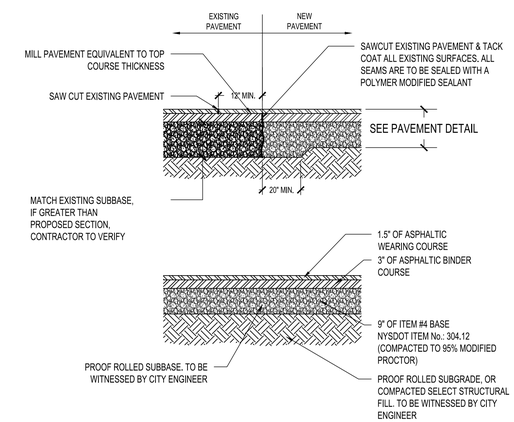
4 UTILITY TRENCH DETAIL (Below Existing Pavement)

NOT TO SCALE



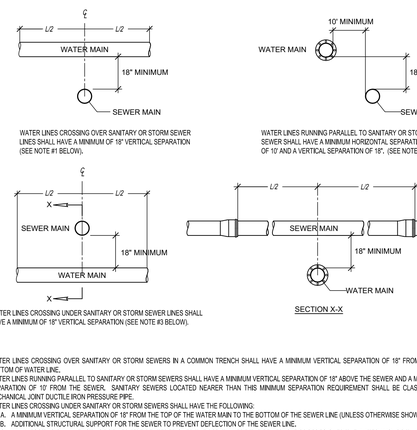
5 TYPICAL WATER SERVICE (BELOW 2" DIA.) DETAIL

NOT TO SCALE



6 PAVEMENT SECTION

NOT TO SCALE

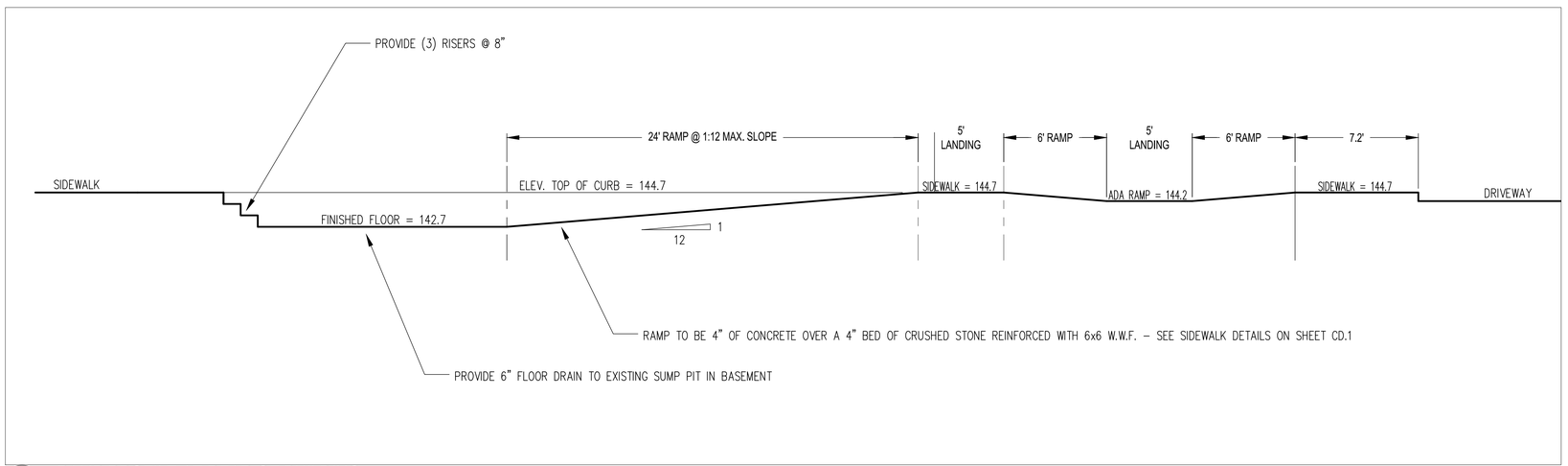


NOTES:

1. WATER LINES CROSSING OVER SANITARY OR STORM SEWERS IN A COMMON TRENCH SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" FROM TOP OF SEWER TO BOTTOM OF WATER LINE.
2. WATER LINES RUNNING PARALLEL TO SANITARY OR STORM SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" ABOVE THE SEWER AND A MINIMUM HORIZONTAL SEPARATION OF 10' FROM THE SEWER. SANITARY SEWERS LOCATED NEARER THAN THIS MINIMUM SEPARATION REQUIREMENT SHALL BE CLASS 52 CEMENT LINED MECHANICAL JOINT DUCTILE IRON PRESSURE PIPE.
3. WATER LINES CROSSING UNDER SANITARY OR STORM SEWERS SHALL HAVE THE FOLLOWING:
   A. A MINIMUM VERTICAL SEPARATION OF 18" FROM THE TOP OF THE WATER MAIN TO THE BOTTOM OF THE SEWER LINE (UNLESS OTHERWISE SHOWN).
   B. ADDITIONAL STRUCTURAL SUPPORT FOR THE SEWER TO PREVENT DEFLECTION OF THE SEWER LINE.
   C. AN 18' FOOT MINIMUM LENGTH OF SEWER PIPE CENTERED OVER THE POINT WHERE THE SEWER LINE CROSSES OVER THE WATER MAIN SO THAT THE JOINTS OF THE SEWER MAIN ARE EQUIDISTANT FROM THE CENTERLINE OF THE WATER MAIN.

7 WATER & SEWER SEPARATION

NOT TO SCALE



8 RAMP PROFILE AT REAR OF BUILDING

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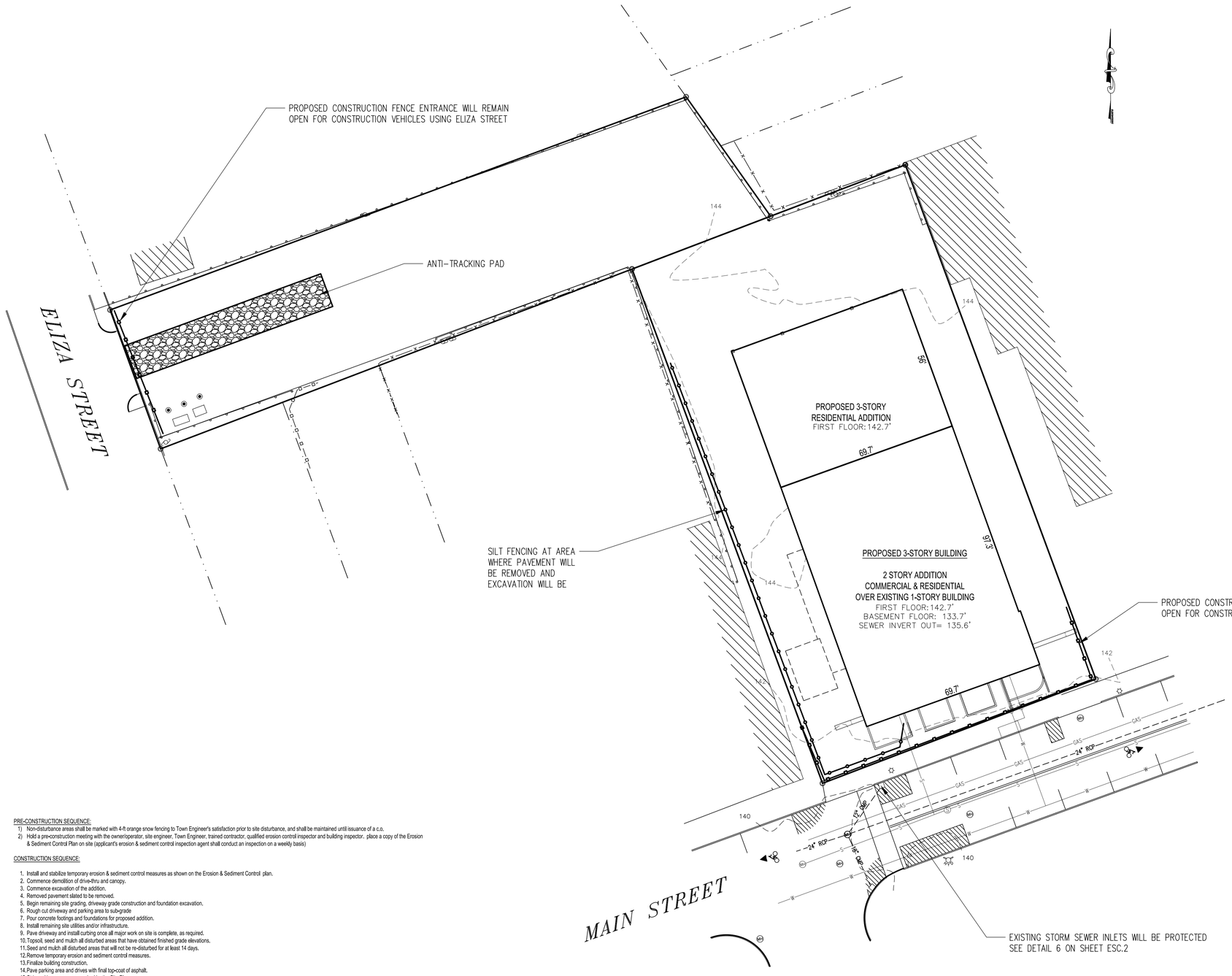
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PROJECT
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As Noted	MAD	CD.2
DATE 04-02-21	CHECKED BY MAD	7 of 9



PRE-CONSTRUCTION SEQUENCE:

1) Non-disturbance areas shall be marked with 4-ft orange snow fencing to Town Engineer's satisfaction prior to site disturbance, and shall be maintained until issuance of a c.o.
2) Hold a pre-construction meeting with the owner/operator, site engineer, Town Engineer, trained contractor, qualified erosion control inspector and building inspector. place a copy of the Erosion & Sediment Control Plan on site (applicant's erosion & sediment control inspection agent shall conduct an inspection on a weekly basis)

CONSTRUCTION SEQUENCE:

1. Install and stabilize temporary erosion & sediment control measures as shown on the Erosion & Sediment Control plan.
2. Commence demolition of drive-thru and canopy.
3. Commence excavation of the addition.
4. Removed pavement slated to be removed.
5. Begin remaining site grading, driveway grade construction and foundation excavation.
6. Rough cut driveway and parking area to sub-grade
7. Pour concrete footings and foundations for proposed addition.
8. Install remaining site utilities and/or infrastructure.
9. Pave driveway and install curbing once all major work on site is complete, as required.
10. Topsoil, seed and mulch all disturbed areas that have obtained finished grade elevations.
11. Seed and mulch all disturbed areas that will not be re-disturbed for at least 14 days.
12. Remove temporary erosion and sediment control measures.
13. Finalize building construction.
14. Pave parking area and drives with final top-coat of asphalt.
15. Strip parking spaces, as required by the Site Plan.

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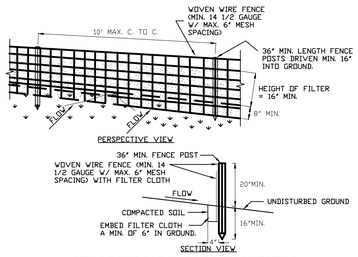
364 Main Street

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DRAWING

Erosion & Sediment Control Plan

SCALE	DRAWN BY	DRAWING No.
1" = 20'	MAD	ESC.1
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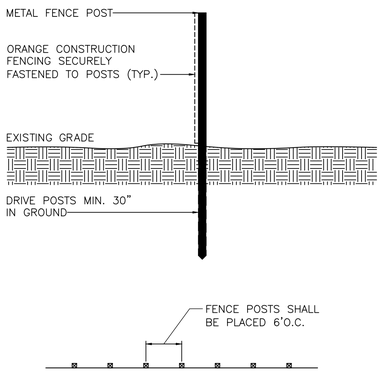


CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

1 SILT FENCE DETAIL

NOT TO SCALE



3 TYPICAL ORANGE CONSTRUCTION FENCE DETAIL

NOT TO SCALE

EROSION AND SEDIMENT CONTROL MEASURES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", AUGUST 2005.
2. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.
6. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
9. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

A. PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS, ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

B. STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS, CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL, WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

C. SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

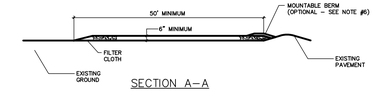
D. INLET PROTECTION:
INSPECT INLET PROTECTION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT AS NECESSARY TO PROVIDE FOR ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS.

E. DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION

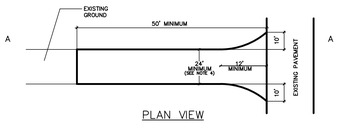
PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

5 EROSION & SEDIMENT CONTROL NOTES

NOT TO SCALE



SECTION A–A



PLAN VIEW

NOTES:

1. STONE SIZE — USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH — AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS — NOT LESS THAN SIX (6) INCHES.
4. WIDTH — 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH — WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER — ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE — THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DRIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING — WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 ANTI-TRACKING PAD DETAIL

NOT TO SCALE

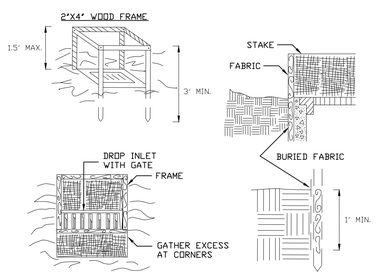
1. ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING AND EARTHWORK.
3. EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

KENTUCKY BLUEGRASS	40%	CREEPING RED FESCUE	40%
RYE GRASS	20%		

4. GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1.
5. SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.
6. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER's FIELD REPRESENTATIVE.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER's FIELD REPRESENTATIVE.
8. CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT SURFACE WATER ONTO ADJOINING PROPERTIES.
9. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
10. EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY's WORK.
11. THE OWNER's FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
12. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.

4 SEEDING & MULCHING NOTES

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

6 FILTER FABRIC DROP INLET PROTECTION DETAIL

NOT TO SCALE

Construction Waste Management Plan

Construction waste management practices are designed to maintain a clean and orderly work environment. This will reduce the potential for significant materials to come into contact with stormwater. A maintenance schedule shall be developed for these areas. The general contractor shall implement the following practices:

1. Material resulting from the clearing and grubbing operation will be stockpiled up slope from adequate sedimentation controls.
2. Equipment cleaning, maintenance, and repair areas shall be designated and protected by a temporary perimeter berm.
3. The use of detergents for large scale washing is prohibited (i.e., vehicles, buildings, pavement surfaces, etc.).
4. Spill Prevention and Response
   A Spill Prevention and Response Plan shall be developed for the site by the general contractor. The plan shall detail the steps needed to be followed in the event of an accidental spill and shall identify contact names and phone numbers of people and agencies that must be notified.

   The plan shall include Material Safety Data Sheets (MSDS) for all materials to be stored on-site. All workers on-site will be required to be trained on safe handling and spill prevention procedures for all materials used during construction. Regular tailgate safety meetings shall be held and all workers that are expected on the site during the week shall be required to attend.
5. Material Storage
   Construction materials shall be stored in a dedicated staging area. The staging area shall be located in an area that minimizes the impacts of the construction materials effecting stormwater quality.

   Chemicals, paints, solvents, fertilizers, and other toxic material must be stored in waterproof containers. Except during application, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated and disposed at an approved solid waste or chemical disposal facility.
6. Temporary Concrete Washout Facility
   Temporary concrete washout facilities should be located a minimum of 50 ft from storm drain inlets, open drainage facilities, and watercourses. Each facility should be located away from construction traffic or access areas to prevent disturbance or tracking. A sign should be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

   When temporary concrete washout facilities are no longer required for the work, the hardened concrete shall be removed and disposed of. Materials used to construct the temporary concrete washout facilities shall be removed from the site and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities shall be backfilled and/or repaired and seeded and mulched for final stabilization.
7. Solid Waste Disposal
   No solid materials, including building materials, are allowed to be discharged from the site with stormwater. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied periodically by a contract trash disposal service and hauled away from the site.

   Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means necessary in order to ensure that they do not discharge from the site. As an example, special care must be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed so that it will not flow from the site or enter groundwater, even if this requires removal, treatment, and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.
8. Water Source
   Non-stormwater components of site discharge must be clean water. Water used for construction, which discharges from the site, must originate from a public water supply or private well approved by the Health Department. Water used for construction that does not originate from an approved public supply must not discharge from the site. It can be retained in the ponds until it infiltrates and evaporates.

7 CONSTRUCTION WASTE MANAGEMENT PLAN

NOT TO SCALE

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

	Mark A. Day, PE
08-27-21	
Revisions 07-20-21	
Project No. 2020.475	License No. 069646

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck
Lane Suite 2
Wappingers Falls, New York
(845)-223-3202

PROJECT

364 Main Street

City of Beacon Dutchess County, New York

DRAWING

Erosion & Sediment Control Details

SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	ESC.2
DATE 04-02-21	CHECKED BY MAD	9 of 9

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2021
Re: **364 Main Street Site Plan**

I have reviewed the August 31, 2021 cover letter from Cuddy+Feder, August 27, 2021 response letter from Day Stokosa Engineering, August 31, 2021 Subdivision Application, July 26, 2021 traffic/parking analysis by Colliers Engineering and Design, and a 9-sheet Site Plan set, dated August 27, 2021.

Proposal
The applicant is proposing to construct a 3-story, mixed-use building on a 0.54-acre parcel in the Central Main Street (CMS) district, including 6,674 square feet of first floor commercial and 20 apartments. An adjoining 0.31-acre parcel in the Transitional (T) district will be used for parking and merged into one combined lot by subdivision approval.

Comments and Recommendations

1. The cover letter indicates that the current submission will need to be supplemented next month by a subdivision plan to merge the two lots, a landscaping plan, and revised architectural elevations and renderings, including images for two masonry arches near the building frontage.

2. For the Cover Sheet 1:

    a. The applicant has proposed meeting the 80% frontage requirement by adding two masonry arches to be illustrated in a future submission. The Planning Board has the option to reduce the required 80% frontage, without the proposed arches, since the applicant has provided a pedestrian passageway between the street and rear parking (see Section 223-41.18 E(5)).

    b. The applicant has determined that the Natural Market and adjacent mosque do not have access rights through the rear lot. However, the Market currently uses the lot for rear access to its dumpster. The applicant could redesign this section of the lot to provide essential access for the neighboring business without losing any proposed parking spaces.

3. For the Sheet 3 Site Plan:

    a. The parking aisle for the rear Eliza Street lot should be reduced from 25.5 feet to 24 feet and the parallel spaces can be 7 feet wide, providing a more adequate planting area for the proposed trees at the south side of the lot.

    b. The proposed one-way exit onto Main Street, which is not necessary and creates hazardous conditions so close to the intersection and crosswalk, should be eliminated. Drivers will cut diagonally across to Veterans Place and will still likely turn left. There is also a large diameter street tree immediately to the west of the driveway, further blocking sight lines and making pedestrians less visible as they walk past the corner of the adjacent mosque. Most Main Street buildings have no driveways and only three have more than one curb cut on Main Street: the

large grocery store, the car wash, and the gas station by the Post Office. The paved area to the west side of the building could instead be additional first-floor commercial space or landscaped as an attractive pedestrian passageway to the rear parking and green patio space for the businesses or building residents.

c. The Board should consider the need for fencing along the rear Eliza Street parking lot.

4. For the Sheet 4 Landscaping Plan:

   a. Plans should include both parcels and potentially the roof with a broad variety of shade trees and proposed plantings.

   b. The east side driveway can be reduced to 10 feet wide, allowing more plantings along the east side of the building with shade trees planted along the edge next to the church.

5. For the Sheet 5 Lighting Plan, the 5 footcandle area near the west end of the Eliza Lot is overly bright compared to anywhere on the site, too close to the neighboring house, and too high above the approximately one footcandle average standard for parking areas in Section 223-14 B(3)(b).

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Taylor Palmer, Esq., Project Attorney
Aryeh Siegel, Project Architect

September 10, 2021

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

RE: Site Plan, Traffic and Parking Study Review #1 for **Proposed Commercial and Multi-family Mixed-use Redevelopment,** 364 Main Street, City of Beacon, Dutchess County, New York; CM Project No. 121-295

Dear Mr. Gunn:

Creighton Manning Engineering, LLP (CM) has performed a review of the documents listed below in connection with the proposed commercial and multi-family mixed-used redevelopment, which consists of expanding an existing one-story building fronting Main Street to a 6,674-square-foot commercial space and 1,521-square-foot residential common space on the first floor with 20 residential units on two new upper floors. The following documents were reviewed:

- Site Plan prepared by Day Stokosa Engineering P.C., dated April 02, 2021
- Traffic Impact Study prepared by Colliers Engineering & Design, last revised August 30, 2021

The subject site is comprised of two lots: the lot fronting Main Street is presently developed with a vacant Citizens Bank branch with drive-through service; the abutting lot to the rear is a parking lot with frontage on and access to/from Eliza Street. The general footprint of the existing building will remain but be expanded in the rear to provide a common space/lobby for residential access. The site will provide 40 off-street parking spaces inclusive of one ADA-accessible space. Site access will be provided via the existing driveways serving the two lots, consisting of two one-way driveways on Main Street and one right-in/right-out driveway on Eliza Street.

We offer the following comments:

Site Plan

1. CM notes that there is trash enclosure proposed in the parking lot. CM recommends that a truck circulation exhibit be provided so the route can be reviewed. The truck circulation exhibit should also include the path of a typical vehicle used for residential "move-in" and "move-out" activities.
2. CM recommends that (a) a No Left Turn sign be installed at the driveway exit approach to Eliza Street and (b) a One Way sign be installed across from the Eliza Street driveway exit.
3. CM recommends that the applicant investigate the need for a Stop sign on the Veterans Place approach to Main Street, across from the subject property.
4. CM acknowledges the applicant's concern over limited sight distance for left turns onto Main Street due to the existing building immediately to the west (see photo at right). CM recommends that a crash history analysis be conducted at and immediately adjacent to the intersection of Main Street and Veterans Place, inclusive of the site driveway, to identify safety concerns, especially those involving pedestrians and bicyclists, to further inform this matter. It is important that the crash data include a three-year period while the bank was in normal operation. Regardless of the crash history analysis, the applicant should propose



Main Street driveway looking right

treatments at both Main Street driveways to enhance pedestrian safety since the expansion of the site will increase vehicle-pedestrian interaction at these locations.

5. CM recommends that a Do Not Enter sign be installed at the Main Street egress-only driveway facing Veterans Place.
6. Given the mixed-use nature of the project, how will the off-street parking operate? Will parking spaces be assigned to residents and patrons/employees of the retail space? If so, please delineate this on the plan and detail any applicable signs.
7. The applicant should consider including at least one electric vehicle (EV) charging station on the site.
8. The one-way inbound driveway creates a dead-end parking condition near the northeast corner of the site. The applicant should consider improving this condition to avoid inefficient site circulation.

Traffic Impact Study

1. Colliers' Traffic Impact Study is based on and follows industry-standard traffic engineering guidelines.
2. Colliers' Traffic Impact Study is based on traffic data collected in early June 2021, which was compared to Colliers' data from February 2020 as well as NYSDOT traffic data. CM agrees that the existing 2021 data is appropriate for analysis.
3. CM reviewed Table 1 and agrees with the anticipated site-generated trips based on the Institute of Transportation Engineers *Trip Generation Manual* 10th Edition. While the peak-hourly generation of traffic is below the NYSDOT and ITE's 100-trip threshold requiring off-site intersection analysis, Colliers conducted intersection capacity analyses of two intersections: Main Street-Veterans Place and Main Street-Fishkill Avenue/Teller Avenue. In general, we concur with Colliers' finding that the project will not result in a significant traffic impact.
4. CM agrees with the values shown on Figures 14 and 15 for arrival and departure distributions assuming no turn restrictions are imposed at the site driveways. The analysis will need to be updated in the event turn restrictions are imposed.
5. CM reviewed Table 3 and confirms that the required off-street parking ratios used for the residential and commercial uses are based on the City of Beacon Code. CM acknowledges that the off-street parking provided exceeds the parking required by City Code. The applicant may want to consider land-banking the surplus parking to decrease the amount of impervious area on the site.
6. The proposed advanced pedestrian warning signs should be placed 200 feet prior to the crosswalk consistent with the treatment proposed at Schenck Avenue as part of the 416-420 Main Street project.

If you have any questions about the above comments, please do not hesitate to contact our office at (914) 800-9201.

Respectfully,
Creighton Manning Engineering, LLP

Frank A. Filiciotto, PE

N:\Projects\2021\121-295 Beacon - 2021 Traffic Reviews\Working\Correspondence\364 Main Street\364 Main Street_Review 1.docx

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 8, 2021

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

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

Dear Mr. Gunn:

My office has received the following in regard to the above application:

- Introduction correspondence dated August 31, 2021, from Taylor Palmer, Esq. of Cuddy & Feder, LLP.
- Correspondence dated August 27, 2021, from Day/Stokosa Engineering.
- Application documents for Subdivision Lot Merger Approval.
- Traffic & Parking Review report, with the latest revision date of August 30, 2021, as prepared by Colliers Engineering & Design.
- Plans titled "364 Main Street" and consisting of 9 sheets, having the latest revision date of August 27, 2021, as prepared by Day/Stokosa Engineering.

The proposed project is comprised of two parcels, totaling 0.85± acres, with the main parcel being located on Main Street and the 2nd parcel be located on Eliza Street. The parcel on Main Street is located in the "CMS" (Central Main Street) zoning district, whereas the parcel on Eliza Street is located within the "T" (Transitional) zoning district. The applicant is seeking to merge the 2 parcels into a single parcel at this time, and to develop a mixed-use commercial and multi-family residential development, with commercial space and a residential common area on the 1st floor and 20 residential apartments to be located on the 2nd and 3rd, floors.

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

General Comments:

1. As it has been determined that the total commercial area for the project is 6,674 square feet, the Full EAF should be updated to reflect this, as it currently notes the commercial area to be 7,506 square feet.

Site Plan – Sheet 3 of 11:

1. The location of the proposed 4" water service line should be shifted to as not to impact the root system of the existing street tree located in front of the project, and to avoid possible future maintenance between the water service line and tree roots. At present, the service line is proposed about 3 feet from the tree.

2. As the proposed 4" water service line is crossing Main Street from the far side, a profile shall be provided for this service line due to the number of utilities that must be crossed in crossing the road. Each of the utilities being crossed by the water service line shall be shown at the profile at their respective elevations.

3. The 4" service line and 2" service line that branches off the 4" service line shall be darkened so that they stand out better.

4. The wet tap valve shall be shown on the 4" service line and a curb stop shall be shown on the 2" service line. If there is a second valve on the 4" line, as shown in the construction details, that shall also be shown on the plan.

5. A construction detail shall be provided for the 2" service line to be tapped off the proposed 4" line. It is recommended that a tapped tee be used for this connection

6. Based upon the City's water mapping, the water line within Main Street appears to be a 16" line. This should be verified with the City's water department and the water line labeled as to its respective size once verified.

7. The size of the sewer line in Main Street should be labeled on the plans. According to the City's sewer mapping, this line appears to be a 12" line, but should be verified in the field.

8. There are 3 manholes located in Main Street that should be noted as what utility they service. The first is located at the entrance to the site, and the other two are located on the south side of Main Street.

9. There appears to be an 8-foot dimension label located under the street tree at the front of the site. It is unclear what this dimension is representing as it is obscured by the tree. We would recommend this dimension label be relocated to where it is visible.

10. It is recommended that the proposed stairs in the rear of the building, in the north-west corner, be eliminated to allow for ADA access along the proposed walk to Main Street.

11. As the access out to Main Street is proposed to be restricted to right-turns only, the plan shall be updated to show the appropriate signage for this.

12. Areas for snow storage should be labeled on the plan. These areas should be considered during the preparation of the landscape plan.

13. The "Do Not Enter" sign located on the egress to Main Street is obscured by the tree. The signage should be clearly visible by either darkening the sign symbol or reducing the dark weight of the trees on the plans.

Landscaping Plan – Sheet 4 of 11:

1. Although this plan includes notes with regards to landscaping, there is no landscaping plan shown on the sheet. The sheet shall also include a planting schedule of what is proposed to be planted on the site. ***The applicant has noted that a landscaping plan is being prepared by Ms. Debra Adamsons and will be submitted in a subsequent submission.***

Construction Details – Sheet 7 of 9:

1. The wet tap detail shall be updated to accurately reflect the size of the existing water line within Main Street to be tapped.

2. The wet tap details shall also note a valve box atop the wet tap valve.

Construction Details – Sheet 9 of 9:

1. As the "Construction Waste Management Plan" discusses the use of concrete washout facilities, a detail shall be added to the plan for this type of facility.

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

Very truly,
LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

City of Beacon Planning Board Agenda
09/14/2021

Title:

Continue review of application for Site Plan Approval, hotel and event space, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC

ATTACHMENTS

1113 Wolcott Avenue Engineer Cover Letter.pdf

1113 Wolcott Avenue Comment Response Letter.pdf

1113 Wolcott Avenue Use & Occupancy Explanation.pdf

1113 Wolcott Avenue EAF.pdf

1113 Wolcott Avenue Sheet 7 Elevations Church.pdf

1113 Wolcott Avenue Sheet 8 Grading & Utility Plan.pdf

1113 Wolcott Avenue Sheet 9 Erosion & Sediment Control Plan.pdf

1113 Wolcott Avenue Sheet 10 Site & ESC Construction Details.pdf

1113 Wolcott Avenue Sheet 11 Stormwater Details.pdf

1113 Wolcott Avenue Sheet 12 Water & Sewer Details.pdf

1113 Wolcott Avenue Sheet 1 Site Plan.pdf

1113 Wolcott Avenue Sheet 2 Full Site Plan.pdf

1113 Wolcott Avenue Sheet 3 Existing Conditions and Demoltion Plan.pdf

1113 Wolcott Avenue Sheet 4 Landscape and Lighting Plan.pdf

1113 Wolcott Avenue Sheet 6 Floor Plans Church.pdf

Engineer Review Letter.pdf

Planner Review Letter.pdf

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

August 31, 2021

Hon. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: 1113 Wolcott Avenue, Site Plan and Special Use Permit
1113 Wolcott Avenue
Tax parcels: 5954-26-651901, ±2.28 ac.
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set in response to Lanc & Tully's July 8, 2021 comment letter. Below is a point-by-point response to the comments received. Please note that Aryeh Siegel has prepared Sheets 1 through 7 of the plan set and has responded to comments that pertain his sheets under separate cover, as well as John Clarke Planning and Design's July 8, 2021 comment letter. Colliers Engineering and Design has provided a response letter and parking striping & signage plan under separate cover.

Lanc & Tully July 8, 2021 Comment Letter

General Comments

1. The total projected site disturbance of 0.96 ac. is provided on the updated EAF.
2. The total projected water and sewer usage has changed based upon the revised layout, proposed occupancy and retrofitting the existing buildings with new water-saving fixtures. The projected usage is based upon 30 hotel rooms @ 110 gpd/bedroom + 420 venue seats X 5 gpd/seat X 0.8 (for a 20% decrease in water-saving fixtures) + 125 café seats X 35 gpd/seat X 0.8 (for a 20% decrease in water-saving fixtures) = 8,480 gpd. A note has been added to the revised EAF describing how the usage was calculated.
3. A Traffic Impact Study (TIS) has been prepared by Colliers Engineering and Design (CED), and is included with this submission.
4. A certified survey of the property will be provided in a future submission.
5. The total proposed disturbance is currently at 0.96 ac. which is below the threshold of 1 acre for a SWPPP requirement. We recognize that the proposed disturbance could exceed

1-acre with a final walking path design. Therefore, a SWPPP will be provided in a future submission if the total disturbance exceeds 1-acre.

6. Aryeh Siegel has provided an Existing Conditions and Demolition Plan within the revised plan set. Please note that the addition of this sheet and an overall site plan has increased the sheet count by 2 for a total of 12 sheets.
7. An I&I study has begun on the premises, and will be provided in a future submission.

Sheet 1 of 10 - Site Plan

1. Aryeh Siegel has responded to this comment. The engineering plans have been updated noting 2 ½ stories.
2. Aryeh Siegel has responded to this comment. Sight lines for each driveway are being measured and will be coordinated with CED, and will be provided for review in a future submission.
3. Aryeh Siegel has responded to this comment. An ADA ramp is now shown from the ADA parking spaces to the front of the building. Final grades will be provided in a future submission.
4. Aryeh Siegel has responded to this comment. The proposed location and grading of the proposed pedestrian path is subject to field conditions and location of the graves, and therefore, will be provided in a future submission.
5. Aryeh Siegel has responded to this comment.
6. Aryeh Siegel has responded to this comment.
7. Aryeh Siegel has responded to this comment.
8. Aryeh Siegel has responded to this comment.
9. Aryeh Siegel has responded to this comment.

Sheet 2 of 10 - Landscape & Lighting Plan

1. Aryeh Siegel has responded to this comment.
2. Aryeh Siegel has responded to this comment.

Sheet 6 of 10 – Grading & Utility Plan

1. The grading has been revised surrounding the building.
2. We are still investigating the location and sizes of the existing utility service connections, and will be provided in a future submission.
3. The pedestrian path is now shown on the plan. Please see response 4 to Sheet 1 of 10 above.
4. Beekman Street is now labeled on the plan.
5. Infiltration testing will be coordinated with the City Engineer.

Sheet 7 of 10 – Erosion & Sediment Control

1. The LOD has been updated to include the pedestrian path to Beekman Street.

Five (5) copies of a full set of revised plans, and EAF are provided with this submission for review. We look forward to discussing this project at your next available planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Prophecy Theater, LLC
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD file)

ARYEH SIEGEL
ARCHITECT

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

Re: 1113 Wolcott Avenue, Beacon, New York
Site Plan Application – Responses to Comments

August 31, 2021

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated July 8, 2021 Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated July 8, 2021.

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged. Note that the hotel has been redesigned to incorporate the existing rectory building into the proposed hotel design. The existing rectory building location, with it's proposed rear addition, substantially reduces the visual conflict noted in the comment.

2. See the response to Item 1 above. The rectory is being added to to create the hotel as recommended by John Clarke. We are still working on the design of the proposed hotel building. It will follow the standards outlined in Section 134 – Historic Preservation.

3. Comment acknowledged. Please refer to the included project narrative provided by the Applicant.

4. Comment acknowledged. Please refer to the included traffic report provided by Colliers.

5. The Applicant wants to keep the driveway extension for deliveries and service. This driveway will not be actively used on a regular basis, but will be necessary at times.

6. For Sheet 2
    a Lighting will be coordinated with the new hotel elevations, and labeled accordingly.
    b Landscaping will be coordinate with the new hotel design.
    c The handicapped spaces have been located closer to the hotel entrance in the front of the existing rectory building.

7. For Sheet 3

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

a The hotel is being redesigned to incorporate the existing rectory
b Elevations will be provided
c Revised floor plans will be provided

8. Sheet 4 will show a seating layout for the café.

Lanc & Tully Comment Responses:

General Comments

1. Note that an Existing Conditions and Demolition Plan has been added to the set.

Sheet 1 – Site Plan

1. The proposed hotel is 2 ½ stories

2. Sight lines will be added

3. ADA parking spaces are relocated closer to the hotel entrance

4. A sheet has been added to show the entire site and pedestrian path to Beekman Street

5. Side yard setbacks have been added, and revised on the bulk zoning table

6. Comment acknowledged.

7. Site Lighting will be updated as the hotel design is finalized

8. Scale has been corrected

9. Construction details for the dumpster will be added

Sheet 2 – Landscape Plan

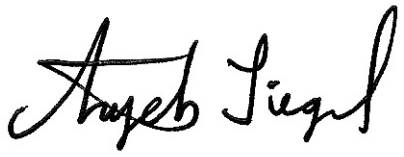
1. Site Lighting will be updated as the hotel design is finalized

2. Light fixture specification will be added.

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

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

1113 Wolcott special use permit use proposal: Hotel/Event space accessory use

Use and occupancy explanation: 08/26/2021

The proposed hotel event and conference space will serve and depend on one another

Our mission is to provide not only accommodation to our hotel patrons, but also set them up to successfully bring their event to fruition in our historic church sanctuary.
Having had experience with nonprofit theater companies, it's always been a struggle to fund arts and education initiatives, host organizers, artists and speakers, while maintaining a productive and safe work environment. By merging our venue with the hotel, we aim to minimize costs to artists, organizers and the community. The event space for the local community will ultimately be backed by the hotel. Rather than rely upon grants to fund arts programing, the revenue from accommodations for guests, artists, and organizers will help preserve the historic church and sustain quality programming. Traditionally, churches have been places where, after they've lived as a religious institution and are no longer able to support a congregation, a very natural second [iteration] is to become an exhibition venue or theater. They're intended from the beginning to be places for people to gather, hear music, celebrate, learn, and nurture a common bond with other people in the community. We're looking to provide a special place for everyone to experience, and our plan is to open the church to a broader public. The Hudson Valley, and Beacon in particular, are home to world-class talent. We intend to showcase those artists and performers who live among us, along with some of the best and innovative artists worldwide. We will host events ranging from theater, conferences, music and art exhibitions to educational talks, classes, comedy, dance, and family and kids' entertainment. This will be an organic, community-based space that thrives from the talent within and draws an audience who can depend on having an intimate quality experience. Our hope is to be a positive force in the community and to foster openness, inclusion, expression and creativity.

A café located in the rear of the existing church building will provide food and drink and serve as reception to hotel guests. It will be open 7 days a week, mostly serving breakfast and lunch while providing a bar for evening events and conferences.

The church sanctuary will be maintained as the main gathering space and provide for multiple set ups. We will most commonly host events which will target the generation of between 100 - 200 guests and expect to bring in a few larger events as well. The goal with the larger events is to draw approximately 300-400 guests. These events will take place 3 or 4 times per month on weekends only. We anticipate our bigger events to draw a greater number of guests who will travel to Beacon via train and utilize our hotel accommodations without ever needing a vehicle. Our smaller events will draw more local guests and provide low cost or even free programming for the surrounding area.

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 1113 Wolcott Avenue		
Project Location (describe, and attach a general location map): 1113 Wolcott Avenue, Beacon NY 12508		
Brief Description of Proposed Action (include purpose or need): The proposed project lot currently has within its premises a church, and parsonage building as well an existing cemetery by the site's western side. The proposal calls for the parsonage building to be renovated with a proposed addition to allow for the construction of a 30 room, 2-1/2 story hotel building with an adjacent parking lot for 30 vehicles. The existing church building will be preserved with minimal changes to the exterior, and internally modified to serve as an accessory venue for the hotel with a maximum occupancy of 420. A large deck is planned to be constructed on the back side of the church to serve as seating space for a small cafe which will operate from the back of the church building. The existing cemetery will be preserved and left as is. If permitted by the City of Beacon the cemetery will be restored such as to allow visitation and preserve it as a place of historic and religious importance.		
Name of Applicant/Sponsor: Prophecy Theater, LLC	Telephone: 215-913-3199 E-Mail: gavinhecker@gmail.com	
Address: 369 Main Street – Unit 493		
City/PO: Beacon	State: New York	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Gavin Hecker, President	Telephone: 215-913-3199 E-Mail: gavinhecker@gmail.com	
Address: 369 Main Street – Unit 493		
City/PO: Beacon	State: New York	Zip Code: 12508
Property Owner (if not same as sponsor): Reformed Church Of Beacon, by Classis of Mid Hudson of the Reformed Church of America	Telephone: E-Mail:	
Address: 25 School Hill Road		
City/PO: High Falls	State: New York	Zip Code: 12440

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site Plan and Special Use Permit from the Beacon Planning Board for hotel use in a Historic District	June 2021
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	SHPO	June 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):

_____

_____

_____

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?
R1-40-One Family, Historic District and Landmark Overlay Zone

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

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

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
City of Beacon Police Department

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

d. What parks serve the project site?
Scenic Hudson Long Dock Park, Pete and Toshi Seeger Riverfront Park, Polhill 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)? Commercial and recreational

b. a. Total acreage of the site of the proposed action? 2.28 acres
b. Total acreage to be physically disturbed? 0.96 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.28 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: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

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

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

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 35 height; 48 width; and 84 length

iii. Approximate extent of building space to be heated or cooled: 12,000 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

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

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

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

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

_____

_____

i*v.* 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: 8,480 gallons/day

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

If Yes: Proposed water usage is based upon (30 hotel rooms X 110 gpd per room) + (420 venue seats X 5 gpd X 0.8) + (125 cafe seats X 35 gpd X 0.8) = 8,480 gpd [*Per DCDBCH loading rates*]

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

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

If Yes:

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

_____

- Source(s) of supply for the district: _____

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: 8,480 gallons/day

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

Sanitary wastewater, laundry, food preparation/cleaning wastewater

_____

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

N/A

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

None

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

Stormwater currently flows toward adjacent properties to the west, and will continue to flow toward the west. An on site underground detention/infiltration system is proposed to mitigate runoff from additional impervious surfaces where currently there is no stormwater control.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☑ Yes ☐ No

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

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

If Yes, identify:

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

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

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

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

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☑Weekend ☑ Randomly between hours of 7 am to 11 pm.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): 2 truck trips per day using box delivery trucks

iii. Parking spaces: Existing 18-20 Proposed 31 Net increase/decrease +11

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: None

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: 450 kWh for the hotel and 400 kWh for the venue

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 and Electric

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

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8 am to 7 pm
- Saturday: 8 am to 6 pm
- Sunday: 9 am to 5 pm
- Holidays: Emergency only

ii. During Operations:

- Monday - Friday: 8 am to 11 pm
- Saturday: 8 am to 11 pm
- Sunday: 8 am to 11 pm
- Holidays: 8 am to 11 pm

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:

Construction equipment on site during demolition and construction operations (8 am to 7 pm). During operation, the church building will continue to be used as it has in the past as a place of public assembly for music, school, food and other community events. Noise ordinances will be followed.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: If the City permits, the existing cemetery will be cleaned up by removal of vegetation and some trees.

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:

Most site lighting will be building mounted; however, parking lighting will be LED dark sky compliant on 18' high poles.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: See D2.m.ii.

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):

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: 50 tons per year (unit of time)
- Operation : 400 tons per year (unit of time)

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

- Construction: Demolition and construction waste will be recycled as applicable.
- Operation: Solid waste will be separated from recycled materials

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

- Construction: Local sanitation company
- Operation: Local sanitation company

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

_____

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

_____

_____

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

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

_____

_____

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

If Yes: provide name and location of facility: _____

_____

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

_____

_____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.53 ac.	0.59 ac.	+0.06 ac.
• Forested	0.89 ac.	0.89 ac.	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.32 ac	0.32 ac.	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn/Landscaped areas	0.54 ac.	0.48 ac.	-0.06 ac.

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

i. If Yes: explain: The existing church is rented out to the public for events. This will continue after the project is completed.

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

If Yes,

i. Identify Facilities:

South Avenue Elementary School, Rose Hill Manor Day School

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

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

If Yes:

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

- If yes, cite sources/documentation: _____

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

_____

_____

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

_____

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

If Yes:

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

_____

_____

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

If Yes:

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

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

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

☐ Neither database

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

_____

_____

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

If yes, provide DEC ID number(s): V00299, V00096, C314112, V00293, 314069, 546031

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

V00299 - remediation complete % Site Management Plan in place; V00096 & C314112 remediation complete & Site Management Plan in place; V00293 remediation complete; 314069 has been redeveloped; 546031 ongoing

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? 5.0 (average) feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? <5 %

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

Nassau-Cardigan complex, rolling	60.6 %
Udorthents, smoothed	39.4 %
	%

d. What is the average depth to the water table on the project site? Average: 7 (average) feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 48.2 % of site
☑ 10-15%: 29.5 % of site
☑ 15% or greater: 22.3 % of site

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

i. Name of aquifer: _____

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

White Tail Deer | Native Birds
Gray Squirrel | Chipmunk
Racoon | Skunk

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, Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: Reformed Dutch Church of Fishkill Landing

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

Reformed Dutch Church is on the National Register of Historic Places. There is a cemetery located behind the church that dates back to the early 1800's.

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Hudson Highlands State Park (+/- 6.5 miles)

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Long Dock Park;Madame Brett Park; Fishkill Ridge; Mount Beacon; Beacon Point Park

iii. Distance between project and resource: 0.2 - 1.0 miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Prophecy Theater, LLC (Gavin Hecker) Date 8/31/2021

Signature Gavin Hecker Title Member/Owner/Manager

PRINT FORM



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



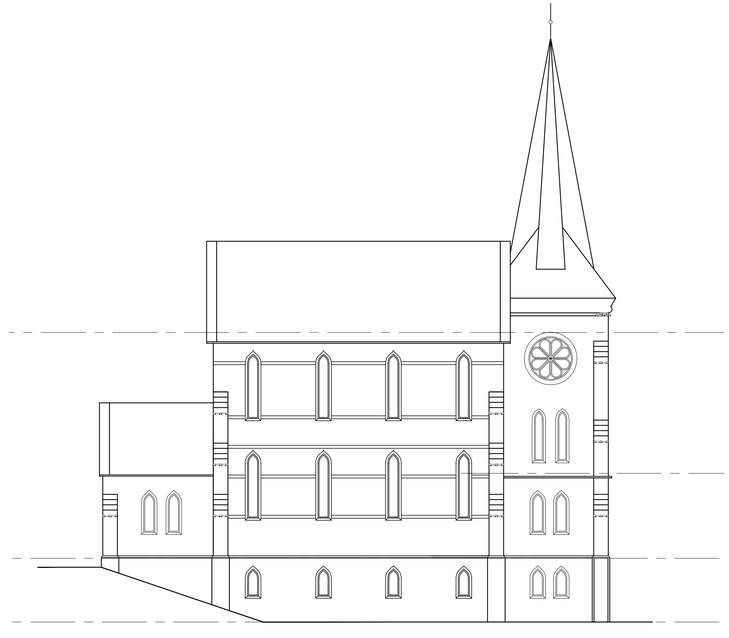
B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00299, V00096, C314112, V00293, 314069, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat
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]	Reformed Dutch Church of Fishkill Landing
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



Elevation: Event Space - Side

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



Elevation: Event Space - Rear

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



Elevation: Event Space - Front

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



Elevation: Event Space - Side

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

Special Use Permit Application

Sheet 7 of 12 - Hotel Plans

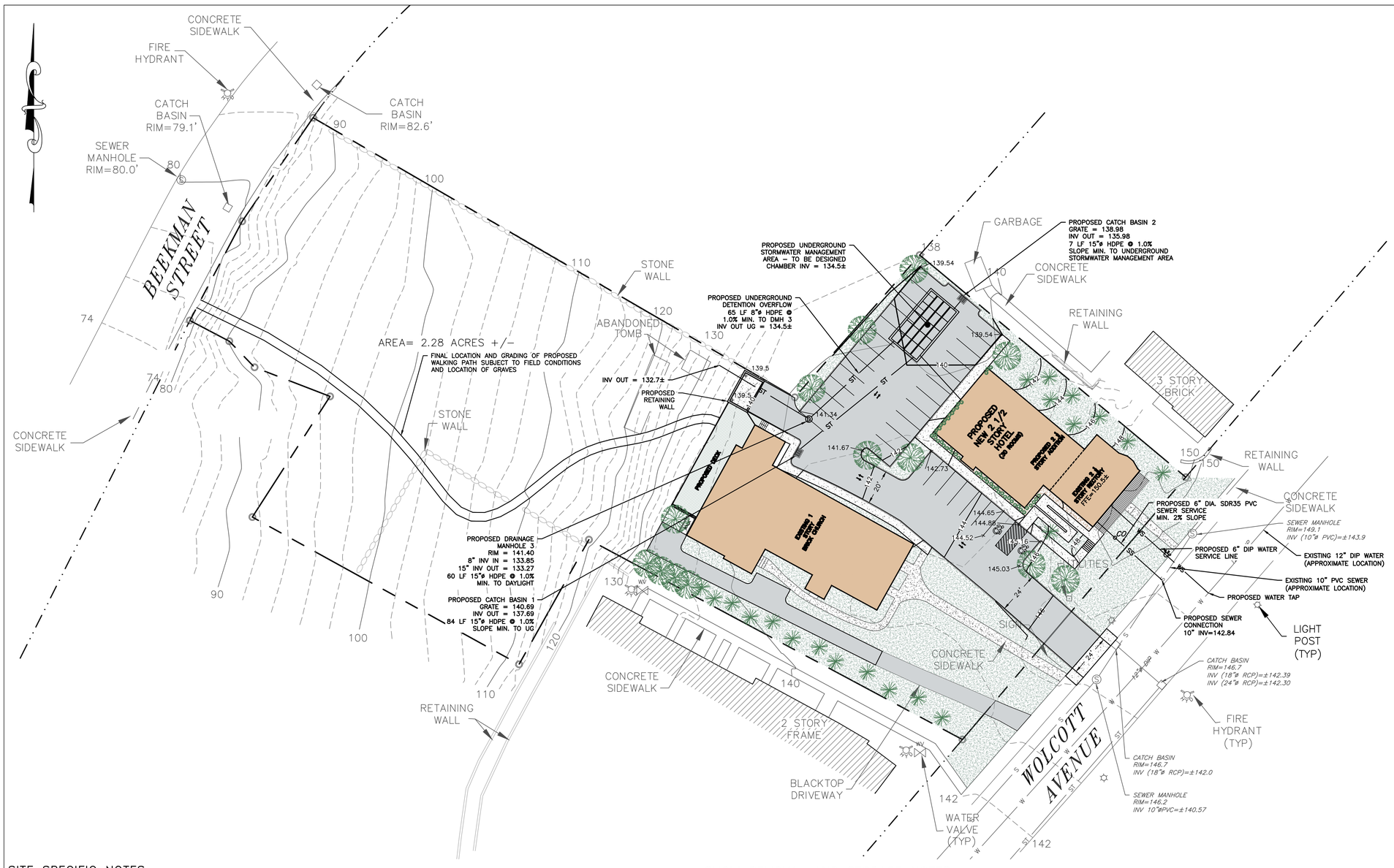
Contract Vendee:
Prophecy Theater Group, LLC
1113 Wolcott Avenue
Beacon, NY 12508

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

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

Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

1113 Wolcott Avenue
Beacon, New York
Scale: $\frac{3}{32}$" = 1'-0"
April 29, 2021



LEGEND:

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

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

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

HYDRODYNAMIC DEVICE:

THE CDS STORMWATER TREATMENT SYSTEM IS A HIGH-PERFORMANCE HYDRODYNAMIC SEPARATOR AND REQUIRES REGULAR INSPECTION AND MAINTENANCE TO ENSURE OPTIMAL PERFORMANCE. MAINTENANCE FREQUENCY WILL BE DRIVEN BY SITE CONDITIONS. THE MANUFACTURER SUGGESTS QUARTERLY VISUAL INSPECTIONS TO DETERMINE THE ACCUMULATION OF POLLUTANTS, AND SUGGESTS ANNUAL REMOVAL OF ACCUMULATED POLLUTANTS. VORTEX UNITS SHALL BE INSPECTED QUARTERLY, GENERALLY AROUND THE CHANGE OF EACH SEASON. INSPECTIONS AND MAINTENANCE SHALL BE PERFORMED BY QUALIFIED PERSONNEL WITH ADEQUATE TRAINING IN THESE TYPES OF UNITS. THE UNITS SHALL BE CLEANED BY VACUUM TRUCK. ADDITIONAL CLEANINGS SHOULD BE ANTICIPATED DURING THE FIRST YEAR OF OPERATION. THE RECOMMENDED CLEANOUT OF SOLIDS WITHIN THE CDS UNIT'S SUMP SHOULD OCCUR AT 75% OF THE SUMP CAPACITY.

