



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

**October 13, 2021
7:00 PM
Planning Board Agenda**

Regular Meeting

1. Public hearing on application for Special Use Permit and Site Plan Approval, accessory apartment, 1080 North Avenue, submitted by Catrinel Bartolomeu & Bruno Maddox (postponed at the request of the applicant)
2. Public hearing for SEQRA environmental review on application for Subdivision (lot merger) Approval and Site Plan Approval, three-story mixed-use residential and commercial development, 364 Main Street, submitted by O'Donnell Construction Corp. (postponed at the request of the applicant)
3. 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
4. Public hearing on application to amend an existing Site Plan Approval, alter Greenway Trail on mixed-use development, 23-28 Creek Drive, submitted by 23-28 Creek Drive, LLC
5. Public hearing on application for Subdivision, two residential lots, 14 Green Street, submitted by Thomas Rigney
6. Continue review of application for Site Plan Approval, hotel and event space, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC
7. Review application for Subdivision and Site Plan Approval, 6-unit apartment building into individual units, Ferry Landing project on Beekman Street, submitted by WRJG, LLC

Miscellaneous Business

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

Architectural Review

1. Certificate of Appropriateness - 8 Mattie Cooper Square; new roof on church
2. Certificate of Appropriateness - 199 Main Street; sign
3. Certificate of Appropriateness - 474-476 Main Street; replacement windows

4. Certificate of Appropriateness - 500-504 Main Street; replacement windows
5. Certificate of Appropriateness - 139-141 Main Street; new entrance

City of Beacon Planning Board Agenda
10/13/2021

Title:

Public hearing on application for Special Use Permit and Site Plan Approval, accessory apartment, 1080 North Avenue, submitted by Catrinel Bartolomeu & Bruno Maddox (***postponed at the request of the applicant***)

ATTACHMENTS

City of Beacon Planning Board Agenda
10/13/2021

Title:

Public hearing for SEQRA environmental review on application for Subdivision (lot merger) Approval and Site Plan Approval, three-story mixed-use residential and commercial development, 364 Main Street, submitted by O'Donnell Construction Corp. ***(postponed at the request of the applicant)***

ATTACHMENTS

[364 Main Street - Request for Adjournment to November 9, 2021 PB Meeting\(4969063.1\).pdf](#)



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

September 28, 2021

VIA E-MAIL

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

Re: Application for Special Use Permit, Site Plan & Subdivision Approval
Commercial and Multi-Family Residential Mixed-Use Development
Request for Adjournment to the Planning Board's November 9, 2021 Meeting Agenda
Premises: 364 Main Street & Eliza Street, Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of O'Donnell Construction Corp. (the "Applicant"), the owners of the above-referenced Premises, we respectfully request that the Planning Board adjourn the captioned matter currently scheduled for review at this Board's October 13, 2021 meeting Agenda, and that it please be placed on the Planning Board's November 9, 2021 meeting Agenda for continued review and to open the SEQR Public Hearing.

At this time, the Applicant is still reviewing comments from the Applicant's meeting with the City's planning and traffic consultants on September 24th in furtherance of the discussions with this Board at its September 14th meeting Agenda, in order to further refine the building program.

We look forward to appearing at the Planning Board's November 9, 2021 regular meeting Agenda to continue the review of the Project and to open the SEQR Public Hearing for the Project. 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.mp

Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to be 'TP', written over a horizontal line.

Taylor M. Palmer

cc: Jennifer L. Gray, Esq.

City of Beacon Planning Board Agenda
10/13/2021

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 Response Letter.pdf](#)

[248 Tioronda Architecture Compiled.pdf](#)

[248 Tioronda Site Plan.pdf](#)

September 28, 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 09/08/21 and John Clarke comments dated 09/09/21**
*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 September 8, 2021

Comments and Recommendations

General Comments:

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

Response: Comment noted

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

Response: Comment noted

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.

Response: The Landscape Plan has been revised to eliminate any conflicts with the sewer lines.

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.

Response: The Landscape Plan has been revised to eliminate any conflicts with the sewer lines.

John Clarke comments dated September 14, 2021

Comments and Recommendations:

1. For Sheet 3, Site Plan:

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

Response: The revised plans have been shared with the Greenway Trail Committee. The Committee is supportive of the proposed plan to connect the trail to Wolcott Avenue. The Applicant will also connect the on-site Trail to that northwest corner in a separate spur. The Greenway Trail will then continue over an easement on MTA land under the bridge to connect to the next parcel to the north. That easement section will be completed by others.

- 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.

Response: ADA compliance is not possible without structures that would be not appropriate for a greenway trail. The Committee has communicated support for the trail as designed at approximately 7% slope.

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

Response: The exterior stairs on the south side of Building 100 are now 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.

Response: The planting plan has been revised to substitute shrubs for the proposed trees to eliminate potential height conflicts with the possible designated scenic view at that location.

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.

Response: The previous version of the Building 200 and 300 Parking Plan was erroneously submitted. The revised version, which was shown at the August Planning Board changes the parking as suggested. 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 spaces have been revised as suggested.

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.

Response: Plan will be revised, label shall state "Accessory Residential"

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

Response: Plan shall be revised, label shall state "Extensive plant mix with native sedum and native accent species"

- 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.

Response: Material legend sheet and roof railing sheet shall be added to submission.

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

Response: Architectural sheets shall be added to the site plan submission as requested.

If you have any questions or need anything further, please email me at tlynch@chazencompanies.com call me on my cell at 607-279-0368.

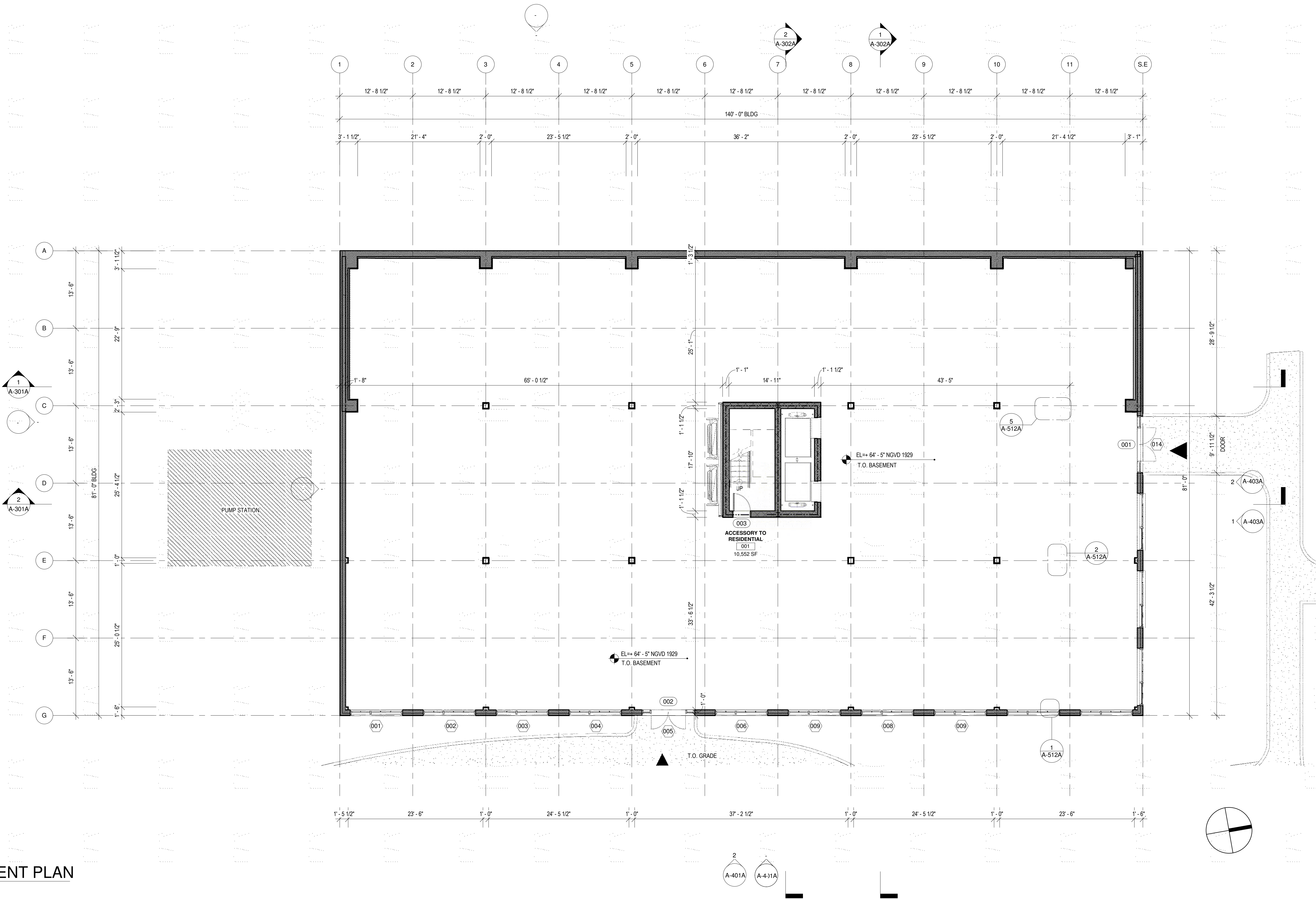
Thank you and be safe.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Tim Lynch', with a stylized flourish at the end.

Timothy Lynch
Senior Landscape Architect

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



1 BASEMENT PLAN
1/8" = 1'-0"

This drawing is copyrighted and it is the sole property of AB Architekten. Any reproduction or other use of this drawing without consent of the Architect is prohibited.

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

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

ISSUES / REVISIONS

abarchitekten

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

BASEMENT PLAN

BLDG 100

DRAWING TITLE

AB

CHECKED BY PROJECT #

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

SCALE DATE

A-200A.00

DRAWING # 20 OF 110

EXTERIOR FINISH SCHEDULE

ELEVATION TAG	DESCRIPTION	MANUFACTURER	PRODUCT	FINISH/COLOR	LOCATION / COMMENTS	CONTACT INFORMATION
04 - MASONRY						
BR-1	MODULAR BRICK RAIN SCREEN, FULL BRICK	ACME OR APPROVED EQUAL	MODULAR BRICK	ROXBURY	BLDGS 100, 200, & 300 - BRICK FACADE	CONSOLIDATED BRICK 127 W 24TH ST NEW YORK NY O: 212 645 6700
BR-2	NORMAN BRICK RAIN SCREEN, FULL BRICK	ACME OR APPROVED EQUAL	NORMAN BRICK	ROXBURY	BLDGS 100, 200, & 300 - BRICK FACADE	STEPHEN SICILIANO MADISON NJ O: 973 377 4910 M: 908 406 0538
ST-1	VENEER FIELDSTONE	BUECHEL OR APPROVED EQUAL	BLACK FROST LEDGESTONE	DARK GREY	BLDG 200 - EXTERIOR STAIR	CORP OFFICE CHILTON, WI O: 800 236 4473
ST-2	VENEER STONE PANEL	STONESCREEN	STONESCREEN AEROLITE	DARK GREY	BLDG 100 - BASEMENT FACADE	1725 CENTRAL PARK AVE YONKERS, NY O: 844 669 4271
05 - METALS						
MT-1	METAL PANEL RAINSCREEN	METALTECH OR APPROVED EQUAL	ZCM ZINC COMPOSITE MATERIAL	PREPATINA GRAPHITE GREY	BLDGS 100, 200, & 300 - FACADE AT UPPER LEVELS	CORP OFFICE PEACHTREE CITY, GA O: 770 486 8825
MT-2	METAL PANEL AT WINDOWS	METALTECH OR APPROVED EQUAL	ZCM ZINC COMPOSITE MATERIAL	PREPATINA GRAPHITE GREY	BLDGS 200 & 300 - SIDE PANEL AT WINDOWS	CORP OFFICE PEACHTREE CITY, GA O: 770 486 8825
MT-3	ZINC PARAPET COPING	METALTECH OR APPROVED EQUAL	ZINC COPING	PREPATINA GRAPHITE GREY	BLDGS 100, 200, & 300 - METAL FACADE COPING	CORP OFFICE PEACHTREE CITY, GA O: 770 486 8825
MT-4	ANODIZED ALUMINUM COPING	EXCEPTIONAL METALS OR APPROVED EQUAL	SNAP COPING WALL METAL CAP	ANODIZED ALUMINUM, COLOR TBD	BLDGS 100, 200, & 300 - BRICK FACADE COPING	CORP OFFICE SAGINAW, MI O: 888 340 7169
MT-5	ANODIZED ALUMINUM WINDOW SILL	TBD	TBD	ANODIZED ALUMINUM, COLOR TBD	BLDGS 100, 200, & 300 - BRICK FACADE WIN SILL	TBD
MT-6	ANODIZED ALUMINUM WINDOW SILL	TBD	TBD	ANODIZED ALUMINUM, COLOR TBD	BLDG 100 - STONE FACADE WIN SILL	TBD
MT-7	ANODIZED ALUMINUM WINDOW SILL	TBD	TBD	ANODIZED ALUMINUM, COLOR TBD	BLDGS 200 & 300 - BASEMENT FACADE WIN SILL	TBD
MT-8	PAINTED STEEL	VARIOUS	VARIOUS	BLACK	MULTIPLE	TBD
MT-9	BENT METAL FASCIA	TBD	TBD	TBD	BLDG 100 - BENT METAL FASCIA	TBD
06- WOOD						
WD-1	WOOD MECHANICAL SCREEN	N/A	N/A	CHARRED CYPRESS	BLDGS 100, 200, & 300 - MECHANICAL UNIT SCREEN	TBD
09- PAINT						
PT-1	TBD	TBD	TBD	TBD	TBD	TBD
PT-2	TBD	TBD	TBD	TBD	TBD	TBD

This drawing is copyrighted and it is the sole property of AB Architekten. Any reproduction or other use of this drawing without consent of the Architect is prohibited.

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, FOUGHKEEPSIE, NY 12601

SITE ENGINEER

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

ISSUES / REVISIONS

abarchitekten

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

EXTERIOR FINISH
SCHEDULE - TYPICAL

DRAWING TITLE

AB

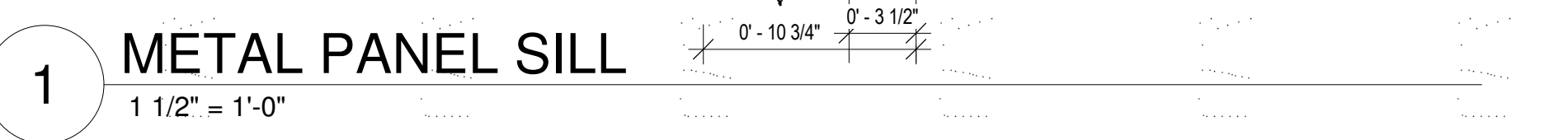
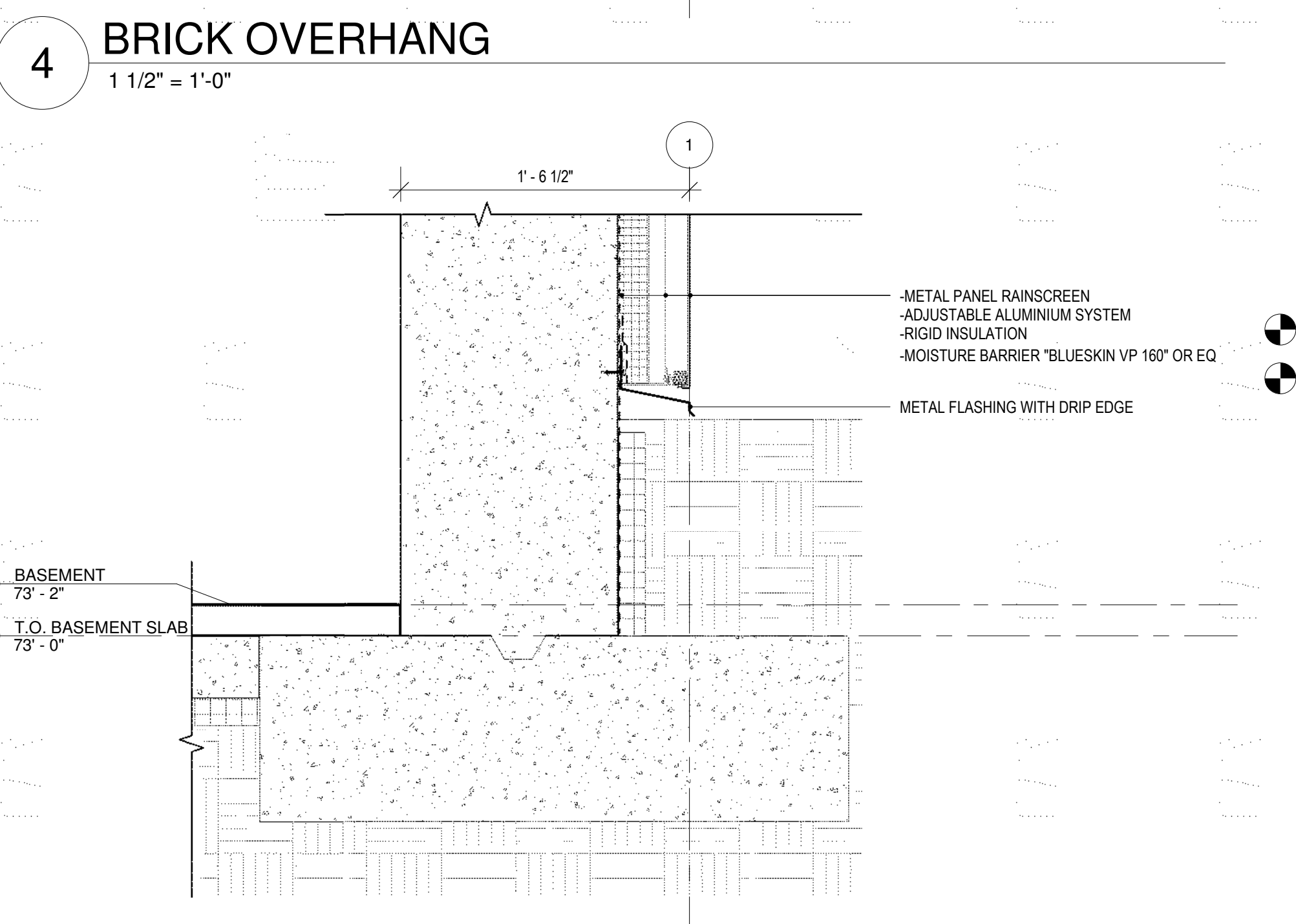
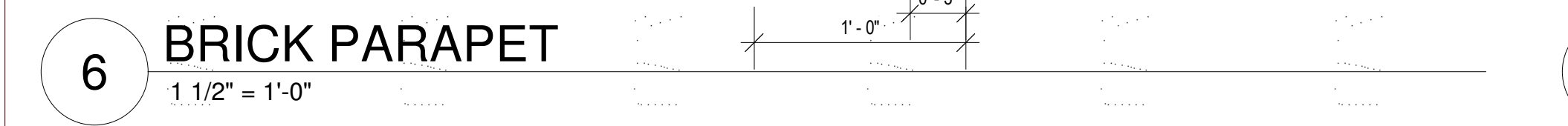
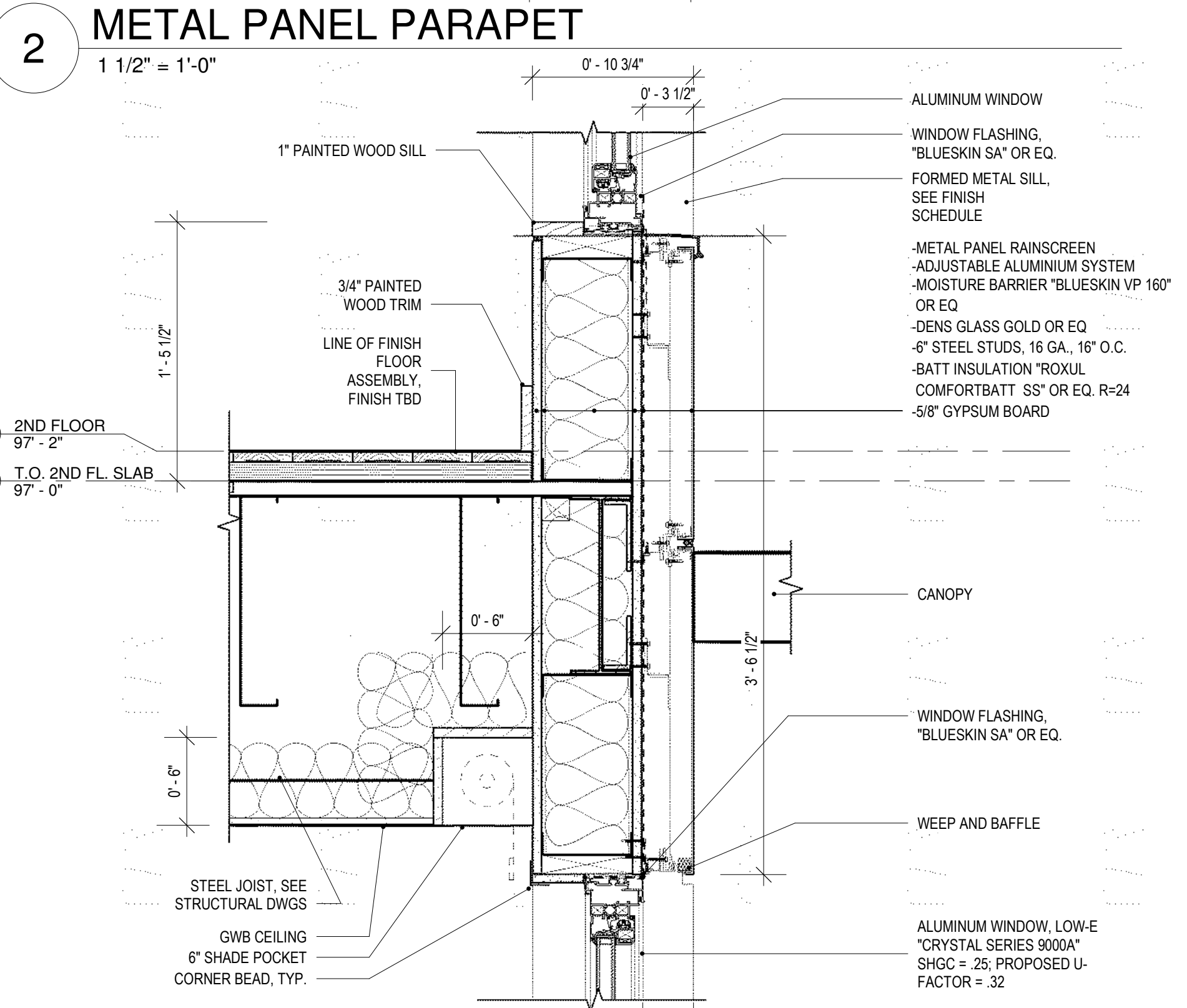
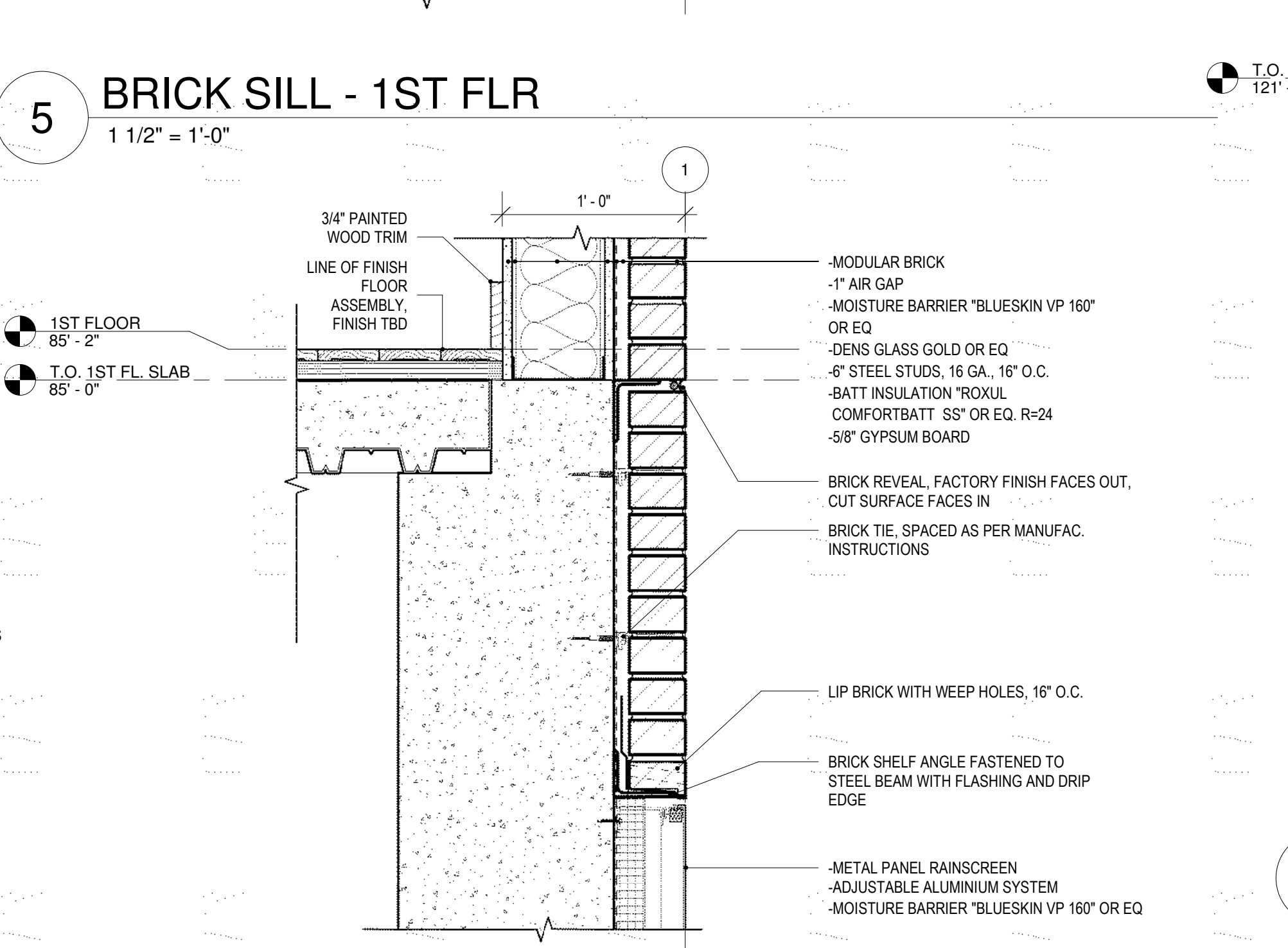
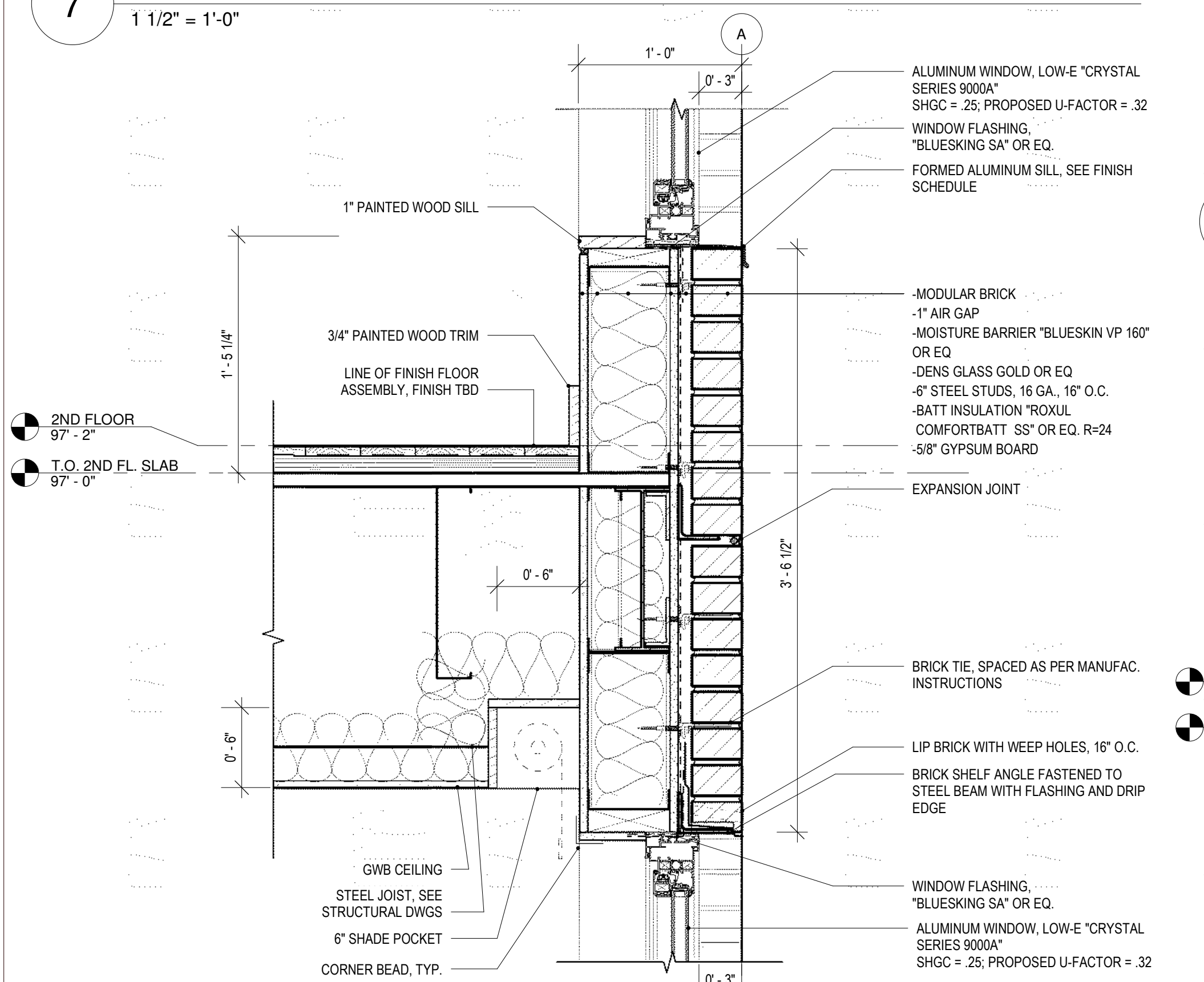
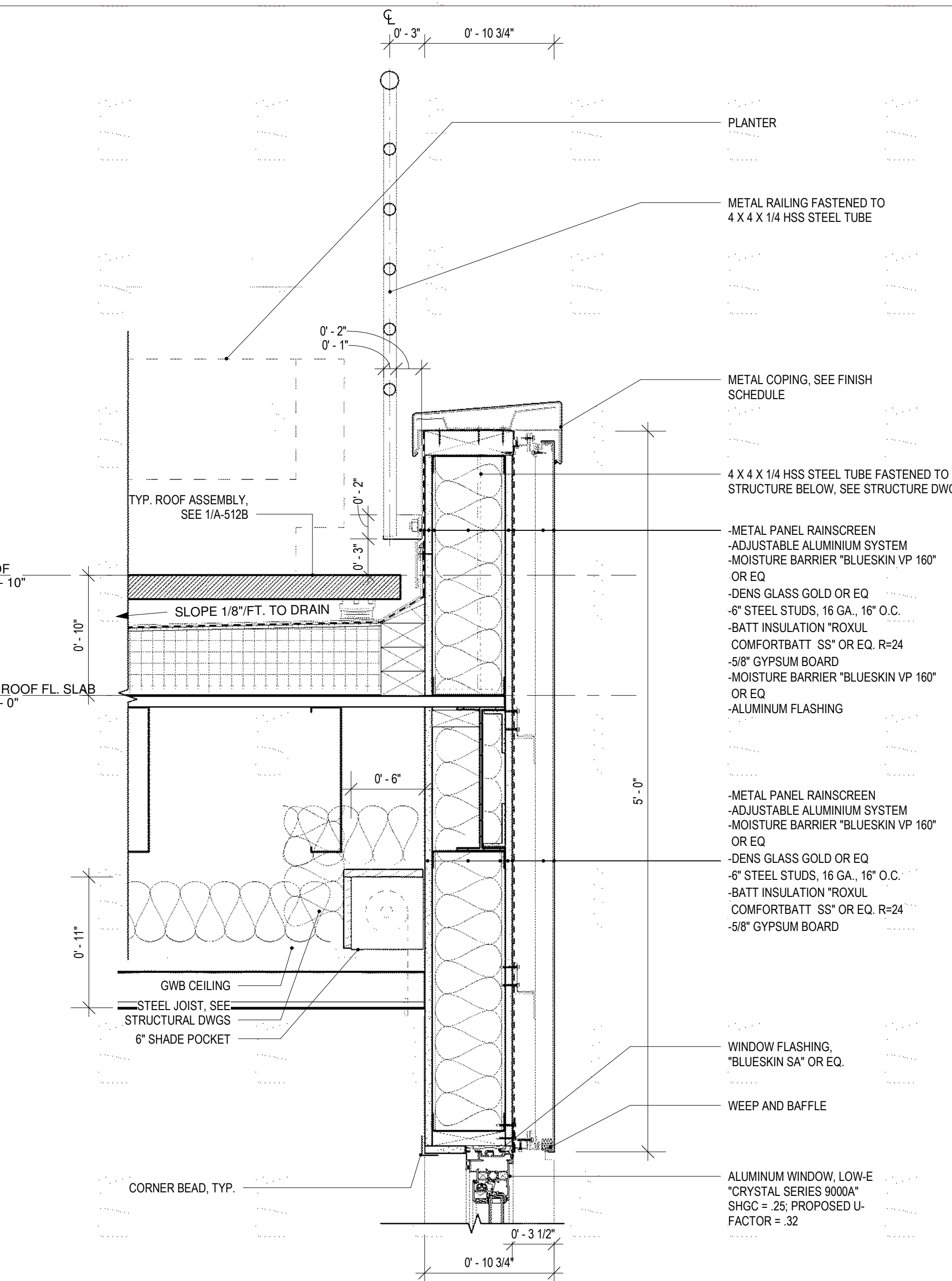
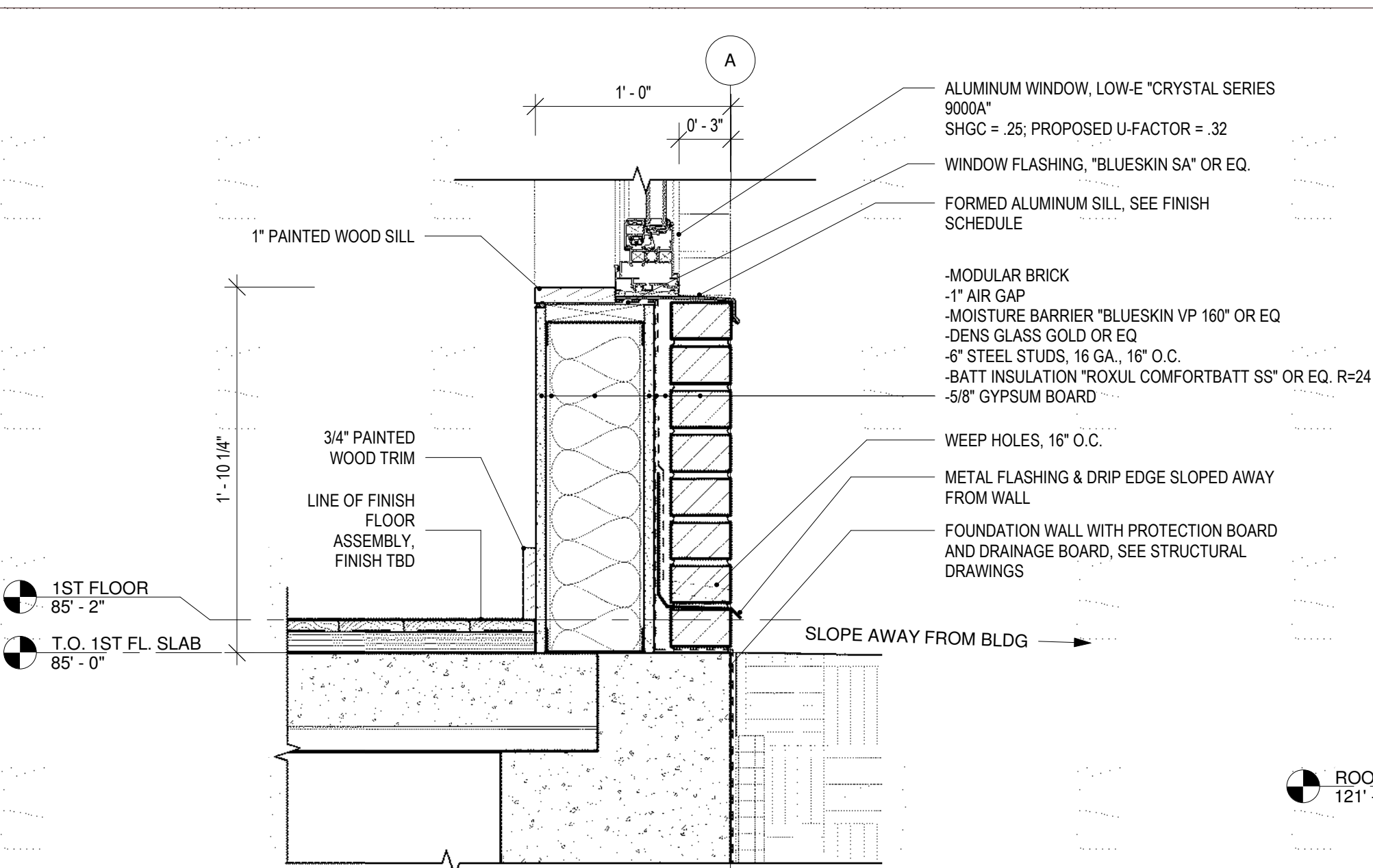
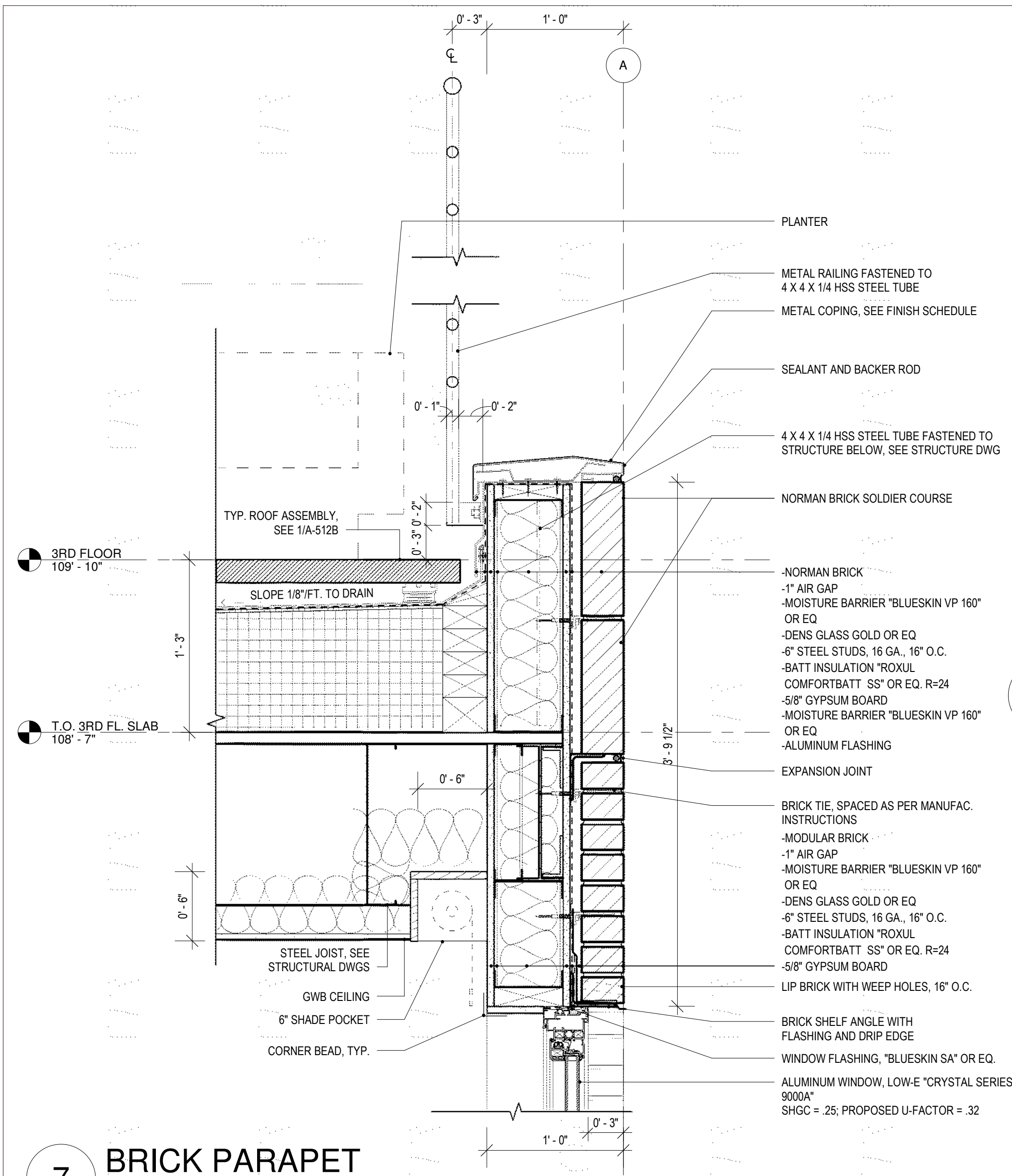
CHECKED BY PROJECT #

09/11/20

SCALE DATE

A-620.00

DRAWING # 95 OF 110



This drawing is copyrighted and it is the sole property of AB Architekten. Any reproduction or other use of this drawing without consent of the Architect is prohibited.

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

NO.	DATE	DESCRIPTION
10		
9		
8		
7		
6		
5		
4		
3		
2	03/25/21	100% CD SET
1	02/25/21	70% CD SET
#	DATE	DESCRIPTION

ISSUES / REVISIONS

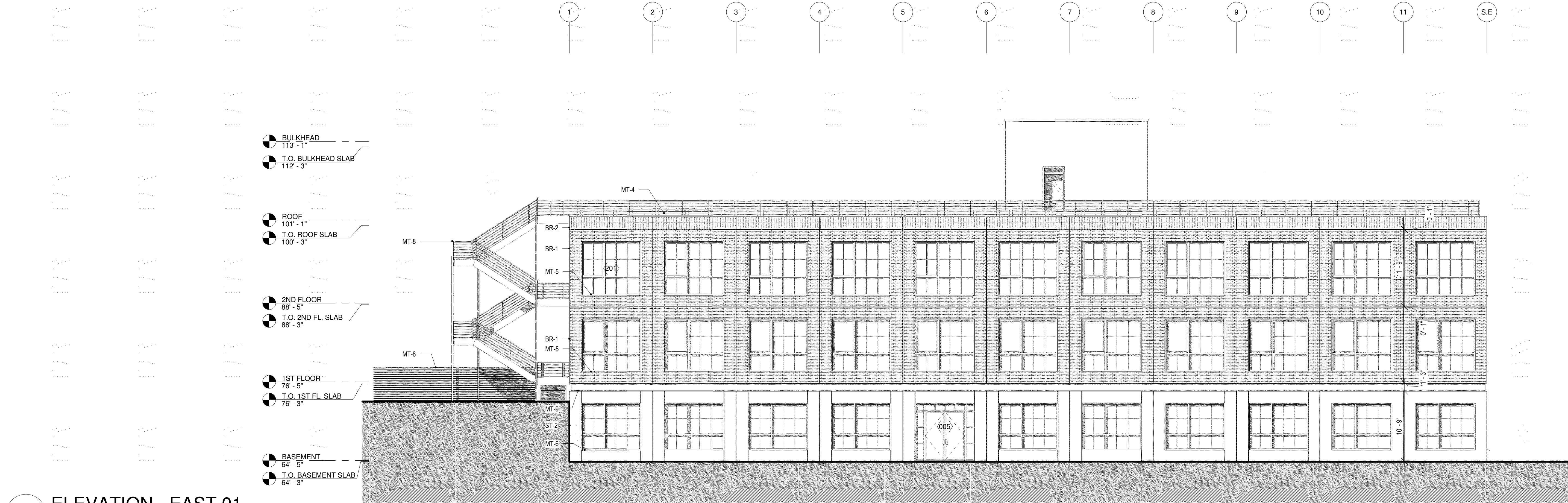
abarchitekten
62 Allen Street, 2nd Fl
New York New York 10002
T 212.334.1232
F 212.334.4520
www.abarchitekten.com

248 DEVELOPMENT,
BEACON, NY

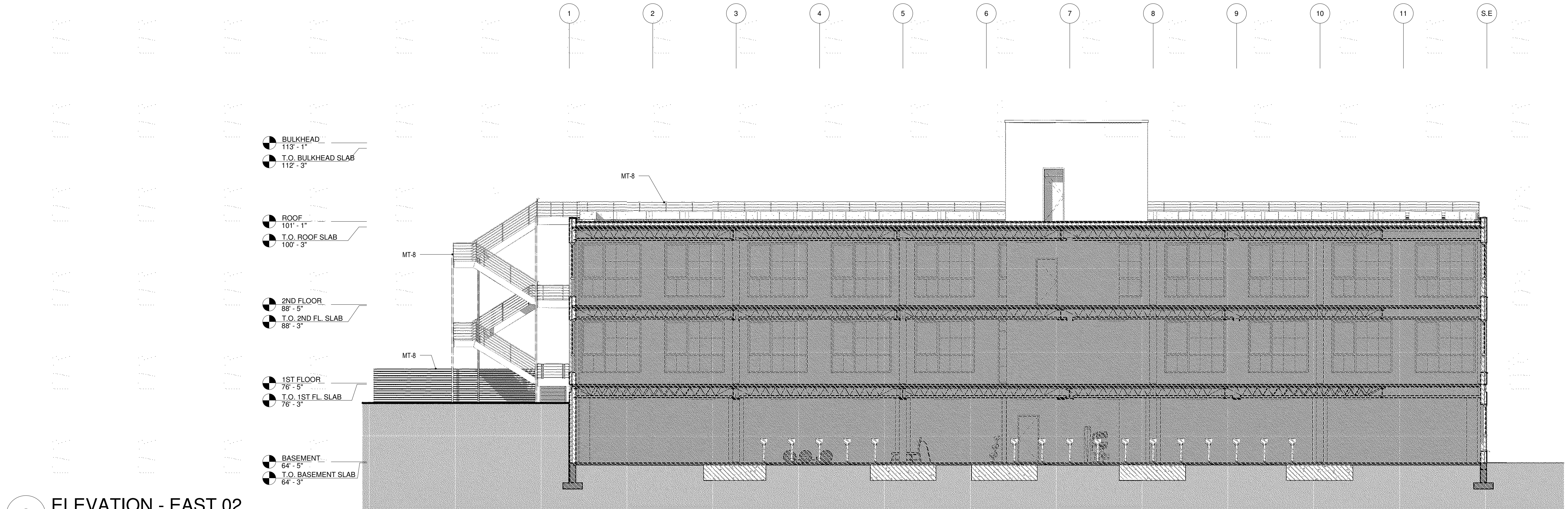
SECTION DETAILS
BLDG 200 & 300

AB
CHECKED BY PROJECT #
1 1/2" = 1'-0" 10/24/16
SCALE DATE

A-510B.00
DRAWING # 76 OF 110



1 ELEVATION - EAST 01
1/8" = 1'-0"



2 ELEVATION - EAST 02
1/8" = 1'-0"

This drawing is copyrighted and it is the sole property of AB Architekten. Any reproduction or other use of this drawing without consent of the Architect is prohibited.

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

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

ISSUES / REVISIONS

abarchitekten
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

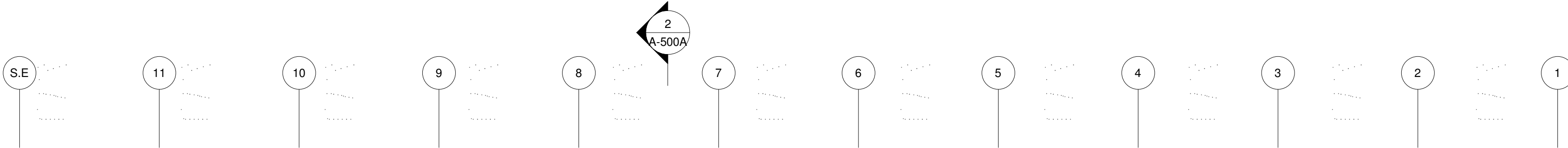
AB

CHECKED BY PROJECT #

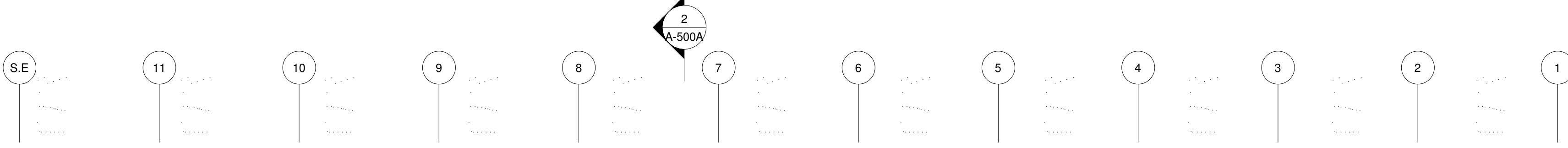
1/8" = 1'-0" 12/23/20

SCALE DATE

A-401A.00
DRAWING # 60 OF 110

$$1/8'' = 1'-0''$$


2) $1/8" = 1'-0"$



10		
9		
8		
7	$\frac{1}{2} \times \frac{1}{2} \times \frac{1}{2}$	$\frac{1}{2} \times \frac{1}{2} \times \frac{1}{2}$
6		
5	$\frac{1}{2} \times \frac{1}{2} \times \frac{1}{2}$	$\frac{1}{2} \times \frac{1}{2} \times \frac{1}{2}$
4	$\frac{1}{2} \times \frac{1}{2} \times \frac{1}{2}$	$\frac{1}{2} \times \frac{1}{2} \times \frac{1}{2}$
3		
2	03/25/21	100% CD SET
1	02/25/21	70% CD SET
#	DATE	DESCRIPTION

ISSUES / REVISIONS

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

ELEVATIONS

BLDG 100

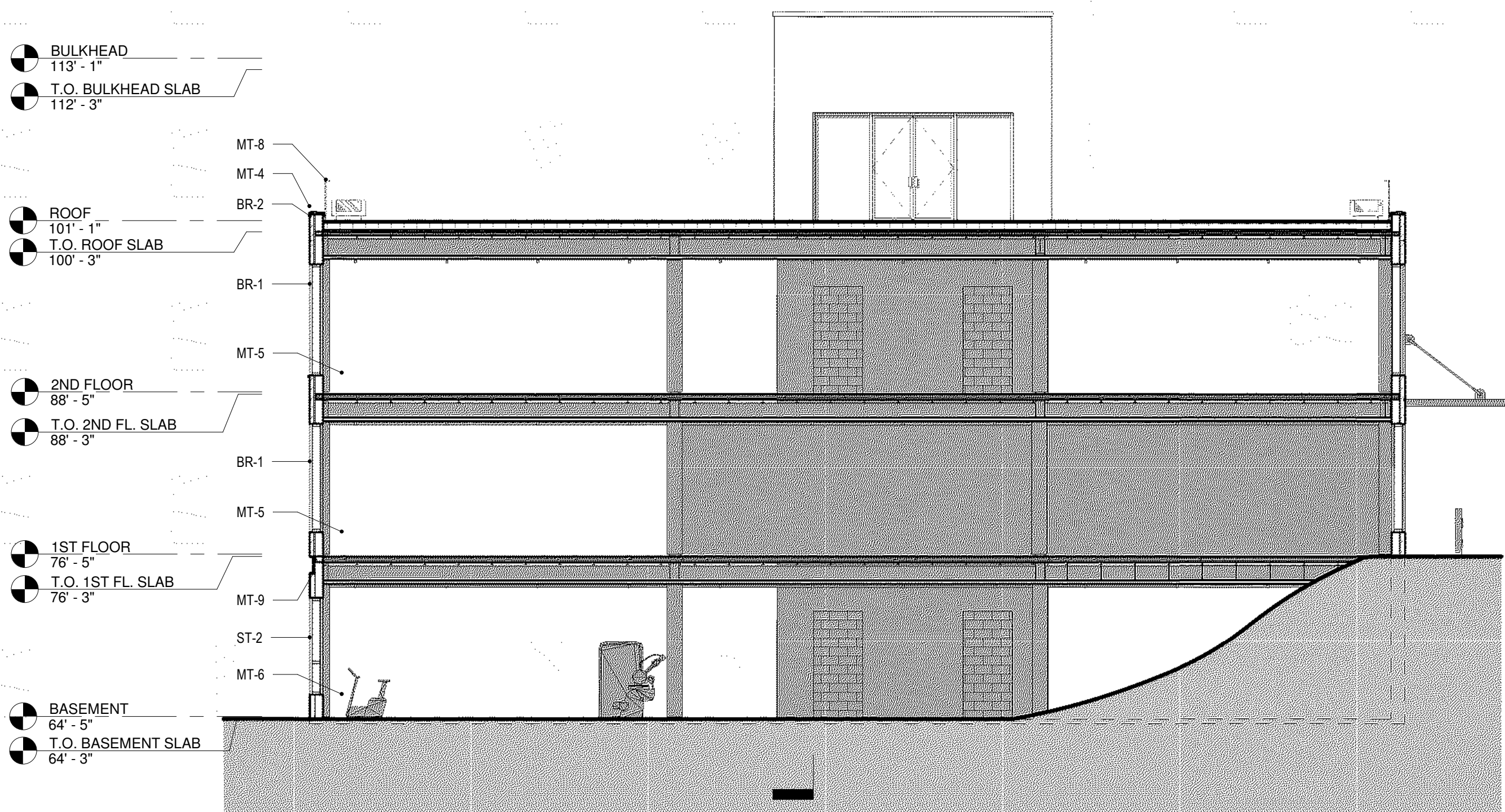
AB

CHECKED BY	PROJECT #
------------	-----------

$1/8'' = 1'-0''$ 12/23/20

A-402A.00

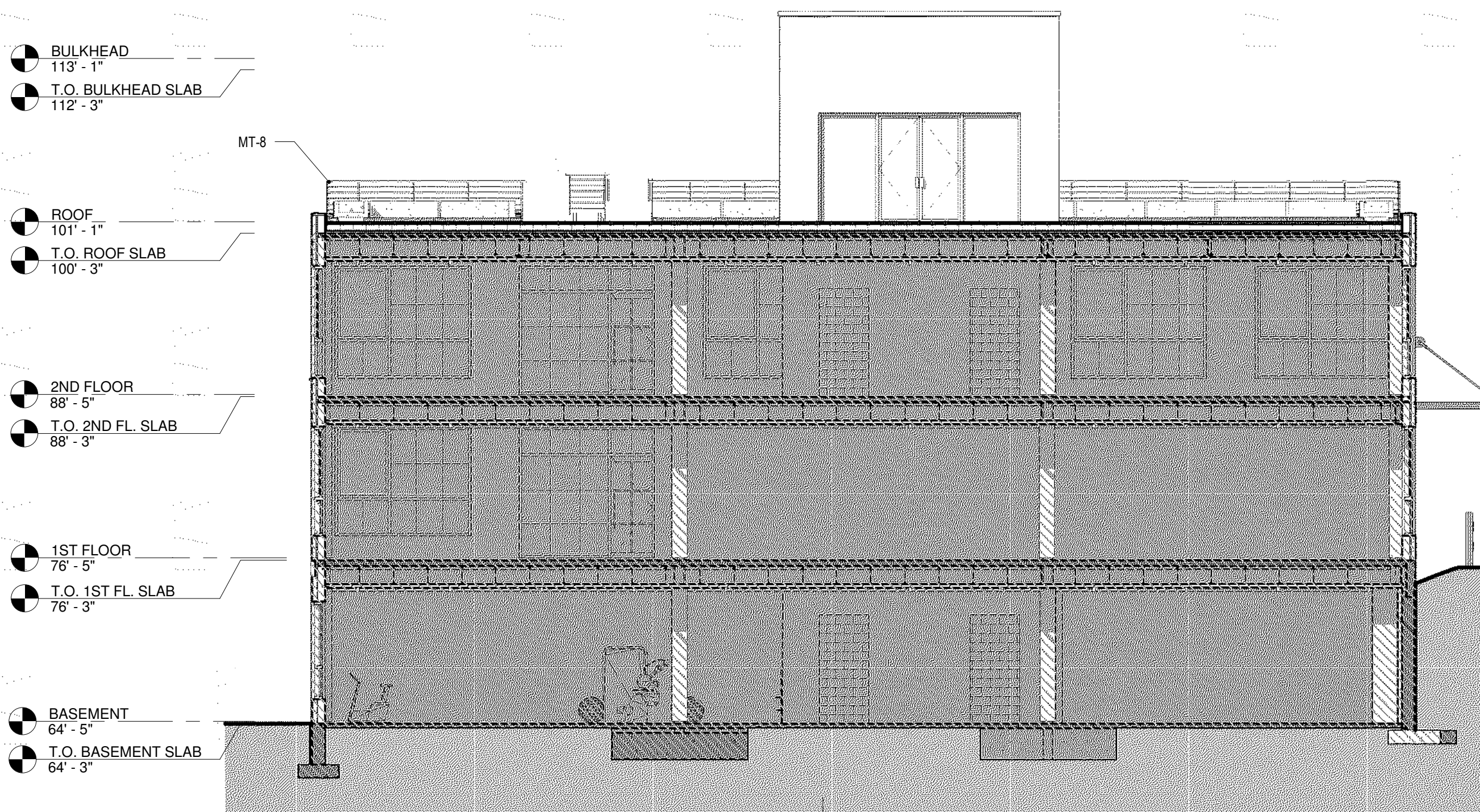
DRAWING # 61 OF 110



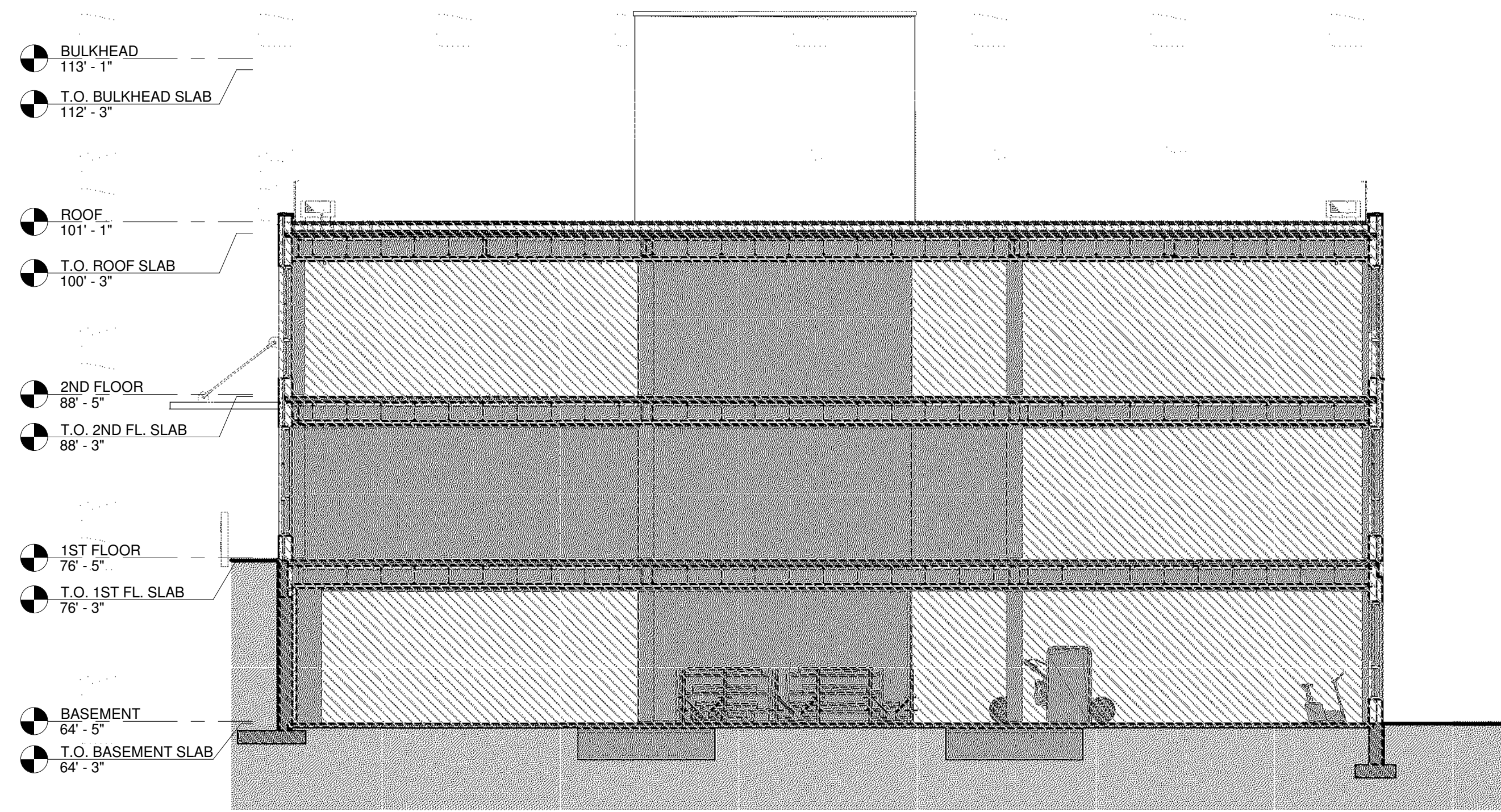
1 ELEVATION - NORTH 01
1/8" = 1'-0"



3 ELEVATION - SOUTH 01
1/8" = 1'-0"



2 ELEVATION - NORTH 02
1/8" = 1'-0"



4 ELEVATION - SOUTH 02
1/8" = 1'-0"

This drawing is copyrighted and it is the sole property of AB Architekten. Any reproduction or other use of this drawing without consent of the Architect is prohibited.

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

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

ISSUES / REVISIONS

abarchitekten
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

AB

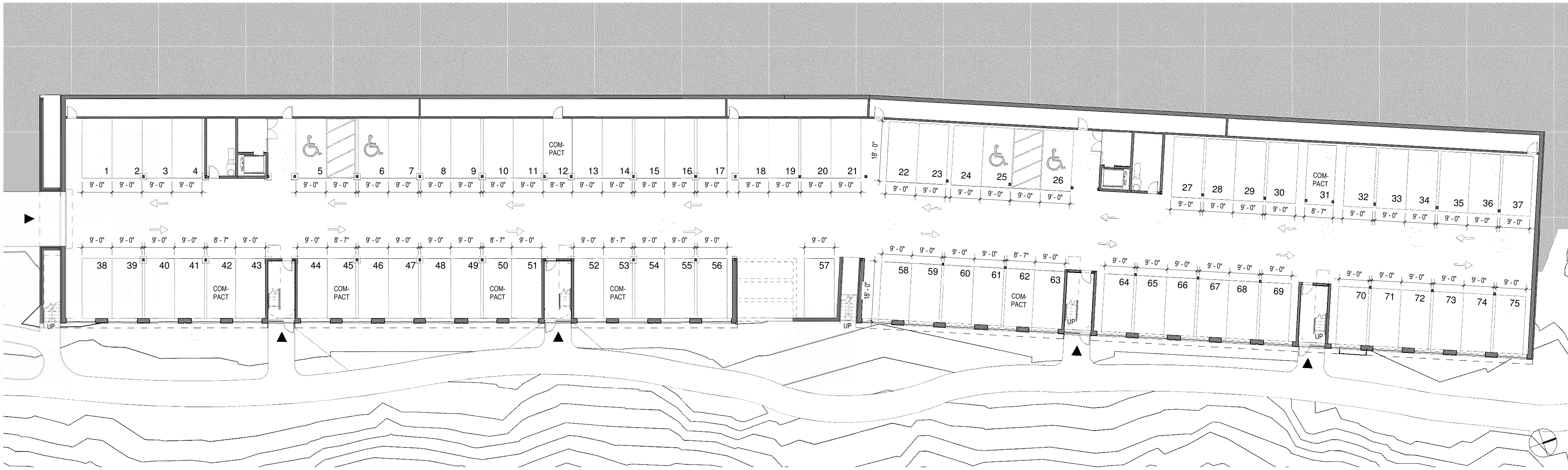
CHECKED BY PROJECT #

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

SCALE DATE

A-403A.00

DRAWING # 62 OF 110



1 BASEMENT
1/16" = 1'-0"

This drawing is copyrighted and it is the sole property of AB Architekten. Any reproduction or other use of this drawing without consent of the Architect is prohibited.

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

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

ISSUES / REVISIONS

abarchitekten

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

PARKING PLAN

BLDG 200 & 300

AB

CHECKED BY

1/16" = 1'-0"

SCALE

S-101.00

DRAWING #

19 OF 110

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.

AMENDED SITE PLAN

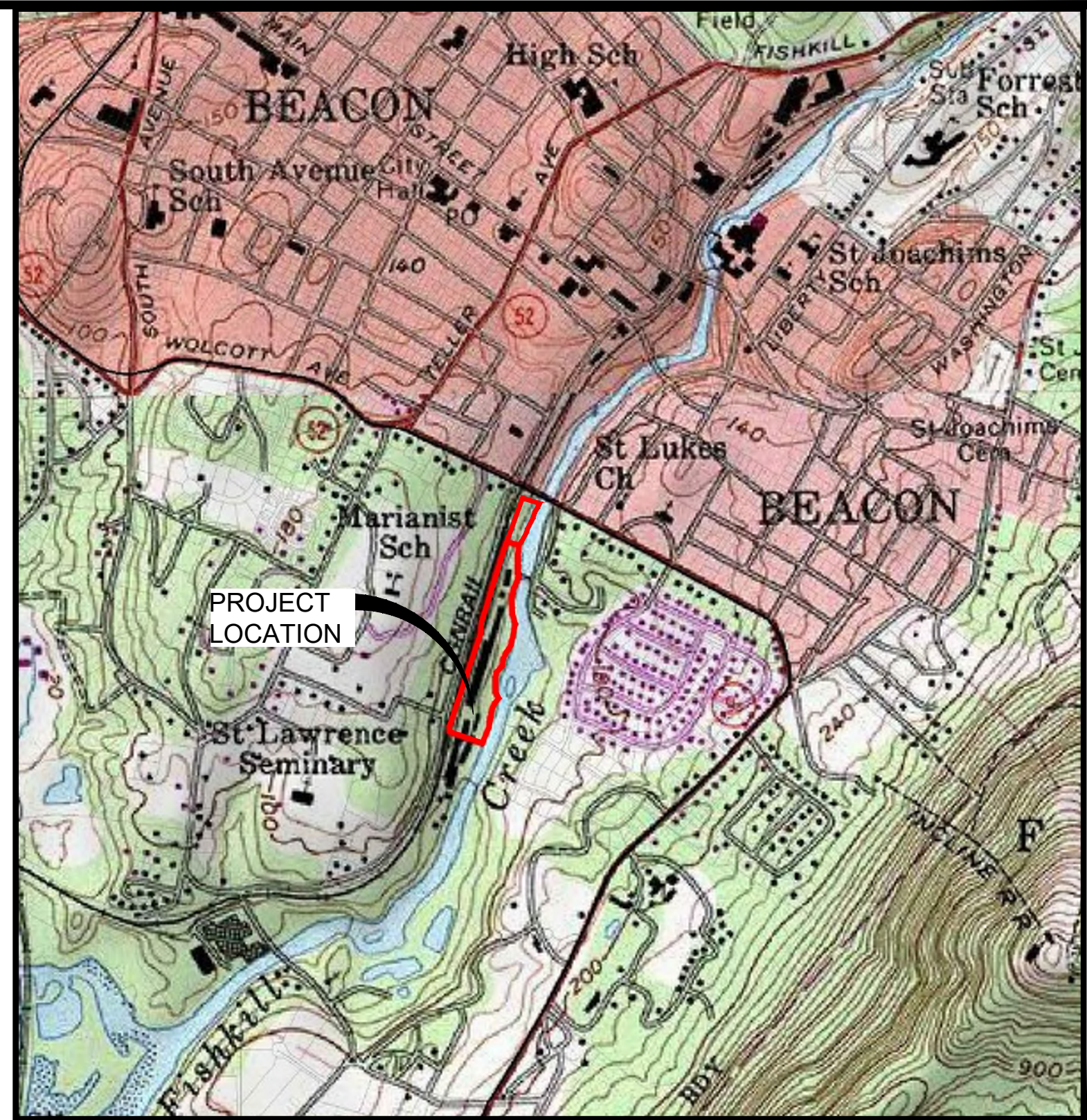
248 TIORONDA AVE, BEACON NY

PREPARED FOR

CHAI BUILDERS

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

SEPTEMBER 2018
LAST REVISED: AUGUST 2021

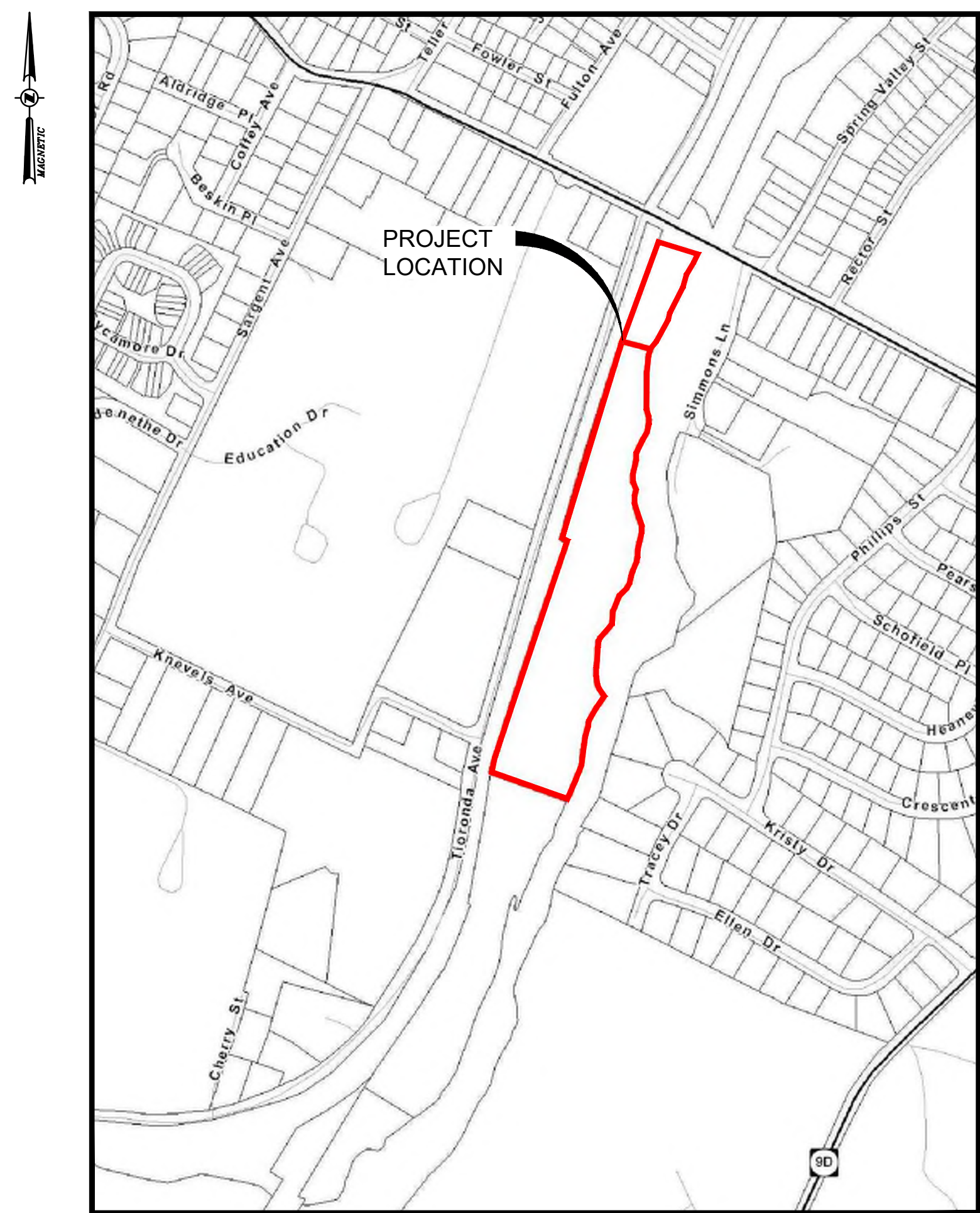


LOCATION MAP
SCALE: 1"=1000'
SOURCE: USGS CATSKILL, NY QUADRANGLE
(USGS REF. CODE: WEST POINT-41073-D8-1F-024)

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

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

INDEX OF DRAWINGS			
PAGE NO.	SHEET NO.	DATE	DESCRIPTION
1	G001	09/28/21	TITLE SHEET
2	C101	04/30/19	EXISTING CONDITIONS PLAN
3	C130	09/28/21	SITE PLAN
4	C140	09/28/21	GRADING PLAN
5	C150	09/28/21	EROSION & SEDIMENT CONTROL PLAN
6	C160	09/28/21	UTILITY PLAN
7	C161	08/31/21	UTILITY PROFILES
8	C162	08/31/21	UTILITY PROFILES
9	C180	09/28/21	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



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	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:	218 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
2	Lot area with slopes over 25%, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland.
3	Remaining lands for dwelling unit calculation (line 1 - line 2)
4	Maximum dwelling units (line 3 x 11)

SITE STATISTICS FOR PROPOSED MULTIFAMILY HOUSING & NON-RESIDENTIAL	
PROPOSED USE	MULTIFAMILY HOUSING & 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 ARCHITECTEN
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 ACRES)

AREA:

TOTAL PROJECT AREA: 9.18+ ACRES

ZONING DISTRICT:

FISHKILL CREEK DEVELOPMENT (FCD) ZONING DISTRICT

WATER & SEWER DISTRICT:

CITY OF BEACON

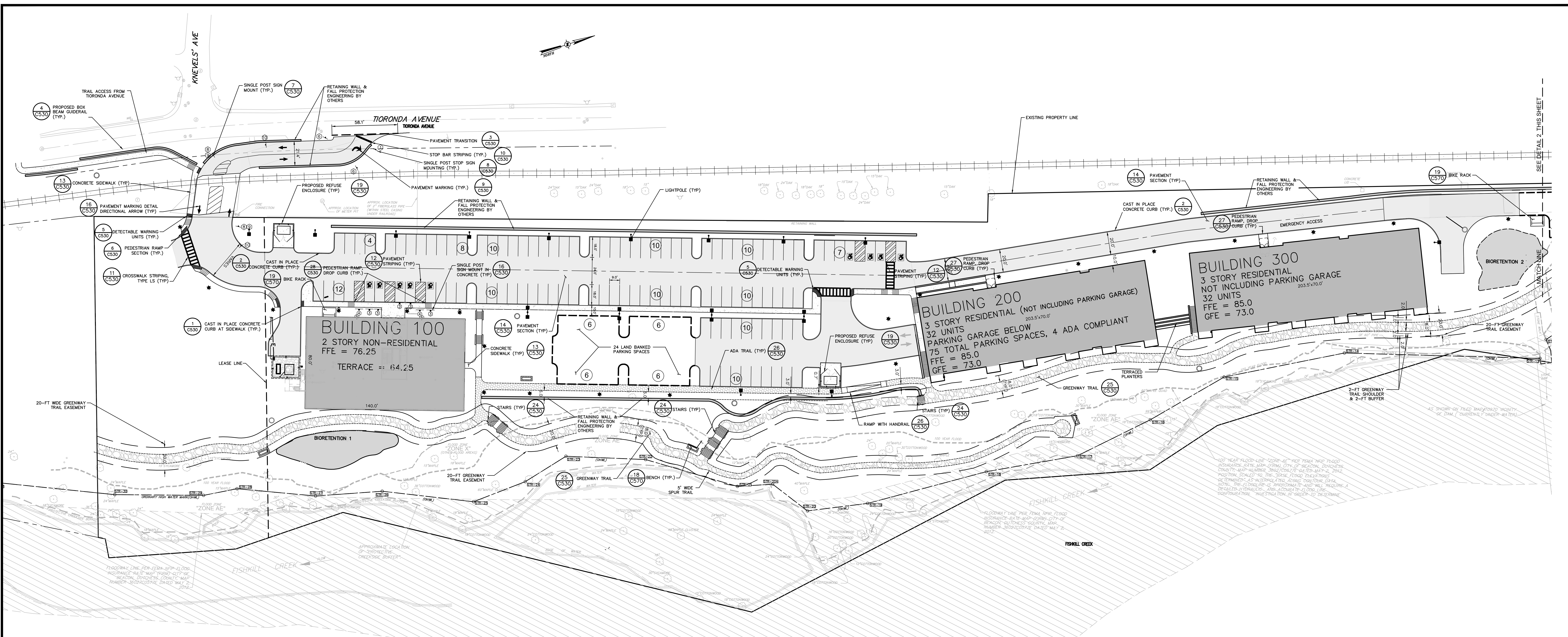
248 TIORONDA AVE., BEACON, N.Y.

TITLE SHEET

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
CL	CL
date	scale
09/10/18	AS NOTED
PROJECT NO.	
81750.00	
SHEET NO.	
G001	
1 of 17	

Dig Safely.
New York
Call Before You Dig
Mark the Required Time
Confirm Utility Response
Respect The Marks
Dig with Care
800-962-7962
www.digsafelynewyork.com



1 SITE PLAN
SCALE: 1"=30'

LEGEND:

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

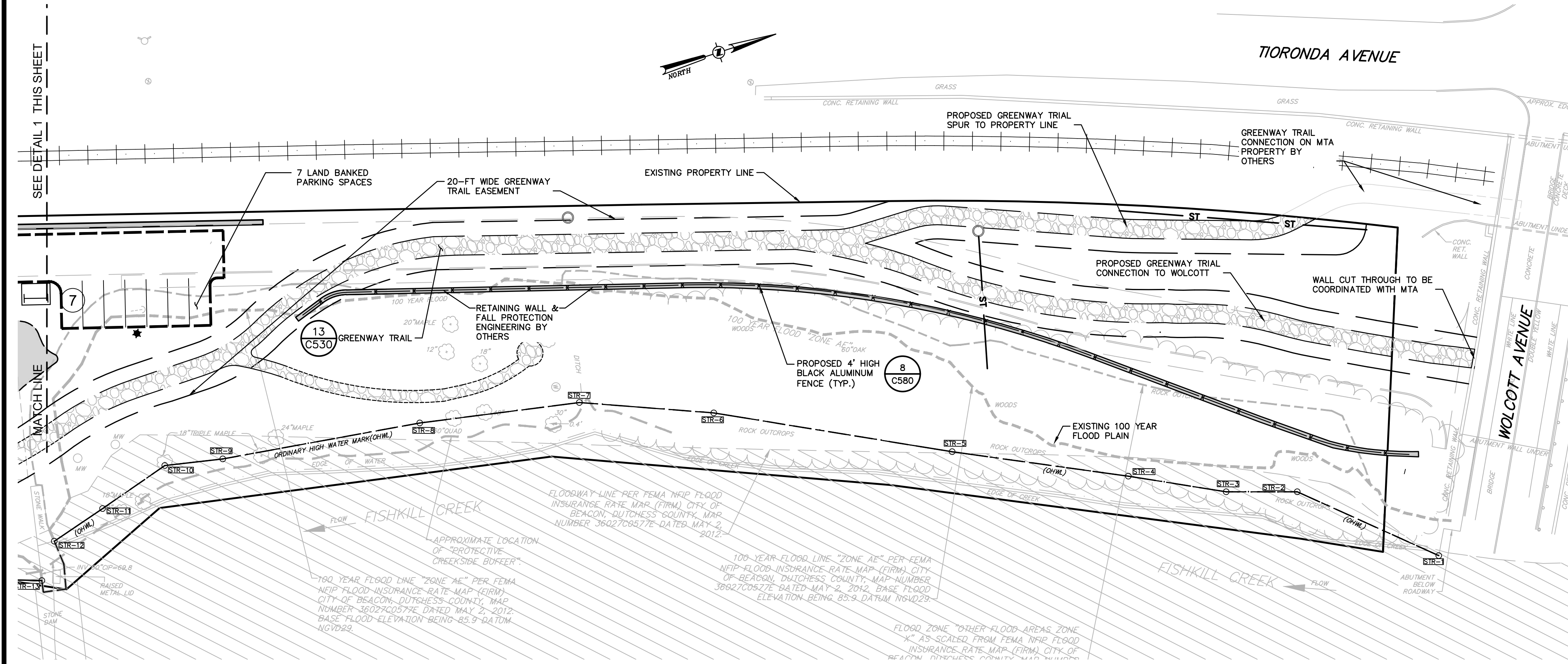
SITE PLAN NOTES:

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

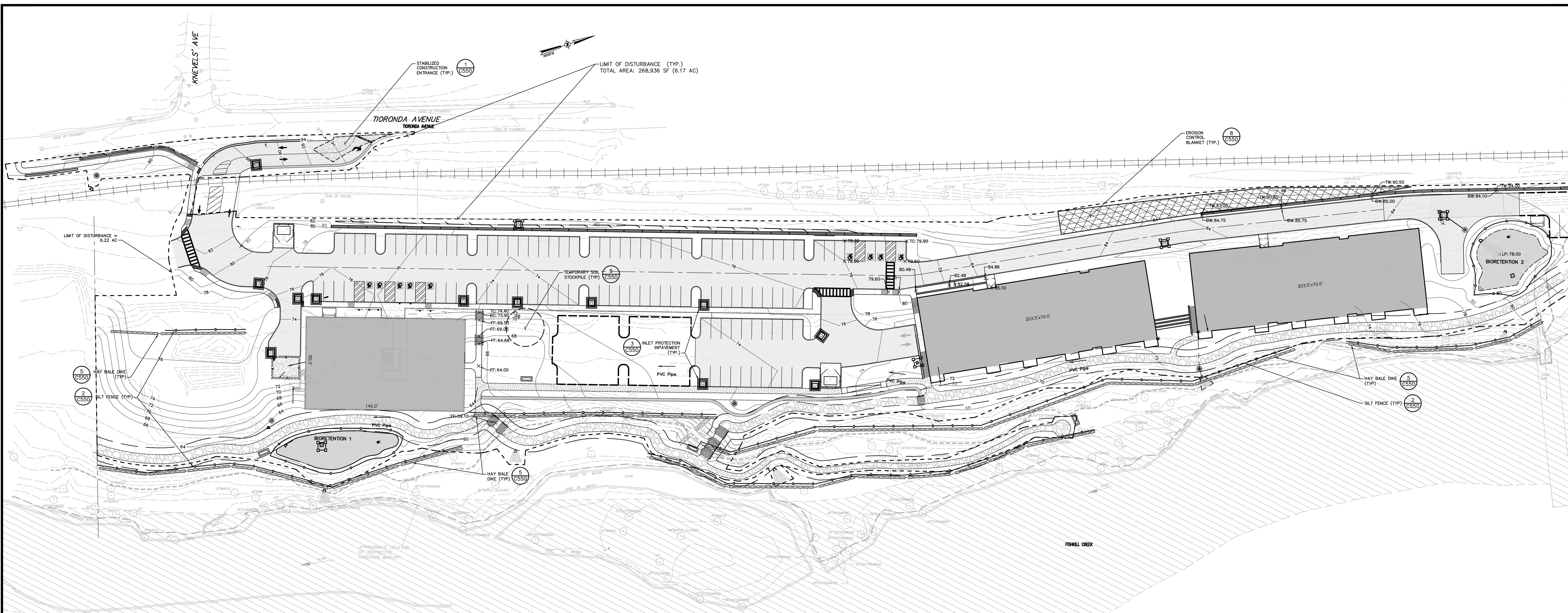
THE BEACON GREENWAY TRAIL COMMITTEE WILL BE ASKED TO REVIEW LAYOUT OF TRAIL PRIOR TO CONSTRUCTION. ADDITIONALLY, THE COMMITTEE WILL DETERMINE THE FINAL LOCATION OF THE BENCHES ON THE GREENWAY TRAIL DURING FINAL REVIEW PRIOR TO CONSTRUCTION.