UNDERGROUND DETENTION/INFILTRATION:

BEST MANAGEMENT PRACTICE FOR MAINTAINING OPTIMUM PERFORMANCE OF THE UNDERGROUND INFILTRATION SYSTEM IS A COMBINATION OF THE FOLLOWING:

1. PROPER MAINTENANCE OF THE PRETREATMENT HYDRODYNAMIC DEVICE,
2. REMOVAL OF ACCUMULATED SEDIMENT FROM THE UPSTREAM CATCH BASIN AND STORMWATER COLLECTION SYSTEM, AND
3. MAINTAINING THE SITE IMPERVIOUS AND LAWN AREAS IN A STABLE CONDITION. ANY FUTURE LAND DISTURBANCE ASSOCIATED WITH MAINTENANCE OF THE BUILDINGS AND GROUNDS SHALL CAREFULLY PREPARE AN EROSION AND SEDIMENT CONTROL PLAN TO LIMIT TRANSPORT OF SEDIMENT LADEN RUNOFF TO THE COLLECTION SYSTEM.

THE CULTEC SYSTEM SHALL BE EQUIPPED WITH AN INSPECTION PORT LOCATED ON THE INLET ROW. THE INSPECTION PORT IS A CIRCULAR CAST BOX PLACED IN A RECTANGULAR CONCRETE COLLAR. WHEN THE LID IS REMOVED, A 6-INCH PIPE WITH A SCREW-IN PLUG WILL BE EXPOSED. REMOVE THE PLUG. THIS WILL PROVIDE ACCESS TO THE CULTEC CHAMBER ROW BELOW. FROM THE SURFACE, THROUGH THIS ACCESS, THE SEDIMENT MAY BE MEASURED AT THIS LOCATION. A STADIA ROD MAY BE USED TO MEASURE THE DEPTH OF SEDIMENT IF ANY IN THIS ROW. ADDITIONALLY, CCTV INSPECTION OF THIS ROW CAN BE DEPLOYED THROUGH THIS ACCESS PORT TO DETERMINE IF ANY SEDIMENT HAS ACCUMULATED. IF THE DEPTH OF SEDIMENT IS IN EXCESS OF 3 INCHES, THEN THIS ROW SHOULD BE CLEANED WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THIS WOULD BE CARRIED OUT THROUGH THE UPSTREAM PRETREATMENT DEVICE. THE ACCESS POINT THROUGH THE HYDRODYNAMIC DEVICE REQUIRES A TECHNICIAN TRAINED IN CONFINED SPACE ENTRY WITH PROPER GAS DETECTION EQUIPMENT. THIS INDIVIDUAL MUST BE EQUIPPED WITH THE PROPER SAFETY EQUIPMENT FOR ENTRY INTO THE HYDRODYNAMIC DEVICE. THE INLET ROW IS PLACED ON A POLYETHYLENE LINER TO PREVENT SCOURING OF THE WASHED STONE BENEATH THIS ROW. THIS FACILITATES THE FLUSHING OF THIS ROW WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THE NOZZLE IS DEPLOYED THROUGH THE HYDRODYNAMIC DEVICE AND EXTENDED TO THE END OF THE ROW. THE WATER IS TURNED ON AND THE INLET ROW IS BACK-FLUSHED INTO THE HYDRODYNAMIC DEVICE WHERE IT IS REMOVED BY USING A VACUUM TRUCK.

MAINTENANCE GUIDELINES:

1. THE OWNER SHALL KEEP A MAINTENANCE LOG WHICH SHALL INCLUDE DETAILS OF ANY EVENTS WHICH WOULD HAVE AN EFFECT ON THE SYSTEM'S OPERATIONAL CAPACITY.
2. THE OPERATION AND MAINTENANCE PROCEDURE SHALL BE REVIEWED PERIODICALLY AND CHANGED TO MEET SITE CONDITIONS.
3. MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW APPLICABLE OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS.
4. DEBRIS REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

SUGGESTED MAINTENANCE SCHEDULE (TO BE RE-ASSESSED BY THE OPERATOR PERIODICALLY BASED ON SITE CONDITIONS AND EVALUATION OF SYSTEM FUNCTIONALITY):

1. YEAR 1: INSPECT INLETS AND OUTLETS MONTHLY FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
2. YEAR 2 AND AFTER: INSPECT INLETS AND OUTLETS EVERY SPRING AND FALL FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
3. 2 YEARS AFTER COMMISSIONING: INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
4. 9 YEARS AFTER COMMISSIONING, AND EVERY 9 YEARS THEREAFTER (OR AS MAY BE NEEDED): CLEAN STORMWATER MANAGEMENT CHAMBERS AND FEED CONNECTORS OF ANY DEBRIS. INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
5. 45 YEARS AFTER COMMISSIONING: A PROFESSIONAL ENGINEER SHALL ASSESS THE REMAINING LIFE EXPECTANCY OF THE STORMWATER MANAGEMENT CHAMBERS AND RECOMMEND ACTIONS TO REHABILITATE, RESTORE OR REPLACE THE STORMWATER MANAGEMENT CHAMBERS AS MAY BE REQUIRED.
6. ANNUALLY: CONFIRM THAT NO UNAUTHORIZED MODIFICATIONS HAVE BEEN PERFORMED TO THE SITE THAT MAY IMPACT THE ADEQUATE FUNCTIONING OF THE SYSTEM.
7. PERIODICALLY: MONITOR WATER LEVELS IN THE CHAMBER SYSTEM FOLLOWING SIGNIFICANT STORM EVENTS. DEWATERING OF THE SYSTEM SHOULD TAKE NO LONGER THAN 24 HOURS.

THE FACILITY OWNER SHALL PROVIDE FOR THE PERIODIC INSPECTION OF THE STORMWATER FACILITIES IN ACCORDANCE WITH THE SWPPP, AND SHALL HAVE THE FACILITIES INSPECTED ON A YEARLY BASIS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, TO DETERMINE THE CONDITION AND INTEGRITY OF THE STORMWATER CONTROL MEASURES. THE INSPECTING PROFESSIONAL SHALL PREPARE AND SUBMIT TO THE CITY OF BEACON WITHIN 30 DAYS OF THE INSPECTION BUT NOT LATER THAN JUNE 1 OF EACH YEAR, A WRITTEN REPORT OF THE FINDINGS INCLUDING RECOMMENDATIONS FOR THOSE ACTIONS NECESSARY FOR THE CONTINUATION OF THE STORMWATER CONTROL MEASURES. SEE "APPENDIX O" OF THE STORMWATER POLLUTION PREVENTION PLAN FOR DETAILED OPERATIONS AND MAINTENANCE PROCEDURES.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE NEW WATER SERVICE LINE SHALL BE CLASS52 DIP, SIZE TO BE DETERMINED.
6. THE SEWER SERVICE LATERAL SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN.
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON AND NYSDOT REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. WOLCOTT AVENUE SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
10. THE BUILDING DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NOT EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED.
11. WATER AND SEWER WILL BE ABANDONED IN ACCORDANCE WITH CITY REQUIREMENTS.
12. IN ORDER TO PROTECT THE FEDERALLY-LISTED ENDANGERED INDIANA BAT (MYOTIS SODALIS) AND THE FEDERALLY-LISTED THREATENED NORTHERN LONG-EARED BAT (MYOTIS SEPTENTRIONALIS), THE CLEARING OF POTENTIAL ROOSTING TREES SHALL OCCUR ONLY BETWEEN NOVEMBER 1 AND MARCH 31. ORANGE CONSTRUCTION FENCING SHALL BE USED TO SEPARATE AREAS TO BE GRADED FROM AREAS NOT TO BE DISTURBED. NO ARTIFICIAL DYES, COLORING, INSECTICIDE, OR ALGAECIDE SUCH AS COPPER SULFATE SHALL BE USED IN STORMWATER CONTROL STRUCTURES.

SNOW REMOVAL AND STORAGE NOTES:

1. SNOW SHALL BE REMOVED WITHIN 8 HOURS AFTER A SNOW EVENT.

ROCK REMOVAL NOTES:

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

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/31/21	PER PLANNING BOARD COMMENTS	CMB				

GRADING & UTILITY PLAN
SCALE: 1" = 30'
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF NEW YORK MICHAEL A. BODENDORF 084465 LICENSED PROFESSIONAL ENGINEER
SEAL

HUDSON LAND DESIGN
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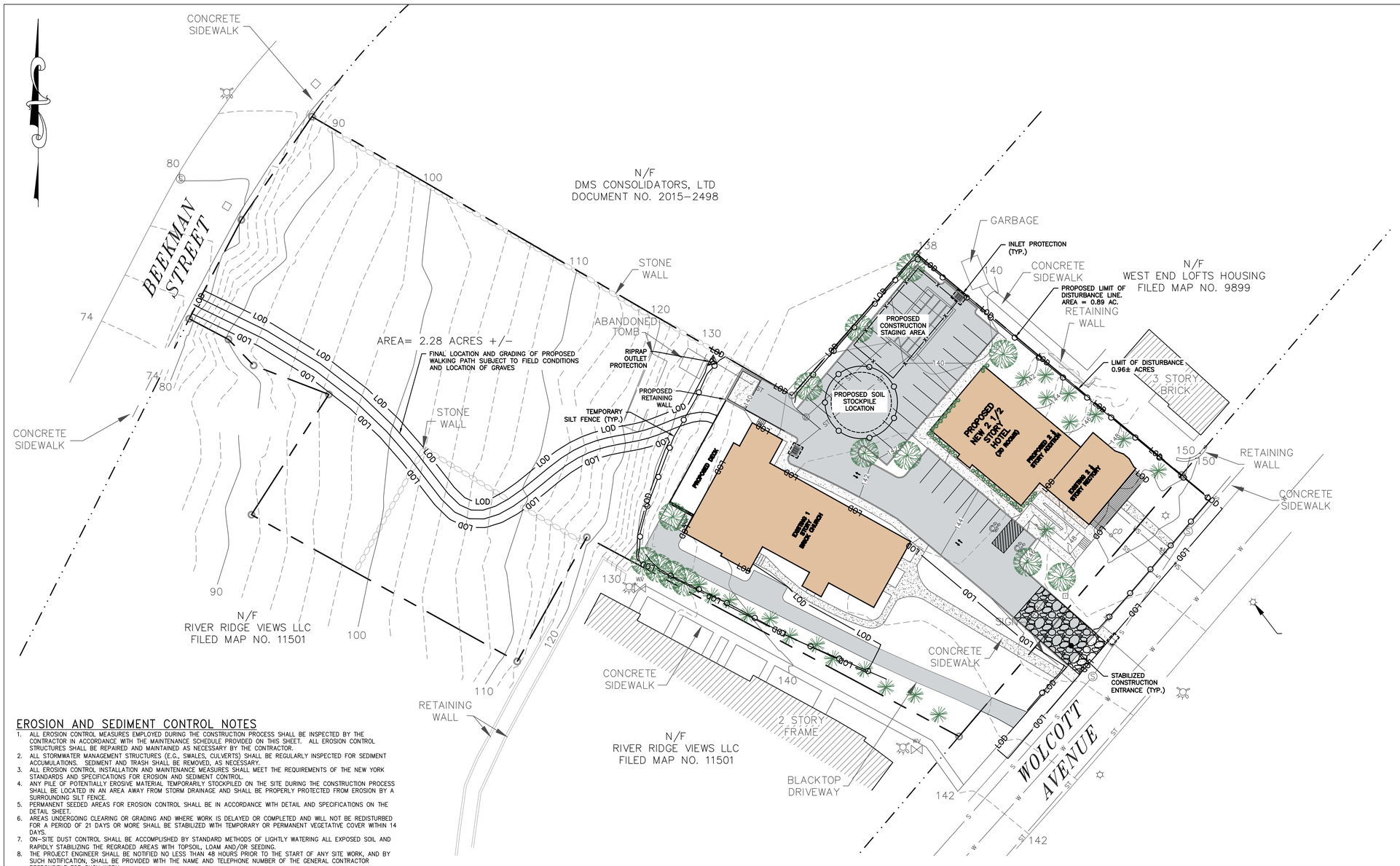
GRADING & UTILITY PLAN

1113 WOLCOTT AVENUE

1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-26-651901

JOB #: 2021:022
DATE: 6/16/2021
SCALE: 1" = 30'
TITLE: GU-1
SHEET: 8 OF 12

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONSTRUCTION ENTRANCE

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

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

CHECK DAM:
INSPECT CHECK DAMS EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. IF SIGNIFICANT EROSION OCCURS BETWEEN STRUCTURES, A LINER OF STONE OR OTHER SUITABLE MATERIAL SHOULD BE INSTALLED IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAM AS NEEDED TO ALLOW CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. REPLACE STONES AS NEEDED TO MAINTAIN THE DESIGN CROSS SECTION OF THE STRUCTURES. REMOVE CHECK DAMS AS PER APPROVAL OF THE PROJECT ENGINEER.

EROSION CONTROL BLANKET:
INSPECT THE BLANKET EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

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

SEDIMENT TRAP:
SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF OF THE DESIGN DEPTH OF THE TRAP. SEDIMENT REMOVED FROM THE TRAP SHALL BE DEPOSITED IN A PROTECTED AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.

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

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAIL SHEET.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE CITY SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
10. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.
11. THE OWNER SHALL FILE A NOI WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH THE NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.
12. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
13. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE CITY AND QUALIFIED PROFESSIONAL.
14. UPON COMPLETION OF CONSTRUCTION, THE PARCEL OWNER(S) AND SUBSEQUENTLY THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM. THE STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED QUARTERLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE OWNER(S) SHALL MAINTAIN A RECORD OF INSPECTION AND MAINTENANCE REPORTS AT THE SITE. REFER TO THE SWPPP FOR INSPECTION REQUIREMENTS AND FUTURE MAINTENANCE.

SOIL RESTORATION NOTES:

1. THE CONSTRACTOR SHALL EMPLOY SOIL RESTORATION TO ALL DISTURBED AREAS THAT WILL REMAIN LANDSCAPED.
2. FOR HEAVY TRAFFIC AREAS, FULL SOIL REASTORATION WILL BE REQUIRED. FULL SOIL RESTORATION CONSISTS OF USE OF A BULLDOZER WITH A DEEP RIPPER ATTACHED TO IT. THE RIPPING SHALL BE DONE TO A DEPTH OF 12"-24". COMPOST IS PLACED OVER THE RIPPED SOIL, THEN WORKED INTO THE SOIL WITH A DEEP SUB-SOILER.
3. FOR LIGHT TRAFFIC AREAS, SOIL RESTORATION MAY BE ACCOMPLISHED BY MEANS OF TILLING THE SOIL WITH A DISK TYPE TILLER PULLED BY A TRACTOR OR PLACEMENT OF TOPSOIL OVER THE EXISTING SOIL A.O.B.E..

DRAWN BY: ESR				CHECKED BY: MAB			
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EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 30'
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF NEW YORK – MICHAEL A. BOSWORTH – 084466 – LICENSED PROFESSIONAL ENGINEER
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EROSION & SEDIMENT CONTROL PLAN

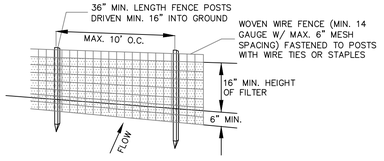
1113 WOLCOTT AVENUE

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CITY OF BEACON
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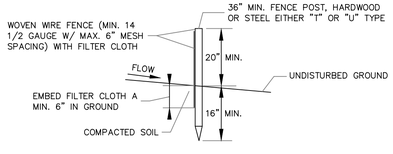
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SCALE:	1" = 30'
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SHEET:	9 OF 12

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

LANDSCAPE & EROSION AND SEDIMENT CONTROL DETAILS



PERSPECTIVE VIEW



SECTION VIEW

NOTES:

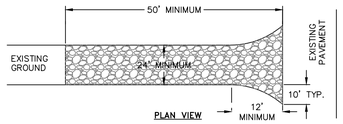
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.

3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.

4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE



PLAN VIEW

NOTES:

1) STONE SIZE – USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2) LENGTH – NOT LESS THAN 50 FEET FOR A COMMERCIAL.

3) THICKNESS – NOT LESS THAN SIX (6) INCHES.

4) WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.

5) GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

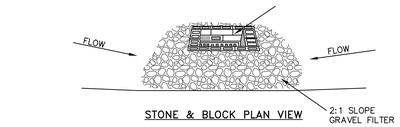
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

7) MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

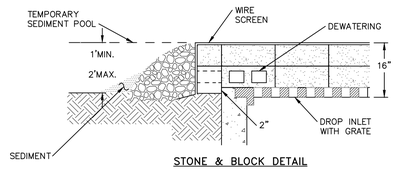
8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

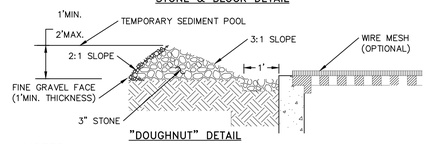
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL

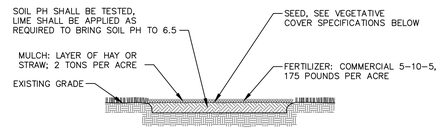


"DOUGHNUT" DETAIL

NOTES:

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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

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

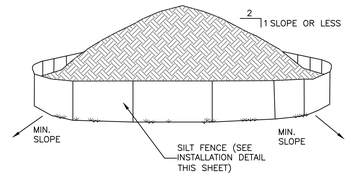
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



NOTES:

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

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

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SEAL

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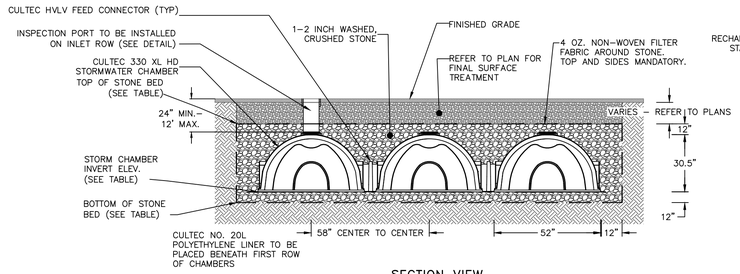
SITE AND E&SC CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

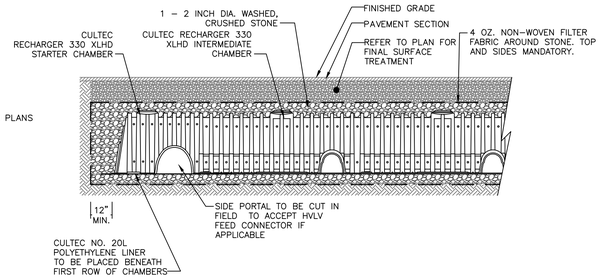
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TITLE: CD-1
SHEET: 10 OF 12

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



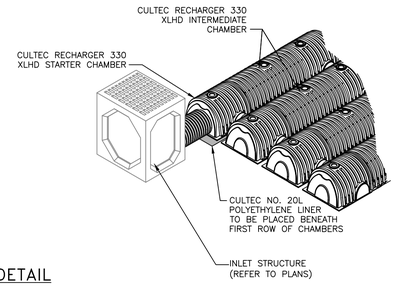
SECTION VIEW



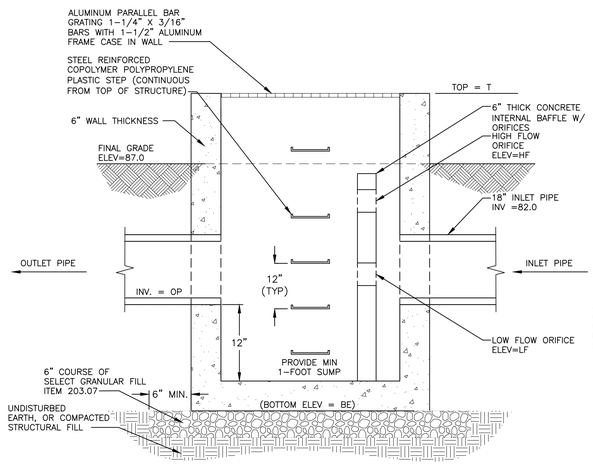
NOTES:

1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD WITH TEE CONNECTIONS BY CULTEC OR EQUAL.
4. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
5. REFER TO THE INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES NOTES ON THE GRADING SHEET.
6. SEE ALSO CLAY KEY DETAIL THIS SHEET.

SYSTEM ID	BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
A	X	X	X	X S.F.	X	X



UNDERGROUND INFILTRATION/ DETENTION SYSTEM DETAIL
NOT TO SCALE



SIDE VIEW

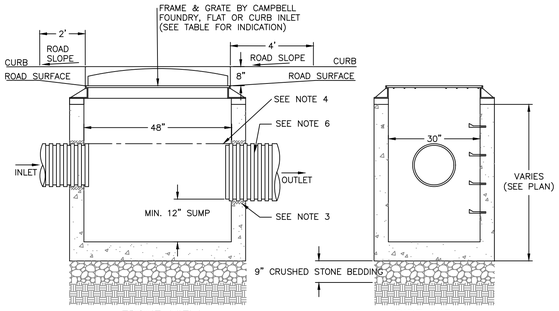
FRONT VIEW

	OUTLET CONTROL STRUCTURE DATA										
OCS ID	STRUCTURE DIMENSIONS	LOW FLOW ORIFICE DIM. (IN)	"LF" (FT)	HIGH FLOW ORIFICE DIM	# OF HIGH FLOW INLETS	"HF" (FT)	"T" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)	HIGH FLOW ORIFICE TRASH RACK PART #
1	4'X4' I.D.	X	X	X	1	X	X	15	X	NA

NOTES:

1. ALL TRASH RACKS SHALL HAVE UV PROTECTION MEETING OR EXCEEDING THE REQUIREMENTS OF ASTM D2565–99.
2. TRASH RACKS SHALL BE SECURED PER THE MANUFACTURER'S RECOMMENDATIONS.
3. WHERE HIGH FLOW ORIFICE EXTENDS TO TOP OF STRUCTURE, THE MAXIMUM ALLOWABLE GAP BETWEEN THE TRASH RACKS SHALL BE 4".

UNDERGROUND INFILTRATION/DETENTION OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE



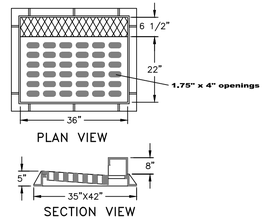
FRONT VIEW

SIDE VIEW

NOTES:

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

CATCH BASIN DETAIL
NOT TO SCALE



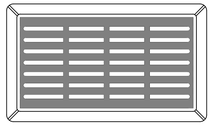
PLAN VIEW

SECTION VIEW

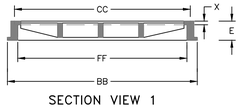
NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE: CB 1–4, CB 6, CB 8 AND WQI 1.

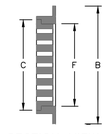
CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



PLAN VIEW



SECTION VIEW 1



SECTION VIEW 2

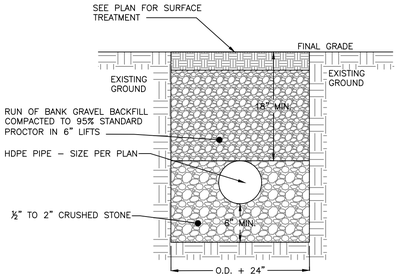
DIMENSION TABLE:

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

NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. STMH1 AND STMH 2 RECEIVE SOLID CAST IRON COVERS.

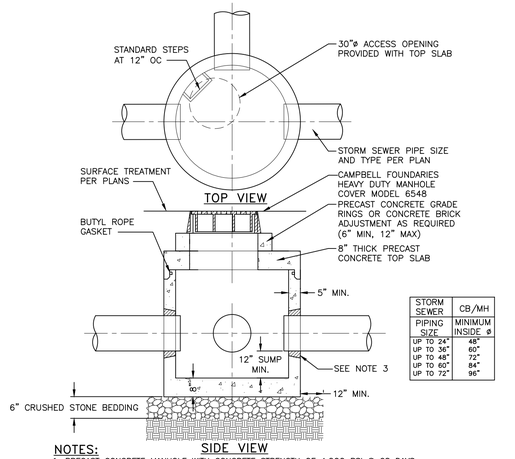
CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



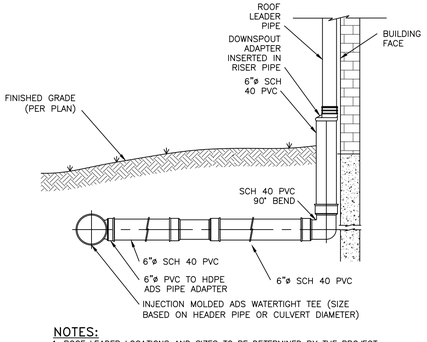
STORM SEWER PIPING SIZE	CB/MH MINIMUM INSIDE ø
UP TO 24"	48"
UP TO 36"	60"
UP TO 48"	72"
UP TO 60"	84"
UP TO 72"	96"

SIDE VIEW

NOTES:

1. PRECAST CONCRETE MANHOLE WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE MANHOLE AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE.
4. CONCRETE STRUCTURE AND CASTING SHALL BE RATED FOR H20 TRAFFIC LOADING.
5. INLET FRAME SHALL BE FULLY SUPPORTED ON THE CONCRETE STRUCTURE FOR H20 LOADING.
6. MANHOLES WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.

STORMWATER MANHOLE DETAIL
NOT TO SCALE



NOTES:

1. ROOF LEADER LOCATIONS AND SIZES TO BE DETERMINED BY THE PROJECT ARCHITECT. DOWNSPOUT ADAPTER TO MATCH DOWNSPOUT SIZE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF DRAINAGE HEADER PIPES SHALL BE AS NOTED ON THE UTILITY SHEET.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION FOR REVIEW.

ROOF LEADER CONNECTION DETAIL
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/31/21	PER PLANNING BOARD COMMENTS	CMB				

SEAL

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

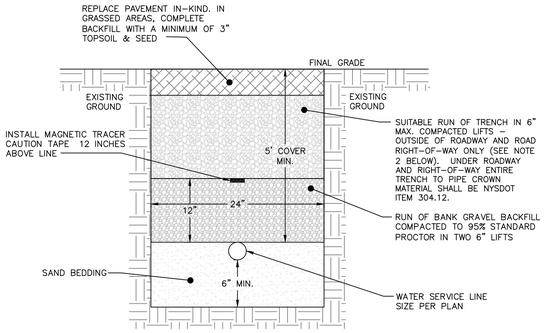
STORMWATER CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–26–651901

JOB #: 2021:022
DATE: 6/29/2021
SCALE: AS SHOWN
TITLE: CD–2
SHEET: 11 OF 12

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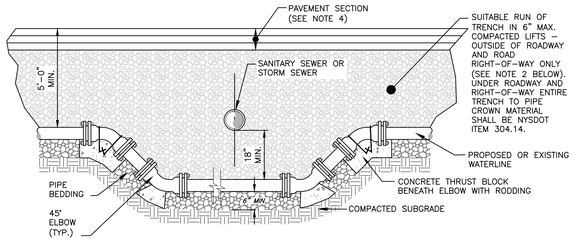


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

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

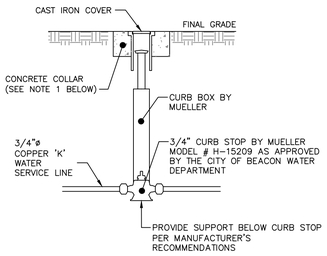
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. WHEN THE ELEVATION OF THE SANITARY OR STORM SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER SERVICE LINE OR MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

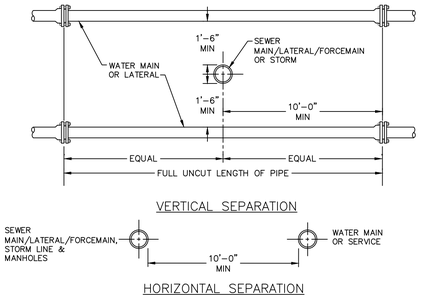
3. THE RELOCATED WATER MAIN/SERVICE LINE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA, NYSDOH AND DCDOH STANDARDS.
4. PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE PAVEMENT RESTORATION DETAIL.
5. ALL REPLACED WATERMAIN SHALL BE 12"ø CLASS 52 DUCTILE IRON.

WATER LINE OFFSET DETAIL
NOT TO SCALE



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

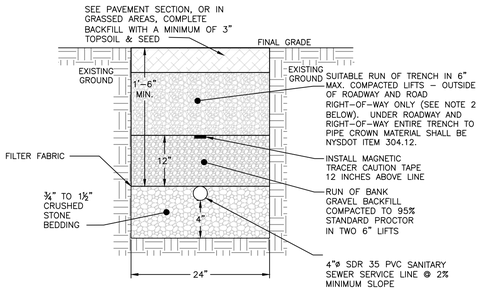
WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



NOTE:

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

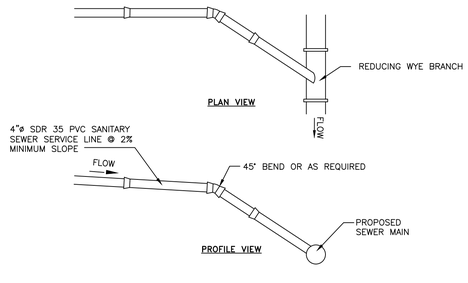
WATER LINE SEPARATION DETAIL
NOT TO SCALE



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

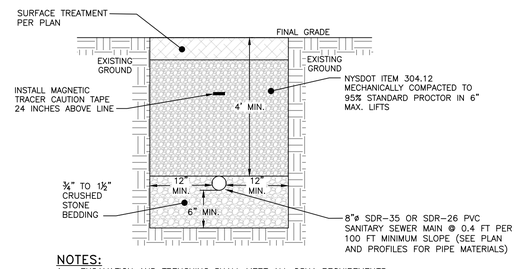
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



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

SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/31/21	PER PLANNING BOARD COMMENTS	CMB				

SEAL

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

WATER & SEWER CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-26-651901

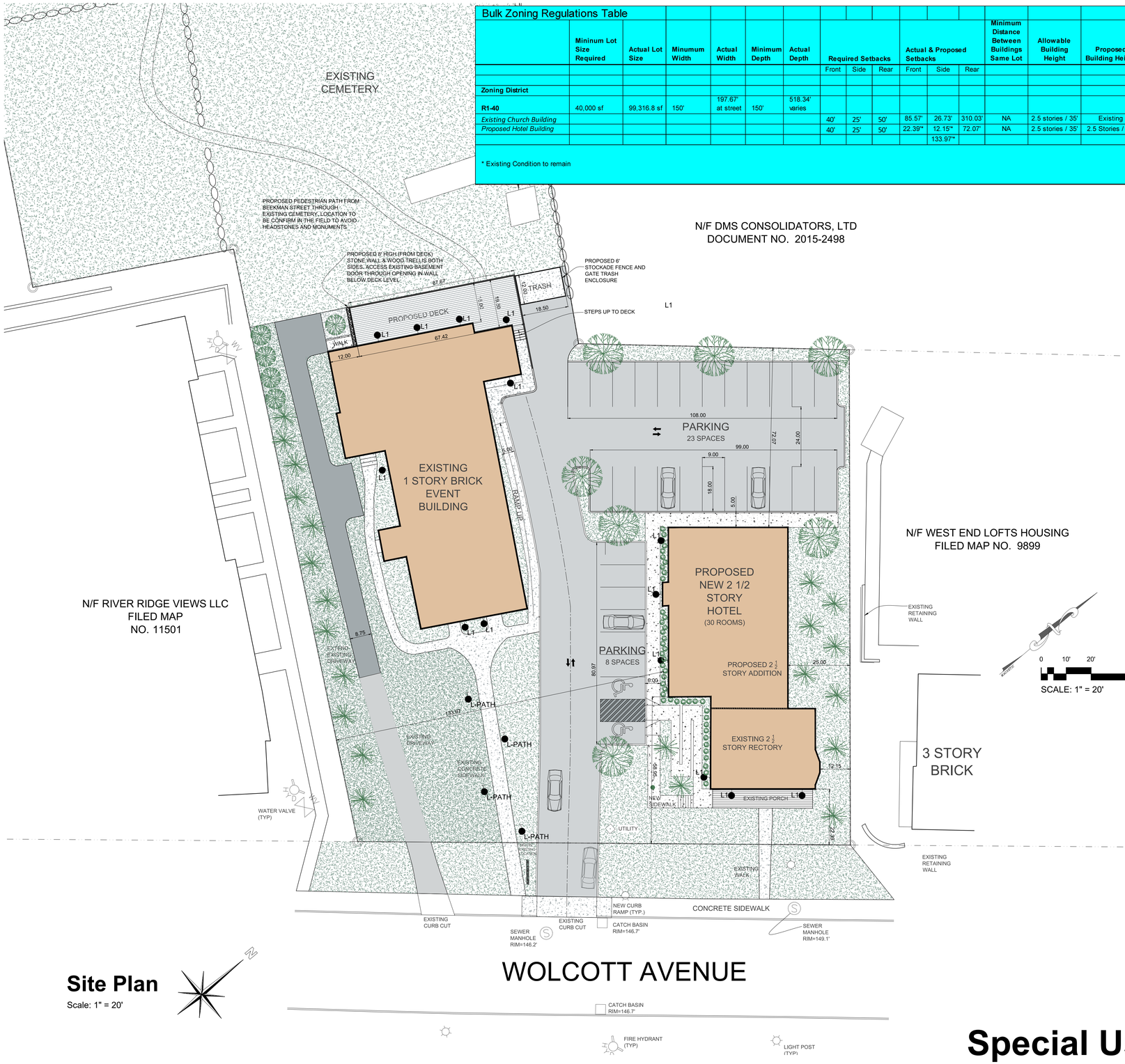
JOB #: 2021:022
DATE: 6/29/2021
SCALE: AS SHOWN
TITLE: CD-3
SHEET: 12 OF 12

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

Bulk Zoning Regulations Table

	Mininum Lot Size Required	Actual Lot Size	Minumum Width	Actual Width	Minimum Depth	Actual Depth	Required Setbacks			Actual & Proposed Setbacks			Minimum Distance Between Buildings Same Lot	Allowable Building Height	Proposed Building Height	Maximum Building Coverage	Proposed Building Coverage
							Front	Side	Rear	Front	Side	Rear					
Zoning District																	
R1-40	40,000 sf	99,316.8 sf	150'	197.67' at street	150'	518.34' varies										15%	1%
Existing Church Building							40'	25'	50'	85.57'	26.73'	310.03'	NA	2.5 stories / 35'	Existing		
Proposed Hotel Building							40'	25'	50'	22.39'*	12.15'*	72.07'	NA	2.5 stories / 35'	2.5 Stories / 35'		
											133.97'*						

* Existing Condition to remain



Site Plan

Scale: 1" = 20'



Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	R1-40
Tax Map No.:	5954-26-651901
Lot Area:	2.28 Acres
Building Footprint:	11,006 square feet (existing church building + proposed hotel building)
Historical Overlay District:	Yes
Parking Overlay District:	Yes
Existing Use:	Church / Rectory
Proposed Use:	Hotel, Event Space accessory to the Hotel Use

Parking & Loading

Use & Parking Requirements	Proposed Units	Current Parking Requirement
Event Space		
1 space for each 4 seats or pew spaces or, in places or, in places without seats, 1 space for each 100 square feet of floor space used for public assembly	300 seats	75 parking spaces
Café		
1 space for each 3 patron seats or 1 space for each 150 square feet of gross floor area, excluding kitchen and storage areas, whichever is greater	954 sf 66 occupants @ 15sf/occupant	0 parking spaces Non-simultaneous occupancy
Hotel		
Present - 1 space per room plus one space per employee for the maximum number of employees at any one time	30 rooms plus 1 employee	31 parking spaces
Total Required Parking Spaces		***106 Parking Spaces***
Total Proposed Parking Spaces		**31 Parking Spaces**

Notes:

1. The existing uses in 1964 were a Church with 336 occupants, and the rectory was occupied as a single family residence.
2. The Church building has landmark status
3. The rectory building is not a contributing factor to the landmark status of the property, according to the Building Structure Inventory Form from 1979.
4. The rectory will have a 2 ½ story addition placed at the rear of the building in order to accommodate the proposed hotel.
5. The Applicant believes that there is enough parking to accommodate regularly expected users of the event building, with a combination of off-street parking, municipal parking, and on-street parking on Beekman Street.
6. Business hours: 8am – 11pm Monday through Sunday inclusive.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/31/21	REVISED PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

Sheet 1 of 12	Site Plan - Hotel and Event
Sheet 2 of 12	Site Plan - Full Site
Sheet 3 of 12	Existing Conditions & Demolition Plan
Sheet 4 of 12	Landscape Plan & Planting Schedule
Sheet 5 of 12	Hotel Building Plans & Elevations
Sheet 6 of 12	Event Building Plans
Sheet 7 of 12	Event Building Elevations
Sheet 8 of 12	Grading & Utility Plans
Sheet 9 of 12	Erosion and Sediment Control Plan
Sheet 10 of 12	Site and ES&C Construction Details
Sheet 11 of 12	Stormwater Construction Details
Sheet 12 of 12	Water & Sewer Construction Details

Special Use Permit Application

Sheet 1 of 12 - Site Plan

1113 Wolcott Avenue

Beacon, New York
Scale: 1" = 20'
June 29, 2021

Contract Vendee:
Prophecy Theater, LLC
36 S Brett St,
Beacon, NY 12508

Owner:
Reformed Church of Beacon
25 School Hill Road
High Falls, NY 12440

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

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

Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/31/21	ADDED PER PLANNING BOARD COMMENTS	AJS



Site Plan

Scale: 1" = 30'

Special Use Permit Application

Sheet 2 of 12 - Full Site Plan

1113 Wolcott Avenue

Beacon, New York
Scale: 1" = 30'
June 29, 2021

Contract Vendee:
Prophecy Theater, LLC
36 S Brett St,
Beacon, NY 12508

Owner:
Reformed Church of Beacon
25 School Hill Road
High Falls, NY 12440

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

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

Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

DMS CONSOLIDATORS, LTD
DOCUMENT NO. 2015-2498

CATCH BASIN RIM=79.1'

N 27°44'52" E 64.36'
N 34°22'48" E 72.03'
S 59°50'43" E 319.50'
306.3'
AREA= 2.28 ACRES +/-
N 41°16'37" E 108.64'
25.1'
S 50°07'23" E 198.84'
4'53"W
.50'
4°04'53"W
20.83'
N68°54'53"W
46.42'
N 32°45'07" E 82.36'
N61°04'53"W 174.76'
S29°14'17"W 82.00'
28.7'
N61°49'53"W 243.00'
85.6'
S40°23'53"W 197.67'
22.3'
13.7'

STONE WALL
TOMB
GARBAGE
CONCRETE SIDEWALK
RETAINING WALL
GRAVEL PARKING
BLACKTOP PARKING
BLACKTOP DRIVEWAY
1 STORY BRICK CHURCH
2 STORY FRAME
3 STORY BRICK
UTILITIES
SIGN
RETAINING WALL
CONCRETE SIDEWALK
SEWER MANHOLE RIM=149.1'
LIGHT POST (TYP)
CATCH BASIN RIM=146.7'
FIRE HYDRANT (TYP)
SEWER MANHOLE RIM=146.2'
CATCH BASIN RIM=146.7'
WATER VALVE (TYP)
WOLCOTT AVENUE

REMOVE EXISTING GRAVEL DRIVEWAY
REMOVE EXISTING STAIR AND PORCH
REMOVE EXISTING ADDITIONS TO BUILDING
REMOVE EXISTING WALK

N/F
WEST END LOFTS HOUSING
FILED MAP NO. 9899

N/F
RIVER RIDGE VIEWS LLC
FILED MAP NO. 11501

N/F
RIVER RIDGE VIEWS LLC
FILED MAP NO. 11501

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/31/21	ADDED PER PLANNING BOARD COMMENTS	AJS

Site Plan
Scale: 1" = 20'

Special Use Permit Application

Sheet 3 of 12 - Existing Conditions & Demolition Plan

1113 Wolcott Avenue

Beacon, New York
Scale: 1" = 20'
June 29, 2021

Contract Vendee:
Prophecy Theater, LLC
36 S Brett St,
Beacon, NY 12508

Owner:
Reformed Church of Beacon
25 School Hill Road
High Falls, NY 12440

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

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

Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540



POLE MOUNTED LIGHT (L1A)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 100W FIXTURE. MODEL #BPC-L-R2-1-H100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 10 FEET

POLE MOUNTED LIGHT (L1B)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 150W FIXTURE. MODEL #BPC-L-R2-1-H150-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 12 FEET

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.



WALL MOUNTED LIGHT (L2)

SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE. MODEL #BPC-L-R2-1-H50-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT = 12 FEET



WALL MOUNTED HOUSE LIGHT (L3)

BARNLIGHT ELECTRIC. WALL MOUNTED FIXTURE. MODEL "WESCO GOOSENECK", 100W. COLOR: DARK GREEN METAL SHADE, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET. NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE

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



Site Plan

Scale: 1" = 30'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/31/21	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Application

Sheet 4 of 12 - Landscape and Lighting Plan

Contract Vendee:
Prophecy Theater, LLC
36 S Brett St,
Beacon, NY 12508

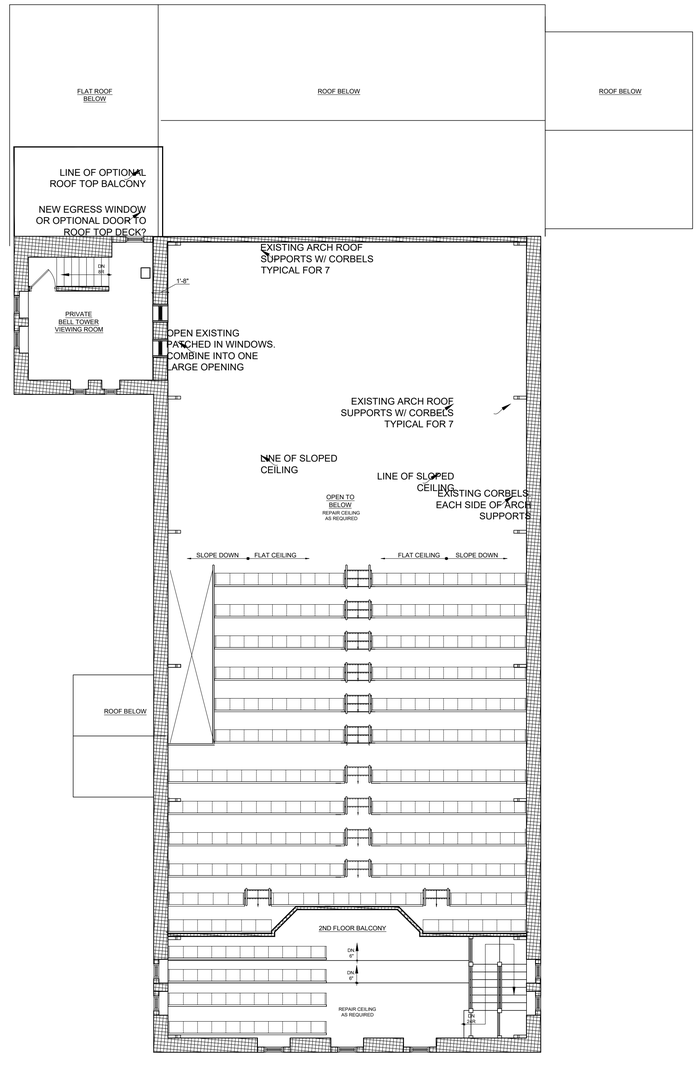
Owner:
Reformed Church of Beacon
25 School Hill Road
High Falls, NY 12440

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

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

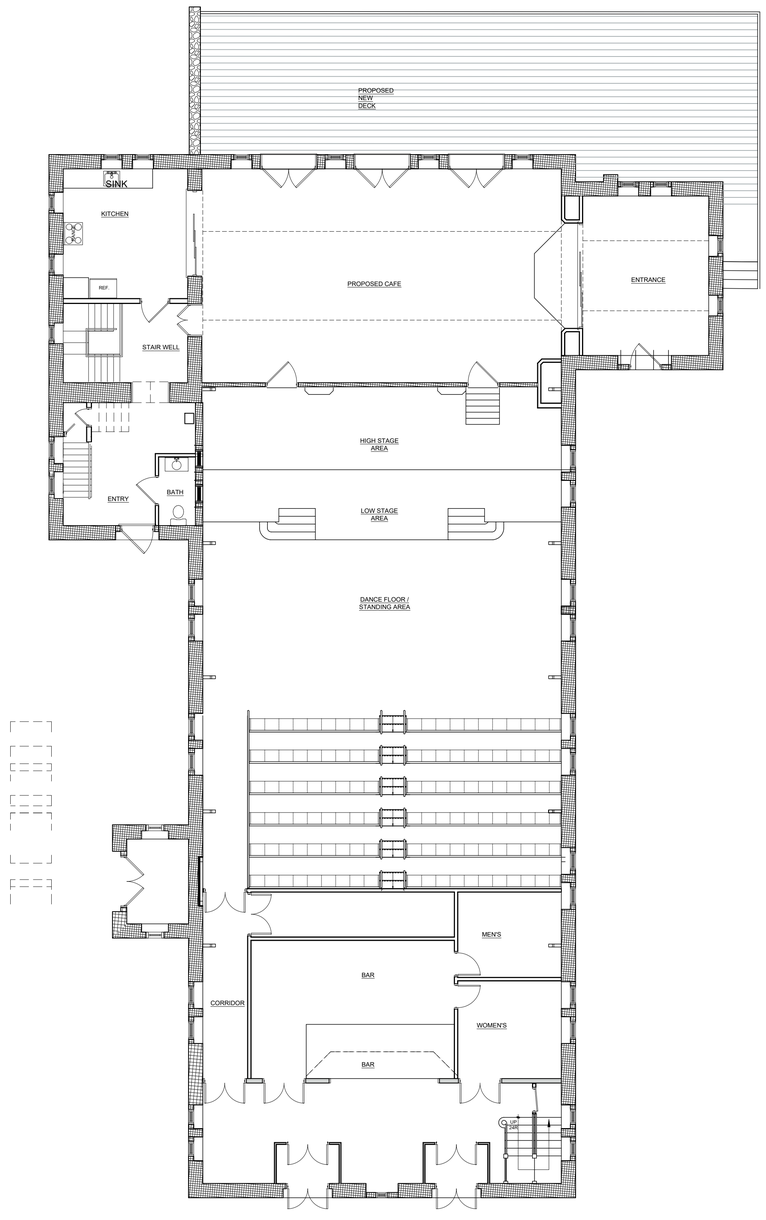
Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

1113 Wolcott Avenue
Beacon, New York
Scale: 1" = 30'
June 29, 2021



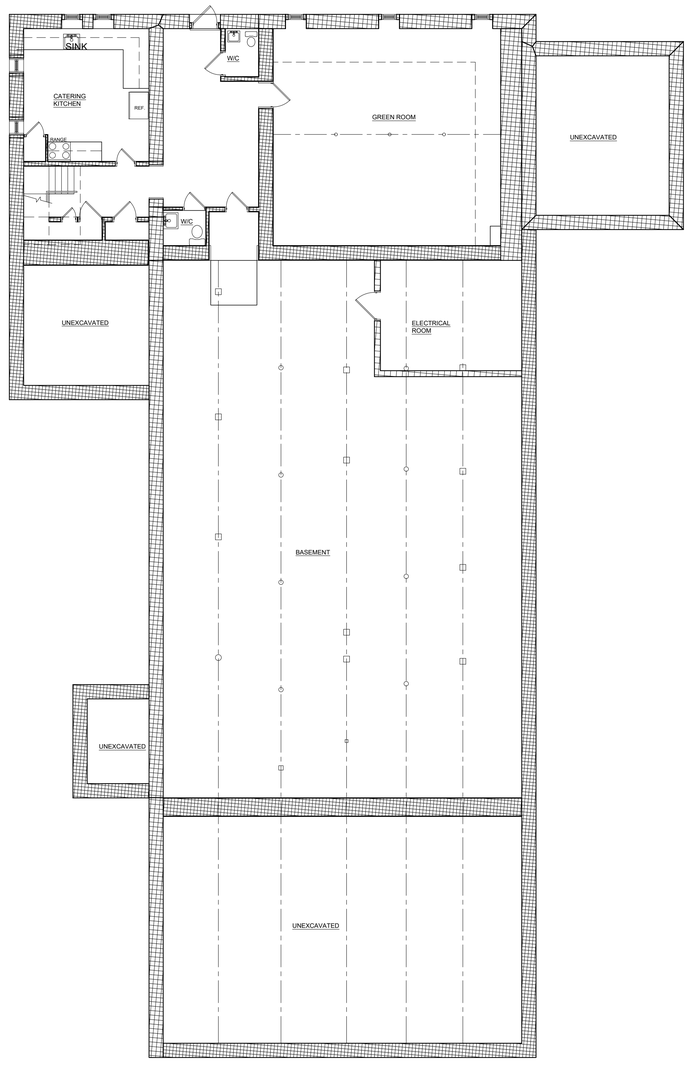
2nd Floor Plan: Event Space

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



1st Floor Plan: Event Space

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



Basement Plan: Event Space

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

Special Use Permit Application

Sheet 6 of 12 - Event Space Plans

Contract Vendee:
Prophecy Theater Group, LLC
1113 Wolcott Avenue
Beacon, NY 12508

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

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

Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

1113 Wolcott Avenue
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
April 29, 2021

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 10, 2021

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

RE: 1113 Wolcott Avenue
Tax No. 5954-26-651901
Special Use & Site Plan
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above application:

- Correspondence dated August 31, 2021, from Aryeh Siegel, Architect.
- Correspondence dated August 31, 2021, from Hudson Land Design.
- Preliminary traffic review dated August 30, 2021, from Colliers Engineer & Design.
- Updated Full Environmental Assessment Form dated August 31, 2021.
- Project narrative dated August 26, 2021.
- Plans titled "1113 Wolcott Avenue", consisting of 12 sheets, with Sheets 1 through 7 dated August 31, 2021, as prepared by Aryeh Siegel and Sheets 8 through 12 dated August 31, 2021, as prepared by Hudson Land Design.