MUTCD SIGN SCHEDULE

SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN. SIZE	COLORS	LEGEND	MOUNTING
1	STOP	R1-1	30"x30"	RED	WHITE	16 (C530)
2	WALKING PERSON	W1-1	24"x24"	YELLOW/BLACK	BLACK	16 (C530)
3	BIKE	NY R7-BD	12"x18"	WHITE/BLUE	GREEN/WHITE	16 (C530)
4	NO PARKING	R7-BP	12"x6"	WHITE	BLUE	16 (C530)
5	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	16 (C530)
6	NO PARKING TRUCKS	R3-2	30"x30"	WHITE	BLACK/RED	16 (C530)
7	NO PARKING TRUCKS	R3-2	30"x30"	WHITE	BLACK/RED	16 (C530)
8	NO PARKING TRUCKS	R15-1	48"x9"	WHITE	BLACK	16 (C530)
9	EXEMPT	R15-3P	24"x12"	WHITE	BLACK	16 (C530)
10	NO PARKING	W10-1	30"	YELLOW	BLACK	16 (C530)
11	NO PARKING	CUSTOM	18"x18"	WHITE	GREEN	16 (C530)

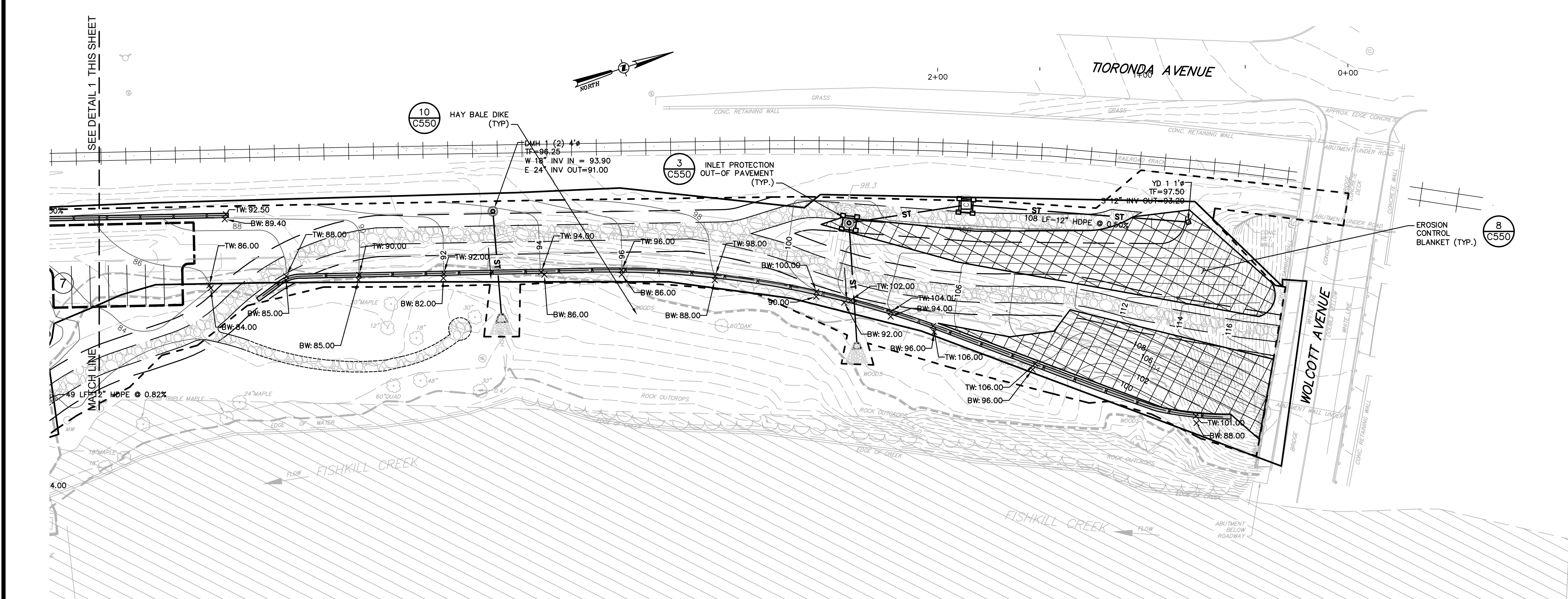


2 SITE PLAN
SCALE: 1"=30'

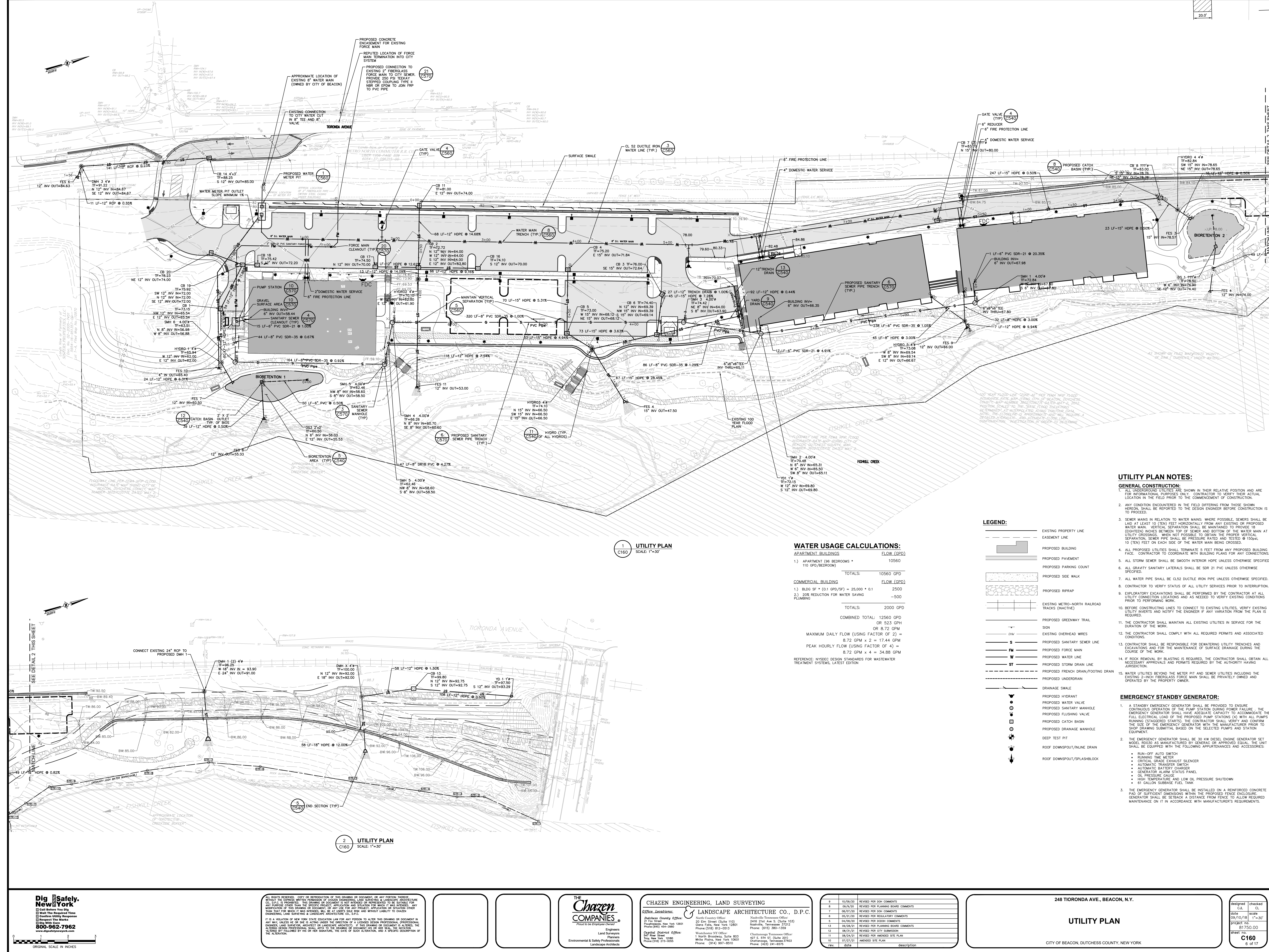


1 EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=30'

- LEGEND:
- EXISTING 100-YEAR FLOOD PLAIN
 - EXISTING PROPERTY LINE
 - EASEMENT LINE
 - PROPOSED BUILDING
 - PROPOSED PAVEMENT
 - 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



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

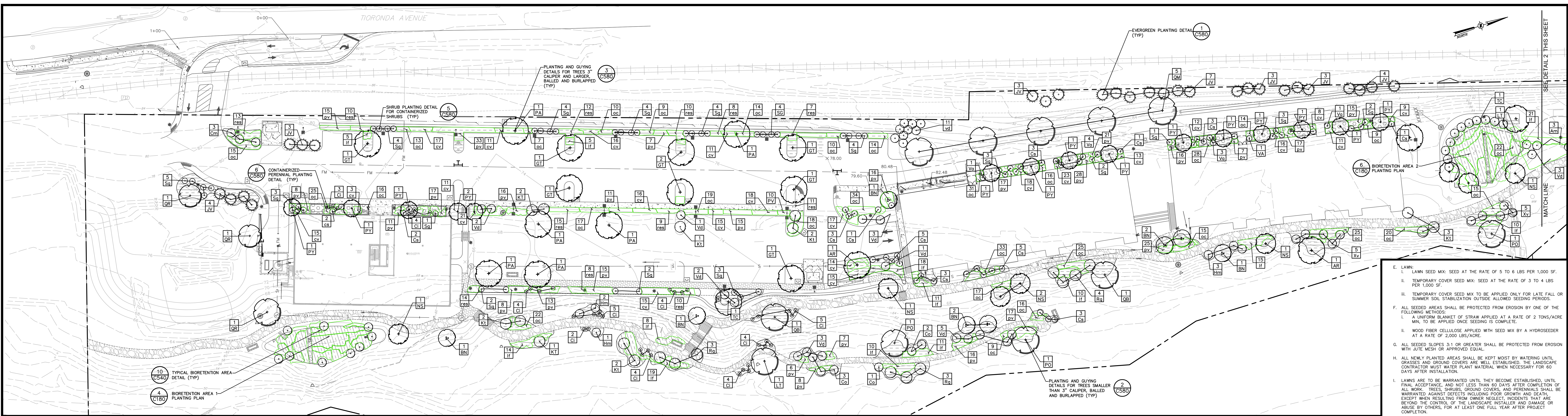


1 UTILITY PLAN
SCALE: 1"=30'

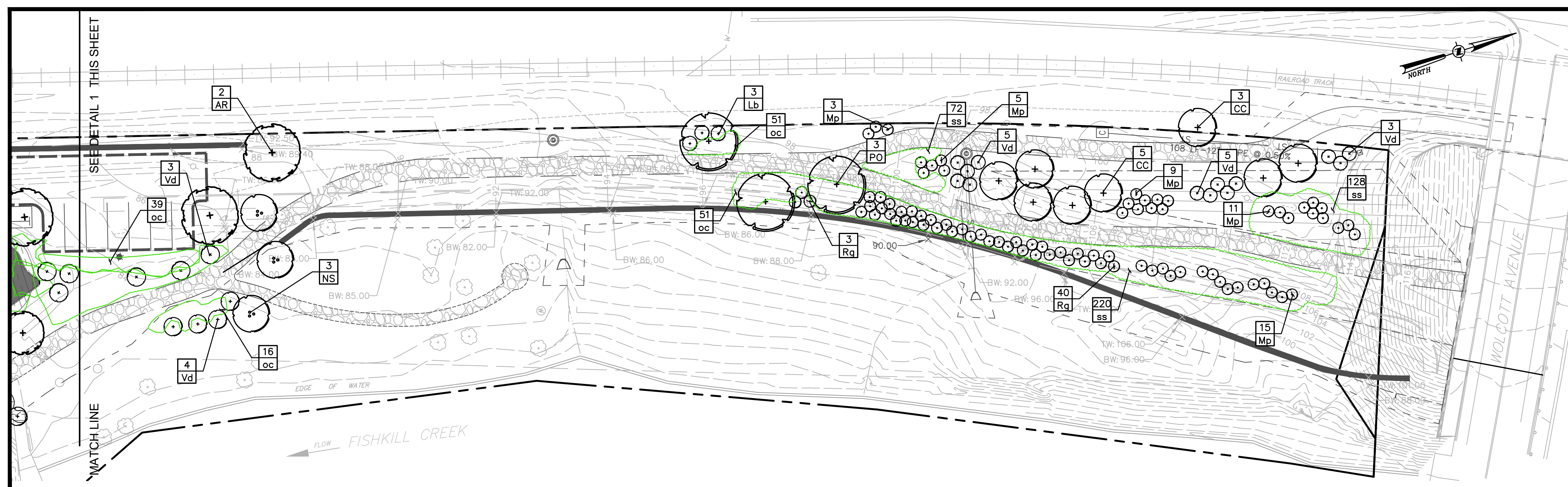
WATER USAGE CALCULATIONS:	
APARTMENT BUILDINGS	FLOW (GPD)
1) APARTMENT (96 BEDROOMS * 110 GPD/BEDROOM)	10560
TOTALS:	10560 GPD
COMMERCIAL BUILDING	FLOW (GPD)
1) BLDG SF * (0.1 GPD/SF) = 25,000 * 0.1	2500
2) 20% REDUCTION FOR WATER SAVING	-500
TOTALS:	2000 GPD
COMBINED TOTAL:	12560 GPD
OR 523 GPM	
MAXIMUM 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: NYSDDES DESIGN STANDARDS FOR WASTEWATER TREATMENT SYSTEMS, LATEST EDITION	

- LEGEND:**
- EXISTING PROPERTY LINE
 - EASEMENT LINE
 - PROPOSED BUILDING
 - PROPOSED PAVEMENT
 - PROPOSED PARKING CUNT
 - PROPOSED SIDE WALK
 - PROPOSED RIPRAP
 - EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
 - PROPOSED GREENWAY TRAIL
 - SIGN
 - EXISTING OVERHEAD WIRES
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED FORCE MAIN
 - PROPOSED WATER LINE
 - PROPOSED STORM DRAIN LINE
 - PROPOSED FRENCH DRAIN/FOOTING DRAIN
 - PROPOSED UNDERDRAIN
 - DRAINAGE SWALE
 - PROPOSED HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED FLUSHING VALVE
 - PROPOSED CATCH BASIN
 - PROPOSED DRAINAGE MANHOLE
 - DEEP TEST PIT
 - ROOF DOWNSPOUT/INLINE DRAIN
 - ROOF DOWNSPOUT/SPLASHBLOCK
- UTILITY PLAN NOTES:**
- GENERAL CONSTRUCTION:**
- ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
 - SEWER MAINS IN RELATION TO WATER MAINS, WHERE POSSIBLE, SEWERS SHALL BE Laid AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 16 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi. 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
 - ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
 - ALL STORM SEWER SHALL BE SMOOTH INTERIOR HOPE UNLESS OTHERWISE SPECIFIED.
 - ALL GRAVITY SANITARY LATERALS SHALL BE SDR 21 PVC UNLESS OTHERWISE SPECIFIED.
 - ALL WATER PIPE SHALL BE CL3 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR TO VERIFY STATUS OF ALL UTILITIES SERVICES PRIOR TO INTERUPTION.
 - EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
 - BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
 - THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
 - THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DEMATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
 - IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
 - WATER UTILITIES BEYOND THE METER PIT AND SEWER UTILITIES INCLUDING THE EXISTING 2-INCH FIBERGLASS FORCE MAIN SHALL BE PRIVATELY OWNED AND OPERATED BY THE PROPERTY OWNER.
- EMERGENCY STANDBY GENERATOR:**
- A STANDBY EMERGENCY GENERATOR SHALL BE PROVIDED TO ENSURE CONTINUOUS OPERATION OF THE PUMP STATION DURING POWER FAILURE. THE EMERGENCY GENERATOR SHALL HAVE ADEQUATE CAPACITY TO ACCOMMODATE THE FULL ELECTRICAL LOAD OF THE PROPOSED PUMP STATIONS (4) WITH ALL PUMPS RUNNING (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.
 - THE EMERGENCY GENERATOR SHALL BE 30 KW DIESEL ENGINE GENERATOR SET MODEL R6030 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 CAUTION
 - HIGH TEMPERATURE AND LOW OIL PRESSURE SHUTDOWN
 - 60 GALLON SUBBASE FUEL TANK
 - THE EMERGENCY GENERATOR SHALL BE INSTALLED ON A REINFORCED CONCRETE PAD OF SUFFICIENT DIMENSIONS WITHIN THE PROPOSED FENCE ENCLOSURE. GENERATOR SHALL BE SETBACK A DISTANCE FROM FENCE TO ALLOW REQUIRED MAINTENANCE ON IT IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

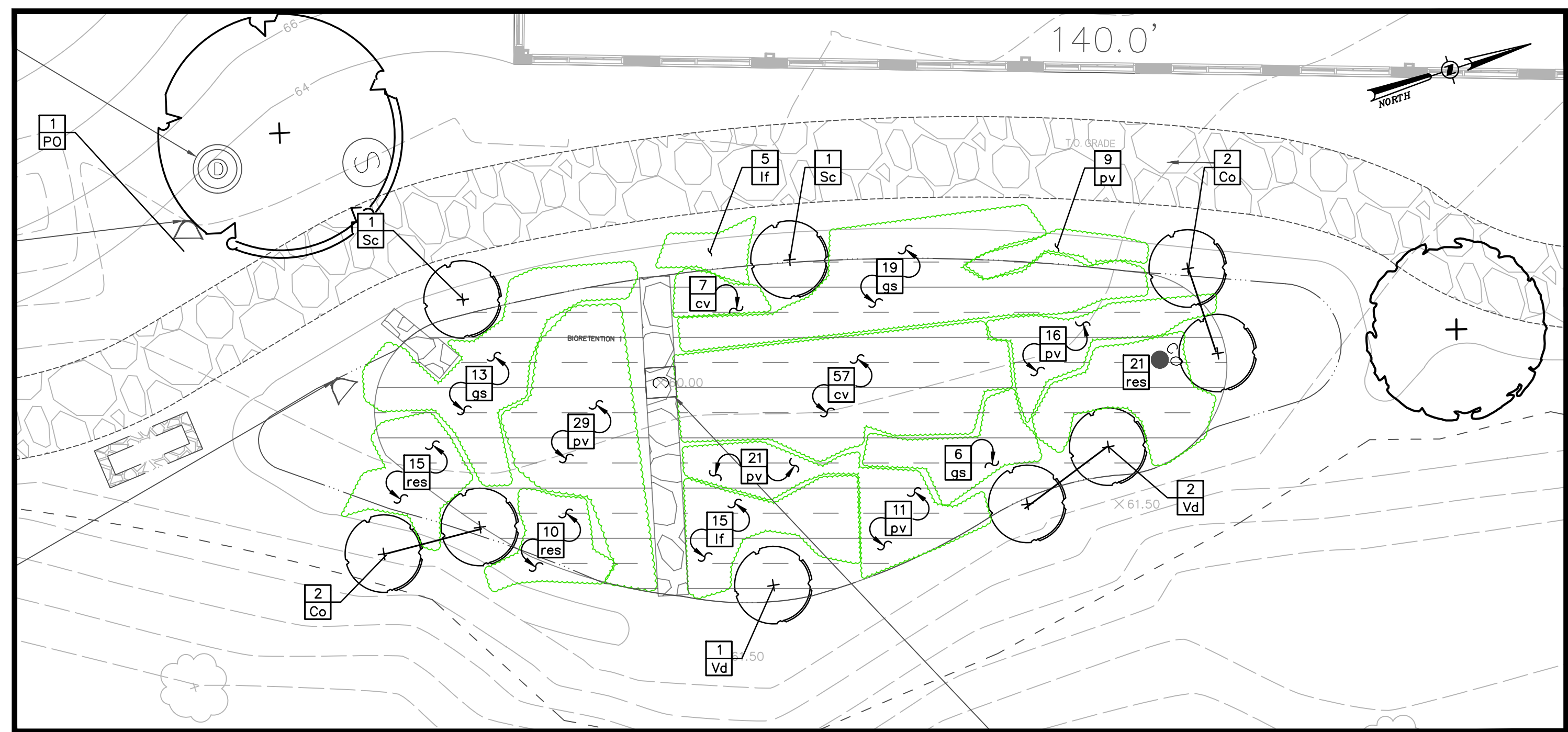
2 UTILITY PLAN
SCALE: 1"=30'



1 LANDSCAPE PLAN
SCALE: 1"=30'



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



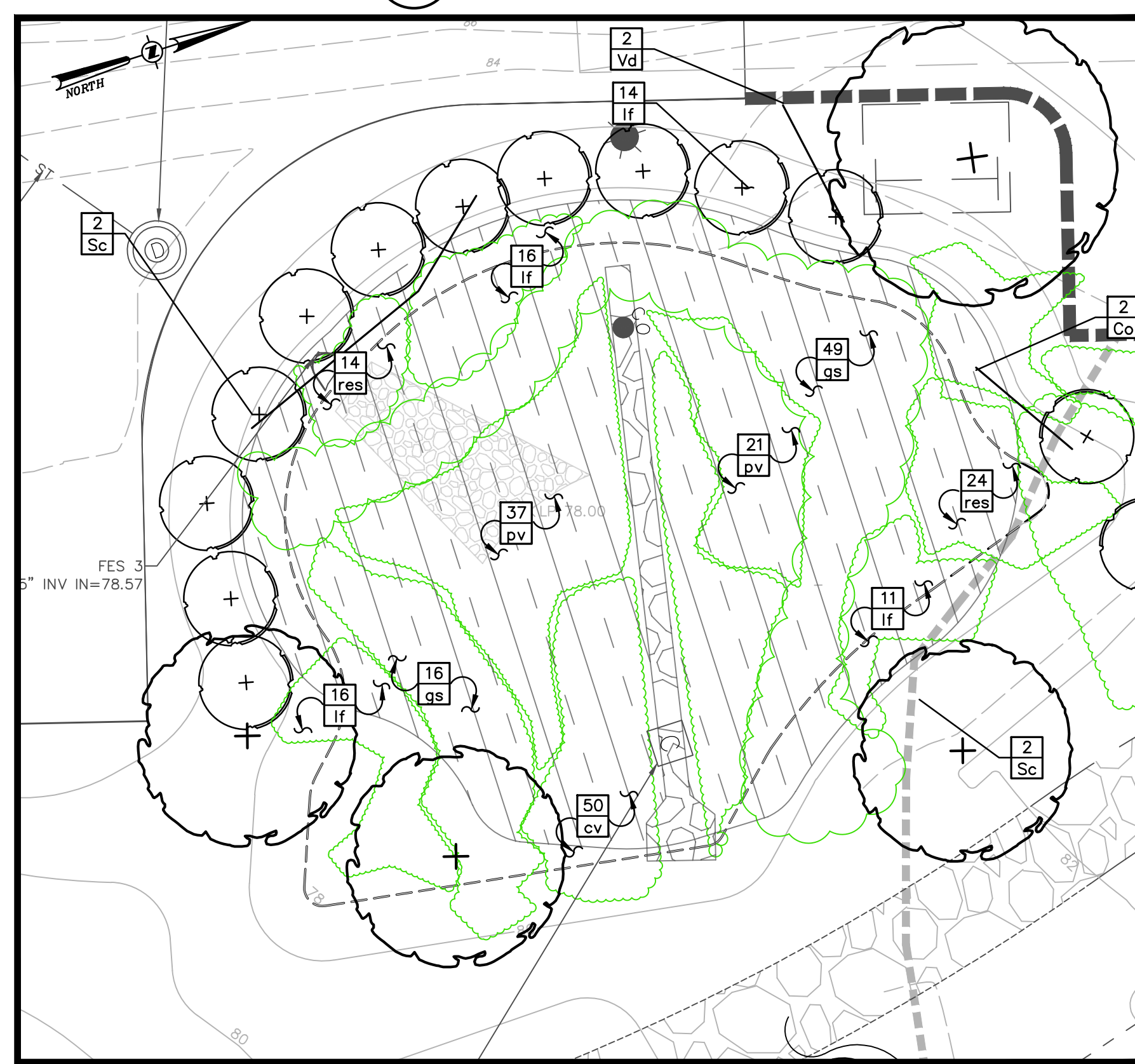
4 BIORETENTION AREA 1 PLANTING PLAN
SCALE: 1"=10'

PLANT LIST						
QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
TREES						
1	PO	Plantanus Occidentalis	American Sycamore	2 - 2.5' Cal.	B&B	As Shown
SHRUBS						
4	CO	Cornus sericea	Red-Older Dogwood	30"-36"	Cont.	As Shown
2	CO	Sambucus canadensis	Black Elderberry	12" - 18"	Cont.	As Shown
3	VB	Viburnum dentatum	Arrowwood Viburnum	30" - 36"	Cont.	As Shown
PERENNIALS/ GRASSES						
58	CV	Carex vulpinoidea	Fox Sedge	#1 Cont.	8" O.C.	
40	IF	Glyceria striata	Fowl Mowing Grass	#1 Cont.	16"-18" O.C.	
20	IF	Luzula comiculata	Birdfoot deer-witch	#1 Cont.	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

PLANT LIST						
QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
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
10	CC	Crotophaga sulcirostris 'Inermis'	Thornless Hawthorn	10"-12' Clump	B&B	As Shown
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	Quercus tinctoria 'Cultivar'	Honeylocust	3" Cal.	B&B	As Shown
8	NS	Nyssa sylvatica	Sour Gum	3" Cal.	B&B	As Shown
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
15	PY	Prunus 'Yedoensis'	Yoshino Cherry	2" Cal.	B&B	As Shown
3	OR	Quercus rubra borealis	Northern Red Oak	3" Cal.	B&B	As Shown
3	OB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	As Shown
3	UA	Ulmus americana 'Princeton'	Princeton Elm	3" Cal.	B&B	As Shown
SHRUBS						
3	Am	Amelanchier canadensis	Serviceberry	30"-36"	Cont.	As Shown
63	CI	Complasia parviflora	Sweet Fern	#3 Cont.	As Shown	
6	DN	Cornus amomum	Silky Dogwood	24"-30"	Cont.	As Shown
20	CO	Cornus sericea	Red-Older Dogwood	30"-36"	Cont.	As Shown
35	CA	Cornus sanguinea 'Cato'	Arctic Sun Dogwood	18"-24"	Cont.	As Shown
12	HM	Hamelis virginiana	Witchhazel	3' - 4'	Cont.	As Shown
11	KI	Kalmia latifolia	Mountain Laurel	30"-36"	Cont.	As Shown
3	LB	Lindera benzoin	Spicebush	36"	Cont.	As Shown
45	MP	Myrica pennsylvanica	Spicebush	#5	Cont.	As Shown
58	RG	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	36"	Cont.	As Shown
55	SP	Spiraea x bumalda 'Gold Flame'	Gold Flame Spirea	#1 Cont.	As Shown	
13	VO	Viburnum acerifolium	Mapleleaf Viburnum	24"-30"	Cont.	As Shown
37	VB	Viburnum dentatum	Doublefile Viburnum	30"-36"	Cont.	As Shown
10	XV	Xer. 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	IF	Luzula comiculata	Birdfoot deer-witch	#1 Cont.	16"-18" O.C.	
703	OC	Oenanthe cineraria	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	SA	Schizanthus scapularis	Little Bluestem	#1 Cont.	18" O.C.	

3 OVERALL PLANT LIST
SCALE: NTS

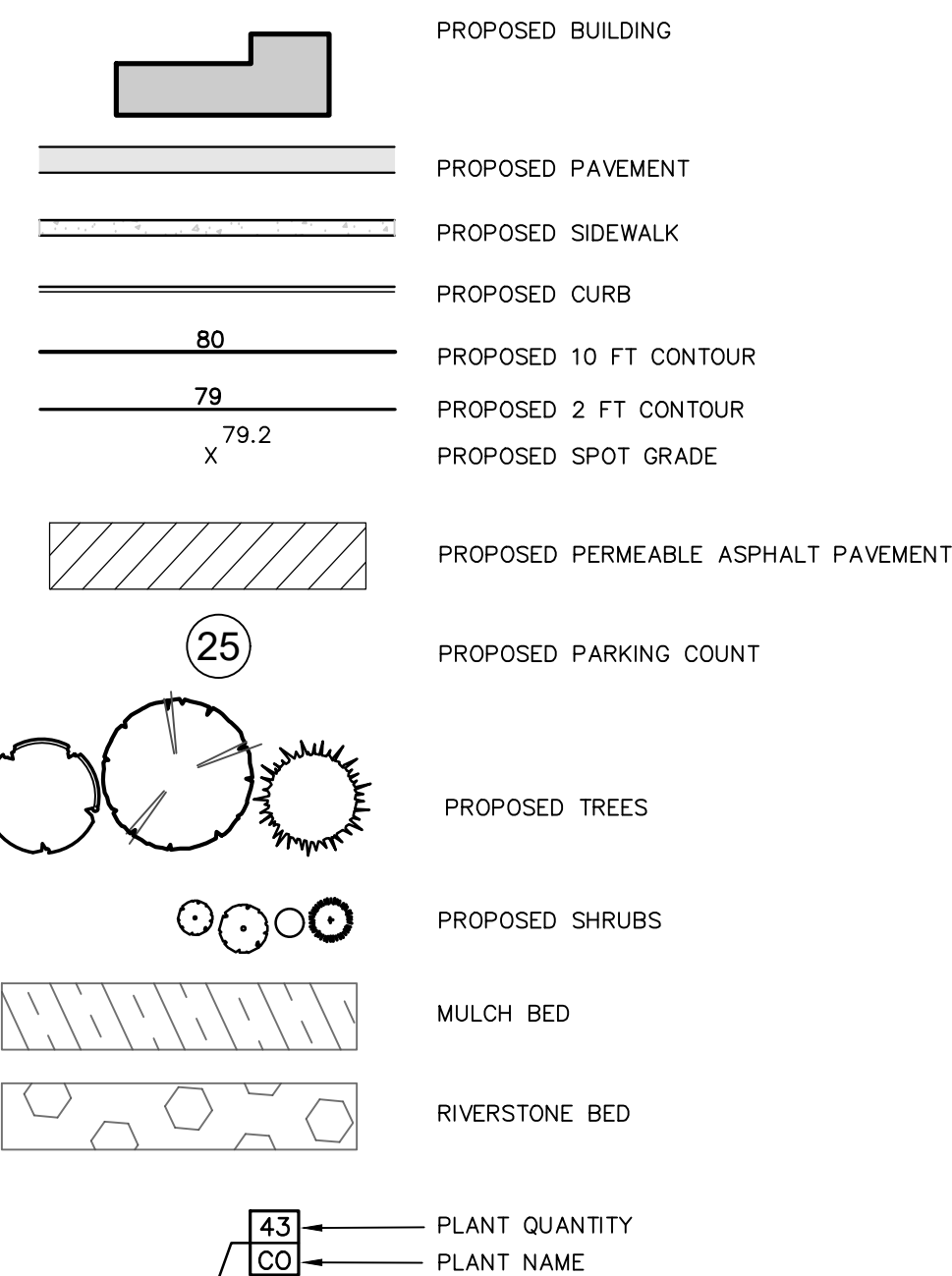


6 BIORETENTION AREA 2 PLANTING PLAN
SCALE: 1"=10'

PLANT LIST						
QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
TREES						
1	NS	Nyssa sylvatica	Sour Gum	2"-2.5' Cal.	B&B	As Shown
SHRUBS						
2	CO	Cornus sericea	Red-Older Dogwood	30"-36"	Cont.	As Shown
4	SC	Sambucus canadensis	Black Elderberry	12" - 18"	Cont.	As Shown
3	VB	Viburnum dentatum	Arrowwood Viburnum	30" - 36"	Cont.	As Shown
PERENNIALS/ GRASSES						
51	CV	Carex vulpinoidea	Fox Sedge	#1 Cont.	8" O.C.	
67	IF	Glyceria striata	Fowl Mowing Grass	#1 Cont.	16"-18" O.C.	
58	IF	Luzula comiculata	Birdfoot deer-witch	#1 Cont.	16"-18" O.C.	
79	PV	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#2 Cont.	2-3' O.C.	
42	RES	Rudbeckia laciniata	Cutleaf Coneflower	#1 Cont.	18" O.C.	

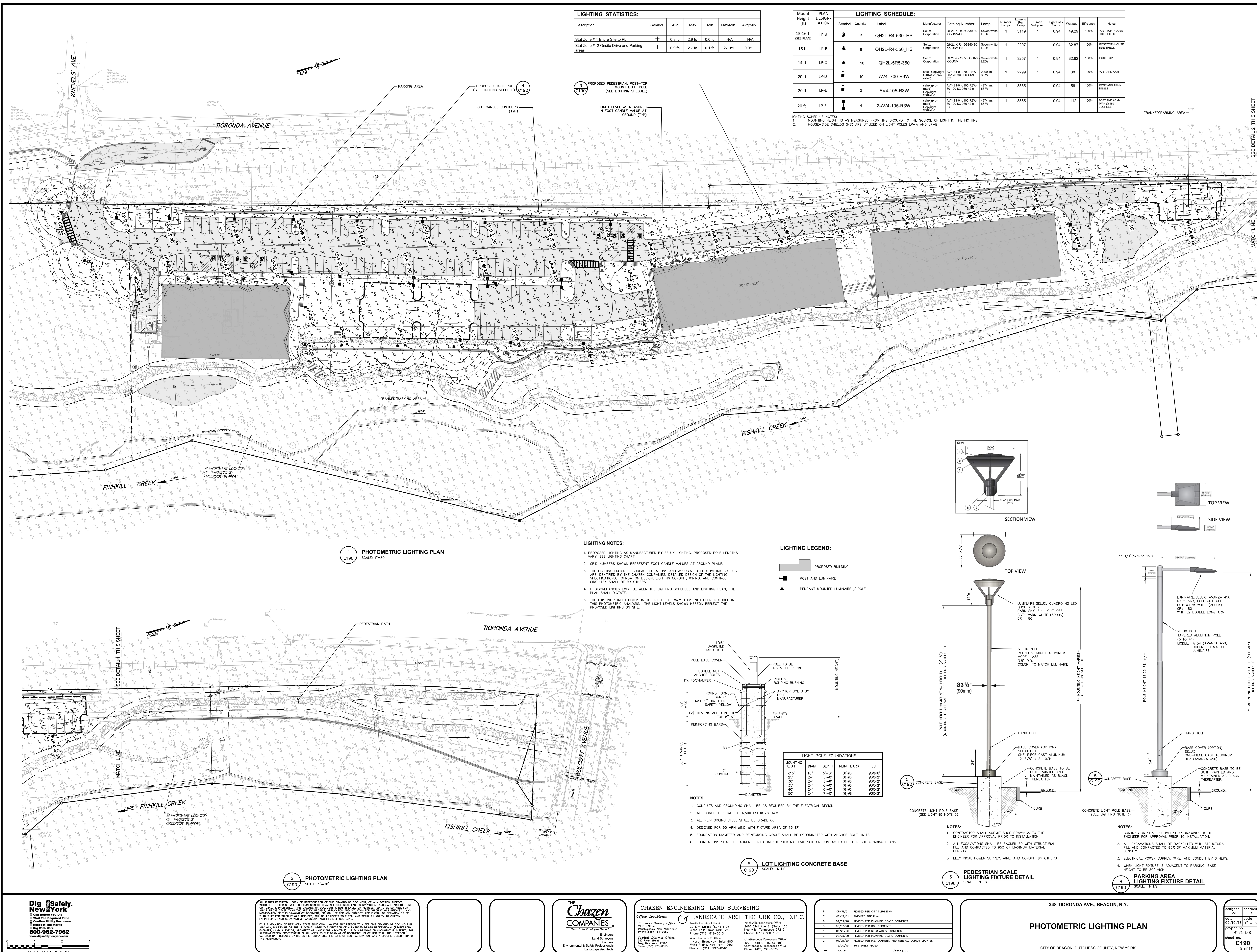
7 BIORETENTION AREA 2 PLANT LIST
SCALE: NTS

SITE LEGEND:



SOIL RESTORATION NOTES:

- APPLY THREE LAYERS OF COMPOST OVER SOIL. COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS, FREE OF VISIBLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR OILY PRODUCTS WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.
 - 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.
 - ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS FOUR INCHES AND LARGER SIZE ARE CLEARED OFF THE SITE.
 - APPLY TOPSOIL TO A DEPTH OF SIX INCHES.
- NOTES:
- BROADCAST DENSITY, MULCHING, AND FIRST & SECOND SEASON MAINTENANCE TO MATCH MANUFACTURER'S RECOMMENDATIONS TO ENSURE PROPER ESTABLISHMENT.
 - 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 GROUNDLINE, STAKE, AND AREA FOR OWNER APPROVAL, PRIOR TO GROWING AND MULCHING.
 - 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.



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)		LIGHTING SCHEDULE:										
		Symbol	Quantity	Label	Manufacturer	Catalog Number	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	Light Loss Factor	Wattage
15-16 ft. (SEE PLAN)	LP-A	★	3	QH2L-R4-530_HS	Selux Corporation	QH2L-R4-530-30-XX-UNV-HS	Seven white LEDs	1	3119	1	0.94	49.29
16 ft.	LP-B	★	9	QH2L-R4-350_HS	Selux Corporation	QH2L-R4-350-30-XX-UNV-HS	Seven white LEDs	1	2207	1	0.94	32.87
14 ft.	LP-C	★	10	QH2L-SR5-350	Selux Corporation	QH2L-SR5-350-30-XX-UNV	Seven white LEDs	1	3257	1	0.94	32.62
20 ft.	LP-D	★	10	AV4_700-R3W	selux (polarized) CospaLight SSKet V	AV4-S1-0-L700-R3W-30-120 SX 98 44-9 5°	2299 lm 38 W	1	2299	1	0.94	38
20 ft.	LP-E	★	2	AV4-105-R3W	selux (polarized) CospaLight SSKet V	AV4-S1-0-L105-R3W-30-120 SX 98 42-9 5°	4274 lm 56 W	1	3565	1	0.94	56
20 ft.	LP-F	★	4	2-AV4-105-R3W	selux (polarized) CospaLight SSKet V	AV4-S1-0-L105-R3W-30-120 SX 98 42-9 5°	4274 lm 56 W	1	3565	1	0.94	112

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 PHOTOMETRIC LIGHTING PLAN
SCALE: 1"=30'

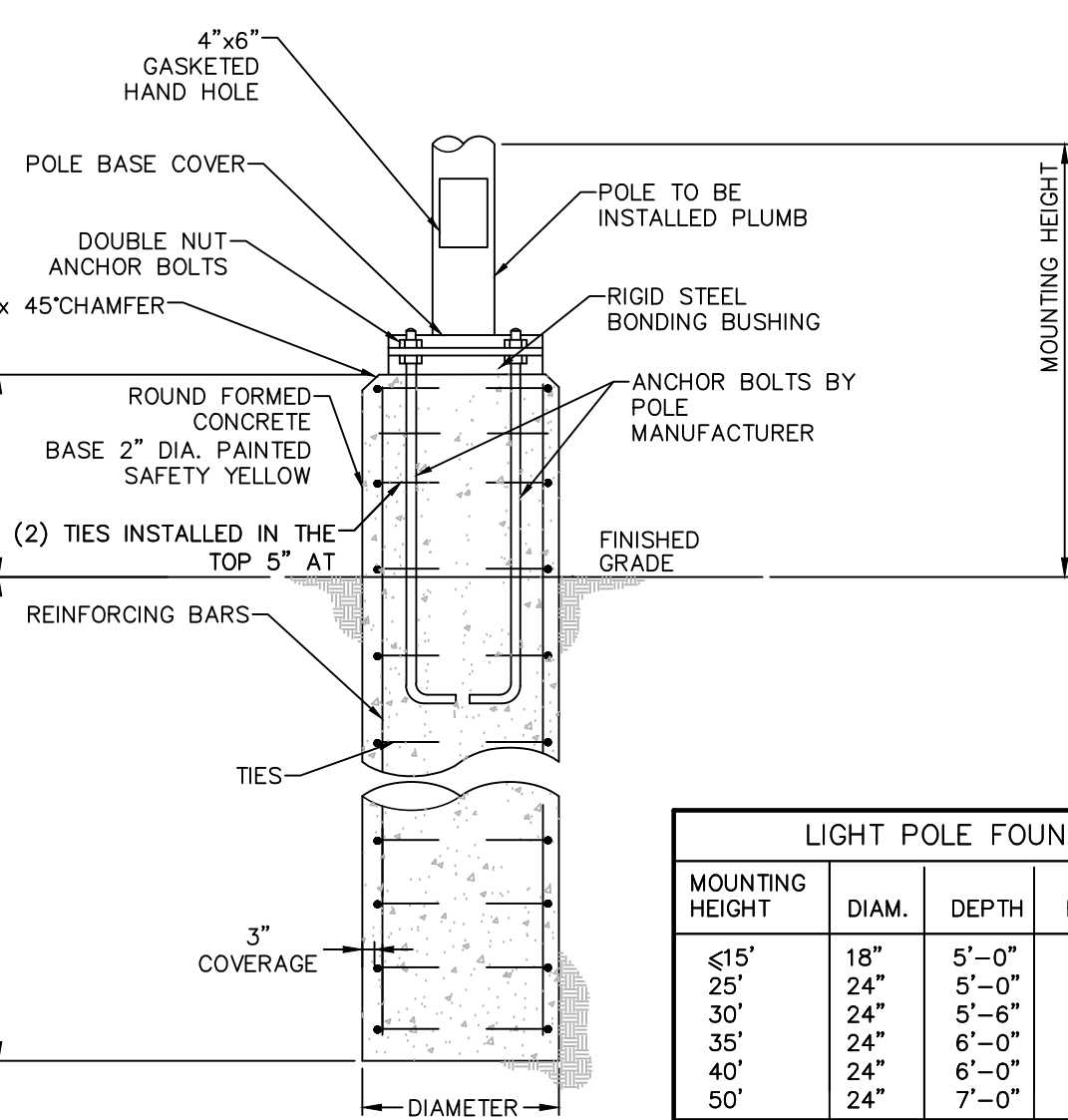
LIGHTING NOTES:

- PROPOSED LIGHTING AS MANUFACTURED BY SELUX LIGHTING. PROPOSED POLE LENGTHS VARY; SEE LIGHTING CHART.
- GRID NUMBERS SHOWN REPRESENT FOOT CANDLE VALUES AT GROUND PLANE.
- 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.
- IF DISCREPANCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.
- 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

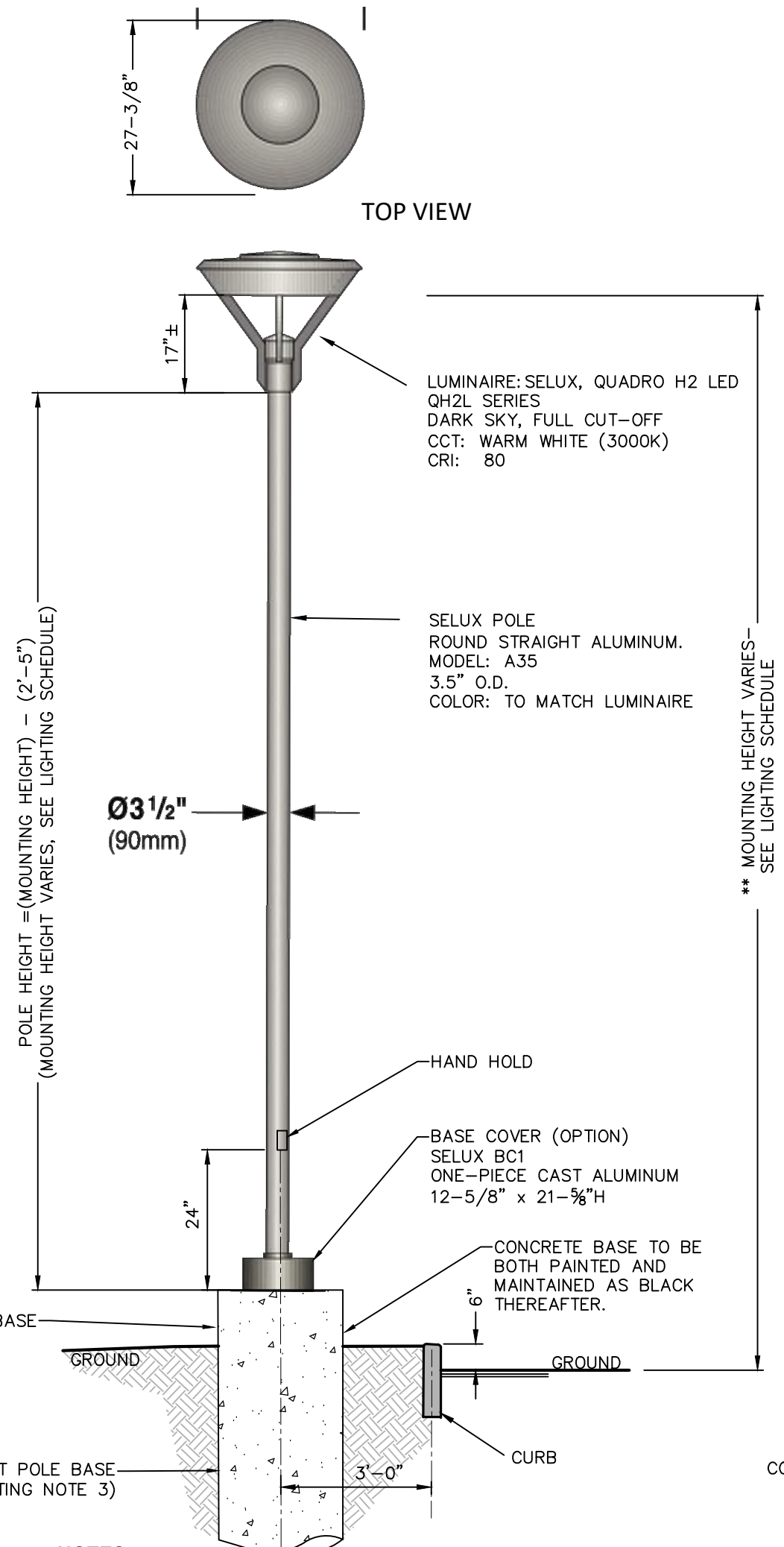
2 PHOTOMETRIC LIGHTING PLAN
SCALE: 1"=30'



LIGHT POLE FOUNDATIONS					
MOUNTING HEIGHT	DIAM.	DEPTH	REIN. BARS	TIES	
15'	18"	5'-0"	(6)#6	#3@18"	
20'	24"	5'-0"	(6)#6	#3@18"	
25'	24"	5'-0"	(6)#6	#3@18"	
30'	24"	6'-0"	(6)#6	#3@18"	
40'	24"	6'-0"	(6)#6	#3@18"	
50'	24"	6'-0"	(6)#6	#3@18"	

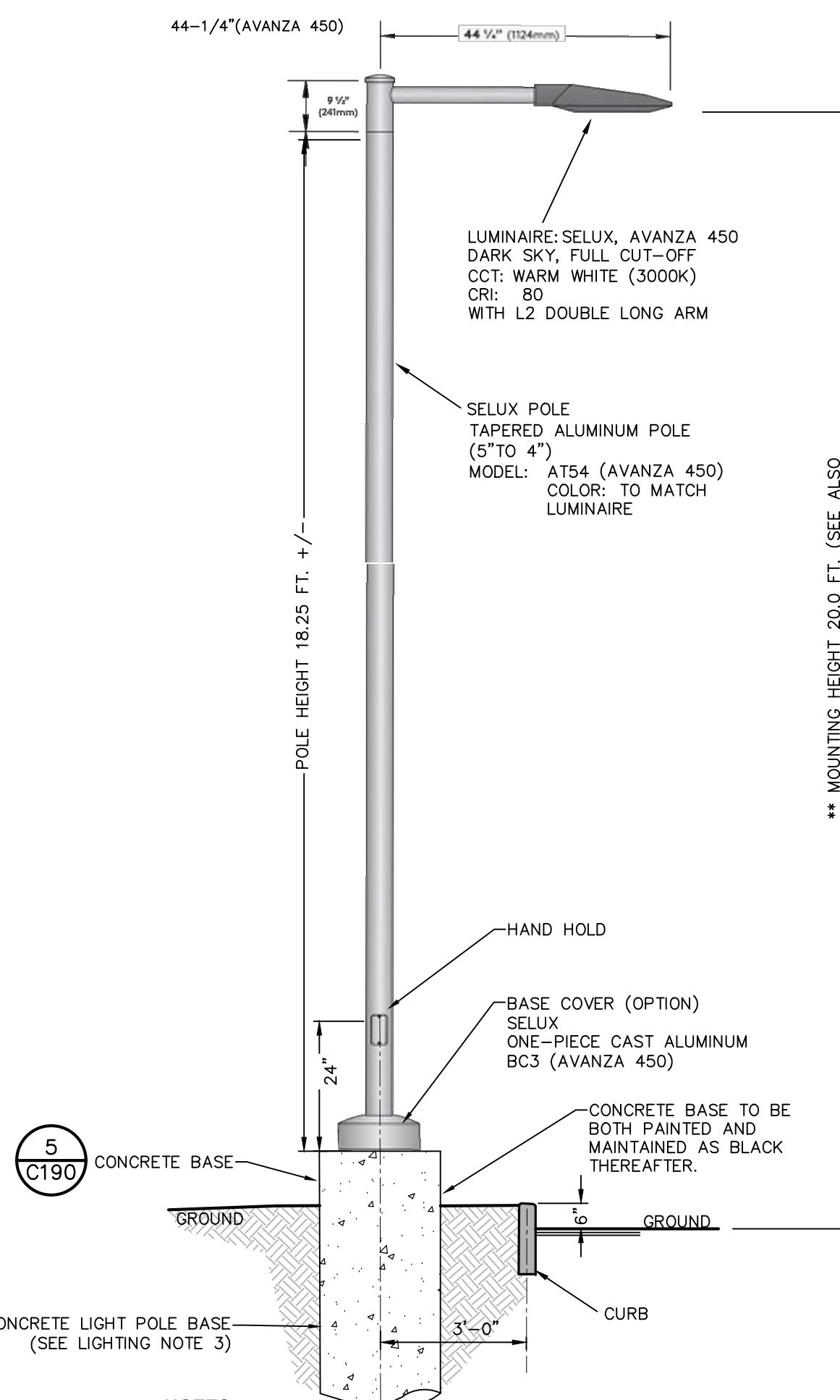
- NOTES:
- CONDUITS AND GROUNDING SHALL BE AS REQUIRED BY THE ELECTRICAL DESIGN.
 - ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS.
 - ALL REINFORCING STEEL SHALL BE GRADE 60.
 - DESIGNED FOR 90 MPH WIND WITH FIXTURE AREA OF 13 SF.
 - FOUNDATION DIAMETER AND REINFORCING CIRCLE SHALL BE COORDINATED WITH ANCHOR BOLT LIMITS.
 - FOUNDATIONS SHALL BE AUGURED INTO UNDISTURBED NATURAL SOIL OR COMPACTED FILL PER SITE GRADING PLANS.