The proposed project is located on Wolcott Avenue in the R1-40 Zone and Historic District & Landmark Overlay District. The existing 2.28± acre parcel contains a church (Reformed Dutch Church of Fishkill Landing), parsonage building and a cemetery. The applicant is proposing to convert the church into an event space with a café, and to construct a 30-room hotel on the parcel.

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

General Comments:

1. Sheet 5 of the 12-sheet plan set was not included in the submission and should be included within the next submission package.

2. A certified survey, with topography, shall be submitted for the entire parcel. The survey shall show all existing structures located on the site along with any other special features that may be present on the site, such as head stones in the cemetery. ***Applicant's engineer notes that this will be provided in a future submission.***

3. The project will require the preparation of a Stormwater Pollution Prevention Plan (SWPPP). ***Applicant's engineer notes that total disturbance is less than 1 acre and is therefore not required at this, but in the event it does reach 1 acre or greater, a SWPPP will be prepared.***

4. The applicant's consultant shall conduct an Inflow & Infiltration study of the existing site and buildings and provide a certified written report to the City of Beacon of the findings. Possible cross-connections to the City's sanitary sewer collection system include roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, the report shall include these findings along with the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. ***Applicant's engineer notes that a study is currently being conducted and will be provided with a future submission.***

Preliminary Traffic Review:

1. We would recommend that the list of intersections to be studied, as noted on Page 3 of the report, be updated to include the intersections of North Ave. (9D) & Verplanck Ave. and Wolcott Ave. & South Ave. We would further recommend that the applicant's traffic consultant discuss the intersections that should be studied, along with parking, with the City's traffic consultant prior to conducting the overall traffic study and parking study.

Sheet 1 of 12 – Site Plan:

1. Sight distance, in both directions, shall be provided for both driveway entrances.

2. There is an "L1" symbol located on the DMS Consolidators parcel that should be removed.

3. The site plan shall show the location of all light poles and lighting. The "Landscape and Lighting Plan" shows additional light poles that are not shown on the site plan.

4. The title for Sheet 4 in the "Index of Drawings" should be updated to reflect the actual sheet title within the plan set.

5. Construction details shall be added to the plans for the proposed dumpster enclosure called out on the plan.

Sheet 2 of 12 – Full Site Plan:

1. The road to the rear of the parcel shall be labeled as Beekman Street.

2. There are a number of leaders provided at the rear of the parcel without any labels or notes provided with the leaders. The labels and notes that correspond with these leaders should be added to the plan.

3. Additional lighting shall be provided along the pedestrian path to Beekman Street.

Sheet 4 of 10 – Landscape & Lighting Plan:

1. The plan provides details for a wall mounted light fixtures noted as "L2" and "L3", but the plan does not show the location of these light fixtures. The plan shall be updated to show the location of these fixtures, or the proposed fixtures removed if it is not to be used. This would also apply to the pole mounted fixture noted as "L1B".

2. Details shall be added to the plan for the proposed "L-Path" lights noted on the plan.

Sheet 8 of 12 – Grading & Utility Plan:

1. The plan shall be updated to show the location and size of the sewer and water services that currently service the church building and the parsonage. The plans shall also provide abandonment details for any services to be abandoned as part of the project. ***Applicant's engineer notes that they are still investigating this information and it will be provided as part of a future submission.***

2. Plan shows an underground stormwater management structure to be constructed in the parking lot located to the east of the hotel. Based upon the construction details provided on Sheet 9, it appears that the proposed system will be an infiltration system. Soil testing will need to be conducted as part of the design of this system and the testing shall require witnessing by the City Engineer's office. The applicant's consultant shall contact the City Engineer's office to schedule the soil testing to allow for the witnessing of the required soil testing. ***Applicant's engineer notes that the soil testing will be coordinated with the City Engineer's office.***

3. We would recommend that the proposed stormwater outfall located past the dumpster enclosure be redirected away from the abandoned tombs shown on the plan.

4. The lowest sewerable elevation (LSE) for the proposed hotel shall be included on the plan.

5. The invert elevations of the pipes entering the underground stormwater facility should be added to the plan.

6. The plan includes notes regarding rock removal. Has a geotechnical investigation been conducted of the site? If so, a copy of the report should be submitted with the next submission.

7. The stormwater notes on the left side of the sheet includes information for a hydrodynamic device. If this type of device is being used on the site, the location of this device should be shown on the plans. If it is not proposed to be used, then the notes regarding this type of structure should be removed from the plan.

8. A valve should be shown on the proposed water service line at the wet tap connection to the existing water main within Wolcott Avenue.

Sheet 12 of 12 – Water & Sewer Construction Details:

1. The sewer service connection details shall be updated to reflect the use of a sewer saddle. The details shall also be updated to reflect a 6" service as noted on the plan.

2. A wet tap detail shall be added to the plans for the proposed 6" water service line connection to the existing water main within Wolcott Avenue.

3. The "Water Shut-Off Valve Detail" should be removed from the plan, as a ¾" service line does not appear on the utility plans.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2021
Re: **1113 Wolcott Avenue Street Site Plan and Special Permit**

I have reviewed the August 31, 2021 response letters from Aryeh Siegel and Hudson Land Design, August 26, 2021 project narrative, August 31, 2021 Long EAF Part 1, August 30, 2021 preliminary traffic and parking analysis from Colliers Engineering and Design, and a 12-sheet Special Permit set, dated August 31, 2021 with Sheet 5 missing.

Proposal

The applicant is proposing to construct a 2½-story, 30-room hotel as an expansion to the existing parsonage and renovate the historic church as a rental event space and rear café. The 2.28-acre site is in the R1-40 zoning district, in the Historic District and Landmark Overlay (HDLO) zone, and within the Local Waterfront Revitalization Program (LWRP) boundary.

Comments and Recommendations

1. Certain commercial uses may be considered for residential districts by Special Permit in the HDLO under Section 223-24.7, as an incentive for the preservation of historic structures. Among the listed uses are "hotel and hotel-related accessory uses and structures with adequate screening of any new structures from surrounding public street views." The proposed retention of the parsonage in front appears to comply with this screening condition for new structures. Elevations for the hotel are not included in this submission, but any new construction must meet the standards in Chapter 134, Historic Preservation, and will require a Certificate of Appropriateness.

2. A flexible event space and a café would be appropriate accessory uses to a hotel, but the proposed occupancy size of up to 420 people seems questionable as an accessory use to a 30-room hotel. The Board will have to determine whether such a large event/concert space, along with a 66-seat café, is compatible with Section 223-24.7 and the neighborhood. The Planning Board may consider use limitations or conditions as part of the Special Permit review process.

3. The proposed 31 parking spaces only covers the hotel use. It is difficult to assume that patrons will walk up the steep hill through the cemetery from Beekman Street and the Metro-North lots, rather than try to park in the nearby residential streets on top of the hill to the east and cross Route 9D. The traffic consultant has agreed to provide a more thorough traffic and parking study for the proposed uses. I note that the preliminary analysis was based on 300 event guests, not the 420 proposed capacity, and that the largest events were anticipated to be 10-12 times per year, while the submitted narrative estimated 3-4 times a month, which averages 42 times per year.

4. For Sheet 1, I suggest that the second curb cut and extended driveway to the south be eliminated in favor of green space in front of the church. There is no turnaround, so any vehicle would have to back out onto Route 9D. This delivery area would also be very close to the adjacent townhouse fronts. The applicant should explore delivery options from the rear of the north side lot.

5. For Sheet 4:

    a. The lighting symbols do not match the fixture details and the specifications need to include all the requirements in Section 223-14B. There are no L1 wall fixtures or L-Path fixtures shown. I recommend that no new wall fixtures are attached to the historic church and that the Board consider fixtures with a more historically compatible design.

    b. The existing large tree on the southeast corner should be shown and at least two street trees and additional low landscaping should be provided in front of the hotel.

    c. A detailed plant schedule will need to be included.

6. Sheet 6 should show a projected seating layout for the café to help determine a parking count.

7. Sheet 7 should highlight any proposed exterior changes to the church, including the rear deck.

8. Since the proposal is within the City's LWRP boundary, the applicant should provide a Coastal Assessment Form and a consistency statement for the proposal. The Planning Board will need to issue an LWRP Consistency Determination as part of the review process.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect
Michael Bodendorf, P.E., Project Engineer

City of Beacon Planning Board Agenda
09/14/2021

Title:

Review application for Subdivision, two residential lots, 14 Green Street, submitted by Thomas Rigney

ATTACHMENTS

14 Green Street Subdivision Application.pdf

14 Green Street EAF.pdf

14 Green Street Concept Plan.pdf

14 Green Street Subdivision Application.pdf

14 Green Street Subdivision and Site Plan.pdf

Engineer Review Letter.pdf

Planner Review Letter.pdf

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Thomas Rigney

Address: 14 Green Street
Beacon, NY 12508

Signature: [signature]

Date: 8/20/2021

Phone: 845 863 4839

(For Official Use Only)

	Date	Initials
Preliminary Application Rec'd	8-27-21	BL
Application Fee:		
Public Hearing		
Preliminary Plat Approved:		
Final Plat Approved:		
Recreation Fee:		
Performance Bond:		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: MJ Engineering and Land Surveying, P.C.

Address: 1533 Crescent Road
Clifton Park, NY 12065

Phone: 518-371-0799

Fax:

Email address: wlippmann@mjels.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:
14 Green Street

Street which property abuts: Green Street

Current Tax Map Designation: Section 130200-6054 Block 47 Lot(s) 282572

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

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

Total area of property is 10,000 +/- SF

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Thomas Rigney

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: 14 Green Street, Beacon, NY 12508

Project Address: 14 Green Street, Beacon, NY 12508

Project Tax Grid # 130200-6054-47-282572-0000

Type of Application Minor Subdivision

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

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

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: Thomas Rigney

Address of Applicant: 14 Green Street, Beacon NY 12508

Telephone Contact Information: 845 863 4839

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.
Kristen Rigney	14 Green Street Beacon NY 12508		4/30/99	Deed Book: 02029 Deed Page: 00371

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

(Print) Thomas A. Rigney

(Signature) _____

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 14 Green Street Subdivision

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

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

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 14 Green Street Subdivison

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

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

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

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

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

All items marked as no are not applicable to this application.

Applicant/Sponsor Name: WALT LIPPMANN (SPONSOR)

Signature: _____

Date: 8/25/21

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Thomas Rigney

Name of Action or Project:

Rigney Subdivision

Project Location (describe, and attach a location map):

14 Green Street Beacon, NY 12508

Brief Description of Proposed Action:

Tax I.D. No. 130200-6054 to be sub-divided into two parcels.

Name of Applicant or Sponsor:	Telephone: 518-371-0799 ex.490
Walt Lippmann P.E., MJ Engineering and Land Surveying P.C.	E-Mail: wlippmann@mjels.com

Address:

1533 Crescent Road

City/PO:	State:	Zip Code:
Clifton Park	NY	12065

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 0.23 acres
   b. Total acreage to be physically disturbed? 0.12 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.23 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

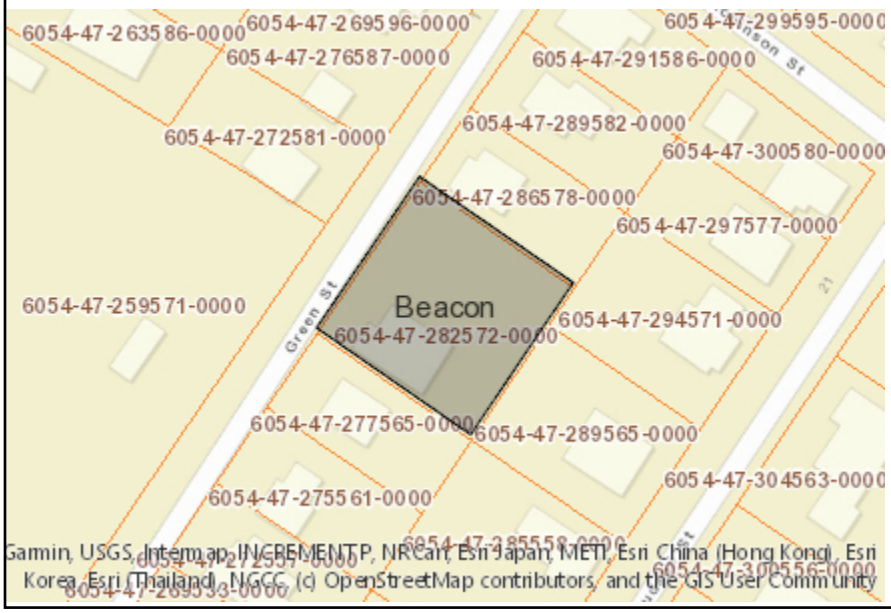
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Discharges will be directed to established drainage system adjacent to site		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
~~19~~. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe:		

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

Applicant/sponsor/name: Walter Lippmann (sponsor) Date: August 23, 2021

Signature: _____ Title: Project Manager

PRINT FORM

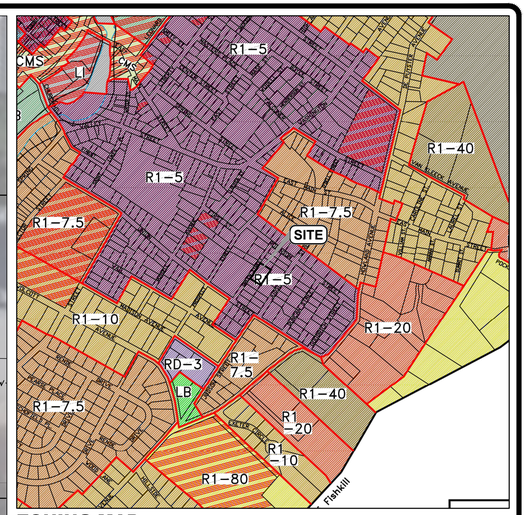


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes





ZONING MAP

SCALE: 1" = 600'

RESIDENTIAL DISTRICTS

R1-120	One Family 120,000 sq.ft./dwelling	RD-6	Designed Residence 6,000 sq.ft./dwelling
R1-80	One Family 80,000 sq.ft./dwelling	RD-5	Designed Residence 5,000 sq.ft./dwelling
R1-40	One Family 40,000 sq.ft./dwelling	RD-4	Designed Residence 4,000 sq.ft./dwelling
R1-20	One Family 20,000 sq.ft./dwelling	RD-3	Designed Residence 3,000 sq.ft./dwelling
R1-10	One Family 10,000 sq.ft./dwelling	RD-1.8	Designed Residence 1,800 sq.ft./dwelling
R1-7.5	One Family 7,500 sq.ft./dwelling	RD-1.7	Designed Residence 1,700 sq.ft./dwelling
R1-5	One Family 5,000 sq.ft./dwelling	RMF-1.5	Multi-Family 1,500 sq.ft./dwelling
RD-7.5	Designed Residence 7,500 sq.ft./dwelling	RMF-.8	Multi-Family 800 sq.ft./dwelling

ZONING ANALYSIS TABLE

ZONING DISTRICT	R1-5 ONE FAMILY			
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED (LOT 1 / LOT 2)	VARIANCE
MINIMUM LOT AREA	5000.0 SF	10000.0 SF	5000.0 SF / 5000.0 SF	NO
MINIMUM LOT WIDTH	50.0 FT	100.0 SF	50.0 FT / 50.0 FT	NO
MINIMUM LOT DEPTH	100.0 FT	100.0 SF	100.0 FT / 100.0 FT	NO
MINIMUM FRONT SETBACK	15.0 FT	21.4 FT	21.4 FT / 25.0 FT	NO
MINIMUM SIDE SETBACK	10.0 FT	9.1 FT	9.1 FT / 10.0 FT	NO
MINIMUM REAR SETBACK	20.0 FT	39.8 FT	39.8 FT / 37.0 FT	NO
MAXIMUM BUILDING HEIGHT (STORIES/HEIGHT)	2.5 / 35.0 FT	N/A	N/A	N/A
MINIMUM GREEN SPACE	–	76.0%±	52.0% / 60.1%	NO
MAXIMUM BUILDING COVERAGE	–	10.6%±	21.2%± / 21.2%±	NO

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE
1					

PROJ. MANAGER:	JF
CHIEF DESIGNER:	JF
DESIGNED BY:	JF
DRAWN BY:	AB
CHECKED BY:	WL

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

RIGNEY SUBDIVISION

CONCEPT PLAN

CITY OF BEACON

DUTCHESS COUNTY NEW YORK

SCALE:	1" = 10'
CONTRACT No.:	
MJ PROJ. No.:	1570.01
DATE:	AUGUST 2021

CP-1

File Name: F:\MJ1570.01 Rigney Subdivision\MJ1570.01_XENG.dwg (Layout: CP-1)
Date: Mon, Aug 02, 2021 - 3:18 PM (Name: aborza)

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Thomas Rigney

Address: 14 Green Street
Beacon, NY 12508

Signature: [signature]

Date: 8/20/2021

Phone: 845 863 4839

(For Official Use Only)

	Date	Initials
Preliminary Application Rec'd	8-27-21	EL
Application Fee:		
Public Hearing		
Preliminary Plat Approved:		
Final Plat Approved:		
Recreation Fee:		
Performance Bond:		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: MJ Engineering and Land Surveying, P.C.

Address: 1533 Crescent Road
Clifton Park, NY 12065

Phone: 518-371-0799

Fax:

Email address: wlippmann@mjels.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:
14 Green Street

Street which property abuts: Green Street

Current Tax Map Designation: Section 130200-6054 Block 47 Lot(s) 282572

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

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

Total area of property is 10,000 +/- SF

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Thomas Rigney

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: 14 Green Street, Beacon, NY 12508

Project Address: 14 Green Street, Beacon, NY 12508

Project Tax Grid # 130200-6054-47-282572-0000

Type of Application Minor Subdivision

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

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

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: Thomas Rigney

Address of Applicant: 14 Green Street, Beacon NY 12508

Telephone Contact Information: 845 863 4839

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.
Kristen Rigney	14 Green Street Beacon NY 12508		4/30/99	Deed Book: 02029 Deed Page: 00371

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

(Print) Thomas A. Rigney

(Signature) _____

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 14 Green Street Subdivision

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

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

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 14 Green Street Subdivison

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

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

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

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

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

All items marked as no are not applicable to this application.

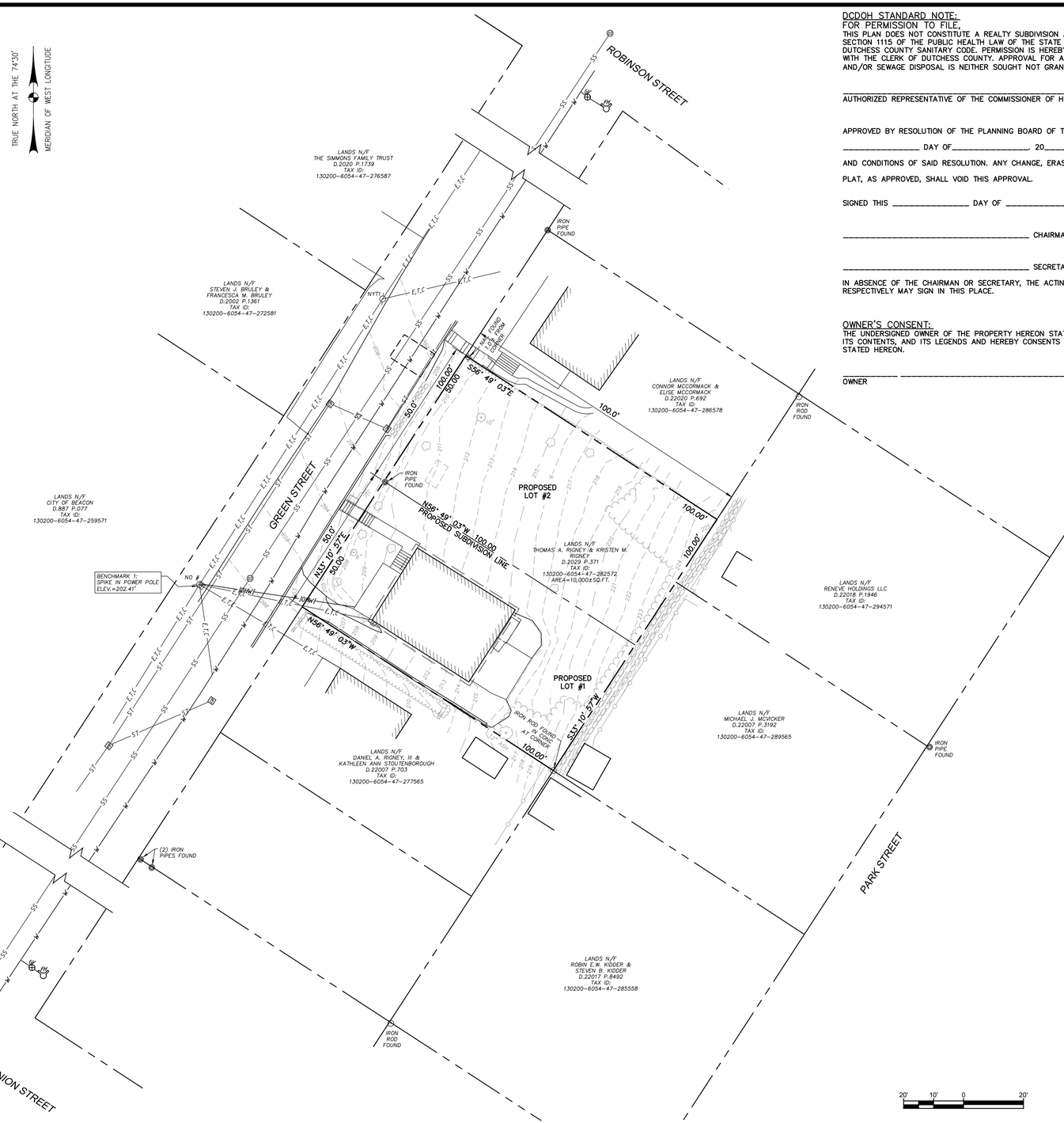
Applicant/Sponsor Name: WALT LIPPMANN (SPONSOR)

Signature: _____

Date: 8/25/21

LEGEND

- BENCHMARK
- CONC MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- NAIL FOUND
- SANITARY MANHOLE
- CATCH BASIN
- MAIL BOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- UTILITY POLE WITH LIGHT
- GATE VALVE
- FIRE HYDRANT
- BUILDING LINE
- +214.5 SPOT ELEVATION
- 214 MINOR CONTOUR
- 215 MAJOR CONTOUR
- WOODS LINE
- ST STORM LINE
- SS SANITARY LINE
- E,T,C OVERHEAD ELECTRIC, TELEPHONE, CABLE
- OHW OVERHEAD WIRES
- CHAIN LINK FENCE
- WIRE FENCE
- STONE WALL
- LOT LINE
- ADJOINING PROPERTY LINE
- PROPERTY LINE



DCDOH STANDARD NOTE:

FOR PERMISSION TO FILE,

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOT GRANTED.

_____ _____

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH — DATE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

OWNER'S CONSENT:

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

_____ _____

OWNER — DATE



SITE LOCATION

SCALE: 1" = 1000'

DEED REFERENCE:

1. DEED FROM TIMOTHY W. KIMMEL TO THOMAS A. RIGNEY & KRISTEN M. RIGNEY DATED APRIL 30, 1999 AND RECORDED MAY 12, 1999 IN THE DUTCHESS COUNTY CLERK'S OFFICE IN DEED BOOK 2029 PAGE 371.

MAP REFERENCE:

1. MAP OF LANDS OF JOHN J. MONELL ESQ. PROSPECT SQUARE, SITUATE AT MATTEAWAN, DUTCHESS COUNTY, NY AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON MAY 23, 1873 AS MAP 266.

GENERAL NOTES:

1. INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. ON JUNE 1, 2021 AND UPDATED ON JULY 15, 2021.
2. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83/2011), NEW YORK STATE PLANE EAST ZONE (3101).
3. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. CONTOUR INTERVAL = 1 FOOT.
5. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. THIS MAPPING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES ON SITE AND IS SUBJECT TO FIELD VERIFICATION.
7. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
8. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS SEAL AND SIGNED WITH INK SHALL NOT BE CONSIDERED TO BE VALID COPIES.

ZONING ANALYSIS TABLE				
ZONING DISTRICT	R1-5 ONE FAMILY			
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED (LOT 1 / LOT 2)	VARIANCE
MINIMUM LOT AREA	5000.0 SF	10000.0 SF	5000.0 SF / 5000.0 SF	NO
MINIMUM LOT WIDTH	50.0 FT	100.0 SF	50.0 FT / 50.0 FT	NO
MINIMUM LOT DEPTH	100.0 FT	100.0 SF	100.0 FT / 100.0 FT	NO

SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE
1					

PROJ. MANAGER:	JF
CHIEF DESIGNER:	JF
DESIGNED BY:	JF
DRAWN BY:	AB
CHECKED BY:	WL

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

RIGNEY SUBDIVISION

PRELIMINARY SUBDIVISION PLAT

CITY OF BEACON

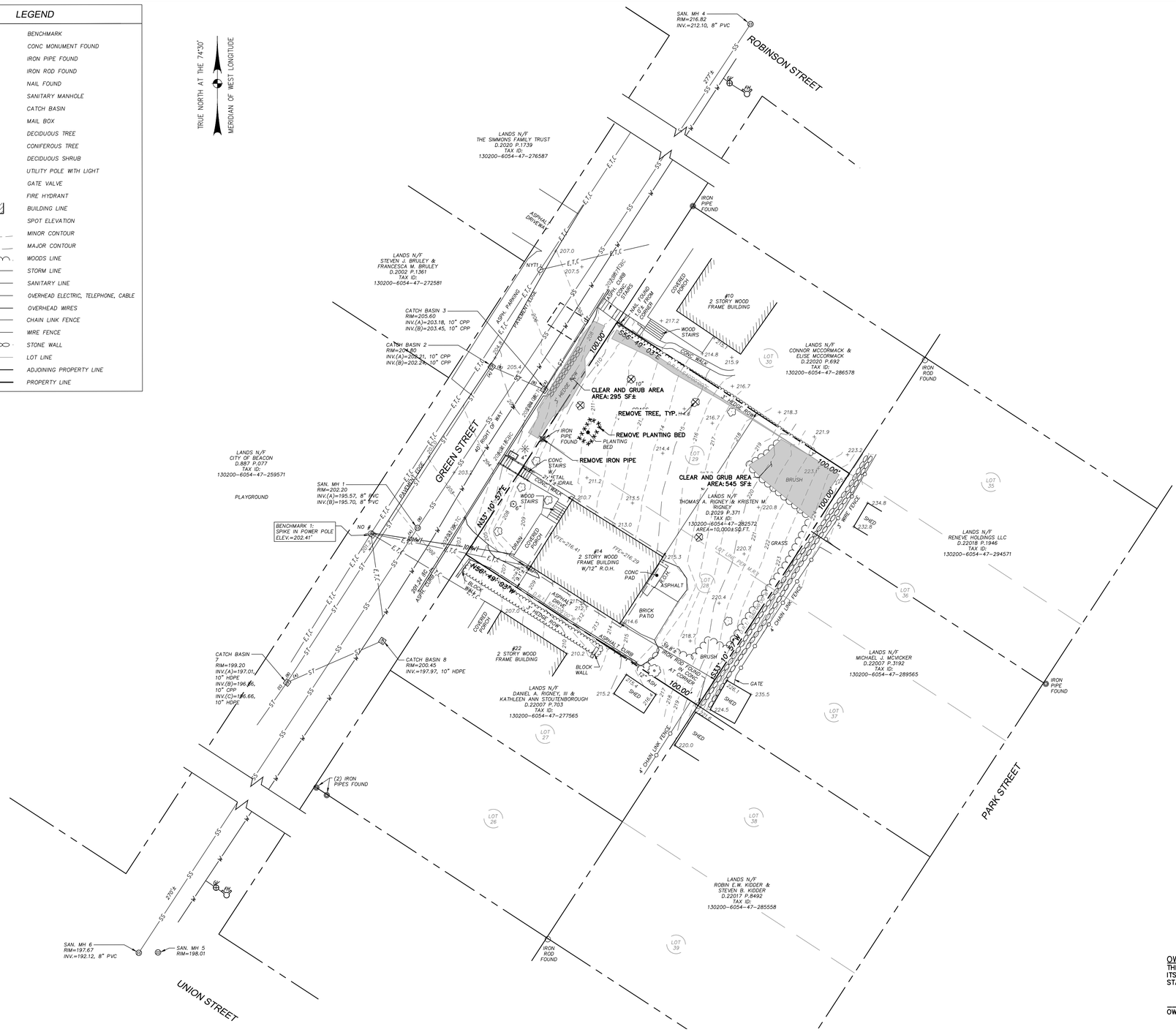
DUTCHESS COUNTY NEW YORK

SCALE: 1" = 20'
CONTRACT No.:
MJ PROJ. No.: 1570.01
DATE: AUGUST 2021

C-100

LEGEND

- BENCHMARK
- CONC MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- NAIL FOUND
- SANITARY MANHOLE
- CATCH BASIN
- MAIL BOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- UTILITY POLE WITH LIGHT
- GATE VALVE
- FIRE HYDRANT
- BUILDING LINE
- +214.5 SPOT ELEVATION
- 214 MINOR CONTOUR
- 215 MAJOR CONTOUR
- WOODS LINE
- ST STORM LINE
- SS SANITARY LINE
- E,T,C OVERHEAD ELECTRIC, TELEPHONE, CABLE
- OHW OVERHEAD WIRES
- CHAIN LINK FENCE
- WIRE FENCE
- STONE WALL
- LOT LINE
- ADJOINING PROPERTY LINE
- PROPERTY LINE



DEED REFERENCE:

1. DEED FROM TIMOTHY W. KIMMEL TO THOMAS A. RIGNEY & KRISTEN M. RIGNEY DATED APRIL 30, 1999 AND RECORDED MAY 12, 1999 IN THE DUTCHESS COUNTY CLERK'S OFFICE IN DEED BOOK 2029 PAGE 371.

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OWNER'S CONSENT:
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_____ _____ _____
OWNER DATE

20' 10' 0 20'

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE
1					

PROJ. MANAGER:	JF
CHIEF DESIGNER:	JF
DESIGNED BY:	JF
DRAWN BY:	AB
CHECKED BY:	WL

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RIGNEY SUBDIVISION

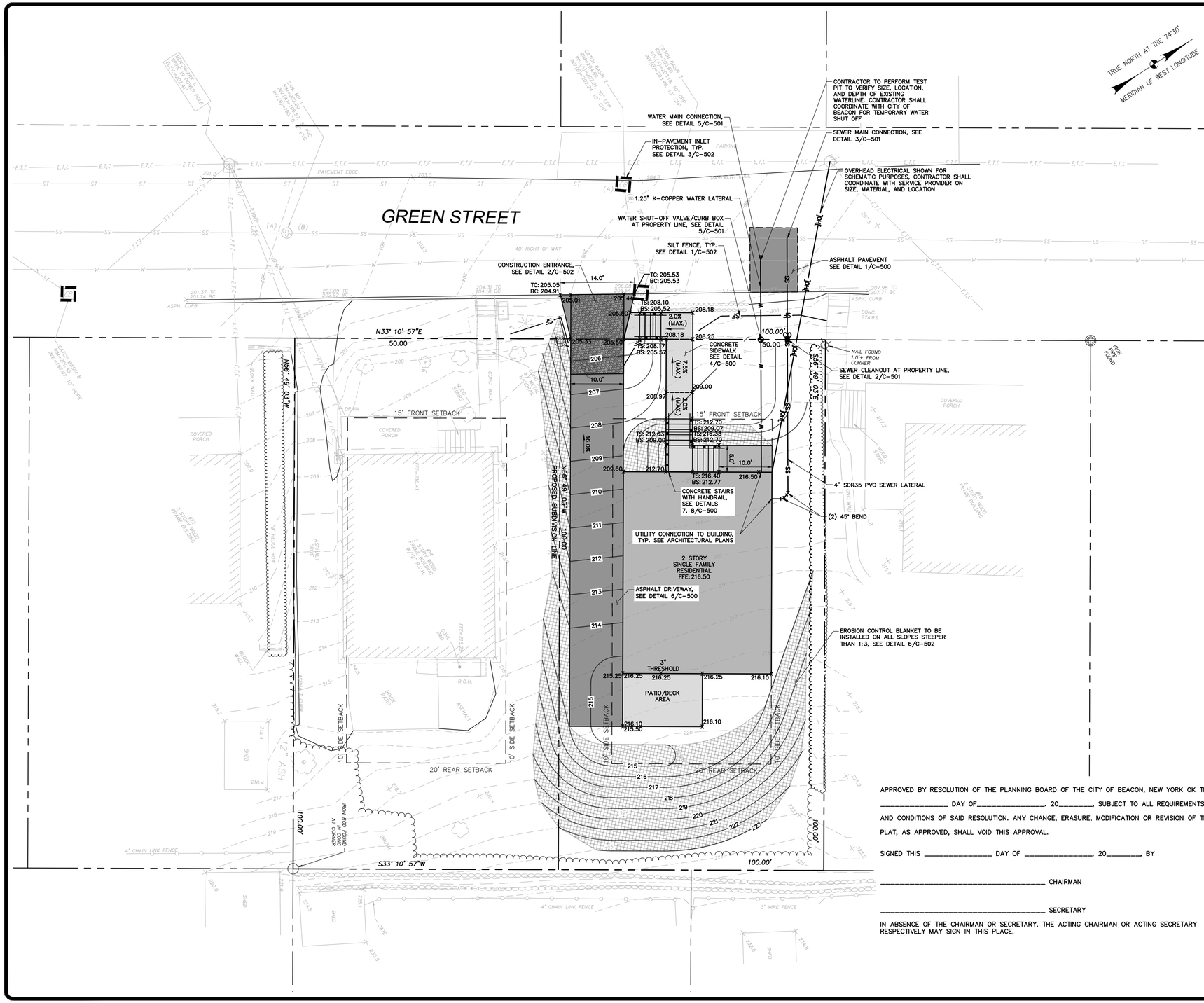
EXISTING CONDITIONS AND REMOVALS PLAN

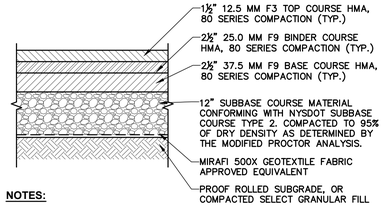
CITY OF BEACON
DUTCHESS COUNTY NEW YORK

SCALE: 1" = 20'
CONTRACT No.:
MJ PROJ. No.: 1570.01
DATE: AUGUST 2021

C-101

File Name: C:\Users\aborza\AppData\Local\Temp\AcPublish_21696\MJ1570.01_XENG.dwg (Layout: C-101)
Date: Mon, Aug 02, 2021 - 3:22 PM (Name: aborza)


GREEN STREET
TRUE NORTH AT THE 74°30' MERIDIAN OF WEST LONGITUDE
WATER MAIN CONNECTION, SEE DETAIL 5/C-501
CONTRACTOR TO PERFORM TEST PIT TO VERIFY SIZE, LOCATION, AND DEPTH OF EXISTING WATERLINE. CONTRACTOR SHALL COORDINATE WITH CITY OF BEACON FOR TEMPORARY WATER SHUT OFF
SEWER MAIN CONNECTION, SEE DETAIL 3/C-501
IN-PAVEMENT INLET PROTECTION, TYP. SEE DETAIL 3/C-502
OVERHEAD ELECTRICAL SHOWN FOR SCHEMATIC PURPOSES, CONTRACTOR SHALL COORDINATE WITH SERVICE PROVIDER ON SIZE, MATERIAL, AND LOCATION
1.25" K-COPPER WATER LATERAL
WATER SHUT-OFF VALVE/CURB BOX AT PROPERTY LINE, SEE DETAIL 5/C-501
SILT FENCE, TYP. SEE DETAIL 1/C-502
ASPHALT PAVEMENT SEE DETAIL 1/C-500
CONSTRUCTION ENTRANCE, SEE DETAIL 2/C-502
TC: 205.05 BC: 204.91
TC: 205.53 BC: 205.53
TS: 208.10 BS: 205.52
TS: 208.17 BS: 205.57
CONCRETE SIDEWALK SEE DETAIL 4/C-500
NAIL FOUND 1.0'± FROM CORNER
SEWER CLEANOUT AT PROPERTY LINE, SEE DETAIL 2/C-501
N33° 10' 57"E 50.00
S33° 10' 57"W 100.00'
N56° 49' 03"W 100.00'
S56° 49' 03"E 100.00'
15' FRONT SETBACK
10' SIDE SETBACK
20' REAR SETBACK
TS: 212.70 BS: 209.07
TS: 212.63 BS: 209.00
TS: 216.35 BS: 212.70
TS: 216.40 BS: 212.77
4" SDR35 PVC SEWER LATERAL
(2) 45° BEND
CONCRETE STAIRS WITH HANDRAIL, SEE DETAILS 7, 8/C-500
UTILITY CONNECTION TO BUILDING, TYP. SEE ARCHITECTURAL PLANS
2 STORY SINGLE FAMILY RESIDENTIAL FFE: 216.50
ASPHALT DRIVEWAY, SEE DETAIL 6/C-500
EROSION CONTROL BLANKET TO BE INSTALLED ON ALL SLOPES STEEPER THAN 1:3, SEE DETAIL 6/C-502
3" THRESHOLD
PATIO/DECK AREA
216.25
216.10
215.25
215.50
2.0% (MAX.)
7.5% (MAX.)
10.0'
5.0'
16.0%
4' CHAIN LINK FENCE
3' WIRE FENCE
IRON ROD FOUND AT CORNER
BRICK PAVED AREA
SHED
GATE
COVERED PORCH
CONC. STAIRS
ASPH. CURB
BRICK PAVED AREA
R.O.H.
CONC. PAD
BLOCK WALL
WOOD STAIRS
2 STORY WOOD FRAME BUILDING
CATCH BASIN 1 INV=205.15 10" CPP
CATCH BASIN 2 INV=205.24 10" CPP
CATCH BASIN 3 INV=205.33 10" CPP
CATCH BASIN 4 INV=205.42 10" CPP
CATCH BASIN 5 INV=205.51 10" CPP
CATCH BASIN 6 INV=205.60 10" CPP
CATCH BASIN 7 INV=205.69 10" CPP
CATCH BASIN 8 INV=205.78 10" CPP
CAN. MH 1 INV=205.10 INV=205.10 8" PVC
CAN. MH 2 INV=205.19 8" PVC
SANITARY MH 1 INV=205.01 8" PVC
SANITARY MH 2 INV=205.10 8" PVC
SANITARY MH 3 INV=205.19 8" PVC
SANITARY MH 4 INV=205.28 8" PVC
SANITARY MH 5 INV=205.37 8" PVC
SANITARY MH 6 INV=205.46 8" PVC
SANITARY MH

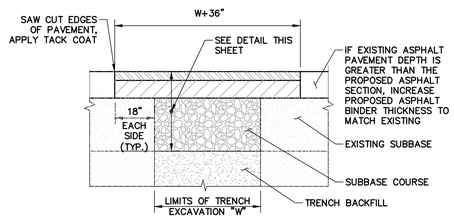


NOTES:

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.
2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 – SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION 400–HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 403–HOT MIX ASPHALT (HMA) PAVEMENTS FOR MUNICIPALITIES.
4. APPLY TACK COAT BETWEEN ALL HMA PAVEMENT LIFTS PRIOR TO PLACING HMA MIXTURE REGARDLESS OF TIME PERIOD BETWEEN LIFTS PER NYS DOT 402–3.
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
6. PAVEMENT SECTION SHOWN IS PRELIMINARY. PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION, THE FINAL DESIGN OF THE PAVEMENT SECTION MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND MUST BE BASED ON A CURRENT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.

1 ASPHALT PAVEMENT SECTION

SCALE: **N.T.S.**

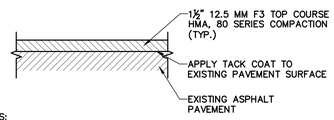


NOTES:

1. SAW CUT AS INDICATED, 18" BEYOND EXCAVATION.
2. FURNISH, PLACE AND COMPACT SURFACE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

2 TRENCH SURFACE RESTORATION IN ASPHALT PAVEMENT

SCALE: **N.T.S.**

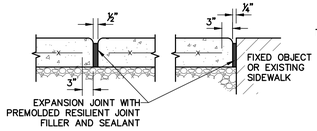


NOTES:

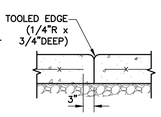
1. MATERIALS PREPARE EXISTING ASPHALT PAVEMENT IN ACCORDANCE WITH N.Y.S D.O.T. SECTION 633 "CONDITIONING EXISTING PAVEMENT"
2. MILL EXISTING ASPHALT CONCRETE TO DESIRED DEPTH, CLEAN SURFACE TO BE REPAVED. APPLY TACK COAT AND TOP COURSE.

3 ASPHALT PAVEMENT MILLING AND RESURFACING

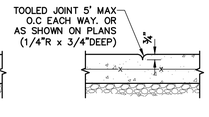
SCALE: **N.T.S.**



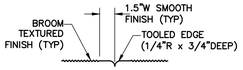
EXPANSION JOINT



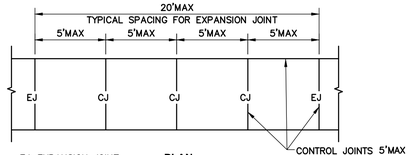
CONSTRUCTION JOINT



CONTROL JOINT

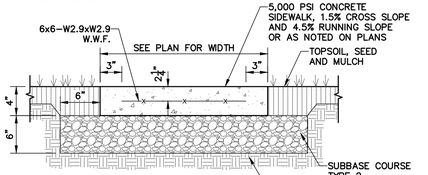


TOOLED EDGE



EJ=EXPANSION JOINT
CJ=CONTROL JOINT

PLAN



SECTION

NOTES:

1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.
2. ALL CONCRETE SHALL BE 5,000 PSI CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
3. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
4. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL BE PROVIDE MAX 1–1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
5. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
6. JOINTS SHALL NOT BE SAW CUT.
7. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
9. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

4 CONCRETE SIDEWALK

SCALE: **N.T.S.**

5 CONCRETE SIDEWALK WITH HANDRAIL

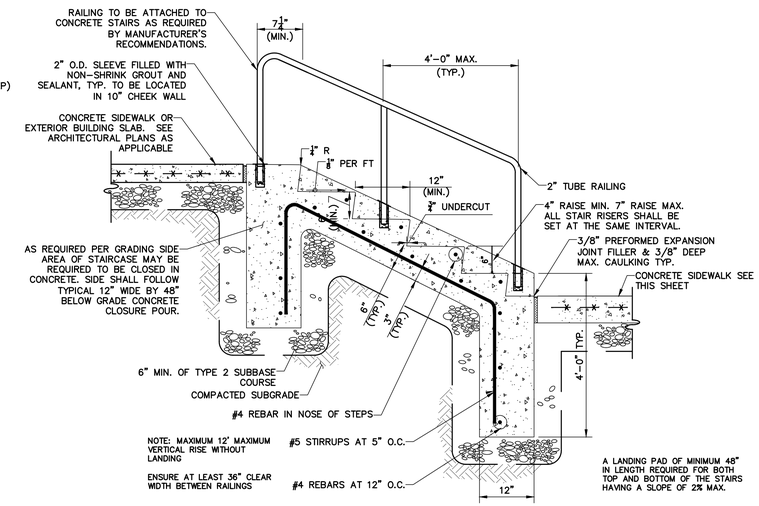
SCALE: **N.T.S.**

NOTES:

1. REFER TO NOTES ON DETAIL 1 "ASPHALT PAVEMENT SECTION" THIS SHEET.

6 ASPHALT PAVEMENT SECTION - DRIVEWAY

SCALE: **N.T.S.**



8 CONCRETE STAIRS WITH HAND RAIL

SCALE: **N.T.S.**

NOTES:

1. HANDRAIL SHALL CONSIST OF 2" DIA. SCH. 40 POWDER COATED STEEL OR GALVANIZED STEEL
2. MAXIMUM POST SPACING SHALL NOT EXCEED 6'–0"

7 HANDRAIL

SCALE: **N.T.S.**

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE
1					

PROJ. MANAGER:	JF
CHIEF DESIGNER:	JF
DESIGNED BY:	JF
DRAWN BY:	AB
CHECKED BY:	WL

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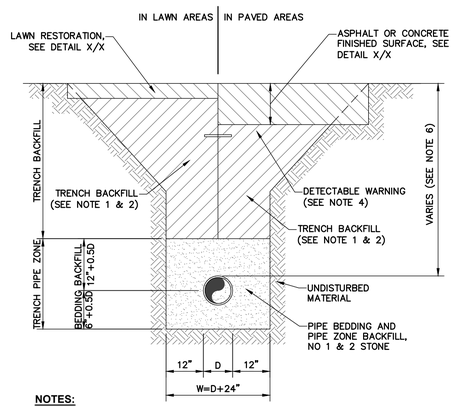
RIGNEY SUBDIVISION

SITE DETAILS

CITY OF BEACON
DUTCHESS COUNTY NEW YORK

SCALE: **AS SHOWN**
CONTRACT No.:
MJ PROJ. No.: 1570.01
DATE: AUGUST 2021

C-500



NOTES:

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

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

2. ON-SITE EXCAVATED TRENCH MATERIAL MAY BE USED FOR TRENCH BACKFILL IF MEETING THE REQUIREMENTS OF SELECT FILL MATERIAL.
3. D=OUTSIDE PIPE DIAMETER.
4. PLACE DETECTABLE WARNING TAPE 6" BELOW SUBBASE IN PAVED AREAS AND 12" BELOW FINISHED GRADE IN LAWN OR LANDSCAPING AREAS.
5. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
6. THE MINIMUM DEPTH TO TOP OF UTILITY PIPE SHALL BE:

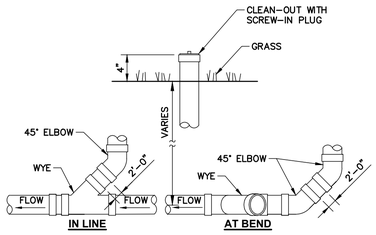
   POTABLE WATER: 5'-0"
   SANITARY SEWER: 4'-0"
   STORM SEWER: 2'-0"

7. COMPACT EACH LAYER OF FILL AND BACKFILL FOR THE FOLLOWING AREA CLASSIFICATIONS TO THE PERCENTAGE OF MAXIMUM DENSITY SPECIFIED BELOW AND AT A MOISTURE CONTENT SUITABLE TO OBTAIN THE REQUIRED DENSITIES, BUT AT NOT LESS THAN THREE PERCENT DRIER OR MORE THAN TWO PERCENT WETTER THAN THE OPTIMUM CONTENT AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR).

   PIPE BEDDING AND PIPE ZONE BACKFILL: 95%
   TRENCH BACKFILL BELOW PAVEMENT OR WALKS: 95%
   TRENCH BACKFILL BELOW LANDSCAPED AREAS: 90%

1 PIPE TRENCH AND BEDDING

SCALE: **N.T.S.**

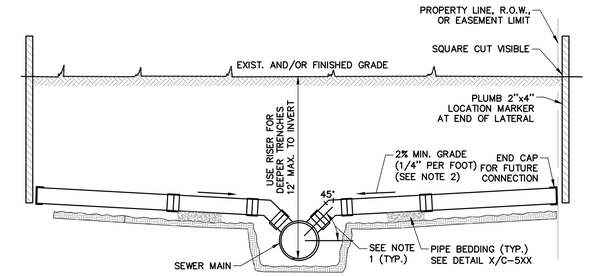


NOTES:

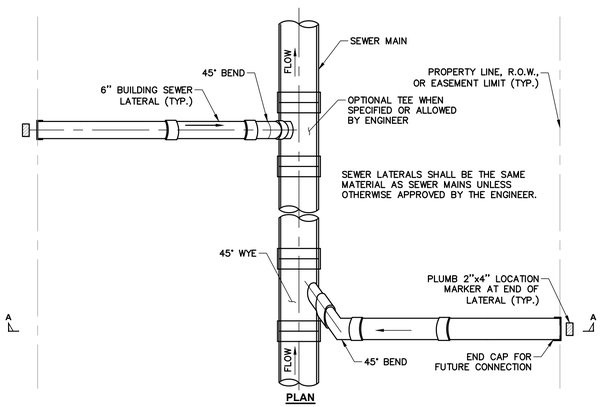
1. SEWER PIPE FITTINGS TO BE ASTM D-3033 OR D-3034 SDR-35.
2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE SANITARY ROOF DRAINAGE SYSTEM.