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



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

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



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

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

City of Beacon Planning Board Agenda
10/13/2021

Title:

Public hearing on application to amend an existing Site Plan Approval, alter Greenway Trail on mixed-use development, 23-28 Creek Drive, submitted by 23-28 Creek Drive, LLC

ATTACHMENTS

[23-28 Creek Drive Exhibits and Attachments.pdf](#)



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

September 28, 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: Supplemental Submission – 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 the pending 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 extending to the adjacent property located at 248 Tioronda Avenue (the “248 Tioronda Property”), which is currently under development by the owner, 248 Beacon Holdings, LLC. This letter and its referenced enclosures respond to comments raised at the Board’s September 14, 2021 meeting and comments contained in the memoranda prepared by the City’s Engineering Consultant, Lanc & Tully, dated September 9, 2021 (the “Engineering Comments Memo”), and the City’s Planning Consultant, John Clarke Planning and Design (the “Planning Comment’s Memo”).

PROPOSED GREENWAY TRAIL IMPROVEMENTS:

As this Board is aware, the Applicant’s proposed improvements will allow the Greenway Trail to proceed under the Wolcott Avenue Bridge, along the former Beacon Line railroad tracks, to the connection point at the 248 Tioronda Property, instead of using a set of steel stairs at the south end of the Premises to provide a second connection to Wolcott Avenue in addition to the ramp connection on the south side of the bridge to the 248 Tioronda Property. *See Updated Site Plan.*



September 28, 2021

Page -2-

As was discussed at the September 14th Planning Board meeting, the Applicant and the City are presently 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 **Exhibit A** – City Administrator Request for Trail Easement.

Additionally, at the September 14th Planning Board meeting, a representative of the Greenway Trail Committee made reference to the Applicant's Purchase and Sale Agreement ("PSA") with the City in regards to the development of a Greenway Trail on the Premises. It is respectfully submitted that the Applicant's Greenway Trail is designed in conformance with the terms of the PSA, which requires construction of the Greenway Trail on the Premises. As is more fully shown in the enclosed conceptual site plan that was annexed to the PSA, the Greenway Trail connection at the conceptual level contemplated a "switchback" to the edge of the property line, rather than a set of metal stairs. See **Exhibit C** – PSA Concept Plan. We understand from the Applicant that although preferred, at that time a connection to the Beacon Line was not a feasible option as it was not being considered for discontinuance at that time. We also understand that the 248 Tioronda Property was connecting up to Wolcott Avenue at that time, so the concept plan considered a more-accessible connection with a switchback ramp. Ultimately, the design of the public park that was also required in the PSA and engineering (among other site constraints) for the switchback made it infeasible for the Project to do the switchback, which led at the time the utilization of a metal staircase.

Further, it is respectfully submitted that the Amended Site Plan is indeed in accordance with the Fishkill Creek Greenway & Heritage Trail Master Plan (the "Greenway Trail Master Plan" or "Master Plan") and thereby terms of the PSA. As it relates to the construction of a stairway connecting to Wolcott Avenue, the Applicant is not obligated under the PSA to construct such improvements (specifically a metal stairwell) on the Premises.

The Greenway Trail Master Plan establishes that Trail should be continuous, uniform, and fluid along its entirety.¹ The Master Plan specifically notes that accessibility is a key principle for the Trail, and further recognizes that "... not all sections will be appropriate for all uses and that physical constraints at select locations may prevent complete continuity for some user groups."²

Notably, the Greenway Trail Master Plan does not *require* a stairway on the Applicant's Property,

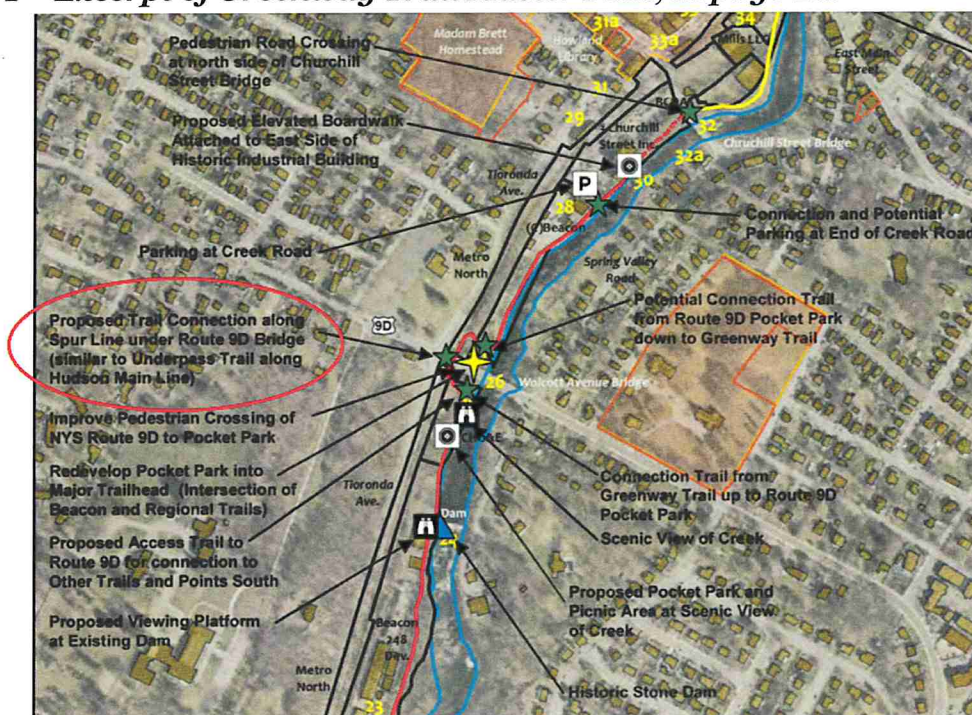
¹ Greenway Trail Master Plan, pg. 7.

² *Id.*

September 28, 2021
Page -3-

as the document is designed to provide guidance about potential connection points.³ To the extent the Master Plan discusses the potential for a stairway connecting the Trail to Wolcott Avenue, it notes a preference for the stairway to be located on the south side and recognizes that the area makes it unsuitable for handicap access.⁴ Further, as is shown in **Image 1** below, the Master Plan actually shows a “Proposed Trail Connection along Spur Line under Route 9D Bridge (similar to Underpass Trail along Hudson Main Line).”

Image 1 – Excerpt of Greenway Trail Master Plan, at page 26:



As was also discussed with the Board, in the vicinity of the Premises and the 248 Tioronda Property, there are existing crosswalks installed at the westerly end of the Wolcott Bridge. **See Exhibit B.** This includes an existing sidewalk network that connects pedestrians traveling either

³ See *id.* at 22 (the FCGHT proposes a set of simple metal outdoor stairs . . . that would float just above and ascend the slope between the main FCGHT and Wolcott Avenue), 44 (“One area of the trail is the proposed connection to Wolcott Avenue”) (emphasis added).

⁴ *Id.* at 18, 31. The City’s Planning Consultant notes that, as proposed, the stairway connections on either side of the Wolcott Avenue Bridge do not offer an ADA-compliant connection. See Planning Comments Memo. As already indicated, the Greenway Trail Master Plan recognizes the difficulties inherent in creating an ADA-compliant connection at this location.



September 28, 2021

Page -4-

from the west or the east to Main Street along the existing sidewalk along Tioronda Avenue, and also provides pedestrians access to the south side of Wolcott Avenue, where connection will be made to a ramp that also connects pedestrians to the 248 Tioronda Property. See **Exhibit B** & Enclosed Site Plan.

In addition to the foregoing, the Applicant's discussion with the Planning Board also included a recommendation that the Applicant discuss the Greenway Trail and Wolcott Bridge connection proposals with the owner of the 248 Tioronda Property. We understand that the Applicant has communicated with the owner of the 248 Tioronda Property and pleased to report that both parties have mutually agreed that each Applicant will be responsible for connecting their properties underneath the Wolcott Avenue Bridge along the Beacon Line railroad tracks. Additionally, we have been advised that the owner of the 248 Tioronda Property has agreed to constructing a ramp up to Wolcott Avenue from the 248 Tioronda Property. Provided this agreement between the parties, and the Applicant's proposal that is consistent with the Greenway Trail Master Plan, the Applicant respectfully requests that the Planning Board approve the requested Site Plan Amendment concerning the adjustment of the Greenway Trail connection through the Metro-North property.

CONCLUSION & INDEX OF ENCLOSURES:

For the foregoing reasons, and as will be further discussed at this October 13th regular meeting, the Applicant respectfully submits that the proposed Greenway Trail modifications are in conformance with both the PSA and the Greenway Trail Master Plan.

In support of this Application, please find enclosed five (5) copies of the instant letter with the following documents:

- Exhibit A:** Correspondence from Christopher White, City Administrator, to David Floria, MTA Director of Real Estate Transactions and Operations, regarding the Request for Trail Easement, dated September 13, 2021;
- Exhibit B:** Images of Existing Crosswalks and Sidewalks Along the Intersection of Wolcott Avenue and Tioronda Avenue; and
- Exhibit C:** Concept Plan Annexed to Purchase and Sale Agreement with City of Beacon dated May 11, 2018.



September 28, 2021

Page -5-

In further support of this Application, we respectfully submit five (5) copies of the Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated September 28, 2021, providing responses to the Engineering Comments Memo and the Planning Comments Memo.

Additionally, please find five (5) copies of the updated site plan sheet number 7 of 12 entitled "Amended Site Plan Application, Grading and Utility Plan", prepared by Aryeh Siegal, Architect, and Hudson Land Design Professional Engineering, P.C. dated October 23, 2018, last revised September 28, 2021.

We look forward to appearing at this Board's regular meeting on Tuesday, October 13th in order to review the proposed Greenway Trail modifications. 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,

A handwritten signature in black ink, appearing to read 'T. Palmer', with a long horizontal line extending to the right.

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 A



CITY OF BEACON New York

Christopher White
City Administrator

OFFICE OF CITY ADMINISTRATOR

845-838-5000

September 13, 2021

David Florio
Director, Real Estate Transactions and Operations
Metropolitan Transportation Authority
Construction and Development
2 Broadway, A4.25
New York, NY 10004

VIA EMAIL ONLY

**RE: Request for Trail Easement
Greenway Connector Trail, City of Beacon, NY**

Dear Mr. Florio:

I am writing to request that the Metropolitan Transportation Authority ("MTA") consider granting to the City of Beacon a permanent easement for a Greenway Connector Trail along the Beacon Line railroad tracks that run beneath Wolcott Avenue (NYS Route 9D) in Beacon. I understand that Weber Projects, LLC has been in communication with MTA regarding the proposed easement, and I have attached to this letter a survey of the proposed easement that was commissioned by the firm.

The proposed easement is a critical link in connecting the City's Greenway Trail under Wolcott Avenue, and we would greatly appreciate MTA granting this easement. If you require additional information or would like to set up a call or meeting, please do not hesitate to call me at (845) 838-5009 or email me at cwhite@beaconny.gov.

Thank you in advance for your consideration of this request.

Sincerely,

Christopher White

cc: Hon. Lee Kyriacou, Mayor, City of Beacon
Neil Mastropietro, Deputy Director, Transaction Management

Enc/

Exhibit B

Exhibit B

Images of Existing Crosswalks and Sidewalks Along the Intersection of Walcott Avenue and Tioronda Avenue

Northerly view from the Intersection of Walcott Avenue and Tioronda Avenue:



Westerly view from the Intersection of Walcott Avenue and Tioronda Avenue:



Exhibit B (Cont.)

Southerly view from the Intersection of Walcott Avenue and Tioronda Avenue:



Easterly view from the Intersection of Walcott Avenue and Tioronda Avenue (Walcott Bridge) Showing Where 248 Tioronda Connection is to Wolcott Avenue:

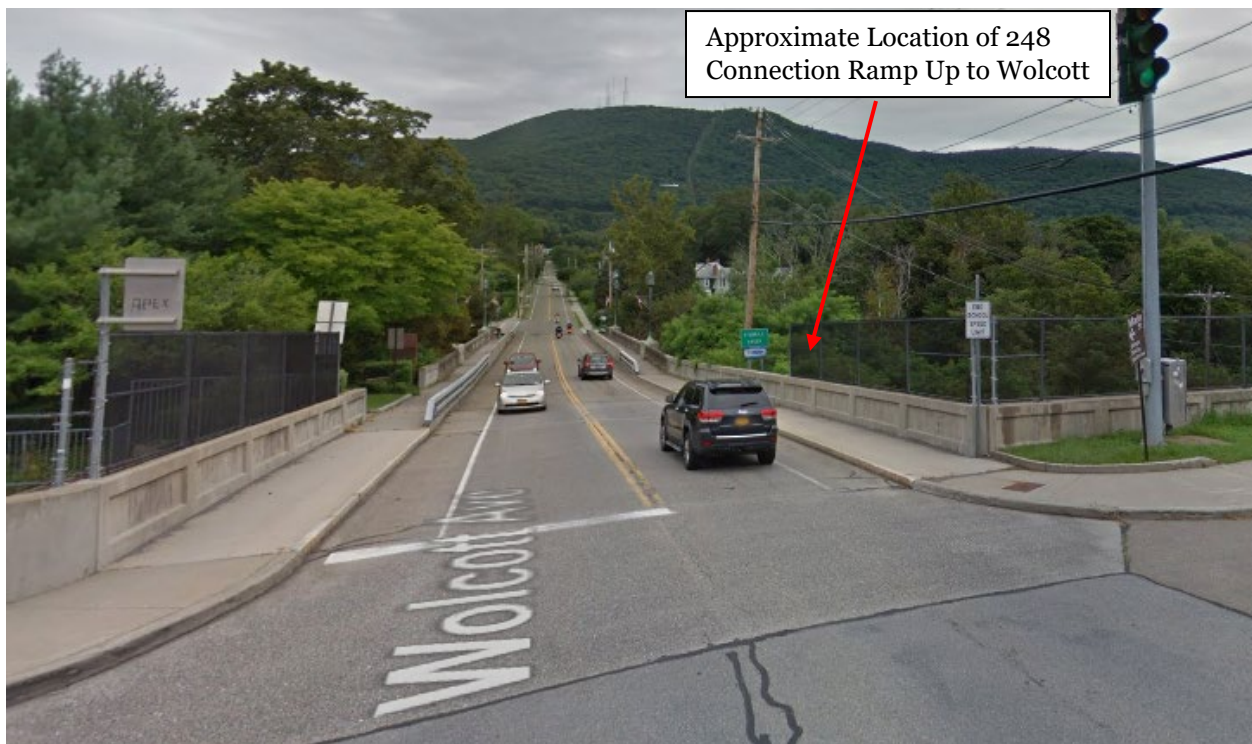
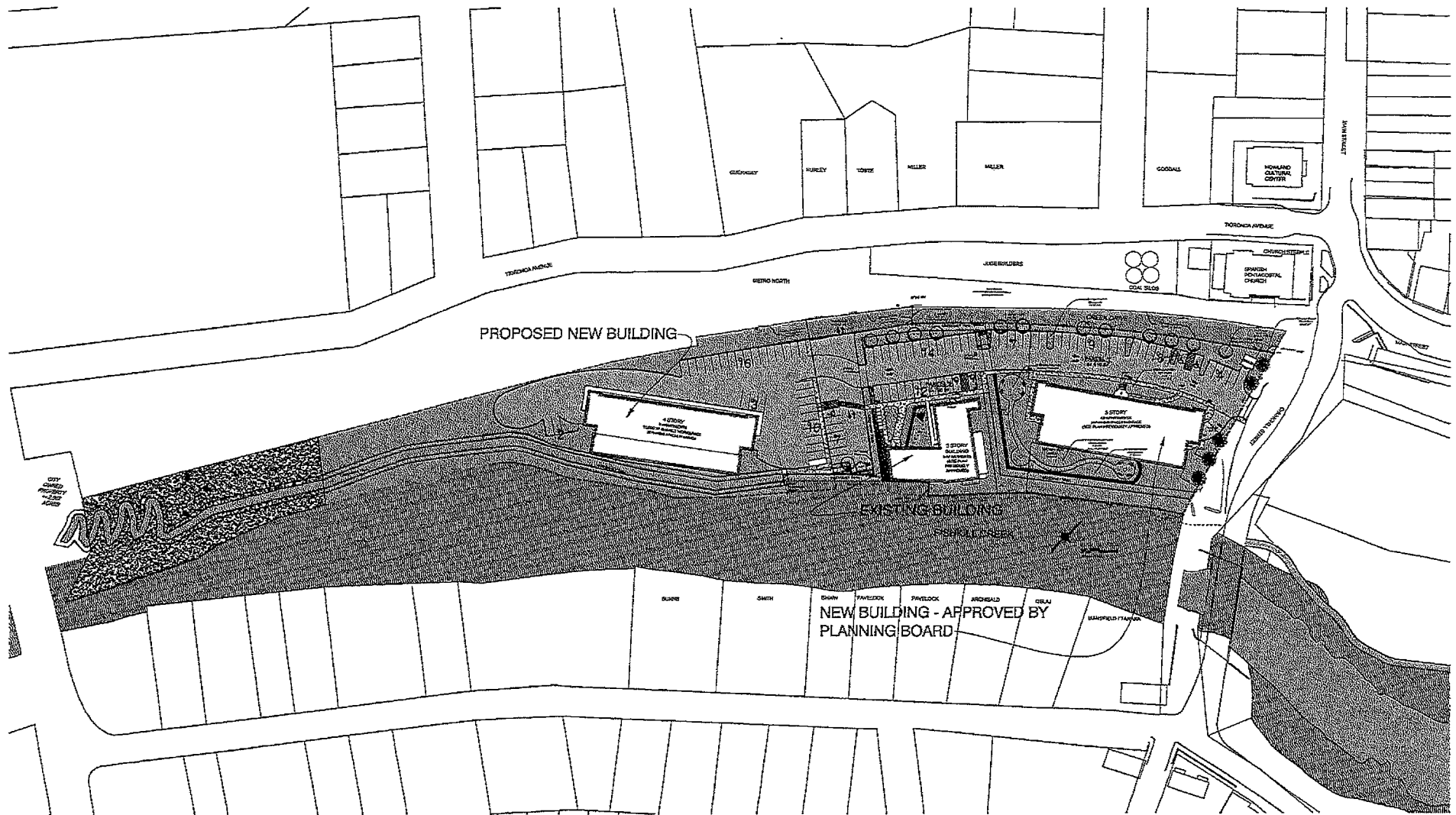


Exhibit C



CONCEPTUAL SITE PLAN

- 9 APARTMENTS PROPOSED
- 10,000 SF SHARED WORK SPACE
- CONNECT TO CIRCULATION SYSTEM PREVIOUSLY APPROVED FOR 9-11 CREEK DRIVE
- INTERIOR AND EXTERIOR PARKING

Concept Design: 3 Churchill Street
Mixed Use Commercial Residential
 BEACON, NY
 Scale: 1" = 100'
 Aryeh Siegel Architect
 © 2017

Attachments



*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*

September 28, 2021

Hon. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: 23-28 Creek Drive Amended Site Plan
23-28 Creek Drive
Tax parcel: 6054-37-037625 ±2.807 acres
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 site plan and supporting materials in response to John Clark Planning and Design's comment memorandum dated September 9, 2021 and Lanc & Tully's comment letter dated September 9, 2021. Below is a point-by-point responses to the provided comments.

John Clarke September 9, 2021 Comment Memorandum

1. It is our understanding that the Tioronda 248 project has committed to the greenway trail connection to Wolcott Avenue. The trail connection from 23-28 Creek Drive project has been extended along the railbed to connect with the greenway trail spur on 248 Tioronda property. A revised Sheet 7 has been provided illustrating this connection. A full plan set, including all sheets, will be provided in a future submission.

Lanc & Tully September 9, 2021 Comment Letter

General Comments

1. See response to John Clarke comment no. 1 above.

Site Plan Application (Sheet 1 of 12):

1. This comment will be addressed by Aryeh Siegel in a future submission.
2. This comment will be addressed by Aryeh Siegel in a future submission.

3. This comment will be addressed by Aryeh Siegel in a future submission.

Enclosed for your continued review is the following:

- Sheet 7 of the Site Plan set (5 copies), and
- Link to a cloud file containing all electronic files.

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,

A handwritten signature in black ink, appearing to read "Mr. Bodendorf", written in a cursive style.

Michael A. Bodendorf, P.E.
Principal

cc: WRJG, LLC
Aryeh Siegel, AIA
Taylor Palmer, Esq.
Daniel G. Koehler, P.E. (HLD file)

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
DRAIN
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
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 FLOODING 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.
BIP 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 FALL IN THE VOID SPACE BETWEEN THE STONES OR GRASS PAVING, THEN THE RIP RAP OR PAVING 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 DRAINING DURATION SHOULD ALSO BE MONITORED. THE BIORETENTION AREA'S FLOOR SHALL BE MOVED 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 CLOGGING. REMOVE DEBRIS FROM THE STORMWATER SYSTEM INFLOW AND OUTFLOW COMPONENTS. CHECK FOR SIGNS OF VEGETATION OVERGROWTH. OBSERVE DRAINING CAPABILITY, CHECK FERTILIZER, AND TEST SOILS FOR PH ANNUALLY. HARVEST OVERGROWN VEGETATION AND REMOVE FROM THE BIORETENTION AREA. IT TAKES LONGER THAN 24 HOURS TO DRAIN THE BIORETENTION AREA. THE VALVE ON THE UNDERDRAIN SHALL BE OPENED SUFFICIENTLY TO PROVIDE FULL DRAINING IN 24 HOURS. IF THE PH IS BELOW 5.2, LEAKAGE SHOULD BE MONITORED. 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 DRAINAGING 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 REDESIGNED. THE SYSTEM SHALL BE REDESIGNED TO PROVIDE FOR EROSION OR CLOGGING. 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 REMOVED. CONNECTIONS, DEBRIS, ETC. INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEBRIS EVERY FIVE YEARS. CLEAN DEBRIS FROM CHAMBERS AND FEED CONNECTIONS.

EXISTING UNDERGROUND UTILITY NOTES:
1. CONTRACTOR SHALL DO TEST PITS TO MOVE SHOW TO THE AREAS DESIGNATED FOR SNOW STORAGE. 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 UPFO @ 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 WATER-TIGHT, 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 RELOCATION SHALL BE CERTIFIED BY THE LICENSED PROFESSIONAL ENGINEERING 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. SNOW SHALL BE REMOVED WITHIN 8 HOURS AFTER A SNOW EVENT.
USACE SPECIAL CONSTRUCTION NOTE:
IN ORDER TO PROTECT THE FEDERALLY-LISTED ENDANGERED NODDIA BAT (MYotis NODDIA) AND THE FEDERALLY-LISTED THREATENED NORTHERN LONG-EARED BAT (MYotis SEPTENTRIONALIS), THE CLEARING OF POTENTIAL HOODING 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 ALGACIDE 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 §811 OF THE CITY OF BEACON CODE.
PRESSURE REDUCING VALVE AND BACKFLOW PREVENTION NOTES:
1. HYDRANT FLOW TESTS IN THE VICINITY OF THE PROPOSED REVEALED STATIC PRESSURES RANGING FROM 88 PSI TO 100 PSI. THEREFORE PRESSURE REDUCING VALVES WILL BE REQUIRED.
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.

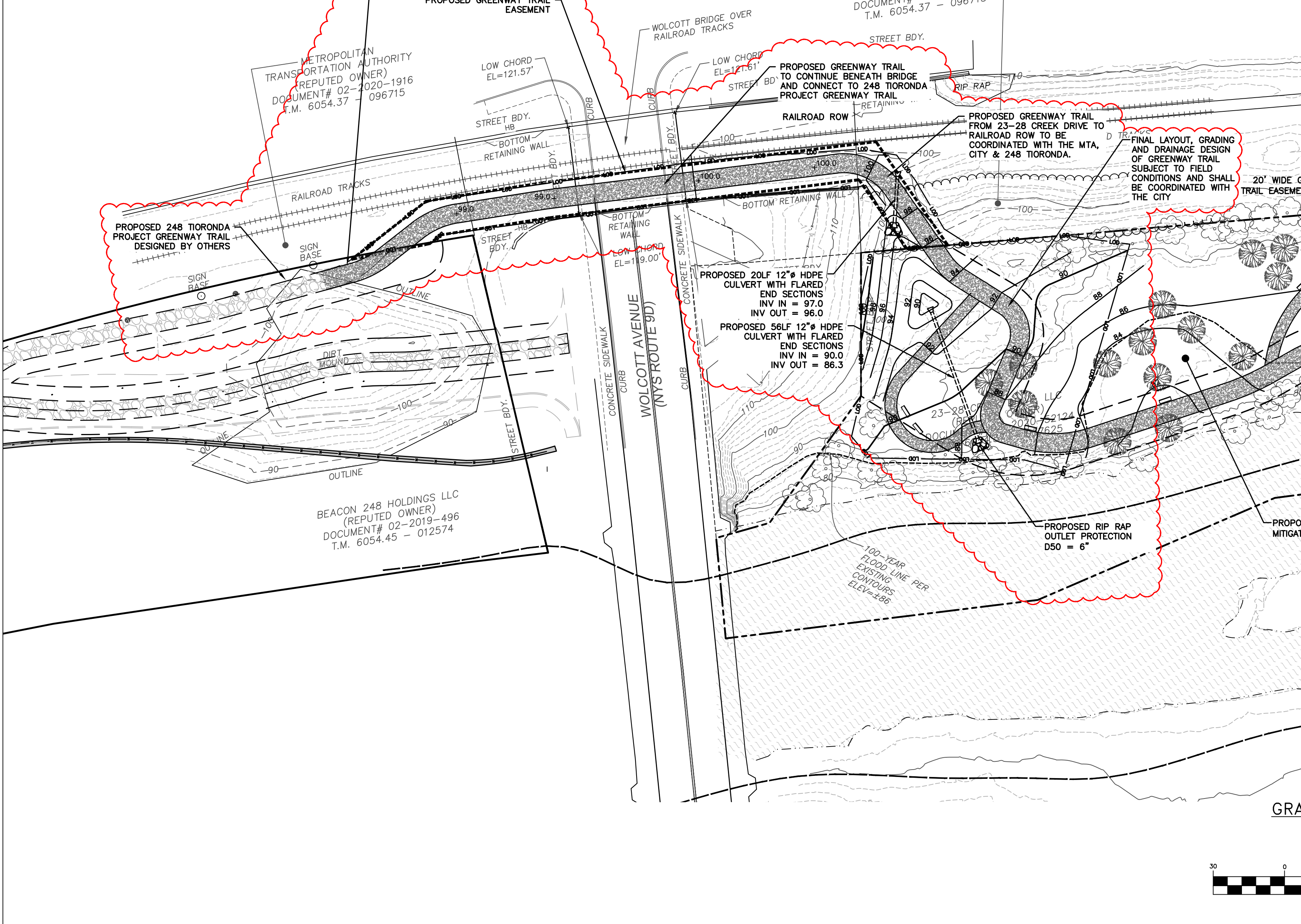


Table with 3 main sections: DRAWN BY: MAB, CHECKED BY: DKG, and REVISIONS. The REVISIONS section contains a table with columns for NO., DATE, DESCRIPTION, BY, NO., DATE, DESCRIPTION, BY, NO., DATE, DESCRIPTION, BY.

LOT LINE RE-ALIGNMENT NOTES:
1. PARCEL 6054-37-06670 (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 6054-37-06670 (7-15 CREEK DRIVE) AFTER THE LOT LINE RE-ALIGNMENT IS 469,918.03 SQFT, OR 4.1605 AC.
3. THE RESULTANT AREA FOR PARCEL 6054-37-037625 (23-28 CREEK DRIVE) AFTER THE LOT LINE RE-ALIGNMENT IS 436,953.88 SQFT, OR 4.3144 AC.
SITE SPECIFIC NOTES:
1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UPFO @ 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 LINE RE-ALIGNMENT SHALL BE IN ACCORDANCE WITH THE CITY OF BEACON MINOR WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. 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 COMPLETED 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 SEWER SERVICE LATERAL SHALL BE 6" SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN.
6. 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.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. MAIN STREET AND NORTH ELM STREET SHALL BE KEPT CLEAN AND SWEEP DURING CONSTRUCTION.
8. 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.
9. THE BUILDING DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NO EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED.
10. THE EXISTING WATER SERVICE LINE SHALL BE CUT, CAPPED AND ABANDONED IN-PLACE.
11. THE EXISTING SEWER SERVICE LATERAL SHALL BE REMOVED AND PLUGGED TO PREVENT ANY GROUNDWATER INFLOW INTO THE CITY SEWER SYSTEM.
12. THE EXISTING 24" SEWER MAIN SHALL BE TV INSPECTED AND THE RESULTS PROVIDED TO THE BEACON BUILDING DEPARTMENT.
13. 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 DRAINAGE 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.

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 SEWER 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 PLANS) 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 PLANNED 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 EHS.
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 5-1.2(2) OF PART 5 OF THE NEW YORK STATE SANITARY CODE.
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 HEREBY 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 DOBH.

INFILTRATION TEST TABLE
LOT#, TEST HOLE #, DEPTH (INCHES), PRE-SOAK DATE, TEST OBSERVATION DATE, RESULTS (INCHES/HOUR)
1 1 12 11/21/2019 11/21/2019 16.8", 6.5", 5.5"

DEEP TEST HOLE TABLE
DEEP TESTS ESTABLISHED ON 11/21/2019
HOLE #, LOT #, TOTAL DEPTH, ROCK DEPTH, WATER DEPTH, SOIL DESCRIPTION
1 1 9'-1" 5'-1" 3'-1" 0'-2" TOPSOIL, 2'-38" BROWN SANDY GRAVEL, 35'-97" DARK BROWN SANDY GRAVEL

STORM SEWER STRUCTURE TABLE
STRUCTURE, STRUCTURE DETAILS
CB 1, RM = 96.32, SUMP = 97.64, PIPE 1 INV OUT = 88.64
CB 2, RM = 96.05, SUMP = 97.14, PIPE 1 INV IN = 88.44, PIPE 2 INV OUT = 88.54
CB 3, RM = 91.39, SUMP = 96.70, PIPE 2 INV IN = 88.03, PIPE 3 INV IN = 87.80, PIPE 3 INV OUT = 87.70
CB 4, RM = 86.93, SUMP = 82.90, PIPE 3 INV IN = 83.90, PIPE 4 INV OUT = 83.90
CB 6, RM = 87.10, SUMP = 88.10, PIPE 6 INV OUT = 88.10
WOI 5, RM = 86.81, SUMP = 82.20, PIPE 4 INV IN = 83.30, PIPE 5 INV OUT = 83.20

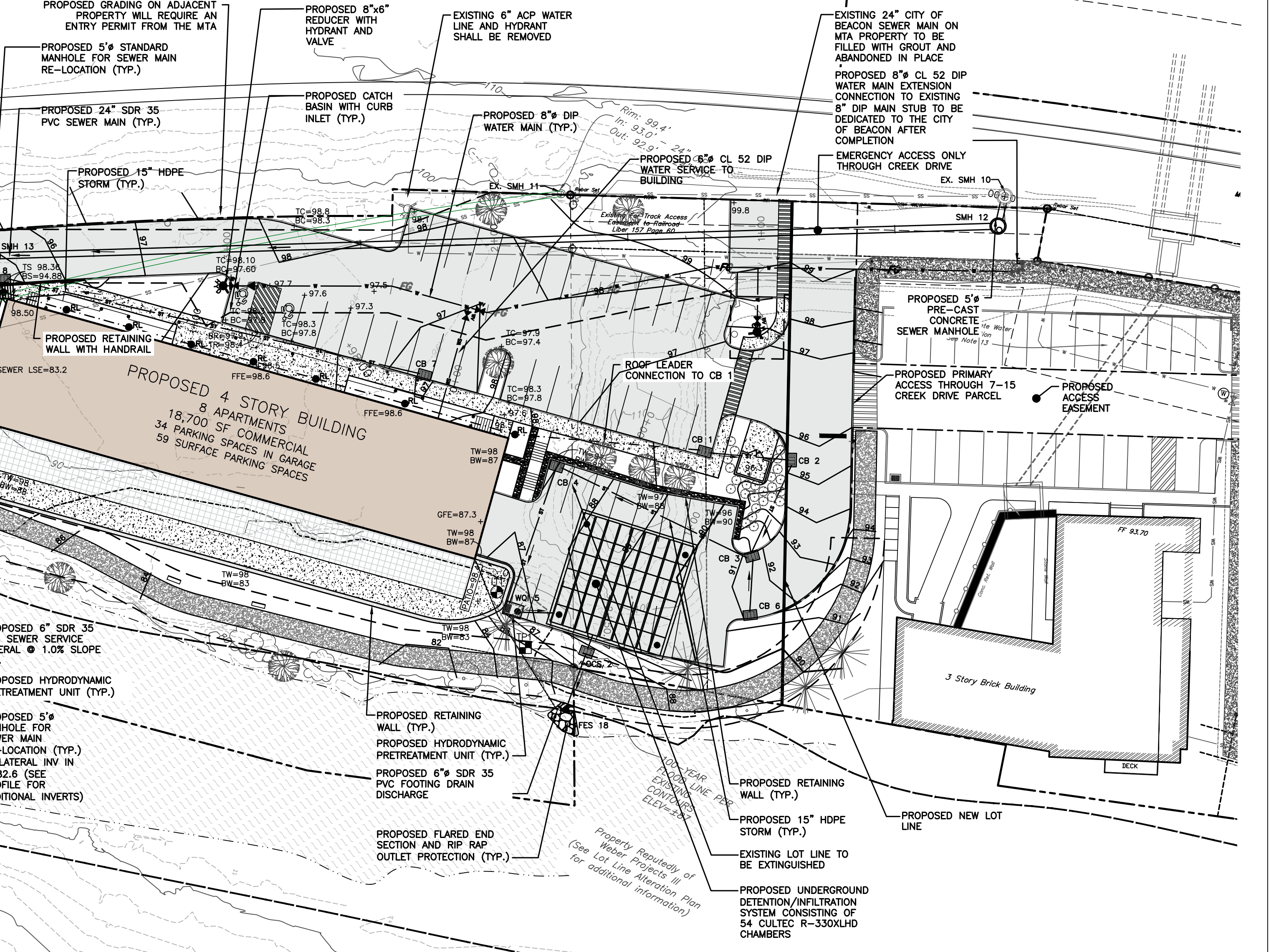
FLARED END SECTION TABLE
STRUCTURE, STRUCTURE DETAILS
FES 11, PIPE 9 INV IN = 88.10
FES 18, PIPE 9 INV IN = 88.00
FES 19, PIPE 16 INV IN = 79.50

STORM SEWER PIPE TABLE
PIPE NAME, LENGTH, SIZE AND MATERIAL, SLOPE
PIPE 1 19 LF 16" CORR HDPE 1.03%
PIPE 2 31 LF 16" CORR HDPE 1.01%
PIPE 3 81 LF 16" CORR HDPE 4.67%
PIPE 4 57 LF 16" CORR HDPE 1.05%
PIPE 5 17 LF 16" CORR HDPE 1.18%
PIPE 6 22 LF 16" CORR HDPE 1.37%
PIPE 15 21 LF 18" CORR HDPE 9.62%

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%

INFILTRATION TEST TABLE
LOT#, TEST HOLE #, DEPTH (INCHES), PRE-SOAK DATE, TEST OBSERVATION DATE, RESULTS (INCHES/HOUR)
1 1 12 11/21/2019 11/21/2019 16.8", 6.5", 5.5"

DEEP TEST HOLE TABLE
DEEP TESTS ESTABLISHED ON 11/21/2019
HOLE #, LOT #, TOTAL DEPTH, ROCK DEPTH, WATER DEPTH, SOIL DESCRIPTION
1 1 9'-1" 5'-1" 3'-1" 0'-2" TOPSOIL, 2'-38" BROWN SANDY GRAVEL, 35'-97" DARK BROWN SANDY GRAVEL



AMENDED SITE PLAN APPLICATION
GRADING AND UTILITY PLAN
23-28 CREEK DRIVE
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
JOB #: 2018-029
DATE: 10/23/2018
SCALE: SCALE: AS SHOWN
TITLE: GU-1
SHEET: 7 OF 12
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

City of Beacon Planning Board Agenda
10/13/2021

Title:

Public hearing on application for Subdivision, two residential lots, 14 Green Street, submitted by Thomas Rigney

ATTACHMENTS

[14 Green Street - Engineer Response Comment Letter.pdf](#)

[14 Green Street - EAF.pdf](#)

[14 Green Street - I & I report.pdf](#)

[14 Green Street - Subdivision Plan.pdf](#)



September 29, 2021

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

Rigney Subdivision
14 Green Street
Tax No. 6054-47-282572

Dear Chairman Gunn and Members of the Planning Board:

MJ Engineering is in receipt of the comments from John Clarke Planning and Design in a letter dated September 9, 2021, and comments from Lanc & Tully Engineering and Surveying in a letter dated September 9, 2021. We offer the following responses to the comments, with comments listed and our responses in *blue italics*:

In response to John Clarke Planning and Design's we offer the following.

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.

Response: Question 9 of the EAF has been revised to state that the proposed action will meet or exceed the state energy code requirements. With regards to Question 20 of the EAF, the project site is located approximately 2,250 feet southeast of the Churchill Mills Brown Field Cleanup project (NYSDEC Site Code C314118) located at 1 East Main Street. The site has an N classification which requires no further action at this time. The proposed action will not have an impact on the Churchill Mills site.

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.

Response: The plans have been revised to include the diameter and species of the existing trees over 6 inches in diameter.

3. The plan should include one or two canopy trees along the street frontage to provide environmental and traffic calming benefits.

Response: The plans have been revised to provide two Honeylocusts 2.5-3" cal. Along the street frontage. Please refer to sheet C-101.

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.

Response: The plans have been revised to reduce the size of the house to provide the required 5 foot off-set from the property line to the proposed drive.



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.

Response: An Inflow & Infiltration study have been prepared and included as part of this submittal.

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.

Response: The "Brief Description of Proposed Action" question on the Short EAF has been revised to list the complete tax map number for the parcel (tax I.D. No. 130200-6054-47-282572)

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.

Response: The plans have revised to provide a temporary grading easement on Lot 1. The easement language will be 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.

Response: The plans have been revised to so that the proposed house is aligned with the adjacent homes.

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.



Response: The plans have been revised to reduce the size of the house to provide the required 5 foot off-set from the property line to the proposed drive

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.

Response: The proposed house will have a basement. The plans have been revised to note this and the location of the proposed footing drains have been provided on the plans. The location and invert will need to be coordinated with the Architectural plans.

4. The plan should show 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.

Response: The plans have been revised to show the location of the proposed roof leaders. A note has been provided to state that the roof leader locations are to be coordinated with the Architectural plan. A note has also been provided stating that the roof leaders should be connected to the existing storm sewer system in Green Street where practical. If the roof leaders cannot be connect to the storm sewer then they shall discharge at grade and splash blocks shall be provided.

5. The plan shall be updated to reflect the pipe size and material of the water main and sewer main located within Green Street.

Response: The plans have been revised to provide the pipe size and material of the water main (6-inch cast iron) and sewer main (8-inch PVC) located within Green Street.

6. The plan shall provide the "lowest sewerable elevation (LSE)" for the proposed building.

Response: The plans have been revised to provide the LSE.

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.

Response: The plans have been revised to provide a cleanout on the sewer service 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."

Response: The site grading has been revised.

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.



Response: The plans have been revised to propose a retaining wall along the rear of the parcel.

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 "3/4" or 1".

Response: The plans have been revised to provide a 3/4" water service line.

11. The plan shall note the sight distance, to the left and right, for a vehicle exiting the driveway.

Response: The plan set has been revised to include the sight distance for the proposed driveway (refer to sheet C-103).

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.

Response: The plans have been revised to provide silt fence along the project site.

Sheet C-500 Comments:

1. The "Asphalt Pavement Section" detail located in the upper left corner shall be realised 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.

Response: The "Asphalt Pavement Section" detail has been revised.

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.

Response: The "Pipe Trench and Bedding" detail have been revised.

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.

Response: The "Standard Sewer Service Connection Plan" has been revised based on conversations this office has had with the City's Sewer Department.

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.

Response: The plans have been revised to eliminate the "Thrust Block" construction details.



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.

Response: The "Copper Service Pipe" detail has been revised to reflect a saddle for the corporation connection to the water main.

If you have any comments, questions or need for additional information, please do not hesitate to contact this office at (518) 371-0799.

Sincerely,

Dennis Lynch, P.E.
Managing Engineer

Short Environmental Assessment Form

Part 1 - Project Information

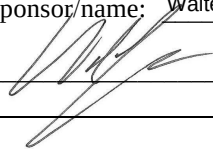
Instructions for Completing

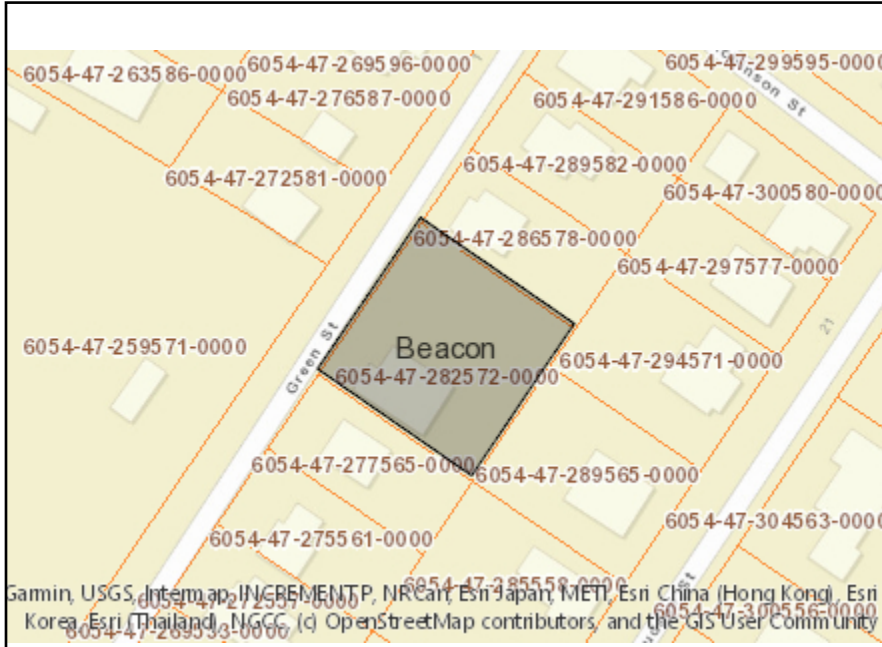
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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. 130200-6054-47-282572 to be sub-divided into two parcels.			
Name of Applicant or Sponsor: Walt Lippmann P.E., MJ Engineering and Land Surveying P.C.		Telephone: 518-371-0799 ex.490	
		E-Mail: wlippmann@mjels.com	
Address: 1533 Crescent Road			
City/PO: Clifton Park		State: NY	Zip Code: 12065
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.		NO ☒	YES ☐
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:		NO ☒	YES ☐
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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
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?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
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?	NO	YES	
	☒	☐	
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?	☐	☒	
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?	NO	YES	
	☒	☐	
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		
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?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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: _____ _____	NO	YES
	☒	☐
49. 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: _____ _____	NO	YES
	☐	☒
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: _____ _____ The project site is located approximately 2,250 feet southeast of the Churchill Mills Brownfield Cleanup Project (NYSDEC Site Code C314118) located at 1 East Main Street. The site has an "N" Classification noting not further action at this time.	NO	YES
	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Walter Lippmann (sponsor)</u> Date: <u>September 29, 2021</u> Signature: <u></u> Title: <u>Project Manager</u>		



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



September 29, 2021

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

Rigney Subdivision
14 Green Street
Inflow & Infiltration Study
Tax No. 6054-47-282572

Dear Chairman Gunn and Members of the Planning Board:

As requested in Lanc & Tully's September 9, 2021, review letter, MJ Engineering has conducted an inflow & infiltration study of the site and the existing residence on September 22, 2021. The intent of the site inspection was to ensure that there are no illegal cross-connections between the existing site and the City's sanitary sewer system.

Based on the inspection, it was determined that the residence has three roof-leaders, one on the southeast corner of the home and two located on the northwest side the house. All three of the discharge at grade and are not connected to the City's sanitary sewer system.