2 CLEAN OUT - NON TRAFFIC AREAS

SCALE: **N.T.S.**



SECTION A-A



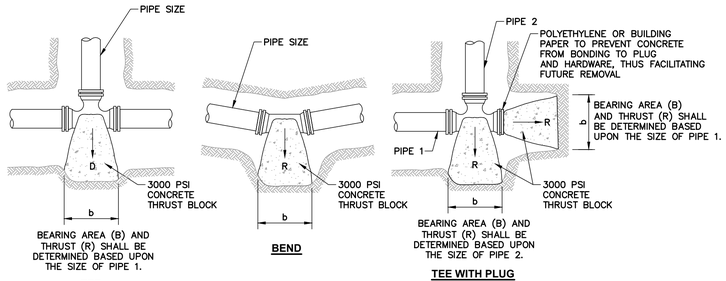
PLAN

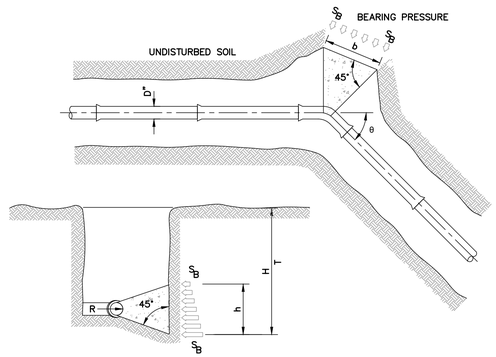
NOTES:

1. OPTIMUM ANGLE IS 45°. THE ENGINEER MAY CALL FOR OTHER ANGLES TO SUIT JOB CONDITIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE SEWER LATERAL AS CONFIGURED AT THE MINIMUM SLOPE OR STEEPER, AND FOR ESTABLISHING THE ELEVATION AT THE POINT OF THE CONNECTION. IF EXISTING UTILITIES OR OTHER FEATURES PREVENT INSTALLATION IN THAT MANNER. THE ENGINEER SHALL BE CONSULTED PRIOR TO INSTALLATION.

3 STANDARD SEWER SERVICE CONNECTION PLAN

SCALE: **N.T.S.**





NOTES:

1. THRUST BLOCKS SHALL ONLY BE USED FOR TEES. ALL OTHER FIELD BENDS SHALL USE FIELD LOCKING GASKETS TO PROVIDE THRUST RESTRAINT.
2. CONCRETE SHALL NOT TO OVERLAP ANY JOINT.
3. THRUST BLOCKS SHALL BE CONFIGURED IN A MANNER THAT DOES NOT INTERFERE WITH REMOVAL OR INSTALLATION OF ANY JOINTING COMPONENTS.
4. FOR REDUCERS, USE MECHANICAL JOINT FITTINGS WITH RETAINER GLANDS.
5. BEARING SURFACE SHALL, WHERE POSSIBLE, BE PLACED AGAINST UNDISTURBED SOIL. WHERE THAT IS NOT POSSIBLE, THE FILL BETWEEN THE BEARING SURFACE AND UNDISTURBED SOIL MUST BE COMPACTED TO AT LEAST 90%%% STANDARD PROCTOR DENSITY.
6. BLOCK HEIGHT (h) SHALL BE EQUAL TO OR LESS THAN ONE-HALF THE TOTAL DEPTH TO THE BOTTOM OF THE BLOCK, (HT), BUT NOT LESS THAN THE PIPE DIAMETER (D).
7. BLOCK HEIGHT (h) SHALL BE ESTABLISHED SUCH THAT THE CALCULATED BLOCK WIDTH (b) VARIES BETWEEN ONE AND TWO TIMES THE HEIGHT.
8. VALUES FOR TEES APPLY TO TEES, END PLUGS, CAPS, AND TAPPING SLEEVES.

BEARING STRENGTH	SOIL	S (LB/SQ FT)
	MUCK	0
	SOFT CLAY	1,000
	SILT	1,500
	SANDY SILT	3,000
	SAND	4,000
	SANDY CLAY	6,000
	HARD CLAY	9,000

9. REQUIRED BEARING AREAS ARE DEVELOPED TO RESIST THRUSTS RESULTING FROM 150 PSI WORKING PRESSURE PLUS 50%(75 PSI) SURGE ALLOWANCE RESULTING IN 225 PSI TOTAL INTERNAL PRESSURE. REQUIRED BEARING AREAS ARE BASED UPON AN ALLOWABLE SOIL BEARING CAPACITY OF 3,000 POUNDS PER SQUARE FOOT. IN RESPONSE TO OTHER SOIL CONDITIONS ENCOUNTERED, BEARING AREAS REQUIRED MAY BE MODIFIED BY THE ENGINEER.IN MUCK, PEAT, OR RECENTLY PLACED FILL, ALL THRUSTS SHALL BE RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS; ALL AS REQUIRED BY THE ENGINEER.
10. CONCRETE THRUST BLOCK SHALL BE USED ONLY AS ALLOWED BY THE PROJECT PLANS AND/OR SPECIFICATION. (IF RESTRAINED JOINT PIPE IS TO BE USED SEE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION REQUIREMENTS.)

REQUIRED BEARING AREAS -b BEARING BLOCKS* (SQ. FT.) FOR					
PIPE SIZE (INCHES)	TEE	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4	2.0	2.8	1.5	0.8	0.4
6	4.2	5.9	3.2	1.6	0.8
8	7.2	10.1	5.5	2.8	1.4
10	10.9	15.4	8.3	4.2	2.1
12	15.4	21.8	11.8	6.0	3.0
14	20.6	29.1	15.8	8.0	4.0
16	26.8	37.9	20.5	10.4	5.2
18	33.6	47.5	25.7	13.1	6.6
20	41.2	58.2	31.5	16.1	8.1
24	58.8	83.1	45.0	22.9	11.5
30	90.5	128.0	69.2	35.3	17.7
36	129.6	183.3	99.1	50.5	25.4

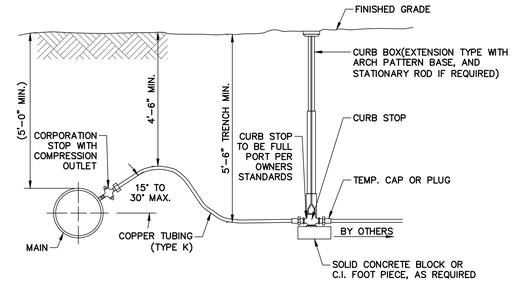
*FACTOR OF SAFETY=1.5
SOIL BEARING OF 3,000 PSF
225 PSI DESIGN PRESSURE

*BEARING AREA (B) = bxh

THRUST REACTIONS-R(LB) PER PRESSURE 100PSI INTERNAL					
NOM. PIPE DIA (IN)	DEAD END	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4	1,810	2559	1385	706	355
6	3,739	5,288	2,862	1,459	733
8	6,433	9,097	4,923	2510	1,261
10	9,677	13,685	7,406	3,776	1,897
12	13,685	19,353	10,474	5,340	2,683
14	18,385	26,001	14,072	7,174	3,604
16	23,779	33,628	18,199	9,278	4,661
18	29,865	42,235	22,858	11,653	5,855
20	36,644	51,822	28,046	14,298	7,183
24	522,797	73,934	40,013	20,398	10,249
30	80,425	113,738	61,554	31,380	15,766
36	115,209	162,931	88,177	44,952	22,585

4 THRUST BLOCK

SCALE: **N.T.S.**



5 COPPER SERVICE PIPE

SCALE: **N.T.S.**

SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE
1					

PROJ. MANAGER:	JF
CHIEF DESIGNER:	JF
DESIGNED BY:	JF
DRAWN BY:	AB
CHECKED BY:	WL

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

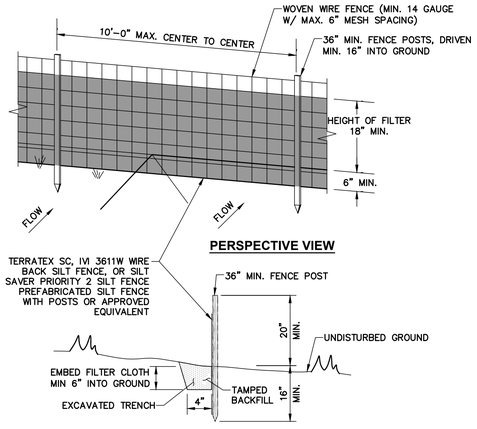
RIGNEY SUBDIVISION

SITE DETAILS

CITY OF BEACON
DUTCHESS COUNTY NEW YORK

SCALE: **AS SHOWN**
CONTRACT No.:
MJ PROJ. No.: 1570.01
DATE: AUGUST 2021

C-501

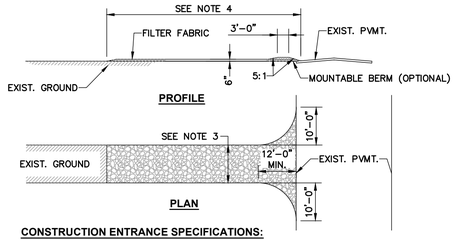


NOTES:

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

1 SILT FENCE INSTALLATION

SCALE: NTS.S.

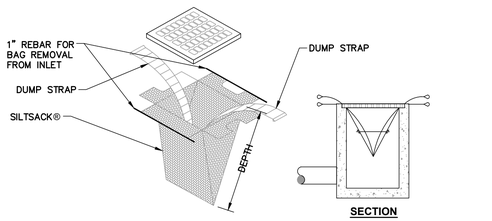


CONSTRUCTION ENTRANCE SPECIFICATIONS:

1. STONE SIZE – USE MIN 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
4. LENGTH – NOT LESS THAN FIFTY (50) FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A THIRTY (30) FOOT MINIMUM LENGTH WOULD APPLY).
5. FILTER FABRIC – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS.S.

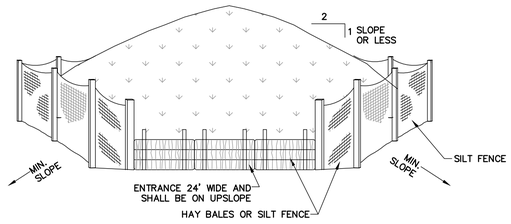


NOTES:

1. PORE OPENING SHALL BE IN BETWEEN 200 & 700 SIEVE.
2. INLET FILTER IS TYPICAL FOR ALL RECTANGULAR AND SQUARE YARD INLETS ONSITE.

3 INLET FILTER

SCALE: N.T.S.

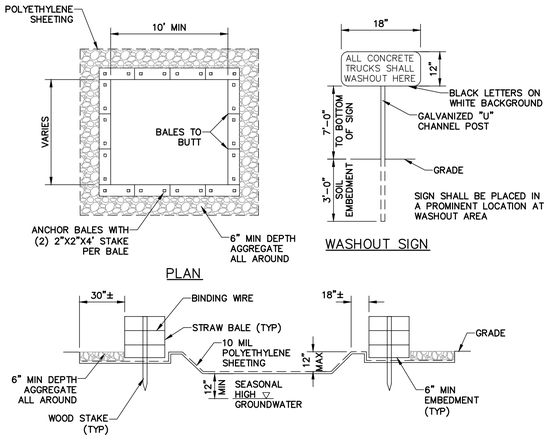


NOTES:

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

4 TEMPORARY SOIL STOCKPILE

SCALE: NTS.S.

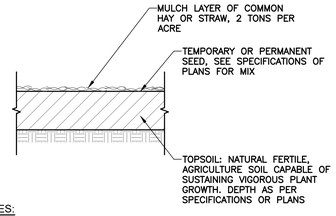


NOTES:

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

5 CONCRETE WASHOUT AREA

SCALE: NTS.S.

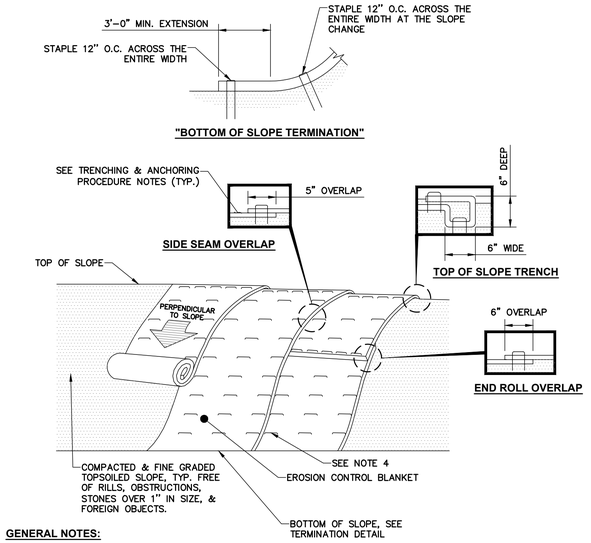


NOTES:

1. TOPSOIL, SEED, MULCH AND FERTILIZER DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SOIL PH SHALL BE TESTED, LIME SHALL BE APPLIED TO BRING SOIL PH TO 6.5.
3. FERTILIZER: COMERCIAL 5–10–5, 175 LBS PER ACRE.

7 TOPSOIL, SEED AND MULCH

SCALE: N.T.S.



GENERAL NOTES:

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

TRENCHING & ANCHORING PROCEDURE NOTES:

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

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

END ROLL OVERLAP: CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE-STYLE) WITH A 6" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

6 EROSION CONTROL BLANKET INSTALLATION

SCALE: NTS.S.

SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE
1					

PROJ. MANAGER:	JF
CHIEF DESIGNER:	JF
DESIGNED BY:	JF
DRAWN BY:	AB
CHECKED BY:	WL

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Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

RIGNEY SUBDIVISION

SITE DETAILS

CITY OF BEACON
DUTCHESS COUNTY NEW YORK

SCALE:	AS SHOWN
CONTRACT No.:	
MJ PROJ. No.:	1570.01
DATE:	AUGUST 2021

C-502

File Name: C:\Users\aborza\AppData\Local\Temp\AcPublish_21696\MJ1570.01_DET.dwg (Layout: C-502)
Date: Mon, Aug 02, 2021 - 3:22 PM (Name: aborza)

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 9, 2021

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

RE: Rigney Subdivision
14 Green Street
Tax No. 6054-47-282572
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above application:

- Application for Subdivision Approval and associated documents.
- Short Environmental Assessment Form dated August 23, 2021.
- Plan titled "Rigney Subdivision – Concept Plan", dated August 2021, as prepared by MJ Engineering and Land Surveying.
- Plan set titled "Rigney Subdivision", dated August 2021, and consisting of 6 sheets, as prepared by MJ Engineering and Land Surveying.

The proposed subdivision is located at 14 Green Street, which is located in the R1-5 Zone, and entails the subdivision of a 0.23± acre (10,000 square feet) parcel into 2 parcels, with Lot 1 being 5,000 square feet and the Lot 2 being 5,000 square feet in size. Based upon our review of the submitted documents and plans, we offer the following comments:

General Comments:

1. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and residence, and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report.

2. The "Brief Description of Proposed Action" question on the Short EAF should be revised to list the complete tax map number for the parcel.

3. Since the grading of Lot #2 will require grading on Lot #1, a temporary grading easement should be provided from Lot #1 to Lot #2. The easement should be shown on the plans and the easement language submitted to the Planning Board Attorney for review.

Sheet C-102 Comments:

1. Per the City Zoning Code, Section 223-13, Paragraph "K" – Exception for existing alignment of buildings, the setback of the new dwelling should conform as nearly as practicable to those existing on adjacent lots. Based upon the location of the house setbacks for the neighboring houses, it appears that the new residential dwelling should be shifted towards the road 4 to 5 feet. The project engineer look at the setback of the other homes and adjust the plans accordingly.

2. City Zoning Code, Section 223-26, Paragraph "C", states "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." The plans currently show the proposed parking to be located 2 feet from the property line. The plan should be revised accordingly.

3. The plan should note as to whether the proposed structure will have a basement or not. If so, the plans should show where the footing drainage around the foundation would drain to.

4. The plan should where roof leaders will discharge to. Consideration should be given to tying the roof leaders into the catch basin located at the front of the site along Green Street.

5. The plan shall be updated to reflect the pipe size and material of the water main and sewer main located within Green Street.

6. The plan shall provide the "lowest sewerable elevation (LSE)" for the proposed building.

7. A cleanout shall be added to the sewer service line outside of the house prior to the 45-degree bends proposed in the line.

8. It is recommended that grading in the rear easterly corner, behind the proposed dwelling, be revised to ensure that stormwater runoff is directed away from the building. Chapter 4, Paragraph R401.3 of the 2020 NYS Residential Building Code states "Lots shall be graded to drain surface water away from foundation walls. The grade shall fall not fewer than 6 inches within the first 10 feet."

9. Consideration should be given to the installation of a retaining wall along the rear of the parcel to allow for a more usable backyard.

10. The plan notes the installation of a 1.25" service line for the water service. Is there a need for a 1.25" service line? Typical water service line connections for a single-family residence are ¾" or 1".

11. The plan shall note the sight distance, to the left and right, for a vehicle exiting the driveway.

12. Silt fence should be installed along the front of the project site as part of the erosion control methods to be employed during construction and the establishment of vegetation on the site.

Sheet C-500 Comments:

1. The "Asphalt Pavement Section" detail located in the upper left corner shall be revised to reflect a 3.5" binder course and 1.5" top course. This detail shall be further revised so that Note No. 2 states the subbase course to be NYSDOT Item No. 304.12 (Type II Subbase material) and Note No. 6 should be removed.

Sheet C-501 Comments:

1. The "Pipe Trench and Bedding" detail in the upper left corner of the sheet shall be revised to note that all backfill within the City's road right-of-way shall be NYSDOT Item No. 304.12.

2. The "Standard Sewer Service Connection Plan" should be revised to reflect the use of a sewer saddle for the proposed sewer service connection to the existing sanitary sewer main. The applicant's engineer shall contact the City's Water and Sewer Department with regards to the type and make of saddle to be used.

3. The "Thrust Block" construction detail should be removed, as this would typically only be used for new water mains, whereas this project is only installing a single residential service line.

4. The "Copper Service Pipe" detail shall be revised to reflect a saddle for the corporation connection to the water main. The applicant's engineer shall contact the City's Water and Sewer Department with regards to the type and make of saddle to be used. This detail shall be further revised to note that the corporation valve and curb stop valve shall be compression type as manufactured by Mueller.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2021
Re: **14 Green Street Subdivision**

I have reviewed the August 20, 2021 Subdivision Application, August 23, 2021 Short EAF Part 1, and a 7-sheet Preliminary Subdivision Plan set, dated August 2021.

Proposal

The applicant is proposing to subdivide a 10,000 square foot parcel with one existing house into two lots for the construction of an additional house. Parcels 1 and 2 would each have 5,000 square feet. The parcel is in the R1-5 zoning district.

Comments and Recommendations

1. For the EAF, is there a reason in Question 9 why the proposed action will not meet the state energy code? The yes answer to Question 20 needs additional explanation.

2. Sheet C-101 should indicate the diameter and species of any existing trees over 6 inches in diameter and also show all such trees to be removed.

3. The plan should include one or two canopy trees along the street frontage to provide environmental and traffic calming benefits.

4. Section 223-26 C(1) requires that no off-street parking facility shall be placed within five feet of the side property line. The applicant can request an area variance from the Zoning Board of Appeals or reduce the width of the proposed house by three feet.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Walt Lippmann, P.E., MJ Engineering and Land Surveying P.C.

City of Beacon Planning Board Agenda
09/14/2021

Title:

Review application to amend existing Site Plan Approval, alter Greenway Trail on mixed-use development, 23-28 Creek Drive, submitted by 23-38 Creek Drive, LLC

ATTACHMENTS

23-28 Creek Drive Cover Letter.pdf

23-28 Creek Drive Exhibit B - Fjord Trail Images.pdf

23-28 Creek Drive Exhibit C - Short Environmental Assessment Form.pdf

23-28 Creek Drive Exhibit D - Application.pdf

23-28 Creek Drive Exhibit A - MTA Easement.pdf

Engineer Review Letter.pdf

Planner Review Letter.pdf

23-28 Creek Drive Site Plan.pdf

CUDDY +FEDER LLP

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White Plains, New York 10601
T 914 761 1300
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cuddyfeder.com

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

August 31, 2021

BY HAND DELIVERY
AND E-MAIL

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

Re: Application for Amended Site Plan Approval – Modification to Approved Greenway Trail
Premises: 23-28 Creek Drive, Beacon, New York
Tax Parcel ID: (6054-37-037625)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of 23-28 Creek Drive, LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in support of an Application for Amended Site Plan Approval proposing to modify the southern end of the approved Fishkill Creek Greenway & Heritage Trail (the "Greenway Trail") on the Premises as the Greenway Trail extends to the next segment along the property located at 248 Tioronda Avenue, which is currently under development.

As this Board is aware, by Resolution dated January 14, 2020 the Planning Board granted Preliminary & Final Subdivision Plat and Site Plan approval for the Applicant's proposed commercial and residential mixed-use development on the Premises (the "Project"),[1] which commercial space will be tenanted by the software company, DocuWare. Since that time, the Applicant has worked diligently amidst the pandemic to construct the Project, which includes the creation of a new public park that is nearly complete. The previously approved Project also includes two (2) handicapped parking spaces that provide users access to the Greenway Trail.

The instant Application is limited to proposed improvements at the south end of the Premises. Specifically, as was discussed with the Planning Board at its August 10th meeting Agenda in connection with the recent amendments proposed by 248 Beacon Holdings, LLC ("248 Beacon"), the owner of the 248 Tioronda Avenue property (the "248 Tioronda Property") that is located

[1] Note: The City Council granted Concept Plan Approval for the Project on November 18, 2019 and the Zoning Board of Appeals granted area variances for the Project on September 17, 2019.

immediately south of NYS Route 9D and the Premises, the Applicant has been working with MTA Metro-North to secure an access easement over a segment of the former Beacon line that Metro-North announced it would be discontinuing. *See* enclosed Site Plans and MTA Easement Plan.

As this Board recommended, the Applicant has also discussed the proposed improvements to the Greenway Trail with the owner for the 248 Tioronda Property, who we understand is supportive of the Applicant's proposed Site Plan Amendment Application and the proposed modifications to the Greenway Trail on the Premises.[2]

PROPOSED GREENWAY TRAIL IMPROVEMENTS:

As is more fully shown on the enclosed survey drawing entitled "Proposed Easement", prepared by MJ Engineering and Land Surveying, P.C., dated August 23, 2021 (the "MTA Easement Plan"), instead of using a set of steel stairs at the south end of the Premises to bring users up to the highway, the proposed amendments will allow the Greenway Trail to proceed under the Wolcott Avenue Bridge to the connection point at the 248 Tioronda Property. *See* enclosed MTA Easement Plan. The portion of the former Metro-North Beacon line is identified on the City of Beacon Tax Maps as Parcel ID: 6054.37-096715 (the "MTA Property"), which is presently owned by the Metropolitan Transportation Authority. We understand that the Applicant has been in communication with Nick Roberts, Senior Real Estate Manager, and Neil Mastropietro, Deputy Director, Leasing & Acquisitions, from MTA Metro-North regarding the proposed Greenway Trail amendments utilizing the MTA's property, and at this time the Applicant currently awaits additional feedback regarding the MTA Easement Plan enclosed herein.

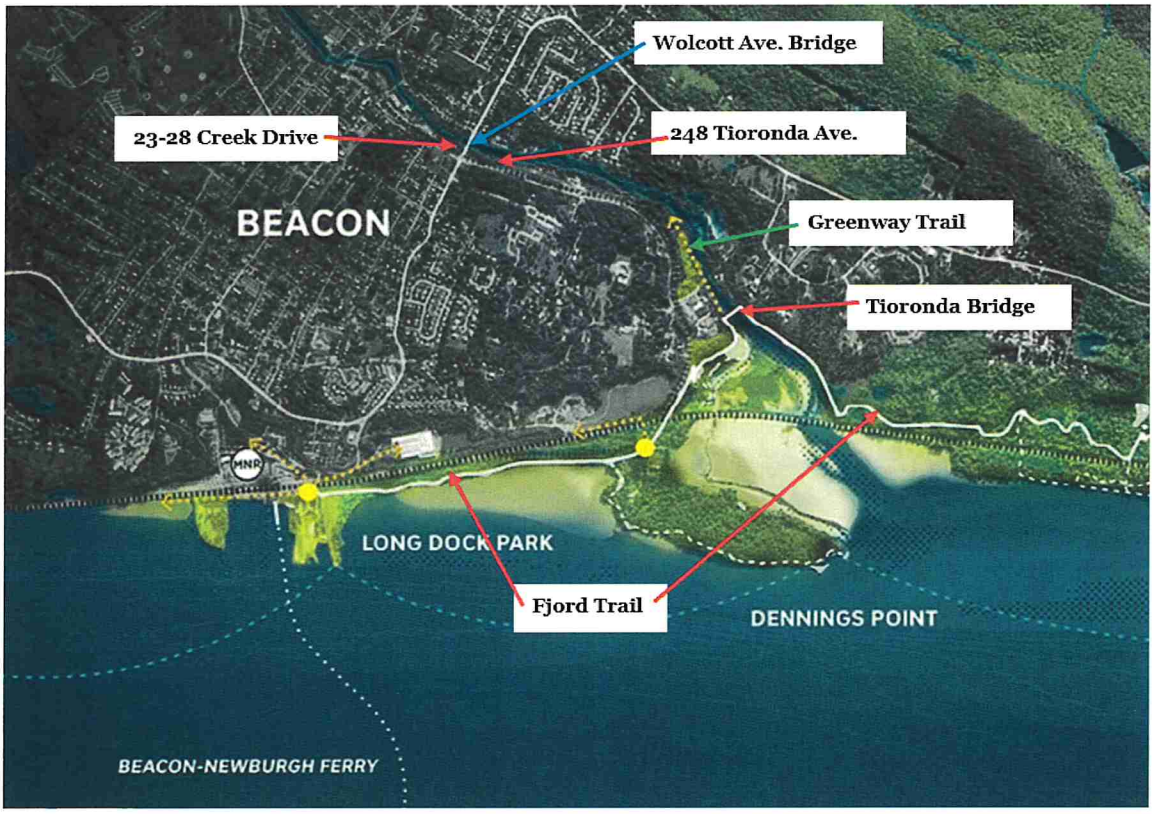
The proposed adjustments to the Greenway Trail will involve the creation of about 9,700 sq. ft. of stone dust cover on the Premises. As is also shown on the Amended Site Plans, the portion of the Greenway Trail at the south end of the Premises will jog north into the MTA property in proximity to the former railroad tracks, at which point the Greenway Trail will run parallel on the southeast side of the railroad tracks, under NYS Route 9D, and to the connection point at the 248 Tioronda Property. This is an important change, as trail users will no longer be required to traverse a steel staircase to continue their path along the Greenway Trail headed south to Madame Brett Park or north toward Main Street. Instead, users will be able to remain on the stone and dust trail, providing easier access for trail users.

---

[2] Note: As this Board is aware, 248 Beacon Holdings, LLC, currently has its own Application for Amended Site Plan Approval that is pending before this Board, which more fully details the connection of the Greenway Trail at the 248 Tioronda Property.

For the Board's further consideration, we would also note that the Hudson Highlands Fjord Trail ("HHFT") is planned to run nearly 7.5 miles from the Village of Cold Spring to the City of Beacon, with sections of the HHFT to be constructed in the coming years. The HHFT will connect into Beacon at the Tioronda Avenue Bridge, providing "linkages" to the Greenway Trail system along the Fishkill Creek north toward the 248 Tioronda Property and the Premises and up to Main Street. The HHFT would also continue along the Hudson River past the 555 South Avenue and Madame Brett Park north to the Beacon Metro-North Station and Long Dock Park. *See* **Exhibit B** – Images of HHFT Trail and *Image 1* below:

Image 1 – Excerpt of HHFT:[3]



We highlight this because it emphasizes the importance of trail users approaching the 248 Tioronda Property and the Premises from the South, which can provide access to NYS Route 9D – although the design of the Greenway Trail is to continue north along the Fishkill Creek.

[3] Image from Hudson Highlands Fjord Trail, available at: https://www.hudsonfjordtrail.org/about-the-hhft (textbox markups by Applicant).

PROCEDURAL INFORMATION & STATE ENVIRONMENTAL QUALITY REVIEW ("SEQRA"):

In connection with the above-referenced Applications, the Applicant respectfully requests to appear at the Planning Board's September 14, 2021 regular meeting Agenda in order to discuss the proposed modifications and improvements to the Greenway Trail and in order to initiate the environmental review process pursuant to SEQRA. Given the minor nature of the relief sought, a Short Environmental Assessment Form ("EAF") is enclosed as **Exhibit C**.[4] As noted in the EAF, additional drainage notes have been added to the site plans to address drainage related to the modified Greenway Trail. Specifically, a 12" HDPE culvert is proposed to alleviate a trapped drainage condition between the MTA Property and the Premises for a small drainage area. The culvert will discharge to a proposed rip rap energy dissipation pad east of the greenway trail system on the site. Additionally, the Applicant will not be building the steel staircase originally contemplated, which will reduce any potential visual impact from Tioronda Avenue as well as to the property owners across the Fishkill Creek.

It is respectfully submitted that this Application for Amended Site Plan Approval is submitted in accordance with the procedures for Site Development Plan Review detailed in Zoning Code Section 223-41.13(G)(5), and the proposed Application for Site Plan Amendment will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

CONCLUSION & INDEX OF ENCLOSURES:

For the foregoing reasons, and as will be further discussed at this September 14th regular meeting, the Applicant respectfully submits that the proposed Greenway Trail modifications are an improvement to the Greenway Trail operations in this section of the Greenway Trail, and incorporate important linkages between the Greenway Trail, the new public park on the Premises and support future connections to the HHFT along the Fishkill Creek.

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[4] Note: Typically, a minor amendment of this nature would be classified as a Type II Action under SEQR. In this instance, the Applicant is modifying the trail location (adding additional trail), which should also better the visual and other conditions of the Premises (i.e. the removal of the steel staircase, etc.), but we understand that notwithstanding the minor nature of the improvements, the matter would be classified as an Unlisted Action.

In support of this Application, please find enclosed five (5) copies of the instant letter with the following documents:

Exhibit A: MTA Easement Plan entitled "Proposed Easement", prepared by MJ Engineering and Land Surveying, P.C., dated August 23, 2021, including Metes & Bounds Description regarding Easement Area;

Exhibit B: Images of the Premises and the Hudson Highlands Fjord Trail;

Exhibit C: Short Environmental Assessment Form; and

Exhibit D: Planning Board Site Plan Amendment Application Form.

In further support of this Application, we respectfully submit copies of the site plans and renderings entitled "Site Plan Application – 23-28 Creek Drive", prepared by Aryeh Siegel, Architect, and Hudson Land Design Professional Engineering, P.C., dated October 23, 2018, last revised August 31, 2021, numbered and titled as follows:[5]

- Sheet 1 of 12 – Site Plan;
- Sheet 2 of 12 – Existing Conditions & Demolition Plan;
- Sheet 3 of 12 – Site Section Diagram;
- Sheet 4 of 12 – Landscape Plan & Planting Schedule;
- Sheet 5 of 12 – Building Plans;
- Sheet 6 of 12 –Renderings;
- Sheet 7 of 12 – Grading & Utility Plan;
- Sheet 8 of 12 – Erosion and Sediment Control Details;
- Sheet 9 of 12 – Profiles;
- Sheet 10 of 12 – Site & Erosion Sediment Control Details;
- Sheet 11 of 12 – Stormwater Details; and
- Sheet 12 of 12 – Water and Sewer Details.

Additionally, enclosed pleased find check payable to the City of Beacon in the amount of $1,000, representing the Site Plan Amendment Application filing fee, as well as a second check payable to the City of Beacon in the amount of $2,500, for the establishment of an escrow for professional fees.

We look forward to appearing at this Board's regular meeting on Tuesday, September 14th in order to initially review the proposed Greenway Trail modifications and to initiate the environmental

[5] Note: Hard copies of Sheet 1, Sheet 7 and Sheet 8 are enclosed herein. Electronic copies of the remaining sheets listed are included with this submission set and are unchanged as a result of the proposed Greenway Trail modifications.

review process. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer

Enclosures

Cc: Jennifer L. Gray, Esq.
David Buckley, Building Inspector
Aryeh J. Seigel Architect
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.
23-28 Creek Drive, LLC

Exhibit B

Excerpt of Hudson Highlands Fjord Trail Proposal:



Image from Hudson Highlands Fjord Trail, available at:
https://www.hudsonfjordtrail.org/about-the-hhft

Exhibit B (Cont.)

Excerpt of Hudson Highlands Fjord Trail Proposal:

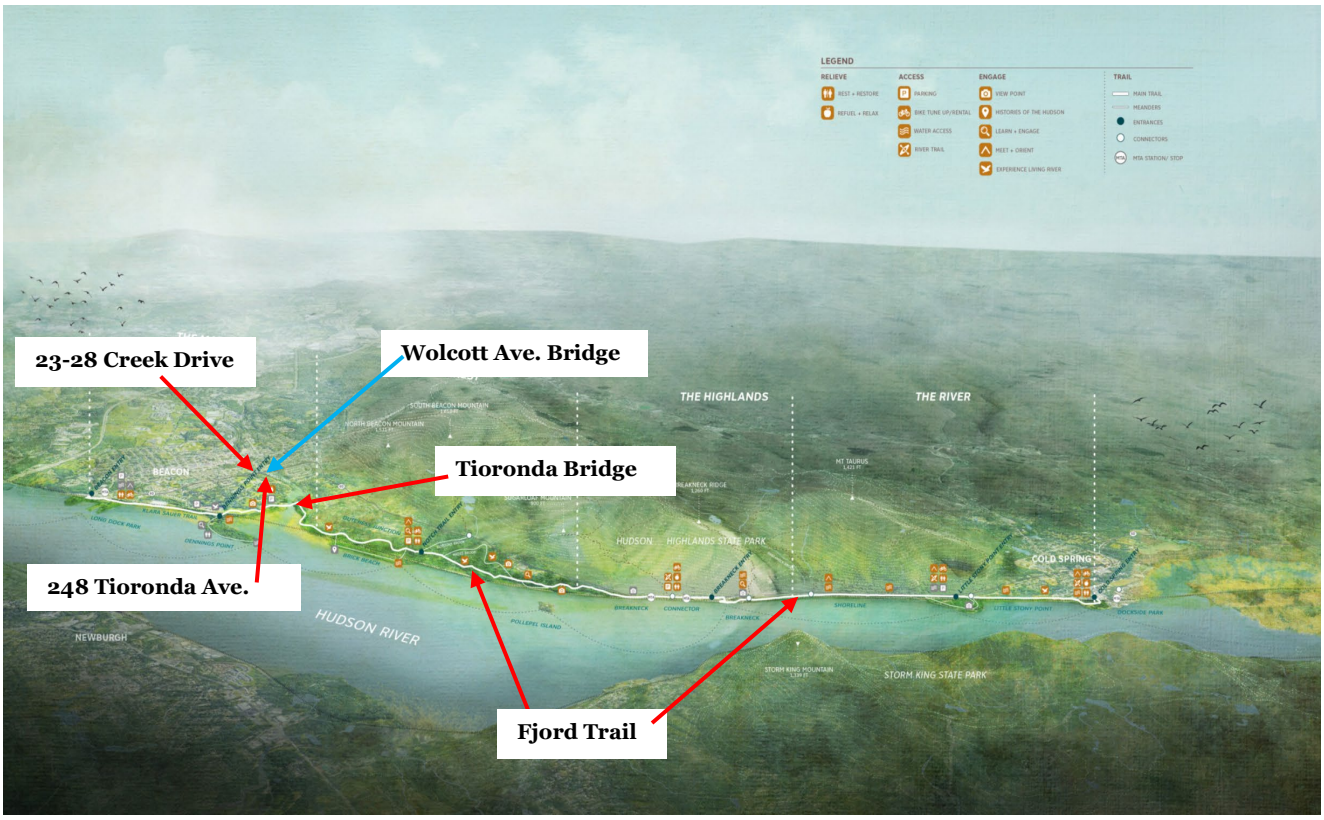


Image prepared by SCAPE Landscape Architecture, available at: https://www.scapestudio.com/projects/hudson-highlands-fjord-trail/

Exhibit B (Cont.)

Zoomed-In Excerpt of Hudson Highlands Fjord Trail Proposal:



Image prepared by SCAPE Landscape Architecture, available at:
https://www.scapestudio.com/projects/hudson-highlands-fjord-trail/

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

23-28 Creek Drive Application for Amended Site Plan Approval - Modifications to Approved Greenway Trail

Project Location (describe, and attach a location map):

23-28 Creek Drive, Beacon, New York 12508

Brief Description of Proposed Action:

Application for Amended Site Plan Approval proposing to modify the southern end of the approved Fishkill Creek Greenway & Heritage Trail on the Premises as the trail extends to next segment of the Greenway Trail along the property located at 248 Tioronda Avenue that is currently under development.

Name of Applicant or Sponsor:	Telephone: 845-202-7271
23-28 Creek Drive, LLC	E-Mail: rodney@ weberprojectsllc.com

Address:

1158 North Avenue, Second Floor

City/PO:	State:	Zip Code:
Beacon	New York	12508

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building Department - Building Permit; MTA Metro-North - Access Easement	☑	☐

3. a. Total acreage of the site of the proposed action? 3.144 acres
   b. Total acreage to be physically disturbed? .22+/- acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.144 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
N/A	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: N/A	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: N/A	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
St. Luke's Episcopal Church Complex, Madam Catharyna Brett Homestead	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☑ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes, a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: The existing approved drainage systems will be updated, and additional drainage notes have been added to the site plans to address drainage related to the modified trail system.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: A spill was reported on adjacent site at 2 Churchill Street on 9/3/1996 and closed on 3/24/2004.DEC ID: 9607092.	☐	☑

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

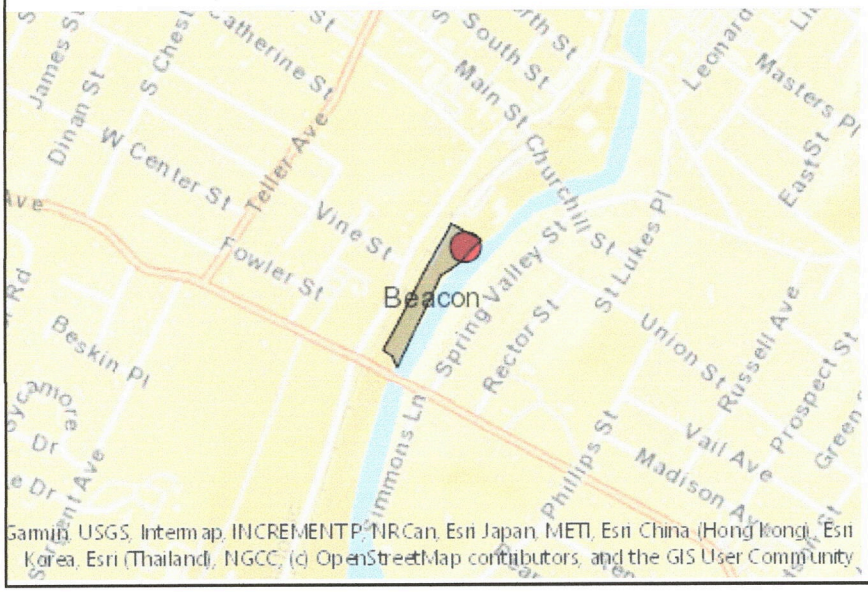
Applicant/sponsor/name: Rodney Weber Date: 8/30/2021

Signature:  Title: Managing Member, 23-28 Creek Drive, LLC

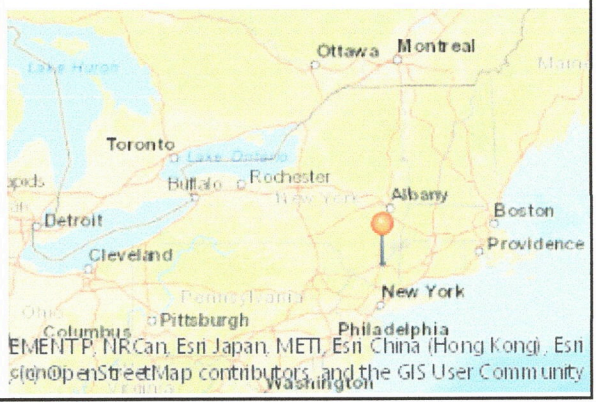
PRINT FORM

EAF Mapper Summary Report

Tuesday, August 17, 2021 4:15 PM



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



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

AMENDED APPLICATION FOR SITE PLAN APPROVAL – FCD ZONING DISTRICT

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

IDENTIFICATION OF APPLICANT

Name: 23-28 Creek Drive, LLC

Address: 1158 North Avenue, Second Floor
Beacon, NY 12508

Signature: _____

Date: August 30, 2021

Phone: (845) 202-7271

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

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

Address: 445 Hamilton Avenue, 14th Floor
White Plains, NY 10601

Phone: 914-761-1300

Fax: 914-761-5372

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 23-28 Creek Drive

Tax Map Designation: Section 6054 Block 37 Lot(s) 037625

Land Area: 3.144 acres

Zoning District(s) FCD

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Site Plan Amendment – Modifications to Approved Greenway Trail

Gross Non-Residential Floor Space: N/A Proposed N/A

TOTAL: N/A

Dwelling Units (by type): N/A Proposed N/A

TOTAL: N/A

ITEMS TO ACCOMPANY THIS APPLICATION

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

Approved by Resolution of the Beacon City Council
on the_____day of_____, 20_____
subject to all conditions as stated therein

_____ _____
Mayor **Date**

APPLICATION FEES

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 23-28 Creek Drive, LLC

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

Rodney Weber

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

23-28 Creek Drive, Beacon, NY 12508

Applicant Address: 1158 North Avenue, Second Floor, Beacon, NY 12508

Project Address: 23-28 Creek Drive

Project Tax Grid # 6054-37-037625

Type of Application Amended Site Plan Approval – Modifications to Approved Greenway Trail

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

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

Signature of Owner, 23-28 Creek Drive, LLC

Rodney Weber, Managing Member

Title if owner is corporation

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

4923295.v2

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 23-28 Creek Drive – Amended Site Plan Approval – Modifications to Approved Greenway Trail

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

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

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

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

SEE ATTACHED PROJECT NARRATIVE.

Applicant/Sponsor Name: 23-28 Creek Drive, LLC by Rodney Weber, Managing Member

Signature:

Date: August 30, 2021

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: 23-28 Creek Drive, LLC

Address of Applicant: *1158 North Avenue, Second Floor, Beacon, New York 12508*

Telephone Contact Information: 845-202-7271

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.
23-28 Creek Drive, LLC	1158 North Avenue, Second Floor, Beacon, NY 12508	845-202-7271	May 22, 2020 – *Quitclaim Deed*	Deed Recorded May 28, 2020 in Dutchess County 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.

N/A

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

(Print) Rodney Weber, Managing Member, 23-28 Creek Drive, LLC

(Signature) _____

4923295.v2

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-62 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 23-28 Creek Drive, LLC	Telephone Contact Information 845-202-7271
Principal Place of Business of Entity New York	Place and date of incorporation 10/5/16
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed NYS Department of State

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
Rodney Weber	1158 North Avenue, Second Floor, Beacon, NY 12508	845-202-7271	100% Managing Partner

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.
23-28 Creek Drive, LLC	1158 North Avenue, Second Floor, Beacon, NY 12508	845-202-7271	May 22, 2020 – Quitclaim Deed	Deed Recorded May 28, 2020 in Dutchess County Clerk's Office.

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

☐ YES ☒ NO

Name	Employer	Position

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

☐ **YES** ☒ **NO**

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

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

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

☐ **YES** ☒ **NO**

Current Name	**Other Names**

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

Name	Address
City of Beacon	One Municipal Plaza, Beacon, NY 12508

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.

N/A

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, Rodney Weber, being first duly sworn, according to law, deposes and says that I am the Managing Member an active and qualified member of the 23-28 Creek Drive, 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) Rodney Weber, Managing Member
23-28 Creek Drive, LLC

(Signature)

4923295.v2

Engineering and
Land Surveying, P.C.

1533 Crescent Road
Clifton Park, NY 12065
Phone: 518.371.0799
mjelspc@mjels.com
mjels.com

PROPOSED PERMANENT EASEMENT DESCRIPTION
FOR THE GRENWAY CONNECTOR TRAIL
WOLCOTT AVENUE
BEACON, NEW YORK

All that certain lot, piece, or parcel of land, situate, lying and being in City of Beacon, County of Dutchess, and State of New York, more particularly bounded and described as follows:

Commencing at a point on the southerly boundary of Wolcott Avenue at its intersection with the lands now or formerly of Beacon 248 Holdings LLC on the east and the lands now or formerly of Metropolitan Transportation Authority on the west, thence proceeding along said division line along a curve to the left having a radius of 1612.28 feet, arc distance of 19.23 feet, chord direction of South 23°17'34" West for a distance of 19.23 feet to the point of beginning; thence continuing along said division line along a curve to the left having a radius of 1612.28 feet, arc distance of 33.41 feet, chord direction of South 22°21'26" West for a distance of 33.41 feet to a point;

Thence through the lands now or formerly of Metropolitan Transportation Authority the following four (4) courses and distances:

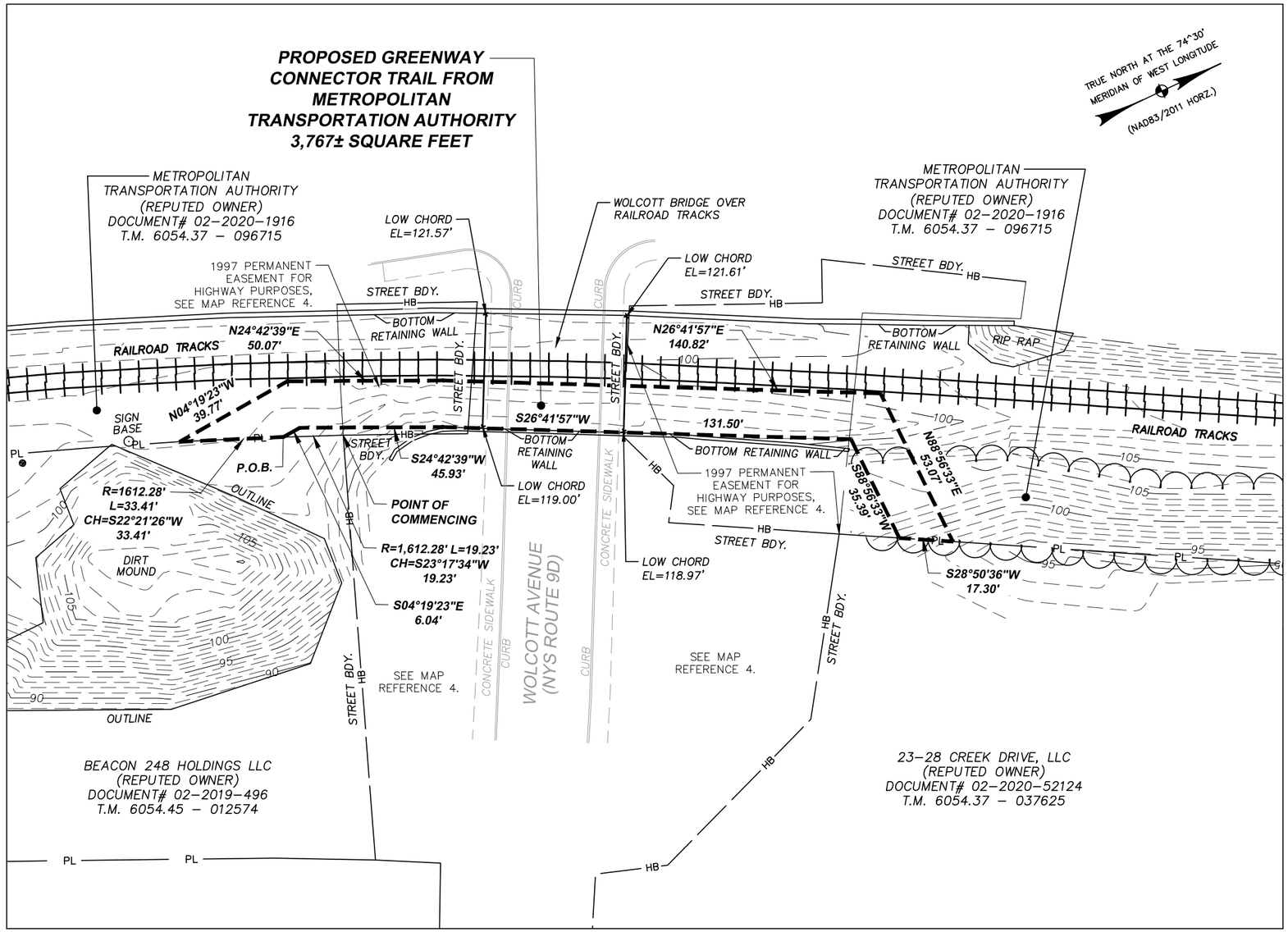
1. North 04° 19’ 23” West, 39.77 feet to a point,
2. North 24° 42’ 39” East, 50.07 feet to a point,
3. North 26° 41’ 57” East, 140.82 feet to a point,
4. North 88° 56’ 33’’ East, 53.07 feet to a point on the division line between the lands now or formerly of 23-28 Creek Drive, LLC on the east and the lands now or formerly of Metropolitan Transportation Authority on the west;

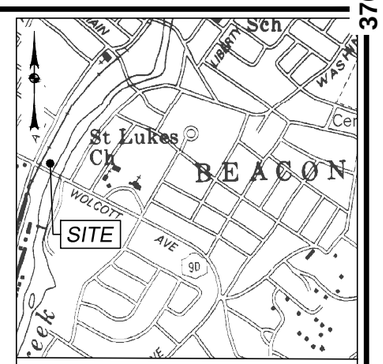
Thence South 28° 50’ 36” West along the last mentioned division line 17.30 feet to a point;

Thence through the lands now or formerly of Metropolitan Transportation Authority the following four (4) courses and distances:

1. South 88° 56’ 33” West, 35.39 feet to a point,
2. South 26° 41’ 57” West, 131.50 feet to a point,
3. South 24° 42’ 39” West, 45.93 feet to a point,
4. South 04° 19’ 23” East, 6.04 feet to the point of beginning.