Figure 1- Roof Leader Southeast Corner



Figure 2- Roof Leader Northwest Corner

An inspection of the residence's basement was conducted, and no sump pump was found.

A trench drain was found in the driveway on the southwest corner of the house. The drain is located at the exterior entrance to the basement and receives sheet flow from approximately 90 square feet of the driveway.



Figure 3- Trench Drain at Basement Entrance

The discharge point could not be determined but is assumed to be connected to the City's sanitary sewer system. The applicator has agreed to disconnect the drain.

Based on the areas, the volume of runoff entering the sanitary system from the drain ranges from approximately 20.50 cubic feet (150 gallons) in a one-year storm event to 35.25 cubic feet (263 gallons) in a ten-year storm event.

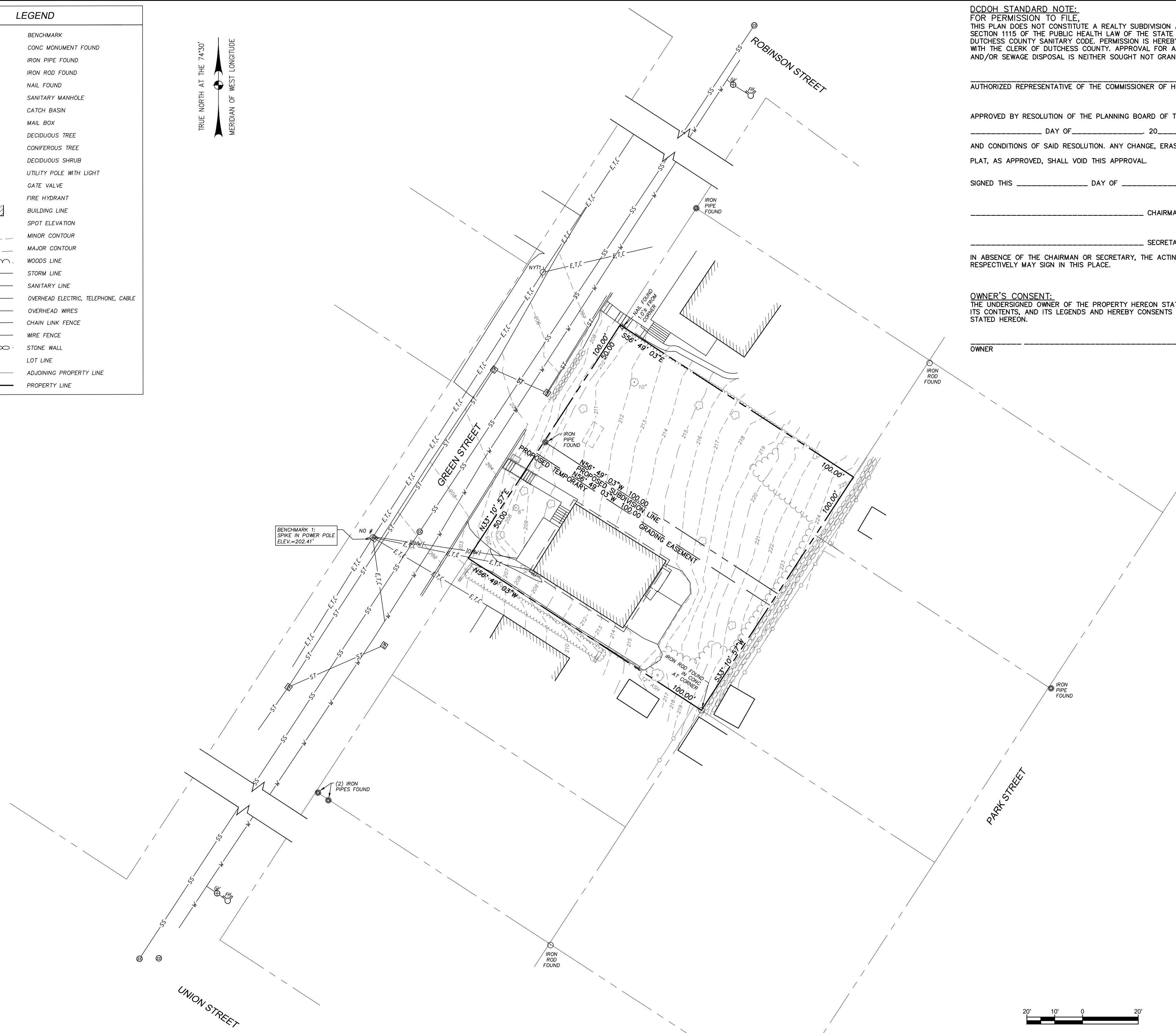
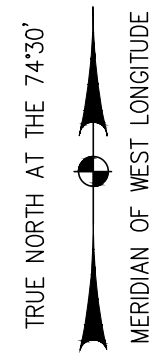
The Existing Conditions and Removal Plan has been revised to note that the trench drain is to be removed and the pipe to be capped.

No other cross-connections were observed during the site inspection. If you have any questions or if you need any additional information regarding this matter, please feel free to contact me at (518) 371-0799.

Sincerely,

Dennis Lynch, P.E.
Project Manager

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
	SPOT ELEVATION
	MINOR CONTOUR
	MAJOR CONTOUR
	WOODS LINE
	STORM LINE
	SANITARY LINE
	OVERHEAD ELECTRIC, TELEPHONE, CABLE
	OVERHEAD WIRES
	CHAIN LINK FENCE
	WIRE FENCE
	STONE WALL
	LOT LINE
	ADJOINING PROPERTY LINE
	PROPERTY LINE



OCDOH 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 NOR 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 _____

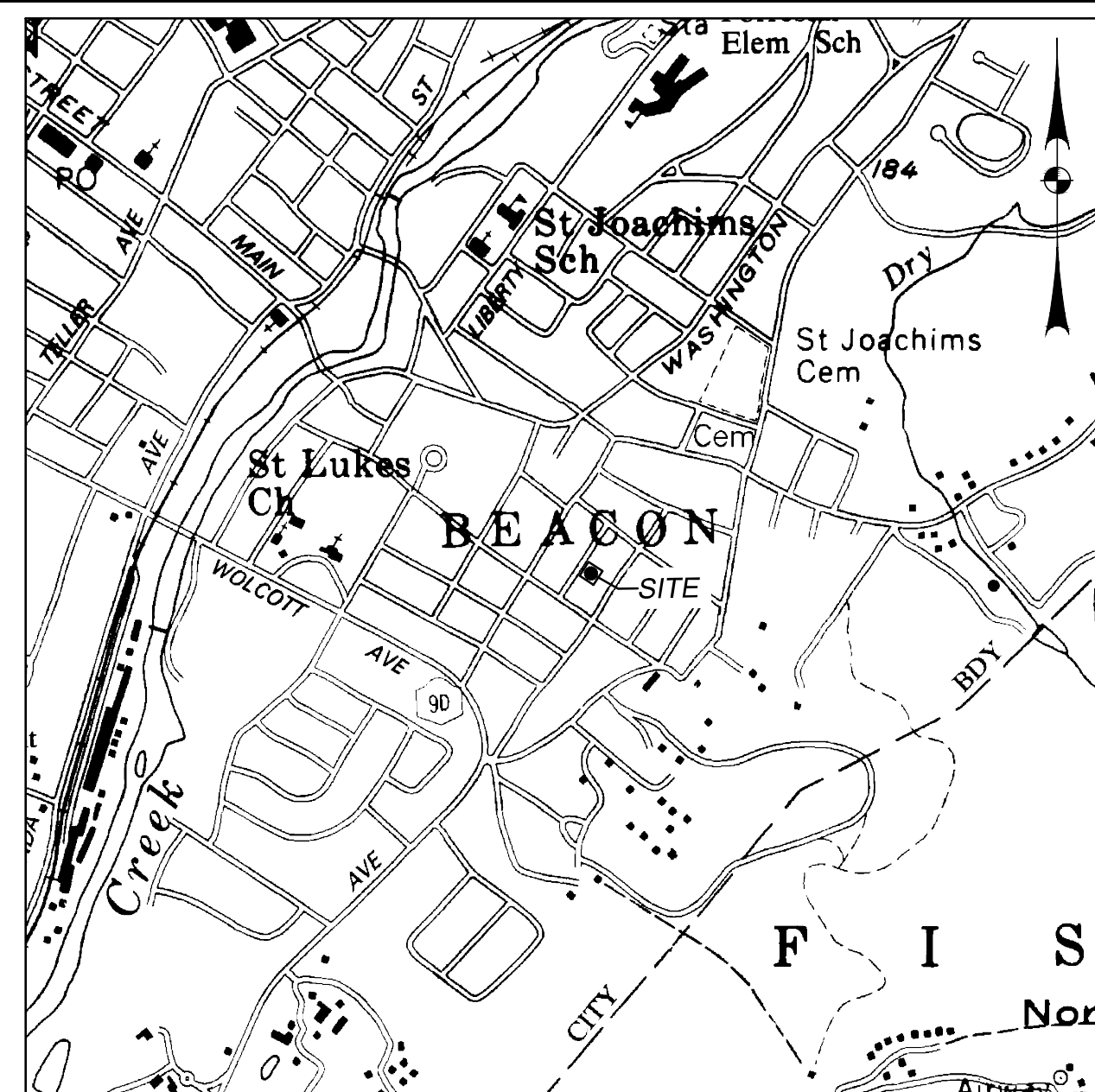
----- CHAIRMAN

----- 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.

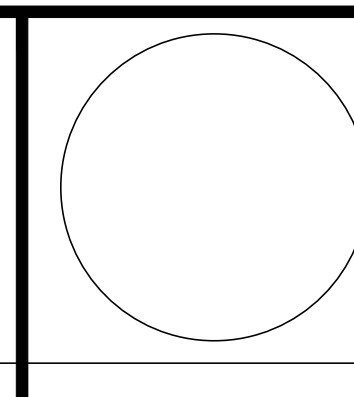
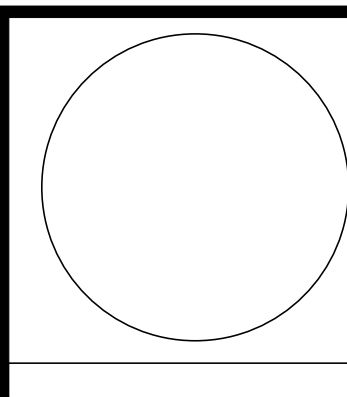
GENERAL NOTES:

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 (NAV88).
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 SURVEYOR'S SEAL AND SIGNED WITH INK SHALL NOT BE CONSIDERED TO BE VALID COPIES.

ZONING ANALYSIS TABLE				
ZONING DISTRICT	R-1-5 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

[illegible]

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

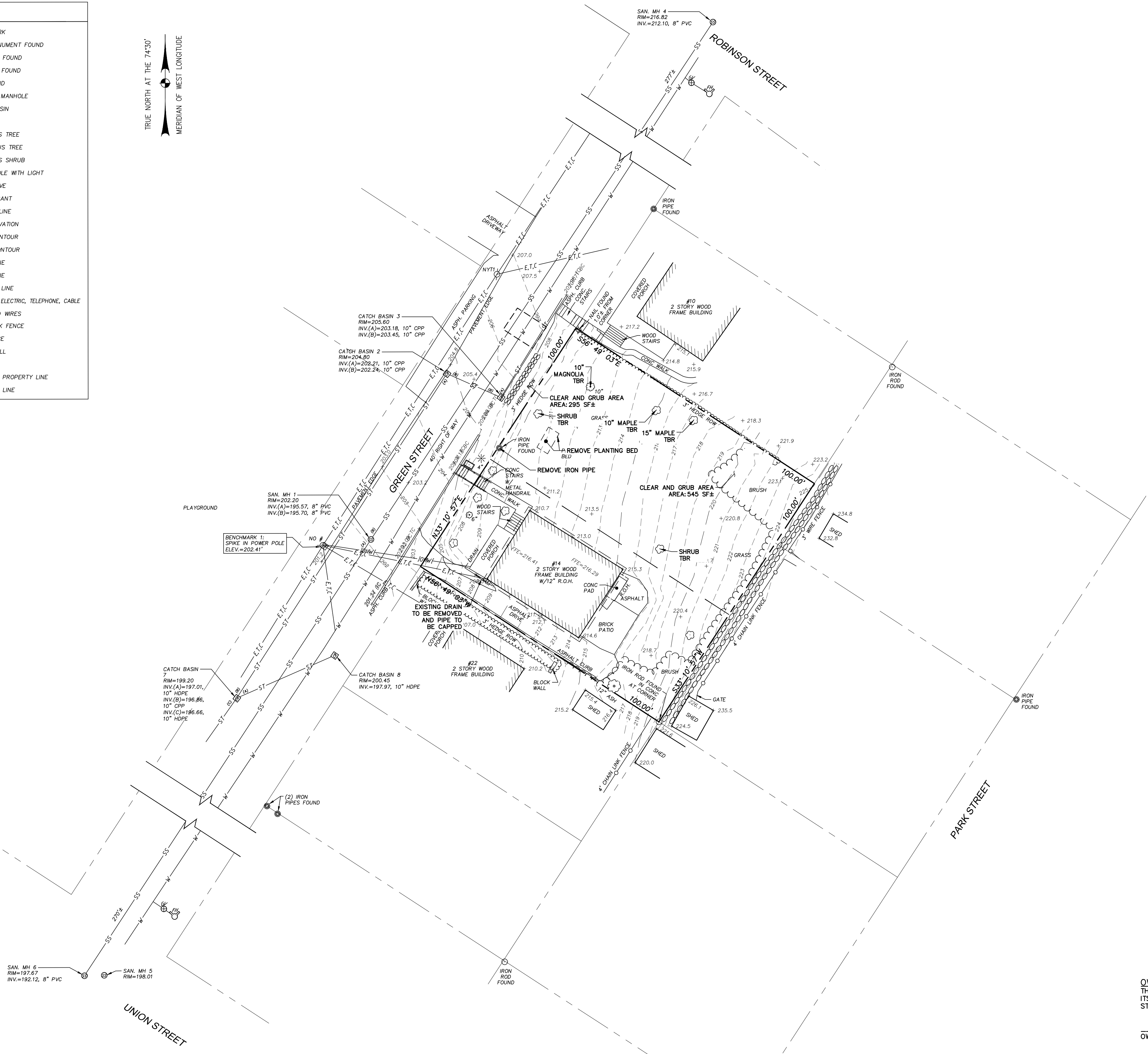
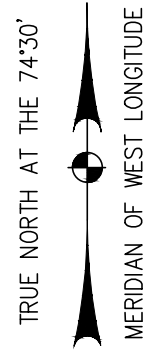
PRELIMINARY SUBDIVISION PLAT

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
	SPOT ELEVATION
	MINOR CONTOUR
	MAJOR CONTOUR
	WOODS LINE
	STORM LINE
	SANITARY LINE
	OVERHEAD ELECTRIC, TELEPHONE, CABLE
	OVERHEAD WIRES
	CHAIN LINK FENCE
	WIRE FENCE
	STONE WALL
	LOT LINE
	ADJOINING PROPERTY LINE
	PROPERTY LINE



DEED REFERENCE:

- 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:

- 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:

- 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.
- THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83/2011), NEW YORK STATE PLANE EAST ZONE (3101).
- THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CONTOUR INTERVAL = 1 FOOT.
- NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
- 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.
- SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
- 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.

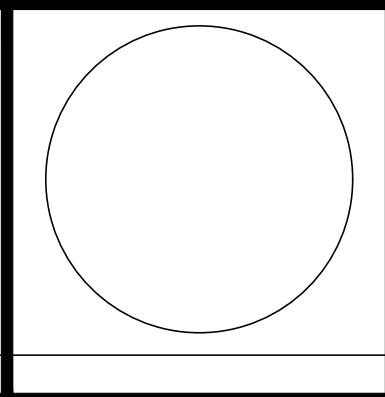
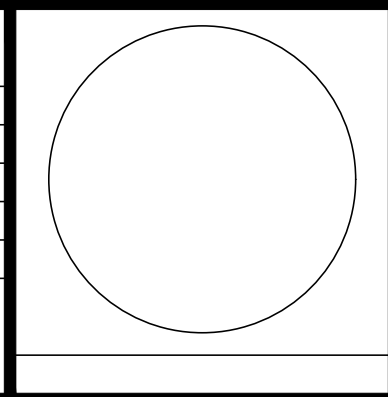
OWNER'S CONSENT:
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

OWNER _____ DATE _____



SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE
1	09/29/2021	ADDRESSED CITY COMMENTS	DL	WL	09/29/2021

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

**EXISTING CONDITIONS
AND REMOVALS PLAN**

CITY OF BEACON
DUTCHESS COUNTY NEW YORK

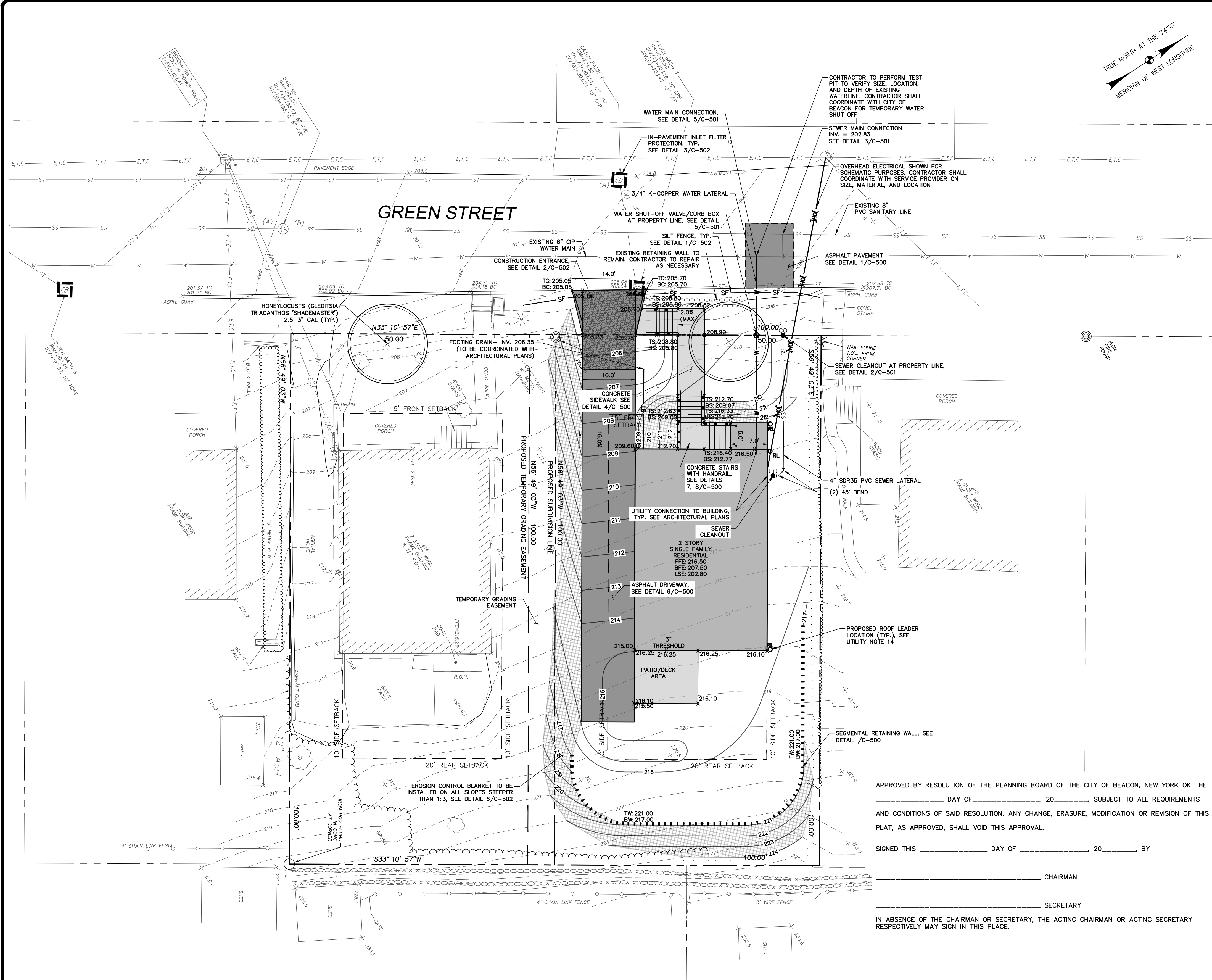
SCALE: 1" = 20'

CONTRACT No.:

MJ PROJ. No.: 1570.01

DATE: AUGUST 2021

C-101



GENERAL CONSTRUCTION NOTES:

1. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE MUNICIPAL LAWS, INCLUDING FLOODPLAIN MANAGEMENT LAWS.
2. THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS, AND STANDARDS.
3. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
4. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
5. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NY STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
7. BACKFILL MATERIAL AROUND PROPOSED OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE-OUT ALL IMPROVEMENTS, VERIFY GRADES, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER. ALL GRADING SHALL BLEND INTO THE SURROUNDING GRADES AT THE EDGE OF THE CONSTRUCTION LIMITS.
9. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ALL ITEMS DAMAGED OUTSIDE OF CONSTRUCTION LIMITS, OR ANY DISTURBANCE ON THE SITE WHICH ARE NOT PART OF THE IDENTIFIED WORK OF THIS CONTRACT.
10. CONTRACTOR SHALL VISIT THE SITE TO OBSERVE ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF WORK.
11. CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS PRIOR TO BEGINNING WORK.
12. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING CONSTRUCTION. HE SHALL MAINTAIN PROPER SIGNS, BARRICADES, FENCES, TO PROPERLY PROTECT THE WORK, EQUIPMENT, PERSONS AND PROPERTY FROM DAMAGE.
13. CONTRACTOR TO PROVIDE RECORD MAPPING TO THE MUNICIPALITY FOR ALL INFRASTRUCTURE THAT WILL NOT BE OWNED, OPERATED, AND MAINTAINED BY THE MUNICIPALITY.
14. ALL FILL AREAS REQUIRED FOR PROJECT SHALL BE CONSTRUCTED IN THE FOLLOWING MANNER:
 - 14.1. REMOVAL AND STRIPPING OF ALL ORGANIC MATTER FROM FILL SHALL BE DONE.
 - 14.2. FILL WILL BE DONE IN 6" LIFTS WITH NATIVE OR IMPORT CLEAN FILL WITH NO ORGANIC MATERIAL
 - 14.3. THE FILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR TEST AND VERIFIED BY CONTRACTOR.
15. DIG SAFELY NEW YORK TO BE CONTACTED PRIOR TO COMMENCING 1-800-962-7962
16. THIS PROJECT MAY REQUIRE THE USE OF BLASTING FOR EXCAVATION. CONTRACTOR TO COORDINATE WITH THE VILLAGE OF VICTORY AND CITY ENGINEER FOR SAFETY PROTOCOLS AND PROPERTY NOTIFICATIONS AT LEAST TWO WEEKS IN ADVANCE.
17. CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
18. CONTRACTOR SHALL EXERCISE CARE IN HIS REMOVAL OPERATIONS SO AS NOT TO UNDULY DISTURB UNDERLYING MATERIALS WHICH ARE TO REMAIN IN PLACE. SHOULD THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN, THE DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE ENGINEER AT NO ADDITIONAL EXPENSE TO THE OWNER.
19. DURING REMOVAL OPERATIONS, THE CONTRACTOR SHALL NOT DROP WASTE CONCRETE, DEBRIS, OR OTHER MATERIAL IN THE SEWAGE AND/OR STORM SEWER COLLECTION SYSTEMS EXCEPT WHERE THE PLANS SPECIFICALLY PERMIT THE DROPPING OF MATERIAL. PLATFORMS, NETS, SCREENS, OR OTHER PROTECTION DEVICES SHALL BE USED TO CATCH MATERIAL. SHOULD THE ENGINEER DETERMINE THAT ADEQUATE PROTECTIVE DEVICES ARE NOT BEING EMPLOYED, WORK SHALL BE SUSPENDED UNTIL ADEQUATE PROTECTION IS PROVIDED.
20. CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS, AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE. ANY DAMAGED TREES/SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
21. ALL WASTE AND DEBRIS TO BE REMOVED TO APPROPRIATE LANDFILLS.
22. ALL EARTHWORK GRADING SHALL BE BLENDED SMOOTHLY AND EVENLY INTO EXISTING CONDITIONS.

GRADING NOTES:

1. IN AREAS OF PROPOSED FILL, ALL EXISTING VEGETATION AND OTHER ORGANIC MATERIAL, INCLUDING THE ROOT MAT, SHALL BE REMOVED PRIOR TO PLACEMENT OF THE FILL. THE MATERIAL SHALL BE DISPOSED OF IN AN APPROPRIATE OFF-SITE FACILITY, OR PROCESSED FOR REUSE ON-SITE IN A MANNER THAT WILL NOT BE CONJUNCTIVE TO ADVERSE EFFECTS OF DECOMPOSITION, SUCH AS THE PRODUCTION OF ODORS OR THE CONCENTRATIONS OF NOXIOUS OR EXPLOSIVE GASES, OR THE CREATION OF UNSTABLE SUBSURFACE CONDITIONS. THE PROPOSED METHOD OF ON-SITE PROCESSING AND REUSE SHALL BE SPECIFIED IN THE GRADING PERMIT APPLICATION AND MAY REQUIRE CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER AS A SAFE AND EFFECTIVE MEANS OF DISPOSAL.
2. NO VEGETATION OR OTHER WASTE MATERIALS SHALL BE BURIED ON THE SITE.
3. ALL FILL PLACED ON THE SITE SHALL BE AS FREE OF ORGANIC MATERIAL AS IS PRACTICABLE.
4. A GEOTECHNICAL ENGINEER WILL BE REQUIRED TO EVALUATE POTENTIAL SETTLEMENT ISSUES AND MOISTURE CONTENT OF NATIVE SOILS USED AS FILL.

UTILITY NOTES:

1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO CONTACT UPPO AS REQUIRED.
2. CONTRACTOR TO TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
3. ALL UTILITY WORK INVOLVING CONNECTIONS TO THE EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY OWNER. NOTIFY THE ENGINEER AND THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO AN EXISTING SYSTEM.
4. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR TEMPORARY POLE SUPPORT DURING CONSTRUCTION AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH TEMPORARY UTILITY SUPPORT.
5. CONTRACTOR TO COORDINATE WITH MUNICIPALITY FOR TEMPORARY SHUTOFF OF MUNICIPAL WATER MAINS.
6. ALL WATER MAINS, HYDRANTS, VALVES, AND SERVICES MUST BE INSTALLED IN ACCORDANCE WITH MUNICIPAL LAW.
7. 5'-0" MINIMUM COVER TO BE PROVIDED OVER ALL WATERMAINS.
8. PIPE SHALL BE RESTRAINED 50 FEET IN BOTH DIRECTIONS OF ALL FILL AREAS WITH "FIELD LOK".
9. THE PROPOSED BUILDING SHALL BE SET AT SUCH AN ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN; PROPER COVER MUST BE MAINTAINED FOR ALL SEWER LATERALS.
10. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE CITY SEWER SYSTEM.
11. THE WATER SERVICE LINE SHALL BE 0.75" K-COPPER.
12. THE SEWER SERVICE LINE SHALL BE 4" SDR 35 PVC PIPE.
13. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
14. ROOF LEADER LOCATIONS TO BE COORDINATED WITH THE ARCHITECTURAL PLANS. ROOF LEADERS TO BE CONNECT TO THE EXISTING STORM SEWER SYSTEM IN GREEN STREET WHERE PRACTICAL. IF THE ROOF LEADERS CAN NOT BE CONNECTED, LEADERS SHALL DISCHARGE AT GRADE. SPLASH BLOCKS SHALL BE PROVIDED.

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 _____

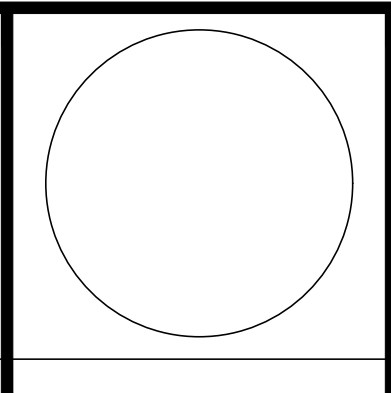
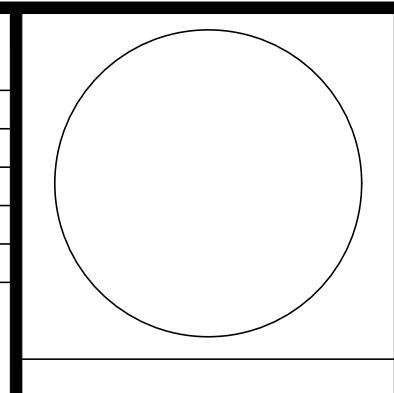
CHAIRMAN

SECRETARY

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

SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE
1	09/29/2021	ADDRESSED CITY COMMENTS	DL	WL	09/29/2021

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.



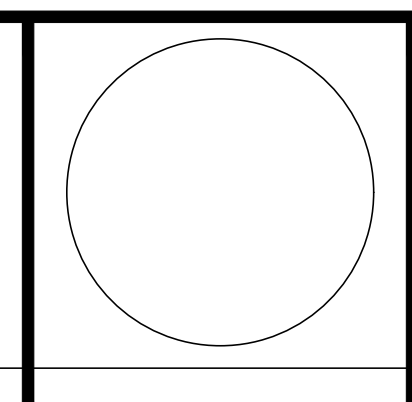
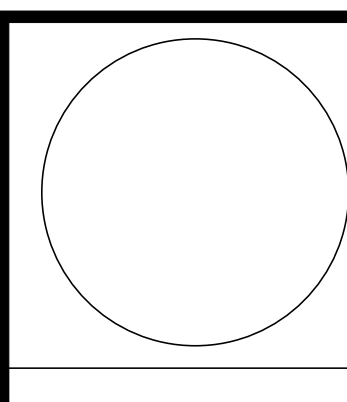
Engineering and
Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

RIGNEY SUBDIVISION
**LAYOUT, UTILITY, AND
GRADING PLAN**
CITY OF BEACON
DUTCHESS COUNTY NEW YORK

SCALE: 1" = 10'
CONTRACT No.:
MJ PROJ. No.: 1570.01
DATE: AUGUST 2021
C-102

[illegible]

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

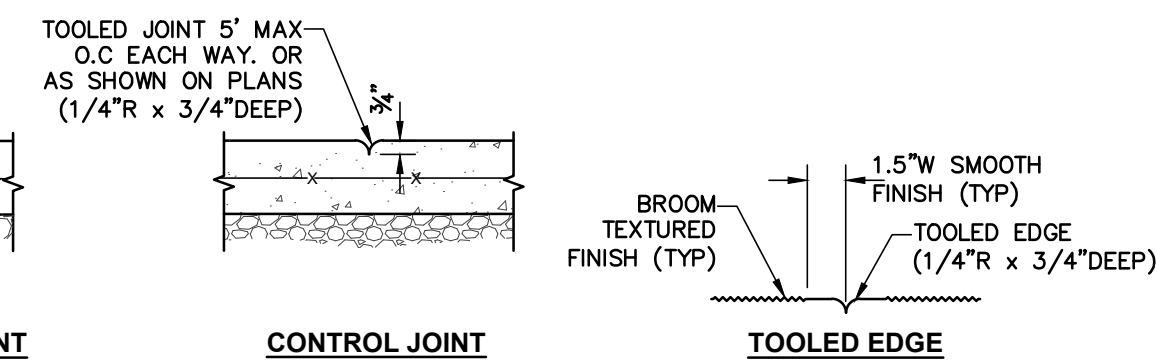
RIGNEY SUBDIVISION

DRIVEWAY SIGHT DISTANCE PLAN

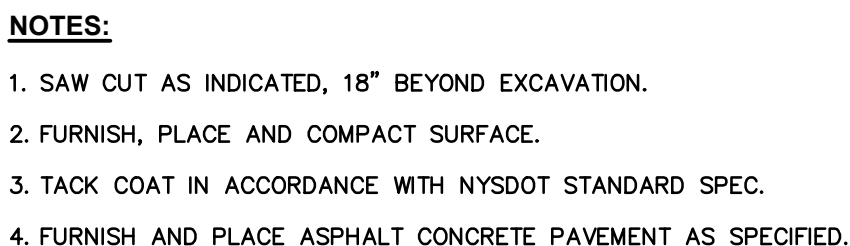
CITY OF BEACON
DUTCHESS COUNTY NEW YORK

SCALE: 1" = 20'
CONTRACT No.:
MJ PROJ. No.: 1570.01
DATE: AUGUST 2021

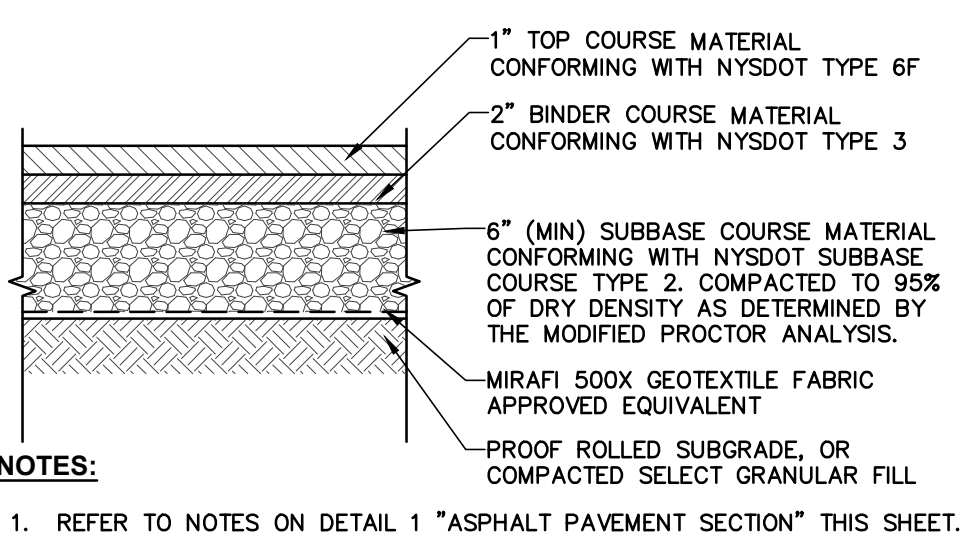
C-103



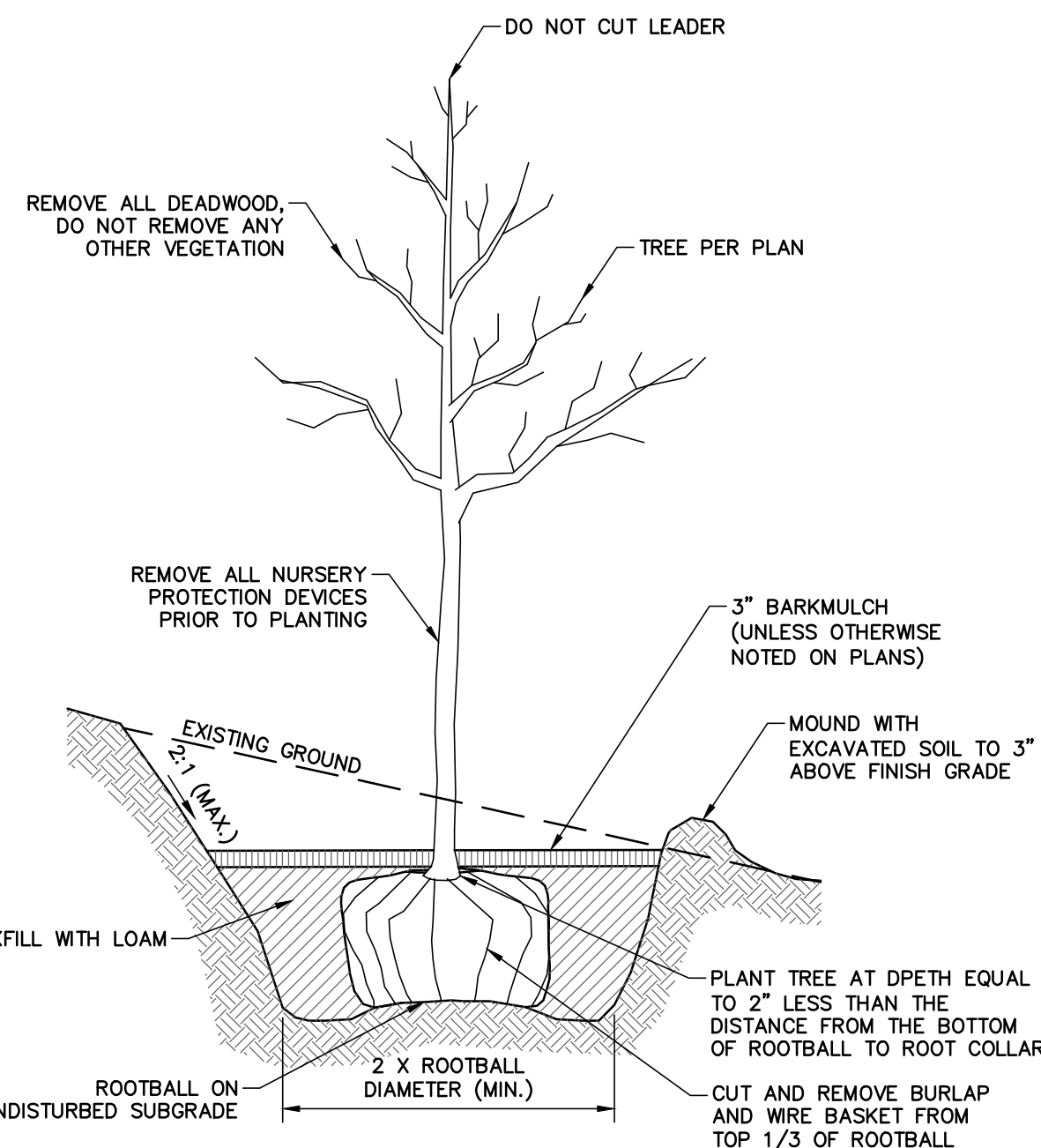
- NOTES:**
1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.
 2. ALL CONCRETE SHALL BE 5,000 PSI CONCRETE. CONCRETE MATERIALS, 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"/"SAFEBOARD" BR-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.



(2) SCALE: N.T.S.



(3) MILLIN
SCALE: N.T.S.



- ## TREE AND SHRUB PLANTING NOTES:
1. EXISTING SOIL: SCARIFY AND LOOSEN PIT BOTTOM
 2. DIG PIT WIDTH TO DIMENSIONS SHOWN.
 3. REMOVE STONES 2" AND LARGER FROM EXCAVATED PLANT PIT SOIL AND EXCAVATED PIT AREA.
 4. DIG PIT DEPTH SAME AS ROOT BALL OR CONTAINER DEPTH.
 5. SET ROOT BALL (REMOVE ROOT BALL FROM CONTAINERS) IN CENTER OF PIT SO TOP OF ROOT BALL WHERE ROOTS FLARE OUT (ROOT FLARE/COLLAR) IS 1-2" INTO AREA FINISH GRADE & VISIBLE (NOT COVERED WITH SOIL); THE REST OF THE REMAINING TOP OF ROOT BALL SHALL BE FLUSH WITH FINISH GRADE & COVERED WITH PLANTING SOIL (TOPSOIL, SEE SPECS).
 6. IF PLANT IS A CONTAINER: SLIGHTLY LOOSEN EGGS AROUND ROOT BALLS; IF PLANT IS B&B: CUT OFF ALL WIRE/ROPE ETC. AROUND ROOT BALL AND DISPOSE OF PROPERLY; FOLD BACK TOP HALF TO TWO-THIRDS OF ROOT BALL LOOSENING ROOT FIBERS AT EXPOSED END; KEEP REEF RING AND BOTTOM PORTION OF ROOT BALL IN BURLAP INTACT; APPLY ROOT ENHANCER AND FERTILIZER TO ALL B&B AND CONTAINER TREES, CLUMPS, AND SHRUBS.
 7. SET PLANT STRAIGHT & PLUMB FROM ALL ANGLES; MAKE SURE ROOT BALL IS NOT DRY--MOISTEN IF NEEDED; INSTALL AS SPECIFIED; BACKFILL WITH APPROVED TOPSOIL PARTIALLY; CHECK AGAIN TO ASSURE PLANT IS STRAIGHT & PLUMB ADJUSTING AGAIN FOR APPROVAL; FINISH BACKFILL WITH APPROVED TOPSOIL; SMOOTH OUT EXCAVATION AREA AND CREATE 3"-4" HT. SAUCER FOR WATERING ZONE.
 8. INSTALL CONSTRUCTION FENCE TO PROTECT PLANTED AND SEEDED AREAS IMMEDIATELY AFTER INSTALLATION IS APPROVED.

© 2007 The Authors
Journal compilation © 2007 Blackwell Publishing Ltd

6 RETAINING WALL SECTION

SCALE: N.T.S.

8 TREE PLANTING DETAIL



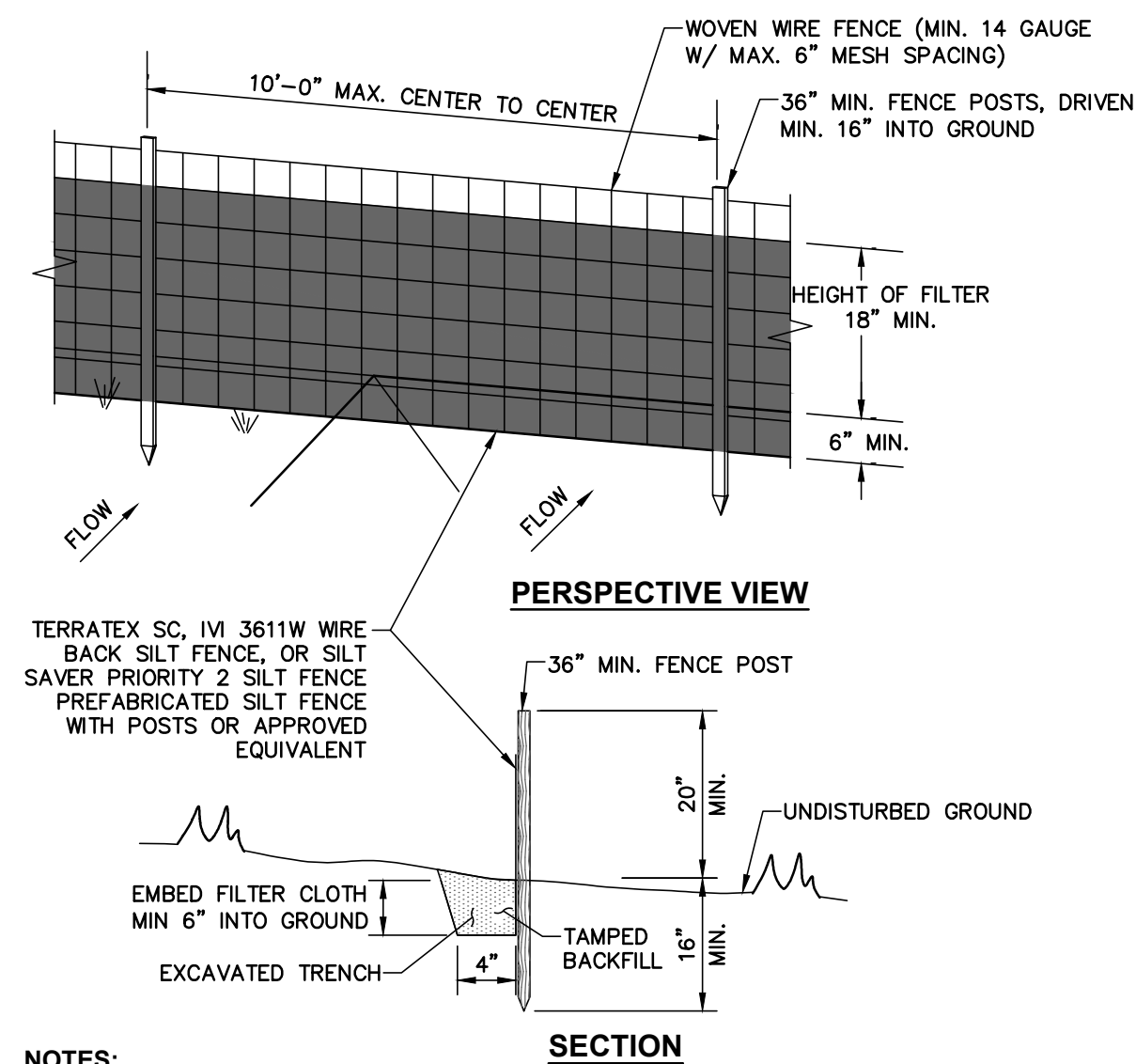
Engineering and
Land Surveying, P.C.