Containing 3,767+/- square feet more or less.





SITE LOCATION
NOT TO SCALE

DEED REFERENCE:

1. MIDTOWN TRACKAGE VENTURES LLC TO METROPOLITAN TRANSPORTATION AUTHORITY, DATED FEBRUARY 28, 2020 AND RECORDED MAY 12, 2020 IN THE DUTCHESS COUNTY CLERKS OFFICE AS DOCUMENT# 02-2020-1916.

MAP REFERENCES:

1. MAP ENTITLED "LOT LINE ALTERATION PREPARED FOR 23-28 CREEK DRIVE", PREPARED BY TEC LAND SURVEYING, P.C., DATED FEBRUARY 20, 2020, LAST REVISED MAY 11, 2020 AND FILED IN THE DUTCHESS COUNTY CLERKS OFFICE ON SEPTEMBER 9, 2020 AS MAP NO. 12519A.
2. MAP ENTITLED "BEACON 248 HOLDINGS, LLC FINAL LOT CONSOLIDATION PLAT", PREPARED BY THE CHAZEN COMPANIES, DATED FEBRUARY 22, 2020, LAST REVISED SEPTEMBER 2, 2020 AND FILED IN THE DUTCHESS COUNTY CLERKS OFFICE ON MARCH 23, 2021 AS MAP NO. 10970A.
3. MAP ENTITLED "RIGHT-OF-WAY AND TRACK MAP CENTRAL NEW ENGLAND RAILWAY CO.", PREPARED BY THE CENTRAL NEW ENGLAND RAILWAY CO. AS VALUATION MAP V-80-89-38, DATED APRIL 18, 1962.
4. MAPS NO. 5, 6 & 12 ENTITLED "NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, WOLCOTT AVENUE, DUTCHESS COUNTY" DATED 1997.

GENERAL NOTES:

1. INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. ON AUGUST 10, 2021.
2. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983, NEW YORK STATE PLANE EAST ZONE 3101.
3. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. CONTOUR INTERVAL = 1 FOOT.
5. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND INFORMATION RECORDED DURING CONVENTIONAL SURVEY METHODS. THIS MAPPING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES ON SITE AND IS SUBJECT TO FIELD VERIFICATION.
7. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SURVEY IS SUBJECT TO ANY INFORMATION THAT AN UP TO DATE TITLE REPORT MAY DISCLOSE.
8. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
9. "UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW." COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SEAL AND SIGNED WITH INK SHALL NOT BE CONSIDERED TO BE VALID COPIES.



(IN FEET)
1 inch = 40 ft.

DRAFT

Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

PROPOSED EASEMENT
LANDS NOW OR FORMERLY OF
METROPOLITAN
TRANSPORTATION AUTHORITY
CITY OF BEACON
DUTCHESS COUNTY STATE OF NEW YORK

PROJ. MANAGER:	JGM
DRAWN BY:	RLD
CHECKED BY:	TEC
DATE:	AUGUST 23,2021
MJ PROJ. No.:	2110.04
CONTRACT No.:	
SCALE:	1"=40'

1 OF 1

File Name: G:\MJ2110.04 Greenway Trail through the MTA edgewater\Cad\Greenway Trail MTA Easement.dwg (Layout: 11x17)
Date: Mon, Aug 23, 2021 - 1:43 PM (Name: rdiehl)

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 9, 2021

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

RE: 23-28 Creek Drive
City of Beacon
Amended Site Plan

Dear Mr. Gunn:

My office has received the following in regard to an amended site plan for the 23-28 Creek Drive project:

- Correspondence dated August 31, 2021, from Cuddy & Feder, along with the attachments thereto.
- Short Environmental Assessment Form dated August 30, 2021
- Plan Sheet 1 of 12 titled "Site Plan Application – 23-28 Creek Drive", with the latest revision date of August 31, 2021, as prepared by Aryeh Siegel, Architect.
- Plan Sheets 7 & 8 of 12 titled "Amended Site Plan Application – 23-28 Creek Drive", with Sheet 7 having the latest revision date of August 30, 2021 and Sheet 8 having the latest revision date of August 31, 2021. Both plan sheets were prepared by Hudson Land Design.

The applicant is proposing to amend the Greenway Trail layout so that it would run adjacent to the railroad through an MTA easement, instead of being constructed up the bank at the southerly end of the parcel to Route 9D. Based on our review of the above materials, we would like to offer the following comments:

General Comments:

1. The Planning Board should consider consulting with the Greenway Trail Committee regarding the proposed changes. Based upon recommendations from the Trail Committee with regards to the Tioronda 248 project, the Greenway Trail on that project also included a spur up to Route 9D. The question that needs to be addressed is whether this project should also have a spur up to Route 9D, or is a single spur sufficient for the trail?

Site Plan Application (Sheet 1 of 12):

1. The title of the sheet shall be revised to read "Amended Site Plan Application".

2. On the upper "Area Plan" on this sheet, at the southern end of the project, there are two (2) labels in the existing park area that call out "steel stairs" and "portion of trail to be constructed on DOT right-of-way". These labels/notes shall be removed from the amended plan, as the plan does not show the trail leading up to this area.

3. Labeling on the plan should be adjusted so that it is not washed out or covered by the hatching/coloring on the plan. There are a number of labels on the plan that are illegible due to the hatching and coloring. These labels should be masked so that they are legible.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2021
Re: **23-28 Creek Drive, Site Plan Amendment**

I have reviewed August 31, 2021 letter from Cuddy+Feder with map exhibits, August 30, 2021 Short EAF Part 1, August 30, 2021 Amended Site Plan Application, and sheets 1, 7, and 8 of a previous 12-sheet Site Plan set with sheets 1 and 8 dated August 31, 2021 and Sheet 7 dated August 30, 2021.

Proposal

The applicant is proposing to modify the approved Greenway Trail at the southern end of the property, eliminating the stair connection up to Wolcott Avenue and instead connecting below the bridge along the MTA right-of-way.

Comments and Recommendations

An August 9, 2021 email from Thomas Wright of the Greenway Trail Committee regarding the 248 Tioronda Avenue proposal recommended that the previously approved trail connection to Wolcott Avenue be maintained to allow trail users direct access to city streets with links to Mt. Beacon Park and other nearby trail networks.

Assuming that the same recommendation would apply to this amendment application, the Planning Board, in consultation with the Trail Committee, will need to decide whether a connection is needed on both sides of Wolcott, and if not, which side offers a better transition.

The north side option does connect to an existing small park with benches along Wolcott Avenue. The more populated neighborhoods around Main Street, the more continuous sidewalk system, and Mt. Beacon Park are also along the north side of Wolcott Avenue, but the approved north side connection does involve three short stair sections. Neither side, as proposed, offers an ADA-compliant connection.

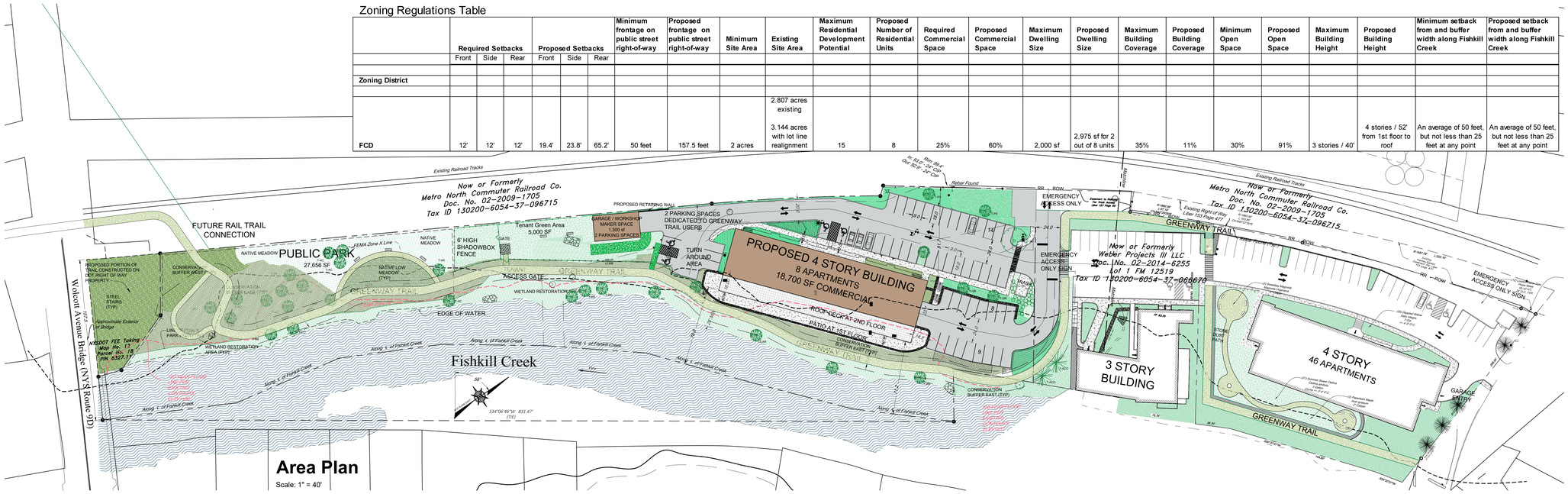
If you have any questions or need additional information, please feel free to email me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Taylor M. Palmer, Esq., Project Attorney
Michael Bodendorf, P.E, Project Engineer
Tina Andress, V.P. Weber Projects

Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Minimum frontage on public street right-of-way	Proposed frontage on public street right-of-way	Minimum Site Area	Existing Site Area	Maximum Residential Development Potential	Proposed Number of Residential Units	Required Commercial Space	Proposed Commercial Space	Maximum Dwelling Size	Proposed Dwelling Size	Maximum Building Coverage	Proposed Building Coverage	Minimum Open Space	Proposed Open Space	Maximum Building Height	Proposed Building Height	Minimum setback from and buffer width along Fishkill Creek	Proposed setback from and buffer width along Fishkill Creek
	Front	Side	Rear	Front	Side	Rear																		
Zoning District																								
FCD	12'	12'	12'	19.4'	23.8'	65.2'	50 feet	157.5 feet	2 acres	2.807 acres existing 3.144 acres with lot line realignment	15	8	25%	60%	2,000 sf	2,975 sf for 2 out of 8 units	35%	11%	30%	91%	3 stories / 40'	4 stories / 52' from 1st floor to roof	An average of 50 feet, but not less than 25 feet at any point	An average of 50 feet, but not less than 25 feet at any point



Area Plan

Scale: 1" = 40'



Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	FCD (FISHKILL CREEK DEVELOPMENT)
Tax Map No.:	6054-37-037625
Lot Area:	2.807 acres (122,272.92 sf) before lot line realignment 3.144 acres (136,974.99 sf) after lot line realignment – 0.337 acres (14,700.76 sf)conveyed from 7 Creek drive to 23-28 Creek Drive
Building Area:	33,590 square feet (20,000 sf commercial + 13,590 Residential)
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Industrial (Vacant)
Proposed Uses:	Commercial / Residential

Land Use Compliance

Use	Permitted / Required	Proposed
Commercial	25% of building area	60% of building area
Residential *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, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland: 11.*	15 Dwelling Units (after lot line adjustment and deductions)	8 Dwelling Units

Parking & Loading

Residential *1 space for each dwelling unit plus 1/4 space per bedroom*	8 apartments + 18 bedrooms	13 spaces
Office *1 space for each 200 square feet*	20,000 sf	100 spaces
Total Required Parking Spaces		***113 spaces required***
Total Proposed Parking Spaces		**93 spaces proposed**

Notes:

1. The Fishkill Creek Development Zone requires that a minimum of 25% of the building area be an approved non-residential use. This project proposes 60% approved non-residential use.
2. The proposed section of Greenway Trail traversing the property follows the standard requirements for materials, dimensions, proximity to the Creek, screening from the proposed building. Due to the steep grades the trail has stairs in sections. Where practicable, the Trail and public park are accessible, as are the parking spaces and gate associated with the Trail. This is in accordance with the Greenway Trail Design Recommendations: *Design the trail to provide accessibility to outdoor enjoyment and education for users of all abilities.*
3. 2 parking spaces will be dedicated for Greenway Trail visitors on a first come first serve basis during the specified times and days that the Trail is open to the public. The spaces can be used by building tenants during all other times. The public shall not park in any but the 2 designated Trail spaces.
4. A large public park, connected to the Greenway Trail, is proposed to be constructed by the Applicant. A future spur from the Greenway Trail to the future Rail Trail has been designed into the plan.
5. Signage will comply with the City of Beacon Zoning Code
6. Commercial Hours of Operation: 8am to 6pm
7. 4 variances requested by the Applicant, as further described below, were approved by the Zoning Board at their September 2019 hearing.

ZONING BOARD VARIANCES APPROVED

1. RESOLUTION # 2019-14 - SEPTEMBER 17, 2019
   1) A VARIANCE OF 20 PARKING SPACES, WHERE 113 PARKING SPACES ARE REQUIRED FOR A MIXED-USED BUILDING CONSISTING OF 20,000 SQUARE FEET OF COMMERCIAL SPACE AND EIGHT (8) RESIDENTIAL UNITS PURSUANT TO CITY CODE § 223- 26. F AND 93 PARKING SPACES ARE PROPOSED;
2. A 750 SQUARE FOOT VARIANCE FOR TWO APARTMENT UNITS, WHERE THE MAXIMUM PERMITTED DWELLING UNIT SIZE IS 2, 000 SQUARE FEET PURSUANT TO CITY CODE § 223- 41. 14. 0 AND TWO APARTMENT UNITS ARE PROPOSED TO BE 2, 750 SQUARE FEET;
3. A ONE-STORY HEIGHT VARIANCE, WHERE THE MAXIMUM PERMITTED BUILDING HEIGHT IS THREE STORIES PURSUANT TO CITY CODE § 223- 41. 14. F AND THE PROPOSED BUILDING HEIGHT IS FOUR STORIES; AND
4. A 13 FOOT 4 INCH BUILDING HEIGHT VARIANCE WHERE THE MAXIMUM PERMITTED BUILDING HEIGHT IS 40 FEET PURSUANT TO CITY CODE § 41. 14. 17 AND THE PROPOSED BUILDING HEIGHT IS 53 FEET- 4 INCHES

USACE SPECIAL CONDITION NOTE:
IN ORDER TO PROTECT THE FEDERALLY-LISTED ENDANGERED INDIANA BAT (MYOTIS SODALIS) AND THE FEDERALLY-LISTED THREATENED NORTHERN LONG-EARED BAT (MYOTIS SEPTENTRIONALIS), THE CLEARING OF POTENTIAL ROOSTING TREES SHALL OCCUR ONLY BETWEEN NOVEMBER 1 AND MARCH 31. ORANGE CONSTRUCTION FENCING SHALL BE USED TO SEPARATE AREAS TO BE GRADED FROM AREAS NOT TO BE DISTURBED. NO ARTIFICIAL DYES, COLORING, INSECTICIDE, OR ALGAECIDE SUCH AS COPPER SULFATE SHALL BE USED IN STORMWATER CONTROL STRUCTURES.

REVISIONS:

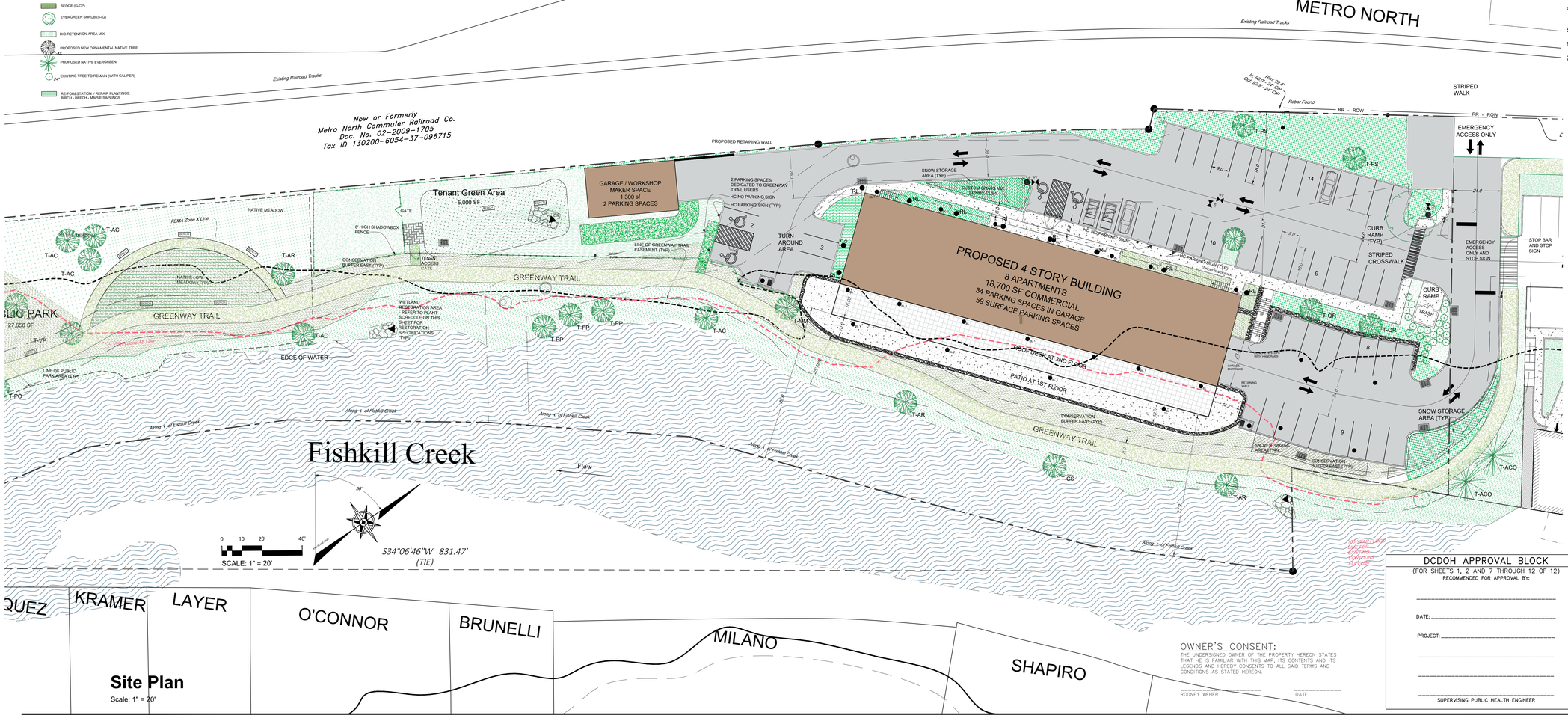
NO.	DATE	DESCRIPTION	BY
1	12/25/18	NO CHANGE	AJS
2	02/22/19	REVISED PER PLANNING BOARD COMMENTS	AJS
3	03/26/19	REVISED PER PLANNING BOARD COMMENTS	AJS
4	04/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS
6	06/25/19	ZBA SUBMISSION - NO CHANGE	AJS
7	10/29/19	REVISED PER PLANNING BOARD COMMENTS	AJS
8	12/31/19	REVISED PER PLANNING BOARD COMMENTS	AJS
9	02/17/20	NO CHANGE	AJS
10	04/09/20	REVISED PER PLANNING BOARD COMMENTS	AJS
11	04/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
12	08/31/21	AMENDED SITE PLAN FOR GREENWAY TRAIL	AJS

Index of Drawings

Sheet 1 of 1 Lot Line Realignment Plat - TEC Surveying (To be Filed With the Dutchess County Clerk)

Sheet 1 of 1 Signing Plan - Maser Consulting

Sheet 1 of 12 Site Plan (To be Approved by the DCDBCH)
Sheet 2 of 12 Existing Conditions & Demolition Plan (To be Approved by the DCDBCH)
Sheet 3 of 12 Site Section Diagram
Sheet 4 of 12 Landscape Plan & Planting Schedule
Sheet 5 of 12 Building Plans
Sheet 6 of 12 Renderings
Sheet 7 of 12 Grading & Utility Plan (To be Approved by the DCDBCH)
Sheet 8 of 12 Erosion and Sediment Control Plan (To be Approved by the DCDBCH)
Sheet 9 of 12 Profiles (To be Approved by the DCDBCH)
Sheet 10 of 12 Site & Erosion Sediment Control Details (To be Approved by the DCDBCH)
Sheet 11 of 12 Stormwater Details (To be Approved by the DCDBCH)
Sheet 12 of 12 Water and Sewer Details (To be Approved by the DCDBCH)



Site Plan

Scale: 1" = 20'

DCDOH APPROVAL BLOCK
(FOR SHEETS 1, 2 AND 7 THROUGH 12 OF 12)
RECOMMENDED FOR APPROVAL BY:

DATE: _____

PROJECT: _____

_____
SUPERVISING PUBLIC HEALTH ENGINEER

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

ROONEY WEBER _____ DATE _____

Site Plan Application

Sheet 1 of 12 - Site Plan

Owner:
23-28 Creek Drive LLC
11 Creek Drive
Beacon, New York 12508

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

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

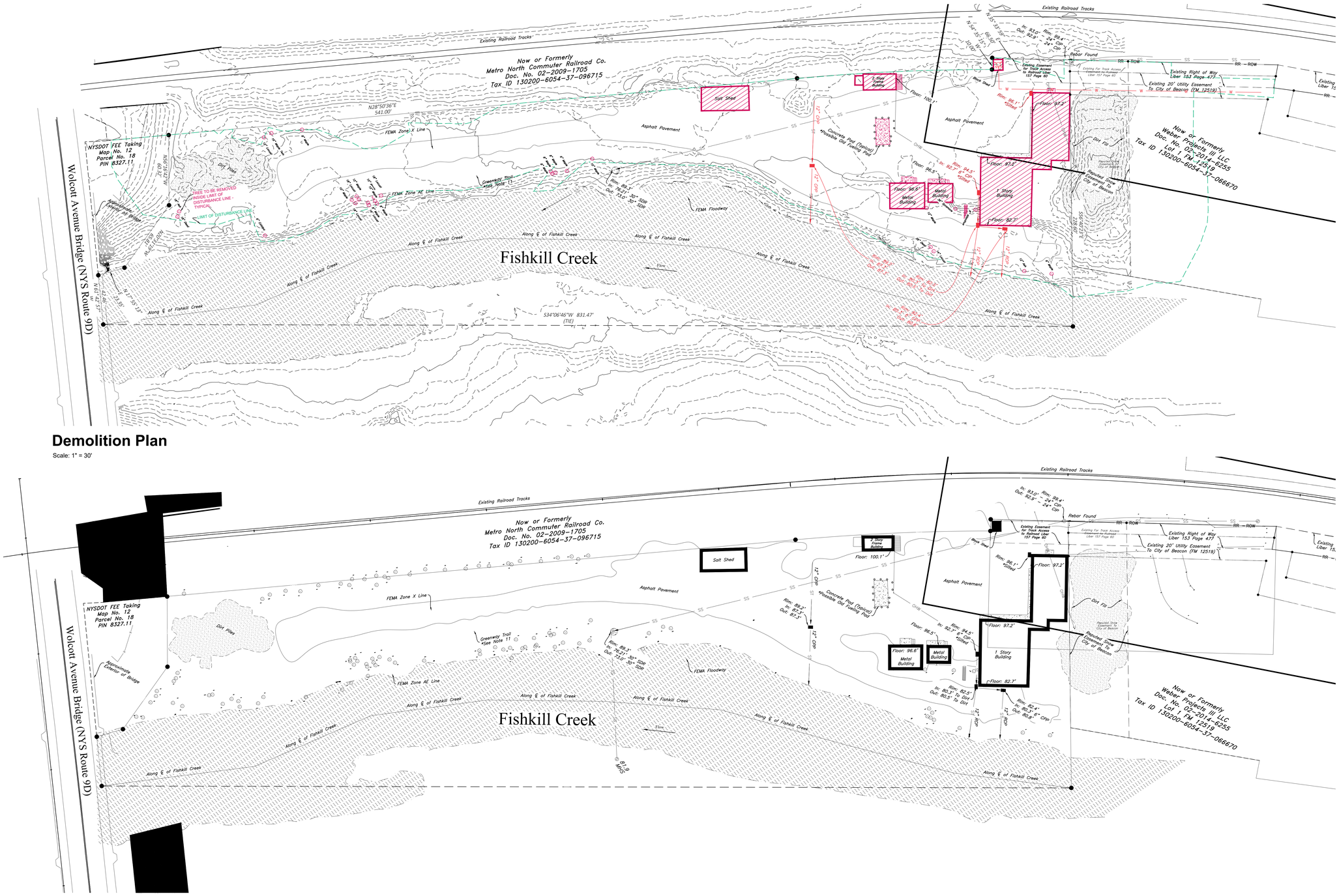
Surveyor:
TEC Land Surveying, P.C.
15C Tioronda Avenue
Beacon, New York 12508

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

23 - 28 Creek Drive
Beacon, New York
Scale: As Noted
October 23, 2018

Demolition Plan

Scale: 1" = 30'



Existing Conditions Plan

Scale: 1" = 30'

TOPOGRAPHIC INFORMATION AND EXISTING CONDITIONS INFORMATION BASED ON THE SURVEY BY TEC LAND SURVEYING, P.C DATED JULY 12, 2018

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/25/18	NO CHANGE	AJS
2	02/22/19	NO CHANGE	AJS
3	03/26/19	REVISED PER PLANNING BOARD COMMENTS	AJS
4	04/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS
6	06/25/19	ZBA SUBMISSION - NO CHANGE	AJS
7	10/29/19	NO CHANGE	AJS
8	12/31/19	NO CHANGE	AJS
9	02/17/20	SEWER PIPE ANGLE CORRECTION	AJS
10	04/09/20	SEWER PIPE CORRECTION	AJS
11	04/28/20	NO CHANGE	AJS
12	08/31/21	NO CHANGE	AJS

Site Plan Application

Sheet 2 of 12 - Existing Conditions & Demolition Plan

Owner:
23-28 Creek Drive LLC
11 Creek Drive
Beacon, New York 12508

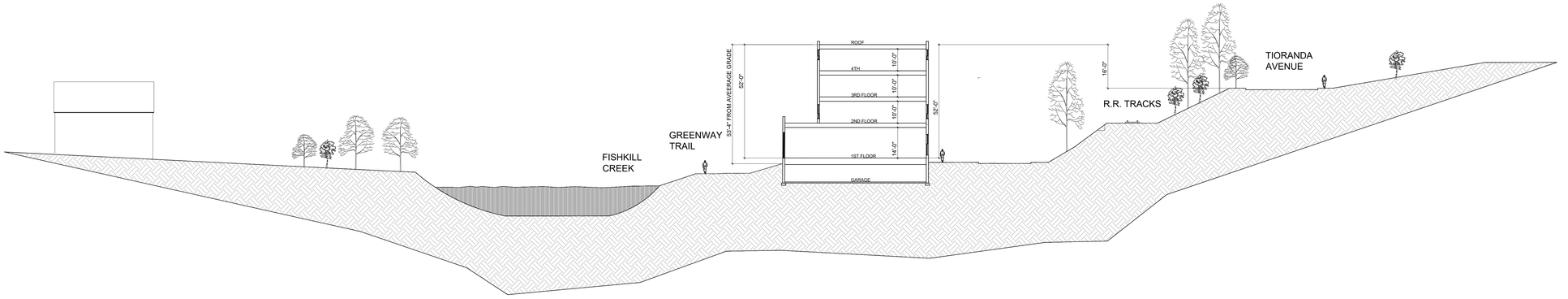
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

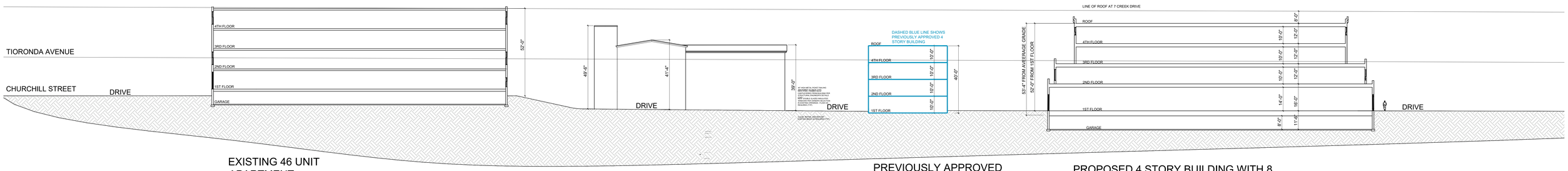
Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

23 - 28 Creek Drive
Beacon, New York
Scale: 1" = 30'
October 23, 2018



Site Section: Cross

Scale: 1" = 20'



EXISTING 46 UNIT APARTMENT BUILDING

EXISTING RENOVATED LOFT BUILDING

PREVIOUSLY APPROVED 16 UNIT BUILDING (NOT TO BE BUILT)

PROPOSED 4 STORY BUILDING WITH 8 APARTMENTS, AND 18,700 GSF COMMERCIAL SPACE IN THIS BUILDING (20,000 SF TOTAL COMMERCIAL SPACE IN PROJECT)

Site Section: Longitudinal

Scale: 1" = 20'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/25/18	REVISED PER PLANNING BOARD COMMENTS	AJS
2	02/22/19	REVISED PER PLANNING BOARD COMMENTS	AJS
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7	10/29/19	NO CHANGE	AJS
8	12/31/19	NO CHANGE	AJS
9	02/17/20	NO CHANGE	AJS
10	04/09/20	NO CHANGE	AJS
11	04/28/20	NO CHANGE	AJS
12	08/31/21	NO CHANGE	AJS

Site Plan Application

Sheet 3 of 12 - Site Section Diagram

Owner:
23-28 Creek Drive LLC
11 Creek Drive
Beacon, New York 12508

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

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

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

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

23 - 28 Creek Drive
Beacon, New York
Scale: 1" = 20'
October 23, 2018



POLE MOUNTED LIGHT (L1A)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 100W FIXTURE. MODEL #BPC-L-R2-1-H100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT ON A3S SERIES BLACK ALUMINUM POLE = 10 FEET

POLE MOUNTED LIGHT (L1B)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 150W FIXTURE. MODEL #BPC-L-R2-1-H150-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT ON A3S SERIES BLACK ALUMINUM POLE = 12 FEET

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.



WALL MOUNTED LIGHT (L2)

SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE. MODEL #BPC-L-R2-1-H50-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT = 12 FEET



WALL MOUNTED HOUSE LIGHT (BL1)

BARNLIGHT ELECTRIC. WALL MOUNTED FIXTURE. MODEL "WESCO GOOSENECK", 100W, COLOR: DARK GREEN METAL SHADE, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET.

NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE. THE FIXTURE IS SHADED AND DOES NOT EMIT GLARE

PLANT SCHEDULE — **PHASE ONE** — **23-28 Creek Drive Beacon**

Created and compiled by D. Adamsons December 2018-May 2019

Revised December 20 2019

Revised December 27 2019

QUANTITY	KEY	BOTANIC NAME	COMMON NAME	SIZE	Planting Time	AREA	Quanitity
FERNS							
Trays	F-DP	*Dennstaedtia punctilobula*	Hay-scented fern	Plugs	Spring Fall	NM,CBE,CBW	5
Trays	F-DI	*Dryopteris intermedia*	Evergreen Wood Fern	Plugs	Spring Fall	CBE	5
Trays	F-OC	*Osmunda cinnamomea*	Cinnamon Fern	Quarts	Spring Fall	WR,CBE	2
Trays	F-PA	*Polystichum acrostichoides*	Christmas Fern	Plugs	Spring Fall	BE,NM,CBW,CBE	10
GRASSES					Spring		
Trays	G-AG	*Andropogon gerardii*	Big Bluestem	Plugs	Summer Spring	BE,NM,CBW	1
Trays	ECO-LAWN	*Buchloe dactyloides 'Texoka'*	Eco Lawn	Seed	Summer Spring	BE	
Trys	G-BC	*Bouteloua curtipendula*	Sideoats Grama	Plugs	Summer Spring	HCS,NM	1
Trays	G-CP	*Carex pensylvanica*	Sedge	Plugs	Summer Spring	BE,CBE,CBW,WR	
Trays	G-CL	*Chasmanthium latifolia*	Northern Sea Oats	Plugs	Summer Spring	BE,CBE,CBW,HCS	4
Trays	G-PVS	*Panicum virgatum*	Indian Switchgrass	Plugs	Summer Spring	BE,NM,HCS	7
Trays	G-SS	*Schizachyrium scoparium*	Little Bluestem	Plugs	Summer	BE,NM,HCS	3
Trays	G-SH	*Sporobolus heterolepsis*	Prairie Dropseed	Plugs			
HERBACEOUS					Spring		
Trays	H-AT	*Asclepias incarnata*	Swamp Milkweed	Plugs	Summer Spring	WR	1
Trays	H-AI	*Asclepias tuberosa*	Butterfly MilkWeed	Plugs	Summer Spring	NM,CBE,CBW	3
Trays	H-AT	*Amsonia tabernaemontana*	Common Bluestar	Plugs	Summer Spring	WR, NM	1
Trays	H-A	*Asters*	Aster(NY and Woodland)	Plugs	Summer Spring/Summer	WR, NM	2
Trays	H-EP	*Echinacea purpurea*	Echinacea	Plugs	Spring	HCS,NM	2
Trays	H-IC	*Iris cristada*	Crested Iris	Plugs	Summer Spring	WR	1
Trays	H-PR	*Polemonium reptan*	Jacob's Ladder	Plugs	Summer Spring	WR, NM	1
Trays	H-S	*Solidago*	Goldenrod	Plugs	Summer Spring	WR,NM	2
Trays	H-V	*Viola*	Violet	Plugs	Summer Spring	WR,BE,CBE,CBW	3
Trays	H-ZA	*Zizia aurea*	Golden Alexander	Plugs	Summer	CBE,CBW,HCS, NM	2
SHRUBS							
	S-AM	*Aronia melanocarpa*	Black Chokeberry	3 gal	Spring Fall	WR,BE	5
	S-CP	*Comptonia peregrina*	Sweetfern	1 gal	Spring Fall	ALL	21
	S-Hvi	*Hamamelis virginiana*	Witch Hazel	10 gal	Spring Fall	CBE,CBW	3
	S-IG	*Ilex glabra*	Inkberry	10 gal	Spring Fall	BE,CBW, WR,CNE,CBW,N	15
	S-Ivf	*Ilex verticillata female*	Winterberry	7 gal	Spring Fall	M WR,CBE,CBW,N	3
	S-Ivm	*Ilex verticilata male*	Winterberry	7 gal	Spring Fall	M	21
	S-RA	*Rhus aromatica*	Aromatic sumac	3 gal	Spring Fall	BE,NM,HCS	9
	S-RC	*Rosa carolina*	Carolina Rose	3 gal	Spring Fall	CBE,CBW,NM	12
	S-RO	*Rubus adoratus*	Flowering Raspberry	3 gal	Spring Fall	CBE,NM,WR	9
	S-VD	*Viburnum dentatum*	Arrowwood viburnum	3 gal	Spring Fall	CBE,CBW WR,NM,CBE,CB	7
	S-XS	*Xanthorhiza simplicissima*	Yellowroot	pints	Spring Fall	W	15
TREES							
	T-Aco	*Abies concolor*	Concolor	8-10'	Spring Fall	CBE	4
	T-AR	*Acer rubrum*	Red Maple	1.5"	Spring Fall	WR,BE,NM	5
	T-AC	*Amelanchier canadensis*	Serviceberry	5-6'	Spring Fall	WR,CBE,CBW,BE	11
	T-BP	*Betula populifolia*	Grey Birch	4-5'	Spring Fall	ALL	7
	T-CS	*Catalpa speciosa*	Catalpa	6-7'	Spring Fall	NM	1
	T-CF	*Cornus florida*	Flowering Dogwood	7-8'	Spring Fall	BE,NM	3
	T-CP	*Crataegus phaenopyrum*	Washington Hawthorn	5-7'	Spring Fall	BE	1
	T-JV	*Juniperus virginiana*	Eastern Red Cedar	6'	Spring Fall	BE,NM	3
	T-MV	*Magnolia virginiana*	Sweetbay	1.5"	Spring Fall	BE	1
	T-NS	*Nyssa sylvatica*	Blackgum	1.5"	Spring Fall	BE,NM	3
	T-PO	*Platanus occidentalis*	Sycamore	8-10'	Spring Fall	CBE,CBW	2
	T-PP	*Prunus pensylvanica*	Pin Cherry	8-10'	Spring Fall	CBW,CBE, NM	5
	T-PS	*Pinus strobus*	White Pine	3" cal.	Autumn	BE, NL	2
	T-SD	*Salix discolor*	Pussy Willow	5'	Spring Fall	WR,CBE	2
	T-QI	*Quercus ilicifolia*	Scrub Oak	1.5"	Spring Fall	NM,BE	2
	T-QR	*Quercus rubra*	Red Oak	3" cal.	Spring Fall		3
	T-VP	*Viburnum prunifolium*	Blackhaw	6-7'	Spring Fall	NM,BE	1
VINES							
	V-LS	*Lonicera sempervirens*	Honesuckle	3 gal		BE	9
	V-PQ	*Parthenicissus quinquefolia*	Virginia Creeper	3 gal	Spring Fall	BE	11

SEED MIXES					
lbs	ERNMX-105	Native Meadow	Northeastern Native Mix	Seed/Plug April-October	NM
lbs	ERNMX-120	Native Wetland Restoration	Northeastern Grass and Forb	Seed/Plug April-October	WR
lbs	ERNMX-126	Native Meadow	Retention Basin Low Maint Mix	Seed/Plug April-October	NM
lbs	ERNMX-140	Native Meadow	Partially Shaded Native Mix Deer Resist Native Meadow	Seed/Plug April-October	CBE,CBW
lbs	ERNSMX-155	Native Meadow	Mix	Seed/Plug April-October	NM
lbs	ERNMX-180-1	Native Meadow	Rain Garden Mix	Seed/Plug April-October	NM
lbs	ERNMX-181-1	Native Meadow	Native Steep Slope with Oats	Seed/Plug April-October	CBE,CBW
lbs	ERNMX-181-2	Native Meadow	Native Steep Slope with Rye	Seed/Plug April-October	WR
lbs	ERNMX	Custom Mix	Native Detention Area Mix	Seed/Plug April-October	NM
lbs	ERNMX	Custom Mix	Salt-tolerant, Shady Mix	Seed/Plug April-October	BE
lbs	ERNMX	Custom Mix	Native Low Meadow	Seed/Plug April-October	HCS

AREA LEGEND		***DESCRIPTION***
	Building Envelope	Trees, shrubs, vines, ferns, grasses, sedges, herbaceous flowering layer and ground cover
BE	Conservation Buffer EAST of GT(Greenway)	Young trees, shrubs, ferns, grasses, sedges and herbaceous flowering layer and groundcover to stabilize
CBE	Conservation Buffer WEST of GT(Greenway)	Young trees, shrubs, ferns, grasses, sedges and herbaceous flowering layer and groundcover to stabilize
CBW	Half Circle Seating Area	Short native meadow species(grasses and herbaceous flowering layer)
HCS	Native Meadow	Grasses, sedges, herbaceous flowering layer and ground cover
NM	Wetland Restoration	Young trees, shrubs, ferns, grasses, sedges and herbaceous flowering layer and groundcover to stabilize
WR		

NOTE: FOR DETAILS OF SEED MIXES, REFER TO SEPARATE DOCUMENT ENTITLED "23-28 CREEK DRIVE SEED MIX COMPOSITION BREAKDOWN PER AREA"

LIGHTING NOTES:

ALL EXTERIOR LIGHTING ON THE SITE SHALL CONFORM TO BEACON ZONING CODE SECTION 223-14B: EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING ACCESSORY TO A RESIDENTIAL, INDUSTRIAL, MULTIFAMILY OR NONRESIDENTIAL USE, INCLUDING THE LIGHTING OF SIGNS, SHALL BE SUBJECT TO THE FOLLOWING STANDARDS: [AMENDED 12-9-2019 BY L.L. NO. 11-2019]

(1) THE TYPE, LOCATION, AND SHADING OF SUCH LIGHTING SHALL PREVENT THE SPILLOVER OF LIGHT ONTO ANY ADJACENT RESIDENTIAL OR MULTIFAMILY PROPERTY OR DIRECT GLARE ONTO ANY PUBLIC SIDEWALK OR STREET.
(2) SUCH LIGHTING SHALL USE FULL CUTOFF FIXTURES THAT DO NOT EMIT LIGHT ABOVE THE HORIZONTAL PLANE INTO THE NIGHT SKY, EXCEPT FOR LIGHTING FOR SHORT-TERM EVENTS OR HOLIDAYS, FLAGPOLE LIGHTING, DECORATIVE LIGHT SOURCES UNDER 600 LUMENS, PUBLIC PARKS AND OTHER PUBLIC SPECIALTY LIGHTING, AS DETERMINED BY THE BUILDING INSPECTOR.
(3) HOURS OF LIGHTING AND FIXTURE HEIGHT, TYPE, DESIGN, INTENSITY, AND COLOR TEMPERATURE MAY BE DETERMINED BY THE PLANNING BOARD IN ACTING ON ANY SITE DEVELOPMENT PLAN UPON CONSIDERATION OF THE FOLLOWING CONSIDERATIONS:
(a) LIGHTING FIXTURES IN PEDESTRIAN AREAS SHOULD BE A MAXIMUM OF 15 FEET IN HEIGHT AND PARKING LOT LIGHTING FIXTURES SHOULD BE A MAXIMUM OF 20 FEET.
(b) PEDESTRIAN AND PARKING LOT AREAS SHOULD AVERAGE APPROXIMATELY ONE FOOTCANDLE. ONLY HIGH SECURITY AREAS MAY REQUIRE LIGHTING IN THE TWO TO FIVE FOOTCANDLE RANGE, WHILE OVER FIVE FOOTCANDLES IS USUALLY A WASTE OF ENERGY AND A SOURCE OF GLARE.
(c) COLOR TEMPERATURES SHOULD BE IN THE RANGE OF 2,400 TO 4,000 KELVIN DEGREES.
(d) THE COLOR RENDERING INDEX SHOULD BE IN THE RANGE OF 80 TO 100.
(e) ADAPTIVE CONTROLS, SUCH AS DIMMERS, TIMERS, AND MOTION SENSOR SHUT-OFF LIGHTING, SHOULD BE USED WHENEVER APPROPRIATE.

TREE PROTECTION

1. TREE PROTECTION SHALL BE BUILT AROUND ALL TREES DESIGNATED BY OWNER. SEE LEGEND. THIS TASK SHALL BE PERFORMED AND/OR SUPERVISED BY AN ARBORIST ASSOCIATED WITH LANDSCAPE DESIGNER.
2. TREE PROTECTION SHALL BE HONORED BY GENERAL CONTRACTOR, AND ALL CONTRACTORS, AND REMAIN IN PLACE FOR LIFE OF PROJECT DEVELOPMENT.
3. A PENALTY FOR TREE DAMAGE AND NON-COMPLIANCE WITH TREE PROTECTION SHALL BE DISCUSSED AT FIRST SITE MEETING AND WRITTEN INTO GC CONTRACT AND EACH PENALTY SHALL BE BILLED TO GENERAL CONTRACTOR.
4. TREE PROTECTION IS DEFINED AS STURDY STAKES EVERY 4' CONNECTED BY STRONG FENCING (NOT ORANGE NYLON FENCING) BUILT OUTSIDE EACH CRZ (CRITICAL ROOT ZONE), WITH KEEP OUT:PROTECTED TREE SIGNS.
5. CRZ IS DEFINED AS EXTENDING FROM THE TRUNK TO JUST OUTSIDE THE DRIP LINE, OR A DISTANCE OF 1.5' PER INCH OF DSH (DIAMETER AT STANDARD HEIGHT), WHICHEVER IS GREATER.
6. UNDER PENALTY, THE FOLLOWING ACTIVITIES ARE NOT ALLOWED WITHIN THE CRZ:
   a. STOCKPILING OF CONSTRUCTION MATERIALS OR DEMO DEBRIS
   b. VEHICLE OR EQUIPMENT PARKING
   c. TRENCHING FOR UTILITY INSTALLATION OR REPAIR(UNLESS PRE-APPROVED)
   d. CHANGING SOIL GRADE BY CUTTING OR FILLING
   e. DAMAGING OF ROOTS BY GRADING, TEARING OR GRUBBING
   f. COMPACTION OF SOIL BY EQUIPMENT, VEHICLES, MATERIAL STORAGE AND/OR FOOT TRAFFIC
   g. CONTAMINATING SOIL FROM WASHING OUT EQUIPMENT(ESPECIALLY CONCRETE) AND VEHICLE MAINTENANCE
   h. ATTACHING ANYTHING TO TREES WITH NAILS, SCREWS AND/OR SPIKES
   i. WOUND OR BREAK TREE TRUNKS OR BRANCHES THROUGH CONTACT WITH VEHICLES AND HEAVY EQUIPMENT
   j. WOUND TRUNKS BY STRING WEED TRIMMERS AND LAWN MOWERS
   k. CAUSE INJURY BY FIRE OR EXCESSIVE HEAT
7. MOST TREE ROOTS OVER 4' ARE LIKELY TO BE STRUCTURAL ROOTS. CUTTING THESE ROOTS COULD CAUSE FUTURE CATASTROPHIC FAILURE.
8. MAKE ALL NEEDED CUTS TO TREE ROOTS CLEANLY WITH SHARP TOOLS TO ENCOURAGE GOOD WOUND CLOSURE; NEVER TEAR WITH A BACKHOE.
9. AFTER PROJECT COMPLETION, MAINTAIN AN "INVISIBLE" PASSIVE TPZ (TREE PROTECTION ZONE) AROUND ALL IMPORTANT TREES THOUGH-OUT THEIR LIVES BY MAINTAINING A MULCHED, GRASS-FREE AREA AROUND THE TREE SO WEED-TRIMMERS AND MOWERS ARE ALWAYS KEPT AT BAY AND FOOT TRAFFIC IS KEPT OFF THE INNER CRZ.