1533 Crescent Road - Clifton Park, NY 12065

CITY OF BEACON
DUTCHESS COUNTY NEW YORK

SCALE: AS SHOWN
CONTRACT No.:
MJ PROJ. No.: 1570.01
DATE: AUGUST 2021

C-500

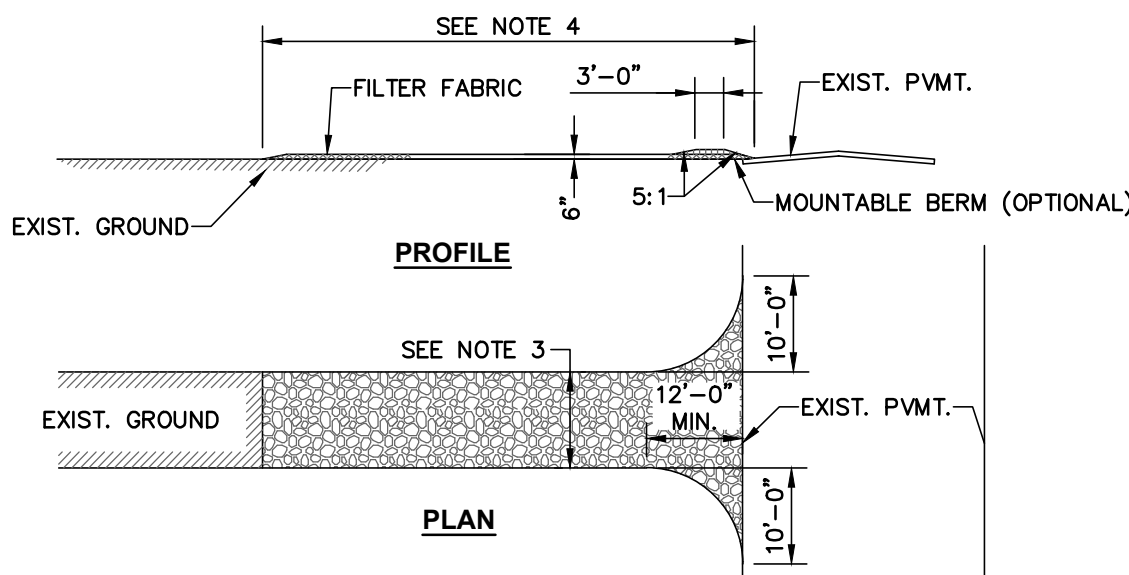


NOTES:

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "I" OR "U" TYPE OR HARDWOOD.
- 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.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
- SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
- SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.

1 SILT FENCE INSTALLATION

SCALE: N.T.S.



CONSTRUCTION ENTRANCE SPECIFICATIONS:

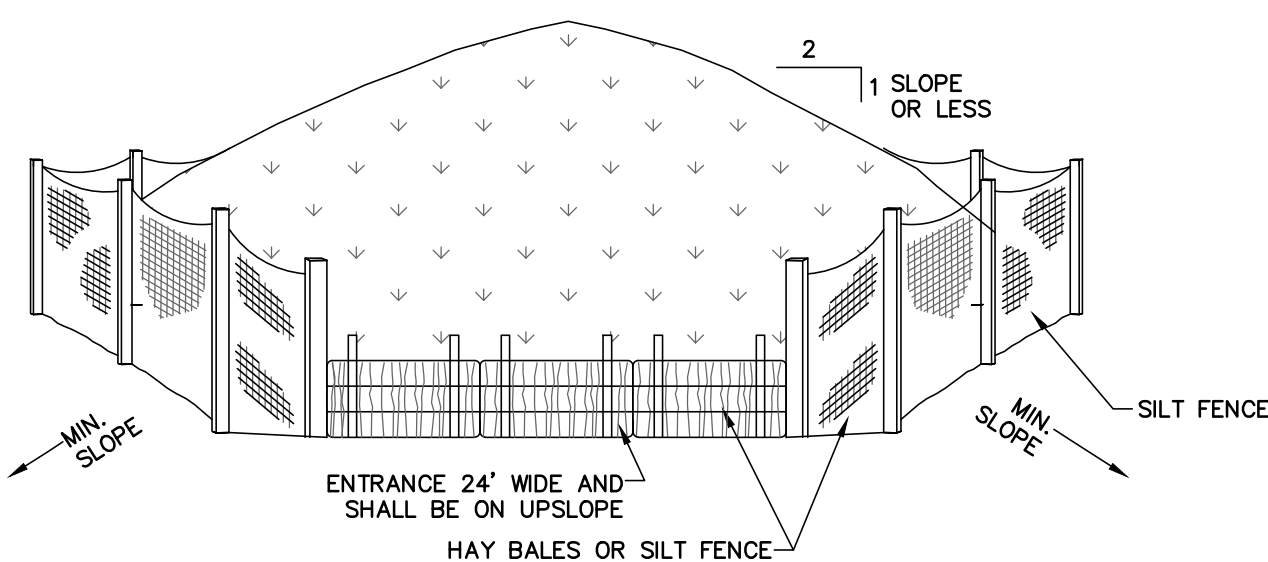
- STONE SIZE - USE MIN 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
- LENGTH - NOT LESS THAN FIFTY (50) FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A THIRTY (30) FOOT MINIMUM LENGTH WOULD APPLY).
- FILTER FABRIC - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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.
- 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.
- 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.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.

3 INLET FILTER

SCALE: N.T.S.

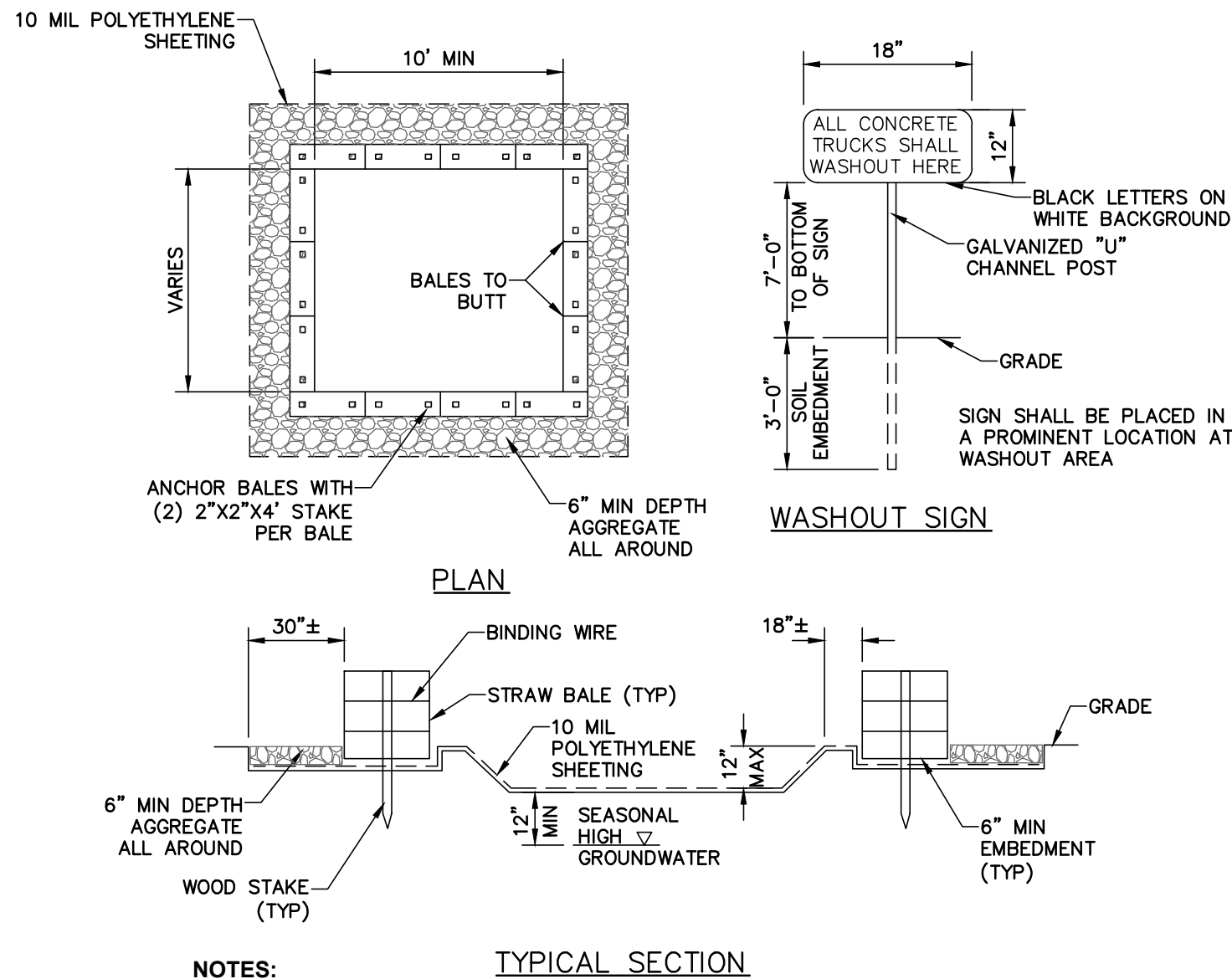


NOTES:

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 2 HORIZ ON 1 VERT.
- 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: N.T.S.

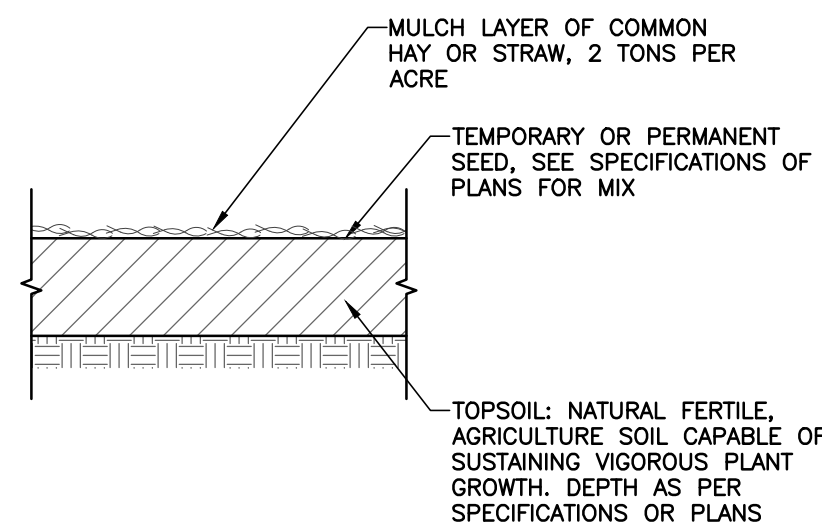


NOTES:

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

5 CONCRETE WASHOUT AREA

SCALE: N.T.S.

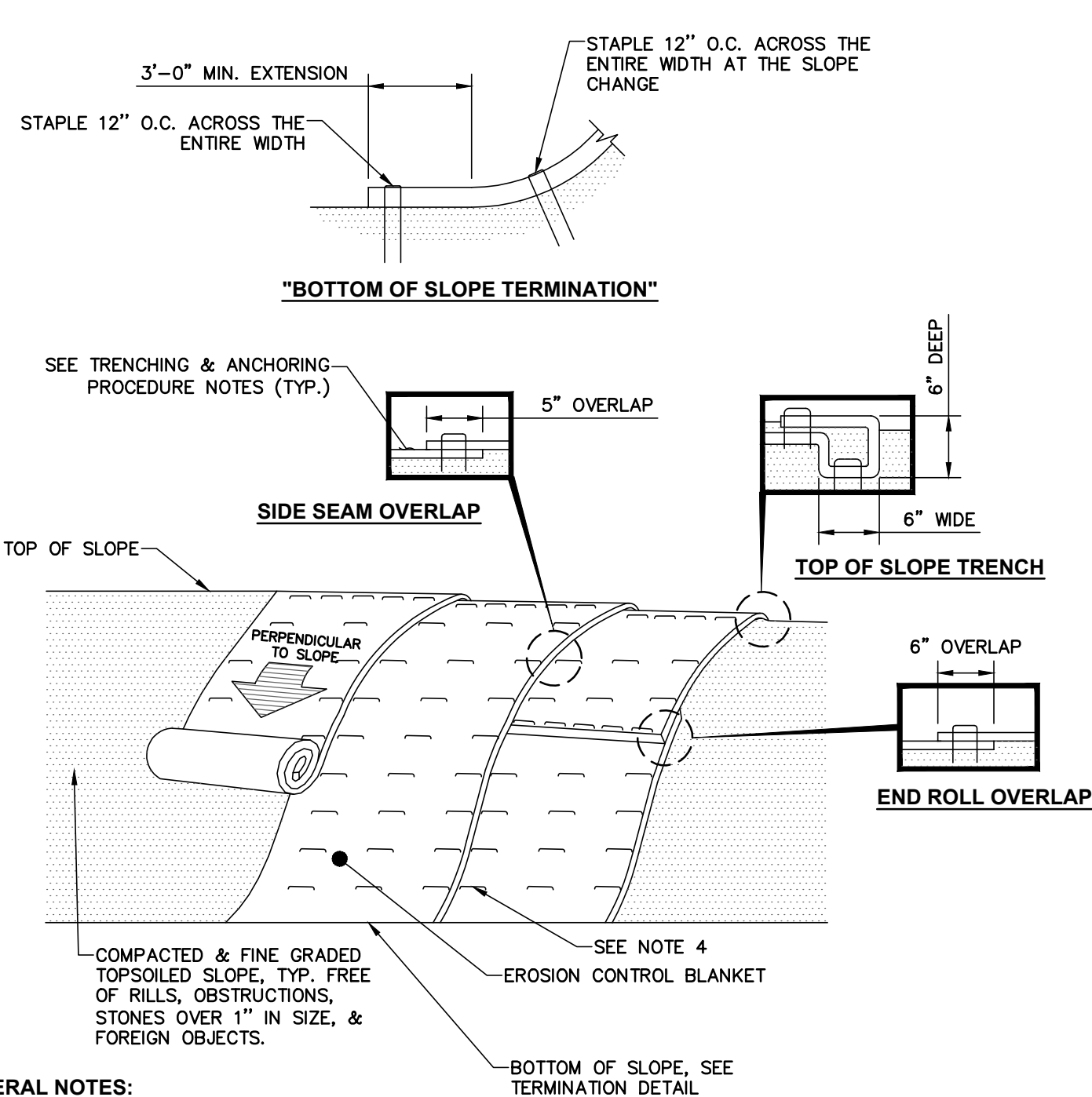


NOTES:

- TOPSOIL, SEED, MULCH AND FERTILIZER DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
- SOIL PH SHALL BE TESTED, LIME SHALL BE APPLIED TO BRING SOIL PH TO 6.5.
- FERTILIZER: COMERCIAL 5-10-5, 175 LBS PER ACRE.

7 TOPSOIL, SEED AND MULCH

SCALE: N.T.S.



GENERAL NOTES:

- PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.
- 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.
- KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.
- 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.

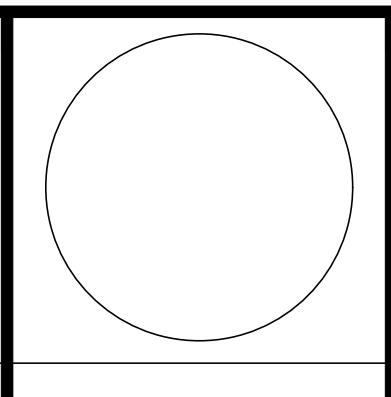
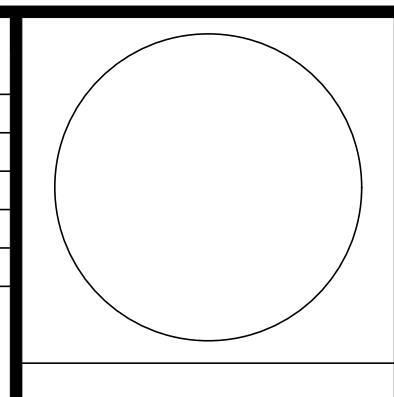
END ROLL OVERLAP: CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE-STYLE) WITH A 6" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

6 EROSION CONTROL BLANKET INSTALLATION

SCALE: N.T.S.

SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE
1	09/29/2021	ADDRESSED CITY COMMENTS	DL	WL	09/29/2021

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-502

City of Beacon Planning Board Agenda
10/13/2021

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 Scope of Use Summary.pdf](#)

[1113 Wolcott Avenue Sheet 1 Site Plan.pdf](#)

[1113 Wolcott Avenue Church Cafe Schedule \(1\).pdf](#)

1113 Wolcott Ave. Site Plan and Special Permit
Scope of Use Summary
Date: 9/27/21

Gavin Hecker
gavinhecker@gmail.com
Prophecy Theater LLC

Our plan sets forth a 30-room hotel and accessory building with a seating capacity of 385 in the sanctuary space, along with a cafe/reception area for hotel and conferences in the rear section of the church building.

The property is included in Beacon's Historic overlay zone and the church and cemetery are included on the National Registrar of Historic places.

The hotel will incorporate the existing parsonage house into its design.

The cemetery has been abandoned for approximately 100 years. We will restore the cemetery and open it up as a public park with a walking path from Beekman St. to Wolcott Ave.

The accessory building is the currently existing 5000 square ft historic church with a current seating capacity of 336 in existing pews, and as written into zoning code: [134-4 Designation of landmarks or historic districts](#), Section B (2), has special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the community.

The property further goes on to meet the criteria set out in section C of code **223-24.7 (Uses permitted by special permit in the Historic District and Landmark Overlay Zone)**. Which warrants special permits under certain conditions and gives the planning board authority to allow a larger number of seats or employees, when it determines that such larger number is warranted.

The accessory church building requires preservation and adaptive reuse and the larger number of seats is warranted by the following items listed in Beacon's zoning code **223-24.7**.

[\(a\)](#) Building(s) size: **5000 square ft**

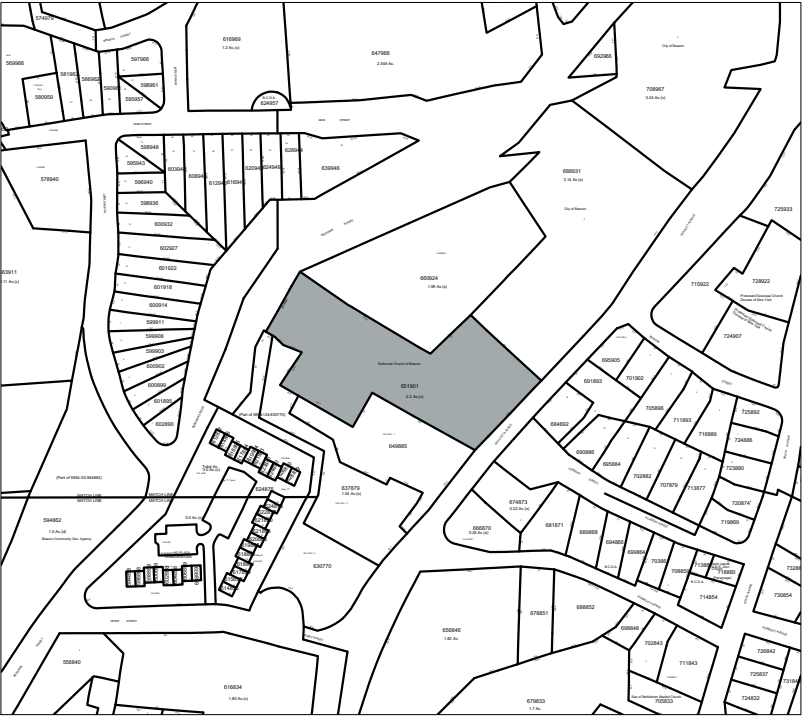
[\(b\)](#) Building(s) configuration: **Sanctuary built for a large audience**

[\(c\)](#) The nature of the proposed preservation and/or adaptive reuse of the building(s):
Associated cost of cemetery restoration, and continued preservation and maintenance of historic church

[\(d\)](#) The historic nature and context of the building(s) and the need for preservation and/or adaptive reuse: **cultural center for Beacon**

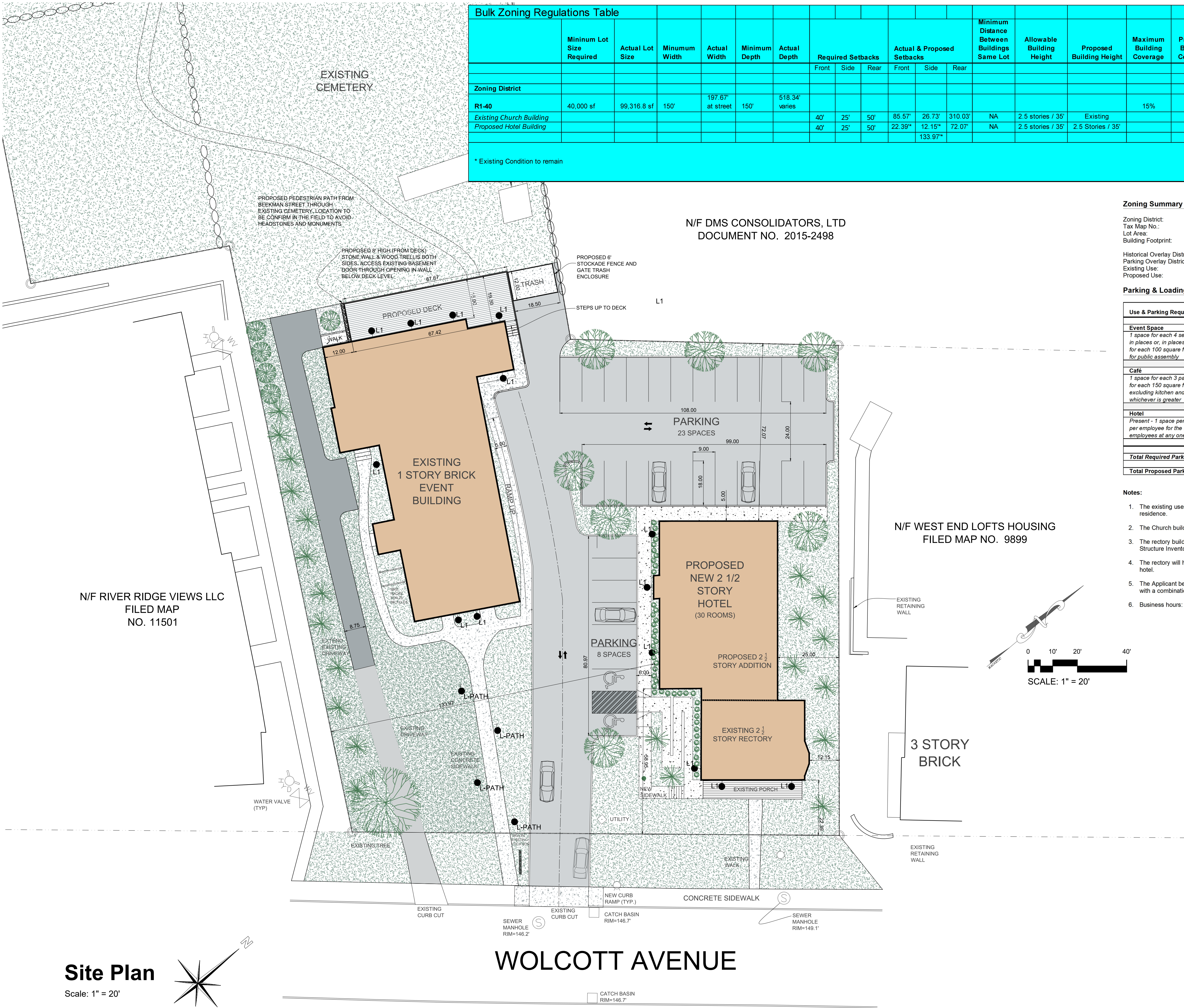
We will preserve the church by using it as a space for cultural engagement. The church use is compatible with the neighborhood and the building has stood as a place for the community to gather for close to 175 years. The neighborhood itself has been built around it, and now welcomes and supports this second iteration.

The attached schedule (Exhibit A Church/Café schedule) shows an eight week mock line up of programming set up by organizers utilizing the hotel and church facilities.



Location Map
Scale: 1" = 400'

Bulk Zoning Regulations Table																	
	Minimum Lot Size Required	Actual Lot Size	Minimum 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																	



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

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	385 seats	97 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		128 Parking Spaces
Total Proposed Parking Spaces		31 Parking Spaces

- Notes:
- The existing uses in 1964 were a Church with 336 occupants, and the rectory was occupied as a single family residence.
 - The Church building has landmark status
 - The rectory building is not a contributing factor to the landmark status of the property, according to the Building Structure Inventory Form from 1979.
 - The rectory will have a 2 ½ story addition placed at the rear of the building in order to accommodate the proposed hotel.
 - 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.
 - Business hours: 8am – 11pm Monday through Sunday inclusive.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/31/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	09/28/21	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

EXHIBIT A CHURCH/CAFE SCHEDULE

Week of: July 12

	7/12 MONDAY	7/13 TUESDAY	7/14 WEDNESDAY	7/15 THURSDAY	7/16 FRIDAY	7/17 SATURDAY	7/18 SUNDAY
8:00 AM	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)
9:00 AM							
10:00 AM							Church Service
11:00 AM			Magic show: School Field Trip	Magic show: School Field Trip	Magic show: School Field Trip	Morning Magic Show	75 Audience
12:00 PM	CAFE (lunch)	CAFE (lunch)	100 kids Audience	100 kids Audience	100 kids Audience	150 Audience	CAFE (lunch)
1:00 PM							Lecture: Green Urban Design
3:00 PM			CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	100 Audience
4:00 PM	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)
5:00 PM			Magic workshop: After School	Magic workshop: After School			
6:00 PM			Audience 75	Audience 75			Regional Poetry Slam
7:00 PM			CAFE (reception)	CAFE (reception)	Main event Magic illusion	Main Event: Magic illusion	Audience 200
8:00 PM					250 Audience	325 Audience	
9:00 PM	CLOSE						CLOSE
10:00 PM		CLOSE	CLOSE	CLOSE	CAFE (reception)	CAFE (reception)	
11:00 PM					CLOSE	CLOSE	
11:30 PM							

NOTES Magic Week: Hosted by the Society of American Magicians

TO DO

EXHIBIT A CHURCH/CAFE SCHEDULE

Week of: July 19

	7/19 MONDAY	7/20 TUESDAY	7/21 WEDNESDAY	7/22 THURSDAY	7/23 FRIDAY	7/24 SATURDAY	7/25 SUNDAY
8:00 AM	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)
9:00 AM							
10:00 AM							Church Service
11:00 AM							75 Audience
12:00 PM	CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	Main event: Theater performance: break dance	CAFE (lunch)
1:00 PM						200 Audience	
3:00 PM							Wedding 150 guests
4:00 PM	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)	
5:00 PM		Break Dance workshop	Break Dance workshop	Break Dance Show			
6:00 PM		Audience 75	Audience 75	Audience 150			
7:00 PM		CAFE (reception)	CAFE (reception)		Main event: Theater performance: break dance	Main event: Theater performance: break dance	
8:00 PM				CAFE (reception)	250 Audience	250 Audience	
9:00 PM	CLOSE						
10:00 PM		CLOSE	CLOSE	CLOSE	CAFE (reception)	CAFE (reception)	CLOSE
11:00 PM					CLOSE	CLOSE	
11:30 PM							

NOTES Break Dance Week hosted by Dance Stylez Entertainment, Break Dancers NYC

TO DO

EXHIBIT A CHURCH/CAFE SCHEDULE

Week of: **July 26**

	7/26 MONDAY	7/27 TUESDAY	7/28 WEDNESDAY	7/29 THURSDAY	7/30 FRIDAY	7/31 SATURDAY	8/1 SUNDAY
8:00 AM	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)
9:00 AM							
10:00 AM							Church Service
11:00 AM				Art instalation: School Field Trip			75 Audience
12:00 PM	CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	200 kids Audience	CAFE (lunch)	Lecture / talk: journalism, race and politics	CAFE (lunch)
1:00 PM						200 Audience	
3:00 PM				CAFE (lunch)			
4:00 PM	CAFE (reception)	CAFE (reception)	Art instalation: After School	Art instalation: After School	CAFE (reception)	CAFE (reception)	Regional Boy Scouts Pine Wood Derby Finals
5:00 PM			Audience 100	Audience 100	Art instalation: After School		Audience 250
6:00 PM					Audience 100		
7:00 PM			CAFE (reception)	CAFE (reception)	Main event: Art installation social	Main event: Socialy relevant film with filmmaker Q and A	
8:00 PM					250 Audience	300 Audience	CAFE (reception)
9:00 PM	CLOSE						CLOSE
10:00 PM		CLOSE	CLOSE	CLOSE	CAFE (reception)	CAFE (reception)	
11:00 PM					CLOSE	CLOSE	
11:30 PM							

NOTES Socialy relevant art installation built by kids over a week

TO DO

EXHIBIT A CHURCH/CAFE SCHEDULE

Week of: **August 2**

	8/2 MONDAY	8/3 TUESDAY	8/4 WEDNESDAY	8/5 THURSDAY	8/6 FRIDAY	8/7 SATURDAY	8/8 SUNDAY
8:00 AM	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)
9:00 AM							
10:00 AM							Church Service
11:00 AM							75 Audience
12:00 PM	CAFE (lunch)	CAFE (lunch)	Robot Science fair	Robot Science fair	Robot Science fair	Sci Fi Lecture/talk: Neal Stephenson	CAFE (lunch)
1:00 PM			200 Guests	200 Guests	200 Guests	Audience 250	
3:00 PM			with school field trip outreach	with school field trip outreach	with school field trip outreach		Wedding 150 guests
4:00 PM	CAFE (reception)	CAFE (reception)				CAFE (reception)	
5:00 PM					CAFE (reception)		
6:00 PM					CAFE (reception)		
7:00 PM					Main event: Robot Meet and Greet social and Science Fair	Main event: Music electronic syphony orchestra	
8:00 PM					250 Audience	300 Audience	
9:00 PM	CLOSE						
10:00 PM		CLOSE	CLOSE	CLOSE	CAFE (reception)	CAFE (reception)	CLOSE
11:00 PM					CLOSE	CLOSE	
11:30 PM							

NOTES Science and robot week from hosted by Ben Franklin institute

TO DO

EXHIBIT A CHURCH/CAFE SCHEDULE

Week of: **August 9**

	8/9 MONDAY	8/10 TUESDAY	8/11 WEDNESDAY	8/12 THURSDAY	8/13 FRIDAY	8/14 SATURDAY	8/15 SUNDAY
8:00 AM	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)
9:00 AM							
10:00 AM							Church Service
11:00 AM							75 Audience
12:00 PM	CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	Hudson Valley Historical Society conference	Hudson Valley Historical Society conference	Talk/Lecture with cemetery tour:	CAFE (lunch)
1:00 PM				200 Guests	200 Guests	Audience 200	
3:00 PM							Wedding 150 guests
4:00 PM	CAFE (reception)	CAFE (reception)	CAFE (reception)			CAFE (reception)	
5:00 PM			CAFE (reception)		CAFE (reception)		
6:00 PM			CAFE (reception)		CAFE (reception)		
7:00 PM			CAFE (reception)		Main event: Show Finding your roots live with Henry Louis Gates Jr.	Main event: Meet and Greet gala fund raiser	
8:00 PM			CAFE (reception)		350 Audience	200 Audience	
9:00 PM	CLOSE		CAFE (reception)				
10:00 PM		CLOSE	CLOSE	CLOSE	CAFE (reception)	CAFE (reception)	CLOSE
11:00 PM					CLOSE	CLOSE	
11:30 PM							

NOTES History week hosted by Hudson Valley Historical Society

TO DO

EXHIBIT A CHURCH/CAFE SCHEDULE

Week of: **August 16**

	8/16 MONDAY	8/17 TUESDAY	8/18 WEDNESDAY	8/19 THURSDAY	8/20 FRIDAY	8/21 SATURDAY	8/22 SUNDAY
8:00 AM	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)
9:00 AM							
10:00 AM							Church Service
11:00 AM						Jazz Brunch	75 Audience
12:00 PM	CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	200 Audience	CAFE (lunch)
1:00 PM							
3:00 PM							Jazz Cafe
4:00 PM	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)	200 Audience
5:00 PM							
6:00 PM							
7:00 PM		Jazz Cafe	Jazz Cafe	Jazz Cafe	Main Event: Chasing The Roots of Jazz	Main event: Charity Jazz performance, special guest Roy Haynes	
8:00 PM		100 Audience	100 Audience	100 Audience	250 Audience	385 Audience	
9:00 PM	CLOSE						
10:00 PM		CLOSE	CLOSE	CLOSE			CLOSE
11:00 PM					CLOSE	CLOSE	
11:30 PM							

NOTES Jazz week hosted by local Jazz foundation

TO DO

EXHIBIT A CHURCH/CAFE SCHEDULE

Week of: **August 23**

	8/23 MONDAY	8/24 TUESDAY	8/25 WEDNESDAY	8/26 THURSDAY	8/27 FRIDAY	8/28 SATURDAY	8/29 SUNDAY
8:00 AM	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)
9:00 AM							
10:00 AM							Church Service
11:00 AM							75 Audience
12:00 PM	CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	Theater Play	CAFE (lunch)
1:00 PM						200 Audience	Theater Play
3:00 PM							150 Audience
4:00 PM	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)	
5:00 PM							CAFE (reception)
6:00 PM							Theater Play
7:00 PM		Theater Play	Theater Play	Theater Play	Theater Play	Theater Play	200 Audience
8:00 PM		100 Audience	100 Audience	150 Audience	200 Audience	200 Audience	
9:00 PM	CLOSE						CAFE (reception)
10:00 PM		CLOSE	CLOSE	CLOSE	CAFE (reception)	CAFE (reception)	CLOSE
11:00 PM					CLOSE	CLOSE	
11:30 PM							

NOTES Theater performance commissioned by PS 122

TO DO

EXHIBIT A CHURCH/CAFE SCHEDULE

Week of: **August 30**

	8/30 MONDAY	8/31 TUESDAY	9/1 WEDNESDAY	9/2 THURSDAY	9/3 FRIDAY	9/4 SATURDAY	9/5 SUNDAY
8:00 AM	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)	CAFE (breakfast)
9:00 AM							
10:00 AM							Church Service
11:00 AM							75 Audience
12:00 PM	CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	CAFE (lunch)	Foley Artist: Radio Show	CAFE (lunch)
1:00 PM						200 Audience	Foley Artist: Radio Show
3:00 PM							150 Audience
4:00 PM	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)	CAFE (reception)	
5:00 PM							CAFE (reception)
6:00 PM							Foley Artist: Radio Show
7:00 PM			Foley Artist: Radio Show	Foley Artist: Radio Show	Foley Artist: Radio Show	Foley Artist: Radio Show with special celebrity guest	200 Audience
8:00 PM			100 Audience	150 Audience	200 Audience	300 Audience	
9:00 PM	CLOSE						CAFE (reception)
10:00 PM		CLOSE	CLOSE	CLOSE	CAFE (reception)	CAFE (reception)	CLOSE
11:00 PM					CLOSE	CLOSE	
11:30 PM							

NOTES Foley week by Hudson Valley Film Commision

TO DO

City of Beacon Planning Board Agenda
10/13/2021

Title:

Review application for Subdivision and Site Plan Approval, 6-unit apartment building into individual units, Ferry Landing project on Beekman Street, submitted by WRJG, LLC

ATTACHMENTS

[Ferry Landing Exhibit D - Site Plan Amendment Application.pdf](#)

[Ferry Landing Exhibit E - Subdivision Application Form.pdf](#)

[Ferry Landing Preliminary Plat.pdf](#)

[Ferry Landing Site Plan Sewer Details.pdf](#)

[Ferry Landing Site Plan Utility Plan.pdf](#)

[Ferry Landing - Cover Letter.pdf](#)

[Ferry Landing Exhibit A - 2019 Site Plan Approval Resolution and SEQRA Negative Declaration.pdf](#)

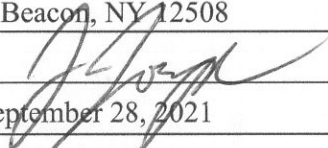
[Ferry Landing Exhibit B - Short EAF.pdf](#)

[Ferry Landing Exhibit C - Coastal Assessment Form, LWRP Consistency Statement & Prior LWRP Consistency Determination.pdf](#)

APPLICATION FOR AMENDED SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: WRJG, LLC
Address: 1158 North Avenue, Second Floor
Beacon, NY 12508
Signature: 
Date: September 28, 2021
Phone: 845-202-7271

(For Official Use Only)

Application & Fee Rec'd

Initial Review

Public Hearing

Conditional Approval

Final Approval

Date Initials

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Taylor M. Palmer, Esq., Cuddy & Feder LLP
Address: 300 Westage Business Center, Suite 380
Fishkill, NY 12524

Phone: 914-761-1300

Fax: 914-761-5372

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: Beekman Street and Ferry Street

Tax Map Designation: Section 5954

Block 33

Lot(s) 556840

Land Area: .56 acres

Zoning District(s) Linkage (L) Zoning District

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Amended Site Plan & Subdivision Approval for Six (6) Single-Family Townhouse Units

Gross Non-Residential Floor Space: Existing N/A

Proposed N/A

TOTAL: N/A

Dwelling Units (by type): Existing 6*

Proposed 6

TOTAL: 6

Prior Site Plan Approval for Six (6) Townhouses

ITEMS TO ACCOMPANY THIS APPLICATION

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

Chairman, City Planning Board

Date

APPLICATION FEES

Site Plan	<u>Residential</u> \$500 + \$250 per dwelling unit <u>Commercial</u> \$500 + \$250 per 1,000 s.f.
Special Use Permit	<u>Residential</u> \$500 + \$250 per dwelling unit <u>Commercial</u> \$500 + \$250 per 1,000 s.f.
Subdivision	\$ 750 for 2-4 lots + \$100 per lot \$1,000 for 5 or more lots + \$300 per lot
Zoning Board of Appeals	Use Variance \$500 Area Variance \$250 Interpretation \$250

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	\$ 2,500	\$ 1,000	Current bills + \$1,000
6-15	\$ 7,500	\$ 2,500	Current bills + \$1,000
Over 15	\$ 15,000	\$ 5,000	Current bills + \$5,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

<i>* if required by Chairman</i>	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)*

<i>* if required by Chairman</i>	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: WRJG, LLC

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

Rodney Weber and Gary Joseph

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

Beekman Street and Ferry Landing - Tax ID: 5954-33-56840

Applicant Address: 1158 North Avenue, Second Floor, Beacon, NY 12508

Project Address: Beekman Street and Ferry Street

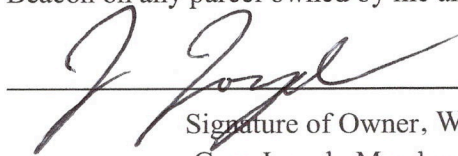
Project Tax Grid # 5954-33-556840

Type of Application Amended Site Plan & Subdivision Approval for Six (6) Townhouse Units

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, Gary Joseph, 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, WRJG, LLC

Gary Joseph, 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)	___	___	___

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: Ferry Landing at Beacon - Amended Site Plan & Subdivision Approval

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.	N/A	
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.	N/A	
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	N/A	
Any proposed division of buildings into units of separate occupancy.	N/A	
The location, direction, power, and time of use for any proposed outdoor lighting.	N/A	
The location and plans for any outdoor signs.	N/A	
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	N/A	
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	N/A	
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.	N/A	
Elevations of all proposed principal or accessory structures.	N/A	
Any proposed fences or retaining walls.	N/A	
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.	N/A	
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	N/A	
An indication of proposed hours of operation.	N/A	
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	N/A	

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

SEE ATTACHED PROJECT NARRATIVE.

Applicant/Sponsor Name: WRJG, LLC By: Gary Joseph, Member

Signature: _____

Date: September 28, 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: WRJG, LLC

Address of Applicant: 1158 North Avenue, Second Floor, Beacon, NY 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.
WRJG, LLC	1158 North Avenue, Second Floor, Beacon, NY 12508	845-202-7271	June 25, 2021 Bargain and Sale Deed	Deed Recorded June 30, 2021 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, Gary Joseph being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Gary Joseph, Member, WRJG, LLC

(Signature) 

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 WRJG, LLC	Telephone Contact Information 845-202-7271
Principal Place of Business of Entity New York	Place and Date of incorporation March 5, 2021, New York
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, 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
Gary Joseph	1 East Main St., Unit 101, Beacon, NY 12508		50% Partner
Rodney Weber	1158 North Avenue, Second Floor, Beacon, NY 12508	845-202-7271	50% 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.
WRJG, LLC	1158 North Avenue, Second Floor, Beacon, NY 12508	845-202-7271	June 25, 2021 Bargain and Sale Deed	Deed Recorded June 30, 2021 in the 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
FERRY LANDING AT BEACON LTD	105 Catherine Street, Beacon, NY 12508
David Ninnie, as Temporary Administrator of the Estate of Carolyn Ninnie	P.O. Box 328, Beacon, NY 12508

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

N/A

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production. 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 WRJG, LLC	Telephone Contact Information 845-202-7271
Principal Business Address 1158 North Avenue, Second Floor Beacon, NY 12508	Place and Date of Incorporation March 5, 2021, New York
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed NYS Department 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
Rodney Weber	1158 North Avenue, Second Floor Beacon, NY 12508	845-202-7271
Gary Joseph	1 East Main Street, Unit 101 Beacon, NY 12508	

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.

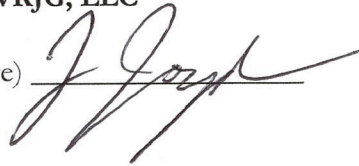
☐ YES

☒ NO

I, Gary Joseph being first duly sworn, according to law, deposes and says that I am (Title) _____, an active and qualified member of the WRJG, 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) Gary Joseph, Member
WRJG, LLC

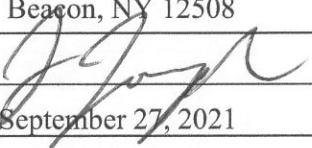
(Signature)

A handwritten signature in dark ink, appearing to read "J. Joseph", written over a horizontal line.

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: WRJG, LLC
Address: 1158 Noth Avenue, Second Floor
Beacon, NY 12508
Signature: 
Date: September 27, 2021
Phone: 845-202-7271

(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 PROFESSIONAL

Name: Taylor M. Palmer, Esq., Cuddy & Feder LLP
Address: 300 Westage Business Center, Suite 380
Fishkill, NY 12524

Phone: 914-761-1300
Fax: 914-761-5372
Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

Ferry Landing at Beacon - Amended Site Plan & Subdivision Approval for Six (6) Single-Family Townhouse Units

Street which property abuts: Beekman Street and Ferry Street

Current Tax Map Designation: Section 5954 Block 33 Lot(s) 556840

Property (does) (does not) connect directly into a ^{OR} (State) (County) highway.

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

Total area of property is .56 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	<u>Residential</u> \$500 + \$250 per dwelling unit <u>Commercial</u> \$500 + \$250 per 1,000 s.f.
Special Use Permit	<u>Residential</u> \$500 + \$250 per dwelling unit <u>Commercial</u> \$500 + \$250 per 1,000 s.f.
Subdivision	\$ 750 for 2-4 lots + \$100 per lot \$1,000 for 5 or more lots + \$300 per lot
Zoning Board of Appeals	Use Variance \$500 Area Variance \$250 Interpretation \$250

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	\$ 2,500	\$ 1,000	Current bills + \$1,000
6-15	\$ 7,500	\$ 2,500	Current bills + \$1,000
Over 15	\$ 15,000	\$ 5,000	Current bills + \$5,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

<i>* if required by Chairman</i>	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)*

<i>* if required by Chairman</i>	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: WRJG, LLC

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

Gary Joseph and Rodney Weber

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

Beekman Street and Ferry Street Tax ID: 5954-33-56840

Applicant Address: 1158 North Avenue, Second Floor, Beacon, NY 12508

Project Address: Beekman Street and Ferry Street, Beacon, NY 12508

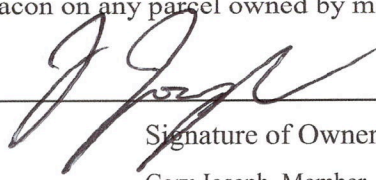
Project Tax Grid # 5954-33-556840

Type of Application Amended Site Plan & Subdivision Approval for Six (6) Townhouse Units.

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, Gary Joseph, 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, WRGJ, LLC

Gary Joseph, 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)	___	___	___

**CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM**

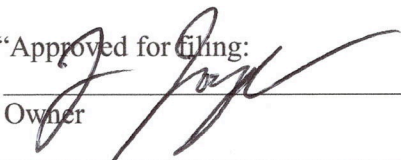
Name of Application: Ferry Landing at Beacon - Subdivision Amended Site Plan & Subdivision Approval

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.	N/A	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.		

PRELIMINARY CONSTRUCTION PLANS	YES	NO
The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:	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.	N/A	
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.	N/A	
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: Ferry Landing at Beacon - Amended Site Plan & Subdivision Approval

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.		
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.		
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.		
The names of all existing and proposed streets and private roads.		
The locations of all water bodies and watercourses.		
The location of all existing buildings, including identification of all buildings to be removed as a condition of plat approval.		
The total acreage included in the entire subdivision, and the identification number and acreage of all lots and land reservations within the proposed subdivision.		
Location of all existing and proposed monuments.		
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.		
Notations explaining any drainage, sight slope, street widening, park area or other reservations or easements, including any self-imposed restrictions or covenants.		
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 <u>9/28/21</u>”		

FINAL SUBDIVISION PLAT <i>(continued)</i>	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.		
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.		
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.		