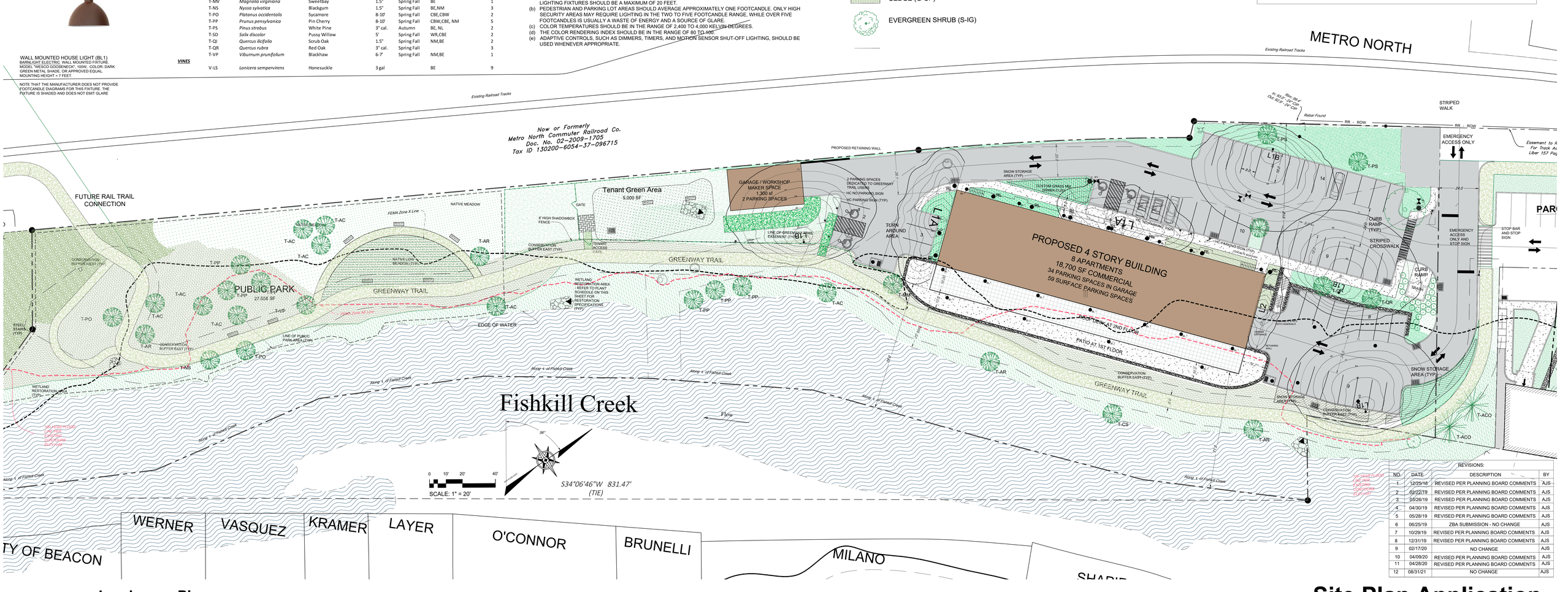
HATCHING & LANDSCAPE LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVING
- GRAVEL PATH (STEEL EDGING)
- CONSERVATION BUFFER - WEST
- CONSERVATION BUFFER - EAST
- WETLAND RESTORATION AREA
- NATIVE MEADOW
- INDIAN SWITCHGRASS (G-PV)
- CUSTOM GRASS MIX - (ERNMX-CUS1)
- SEDGE (G-CP)
- EVERGREEN SHRUB (S-IG)

PLANTING AND LANDSCAPE NOTES

1. TREE PROTECTION SHALL BE BUILT PRIOR TO ANY SITE WORK AND WILL BE HONORED AND RESPECTED DURING CONSTRUCTION PHASE (SEE SEPARATE TREE PROTECTION NOTES), OR PENALTIES SHALL BE INCURRED.
2. LANDSCAPED AREAS AT PUBLIC PARK AND GREENWAY TRAIL REQUIRE A MINIMUM OF 365 DAYS FROM END OF PLANTING TO ESTABLISH. PUBLIC TO BE KEPT AWAY FROM PLANTED AREAS DURING ESTABLISHMENT PERIOD.
3. WOODLAND AREA OUTSIDE OF WORK-SCOPE SHALL BE LEFT INTACT OTHER THAN THE REMOVAL OF DEAD, DISEASED AND DAMAGED TREES IN PHASE ONE. IN PHASE TWO (DATE TO BE DETERMINED), INVASIVE MANAGEMENT SHALL BE IMPLEMENTED TO BEGIN SELECT-REMOVAL OF BLACK LOCUSTS, NORWAY MAPLES, AILANTHUS, JAPANESE KNOTWEED, BARBERRY, ROSA MULTIFLORA, BITTERSWEET AND ALL INVASIVE PLANT SPECIES, TO ALLOW FOR NATIVES TO REGAIN A FOOTHOLD. NATIVE SPECIES WILL BE PLANTED AS INVASIVES ARE REMOVED.
4. UTMOST CARE WILL BE UNDERTAKEN TO PROTECT THE INTEGRITY OF FISHKILL CREEK BANKS AND STEEP SLOPES.
5. ABSOLUTELY NO MATERIALS OR LIQUIDS SHALL BE DUMPED INTO FISHKILL CREEK OR DRAINS.
6. NO NON-NATIVE PLANT SPECIES SHALL BE INTRODUCED ONTO THE SITE. ALL SPECIES SHALL BE INDIGENOUS TO THE NORTHEAST REGION OF NORTH AMERICA.
7. DISTURBANCE OF WILD AREAS ON THE BANK OF FISHKILL CREEK CREATED BY CONSTRUCTION OF GREENWAY TRAIL REQUIRE CONSERVATION BUFFERS IN ORDER TO HELP THE AREAS HEAL AND REVERT TO NATIVE HABITATS. THESE AREAS ARE LABELED AS CBE(CONSERVATION BUFFER EAST OF GT) AND CBW(CONSERVATION BUFFER WEST OF GT) AND WR(WETLAND RESTORATION).
8. IF A STRAIGHT SPECIE IS SPECIFIED, NO CULTIVARS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF DESIGNER.
9. IN LEVEL GRADED AREAS, SOIL SHALL BE PREPPED BY REMOVING ALL CONSTRUCTION DEBRIS, LOOSE ROOTS AND STONES LARGER THAN 3". IN STEEP SLOPE AREAS, DO NOT REMOVE ANY NATURALLY-OCCURRING STONES OR ROCKS, AS THESE AID IN STABILIZING THE SLOPE. ALL DUFF, PLANT DEBRIS AND MATERIAL SUCH AS LEAVES, TWIGS,ETC, SHALL REMAIN IN SOIL.
10. AREAS TO BE PLANTED SHALL BE MARKED AND LABELED BY DESIGNER.
11. EACH NEW TREE HOLE TREE SHALL BE TWICE THE WIDTH OF THE ROOTBALL.
12. PLANT ALL PLANTS SO TOP OF ROOTBALL IS SLIGHTLY ABOVE SURROUNDING NATIVE EARTH (OR BROUGHT-IN SOIL).
13. BURLAP, WIRE, CORDS, TIES AND ANY WRAPPING MATERIALS MUST BE REMOVED FROM ALL ROOTBALLS BEFORE BACKFILLING.
14. NO PLANTING SHALL BE DONE IN MUDDY, RAINY OR FROZEN CONDITIONS.
15. TEST TREE-PIT FOR DRAINAGE BEFORE PLANTING. DO NOT PLANT TREE IN PIT IF WATER IS STILL EVIDENT AFTER ONE HOUR. CONTACT SITE ENGINEER OR LANDSCAPE DESIGNER IF THIS CONDITION IS ENCOUNTERED.
16. NO PLANTS WILL BE ACCEPTED THAT DISPLAY MECHANICAL INJURY OR SPECIE IRREGULARITIES.
17. ALL PLANTS MUST BE LABELED WHEN DELIVERED TO SITE.
18. IF PLANTING IS DELAYED FOR MORE THAN 6 HOURS AFTER DELIVERY, SET PLANTS IN SHADE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE. KEEP ROOTS MOIST AND COVER WITH MULCH.
19. ALL TREE-PLANTING TO BE COORDINATED WITH AS-BUILT UTILITIES. TREES TO BE LOCATED MINIMUM OF 5' FROM ACTIVE LINES.
20. ALL TREES SHALL BE BALLED AND BURLAP UNLESS OTHERWISE SPECIFIED ON PLANT LIST.
21. CONTRACTOR SHALL STAKE ALL PLANT LOCATIONS AND ORIENTATIONS IN THE FIELD AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
22. CONTRACTORS SHALL LEAVE SITE NEAT AND ORDERLY DURING COURSE OF PROJECT. AND STORE MATERIALS AND EQUIPMENT IN OWNER-APPROVED LOCATIONS AWAY FROM ALL TREES AND PLANTS.
23. IF SITE CONDITIONS CONFLICT WITH INTENDED DESIGN, CONTRACTOR SHALL ALERT OWNER.
24. CONTRACTOR SHALL ENTER AND EXIT SITE THROUGH PRE-APPROVED ROUTES ONLY.
25. NO SUBSTITUTIONS ARE TO BE MADE WITHOUT THE WRITTEN OR VERBAL CONSENT OF LANDSCAPE DESIGNER AND OWNER
26. CREATE A SIZE-SPECIFIC WATER-WELL AROUND EACH PLANT, 3' FROM CENTER OF TREE, AND MULCH FROM THE OUTSIDE. DO NOT MULCH CROWN.
27. WATER THOROUGHLY AFTER PLANTING EACH PLANT. WATER SCHEDULE TO BE DETERMINED.
28. PROTECT FOR DEER IF PLANTED IN FALL. SOMETIMES BUCKS MARK THEIR TERRITORY WITH THEIR ANTLERS.
29. KEEP BED WEED-FREE UNTIL PLANT IS ESTABLISHED.
30. INVASIVE TREES TO BE REMOVED OVER TIME AS NEW TREES ARE ESTABLISHED

USACE SPECIAL CONDITION NOTE:
IN ORDER TO PROTECT THE FEDERALLY-LISTED ENDANGERED INDIANA BAT (MYOTIS SODALIS) AND THE FEDERALLY-LISTED THREATENED NORTHERN LONG-EARED BAT (MYOTIS SEPTENTRIONALIS), THE CLEARING OF POTENTIAL ROOSTING TREES SHALL OCCUR ONLY BETWEEN NOVEMBER 1 AND MARCH 31. ORANGE CONSTRUCTION FENCING SHALL BE USED TO SEPARATE AREAS TO BE GRADED FROM AREAS NOT TO BE DISTURBED. NO ARTIFICIAL DYES, COLORING, INSECTICIDE, OR ALGAECIDE SUCH AS COPPER SULFATE SHALL BE USED IN STORMWATER CONTROL STRUCTURES.



REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/25/18	REVISED PER PLANNING BOARD COMMENTS	AJS
2	02/22/19	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/26/19	REVISED PER PLANNING BOARD COMMENTS	AJS
4	04/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS
6	06/25/19	ZBA SUBMISSION - NO CHANGE	AJS
7	10/29/19	REVISED PER PLANNING BOARD COMMENTS	AJS
8	12/31/19	REVISED PER PLANNING BOARD COMMENTS	AJS
9	02/17/20	NO CHANGE	AJS
10	04/09/20	REVISED PER PLANNING BOARD COMMENTS	AJS
11	04/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
12	08/31/21	NO CHANGE	AJS

Landscape Plan

Scale: 1" = 20'

Site Plan Application

Sheet 4 of 12 - Landscape & Lighting Plan

Owner:
23-28 Creek Drive LLC
11 Creek Drive
Beacon, New York 12508

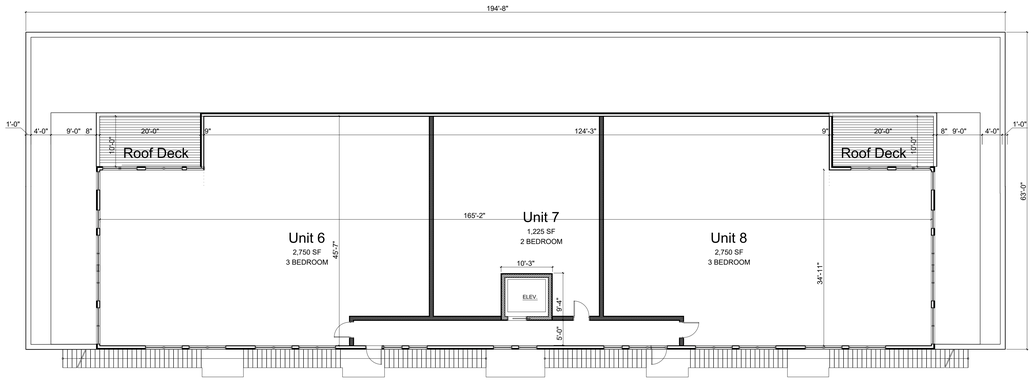
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

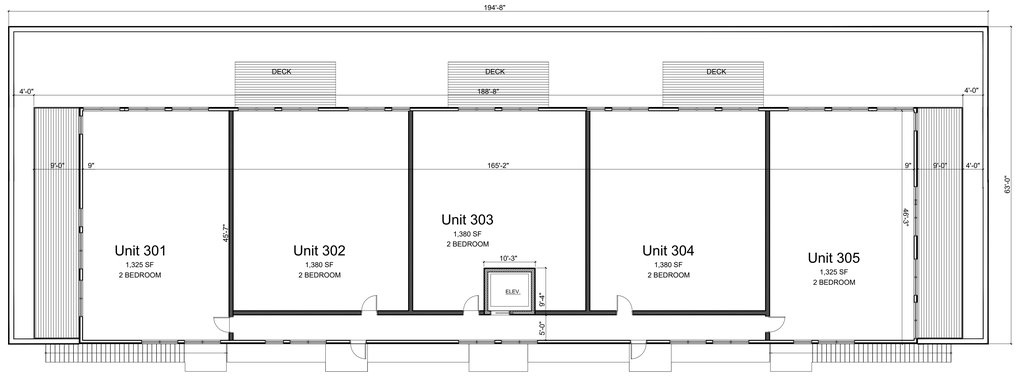
Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

23 - 28 Creek Drive
Beacon, New York
Scale: As Noted
October 23, 2018



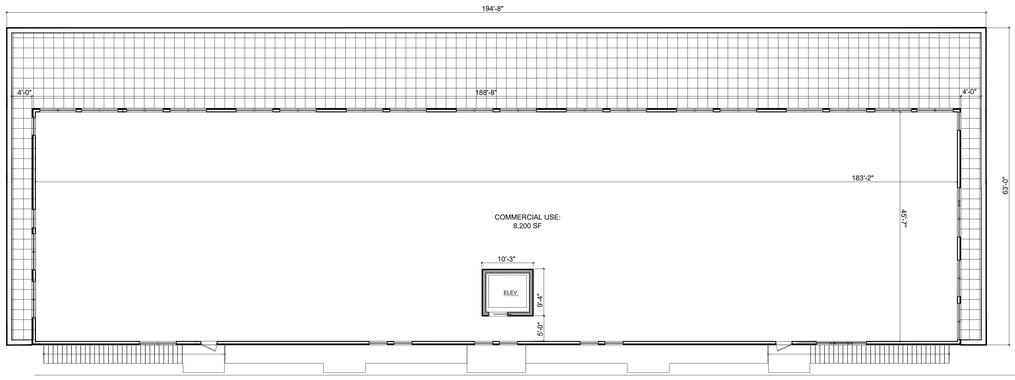
4th Floor Plan

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



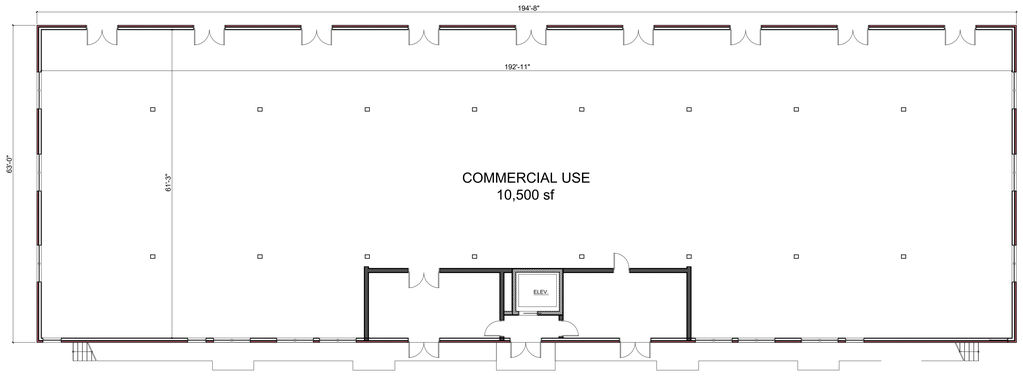
3rd Floor Plan

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



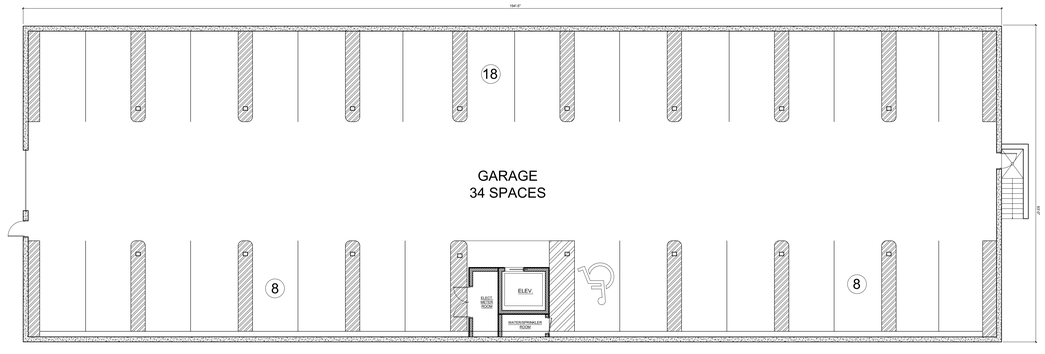
2nd Floor Plan

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



1st Floor Plan

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



Garage Plan

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/25/18	NO CHANGE	AJS
2	02/22/19	REVISED PER PLANNING BOARD COMMENTS	AJS
3	03/26/19	REVISED PER PLANNING BOARD COMMENTS	AJS
4	04/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS
6	06/25/19	ZBA SUBMISSION - NO CHANGE	AJS
7	10/29/19	NO CHANGE	AJS
8	12/31/19	NO CHANGE	AJS
9	02/17/20	NO CHANGE	AJS
10	04/09/20	NO CHANGE	AJS
11	04/28/20	NO CHANGE	AJS
12	08/31/21	NO CHANGE	AJS

Site Plan Application

Sheet 5 of 12 - Building Plans

Owner:
23-28 Creek Drive LLC
11 Creek Drive
Beacon, New York 12508

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

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

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

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

23 - 28 Creek Drive
Beacon, New York
Scale: $\frac{3}{32}$" = 1'-0"
October 23, 2018

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/25/18	NO CHANGE	AJS
2	02/22/19	REVISED PER PLANNING BOARD COMMENTS	AJS
3	03/26/19	NO CHANGE	AJS
4	04/30/19	NO CHANGE	AJS
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS
6	06/25/19	ZBA SUBMISSION - NO CHANGE	AJS
7	10/29/19	REVISED PER PLANNING BOARD COMMENTS	AJS
8	12/31/19	REVISED PER PLANNING BOARD COMMENTS	AJS
9	02/17/20	REVISED PER ARB COMMENTS	AJS
10	04/09/20	REVISED PER PLANNING BOARD COMMENTS	AJS
11	04/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
12	08/31/21	AMENDED SITE PLAN FOR GREENWAY TRAIL	AJS







Views of Garage / Workshop

Not to Scale

ROOF:
GALVALUME RIBBED ROOFING AND SHEET METAL EAVE. GALVALUME GUTTERS AND LEADERS

WINDOWS:
DOUBLE GLAZED INSULATED WINDOWS (ANDERSEN 400 SERIES OR APPROVED EQUAL). COLOR: BLACK. PROVIDE WOOD LINTEL OVER WINDOWS IN BRICK WALLS.

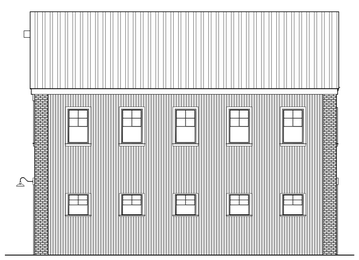
GARAGE DOORS:
SECTIONAL GARAGE DOORS WITH CLEAR GLASS PANELS. COLOR: BLACK

BRICK:
GLEN GARY 56DD OR APPROVED EQUAL



Elevation: North

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



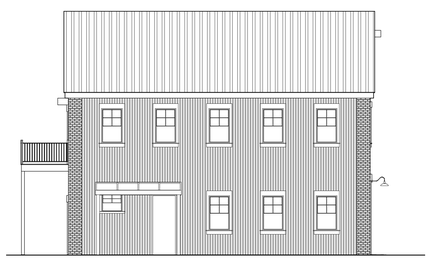
Elevation: West

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



Elevation: South

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



Elevation: East

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

ROOF BULKHEADS:
CORTEN STEEL PANELS

TRIM:
PAINTED ALUMINUM PROFILES. COLOR: DARK GRAY

RAILING:
42" HIGH PAINTED STEEL RAILING WITH 4" X 4" GRID BALUSTER

WINDOWS:
DOUBLE GLAZED INSULATED WINDOWS (INTUS OR APPROVED EQUAL). COLOR: BLACK

SIDING:
GALVALUME VERTICAL RIBBED SIDING

BRICK:
GLEN GARY 56DD OR APPROVED EQUAL

RETAINING WALL:
POURED CONCRETE. COLOR: GRAY

ROOFTOP MOUNTED EQUIPMENT:
NOTE THAT THERE WILL BE NO VISIBLE ROOFTOP MOUNTED EQUIPMENT



Elevation: East

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

NOTE THAT THE RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE PROPOSED BUILDING DESIGN TO AID IN REVIEWING THE PROPOSED DESIGN OF THE BUILDINGS ONLY; AND ARE NOT INTENDED AS DETAILED REPRESENTATIONS OF SITE CONDITIONS. CHANGES TO WINDOW PLACEMENT MAY OCCUR IN THE FINAL CONSTRUCTION DOCUMENTS TO SUIT TENANT LAYOUTS AND BUILDING CODE REQUIREMENTS.

BALCONY:
CONCRETE DECK WITH PAINTED STEEL EDGE AND COLUMNS. COLOR: BLACK



Elevation: North (South Similar)

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

ROOF AND TERRACE PLANTINGS:
NOTE THAT THE RAILINGS AROUND THE ROOFS AND TERRACES WILL BE PLANTED WITH HONEYSUCKLE AND VIRGINIA CREEPER VINES. PRIVATE TENANT ROOF DECKS WILL BE PLANTED BY INDIVIDUAL TENANTS.

STAIR:
STEEL OPEN GRATE STAIR AND RAILING. COLOR: BLACK

GARAGE DOOR:
SECTIONAL GARAGE DOOR WITH OPAQUE GLASS PANELS. COLOR: BLACK

ROOF BULKHEADS:
CORTEN STEEL PANELS

TRIM:
PAINTED ALUMINUM PROFILES. COLOR: BLACK

RAILING:
42" HIGH PAINTED STEEL RAILING WITH 4" X 4" GRID BALUSTER

WINDOWS:
DOUBLE GLAZED INSULATED WINDOWS (ANDERSEN 400 SERIES OR APPROVED EQUAL). COLOR: BLACK

SIDING:
GALVALUME VERTICAL RIBBED SIDING

BRICK:
GLEN GARY 56DD OR APPROVED EQUAL

ENTRANCE CANOPY:
TRANSLUCENT ACRYLIC PANELS AND GALVANIZED STEEL PANELS WITH TIMBER AND STEEL FRAMING. MATCH EXISTING CANOPY INSTALLATION AT 7 CREEK DRIVE



Elevation: West

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

STAIR:
STEEL OPEN GRATE STAIR AND RAILING. COLOR: GALVANIZED STEEL

WINDOWS:
DOUBLE GLAZED INSULATED WINDOWS (ANDERSEN 400 SERIES OR APPROVED EQUAL). COLOR: BLACK

SIDING:
GALVALUME VERTICAL RIBBED SIDING

BRICK:
GLEN GARY 56DD OR APPROVED EQUAL

RETAINING WALL:
POURED CONCRETE. COLOR: GRAY



View from Tioronda Avenue

Not to Scale



View From Northeast

Not to Scale

Site Plan Application

Sheet 6 of 12 - Renderings

Owner:
23-28 Creek Drive LLC
11 Creek Drive
Beacon, New York 12508

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

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

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

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

23 - 28 Creek Drive
Beacon, New York
Scale: Not to Scale
October 23, 2018

LEGEND:

- EXISTING ROOF LEADER LOCATION
- SEWER MANHOLE
- UNKNOWN MANHOLE
- GUY WIRE ANCHOR
- UTILITY POLE
- ELECTRIC BOX
- HYDRANT
- WATER VALVE
- ROUND DROP INLET
- ELECTRIC METER
- UTILITY POLE WITH LIGHT
- COMMUNICATION BOX
- OVERHEAD WIRES
- FENCE
- DROP INLET
- GAS METER
- LAMP
- UNKNOWN VALVE
- EXISTING WATER EDGE
- EXISTING PROPERTY LINE
- 100-YEAR FLOOD LINE
- 100-YEAR FLOODWAY LINE
- PROPOSED EASEMENT LINE
- PROPOSED CATCH BASIN WITH INLET PROTECTION
- PROPOSED CLEANOUT
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED RETAINING WALL
- PROPOSED CULVERT
- PROPOSED UNDERDRAIN
- PROPOSED ROOF LEADER PIPE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED CLEANOUT
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SUPPLY LINE
- PROPOSED FENCE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- UTILITY CROSSING LOCATION
- PROPOSED ROOF LEADER LOCATION
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER SHUT-OFF VALVE
- LSE — LOWEST SEWERABLE ELEVATION

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS PIPING AND FLARED END SECTIONS:

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

RIP RAP OUTLET PROTECTION AND EMERGENCY OVERFLOW WEIR:

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

HYDRODYNAMIC DEVICES:

THE HYDRODYNAMIC PRETREATMENT DEVICES (HPD) REQUIRE REGULAR INSPECTION AND MAINTENANCE TO ENSURE OPTIMAL PERFORMANCE. MAINTENANCE FREQUENCY WILL BE DRIVEN BY UPSTREAM CONDITIONS (CONTRIBUTING DRAINAGE AREA STABILIZATION) AND PROPER MAINTENANCE OF UPSTREAM STRUCTURES AND CULVERT PIPES. THE MANUFACTURER RECOMMENDS THAT THE HPD UNITS BE INSPECTED QUARTERLY (AT EACH CHANGE OF SEASON). THE STRUCTURE SHALL BE VISUALLY INSPECTED FOR BLOCKAGES OR OBSTRUCTIONS IN THE INLET OR SEPARATION SCREEN. THE INSPECTION SHOULD ALSO QUANTIFY ACCUMULATION OF HYDROCARBONS, SEDIMENT AND TRASH WITHIN THE SYSTEM. INSPECTIONS AND MAINTENANCE SHALL BE PERFORMED BY QUALIFIED PERSONNEL WITH ADEQUATE TRAINING IN THESE TYPES OF UNITS. THE UNITS SHALL BE CLEANED BY VACUUM TRUCK ONCE A YEAR (EXCEPT FOR THE FIRST YEAR WHERE MORE FREQUENT CLEANINGS MAY BE REQUIRED).

BIORETENTION AREA:

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

UNDERGROUND DETENTION/INFILTRATION SYSTEM:

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

EXISTING UNDERGROUND UTILITY NOTES:

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

GENERAL CONSTRUCTION NOTES:

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

POST CONSTRUCTION NOTES:

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

WATER AND SEWER MAIN RELOCATION NOTES:

1. THE SECTIONS OF SEWER MAIN TO REMAIN IN-PLACE ON SITE SHALL BE TV INSPECTED AND CLEANED TO VERIFY THE CONDITION OF THE PIPE. THIS WORK SHALL BE COORDINATED WITH THE CITY ENGINEER AND SEWER DEPARTMENT. THE PIPES TO REMAIN IN-PLACE SHALL THEN BE SLIP-LINED BETWEEN EXISTING MANHOLE 11 TO PROPOSED SEWER MANHOLE 12, AND BETWEEN PROPOSED SEWER MANHOLE 14 AND EXISTING SEWER MANHOLE 15 AS THE CONDITION OF THE PIPES WARRANT UPON INSPECTION.
2. UPON COMPLETION OF CONSTRUCTION OF THE WATER AND SEWER FACILITIES, AS-BUILT DRAWINGS OF FINAL WATER AND SEWER MAIN LOCATIONS SHALL BE PROVIDED TO THE CITY OF BEACON.
3. THE COMPLETED WATER MAIN EXTENSION AND SEWER MAIN RE-LOCATION SHALL BE CERTIFIED BY THE LICENSED PROFESSIONAL OBSERVING CONSTRUCTION TO THE CITY OF BEACON.
4. THE WATER AND SEWER MAINS SHALL BE DEDICATED TO THE CITY OF BEACON UPON ACCEPTANCE OF THE CERTIFICATION.

SNOW REMOVAL AND STORAGE NOTES:

1. THE SITE OWNER WILL UTILIZE A LOADER TO MOVE SNOW TO THE AREAS DESIGNATED FOR SNOW STORAGE.
2. SNOW SHALL BE REMOVED WITHIN 8 HOURS AFTER A SNOW EVENT.

USACE SPECIAL CONDITION NOTE:

IN ORDER TO PROTECT THE FEDERALLY-LISTED ENDANGERED INDIANA BAT (MYOTIS SODALIS) AND THE FEDERALLY-LISTED THREATENED NORTHERN LONG-EARED BAT (MYOTIS SEPTENTRIONALIS), THE CLEARING OF POTENTIAL ROOSTING TREES SHALL OCCUR ONLY BETWEEN NOVEMBER 1 AND MARCH 31. ORANGE CONSTRUCTION FENCING SHALL BE USED TO SEPARATE AREAS TO BE GRADED FROM AREAS NOT TO BE DISTURBED. NO ARTIFICIAL DYES, COLORING, INSECTICIDE, OR ALGAECIDE SUCH AS COPPER SULFATE SHALL BE USED IN STORMWATER CONTROL STRUCTURES.

ROCK REMOVAL NOTES:

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

PRESSURE REDUCING VALVE AND BACKFLOW PREVENTION NOTES:

1. HYDRANT FLOW TESTS IN THE VICINITY OF THE PROJECT REVEALED STATIC PRESSURES RANGING FROM 88 PSI TO 100 PSI. THEREFORE PRESSURE REDUCING VALVES WILL BE REQUIRED AT ALL PROPOSED CONNECTIONS TO BUILDINGS.
2. PRESSURE REDUCING VALVES (PRV) SHALL BE FURNISHED BY MUELLER OR WATTS AND COORDINATED WITH THE MECHANICAL ENGINEERING CONSULTANT AS TO TYPE AND SIZE.
3. SPECIFICATIONS FOR THE PROPOSED PRV SHALL BE PROVIDED TO THE CITY OF BEACON BUILDING DEPARTMENT PRIOR TO INSTALLATION.
4. DOUBLE CHECK VALVES SHALL BE PROVIDED ON ALL SERVICE CONNECTIONS TO THE ON-SITE BUILDINGS.
5. DOUBLE CHECK VALVES SHALL BE WATTS SERIES 909 OR APPROVED EQUAL ON DOMESTIC CONNECTIONS AND COORDINATED WITH THE MECHANICAL ENGINEERING CONSULTANT AS TO TYPE AND SIZE.
6. SPECIFICATIONS FOR THE PROPOSED DOUBLE CHECK VALVES SHALL BE PROVIDED TO THE CITY OF BEACON PRIOR TO INSTALLATION.

RETAINING WALL NOTES:

1. ALL RETAINING WALLS SHOWN ON THIS PLAN SHALL BE DESIGNED BY A NEW YORK STATE LICENSED ENGINEER AND PLANS SHALL BE SUBMITTED TO THE BEACON BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.

LOT LINE RE-ALIGNMENT NOTES:

1. PARCEL 6054-37-066670 (7-15 CREEK DRIVE) IS CONVEYING 14,700.76 SQFT, (0.337 AC.) TO THIS PARCEL 6054-37-037625 (23-28 CREEK DRIVE).
2. THE RESULTANT AREA FOR PARCEL 6054-37-066670 (7-15 CREEK DRIVE) AFTER THE LOT LINE RE-ALIGNMENT IS ±69,918.03 SQFT, OR ±1.605 AC.
3. THE RESULTANT AREA FOR PARCEL 6054-37-037625 (23-28 CREEK DRIVE) AFTER THE LOT LINE RE-ALIGNMENT IS ±136,953.88 SQFT, OR ±3.144 AC.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE AND METER FOR EACH UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER MAIN EXTENSION SHALL BE 8"ø CLASS 52 DIP.
6. THE SEWER SERVICE LATERAL SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN.
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. MAIN STREET AND NORTH ELM STREET SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
10. THE BUILDING DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NOT EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED.
11. THE EXISTING WATER SERVICE LINE SHALL BE CUT, CAPPED AND ABANDONED IN-PLACE.
12. THE EXISTING SEWER SERVICE LATERAL SHALL BE REMOVED AND PLUGGED TO PREVENT ANY GROUNDWATER INFLOW INTO THE CITY SEWER SYSTEM.
13. THE EXISTING 24" SEWER MAIN SHALL BE TV INSPECTED AND THE RESULTS PROVIDED TO THE BEACON BUILDING DEPARTMENT.
14. THE EXISTING SECTIONS OF SEWER MAIN TO REMAIN IN USE ON THE PARCEL SHALL BE SLIP-LINED IF IT IS DETERMINED THAT IT IS NECESSARY FROM TV INSPECTION.

PROPOSED SEWER MAIN INSTALLATION AND SEQUENCING NOTES:

1. INSTALL INSERTION MANHOLES AT SMH 12 AND SMH 14.
2. INSTALL NEW SMH 13 AND NEW SANITARY PIPING UP TO SMH 12 AND SMH 14. DO NOT CONNECT PIPING TO SMH 12 AND SMH 14 YET.
3. AFTER THE NEW MANHOLES AND PIPING ARE INSTALLED, THE CONTRACTOR SHALL PROVIDE A PUMP BYPASS AND PIPING SYSTEM AS REQUIRED FOR MAKING CONNECTIONS TO EXISTING CITY SYSTEMS. THE CONTRACTOR SHALL SUBMIT A DEWATERING AND PUMP BYPASS WORK PLAN TO THE CITY BUILDING INSPECTOR AND SEWER DEPARTMENT PRIOR TO COMMENCEMENT OF FURTHER WORK. THE BY-PASS WORK SHALL BE COORDINATED SUCH THAT IT IS NOT PERFORMED DURING DAILY PEAK FLOW CONDITIONS OR WET WEATHER TO THE GREATEST EXTENT POSSIBLE.
   - A. BYPASS PUMP FROM SMH 11 TO SMH 15.
   - B. PLUG OUTLET OF SMH 11 FIRST, THEN INLET PIPE TO SMH 15.
   - C. THE PUMPING AND BY-PASS PIPING SYSTEM SHALL BE SIZED TO ADEQUATELY CONVEY THE PEAK FLOWS ASSOCIATED WITH THE SEWER MAIN.
4. BREAK OPEN EXISTING SANITARY PIPE AT SMH 14.
5. CUT AND CAP EXISTING SANITARY PIPE INTO SMH 14.
6. CONNECT NEW SANITARY PIPING TO SMH 14. CONNECTION WILL UTILIZE EXISTING INLET PIPE OPENING. THE NEW PIPE OUTLET SHALL BE SEALED BY USE OF NON-SHRINKING GROUT ON BOTH SIDES OF THE MANHOLE.
7. BREAK OPEN EXISTING SANITARY PIPE AT SMH 12.
8. CUT AND CAP EXISTING SANITARY PIPE OUT OF SMH 12.
9. CONNECT NEW SANITARY PIPING TO SMH 12. CONNECTION WILL UTILIZE EXISTING OUTLET PIPE OPENING. THE NEW PIPE OUTLET SHALL BE SEALED BY USE OF NON-SHRINKING GROUT ON BOTH SIDES OF THE MANHOLE.
10. THE NEW SEWER LINES AND MANHOLES SHALL BE PRESSURE TESTED PRIOR TO BEING PLACED INTO SERVICE. THE PUMP BY-PASS SHALL BE CONTINUED UNTIL THE NEW RELOCATED MAINS AND MANHOLES HAVE BEEN TESTED AND CERTIFIED BY A NYS PROFESSIONAL ENGINEER AND THE CERTIFICATION HAS BEEN APPROVED BY THE CITY AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH PRIOR TO BEING PLACED INTO SERVICE. REFER TO SANITARY SEWER NOTES ON SHEET 12 FOR TESTING INFORMATION.
11. AFTER CERTIFICATIONS ARE COMPLETE, ALONG WITH AUTHORIZATION FROM THE CITY AND HEALTH DEPARTMENT, REMOVE BYPASS PUMPING SYSTEM.
12. INSTALL 6" SEWER SERVICE.

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB 1	RIM = 96.32 SUMP = 87.64 PIPE 1 INV OUT = 88.64
CB 2	RIM = 96.05 SUMP = 87.34 PIPE 1 INV IN = 88.44 PIPE 2 INV OUT = 88.34
CB 3	RIM = 91.39 SUMP = 86.70 PIPE 2 INV IN = 88.03 PIPE 6 INV IN = 87.80 PIPE 3 INV OUT = 87.70
CB 4	RIM = 86.93 SUMP = 82.90 PIPE 3 INV IN = 83.90 PIPE 4 INV OUT = 83.90
CB 6	RIM = 86.81 SUMP = 82.20 PIPE 4 INV IN = 83.30 PIPE 5 INV OUT = 83.20
WQI 5	RIM = 91.14 SUMP = 86.20 PIPE 5 INV IN = 87.00 PIPE 6 INV OUT = 86.90

FLARED END SECTION TABLE	
STRUCTURE	STRUCTURE DETAILS
FES 11	PIPE 9 INV IN = 88.10
FES 18	PIPE 15 INV IN = 80.00
FES 19	PIPE 16 INV IN = 79.50

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB 7	RIM = 96.87 SUMP = 92.60 PIPE 7 INV OUT = 93.60
CB 8	RIM = 94.50 SUMP = 88.90 PIPE 7 INV IN = 91.23 PIPE 8 INV OUT = 89.90
WQI 9	RIM = 91.56 SUMP = 87.60 PIPE 8 INV IN = 88.70 PIPE 9 INV OUT = 88.60

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
EX. SMH 10	RIM = 101.77 PIPE 11 INV OUT = 95.86
EX. SMH 15	RIM = 89.23 Pipe 15 INV IN = 76.21
SMH 12	RIM = 100.99 PIPE 11 INV IN = 94.99 PIPE 12 INV OUT = 94.89
SMH 13	RIM = 94.50 PIPE 12 INV IN = 89.50 PIPE 13 INV OUT = 88.40
SMH 14	RIM = 92.00 PIPE 13 INV IN = 86.00 PIPE 14 INV OUT = 84.50
SMH 14B	RIM = 90.22 PIPE 14 INV IN = 77.26

STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
PIPE 1	19 LF	15" ø CORR HDPE	1.03%
PIPE 2	31 LF	15" ø CORR HDPE	1.01%
PIPE 3	81 LF	15" ø CORR HDPE	4.67%
PIPE 4	57 LF	15" ø CORR HDPE	1.05%
PIPE 5	17 LF	15" ø CORR HDPE	1.18%
PIPE 6	22 LF	15" ø CORR HDPE	1.37%
PIPE 15	21 LF	18" ø CORR HDPE	9.62%

STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
PIPE 7	161 LF	15" ø CORR HDPE	1.47%
PIPE 8	69 LF	15" ø CORR HDPE	1.73%
PIPE 9	109 LF	15" ø CORR HDPE	0.46%
PIPE 16	47 LF	15" ø CORR HDPE	13.91%

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
Pipe 15	140 LF	24 inch PVC	5.32%
PIPE 11	11 LF	24 inch PVC	7.67%
PIPE 12	377 LF	24 inch HDPE Pipe	1.43%
PIPE 13	73 LF	24 inch HDPE Pipe	3.29%
PIPE 14	96 LF	24" HDPE	7.50%

DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH

STANDARD NOTES FOR PROJECTS W/CENTRAL WATER & SEWER

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

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

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

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

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

"DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES."

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

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

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

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

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

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

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

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

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

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

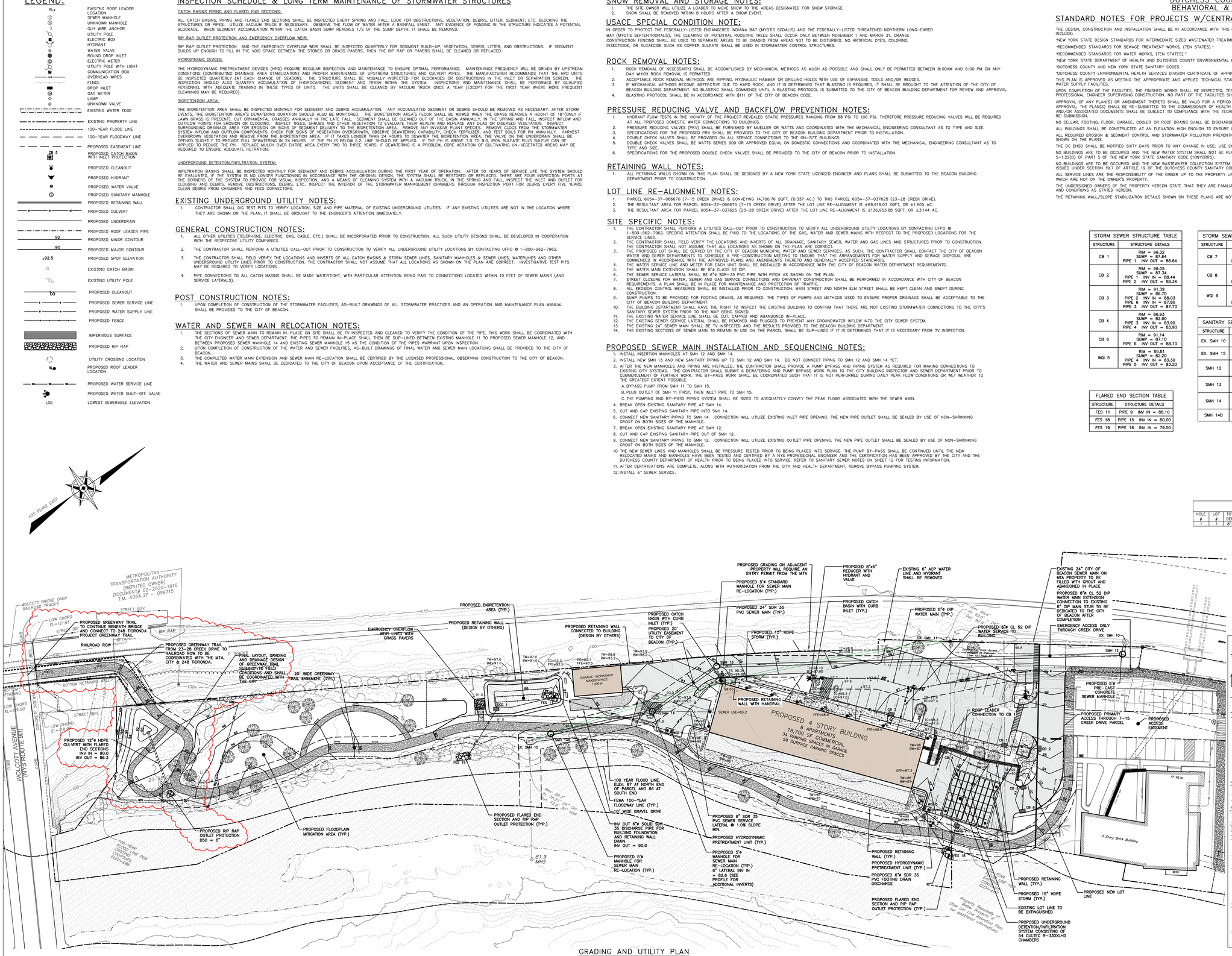
ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

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

THE RETAINING WALL/SLOPE STABILIZATION DETAILS SHOWN ON THESE PLANS ARE NOT CERTIFIED FOR STRUCTURAL INTEGRITY BY THE DC DCBH.

INFILTRATION TEST TABLE:					
LOT#	TEST HOLE #	DEPTH (INCHES)	PRE-SOAK DATE	TEST OBSERVED	RESULTS (INCHES/HOUR)
1	1	12	11/21/2019	11/21/2019	16.5", 6.5", 5.5"

DEEP TEST HOLE TABLE: DEEP TESTS ESTABLISHED ON 11/21/2019						
HOLE #	LOT #	TOTAL DEPTH	ROCK DEPTH	WATER DEPTH	MOTTLING DEPTH	SOIL DESCRIPTION
1	1	8'-1"	---	97"	---	0"-2" TOPSOIL; 2"-35" BROWN SANDY GRAVEL; 35"-97" DARK BROWN SANDY GRAVEL


METROPOLITAN TRANSPORTATION AUTHORITY (REPUTED OWNER) DOCUMENT# 02-2020-1916 T.M. 6054.37 - 096715
WOLCOTT BRIDGE OVER RAILROAD TRACKS
STREET BDY.
PROPOSED GREENWAY TRAIL TO CONTINUE BENEATH BRIDGE AND CONNECT TO 248 TIORONDA PROJECT GREENWAY TRAIL
RIP RAP
RAILROAD ROW
PROPOSED GREENWAY TRAIL FROM 23-28 CREEK DRIVE TO RAILROAD ROW TO BE COORDINATED WITH THE MTA, CITY & 248 TIORONDA.
FINAL LAYOUT, GRADING AND DRAINAGE DESIGN OF GREENWAY TRAIL SUBJECT TO FIELD CONDITIONS AND SHALL BE COORDINATED WITH THE CITY
20' WIDE GREENWAY TRAIL EASEMENT (TYP.)
PROPOSED BIORETENTION AREA (TYP.)
PROPOSED RETAINING WALL (DESIGN BY OTHERS)
EMERGENCY OVERFLOW WEIR LINED WITH GRASS PAVERS
PROPOSED RETAINING WALL CONNECTED TO BUILDING (DESIGN BY OTHERS)
PROPOSED CATCH BASIN WITH CURB INLET (TYP.)
PROPOSED 20' UTILITY EASEMENT TO CITY OF BEACON (TYP.)
PROPOSED GRADING ON ADJACENT PROPERTY WILL REQUIRE AN ENTRY PERMIT FROM THE MTA
PROPOSED 5'ø STANDARD MANHOLE FOR SEWER MAIN RE-LOCATION (TYP.)
PROPOSED 24" SDR 35 PVC SEWER MAIN (TYP.)
PROPOSED 15" HDPE STORM (TYP.)
PROPOSED 8"x6" REDUCER WITH HYDRANT AND VALVE
PROPOSED CATCH BASIN WITH CURB INLET (TYP.)
EXISTING 6" ACP WATER LINE AND HYDRANT SHALL BE REMOVED
PROPOSED 8"ø DIP WATER MAIN (TYP.)
PROPOSED 8"ø CL 52 DIP WATER SERVICE TO BUILDING
EXISTING 24" CITY OF BEACON SEWER MAIN ON MTA PROPERTY TO BE FILLED WITH GROUT AND ABANDONED IN PLACE
PROPOSED 8"ø CL 52 DIP WATER MAIN EXTENSION CONNECTION TO EXISTING 8" DIP MAIN STUB TO BE DEDICATED TO THE CITY OF BEACON AFTER COMPLETION
EMERGENCY ACCESS ONLY THROUGH CREEK DRIVE
EX. SMH 10
SMH 12
EX. SMH 11
PROPOSED 5'ø PRE-CAST CONCRETE SEWER MANHOLE
PROPOSED PRIMARY ACCESS THROUGH 7-15 CREEK DRIVE PARCEL
PROPOSED ACCESS EASEMENT
PROPOSED RETAINING WALL WITH HANDRAIL
SEWER LSE=83.2
PROPOSED 4

LEGEND:

- RL● EXISTING ROOF LEADER LOCATION
- SEWER MANHOLE
- UNKNOWN MANHOLE
- GUY WIRE ANCHOR
- UTILITY POLE
- ELECTRIC BOX
- HYDRANT
- WATER VALVE
- ROUND DROP INLET
- ELECTRIC METER
- UTILITY POLE WITH LIGHT
- COMMUNICATION BOX
- OHW OVERHEAD WIRES
- FENCE
- DROP INLET
- GAS METER
- LAMP
- UNKNOWN VALVE
- EXISTING WATER EDGE
- EXISTING PROPERTY LINE
- 100 EXISTING 100-YEAR FLOOD LINE
- 100 EXISTING 100-YEAR FLOODWAY LINE
- PROPOSED EASEMENT LINE
- CB 3 PROPOSED CATCH BASIN WITH INLET PROTECTION
- PROPOSED CLEANOUT
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED RETAINING WALL
- PROPOSED CULVERT
- PROPOSED UNDERDRAIN
- PROPOSED ROOF LEADER PIPE
- 92 PROPOSED MINOR CONTOUR
- 90 PROPOSED MAJOR CONTOUR
- ●92.5 PROPOSED SPOT ELEVATION
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- CO PROPOSED CLEANOUT
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SUPPLY LINE
- PROPOSED FENCE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- UTILITY CROSSING LOCATION
- RL● PROPOSED ROOF LEADER LOCATION
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER SHUT-OFF VALVE

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAIL SHEET.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LIME AND/OR SEEDING.
8. THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE CITY SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
10. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.
11. THE OWNER SHALL FILE A NOI WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH THE NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.
12. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
13. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE CITY AND QUALIFIED PROFESSIONAL.
14. UPON COMPLETION OF CONSTRUCTION, THE PARCEL OWNER(S) AND SUBSEQUENTLY THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM. THE STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED QUARTERLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE OWNER(S) SHALL MAINTAIN A RECORD OF INSPECTION AND MAINTENANCE REPORTS AT THE SITE. REFER TO THE SWPPP FOR INSPECTION REQUIREMENTS AND FUTURE MAINTENANCE.

SOIL RESTORATION NOTES:

1. THE CONSTRACTOR SHALL EMPLOY SOIL RESTORATION TO ALL DISTURBED AREAS THAT WILL REMAIN LANDSCAPED.
2. FOR HEAVY TRAFFIC AREAS, FULL SOIL REASTORATION WILL BE REQUIRED. FULL SOIL RESTORATION CONSISTS OF USE OF A BULLDOZER WITH A DEEP RIPPER ATTACHED TO IT. THE RIPPING SHALL BE DONE TO A DEPTH OF 12"-24". COMPOST IS PLACED OVER THE RIPPED SOIL, THEN WORKED INTO THE SOIL WITH A DEEP SUB-SOILER.
3. FOR LIGHT TRAFFIC AREAS, SOIL RESTORATION MAY BE ACCOMPLISHED BY MEANS OF TILLING THE SOIL WITH A DISK TYPE TILLER PULLED BY A TRACTOR OR PLACEMENT OF TOPSOIL OVER THE EXISTING SOIL A.O.B.E..

CONSTRUCTION SEQUENCING NOTES:

DISTURBED AREA= 2.38 AC.

1. SCHEDULE A PRE-CONSTRUCTION MEETING WHICH SHALL INCLUDE THE CITY ENGINEER, OWNER OR OWNER'S REPRESENTATIVE, PROJECT ENGINEER, CONTRACTOR AND SUBCONTRACTORS (IF NECESSARY) WHO ARE TO PERFORM THE CONSTRUCTION.
2. ESTABLISH THE LIMIT OF DISTURBANCE FOR PROPOSED CLEARING AND GRADING ASSOCIATED WITH THE PROPOSED PARKING AREAS AND STORMWATER MANAGEMENT AREA.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED ON THE PLAN.
4. CLEAR LOCATIONS FOR INSTALLATION OF PROPOSED EROSION AND SEDIMENT CONTROL MEASURES.
5. INSTALL SILT FENCE AS SHOWN ON THIS PLAN AND IN OTHER AREAS THAT BECOME APPARENT FOLLOWING CLEARING ACTIVITIES.
6. PRIOR TO FURTHER CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER TO CONDUCT A PRE-CONSTRUCTION SITE ASSESSMENT TO VERIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS SHOWN ON THIS PLAN HAVE BEEN ADEQUATELY INSTALLED ENSURING OVERALL PREPAREDNESS OF THIS SITE FOR THE COMMENCEMENT OF CONSTRUCTION.
7. COMMENCE MASS GRADING ACTIVITIES ON PROJECT AREA.
8. INSTALL UNDERGROUND DETENTION SYSTEM. INSTALL SILT FENCE SURROUNDING UNDERGROUND DETENTION FOOTPRINT. USE ORANGE CONSTRUCTION FENCE IN ADDITION TO THE SILT FENCE IF NECESSARY.
9. CONSTRUCT STORM SEWER SYSTEM.
10. CONSTRUCT CURBING AND PARKING AREAS TO BINDER COURSE.
11. TILL SOIL IN ALL LANDSCAPED AREAS THAT HAVE PREVIOUSLY BEEN DISTURBED.
12. INSTALL ALL PROPOSED LANDSCAPING.
13. PAVE TOP COURSE ON PARKING AREAS.
14. INSTALL INFILTRATION BASIN.
15. REMOVE EROSION AND SEDIMENT CONTROLS WHEN CONTRIBUTING DRAINAGE AREAS HAVE BECOME STABILIZED.