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.		
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.		
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.		
Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision.		

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

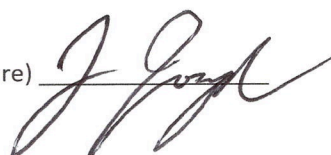
SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES

☒ NO

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

(Print) Gary Joseph, Member, WRJG, LLC

(Signature) 

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 WRJG, LLC	Telephone Contact Information 845-202-7271
Principal Place of Business of Entity New York	Place and Date of incorporation March 5, 2021, New York
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, 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
Gary Joseph	1 East Main Street, Unit 101 Beacon, NY 12508		50 % Partner
Rodney Weber	1158 North Avenue, Second Floor, Beacon, NY 12508	845-202-7271	50% 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.
WRJG, LLC	1158 North Avenue, Second Floor, Beacon, NY 12508	845-202-7271	June 25, 2021 Bargain and Sale Deed	Deed Recorded June 30, 2021 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
FERRY LANDING AT BEACON LTD	105 Catherine Street, Beacon, NY 12508
David Ninnie, as Temporary Administrator of the Estate of Carolyn Ninnie	P.O. Box 328, Beacon, NY 12508

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

N/A

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production. 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 WTJG, LLC	Telephone Contact Information 845-202-7271
Principal Business Address 1158 North Avenue, Second Floor Beacon, NY 12508	Place and Date of Incorporation March 5, 2021, New York
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed NYS Department 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
Rodney Weber	1158 North Avenue, Second Floor Beacon, NY 12508	845-202-7271
Gary Joseph	1 East Main Street, Unit 101 Beacon, NY 12508	

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.		
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 _____.		
A notation of approval, on all sheets as follows “Approved by: _____ Date _____ Owner and _____ Date” Planning Board Chairman		
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 been provided:

* See Attached Project Narrative. *

Applicant/Sponsor Name: WRJG, LLC By: Gary Joseph, Member

Signature: _____

Date: September 28, 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 AName of Applicant: WRJG, LLCAddress of Applicant: 1158 North Avenue, Second Floor, Beacon, NY 12508Telephone 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.
WRJG, LLC	1158 North Avenue, Second Floor, Beacon, NY 12508	845-202-7271	June 25, 2021 Bargain and Sale Deed	Deed Recorded June 30, 2021 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

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

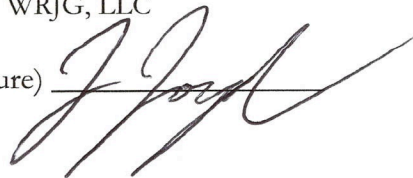
☒

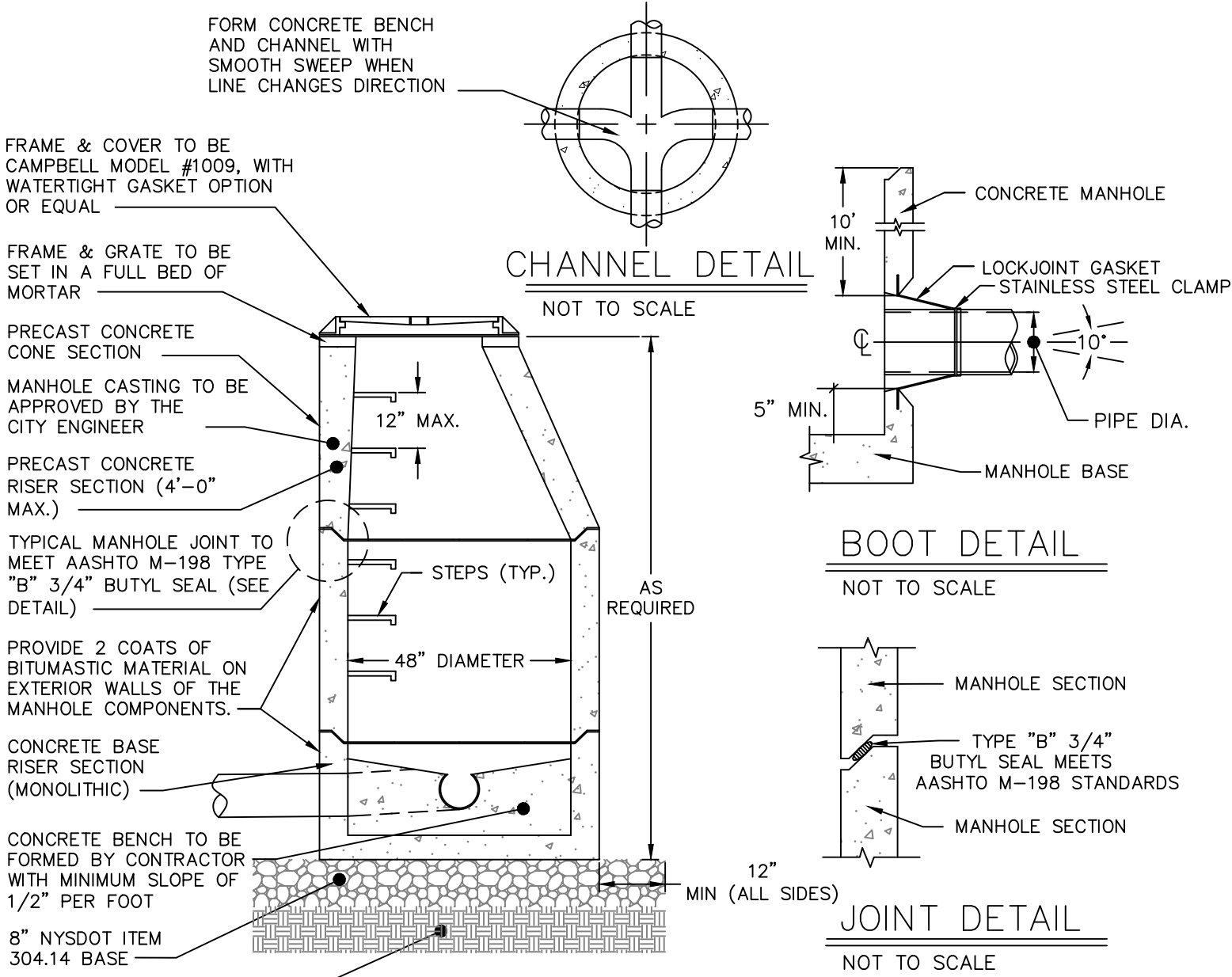
NO

I, Gary Joseph being first duly sworn, according to law, deposes and says that I am (Title) _____, an active and qualified member of the WRJG, 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) Gary Joseph, Member
WRJG, LLC

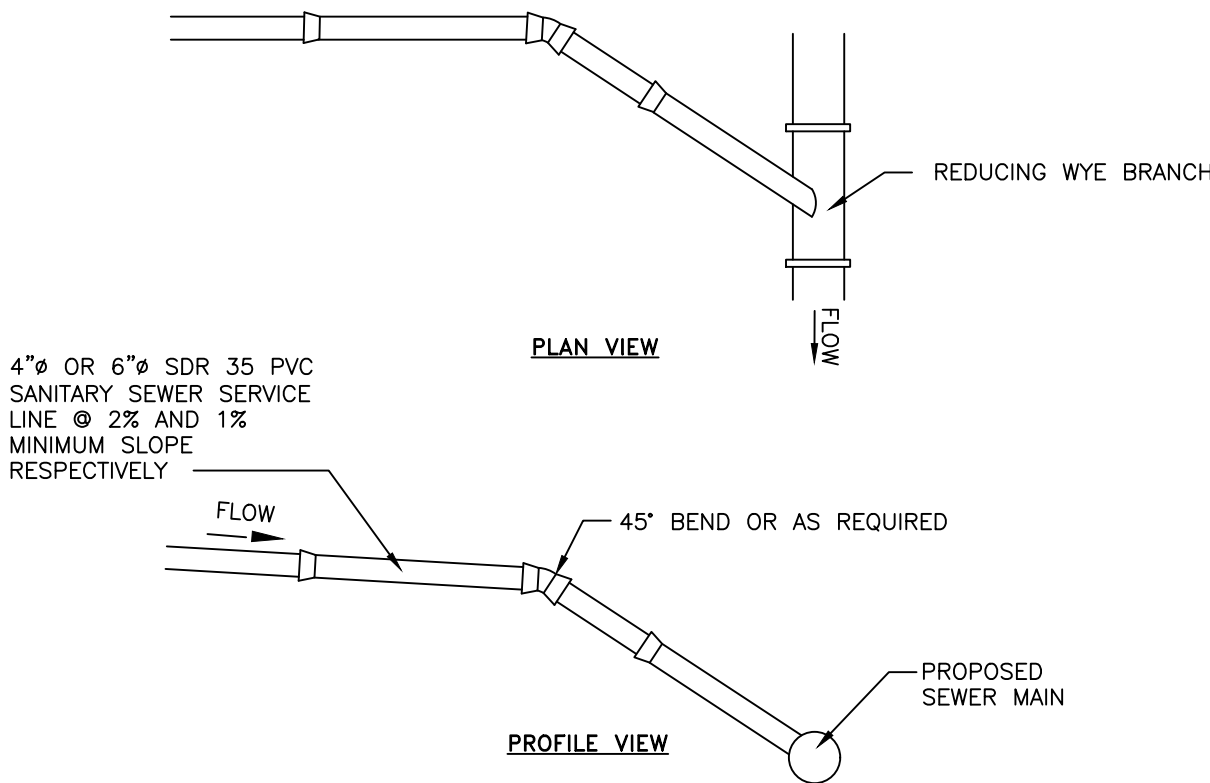
(Signature)





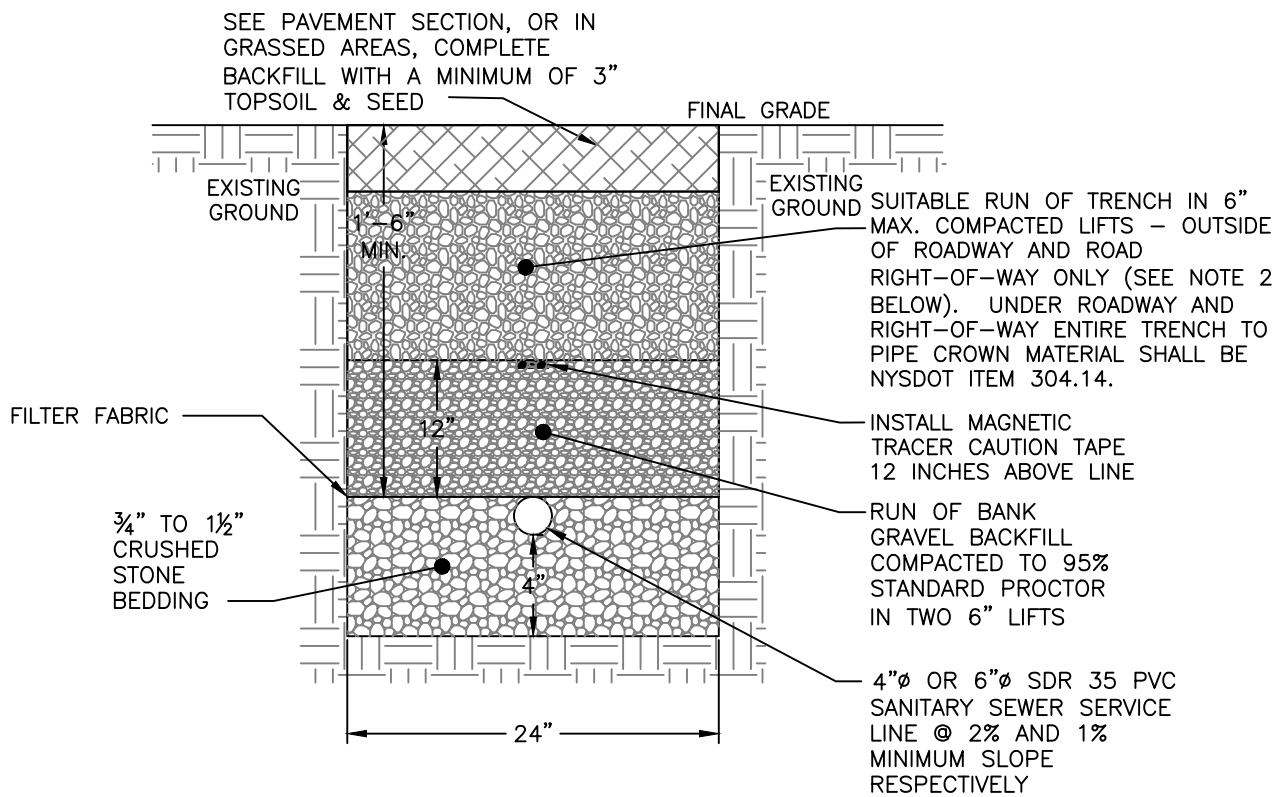
- NOTES:**
- PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" OFF BASE OF MANHOLE (SEE DETAIL).
 - CONCRETE STRENGTH OF MANHOLE COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.
 - STEEL REINFORCEMENT OF MANHOLE COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.
 - LOADING OF MANHOLE COMPONENTS TO MEET H-20 REQUIREMENTS.
 - CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.
 - 4' MAXIMUM FROM MANHOLE TO PIPE JOINT.

PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE



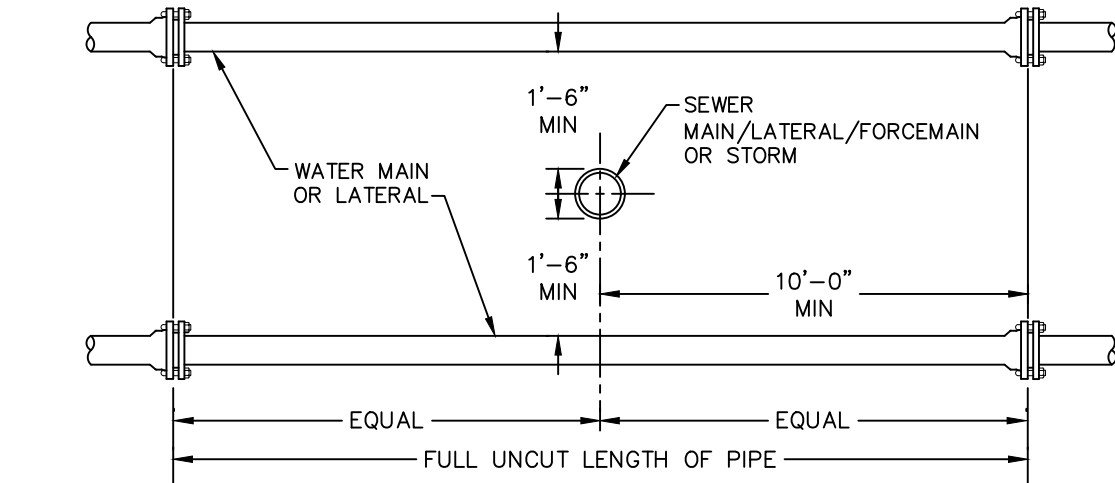
- NOTES:**
- EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
 - SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



- NOTES:**
- EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
 - 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



VERTICAL SEPARATION



HORIZONTAL SEPARATION

- 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

STANDARD NOTES FOR CENTRAL SEWER PROJECTS (NO WATER)

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)."
- "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.

UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC EHSD BY THE NEW YORK STATE REGISTERED DESIGN PROFESSIONAL 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 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.

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

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

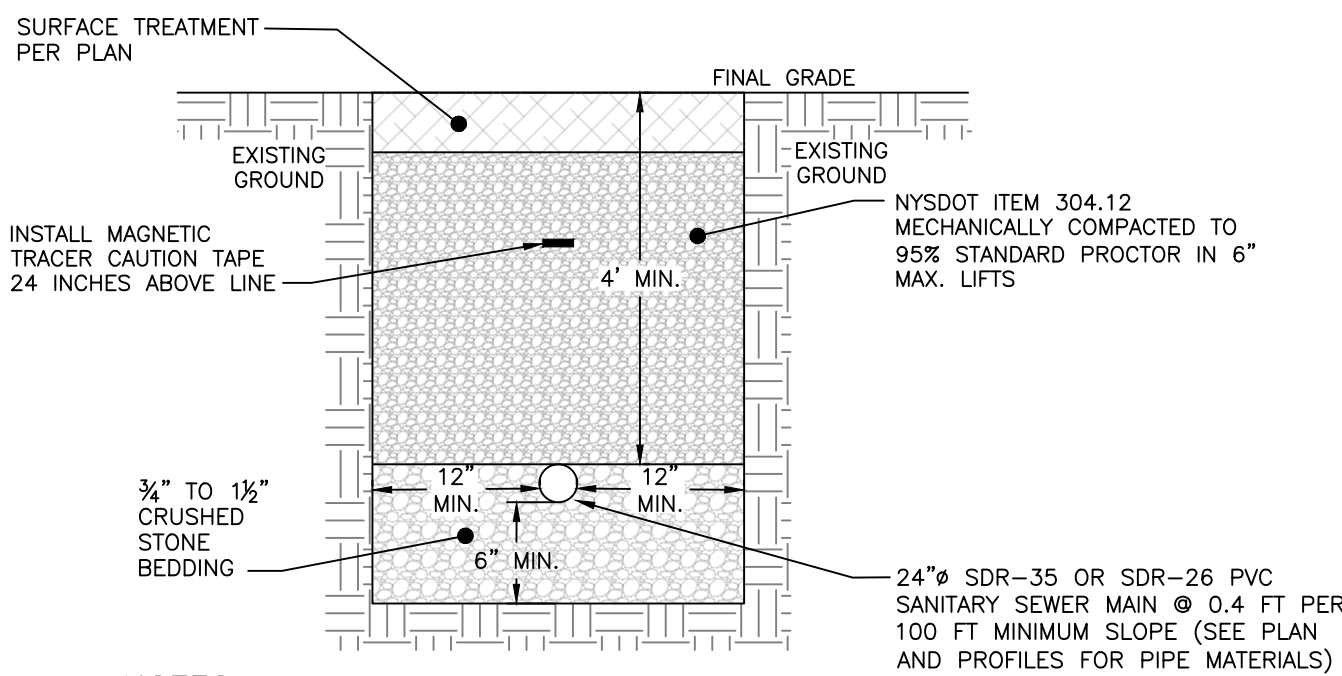
NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.

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.

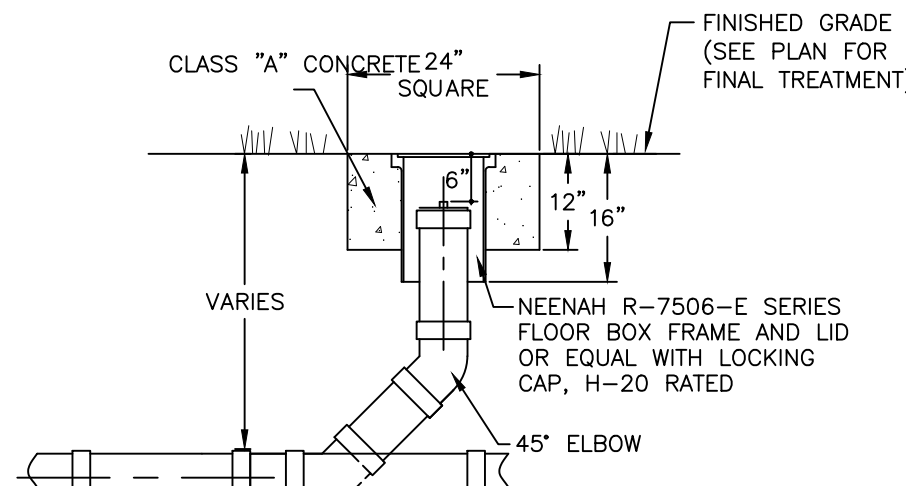
ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE SEWER COMPANY SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

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.



- NOTES:**
- EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
 - 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



CLEANOUT DETAIL
NOT TO SCALE

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

PRELIMINARY
FOR DISCUSSION

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

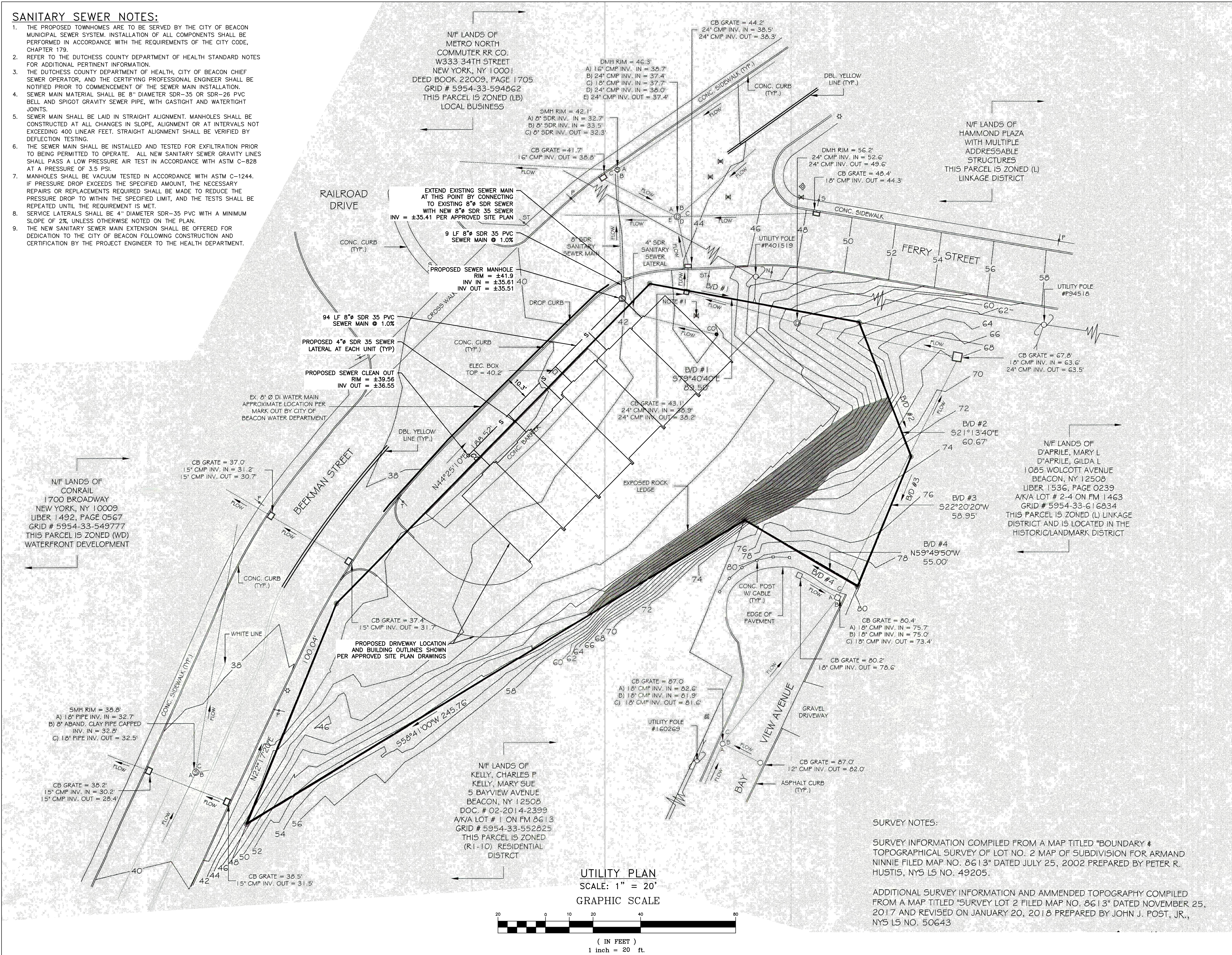
SEWER DETAILS
FERRY LANDING AT BEACON

BEEKAMN & FERRY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-33-556840

JOB #: 2021:042
DATE: 9/28/2021
SCALE: AS SHOWN
TITLE: CD-1
SHEET: 2 OF 2

SANITARY SEWER NOTES:

1. THE PROPOSED TOWNHOMES 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 INSTALLATION.
4. SEWER MAIN MATERIAL SHALL BE 8" 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 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.
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 4" DIAMETER SDR-35 PVC WITH A MINIMUM SLOPE OF 2%, UNLESS OTHERWISE NOTED ON THE PLAN.
9. THE NEW SANITARY SEWER MAIN EXTENSION SHALL BE OFFERED FOR DEDICATION TO THE CITY OF BEACON FOLLOWING CONSTRUCTION AND CERTIFICATION BY THE PROJECT ENGINEER TO THE HEALTH DEPARTMENT.



SURVEY NOTES:

SURVEY INFORMATION COMPILED FROM A MAP TITLED "BOUNDARY & TOPOGRAPHICAL SURVEY OF LOT NO. 2 MAP OF SUBDIVISION FOR ARMAND NINNIE FILED MAP NO. 8613" DATED JULY 25, 2002 PREPARED BY PETER R. HUSTIS, NYS LS NO. 49205.

ADDITIONAL SURVEY INFORMATION AND AMENDED TOPOGRAPHY COMPILED FROM A MAP TITLED "SURVEY LOT 2 FILED MAP NO. 8613" DATED NOVEMBER 25, 2017 AND REVISED ON JANUARY 20, 2018 PREPARED BY JOHN J. POST, JR., NYS LS NO. 50643



SITE LOCATION MAP SCALE: 1" = 300'

SITE PLAN REFERENCE NOTES:

1. REFERENCE IS HEREBY MADE TO A SITE PLAN APPROVAL DRAWING ENTITLED "FERRY LANDING AT BEACON", PREPARED BY MICHAEL T. WOLFE, RA, DATED MARCH 20, 2019, LAST REVISED NOVEMBER 1, 2019.
2. BOUNDARY AND TOPOGRAPHY SHOWN ON THIS PLAN ARE PER A SURVEY PREPARED BY JOHN POST JR., LS.
3. EXISTING UTILITY INFORMATION SHOWN PER THE APPROVED SITE PLAN.

PROJECT INFORMATION:

PARCEL OWNER:	NINNIE ARMAND; PO BOX 328, BEACON NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	BEEKMAN STREET, BEACON NY 12508
TAX PARCEL ID:	5954-33-556840
PARCEL AREA:	±0.56-ACRES
WATER SUPPLY:	PUBLIC
SEWAGE DISPOSAL:	PUBLIC

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).

DCHDOH APPROVAL BLOCK

RECOMMENDED FOR APPROVAL BY:

DATE: _____

PROJECT: _____

SUPERVISING PUBLIC HEALTH ENGINEER

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 PLAN, 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.

UTILITY PLAN

FERRY LANDING AT BEACON

BEEKMAN & FERRY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-33-556840

JOB #: 2021-042

DATE: 9/28/2021

SCALE: 1" = 20'

TITLE: UT-1

SHEET: 1 OF 2



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

PRELIMINARY
FOR DISCUSSION

SEAL



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

September 28, 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 & Subdivision Approval for
Six (6) Townhouse Units
Premises: Beekman Street & Ferry Landing, Beacon, New York
Tax Parcel ID: (5654-33-556840)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of WRJG, 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 & Subdivision Approval proposing to subdivide the approved six (6) townhouses into individual townhouse lots (the "Project").

As this Board is aware, by Resolution adopted August 13, 2019, the Planning Board granted Site Plan approval to Ferry Landing at Beacon, Ltd. (the "Prior Owner"), to construct six (6) single-family townhouses on the Premises located at Beekman Street and Ferry Landing (the "2019 Site Plan Approval").¹ See **Exhibit A** – Site Plan Approval Resolution & Negative Declaration. In preparing to develop the Site Plan in accordance with the 2019 Site Plan Approval, the Applicant determined that it needed to return to the Planning Board in order to subdivide the townhomes into individual townhouse lots, which also necessitated minor changes to the site plan related to the sewer infrastructure serving the Premises.

Accordingly, the instant Application is limited to the proposed subdivision of the six (6) approved townhouses, which includes certain adjustments to the infrastructure as are more fully shown on the enclosed site plan sheets prepared by Hudson Land Design, dated September 28, 2021. Specifically, we understand that an 8" City sanitary sewer main will be extended along Beekman

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.



September 28, 2021

Page -2-

Street to serve the newly created tax parcels. The sewer main extension will require Dutchess County Department of Community and Behavioral Health Approval and will be offered for dedication to the City of Beacon.

STATE ENVIRONMENTAL QUALITY REVIEW (“SEQRA”) & LWRP CONSISTENCY DETERMINATION:

In connection with the above-referenced Applications, the Applicant respectfully requests to appear at the Planning Board’s October 13, 2021 regular meeting Agenda in order to discuss the proposed amendments 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 B**.

Additionally, as this Board is also aware, the Premises is located within the City of Beacon’s Waterfront Revitalization Management Area, and as an Unlisted Action under SEQRA the Application requires the preparation of a Local Waterfront Revitalization Plan (“LWRP”) consistency statement. As is more fully detailed in **Exhibit C**, the Project previously received an LWRP Consistency Determination from the City’s Planning Board on June 11, 2019. Specifically, the Board noted that several LWRP policies are *not* applicable to the Project and recognized that the Project is consistent with LWRP policies 5, 25, 25A, 33, 33A, 41, and 43. There has not been a change in circumstances since the prior LWRP Consistency Determination, and the Applicant is not proposing any exterior changes to the Project. The Applicant is merely proposing to subdivide the units into individual townhouse lots.

Accordingly, for the reasons set forth herein and in accordance with the prior LWRP Consistency Determination for the Project, the Applicant requests that the Planning Board reaffirm that the amended Project remains consistent with the policies established in the City’s LWRP.

CONCLUSION & INDEX OF ENCLOSURES:

For the foregoing reasons, and as will be further discussed at this October 13 regular meeting, the Applicant respectfully requests that the Planning Board approve the instant application to subdivide the approved six (6) townhouses into individual townhouse lots.



September 28, 2021

Page -3-

In support of this Application, please find enclosed five (5) copies of the instant letter with the following documents:

- Exhibit A:** 2019 Site Plan Approval Resolution and SEQRA Negative Declaration;
- Exhibit B:** Short Environmental Assessment Form;
- Exhibit C:** Coastal Assessment Form, LWRP Consistency Statement & Prior LWRP Consistency Determination;
- Exhibit D:** Site Plan Amendment Application Form; and
- Exhibit E:** Subdivision Application Form.

In further support of this Application, we respectfully submit copies of the site plan sheets entitled "Utility Plan" and "Sewer Details" prepared by Hudson Land Design Professional Engineering, P.C., dated September 28, 2021. Additionally, enclosed we respectfully submit copies of the subdivision plat entitled "Preliminary Plat – Ferry Landing at Beacon", prepared by John Post, Jr., L.S., dated September 28, 2021

Please also find enclosed two (2) checks payable to the City of Beacon in the amount of \$2,800, and \$2,000, representing the Subdivision Application and Site Plan Amendment Application filing fees, respectively, as well as a third check payable to the City of Beacon in the amount of \$7,500, for the establishment of an escrow for professional fees.

We look forward to appearing at this Board's regular meeting on October 13th in order to initially review the proposed amendments and to initiate the environmental 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,

A handwritten signature in black ink, appearing to read 'TP', with a long horizontal flourish extending to the right.

Taylor M. Palmer

Enclosures

Cc: Jennifer L. Gray, Esq.
David Buckley, Building Inspector
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.

RESOLUTION

PLANNING BOARD BEACON, NEW YORK

SITE PLAN APPROVAL FOR FERRY LANDING AT BEACON

WHEREAS, the Beacon Planning Board received applications for Subdivision and Site Plan Approval from Ferry Landing at Beacon, Ltd. (the “Applicant”) to construct eight (8) single-family townhouses (which application was later revised to reduce the proposal to six [6] single-family townhouses) on 0.56 acres (the “Project” or “Proposed Action”), located at the intersection of Beekman Street and Ferry Street and designated on the City tax map as Parcel No. 5954-33-556840 in the Linkage (L) zoning district and the Coastal Management Zone as defined by the City’s Local Waterfront Revitalization Program (LWRP) (the “Property”); and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to City of Beacon Zoning Code § 223-25; and

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

WHEREAS, the Site Plan is shown the on the following drawings:

1. “Site Information Plan for Ferry Landing at Beacon”, Sheets 1-9, prepared by Ferry Landing at Beacon, Ltd.:

<u>Sheet</u>	<u>Title</u>	<u>Dated</u>
1 of 9	<i>Site Information Plan</i>	last rev. 3/20/19
2 of 9	<i>Existing Site Conditions</i>	last rev. 3/20/19
3 of 9	<i>Site Development Plan</i>	last rev. 3/20/19
4 of 9	<i>Site Grading Plan</i>	last rev. 3/20/19
5 of 9	<i>Site Utilities Plan</i>	last rev. 3/20/19
6 of 9	<i>Utility Profile Plan</i>	last rev. 3/20/19
7 of 9	<i>Sight Distance Plan</i>	last rev. 3/20/19
8 of 9	<i>Site Details Plan</i>	last rev. 3/20/19
9 of 9	<i>Site Details Plan</i>	last rev. 3/20/19; and

2. “*West Elevation, East Elevation, South Elevation, North Elevation,*” Drawing 1 of 1, dated June 26, 2019;
3. “*Axonometric Diagram,*” dated June 26, 2019;

Site Plan Approval
Ferry Landing at Beacon – Beekman Street

4. *Rendered West Elevation, Rendered Perspective One, Rendered Perspective Two, Rendered Perspective Three*, Drawing 1 of 1, dated June 26, 2019;
5. “*Sight Distance Plan for Ferry Landing at Beacon*,” prepared by Ferry Landing at Beacon, Ltd, dated July 29, 2019; and

WHEREAS, the Application was referred to the Dutchess County Department of Planning and Development and the Planning Board is in receipt of a response with comments dated August 16, 2017, which comments were duly considered by the Planning Board in its review of the Application; and

WHEREAS, the Planning Board as Lead Agency opened a public hearing to consider comments concerning any environmental impacts of the Proposed Action pursuant to the State Environmental Quality Review Act (SEQRA) on June 12, 2018, the public hearing was adjourned from July 2018 through February 2019 to permit the Applicant to meet and confer with the Architectural Review Board Subcommittee, and the hearing was re-noticed and re-opened on March 12, 2019 and closed on June 11, 2019; and

WHEREAS, by submission dated May 28, 2019 the Applicant revised the application to reduce the height of the proposed building from 4-stories to 3-stories; and

WHEREAS, by letter dated May 28, 2019 the Applicant withdrew its Subdivision Application; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to SEQRA and on June 11, 2019 after taking a “hard look” at the EAF and all of the associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration, finding the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, 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....”; and

WHEREAS, on June 11, 2019, the Planning Board determined that the Proposed Project is consistent with the LWRP policies which apply to the Project; and

WHEREAS, on July 9, 2019 the Planning Board opened a duly noticed public hearing on the application for Site Plan approval, and after all those interested were given an opportunity to be heard the public hearing was closed on July 9, 2019; and

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

Site Plan Approval
Ferry Landing at Beacon – Beekman Street

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby grants Site Plan Approval to the Project, as shown on the Site Plan drawings and other application materials listed above, subject to the following conditions and modifications:

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

1. All application review fees shall be paid in full.
2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project and shall meet all conditions contained in such approvals, as required therein.
3. The comments contained in the City Engineer's letter to the Planning Board dated August 7, 2019, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.
4. The comments contained in the City Planner's letter to the Planning Board dated August 8, 2019, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.
5. The comments contained in the City Traffic Consultant's letter to the Planning Board dated August 11, 2019, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Traffic Consultant.
6. The Applicant shall submit information to clarify the material to be used for the cornice at the top of the brick.
7. The following plans and graphics shall be incorporated into the Site Plan set prior to the signing of the Site Plan by the Chairman of the Planning Board:
 - a. "*West Elevation, East Elevation, South Elevation, North Elevation,*" Drawing 1 of 1, dated June 26, 2019;
 - b. "*Axonometric Diagram,*" dated June 26, 2019;
 - c. "*Rendered West Elevation, Rendered Perspective One, Rendered Perspective Two, Rendered Perspective Three,*" Drawing 1 of 1, dated June 26, 2019;
 - d. "*Sight Distance Plan for Ferry Landing at Beacon,*" prepared by Ferry Landing at Beacon, Ltd, dated July 29, 2019; and
8. The Applicant shall add the following notes to the Site Plan:
 - a. No resident access shall be permitted on the roof of the third story. No mechanical equipment, antennas, chimneys or similar rooftop elements or

Site Plan Approval

Ferry Landing at Beacon – Beekman Street

accessory structures are permitted without Planning Board approval which shall consider the preservation and protection of the view shed from Bayview Avenue.

- b. After the issuance of a building permit and the staking of the foundation, but before the installation of the foundation forms and pouring of the foundation, the foundation location shall be inspected by the City Building Inspector for consistency with the Sight Distance Plan for Ferry Landing at Beacon, dated July 29, 2019 to confirm the required minimum sight distance can be achieved. The City Building Inspector may consult with the City Engineer and/or City Traffic Consultant as necessary in performing the sight distance evaluation. In the event the required minimum sight distance cannot be achieved due to obstructions or other reason, the Site Plan shall be revised to achieve the required minimum sight distance. If revisions other than field changes are necessary to achieve the required minimum sight distance, the Applicant shall return to the Planning Board for approval of such revisions.
9. The Site Plan shall be revised to the satisfaction of the City Engineer, City Planning Consultant and City Traffic Consultant, to shift Unit 1 to the rear by up to four (4) feet and to shift Unit 2 to the rear by up to two (2) feet in order to (a) allow for the proposed landscape plan to be implemented without causing an obstruction within the sight line for vehicles looking left upon exiting Ferry Street, and (2) maintain a minimum 24 ft. drive aisle at the rear of the building.

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

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

1. The Applicant shall submit a (1) 20 ft. Drainage Easement for the existing drainage infrastructure located on the Property, and (2) a Sight Distance Easement restricting any landscaping within sight lines to vegetation consistent with a low-profile growth pattern (maximum of 18 inches) and prohibiting any improvement in such area that would obstruct sight distance for vehicle egress southerly from Ferry Street or northerly from the site driveway, in recordable form satisfactory to the City Attorney, which shall be recorded by the Applicant in the Dutchess County Clerk's Office after acceptance by the City Council with a copy of the recorded document and

Site Plan Approval
Ferry Landing at Beacon – Beekman Street

proof of recording submitted to the City Clerk and Building Department for filing. For the purpose of obtaining a Building Permit, acceptance by the City Council and recording in the Dutchess County Clerk's Office are not prerequisites for the issuance of a Building Permit.

2. The Applicant shall submit a Construction Management Plan for review and approval of the Building Inspector, Highway Superintendent and City Engineer.
3. The Applicant shall post a performance guaranty with the City of Beacon for all proposed public improvements. The Applicant's engineer shall prepare a cost estimate for the work and provide to the City Engineer for review.
4. The Applicant shall establish an escrow pursuant to Section 223-61.1 of the Zoning Code for construction inspections by the City Engineer on behalf of the City of Beacon.

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

1. The Applicant shall submit appropriate Condominium or Homeowner's Association documentation for review as to form by the City Attorney, which shall include but not be limited to (1) common access easements, (2) maintenance obligations for all common areas including landscaping, sidewalks, stormwater facilities, snow removal, and all other common elements, including reference to the aforementioned sight distance easement, (4) common utility easements, and (3) notice of the prohibitions against (i) resident rooftop access, and (ii) installation of rooftop elements, as per the above-referenced plan notation.
2. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law.

The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee for each of the six new dwellings in accordance with Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law, as per the City's Fee Schedule in effect at the time of payment.

Site Plan Approval
Ferry Landing at Beacon – Beekman Street

3. The Applicant shall record the Drainage Easement and the Sight Distance Easement in the Dutchess County Clerk's Office and submit proof of recording along with a copy of the recorded documents to the Building Department and City Clerk's Office for filing.

D. 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. 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 the Applicant and the Applicant's heirs, successors and assigns, and where applicable its contractors and employees.
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 approval granted by this resolution does not supersede the authority of any other entity.
7. 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.

Resolution Adopted: August 13, 2019
Beacon, New York



John Gunn, Chairman
City of Beacon Planning Board

AUGUST 20¹², 2019
Dated

Motion by R.Muscat, seconded by J.Reynolds:

Site Plan Approval

Ferry Landing at Beacon – Beekman Street

Gary Barrack	Voting: AYE	Jill Reynolds	Voting: AYE
David Burke	Voting: AYE	J. Randall Williams	Voting: EXCUSED
Patrick Lambert	Voting: EXCUSED	John Gunn, Chairman	Voting: AYE
Rick Muscat	Voting: AYE		

Resolution: Approved 5-0

*Received in the Office of the
City Clerk
August 20, 2019*

Project : Ferry Landing at Beacon

Date : April 9, 2019

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 the 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: Ferry Landing at Beacon

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: _____

Signature of Preparer (if different from Responsible Officer) Jennifer L. Gray, Esq., Keane & Beane, P.C.

Date: 6/11/19

For Further Information:

Contact Person: Etha Grogan, Secretary to the Planning Board

Address: 1 Municipal Plaza, Beacon, NY 12508

Telephone Number: 845-838-5002

E-mail: Egrogan@cityofbeacon.org

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
SITE PLAN APPROVAL
FOR FERRY LANDING AT BEACON**

Parcel No. 5954-33-556840

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 development of a 0.56 acre parcel for the construction of six single-family townhouses. The property is located at the intersection of Beekman Street and Ferry Street in the Linkage District and the Coastal Management Zone (the “Property”). The development will require Site Plan Approval from the Planning Board, along with a Consistency Determination under the Local Waterfront Revitalization Program (“LWRP”).

The Proposed Action is an Unlisted Action. The Planning Board circulated its Notice of Intent to be Lead Agency on May 21, 2018, and received no objections. The Planning Board, as Lead Agency, opened a public hearing to consider comments concerning any environmental impacts of the Proposed Action on June 12, 2018. The hearing was adjourned to a date certain for several months while the Applicant held meetings with the Planning Board’s Architectural Review Subcommittee. The hearing was re-noticed and re-opened on March 12, 2019. The SEQRA public hearing was closed on June 11, 2019.

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 Project Site is located within the Linkage Zoning District and the Coastal Management Zone. The Project will involve the construction of six new single family townhouses with associated infrastructure. The Proposed Action will require typical grading and site work associated with such construction including rock removal as described below. The Site currently consists of trees and grasses. Approximately 0.40 acres of the 0.56 acre site will be disturbed. The Proposed Action features a low impact design with a small building footprint, including a garage under each unit, to minimize the impact to the Property. The Project initially included 4-stories, but was later reduced to 3-stories.

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

There are no unique geological features proposed to be disturbed on the project 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.

Residential land uses are generally not associated with the discharge of contaminants into aquifers or other ground water sources. There will be no bulk storage of petroleum or chemicals on-site. The Project does not include or require wastewater discharged to groundwater, and is not located within 100 feet of potable drinking water or irrigation sources.

The Proposed Action will disturb less than one acre so a Stormwater Pollution Prevention Plan is not required. To reduce stormwater runoff, the Proposed Action was designed to minimize the amount of impervious surface added to the Property. The Project includes 5,702 square feet (approximately 23% of the lot area) of landscaped area on the Property and an additional 1,814 square feet of adjoining off-site landscaped area in the shoulder of the right-of-way to reduce stormwater runoff. Stormwater runoff from the site is proposed to be directed overland to three catch basins within the driveway plus an additional catch basin at the entrance to the site. The catch basins will connect to the City's existing public storm sewers. Furthermore, the Project will reduce stormwater runoff through effective construction methods such as erosion and sediment control measures utilizing silt fencing and a stabilized construction entrance.

The Project will be connected to the existing public water distribution and sanitary sewer systems. Water usage and liquid waste generation is anticipated to be 1,320 gallons per day. Adequate water supply and sewer capacity exist for these additional flows.

For the reasons stated herein, the Proposed Action will not result in any significant adverse impact to 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.**

No adverse stormwater impacts are anticipated as a result of the Proposed Action for the reasons set forth above. All land disturbances will be subject to appropriate erosion and sediment control measures during construction. The Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

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

Construction activities associated with grading and excavation 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 Site. 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, including removal of rock and vegetation, and site grading. These unavoidable short term impacts to air quality will cease upon project completion. Construction, including rock removal, will be conducted in accordance with the final filed site plan and in accordance with all applicable federal, state and local codes.

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

The Property consists of approximately 0.40 acres of grass area and 0.16 acres of the Property is identified as forested area. Three (3) regulated trees (6" in diameter or greater) were recently removed from the Property, plus approximately ninety (90) unregulated trees. According to the Plant Schedule on the proposed Site Development Plan, a total of nine (9) trees will be replanted on the Property.