GENERAL NOTE: EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED AS NEEDED DURING CONSTRUCTION ACTIVITIES AND BASED ON THE MAINTENANCE SCHEDULE. ADDITIONAL EROSION CONTROL MEASURES BASED ON SITE CONDITIONS SHALL BE PROVIDED AS NECESSARY IN ORDER TO PROTECT ADJACENT PARCELS AND WATERS.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

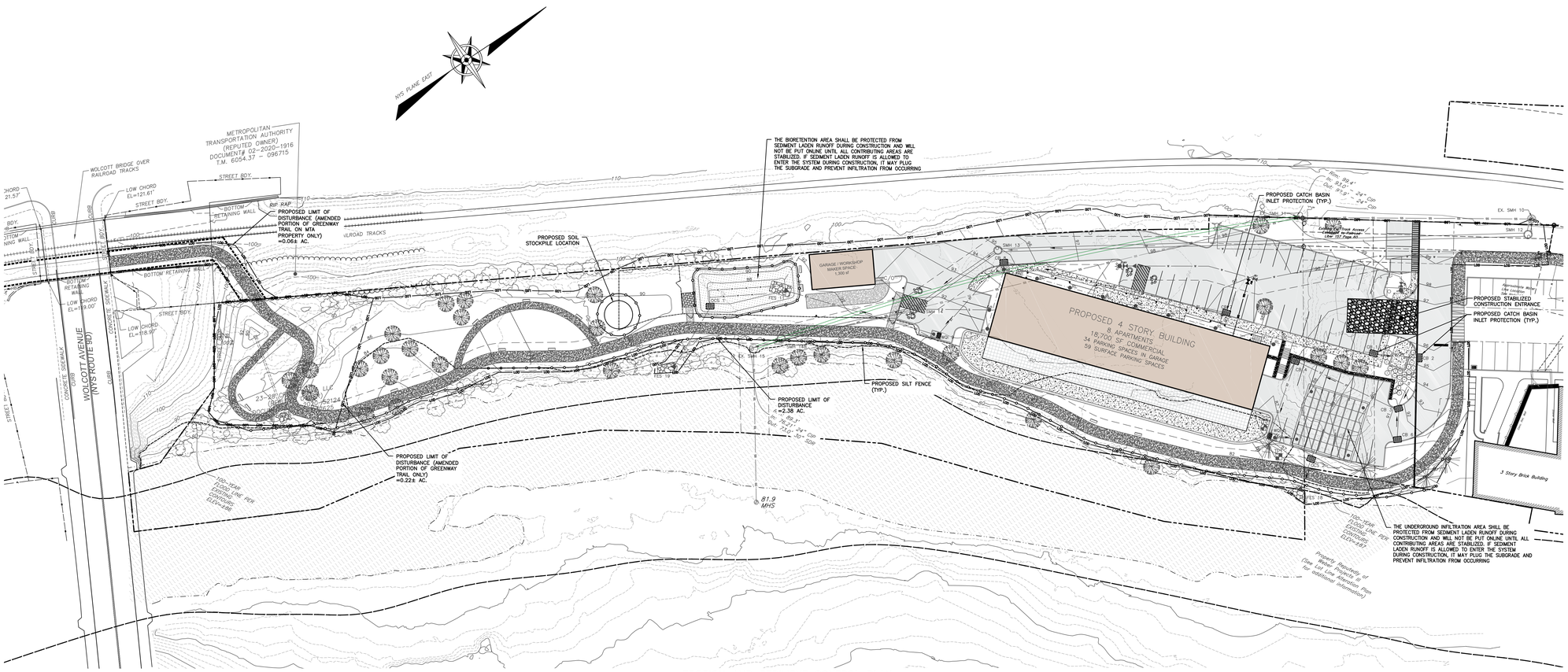
DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS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

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

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

USACE SPECIAL CONDITION NOTE:

IN ORDER TO PROTECT THE FEDERALLY-LISTED ENDANGERED INDIANA BAT (MYOTIS SODALIS) AND THE FEDERALLY-LISTED THREATENED NORTHERN LONG-EARED BAT (MYOTIS SEPTENTRIONALIS), THE CLEARING OF POTENTIAL ROOSTING TREES SHALL OCCUR ONLY BETWEEN NOVEMBER 1 AND MARCH 31. ORANGE CONSTRUCTION FENCING SHALL BE USED TO SEPARATE AREAS TO BE GRADED FROM AREAS NOT TO BE DISTURBED. NO ARTIFICIAL DYES, COLORING, INSECTICIDE, OR ALGAECIDE SUCH AS COPPER SULFATE SHALL BE USED IN STORMWATER CONTROL STRUCTURES.



EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

AMENDED SITE PLAN APPLICATION

DRAWN BY: MAB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/25/18	REVISED FOR PLANNING BOARD SUBMISSION	MAB	7	12/31/19	NO CHANGE THIS SHEET	CMB
2	02/26/19	REVISED FOR PLANNING BOARD SUBMISSION	MAB	8	04/9/2020	REVISED PER PLANNING BOARD COMMENTS	MAB
3	03/26/19	REVISED PER PLANNING BOARD COMMENTS	MAB	9	05/15/2020	NO CHANGE THIS SHEET	MAB
4	04/30/19	REVISED PER PLANNING BOARD COMMENTS	MAB	10	08/31/2021	AMENDED SITE PLAN FOR GREENWAY TRAIL	MAB
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS	MAB				
6	10/29/19	REVISED PER PLANNING BOARD COMMENTS	CMB				

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STATE OF NEW YORK — DANIEL A. GUGLIOTTA — 084449 — LICENSED PROFESSIONAL ENGINEER
SEAL

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

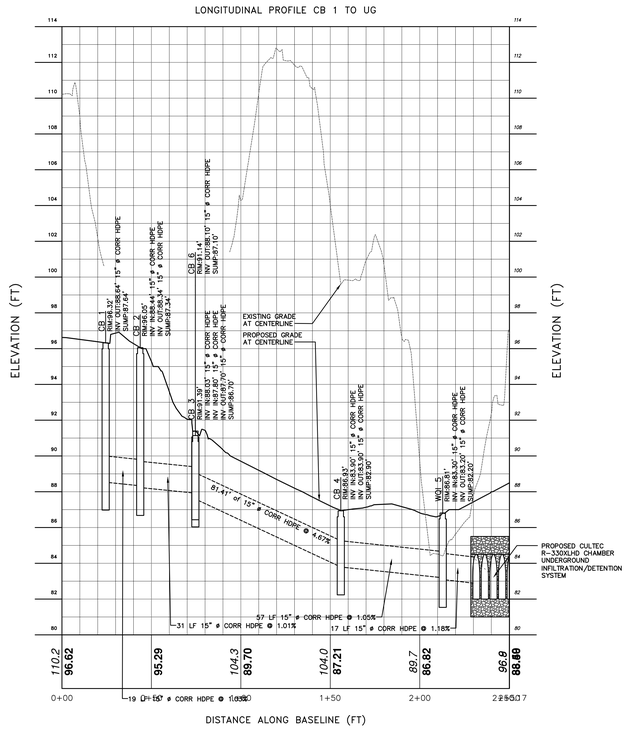
EROSION AND SEDIMENT CONTROL PLAN

23-28 CREEK DRIVE

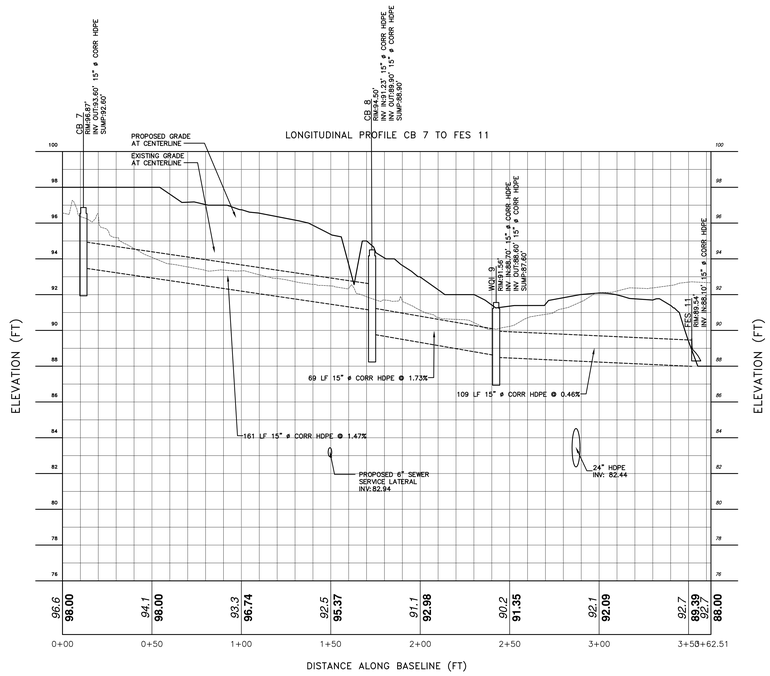
23-28 CREEK ROAD
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-37-037625

JOB #:	2018:029
DATE:	10/23/2018
SCALE:	SCALE: 1" = 30'
TITLE:	EC-1
SHEET:	8 OF 12

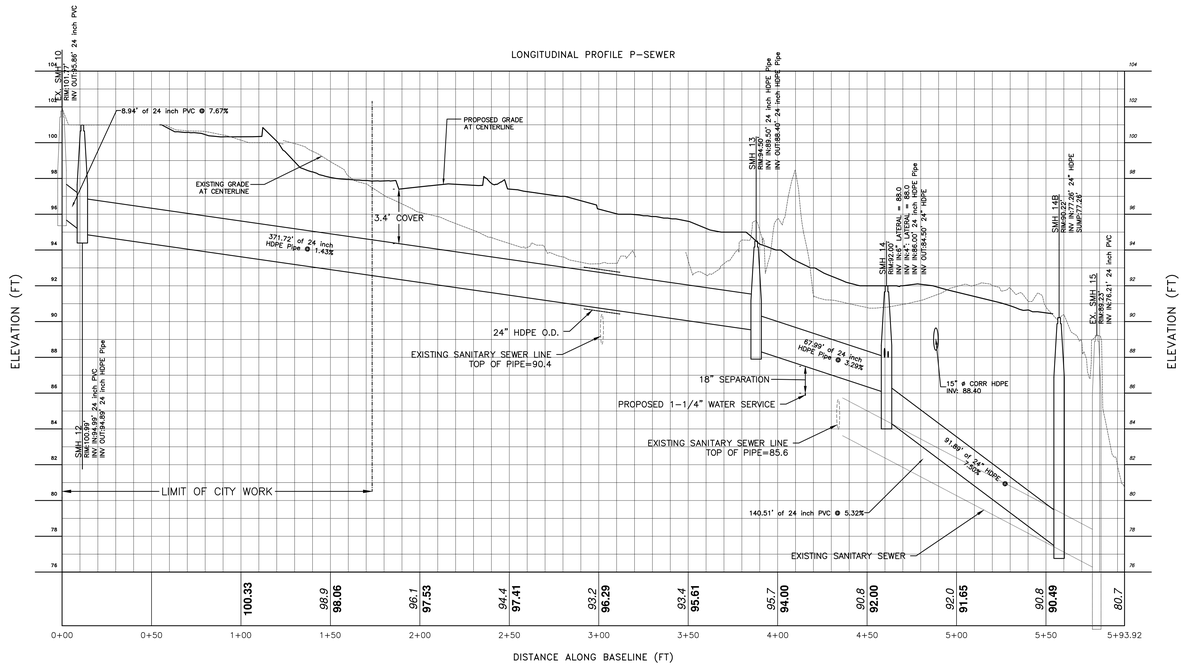
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



STORM LINE 1 PROFILE
SCALE: 1"= 3'V
1" = 30'H



STORM LINE 2 PROFILE
SCALE: 1"= 3'V
1" = 30'H



SEWER LINE PROFILE
SCALE: 1"= 3'V
1" = 30'H

DRAWN BY: MAB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/25/18	REVISED FOR PLANNING BOARD SUBMISSION	MAB	7	12/31/19	REVISED PER PLANNING BOARD COMMENTS	CMB
2	02/26/19	REVISED FOR PLANNING BOARD SUBMISSION	MAB	8	2/18/2020	PER PLANNING BOARD & DCDBCH COMMENTS	MAB
3	03/26/19	REVISED FOR PLANNING BOARD COMMENTS	MAB	9	4/9/2020	PER PLANNING BOARD & DCDBCH COMMENTS	MAB
4	04/30/19	REVISED PER PLANNING BOARD COMMENTS	MAB	10	5/15/2020	NO CHANGE THIS SHEET	MAB
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS	MAB	11	8/31/2021	AMENDED SITE PLAN FOR GREEN WAY TRAIL	MAB
6	10/29/19	NO CHANGE THIS SHEET	MAB				

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PROFILES

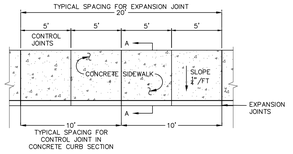
23-28 CREEK DRIVE

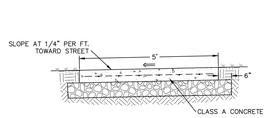
23-28 CREEK ROAD
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-37-037625

JOB #:	2018:029
DATE:	10/23/2018
SCALE:	AS SHOWN
TITLE:	P-1
SHEET:	9 OF 12

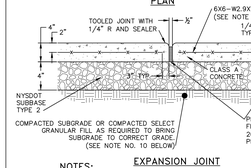
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

SITE DETAILS

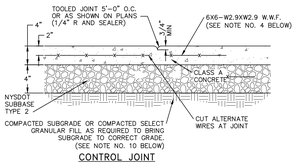




SECTION A–A



EXPANSION JOINT

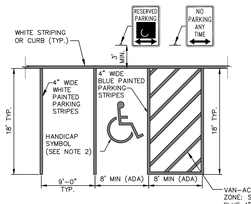


CONTROL JOINT

NOTES:

1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND"SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



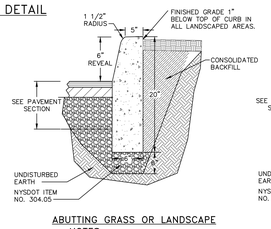
TYPICAL PARKING STRIPING

HANDICAP PARKING STRIPING

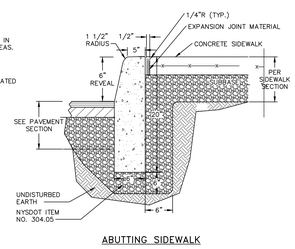
NOTES:

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

PARKING AND STRIPING DETAIL
NOT TO SCALE



ABUTTING GRASS OR LANDSCAPE

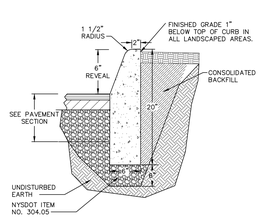


ABUTTING SIDEWALK

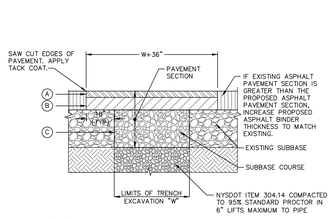
NOTES:

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

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE



MOUNTABLE CURB ABUTTING GRASS OR LANDSCAPE
NOT TO SCALE



NOTES:

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. IF IT IS EXPECTED THAT THE EXISTING SITE SUB–SOILS ARE SAND AND GRAVEL IN NATURE (CALIFORNIA BEARING RATIO RANGE BETWEEN 40 AND 80) . IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR POSSIBLE MODIFICATIONS TO THE PAVEMENT DETAIL.

PAVEMENT SECTION DETAIL
NOT TO SCALE

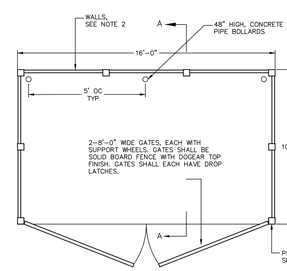
LEGEND

(A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 2 1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) 6" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

NOTES:

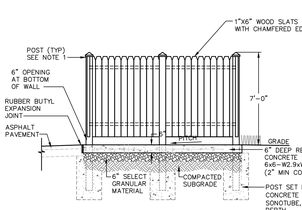
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



PLAN

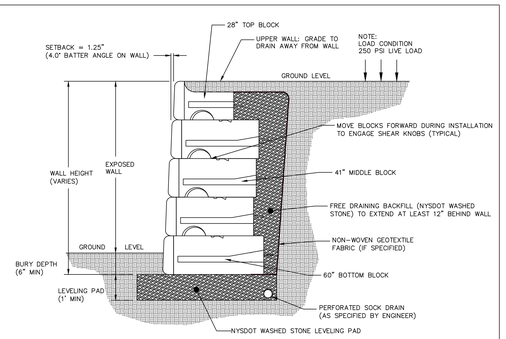
TRASH ENCLOSURE DETAILS
NOT TO SCALE



SECTION A–A

NOTES

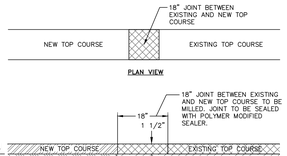
1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.



NOTES:

1. RETAINING WALL MANUFACTURED BY REDI–ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY. FINAL DESIGN DOCUMENTS SHALL BE PROVIDED TO THE CITY OF BEACON FOR REVIEW PRIOR TO CONSTRUCTION.

TYPICAL REDI–ROCK GRAVITY WALL FOR GREENWAY TRAIL
NOT TO SCALE

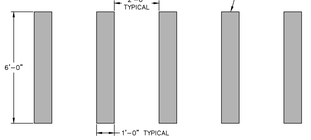


SECTION VIEW

NOTES:

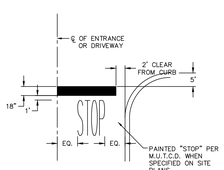
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT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

MILLED KEYWAY DETAIL
NOT TO SCALE

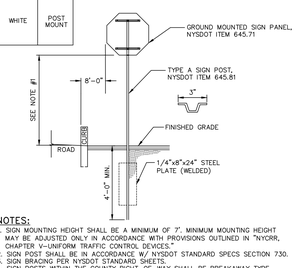


PAINTED CROSSWALK DETAIL
NOT TO SCALE

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



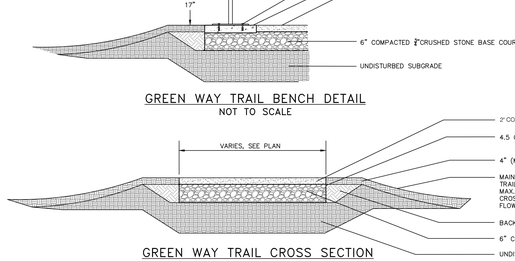
STOP BAR DETAIL
NOT TO SCALE



NOTES:

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

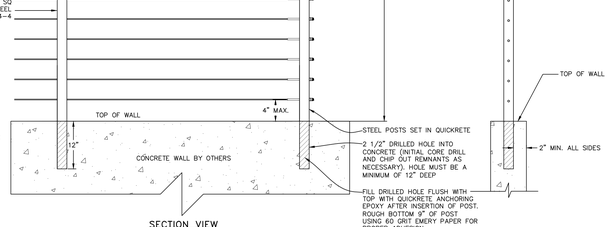
SINGLE POST SIGN DETAIL
NOT TO SCALE



HIGHLAND 6' LONG "PALISADE" SINGLE CONTOUR BENCH WITH CENTER ARMREST. BLACK METAL FRAME WITH OAK WOOD SLAT INTEGRAL SEAT AND BACK

GREEN WAY TRAIL BENCH DETAIL
NOT TO SCALE

GREEN WAY TRAIL CROSS SECTION
NOT TO SCALE

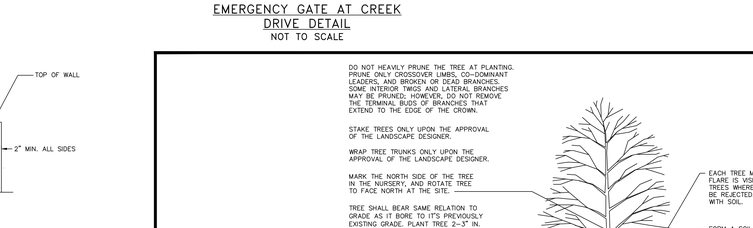


SECTION VIEW

NOTES:
RAILING SHOWN AS MANUFACTURED BY AGS STAINLESS OR APPROVED EQUAL.

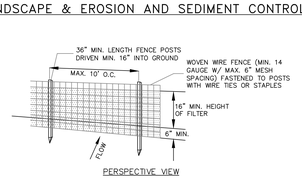
END VIEW

HAND RAILING AT REAR PATIO DETAIL
NOT TO SCALE

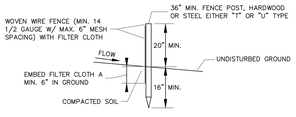


EMERGENCY GATE AT CREEK DRIVE DETAIL
NOT TO SCALE

LANDSCAPE & EROSION AND SEDIMENT CONTROL DETAILS



PERSPECTIVE VIEW

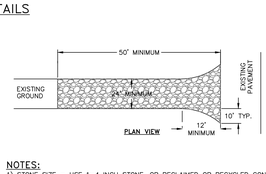


SECTION VIEW

NOTES:

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

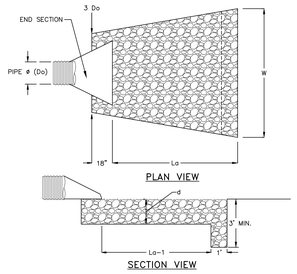
SILT FENCE DETAIL
NOT TO SCALE



NOTES:

1) STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2) LENGTH – NOT LESS THAN 50 FEET FOR A COMMERCIAL.
3) THICKNESS – NOT LESS THAN SIX (6) INCHES.
4) WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5) GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7) MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

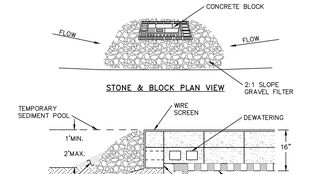
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



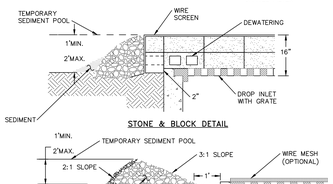
NOTES:

1. SIZING INFORMATION TAKEN FROM FIGURE 58.12 (PAGE 58.25) AND/OR FIGURE 58.13 (PAGE 58.26) OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" 2016 EDITION.
2. RIPRAP SHALL BE COMPOSED OF A WELL–GRADED MIXTURE OF STONE SIZE SO THAT 50% OF THE PIECES SHALL BE LARGER, BY WEIGHT, THAN THE SPECIFIED ⌀50. THE LARGEST STONE SIZE SHALL BE 1.5 TIMES ⌀50.
3. THE MINIMUM THICKNESS OF THE RIPRAP LAYER SHALL BE 1.5 TIMES THE MAXIMUM STONE DIAMETER FOR ⌀50 OF 15 INCHES OR LESS, AND 1.2 TIMES THE MAXIMUM STONE SIZE FOR ⌀50 GREATER THAN 15 INCHES.
4. A LAYER OF FILTER FABRIC (THICKNESS 20–60 MILS, GRAB STRENGTH 90–120 LBS, SHALL CONFORM TO ASTM D–1777 AND ASTM D–1682) SHALL BE PLACED BETWEEN THE RIPRAP AND THE UNDERLYING SOIL SURFACE. FILTER FABRIC SHALL HAVE A MINIMUM 1' OVERLAP AT ALL SEAMS.

ROCK OUTLET PROTECTION DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW

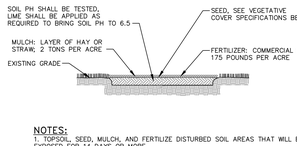


"DOUGHNUT" DETAIL

NOTES:

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

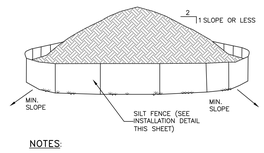
CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:
   - 65% KENTUCKY BLUE GRASS BLEND — 114 POUNDS PER ACRE
   - 20% PERENNIAL RYEGRASS — 35 POUNDS PER ACRE
   - 15% FINE FESCUE — 26 POUNDS PER ACRE
   - 175 POUNDS PER ACRE
3. SEED MIXTURE FOR USE IN SHADY AREAS:
   - 80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS — 138 POUNDS PER ACRE
   - 20% FINE FESCUE — 37 POUNDS PER ACRE
   - 175 POUNDS PER ACRE
4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20% TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

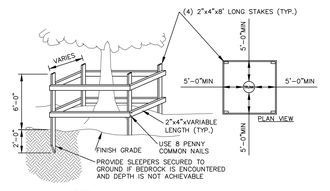
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



NOTES:

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

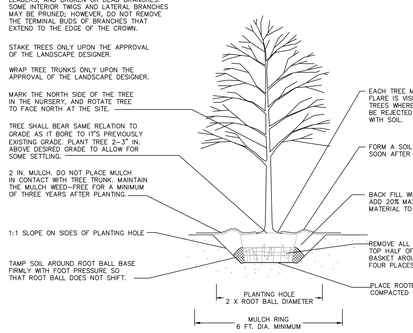
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

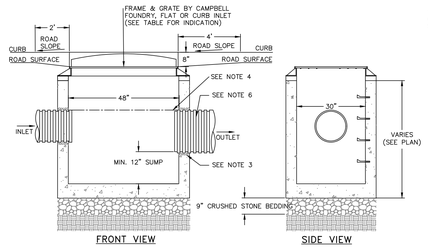


NOTES:

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

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE


DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO–DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE DESIGNER.
WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE DESIGNER.
MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE.
TREE SHALL BEAR SAME RELATION TO GRADE AS IT BORE TO IT'S PREVIOUSLY EXISTING GRADE. PLANT TREE 2–3" IN. ABOVE DESIRED GRADE TO ALLOW FOR SOME SETTLING.
2 IN. MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED–FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.
1:1 SLOPE ON SIDES OF PLANTING HOLE
TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
FORM A SOIL SAUCER 4 IN. IN DEPTH AND FILL WITH WATER. SOON AFTER WATER HAS BEEN ABSORBED, COVER WITH MULCH.
BACK FILL WITH EXISTING SOIL.IN SANDY LOAM SOILS, ADD 20% MAX. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.
REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8 IN. INTO PLANTING HOLE.
PLACE ROOTBALL ON UNEXCAVATED OR COMPACTED MOUND TO PREVENT SETTLEMENT.
PLANTING HOLE 2 X ROO

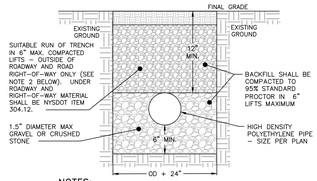


FRONT VIEW SIDE VIEW

CATCH BASIN DETAIL
NOT TO SCALE

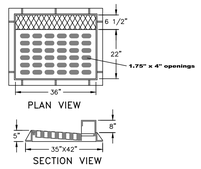
NOTES:

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



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

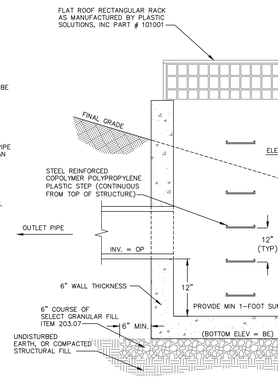
STORM LINE TRENCH DETAIL
NOT TO SCALE



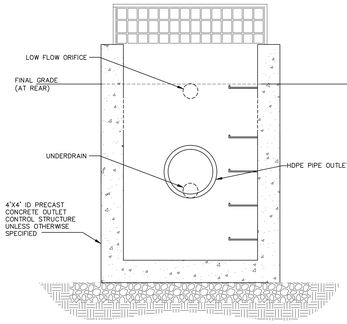
NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE: CB 104, CB 301, CB 301A, CB 302, CB 303, CB 304, AND CB 305.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



SIDE VIEW

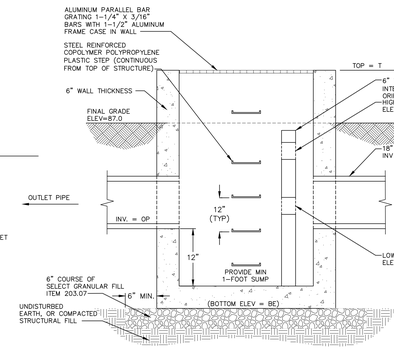


FRONT VIEW

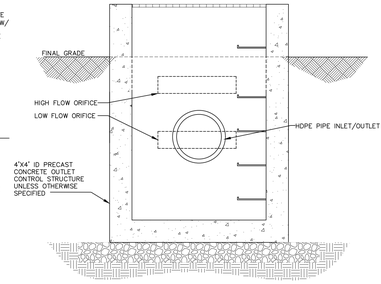
	OUTLET CONTROL STRUCTURE DATA								
OCS ID	STRUCTURE DIMENSIONS	LOW FLOW ORIFICE DIM	"LF" (FT)	UNDER DRAIN	"I" (FT)	"R" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)	"FB" (FT)
1	4'X4' I.D.	3" ø	89.55	84.60	2.5	90.10	15	84.5	88.0

NOTES:
1. ALL TRASH RACKS SHALL HAVE UV PROTECTION MEETING OR EXCEEDING THE REQUIREMENTS OF ASTM D2565-99.
2. TRASH RACKS SHALL BE SECURED PER THE MANUFACTURER'S RECOMMENDATIONS.
3. WHERE HIGH FLOW ORIFICE EXTENDS TO TOP OF STRUCTURE, THE MAXIMUM ALLOWABLE GAP BETWEEN THE TRASH RACKS SHALL BE 4".

BIORETENTION AREA OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE



SIDE VIEW

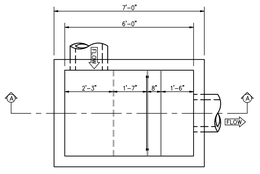


FRONT VIEW

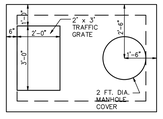
	OUTLET CONTROL STRUCTURE DATA								
OCS ID	STRUCTURE DIMENSIONS	LOW FLOW ORIFICE DIM. (IN)	"LF" (FT)	HIGH FLOW ORIFICE DIM	# OF HIGH FLOW INLETS	"HF" (FT)	"I" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)	HIGH FLOW ORIFICE TRASH RACK PART #
2	4'X4' I.D.	9"W X 6"H	83.7	21"W X 6"H	1	85.10	88.0	18	82.0	NA

NOTES:
1. ALL TRASH RACKS SHALL HAVE UV PROTECTION MEETING OR EXCEEDING THE REQUIREMENTS OF ASTM D2565-99.
2. TRASH RACKS SHALL BE SECURED PER THE MANUFACTURER'S RECOMMENDATIONS.
3. WHERE HIGH FLOW ORIFICE EXTENDS TO TOP OF STRUCTURE, THE MAXIMUM ALLOWABLE GAP BETWEEN THE TRASH RACKS SHALL BE 4".

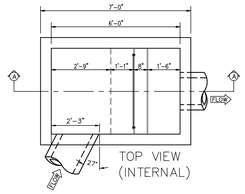
UNDERGROUND INFILTRATION/DETENTION OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE



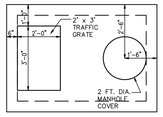
TOP VIEW (INTERNAL)



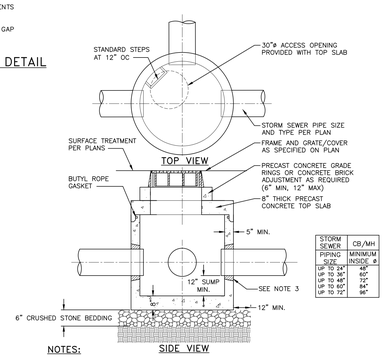
TOP VIEW (SLAB)



TOP VIEW (INTERNAL)



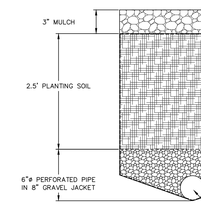
TOP VIEW (SLAB)



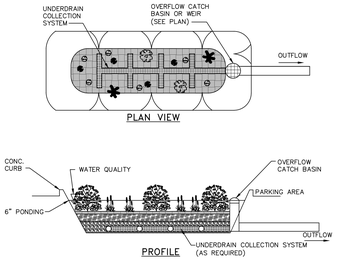
STORM SEWER PIPING SIZE	CB/MH MINIMUM INSIDE ø
UP TO 24"	48"
UP TO 36"	60"
UP TO 48"	72"
UP TO 60"	84"
UP TO 72"	96"

NOTES:
1. PRECAST CONCRETE MANHOLE WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE MANHOLE AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. 4. CONCRETE STRUCTURE AND CASTING SHALL BE RATED FOR H20 TRAFFIC LOADING.
5. INLET FRAME SHALL BE FULLY SUPPORTED ON THE CONCRETE STRUCTURE FOR H20 LOADING.
6. MANHOLES WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.

STORMWATER MANHOLE DETAIL
NOT TO SCALE



TYPICAL SECTION



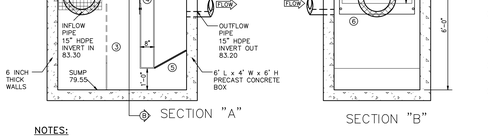
PROFILE

NOTES:
1. NO RUNOFF IS TO ENTER THE RAIN GARDEN UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
2. LANDSCAPING TO BE PROVIDED BY THE PROJECT LANDSCAPE ARCHITECT AND AS FOLLOWS:
- NATIVE PLANT SPECIES SHOULD BE SPECIFIED BASED ON SPECIFIED ZONE OF HYDRIC TOLERANCE
- SELECTIONS OF TREES WITH AN UNDERSTORY OF SHRUBS AND HERBACEOUS MATERIALS SHOULD BE PROVIDED.
- WOODY VEGETATION SHOULD NOT BE SPECIFIED AT INFLOW LOCATIONS.
- TREES SHOULD BE PLANTED PRIMARILY ALONG THE PERIMETER OF THE FACILITY.
- A TREE DENSITY OF 1 TREE PER 100 SQUARE FEET IS RECOMMENDED, AND SHRUBS/HERBACEOUS VEGETATION SHOULD GENERALLY BE PLANTED AT HIGHER DENSITIES (FIVE FEET ON CENTER AND 2.5 FEET ON CENTER, RESPECTIVELY).

3. SEE PLAN FOR PRETREATMENT.
4. UNDERDRAIN VALVE TO REMAIN CLOSED UNLESS THE FACILITY FAILS TO DEWATER.

BIORETENTION AREA DETAIL
NOT TO SCALE

Costings for access openings (grate, MH, etc.) shall be shipped loose. Due to uneven terrain contractor shall extend the openings about 0.74 ft. above the top of the slab to final grade and install castings in the field to a final top surface of about 86.81 by a method approved by local authorities.



SECTION "A"

SECTION "B"

LEGEND

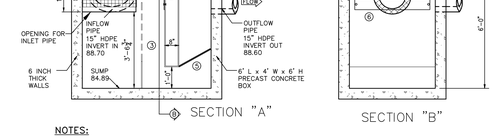
1. EXPANDED ALUMINUM BASKET W/ 1/4" MESH LINING, 1'-6" H x 2'-0" L x 4'-0" W, Upfit 3'-9" FROM SUMP
2. 2ND INTERNAL BAFFLE W/ 1" HOLES DRILLED AT 1 1/4" O.C., 4'-0" H.
3. SPILL PROTECTION RESERVOIR 4'-0" H. WITH A 1'-0" FRONT CUT.
4. 3/4"COCONUT FIBER FILTER IN ALUMINUM FRAME 1'-8" LONG.
5. 6' L x 4' W x 6' H PRECAST CONCRETE BOX
6. 1/4"ALUMINUM PLATE, 9" H., 3'-6" WIDE.

NOTES:

1. WATER QUALITY INLET SHOWN IS "CRYSTAL CLEAN" MODEL # 646 IB BY CRYSTAL STREAM TECHNOLOGIES, INC. OF LAWRENCEVILLE, GA., 1-800-648-6945.
2. ALL PIPES SHALL BE CONSTRUCTED TO BE FLUSH WITH THE INSIDE WALLS.
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PIPES AND STRUCTURES BETWEEN AND AROUND THE WATER QUALITY VAULTS.
4. ALL VAULT LIFTING CONNECTIONS SHALL BE LOCATED ON THE OUTSIDE OF THE VAULT WALLS.
5. CONCRETE VAULT PRE-CASTER IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE CONCRETE VAULTS. WALL AND SLAB THICKNESSES SHALL BE ALTERED ACCORDINGLY.

WQI 5 DETAIL
NOT TO SCALE

Costings for access openings (grate, MH, etc.) shall be shipped loose. Due to uneven terrain contractor shall extend the openings about 0.00 ft. above the top of the slab to final grade and install castings in the field to a final top surface of about 91.56 by a method approved by local authorities.



SECTION "A"

SECTION "B"

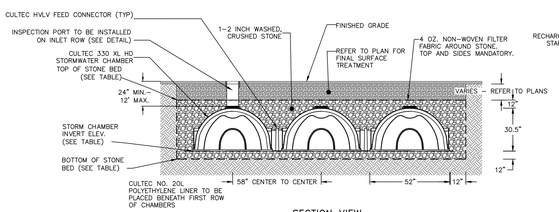
LEGEND

1. EXPANDED ALUMINUM BASKET W/ 1/4" MESH LINING, 1'-6" H x 2'-6" L x 4'-0" W, Upfit 3'-9 3/4" FROM SUMP
2. 2ND INTERNAL BAFFLE W/ 1" HOLES DRILLED AT 1 1/4" O.C., 4'-0" H.
3. SPILL PROTECTION RESERVOIR 4'-0" H. WITH A 0'-10" FRONT CUT.
4. 3/4"COCONUT FIBER FILTER IN ALUMINUM FRAME 1'-8" LONG.
5. 1/4"ALUMINUM PLATE, 9" H., 3'-6" WIDE.

NOTES:

1. WATER QUALITY INLET SHOWN IS "CRYSTAL CLEAN" MODEL # 646 IB BY CRYSTAL STREAM TECHNOLOGIES, INC. OF LAWRENCEVILLE, GA., 1-800-648-6945.
2. ALL PIPES SHALL BE CONSTRUCTED TO BE FLUSH WITH THE INSIDE WALLS.
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PIPES AND STRUCTURES BETWEEN AND AROUND THE WATER QUALITY VAULTS.
4. ALL VAULT LIFTING CONNECTIONS SHALL BE LOCATED ON THE OUTSIDE OF THE VAULT WALLS.
5. CONCRETE VAULT PRE-CASTER IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE CONCRETE VAULTS. WALL AND SLAB THICKNESSES SHALL BE ALTERED ACCORDINGLY.

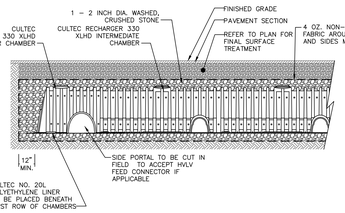
WQI 9 DETAIL
NOT TO SCALE



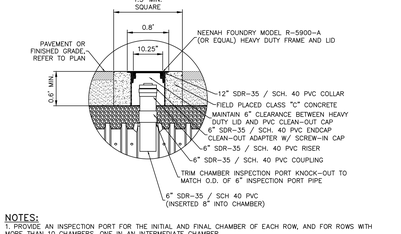
SECTION VIEW

NOTES:
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD WITH TEE CONNECTIONS BY CULTEC OR EQUAL.
4. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
5. REFER TO THE INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES NOTES ON THE GRADING SHEET.
6. SEE ALSO CLAY KEY DETAIL THIS SHEET.

SYSTEM ID	BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
A	81.0	82.0	85.54	1,599 S.F.	44.84'X35.66'	42

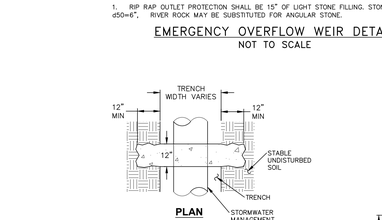


UNDERGROUND INFILTRATION/ DETENTION SYSTEM DETAIL
NOT TO SCALE



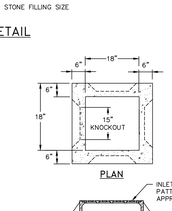
NOTES:
1. PROVIDE AN INSPECTION PORT FOR THE INITIAL AND FINAL CHAMBER OF EACH ROW, AND FOR ROWS WITH MORE THAN 10 CHAMBERS, ONE IN AN INTERMEDIATE CHAMBER.

UNDERGROUND DETENTION SYSTEM INSPECTION PORT DETAIL
NOT TO SCALE



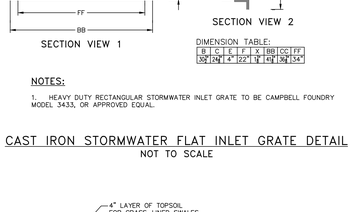
NOTES:
1. TO BE PROVIDED AT INFILTRATION BASIN A.

ANTI-SEEP COLLAR DETAIL
NOT TO SCALE



NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265-3771.
2. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
3. SUMP SHALL BE 12".
4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

PRE-CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE

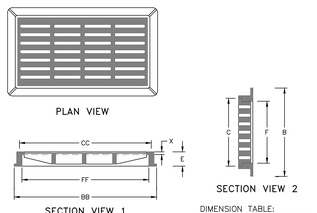


EMERGENCY OVERFLOW WEIR TABLE

SWM ID	OVERFLOW WEIR ELEVATION (FT)	DIMENSION A (FT)	DIMENSION B (FT)	DIMENSION D (IN)
BIORETENTION AREA 1	90.0	6	3	12

NOTES:
1. RIP RAP OUTLET PROTECTION SHALL BE 15" OF LIGHT STONE FILLING. STONE FILLING SIZE d50=6", RIVER ROCK MAY BE SUBSTITUTED FOR ANGULAR STONE.

EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE

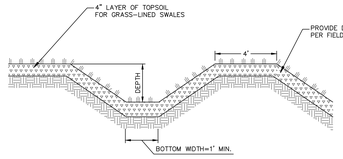


DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
30"	24"	4"	22"	9"	48"	36"	34"

NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



SECTION VIEW

NOTES:
1. MINIMUM 1' DEPTH AND 1' WIDTH FOR ALL SWALES.
2. SWALE SHALL BE SEEDED WITH FAST GERMINATING RYE 15 TO 25 POUNDS PER 1,000 SQUARE FEET AND MULCHED.

TEMPORARY GRASS LINED SWALE/DIKE DETAIL
NOT TO SCALE

AMENDED SITE PLAN APPLICATION

DRAWN BY: MAB			CHECKED BY: DGK		
REVISIONS:			REVISIONS:		
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/25/18	REVISED FOR PLANNING BOARD SUBMISSION	MAB	7	12/31/19	REVISED PER PLANNING BOARD COMMENTS	CMB
2	02/26/19	REVISED FOR PLANNING BOARD SUBMISSION	MAB	8	04/9/20	NO CHANGE THIS SHEET	MAB
3	03/26/19	REVISED PER PLANNING BOARD COMMENTS	MAB	9	05/15/2020	NO CHANGE THIS SHEET	MAB
4	04/30/19	REVISED PER PLANNING BOARD COMMENTS	MAB	10	08/31/2021	AMENDED SITE PLAN FOR GREENWAY TRAIL	MAB
5	05/28/19	NO CHANGE THIS SHEET	MAB				
6	10/29/19	NO CHANGE THIS SHEET	CMB				

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- Confirm Utility Response
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HUDSON LAND DESIGN

STATE OF NEW YORK – RACHEL A. HOOGERWERF – 24445 – LICENSED PROFESSIONAL ENGINEER

SEAL

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

STORMWATER DETAILS

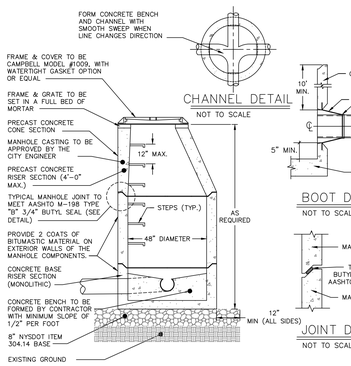
23-28 CREEK DRIVE

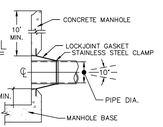
23-28 CREEK ROAD
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-37-037625

JOB #:	2018:029
DATE:	10/23/2018
SCALE:	AS SHOWN
TITLE:	D-2
SHEET:	11 OF 12

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

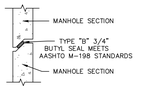
SEWER DETAILS





CHANNEL DETAIL
NOT TO SCALE

BOOT DETAIL
NOT TO SCALE



JOINT DETAIL
NOT TO SCALE

NOTES:

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

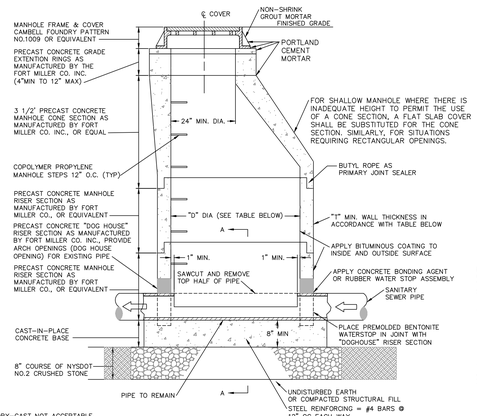
PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE

MANHOLE NOTES:

1. USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE.
2. MANUFACTURER TO VERIFY REQUIRED "T" DIMENSION ASSOCIATED WITH DEPTH OF INDIVIDUAL MANHOLES.

TABLE

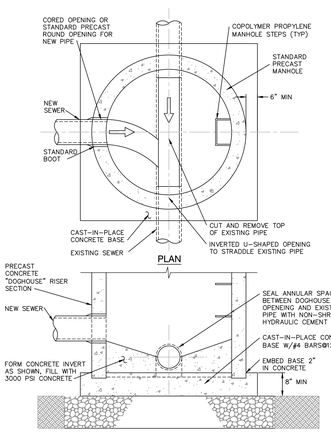
OUTLET SEWER PIPE SIZE	"D" DIA MIN	"T" WALL THICKNESS MIN
8" THRU 21"	4'-0"	5"
24" THRU 30"	5'-0"	6"



NOTES:

1. THE EXISTING SEWER PIPE SECTION TO BE ABANDONED SHALL BE PERMANENTLY SEALED WITHIN THE MANHOLE USING BRICK AND NON-SHRINKING GROUT.

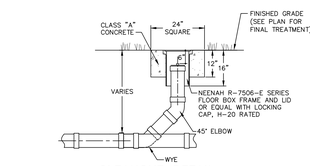
PRECAST CONCRETE INSERTION "DOGHOUSE" MANHOLE DETAIL
NOT TO SCALE



NOTES:

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

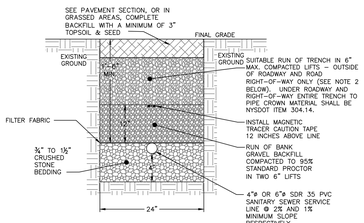
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE

SANITARY SEWER NOTES:

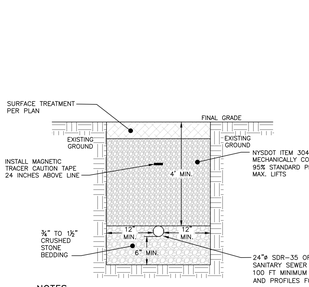
1. THE PROPOSED OFFICE BUILDING AND APARTMENTS ARE TO BE SERVED BY THE CITY OF BEACON MUNICIPAL SEWER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 179.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON CHIEF SEWER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE SEWER MAIN RELOCATION.
4. RELOCATED SEWER MAIN MATERIAL SHALL BE 24" DIAMETER SDR-35 OR SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.
5. SEWER MAIN SHALL BE LAID IN STRAIGHT ALIGNMENT. MANHOLES SHALL BE CONSTRUCTED AT ALL CHANGES IN SLOPE, ALIGNMENT OR AT INTERVALS NOT EXCEEDING 400 LINEAR FEET. STRAIGHT ALIGNMENT SHALL BE VERIFIED BY DEFLECTION TESTING.
6. THE SECTIONS OF SEWER MAIN SHALL BE INSTALLED AND TESTED FOR EXFILTRATION PRIOR TO BEING PERMITTED TO OPERATE. ALL NEW SANITARY SEWER GRAVITY LINES SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH ASTM C-828 AT A PRESSURE OF 3.5 PSI. THE PUMP BY-PASS SHALL BE CONTINUED UNTIL THE NEW RELOCATED MAINS AND MANHOLES HAVE BEEN TESTED AND CERTIFIED BY A NYS PROFESSIONAL ENGINEER AND THE CERTIFICATION HAS BEEN APPROVED BY THE CITY AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH PRIOR TO BEING PLACED INTO SERVICE.
7. MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244. IF PRESSURE DROP EXCEEDS THE SPECIFIED AMOUNT, THE NECESSARY REPAIRS OR REPLACEMENTS REQUIRED SHALL BE MADE TO REDUCE THE PRESSURE DROP TO WITHIN THE SPECIFIED LIMIT, AND THE TESTS SHALL BE REPEATED UNTIL THE REQUIREMENT IS MET.
8. SERVICE LATERALS SHALL BE 6" DIAMETER SDR-35 PVC WITH A MINIMUM SLOPE OF 1% UNLESS OTHERWISE NOTED ON THE PLAN.
9. ALL SANITARY SEWER MAINS AND MANHOLES SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF BEACON.



NOTES:

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

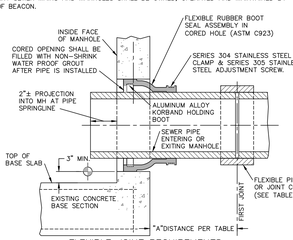
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

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

SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE



FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (±0.5")
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10" MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3" MAX

NOTE:
REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

CORED HOLE AND INSERTED BOOT DETAIL
NOT TO SCALE

WATER DETAILS

NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. WATER MAIN MATERIAL SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL MEET THE REQUIREMENTS OF AWWA C150 AND ANSI A21.51, UNLESS NOTED OTHERWISE ON THE PLANS.

WATER MAIN TRENCH DETAIL
NOT TO SCALE

NOTES:

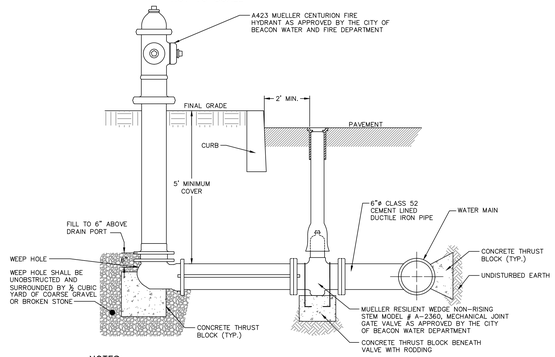
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL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

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

NOTES:

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

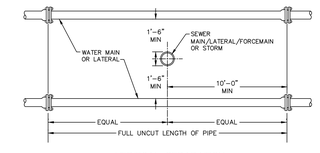
GATE VALVE DETAIL
NOT TO SCALE



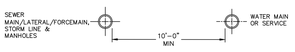
NOTES:

1. THE GATE VALVE SHALL BE LOCATED THIRTY SIX (36) INCHES FROM THE HYDRANT CENTER LINE.
2. ¾" STEEL TIE RODS TO BE PROVIDED BETWEEN THE GATE VALVE AND THE HYDRANT.

HYDRANT DETAIL
NOT TO SCALE



VERTICAL SEPARATION

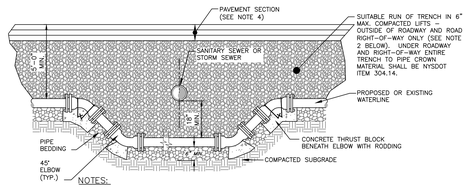


HORIZONTAL SEPARATION

NOTE:

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

WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

1. WHEN THE ELEVATION OF THE SANITARY OR STORM SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER SERVICE LINE OR MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. AT LEAST ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. THE RELOCATED WATER MAIN/SERVICE LINE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA, NYSDOH AND DCDOH STANDARDS.
4. PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE PAVEMENT RESTORATION DETAIL.
5. ALL REPLACED WATERMAIN SHALL BE 12"ø CLASS 52 DUCTILE IRON.

WATER LINE OFFSET DETAIL
NOT TO SCALE

WATERMAIN DISINFECTION & TESTING

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT PRIOR TO TESTING AND SHALL ALSO COORDINATE HIS ACTIONS WITH THE CITY ENGINEER SO AS TO AVOID UNDUE DISTURBANCE OF THE WATER SUPPLY TO ANY EXISTING USERS.
2. THE CONTRACTOR SHALL INFORM THE DESIGN ENGINEER'S AND CITY ENGINEER'S OFFICE A MINIMUM OF 24 HOURS PRIOR TO TESTING SUCH THAT WITNESSING CAN TAKE PLACE AND PROPER CERTIFICATIONS CAN BE ISSUED.
3. ALL NEWLY INSTALLED WATER MAINS SHALL BE FLUSHED AT A MINIMUM VELOCITY OF 2.5 FT/SECOND BEFORE AND AFTER DISINFECTION.
4. POTABLE WATER SHALL ONLY BE USED FOR FLUSHING AND TESTING OF THE WATER MAINS. THE POTABLE WATER USED SHALL BE ACCEPTED BY THE PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION.
5. THE NEW WATER MAINS SHALL BE ISOLATED FROM THE EXISTING WATER MAINS DURING TESTING AND UNTIL THE MAIN INSTALLATION AND TESTING HAS BEEN CERTIFIED BY A NYS PROFESSIONAL ENGINEER AND HAS BEEN AUTHORIZED BY THE DCDOH.
6. ALL WATER LINES SHALL BE DISINFECTED USING THE PROCEDURES DESCRIBED IN THE LATEST EDITION OF AWWA C651 SPECIFICATIONS FOR DISINFECTION OF WATER LINES (WITH THE EXCEPTION OF THE TABLET METHOD). WATER ENTERING THE NEW MAIN SHALL RECEIVE A DOSE OF CHLORINE FED AT A CONSTANT RATE SUCH THAT THE WATER WILL HAVE NOT LESS THAN 25 MG/L FREE CHLORINE. CHLORINE APPLICATION SHALL NOT CEASE UNTIL THE ENTIRE MAIN IS FILLED WITH HEAVILY CHLORINATED WATER.
7. DISINFECTED WATER SHALL REMAIN IN THE NEWLY INSTALLED WATER LINE FOR A MINIMUM OF 24 HOURS. AFTER THIS RETENTION PERIOD, THE HEAVILY CHLORINATED WATER SHALL BE FLUSHED FROM THE MAIN UNTIL CHLORINE MEASUREMENTS SHOW A CONCENTRATION IN THE WATER LEAVING THE MAIN HAS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. AT SUCH TIME, BACTERIOLOGICAL SAMPLING FOR SUBMITTAL TO STATE HEALTH LABORATORIES SHALL BE PERFORMED BY THE CONTRACTOR.
8. WATER SAMPLES SHALL BE TESTED FOR TOTAL COLIFORM, TPC (HETEROTROPHIC PLATE COUNT), TURBIDITY & COLOR.
9. CONTRACTOR WILL CONTINUE FLUSHING AND DISINFECTION OPERATION UNTIL ACCEPTABLE BACTERIOLOGICAL RESULTS ARE OBTAINED. TWO (2) SUCCESSIVE SAMPLES ARE TO BE TAKEN AT TWENTY-FOUR (24) HOUR INTERVALS.
10. THE ENVIRONMENT INTO WHICH THE HEAVILY CHLORINATED WATER IS TO BE DISCHARGED SHALL BE INSPECTED, AND IF THERE IS ANY LIKELIHOOD THAT THE CHLORINATED DISCHARGE WILL CAUSE DAMAGE, THEN A REDUCING AGENT SHALL BE APPLIED TO THE WATER TO BE WASTED TO THOROUGHLY NEUTRALIZE THE CHLORINE RESIDUAL IN THE WATER. PERMITS MAY BE REQUIRED. THE CITY ENGINEER SHALL BE NOTIFIED PRIOR TO DISPOSAL OF HIGHLY CHLORINATED WATER.

WATER NOTES:

1. THE PROPOSED BUILDING IS TO BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 219.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE WATER MAIN SHALL BE INSTALLED, PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C600 (SEE NOTES BELOW).
4. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON WATER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE WATER MAIN INSTALLATION.
5. THE WATER MAIN SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C651 (SEE NOTES BELOW).
6. WATER MAIN MATERIAL SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL MEET THE REQUIREMENTS OF AWWA C150 AND ANSI A21.51.
7. MEGALUG RESTRAINING SYSTEMS SHALL BE USED AT ALL FITTINGS, VALVES AND HYDRANTS (SEE SCHEDULE ON SHEET 14).
8. GATE VALVES SHALL BE MUELLER RESILIENT WEDGE, NON-RISING STEM, MECHANICAL JOINT.
9. HYDRANTS SHALL BE A-423 MUELLER CENTURION, WITH A MUELLER GATE VALVE BEFORE THE HYDRANT.
10. SERVICE LINES SHALL BE 3/4" COPPER K, UNLESS OTHERWISE NOTED ON THE PLAN.
11. THE CONTRACTOR SHALL VERIFY THE EXISTING WATER MAIN MATERIALS AND BE PREPARED TO PROVIDE A SPECIAL COUPLING FOR CONNECTION OF THE PROPOSED DUCTILE IRON WATER MAIN.
12. A PRESSURE REDUCING VALVE (PRV) SHALL BE INSTALLED WITHIN THE BUILDING AS THE STATIC PRESSURE IN THE VICINITY OF THE PROJECT IS GREATER THAN 80 PSI. THE PRV SHALL BE APPROVED BY THE CITY OF BEACON WATER DEPARTMENT.
13. THE CITY OF BEACON SHALL OWN, OPERATE AND MAINTAIN THE WATER MAIN THROUGHOUT THE SITE, INCLUDING ALL APPURTENANCES.
14. THE HOA OR OWNER SHALL ANNUALLY EXERCISE ALL WATER VALVES.

WATER MAIN PRESSURE & LEAKAGE TESTING

GENERAL: ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF AWWA C600, EXCEPT AS ADDED OR AMENDED BELOW:
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL REQUIRED PIPE TAPS FOR TESTING, AND AS NECESSARY FOR TESTING AS SPECIFIED. EQUIPMENT WILL BE SUCH THAT THE ENGINEER MAY INSTALL HIS OWN PRESSURE GAUGE.
2. A PRESSURE TEST AND LEAKAGE TEST ARE REQUIRED FOR ALL PIPE.
3. TESTING TO BE PERFORMED ONLY AFTER PARTIAL OR COMPLETE BACKFILL AND RESTRAINT BLOCKING (USING HIGH EARLY CEMENT) HAS HAD 36 HOURS TO CURE OR BLOCKING USING STANDARD CEMENT HAS HAD 7 DAYS TO CURE
4. THE MAIN SHALL BE PARTIALLY BACKFILLED OR BRACED AGAINST MOVEMENT DURING THE TEST. ALL AIR MUST BE BLED OUT OF THE SECTION TO BE TESTED. IF NECESSARY, CONTRACTOR SHALL INSTALL CORPORATION STOPS AT THE HIGH POINTS, FOR BLOW-OFFS. AFTER ALL AIR HAS BEEN EXPELLED, THE CORPORATION COCKS SHALL BE CLOSED AND THE PRESSURE TEST APPLIED. AFTER EXAMINATION OF EXPOSED PARTS OF THE SYSTEM, THE TEST PRESSURE SHALL BE INCREASED TO 1 1/2 TIMES THE NORMAL PRESSURE, BASED UPON THE ELEVATION OF THE LOWEST POINT IN THE LINE OR SECTION UNDER THE TEST, BUT SUCH PRESSURE SHALL NOT BE LESS THAN 150 PSI NOR MORE THAN 200 PSI, AND EXPOSED PARTS AGAIN EXAMINED. THE MINIMUM DURATION OF THE LEAKAGE TEST SHALL BE TWO (2) HOURS.
5. ALLOWABLE SYSTEM LEAKAGE AS SPECIFIED IN THE REFERENCED STANDARDS. IF LEAKAGE IN SYSTEM IS GREATER THAN ALLOWABLE, CONTRACTOR WILL LOCATE AND REPAIR SYSTEM AT HIS EXPENSE AND RETEST, CONTINUE TO TEST AND REPAIR THE SYSTEM UNTIL LEAKAGE IS WITHIN ACCEPTABLE LIMITS.
6. NO DUCTILE IRON PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

WHERE
L = LEAKAGE IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE DURING LEAKAGE TEST, IN PSI (GAUGE)

AMENDED SITE PLAN APPLICATION

DRAWN BY: MAB			CHECKED BY: DGK			
REVISIONS:			REVISIONS:			
NO.	DATE	DESCRIPTION BY	NO.	DATE	DESCRIPTION	BY
1	12/25/18	REVISED FOR PLANNING BOARD SUBMISSION MAB	7	12/31/19	NO CHANGE THIS SHEET	CMB
2	02/26/19	REVISED FOR PLANNING BOARD SUBMISSION MAB	8	2/18/2020	NO CHANGE THIS SHEET	MAB
3	03/26/19	NO CHANGE THIS SHEET MAB	9	4/9/2020	PER PLANNING BOARD & DCDOH COMMENTS	MAB
4	04/30/19	REVISED PER PLANNING BOARD COMMENTS MAB	9	05/15/2020	NO CHANGE THIS SHEET	MAB
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS MAB	10	08/31/2021	AMENDED SITE PLAN FOR GREENWAY TRAIL	MAB
6	10/29/19	NO CHANGE THIS SHEET CMB				

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☐ Wait The Required Time
☐ Confirm Utility Response
☐ Respect the Marks

City of Beacon Planning Board Agenda
09/14/2021

Title:

Zoning Board of Appeals - September meeting

ATTACHMENTS

September Agenda.pdf

CITY OF BEACON
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026

The Zoning Board of Appeals will meet on **Tuesday, September 21, 2021** in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York. A training work session will take place at 7:00 PM and the regular meeting and public hearings will begin immediately thereafter, but not later than 7:30 PM.

1. Review and hold public hearing on application submitted by Catrinel Bartolomeu & Bruno Maddox, 1080 Wolcott Avenue, Tax Grid No. 30-5954-34-659817-00, R1-40 Zoning District, for relief from Section 223-17(D) to allow for the creation of an accessory apartment in an existing barn with less than a one-foot (1 ft.) rear yard setback *(50 ft. required)*

2. Continue public hearing on application submitted by Kristine Allen, 9 Violet Drive, Tax Grid No. 30-6054-02-508868-00, R1-10 Zoning District, for relief from Section 223-17(E) for a second story addition over an existing one-story single-family house with 12.8 ft side yard setback *(15 ft. required)*

City of Beacon Planning Board Agenda
09/14/2021

Title:

Continue review of Small Cell Wireless Facility Design and Review Guideline Policy

ATTACHMENTS

City of Beacon Planning Board Agenda
09/14/2021

Title:

City Council request to remove, abandon & discontinue certain Paper Streets

ATTACHMENTS

Resolution Setting a Public Hearing to Consider an Amendment of the Official Map to Remove, Abandon and Discontinue the Unimproved Paper Streets Known as Morse Street,.doc

Paper Street EAF Part 1.pdf

CITY OF BEACON
CITY COUNCIL

RESOLUTION

SETTING A PUBLIC HEARING ON SEPTEMBER 20, 2021 TO CONSIDER AN AMENDMENT OF THE OFFICIAL MAP TO REMOVE, ABANDON AND DISCONTINUE THE UNIMPROVED PAPER STREETS KNOWN AS MORSE STREET, RYANS AVENUE AND BE VIER AVENUE

WHEREAS, the City Council desires to amend the Official Map of the City of Beacon pursuant to New York State General City Law § 29 to remove, abandon and discontinue portions of the paper streets known as Morse Street, Ryans Avenue, and Be Vier Avenue, shown on the Official Map of the City of Beacon, but which streets were never developed or used as a public way; and

WHEREAS, Morse Street, Ryans Avenue and Be Vier Avenue were originally shown and designated on a map entitled "Map of Groveville Park Belonging to the Groveville Park Association," prepared by Walter Browne, filed with the Dutchess County Clerk on December 12, 1910, as Filed Map No. 716; and

WHEREAS, the Groverville Park Association is an entity which is no longer in existence; and

WHEREAS, the City's records confirm that the City has not heretofore accepted dedication of the portions of Morse Street, Ryans Avenue or Be Vier Avenue highlighted on the maps attached hereto; and

WHEREAS, the de-mapping and discontinuance of the undeveloped portions of Morse Street, Ryans Avenue, and Be Vier Avenue is an Unlisted Action under the State Environmental Quality Review Act.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Beacon hereby refers the proposed amendment of the Official Map to remove, abandon and discontinue portions of the paper streets known as Morse Street, Ryans Avenue, and Be Vier Avenue to the Planning Board of the City of Beacon for a report and recommendations.

BE IT FURTHER RESOLVED, that the City Council hereby schedules a public hearing on the proposed amendment of the Official Map for September 20, 2021 at 7:00 pm.

BE IT FURTHER RESOLVED, that the City Clerk, or her designee, is hereby directed to provide at least five days' notice of the public hearing at least once in the official publication of the City of Beacon.

BE IT FURTHER RESOLVED, that the City Clerk, or her designee, is hereby directed to provide notice by registered mail, return receipt requested, to the persons and addresses located adjacent to the portions of the paper streets to be abandoned.

Resolution No.____of 2021			**Date:__August 16, 2021**				
□ Amendments						**□ 2/3 Required**	
□ Not on roll call.			**□ On roll call**			**□ 3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

Amending the City's Official Map to Remove, Abandon and Discontinue Portions of Morse St, Ryans Ave, and Be Vier Ave (Unimproved Paper Streets)

Project Location (describe, and attach a location map):

Project involves portions of Morse Street, Ryans Avenue and Be Vier Avenue located within the City of Beacon.

Brief Description of Proposed Action:

The City Council desires to amend the Official Map of the City of Beacon pursuant to New York State General City Law § 29 to remove, abandon and discontinue portions of the paper streets known as Morse Street, Ryans Avenue, and Be Vier Avenue, shown on the Official Map of the City of Beacon, but which streets were never developed or used as a public way. The portions of paper streets to be abandoned are highlighted on the attached maps. The City's Department Heads and consultants, including Ed Balicki, Michael Manzi, John Russo, Mark Price, John Clarke, and Gary Van Voorhis, reviewed the paper streets and determined that the City has no current or future need for the identified as Ryans Avenue, BeVier Avenue or Morse Street. The City Council finds that the identified unimproved paper streets are not essential for future transportation purposes or any other public purpose and does not provide the only means of access to an abutting parcel of land.

Name of Applicant or Sponsor:	Telephone: 845-838-5000
City of Beacon City Council	E-Mail: Cwhite@beaconny.gov

Address:

1 Municipal Plaza

City/PO:	State:	Zip Code:
Beacon	NY	10977

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? ± 1.0 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ± 1.0 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ The proposed action does not involve any construction of any structure requiring a connection to an existing public/private water supply. _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ The proposed action does not involve any construction of any structure requiring a connection to existing wastewater utilities. _____	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☑
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

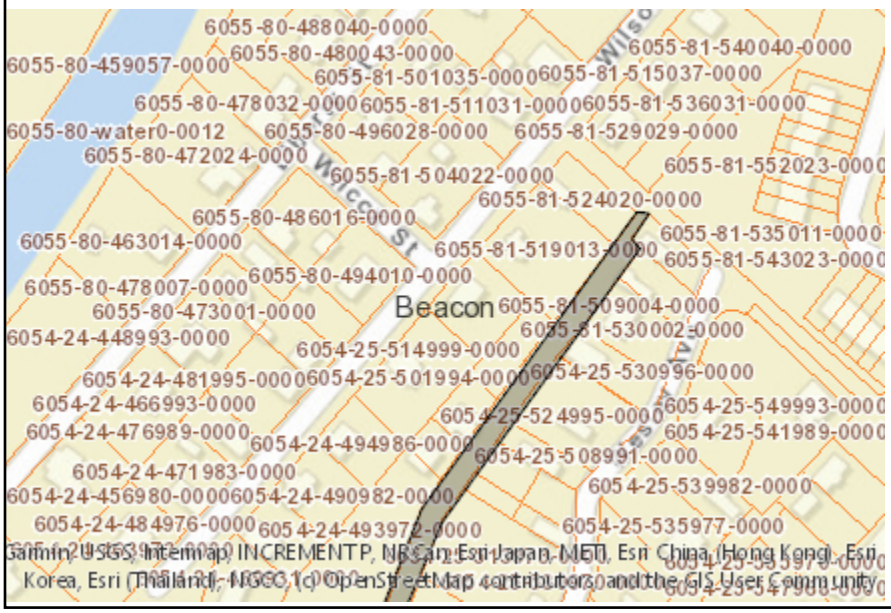
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment: _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe: _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe: _____		

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

Applicant/sponsor/name: City of Beacon City Council Date: August 11, 2021

Signature: Drew Gamils Title: City Attorney

PRINT FORM



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



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



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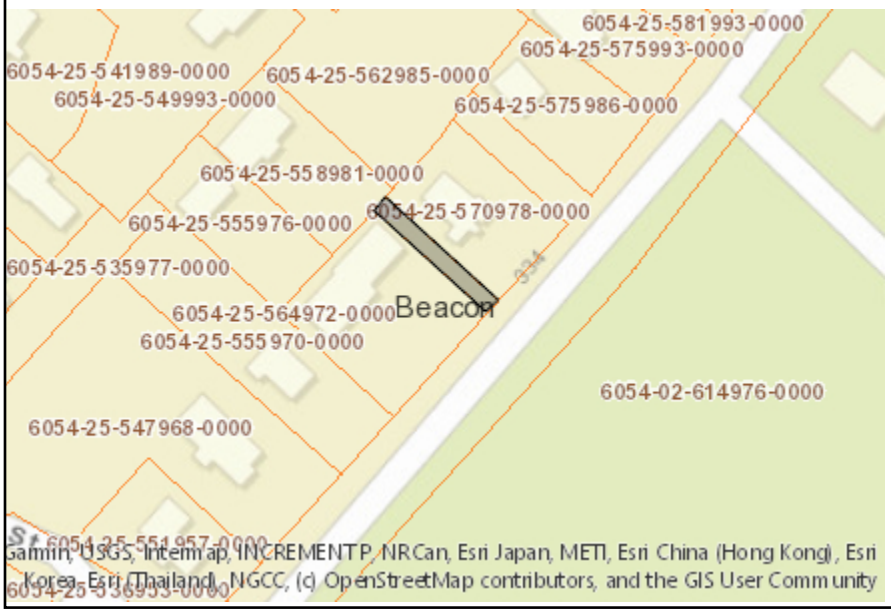
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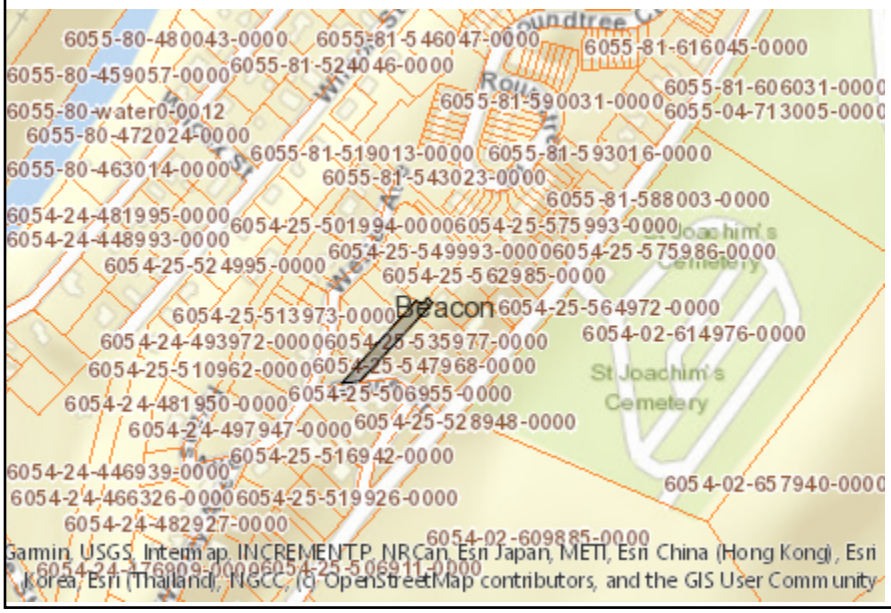
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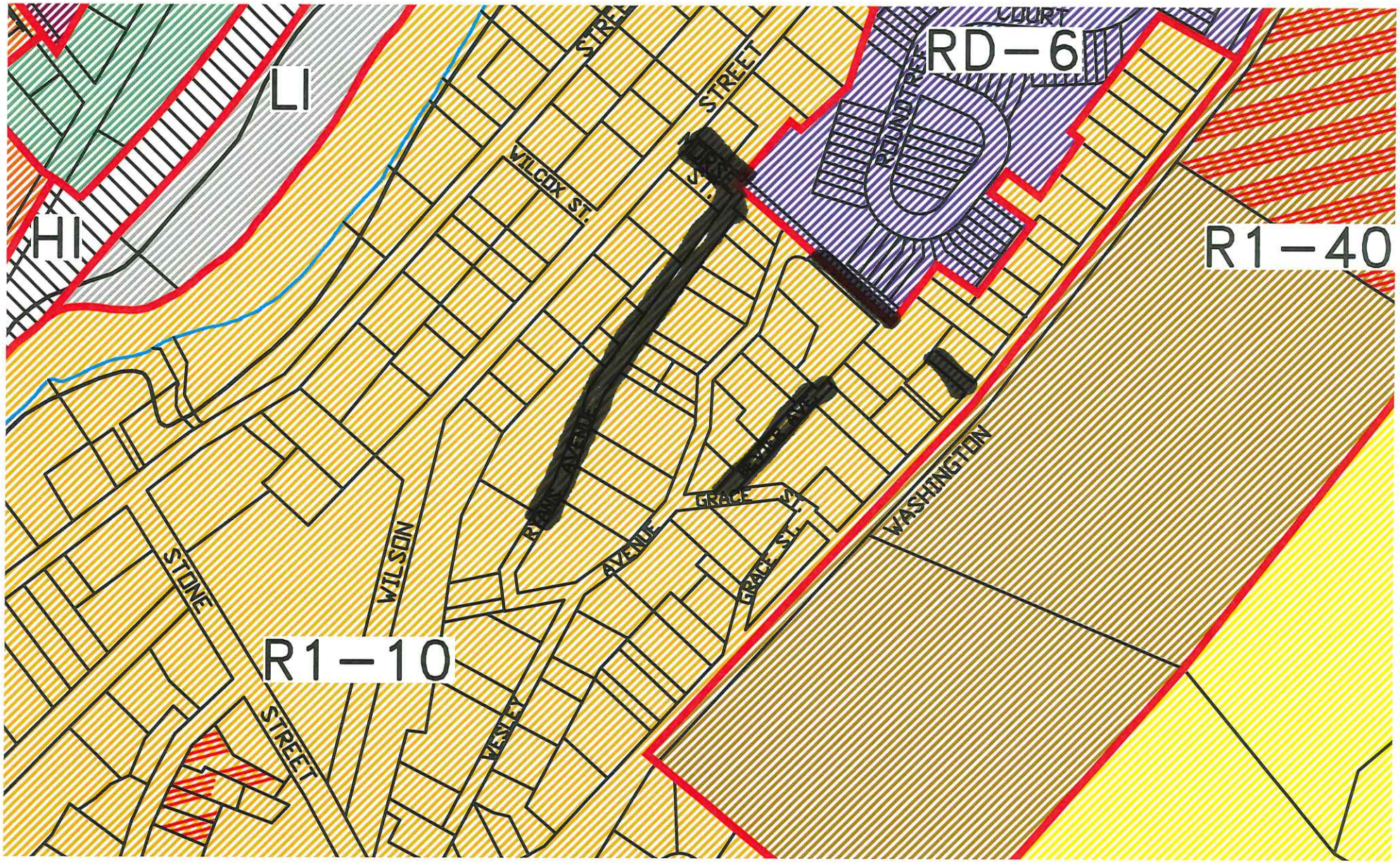
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WILCOX ST
WILSON ST
LIBERTY ST
BEACON CITY
RYANS AV
WESLEY AV
GRACE ST
WASHINGTON AV
STONE ST
514894
524893
Block 1
Parcel Lines
Dutchess County, NY
Dutchess County
New York
Printed by:
ParcelAccess
0
80
160
ft
ParcelAccess
Internet
6/25/2021

City of Beacon
Zoning Map Clip



City of Beacon Planning Board Agenda
09/14/2021

Title:

145 Main Street - building facade improvements

ATTACHMENTS

145 Main Street Application.docx

145 Main Street ARB- A2 Existing Conditions.pdf

145 Main Street ARB- A3 Proposed Elevations.pdf

145 Main Street ARB- A4 Color Palette.pdf

145 Main Street ARB- A1 Site Plan.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 31 August 2021

Project Address: 143-145 Main St.,Beacon, NY

Project Architect/Engineer: Joesph E. Torhan, Architect

Owner/Builder: Lindley Todd, LLC

Contact Phone No.: 914-474-1203

Approval Requested: X Certificate of Appropriateness _____ New Single Family House

Color/Materials:

Siding: Existing Masonry

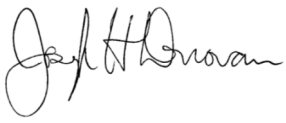
Roofing: not incl.

Windows: Color: Black Type: Marvin Elevate

Trim: Black

Garage Door: Black

Stone/Brick: Benjamin Moore Colors: HC154, HC159, 2126-30, 2129-20



Signature of Owner

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

FEE: $100.00

FEE: $100.00



PHOTO No.1



PHOTO No.3



PHOTO No.5

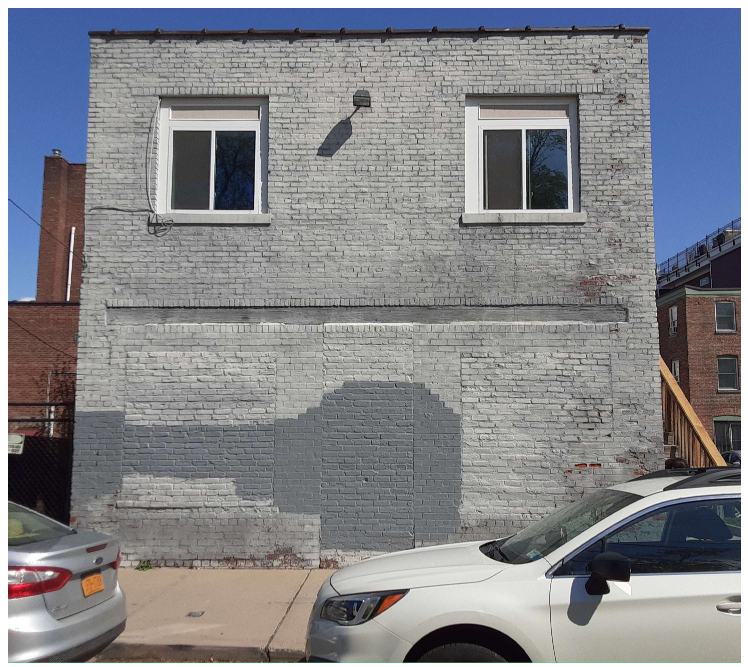


PHOTO No.2



PHOTO No.4

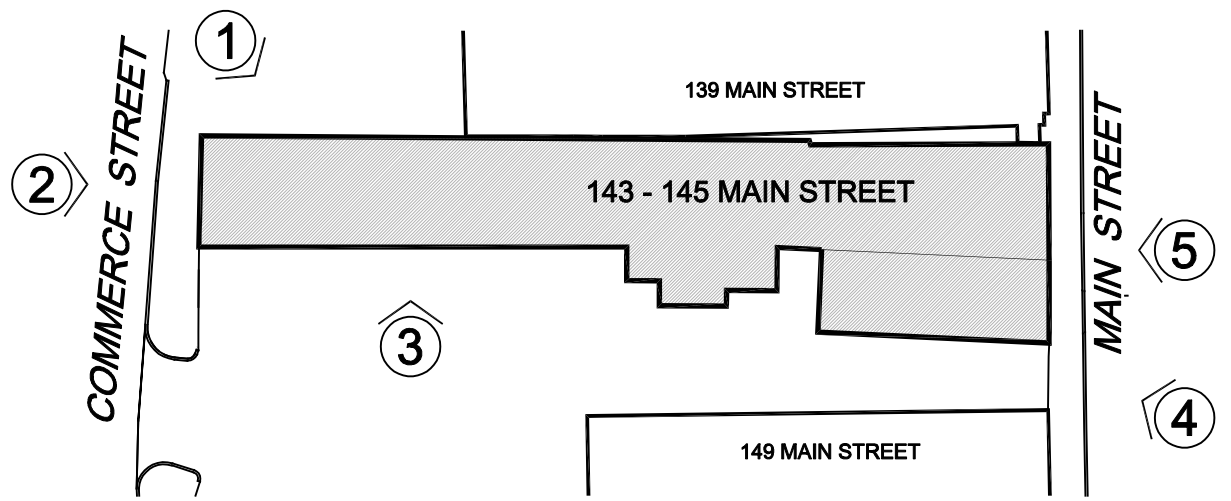
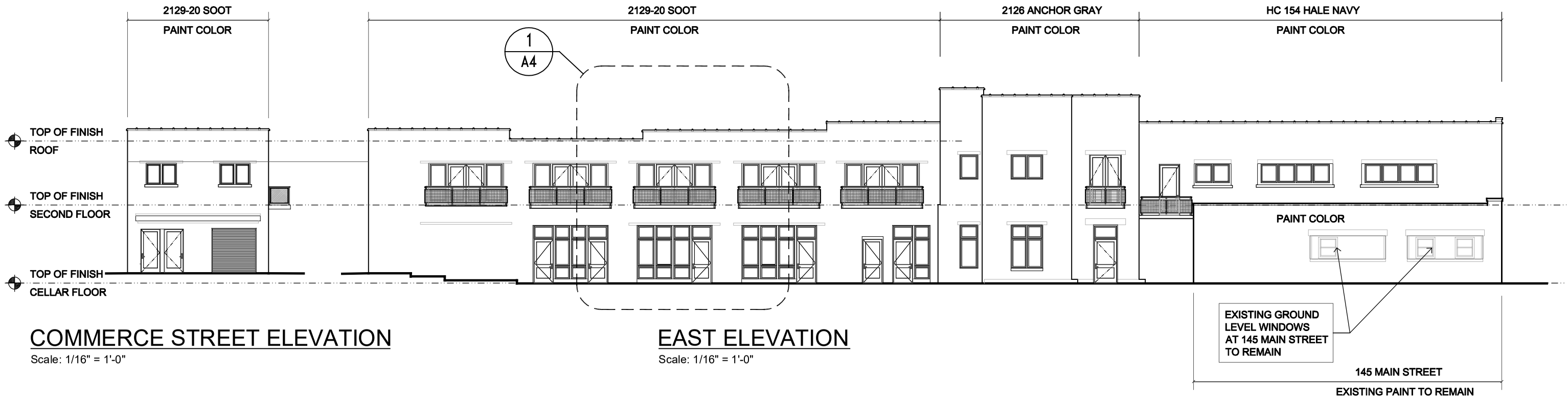


PHOTO KEY PLAN

Not to Scale

Joseph E. Torhan Architect joe.torhanarchitect@gmail.com 845-475-4102	Owner Lindley Todd LLC 4 Cross Street Beacon, NY 12508	Project PROPOSED EXTERIOR ALTERATIONS: 143 & 145 Main Street Beacon, NY 12508	Revision Date	Drawing PHOTOS EXISTING CONDITIONS Scale Not to Scale Date 14 Sept. 2021	Drawing NO. A2 SHEET 2 of 4

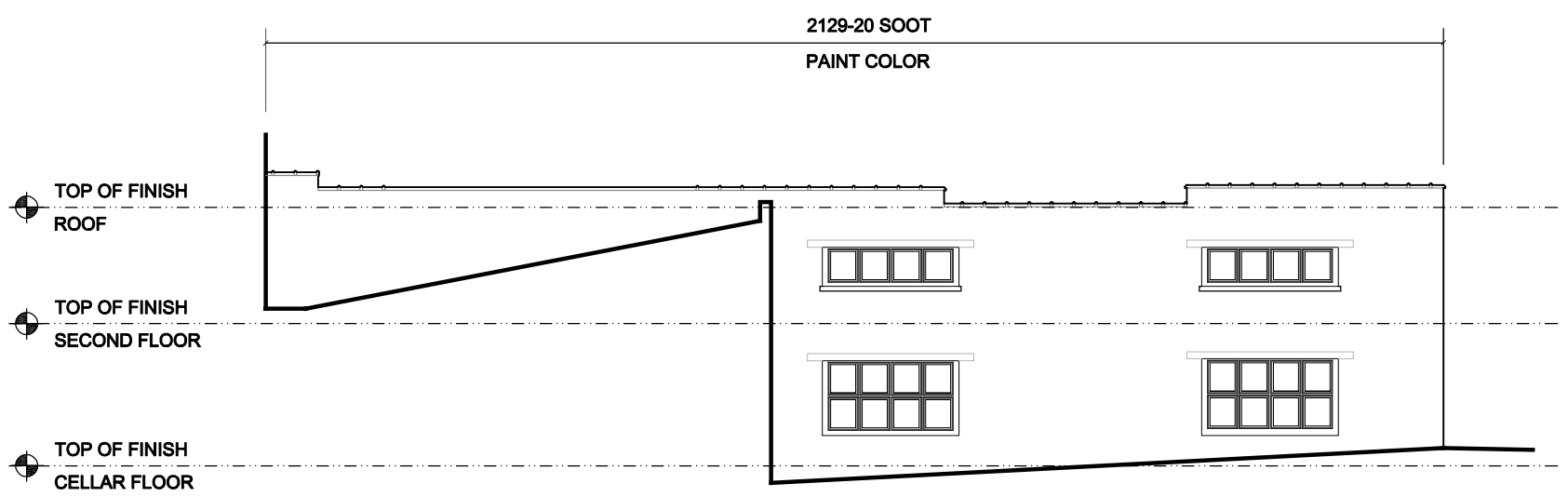


COMMERCE STREET ELEVATION

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

EAST ELEVATION

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



WEST ELEVATION

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

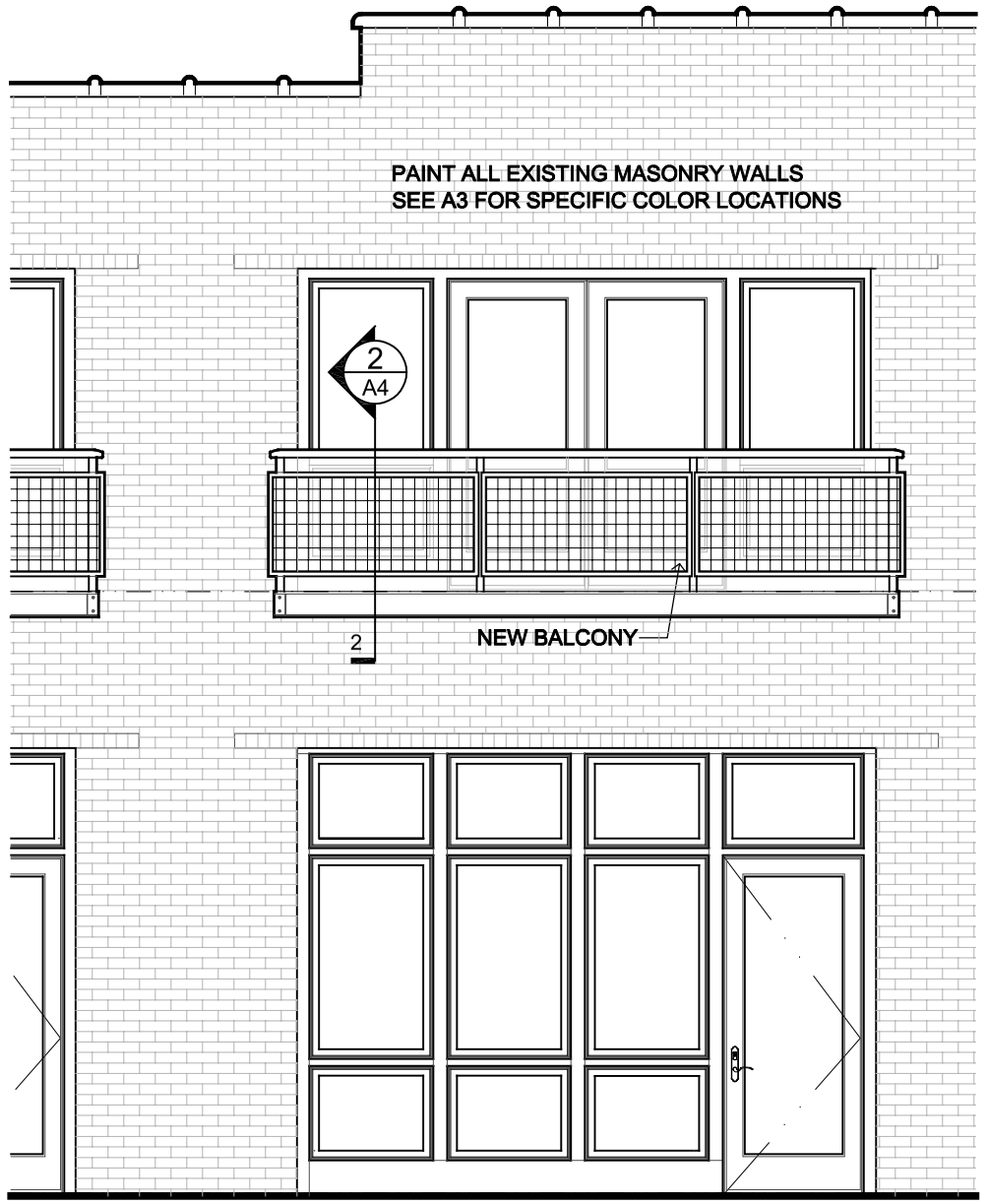


MAIN STREET ELEVATION

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

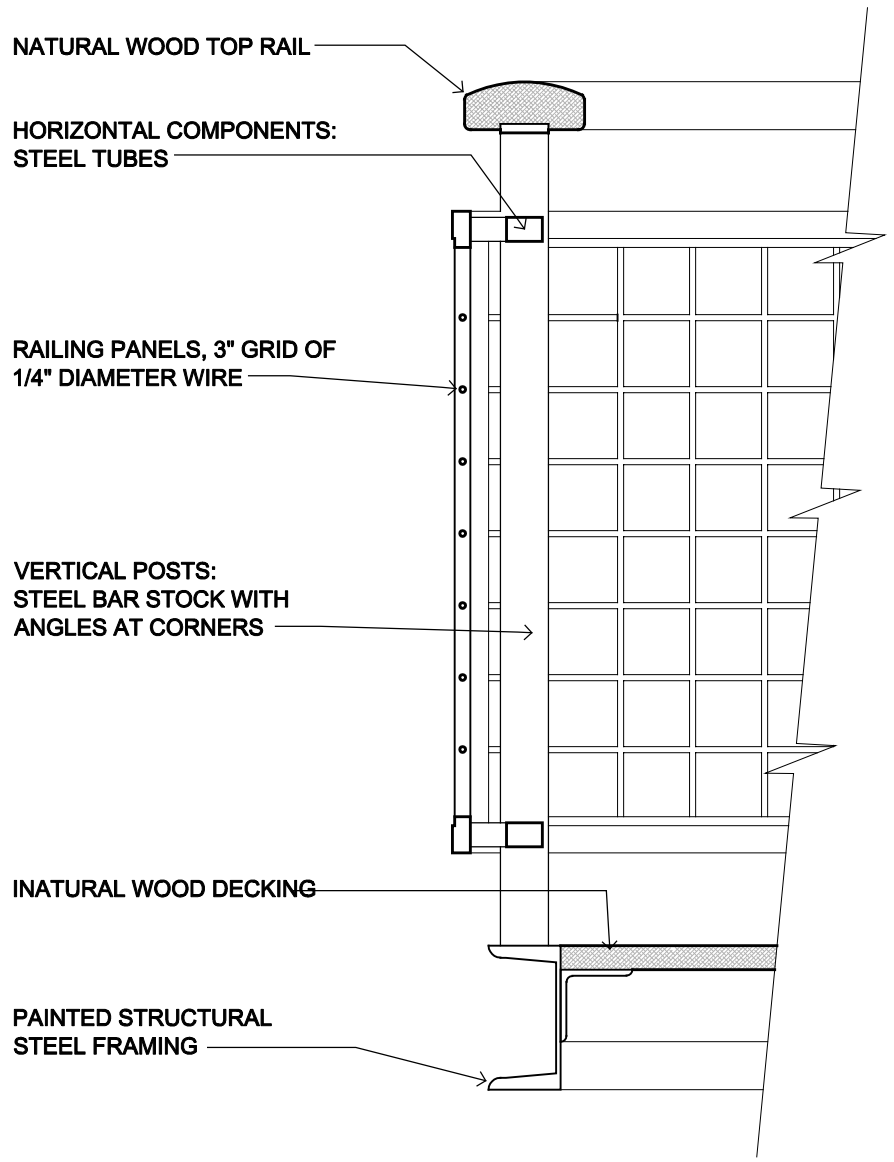
ALL PAINT COLORS ARE BENJAMIN MOORE WITH COLOR PALETTE AT https://www.benjaminmoore.com

Joseph E. Torhan Architect joe.torhanarchitect@gmail.com 845-475-4102	Owner Lindley Todd LLC 4 Cross Street Beacon, NY 12508	Project PROPOSED EXTERIOR ALTERATIONS: 143 & 145 Main Street Beacon, NY 12508	Revision Date	Drawing PROPOSED EXTERIOR ELEVATIONS Scale Noted Date 14 Sept. 2021	Drawing NO. A3 3 of 4



DETAIL ELEVATION No.1

Scale: 1/4" = 1'-0"



SECTION DETAIL No.2

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

TYPICAL FINISHES

EXISTING EXTERIOR WALLS:

All existing masonry walls to be painted using Benjamin Moore paints. See Exterior Elevations on drawing A3 for specific locations of the following colors:

Historic color HC 154 Hale Navy

Historic color HC 159 Philipsburg Blue

2126 Anchor Gray

2129 SOOT

Benjamin Moore color palette available at https://www.benjaminmoore.com

WINDOWS:

All new windows to be 'Elevate' windows as manufactured by Marvin. Color of frames to be Black.

EXTERIOR DOORS:

All new exterior doors to be 'Ultimate' doors as manufactured by Marvin. Color of frames to be Black.

BALCONY MATERIALS:

All balcony steel components to be schedule 80 hot dipped galvanized.

All natural wood top rails and decking to be reclaimed Cumaru or similar substainably resourced, weather resistant wood.

Joseph E. Torhan Architect
joe.torhanarchitect@gmail.com
845-475-4102

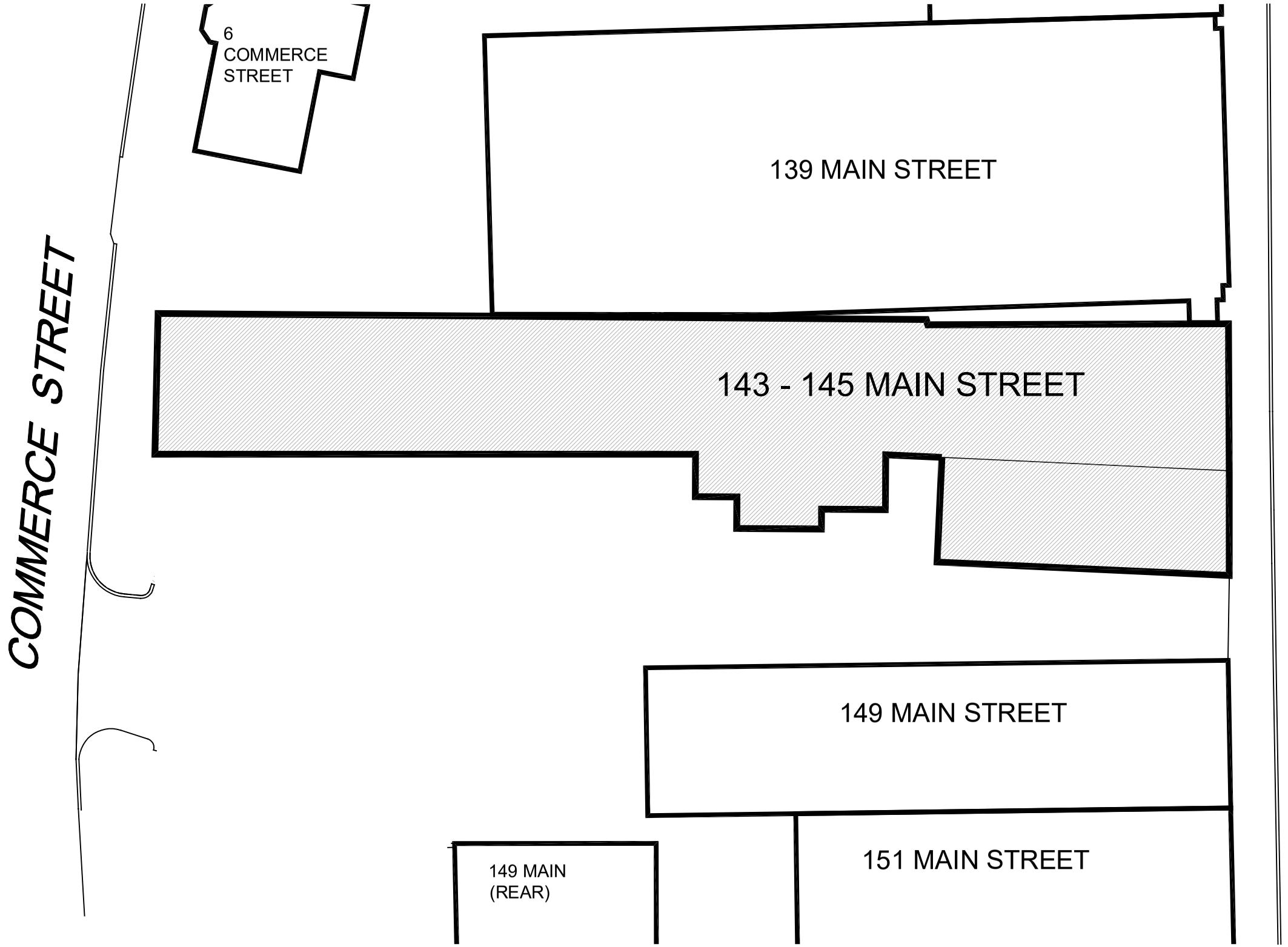
Owner
Lindley Todd LLC
4 Cross Street Beacon, NY 12508

Project PROPOSED EXTERIOR ALTERATIONS:
143 & 145 Main Street
Beacon, NY 12508

Revision Date

Drawing DETAILS AND FINISH SPECIFICATIONS
Scale Noted Date 14 Sept. 2021

Drawing NO. A4
4 of 4



SITE PLAN

Scale: 1" = 20.0'

0' 10' 20' 50'

GRAPHIC SCALE:

N



LOCATION MAP

Aerial View: Not to Scale

Joseph E. Torhan Architect
joe.torhanarchitect@gmail.com
845-475-4102

Owner
Lindley Todd LLC
4 Cross Street Beacon, NY 12508

Project PROPOSED EXTERIOR ALTERATIONS:
143 & 145 Main Street
Beacon, NY 12508

Revision Date

Drawing AERIAL LOCATION MAP AND SITE PLAN

Scale Noted Date 14 Sept. 2021

Drawing NO. A1