There are no known threatened or endangered plant species on the Property. Pursuant to NYS DEC records, the Shortnose Sturgeon and Atlantic Sturgeon (NYS endangered species) have been documented in the Hudson River which is about 0.15 miles from the

Property. The Proposed Action will not result in any direct impacts to the Hudson River and thus, will not result in any significant adverse impact to the Shortnose Sturgeon or Atlantic Sturgeon. The DEC database does not identify the Property as a potential habitat for Indiana Bat.

Therefore, the Proposed Action will not result in any significant adverse environmental impacts on plants or animals.

- **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 visible from any publicly accessible vantage points either seasonally nor year around. The Local Waterfront Revitalization Program (LWRP) does list protected viewsheds in the vicinity of the Proposed Action, however, as discussed in the LWRP Consistency Determination, these viewsheds will not be impacted.

While officially designated scenic views will not be obstructed or significantly screened, the Proposed Action may be visible from publicly accessible vantage points, such as Bayview Avenue. During its review of the application, the Planning Board inquired as to whether the proposed townhouses would obstruct or obscure views of the Hudson River. At the Planning Board's March 12, 2019 meeting, the Applicant's architect presented a virtual reality real-time model of the Property, surrounding context and key views. Renderings were also presented. In response to comments, the Applicant reduced the height of the Project from 4-stories to 3-stories. Revised renderings were presented for the Planning Board's June 11, 2019 meeting which demonstrate that the Project would not obstruct or obscure views of the Hudson River from Bayview Avenue. In addition, the third story is setback to minimize any impact to views from the Train Station.

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

Developing the Property into six single-family townhouses will not have a significant adverse impact on historic or archeological resources because there are no such resources in the immediate vicinity of the Site. A review of the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) Cultural Resource

Information System used to identify areas that contain archeologically sensitive features indicates the Site as being the location of a potentially archeological sensitive area. However, a examination of OPRHP's documents shows that on July 16, 1979 Unique Site Number 027-41-0142 was created for the Prizzi carriage house property located on Rombout Avenue, Beacon, NY 12508. The street address for the carriage house property was incorrectly listed as Ferry Street, Beacon, NY 12508. The correct location for the property is Rombout Avenue Beacon, NY 12508.

Furthermore, in a letter from the Division of Historic Preservation of OPRHP, dated June 20, 2018, OPRHP stated that it has no concerns regarding the Proposed Action under SEQRA.

- **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 recreational resource or eliminate significant open space. To the extent the Property may be currently used informally by the community as an open space resource for the placement of "Welcome" signage at this gateway to the City, the loss of such signage does not create a significant adverse impact requiring the preparation of an Environmental Impact Statement.

- **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 construction of six single family townhouses will not result in a significant adverse traffic impact. The added vehicle trips generated by six single family townhouses will not exceed the capacity of the roadway infrastructure. Pursuant to a letter from Creighton Manning Engineering, LLP, dated July 3, 2018, the trip generation of six townhouses is minimal, ranging from 3 to 5 trips during the morning and afternoon peak hours and as such no significant traffic capacity issues are expected. The July 3, 2018 letter from Creighton Manning identifies the sight distance for the proposed project as adequate. Sight distance for drivers exiting Ferry Street is impaired in its current condition due to existing light poles, street trees and the existing concrete barrier on the Site. Sight distance in the proposed condition will continue to be reviewed during the Planning Board's site plan review. Based on all information presented, the Proposed Action will not have a significant adverse impact on transportation.

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

It is anticipated that existing energy infrastructure will continue to serve the Proposed Action and that enough surplus exists to meet potential demand. The Proposed Action does not require a new, or an upgrade to any existing substation. The Proposed Action will not result in a significant adverse impact on energy.

- **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 noxious odors.

All proposed lighting will be dark sky compliant. Specifically, all outdoor post lights will contain dusk to dawn photocontrol and will include "Dark Sky Design." The Applicant included photometric measurements on the Site Development Plan Drawing 3 of 9, dated March 20, 2019, which shows light spillage into the parcel to the rear (Parcel ID 5954-33-552825) and onto the Bayview Avenue right-of-way. The proposed light fixtures shall be shielded to eliminate any light spillage onto the neighboring parcels or the Bayview Avenue right-of-way.

There will be no significant noise impacts post-construction. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to be performed in conformity with applicable regulations on hours of work. Rock removal is anticipated. According to the Applicant, the building foundation for footings is limited to a 42" depth below the proposed grade. In any location that the building foundation excavation encounters solid rock at depths that are shallower than 42" the rock will be air pressure blasted clean and the building foundation footings will be drilled and pinned to the top of the exposed rock. This will minimize the amount of rock removal for the building foundation. Rock removal for the stormwater drainage system and underground utilities will be performed mainly with the use of a Vermeer rock trencher. Rock removal for water and sewer utilities will be mainly located on the northwest end of the Site. Due to existing utilities already in this area, any rock encountered in this location will be removed by a backhoe mounted hydraulic hammer. Minimum rock removal in this location is anticipated. Construction, including rock removal, will be conducted in accordance with the final filed site plan and in accordance with all applicable federal, state and local codes.

- **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.**

Residential land uses are generally not associated with significant adverse impacts on human health from exposure to new or existing sources of contaminants. There is no evidence of any hazardous waste generated, treated and/or disposed of at the site and no spills have been reported at the site or an adjoining site. The DEC database identified several properties within 2,000 feet of the Property in the EAF Mapper Summary as having been listed on the NYSDEC Spill Incident database or the Environmental Site Remediation database. The details from the DEC database were provided by the Applicant and demonstrates that each property has either been remediated, redeveloped or is in an area that has no impact on this Property.

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

The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code and consistent with the character of the existing neighborhood. It adds residential density near to the train station which is characteristic of transit-oriented development ("TOD").

Based upon this information and the information in the Long Environmental Assessment Form, 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: June 11, 2019
Beacon, New York

Motion by P. Lambert, seconded by G. Barrack:

Gary Barrack	Voting: <u>AYE</u>	Jill Reynolds	Voting: <u>EXCUSED</u>
David Burke	Voting: <u>AYE</u>	Randall Williams	Voting: <u>EXCUSED</u>
Patrick Lambert	Voting: <u>AYE</u>	John Gunn, Chairman	Voting: <u>AYE</u>
Rick Muscat	Voting: <u>EXCUSED</u>		

Approved 4
Denied 0

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

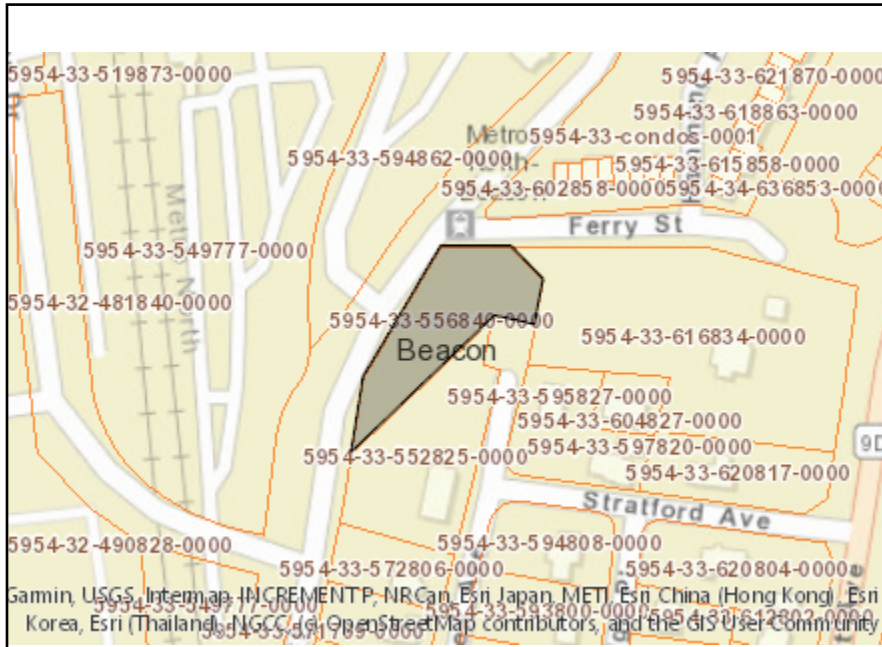
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Ferry Landing at Beacon - Amended Site Plan Approval & Subdivision Approval for Six (6) Single-Family Townhouse Units			
Project Location (describe, and attach a location map): Beekman Street and Ferry Street, Beacon, NY (5654-33-556840)			
Brief Description of Proposed Action: Application for Amended Site Plan and Subdivision Approval for six (6) single-family townhouse units with individual tax lots, which townhouses were previously approved (Site Plan Approval) for six (6) single-family townhouses on one (1) lot. A City of Beacon sanitary sewer main will be extended along Beekman Street to serve the individual tax parcels as part of the project.			
Name of Applicant or Sponsor: WRJG, LLC		Telephone: 845-202-7271	
		E-Mail:	
Address: 1158 North Avenue, Second Floor			
City/PO: Beacon		State: New York	Zip Code: 12508
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.		NO ☒	YES ☐
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: Dutchess County Department of Behavioral & Community Health Building Department - Building Permit		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? _____ .56 acres b. Total acreage to be physically disturbed? _____ .56 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .56 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): Metro-North Train Station ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
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?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
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?	NO	YES	
	☒	☐	
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?	☐	☒	
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?	NO	YES	
	☒	☐	
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		
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? Atlantic Sturgeon, Shortnos...	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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:	NO	YES
	☒	☐
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:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☒
V00299 Dia Center for the Arts completed, V00096 Ferry Road Waterfront Site no further action, C314112 Long Dock Beacon completed, V00293 Doral Hat Property completed, 314069 CH-MGP-Beacon St no further action, 546031 Hudson River PCBs-class 2		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Michael A. Bodendorf, P.E. (Engineer for Applicant)</u> Date: <u>September 27, 2021</u>		
Signature: <u></u> Title: <u>Engineer for Applicant</u>		



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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

NEW YORK STATE DEPARTMENT OF STATE
COASTAL MANAGEMENT PROGRAM

Coastal Assessment Form

A. INSTRUCTIONS (Please print or type all answers)

1. State agencies shall complete this CAF for proposed actions which are subject to Part 600 of Title 19 of the NYCRR. This assessment is intended to supplement other information used by a state agency in making a determination of significance pursuant to the State Environmental Quality Review Act (see 6 NYCRR, Part 617). If it is determined that a proposed action will not have a significant effect on the environment, this assessment is intended to assist a state agency in complying with the certification requirements of 19 NYCRR Section 600.4.
2. If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the coastal policies contained in Article 42 of the Executive Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to either (a) making a certification of consistency pursuant to 19 NYCRR Part 600 or, (b) making the findings required under SEQR, 6 NYCRR, Section 617.11, if the action is one for which an environmental impact statement is being prepared. If an action cannot be certified as consistent with the coastal policies, it shall not be undertaken.
3. Before answering the questions in Section C, the preparer of this form should review the coastal policies contained in 19 NYCRR Section 600.5. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

B. DESCRIPTION OF PROPOSED ACTION

1. Type of state agency action (check appropriate response):
- (a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) ____
- (b) Financial assistance (e.g. grant, loan, subsidy) ____
- (c) Permit, license, certification X
2. Describe nature and extent of action: Applications for Amended Site Plan Approval and Subdivision Approval for six (6) single-family townhouse units.
3. Location of action:
- | | | |
|-----------------|-----------------------|---|
| <u>Dutchess</u> | <u>Beacon</u> | <u>Beacon Street & Ferry Street</u> |
| County | City, Town or Village | (SBL: 5654-33-556840)
Street or Site Description |
4. If an application for the proposed action has been filed with the state agency, the following information shall be provided:
- (a) Name of applicant: WRJG, LLC
- (b) Mailing address: 1158 North Avenue, 2nd Floor, Beacon, NY 12508
- (c) Telephone Number: Area Code (845) 202-7271
- (d) State agency application number: N/A
5. Will the action be directly undertaken, require funding, or approval by a federal agency?
- Yes ____ No X If yes, which federal agency? _____

C. COASTAL ASSESSMENT (Check either "YES" or "NO" for each of the following questions)

YES NO

1. Will the proposed activity be located in, or contiguous to, or have a significant effect upon any of the resource areas identified on the coastal area map:
- (a) Significant fish or wildlife habitats? X
- (b) Scenic resources of statewide significance? X
- (c) Important agricultural lands? X
2. Will the proposed activity have a significant effect upon:
- (a) Commercial or recreational use of fish and wildlife resources? X
- (b) Scenic quality of the coastal environment? X
- (c) Development of future, or existing water dependent uses? X
- (d) Operation of the State's major ports? X
- (e) Land and water uses within the State's small harbors? X
- (f) Existing or potential public recreation opportunities? X
- (g) Structures, sites or districts of historic, archeological or cultural significance to the State or nation? X

3. Will the proposed activity involve or result in any of the following:
- (a) Physical alteration of two (2) acres or more of land along the shoreline, land under water or coastal waters? X
 - (b) Physical alteration of five (5) acres or more of land located elsewhere in the coastal area? X
 - (c) Expansion of existing public services of infrastructure in undeveloped or low density areas of the coastal area? X
 - (d) Energy facility not subject to Article VII or VIII of the Public Service Law? X
 - (e) Mining, excavation, filling or dredging in coastal waters? X
 - (f) Reduction of existing or potential public access to or along the shore? X
 - (g) Sale or change in use of state-owned lands located on the shoreline or under water? X
 - (h) Development within a designated flood or erosion hazard area? X
 - (i) Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion? X
4. Will the proposed action be located in or have a significant effect* upon an area included in an approved Local Waterfront Revitalization Program? X

D. SUBMISSION REQUIREMENTS

*The Action will not have a significant effect upon an area in an approved LWRP

If any question in Section C is answered "Yes", AND either of the following two conditions is met:

Section B.1(a) or B.1(b) is checked; or
Section B.1(c) is checked AND B.5 is answered "Yes",

THEN a copy of this completed Coastal Assessment Form shall be submitted to:

New York State Department of State
Office of Coastal, Local Government and Community Sustainability
One Commerce Plaza
99 Washington Avenue, Suite 1010
Albany, New York 12231-0001

If assistance or further information is needed to complete this form, please call the Department of State at (518) 474-6000.

E. REMARKS OR ADDITIONAL INFORMATION

See attached LWRP Consistency Statement and City of Beacon LWRP Consistency Determination for the Ferry Landing Project (6 Units) Adopted by the City of Beacon Planning Board on June 11, 2019.

Preparer's Name: Taylor M. Palmer, Esq.
(Please print)

Title: Attorney Agency: Cuddy & Feder LLP (Attorney for the Applicant)

Telephone Number: (914) 761-1300 Date: September 28, 2021

Local Waterfront Revitalization Plan

Consistency Statement

Beekman Street and Ferry Street, Beacon, NY (Parcel ID: 5654-33-556840):

The 0.56-acre Beekman Street and Ferry Street property (the “Property”) is presently unimproved. The Property is located at the intersection of Beekman Street and Ferry Street as detailed in the below map taken from the Dutchess County Tax Parcel Viewer (*Image 1*). The Property is classified in the Linkage Zoning District and is located within the City of Beacon’s Waterfront Revitalization Management Area, as is more fully shown in the below map (*Image 2*) that is excerpted from the City’s Local Waterfront Revitalization Plan (“LWRP”). The Harbor Management Area encompasses “. . . both surface waters and the lands adjacent to the surface waters that can influence what takes place on the surface waters and whose use may be influenced by what takes place on the surface waters.”

Image 1 – Tax Parcel Viewer Image of the Property:

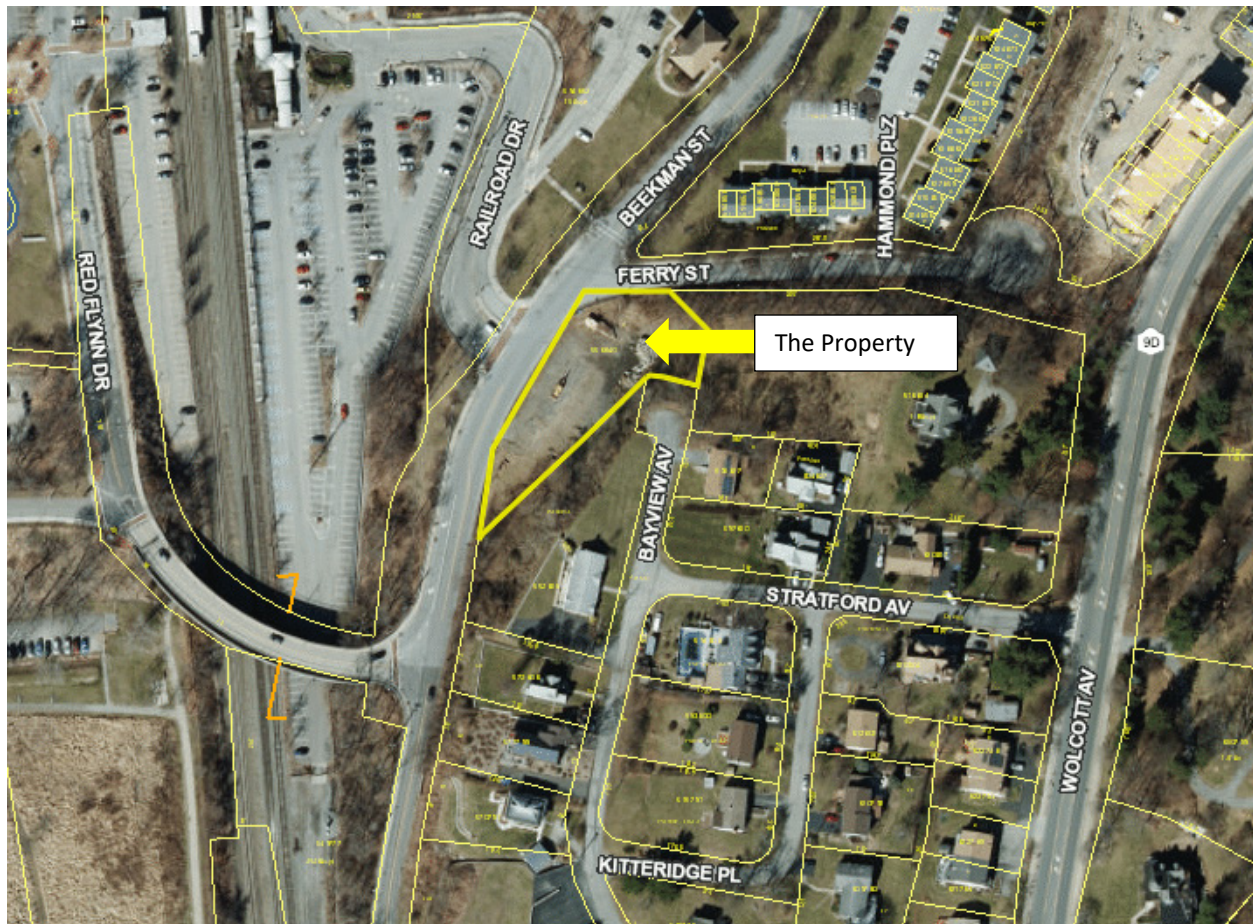


Image 2 – Harbor Management Area Boundary:



Note: The yellow circle shows the approximate location of the Property within the Harbor Management Area Boundary.

This LWRP Consistency Statement analyzes the manner in which the Application for Amended Site Plan Approval and Subdivision Approval for six (6) single-family townhouses (the “Project”) is consistent with the LWRP coastal policies related to viewsheds and environmental protection.¹ This LWRP Consistency Statement is submitted by the Applicant in furtherance of the environmental review of the project and the SEQR documentation submitted by the Applicant.

The Project previously received an LWRP Consistency Determination from the City’s Planning Board on June 11, 2019, a copy of which is annexed hereto. Specifically, the Board noted that several LWRP policies are *not* applicable to the Project and recognized that the Project is consistent with LWRP policies 5, 25, 25A, 33, 33A, 41, and 43. There has not been a change in circumstances since the prior LWRP Consistency Determination, and the Applicant is not proposing any exterior changes to the Project. The Applicant is merely proposing to subdivide the units into individual townhouse lots.

Accordingly, for the reasons set forth herein and in accordance with the prior LWRP Consistency Determination for the Project, the Applicant requests that the Planning Board reaffirm that the amended Project remains consistent with the policies established in the City’s LWRP.

¹ See City of Beacon Zoning Code §§ 220-5, 220-6 (reviewing agencies must ensure actions impacting this coastal area are consistent with the City’s LWRP).

RESOLUTION

PLANNING BOARD BEACON, NEW YORK

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP) CONSISTENCY DETERMINATION FERRY LANDING AT BEACON

WHEREAS, the Beacon Planning Board received an application for Subdivision and Site Plan Approval from Ferry Landing at Beacon, LTD. (the “Applicant”) to subdivide 0.56 acres to construct six single-family townhouses (the “Project” or “Proposed Action”); and

WHEREAS, the subject property is located at the intersection of Beekman Street and Ferry Street and designated on the City tax maps as Parcel No. 5954-33-556840; and

WHEREAS, the subject property is located in the Linkage 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 Site Plan is shown on the drawings entitled, “Site Information Plan for Ferry Landing at Beacon”, Sheets 1-9, dated March 20, 2019, prepared by Ferry Landing at Beacon, Ltd. and T.M. DePuy, Engineering & Land Surveying, P.C.; and

WHEREAS, by submission dated May 28, 2019 the Applicant revised the application to reduce the height of the proposed building from 4-stories to 3-stories which revision did not affect changes to the Site Plan dated March 20, 2019; and

WHEREAS, by letter dated May 28, 2019 the Applicant withdrew the Subdivision Application; 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 the State Environmental Quality Review Act (SEQRA) and on June 11, 2019 after taking a “hard look” at the EAF and all of the associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration, finding the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, 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....”

Local Waterfront Revitalization Program (LWRP) Consistency Determination Ferry Landing at Beacon

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby finds that there are a number of LWRP policies which do not apply to the Project which policies are those that are contained in the LWRP but not listed below, and also 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 is located in close proximity to public transportation.

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.

POLICY 25A

The following view sheds will be protected:

- 11. Southwest view from Wolcott Avenue 200 feet west of Bayview Avenue*
- 12. West View from Wolcott Avenue 200 feet west of Bayview Avenue*
- 13. Northwest View from Wolcott Avenue 200 feet west of Bayview Avenue*

The policy notes that views in proximity to the subject site should be protected and enhanced. The height of the Project was reduced from 4-stories to 3-stories and revised renderings of the view from Bayview Avenue were submitted and demonstrate views from Bayview Avenue will not be meaningfully impaired as a result of the Project. Specifically, the Project is consistent with Policy 25A because:

1. The Project will have no effect on any of the above listed view sheds.
2. The Project is not located in any of the view sheds from Wolcott Avenue.
3. The Project is not located 200 feet west of Bayview Avenue.
4. The Project is located behind a vertical rock outcropping that is close to the height of the proposed building.
5. The height, bulk and scale of the proposed project are in conformity with the character and context of the surrounding neighborhood which includes the train station, Hammond Plaza condominiums and single family dwellings. The Project conforms to all zoning requirements.
6. The disturbance of the Project is generally limited to the relatively level area of the site, which requires minimal clearing, and preserves the wooded hillside on the east side of the site along Bayview Avenue.

POLICY 33

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

Local Waterfront Revitalization Program (LWRP) Consistency Determination
Ferry Landing at Beacon

POLICY 33A

Regulate construction in steeply sloped and high erosion areas to control excessive stormwater runoff.

The Project is consistent with Policy Section 33A because the Project was designed with a compact building footprint and minimal amount of impervious surface to reduce stormwater runoff. The Project includes 5,702 square feet (approximately 23% of the lot area) of on-site landscaped area and an additional 1,814 square feet of adjoining off-site landscaped area in the shoulder of the right-of-way to further reduce stormwater runoff. The Project will also control stormwater runoff through effective construction methods such as erosion and sediment control measures utilizing silt fencing and a stabilized construction entrance.

POLICY 41

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

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.

POLICY 43

Land use or development in the coastal area must not cause the generation of significant amounts of acid raid precursors: nitrates and sulfates.

The Project will not generate significant amounts of acid raid precursors: nitrates and sulfates.

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.

Resolution Adopted: June 11, 2019
 Beacon, New York


 John Gunn, Chairman
 City of Beacon Planning Board

6/11, 2019
 Dated

Motion by G. Barrack, seconded by P. Lambert:

Gary Barrack Voting: Aye
 David Burke Voting: Aye
 Patrick Lambert Voting: Aye
 Rick Muscat Voting: Excused

Jill Reynolds
 J. Randall Williams
 John Gunn, Chairman

Voting: Excused
 Voting: Excused
 Voting: Aye

Resolution Approved 4-0
 Denied _____

**City of Beacon Planning Board Agenda
10/13/2021**

Title:

Zoning Board of Appeals - October Meeting

ATTACHMENTS

City of Beacon Planning Board Agenda
10/13/2021

Title:

Continue review of Small Cell Wireless Facility Design and Review Guideline Policy

ATTACHMENTS

City of Beacon Planning Board Agenda
10/13/2021

Title:

Certificate of Appropriateness - 8 Mattie Cooper Square; new roof on church

ATTACHMENTS

[8 Mattie Cooper Square Existing Shingles 3.JPG](#)

[8 Mattie Cooper Square Existing Shingles.JPG](#)

[8 Mattie Cooper Square Proposed Shingles.jpg](#)

[8 Mattie Cooper Square Shingle Close Up.jpg](#)

[8 Mattie Cooper Square Application.pdf](#)

[8 Mattie Cooper Square Existing Shingles 2.JPG](#)



142



143





ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 8-30-21

Project Address: 8 MATTIE COOPER SQ BEACON NY 12508

Project Architect/Engineer: KIUDS LARSEN ROOFING

Owner/Builder: SPRINGFIELD BAPTIST CHURCH

Contact Phone No.: R. DAWKINS 917-374-5447

Approval Requested: ☒ Certificate of Appropriateness ☐ New Single Family House

Color/Materials: New roof on church

NORDIC DYNASTY
PERFORMANCE SHINGLES

Siding:

Roofing: CHOICE 1 RUST/GREY CHOICE 2 GREY COLOR SEDONA

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: _____



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



147

City of Beacon Planning Board Agenda
10/13/2021

Title:

Certificate of Appropriateness - 199 Main Street; sign

ATTACHMENTS

[199 Main Street Application.pdf](#)

[199 Main Street Sign.pdf](#)

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 9/17/21

Project Address: 199 Main Street Beacon, NY 12508

Project Architect/Engineer: N/A

Owner/Builder: Ken Baldwin

Contact Phone No.: 845-600-6170

Approval Requested: X Certificate of Appropriateness New Single Family House

Color/Materials:

Siding: N/A SIGN PERMIT

White sign with Black lettering

Roofing: N/A

Windows: Color: N/A Type: N/A

Trim: N/A

Garage Door: N/A

Stone/Brick: N/A

Signature

Signature of Owner

FOR OFFICE USE ONLY:

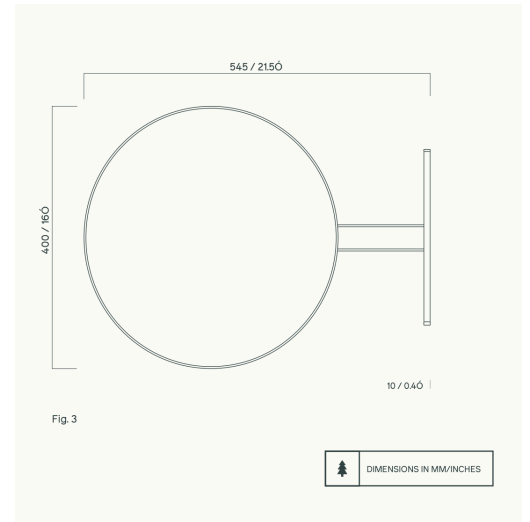
The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

FEE: \$100.00



16" Diameter

City of Beacon Planning Board Agenda
10/13/2021

Title:

Certificate of Appropriateness - 474-476 Main Street; replacement windows

ATTACHMENTS

[474-476 Main Street Application.pdf](#)

[474-476 Main Street Photo 2.jpg](#)

[474-476 Main Street Photo 3.jpg](#)

[474-476 Main Street Windows.pdf](#)

[474-476 Main Street Photo 1.jpg](#)

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 9-27-2021

Project Address: 474-476 MAIN STREET

Project Architect/Engineer: ^{CONTRACTOR} ALL TYPES - PETE GAZZA 845-494-4867

Owner/Builder: KEN STRAUS

Contact Phone No.: 914-844-8708

Approval Requested: ☒ Certificate of Appropriateness ☐ New Single Family House

Color/Materials: BLACK REPLACEMENT WINDOWS

Siding: 16 WINDOWS - CUSTOM SIZE 3' X 6'

Roofing: _____

Windows: Color: BLACK Type: WOOD INSIDE/METAL CLAD OUTSIDE

Trim: _____

Garage Door: _____

Stone/Brick: _____

Ken Straus
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: _____

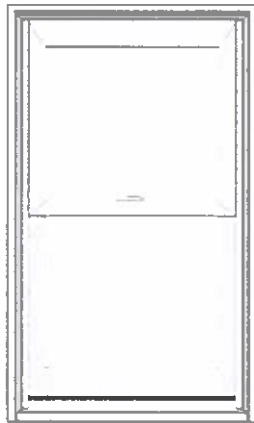
FEE: \$100.00





[Our Message on Coronavirus/COVID-19\(notifications/covid19-response\)](#)[WHERE TO BUY](#)
(/WHERE-TO-BUY)[GET HELP ON YOUR PROJECT \(/EN-US/GET-
HELP?JWCT_GETHELP=UTILITYLINKS\)](#)[FOR INVESTORS](#)
USA[|PRO SIGN IN \(/EN-
US/SIGN-IN\)](#)[\(HTTP://INVESTORS.JELD-
WEN.COM/\)](http://investors.jeld-wen.com/)**JELD-WEN.**
WINDOWS & DOORS474-476 MAIN STREET

W-2500™ Clad-Wood Window: Traditional Double-Hung



16
BLACK
3' X 6'
CUSTOM

Model Overview

PROJECT TYPE

New construction and replacement

MAINTENANCE LEVEL

Moderate

WARRANTY

20 Year Warranty

COLORS & FINISHES

7 Exterior Colors

14 Interior Finish Options

SCREEN & TRIM OPTIONS

3 Insect Screens

5 Exterior Trim Options

FRAME OPTIONS

Integral Nailing Fin

Block Frame/Replacement

GLASS

Energy efficient, textured and protective.

DIVIDED LITES

Grilles between the glass.

HARDWARE

1 Lock Option in 8 finishes

MATERIALS1 Wood Option *INSIDE**METAL CLAD OUTSIDE*



City of Beacon Planning Board Agenda
10/13/2021

Title:

Certificate of Appropriateness - 500-504 Main Street; replacement windows

ATTACHMENTS

[500-504 Main Street Application.pdf](#)

[500-504 Main Proposed Windows.pdf](#)

[500-504 Main Street Photo 3.jpg](#)

[500-504 Main Street Photo 4.jpg](#)

[500-504 Main Street Photo 5.jpg](#)

[500-504 Main Street Window Specs.pdf](#)

[500-504 Main Street Photo 1.JPG](#)

[500-504 Main Street Photo 2.jpg](#)

[500-504 Main Proposed Windows.pdf](#)

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 9-27-2021

Project Address: 500 - 504 MAIN STREET

Project ^{CONTRACTOR} Architect/Engineer: ALL TYPES - PETE G2022A - 845-494-4867

Owner/Builder: KEN STRAWS

Contact Phone No.: 914-844-8708

Approval Requested: ☒ Certificate of Appropriateness ☐ New Single Family House

Color/Materials: 44 WINDOWS REPLACEMENT - VARIOUS SIZES

~~Siding:~~ _____

~~Roofing:~~ _____

Windows: Color: WHITE Type: DOUBLE HUNG VINYL COLONIAL GRILL

~~Trim:~~ _____

~~Garage Door:~~ _____

~~Stone/Brick:~~ _____

Ken Straws

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

DOUBLE-HUNG WINDOWS

VINYL

500-504 MAIN ST
44 WINDOWS (VARIOUS SIZES)

Table of Double-Hung Window Sizes

Scale 1/8" = 12" - 1:96

Exterior J-Channel Dimension	21 1/4"	23 1/4"	27 1/4"	31 1/4"	35 1/4"	37 1/4"	39 1/4"	43 1/4"	47 1/4"
Window Dimension	19 3/4"	21 3/4"	25 3/4"	29 3/4"	33 3/4"	35 3/4"	37 3/4"	41 3/4"	45 3/4"
Minimum Rough Opening	20 1/4"	22 1/4"	26 1/4"	30 1/4"	34 1/4"	36 1/4"	38 1/4"	42 1/4"	46 1/4"
Unobstructed Glass (lower sash only)	13 9/16"	15 9/16"	19 9/16"	23 9/16"	27 9/16"	29 9/16"	31 9/16"	35 9/16"	39 9/16"

		CUSTOM WIDTHS - 16" to 52"										
CUSTOM HEIGHTS - 24" to 84"												
		16210	18210	20210	24210	28210	210210	30210	34210	38210		
38 1/4"	36 3/4"	1632	1832	2032	2432	2832	21032	3032	3432	3832		
42 1/4"	40 3/4"	16310	18310	20310	24310	28310	210310	30310	34310	38310		
50 1/4"	48 3/4"	1642	1842	2042	2442	2842	21042	3042	3442	3842		
54 1/4"	52 3/4"	1646	1846	2046	2446	2846	21046	3046 ⁰	3446 ⁰	3846 ⁰		
58 1/4"	56 3/4"	1652	1852	2052	2452	2852 ⁰	21052 ⁰	3052 ⁰	3452 ⁰	3852 ⁰		
66 1/4"	64 3/4"	1656	1856	2056	2456	2856 ⁰	21056	3056 ⁰	3456 ⁰	3856 ⁰		
70 1/4"	68 3/4"	16510	18510	20510	24510 ⁰	28510 ⁰	210510 ⁰	30510 ⁰	34510 ⁰	38510 ⁰		
74 1/4"	72 3/4"	1662	1862	2062	2462 ⁰	2862 ⁰	21062 ⁰	3062 ⁰	3462 ⁰	3862 ⁰		
78 1/4"	76 3/4"											

Cottage or reverse cottage sash ratio available. Check call is offset 6" up (cottage) or 6" down (reverse cottage) from equal sash location.

Cottage (Reverse Oriel):

CUSTOM WIDTHS - 17 3/4" to 48"

CUSTOM HEIGHTS - 42" to 78 3/4"

Reverse Cottage (Oriol):

CUSTOM WIDTHS - 17 3/4" to 48"

CUSTOM HEIGHTS - 42" to 78 3/4"



Cottage

Reverse Cottage

* "Window Dimension" always refers to inside frame to frame dimension.

* "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

0 Meet or exceed clear opening area of 5.7 sq.ft., clear opening width of 20" and clear opening height of 24".









Quality you expect from a brand you can trust.

American Craftsman® vinyl windows and patio doors offer energy efficiency, low maintenance and affordability along with the confidence and peace of mind that includes a limited lifetime warranty.

No matter if you're replacing existing windows or adding windows in a remodel or new construction project, windows from American Craftsman by Ply Gem® can provide better insulation and reduce your energy bills. With a variety of styles and options to choose from, you'll find windows designed for both performance and good looks at The Home Depot.



70 Series Pro Double Hung Windows



70 Series Casement Windows

Classic styling for enhanced curb appeal.

design with wider profiles to emulate the look of traditional wood windows, and a decorative exterior frame for added curb appeal. The premium hardware provides security and dual weatherstripping offers protection against dust, wind and water. Available in many styles with a variety of colors, grille patterns and ENERGY STAR® certified glass options.



The Pro Double Hung Replacement Window has the same premium quality and features as the other 70 Series windows, however, it has a unique frame with a classic look.

Optional for coastal areas: impact-resistant glass and structural reinforcements to help protect your home from the harshest coastal conditions.



50 Series Double Hung Windows

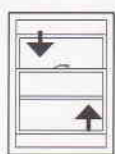


Simplified design for the budget-minded.

50 Series products offer affordability without sacrificing quality. A simplified design maximizes outside light and views for a more contemporary look. These products are low maintenance inside and out and are ENERGY STAR® certified with select glass options. Dual weatherstripping helps seal out dust, wind and water.

A range of styles make it easy to find what's right for you.

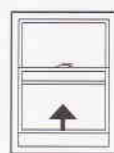
70 Series Double Hung & Picture Windows



Double Hung

Two operating sashes move up and down to allow ventilation from both top and bottom, while both sashes tilt-in for easy cleaning.

AVAILABLE ON THE 70 SERIES AND 50 SERIES



Single Hung

Bottom sash moves up and down to allow ventilation and tilts in for easy cleaning.

AVAILABLE ON THE 70 SERIES AND 50 SERIES



Casement

Hinged on the side and opens outward to the left or right, allowing for full top to bottom venting.

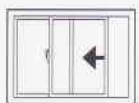
AVAILABLE ON THE 70 SERIES



Awning

Opens outward from the bottom for ventilation and protection from rain.

AVAILABLE ON THE 70 SERIES



Sliding

Sash slides horizontally for ventilation.

AVAILABLE ON THE 70 SERIES AND 50 SERIES

Enhance your view.

Specialty architectural shaped windows are stationary and do not operate. They are available in a variety of shapes and sizes. For even more dramatic style and a grander view, create window combinations by placing various shapes and sizes together.



Twin Double Hung



Triple Double Hung



Picture Window with Double Hung Flankers



Equal Leg Arch Over Double Hung



Transom Over Double Hung



Triple Transom Over Triple Double Hung



Half Circle Over Double Hung



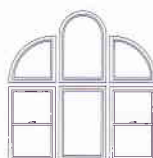
Half Circle Over Twin Double Hung



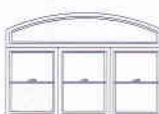
Quarter Circle Over Double Hung



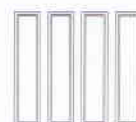
Half Circle Over Triple Double Hung



Quarter Circles, Palladian, Double Hungs and Picture Window



Equal Leg Arch Over Triple Double Hung



Picture Windows



Palladian Windows

Glass options for the performance you need.

GLASS TYPE	DESCRIPTION
Low-E	Reflects heat in summer and retains heat during winter. Ideal for all climates.
Low-E^{SC}	Adds a subtle tint that blocks out the sun's heat and UV rays. Great for warmer climates.
Low-E^{PS}	Retains heat during winter and allows the sun's warmth in. Perfect for colder climates.
Low-E2^{PS}	With an additional special coating that helps to reflect the heat that escapes your home. Ideal for cold climates.
StormDefense™	Impact resistant glass and structural upgrades that protect from damaging coastal weather. The insulating air space helps to keep homes cool in warm weather.



DID YOU KNOW?

Argon gas can be added to any of the American Craftsman® glass options to increase insulation and performance even more.

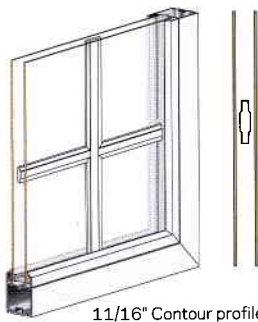
Grille Options

Grilles Between the Glass

Grilles Between the Glass add style to your windows and doors and make cleaning easy.



13/16" Flat profile



11/16" Contour profile



Simulated Divided Light

Grilles are permanently applied to the glass, providing a more authentic look.

7/8" or 1 1/4" Contour profile

Options that make
our windows your own.

70 Series Double Hung Windows

WINDOW & DOOR FEATURES	WINDOWS									DOORS	
	70 Series Pro Double Hung	70 Series Double Hung	70 Series Single Hung	70 Series Casement	70 Series Awning	70 Series Sliding	50 Series Double Hung	50 Series Single Hung	50 Series Sliding	70 Series Sliding Patio Door	50 Series Sliding Patio Door
EXTERIOR/INTERIOR COLOR											
White	•	•	•	•	•	•	•	•	•	•	•
Beige	•	•	•	•	•	•	•	•	•	•	•
Sandstone	•	•	•	•	•	•				•	
Dark Bronze/White	•	•	•	•	•	•				•	•
Black/White	•	•	•	•	•	•				•	
FRAME TYPE											
Insert (Replacement)	•			•	•	•	•	•	•		
Nailing Flange (New Construction)		•	•	•	•			•	•		•
Nailing Flange with J-Channel (New Construction)		•	•	•	•	•				•	
Masonry Flange (Replacement/New Construction)			•					•			
GRILLES & BLINDS											
Simulated Divided Light	•	•		•	•	•				•	
Grilles Between the Glass	•	•	•	•	•	•	•	•	•	•	•
Blinds Between the Glass										•	•
STORMDEFENSE™ PROTECTION											
		•	•	•	•	•				•	
CUSTOM SIZES											
	•	•	•	•	•	•	•	•	•	•	

* Simulated divided light only available with replacement frame.

** StormDefense only available with replacement frame.





DOUBLE-HUNG WINDOWS

VINYL

500-504 MAIN ST
44 WINDOWS (various sizes)

Table of Double-Hung Window Sizes

Scale 1/8" = 12" - 1:96

Exterior J-Channel Dimension	21 1/4"	23 1/4"	27 1/4"	31 1/4"	35 1/4"	37 1/4"	39 1/4"	43 1/4"	47 1/4"
Window Dimension	19 3/4"	21 3/4"	25 3/4"	29 3/4"	33 3/4"	35 3/4"	37 3/4"	41 3/4"	45 3/4"
Minimum Rough Opening	20 1/4"	22 1/4"	26 1/4"	30 1/4"	34 1/4"	36 1/4"	38 1/4"	42 1/4"	46 1/4"
Unobstructed Glass (lower sash only)	13 9/16"	15 9/16"	19 9/16"	23 9/16"	27 9/16"	29 9/16"	31 9/16"	35 9/16"	39 9/16"

		CUSTOM WIDTHS - 16" to 52"										
CUSTOM HEIGHTS - 24" to 84"												
		16210	18210	20210	24210	28210	210210	30210	34210	38210		
38 1/4"	36 3/4"	1632	1832	2032	2432	2832	21032	3032	3432	3832		
42 1/4"	40 3/4"	16310	18310	20310	24310	28310	210310	30310	34310	38310		
50 1/4"	48 3/4"	1642	1842	2042	2442	2842	21042	3042	3442	3842		
54 1/4"	52 3/4"	1646	1846	2046	2446	2846	21046	3046 ⁰	3446 ⁰	3846 ⁰		
58 1/4"	56 3/4"	1652	1852	2052	2452	2852 ⁰	21052 ⁰	3052 ⁰	3452 ⁰	3852 ⁰		
66 1/4"	64 3/4"	1656	1856	2056	2456	2856 ⁰	21056	3056 ⁰	3456 ⁰	3856 ⁰		
70 1/4"	68 3/4"	16510	18510	20510	24510 ⁰	28510 ⁰	210510 ⁰	30510 ⁰	34510 ⁰	38510 ⁰		
74 1/4"	72 3/4"	1662	1862	2062	2462 ⁰	2862 ⁰	21062 ⁰	3062 ⁰	3462 ⁰	3862 ⁰		
78 1/4"	76 3/4"											

Cottage or reverse cottage sash ratio available. Check call is offset 6" up (cottage) or 6" down (reverse cottage) from equal sash location.

Cottage (Reverse Oriel):
CUSTOM WIDTHS - 17 3/4" to 48"
CUSTOM HEIGHTS - 42" to 76 3/4"
Reverse Cottage (Oriel):
CUSTOM WIDTHS - 17 3/4" to 48"
CUSTOM HEIGHTS - 42" to 76 3/4"



* "Window Dimension" always refers to inside frame to frame dimension.

* "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

0 Meet or exceed clear opening area of 5.7 sq.ft., clear opening width of 20" and clear opening height of 24".

City of Beacon Planning Board Agenda
10/13/2021

Title:

Certificate of Appropriateness - 139-141 Main Street; new entrance

ATTACHMENTS

[139-141 Main Street Application.pdf](#)

[139-141 Main Street Drawing Set.pdf](#)

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 28 September 2021

Project Address: 139-141 Main Street

Project Architect/Engineer: David Burke Architects PLLC

Owner/Builder: The Lindley LLC

Contact Phone No.: 914-475-0076

Approval Requested: ☒ Certificate of Appropriateness ☐ New Single Family House

Color/Materials: New entrance

Siding: Corten Steel

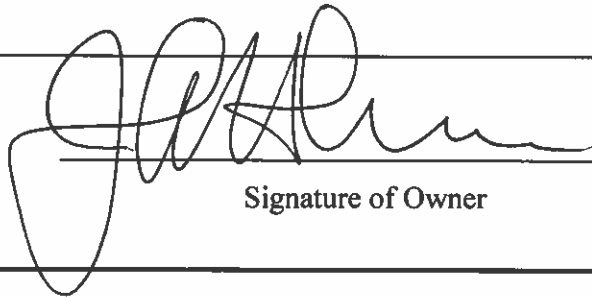
Roofing: EPDM

Windows: Color: Frameless clear glass door Type: N/A

Trim: N/A

Garage Door: N/A

Stone/Brick: N/A



Signature of Owner

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied

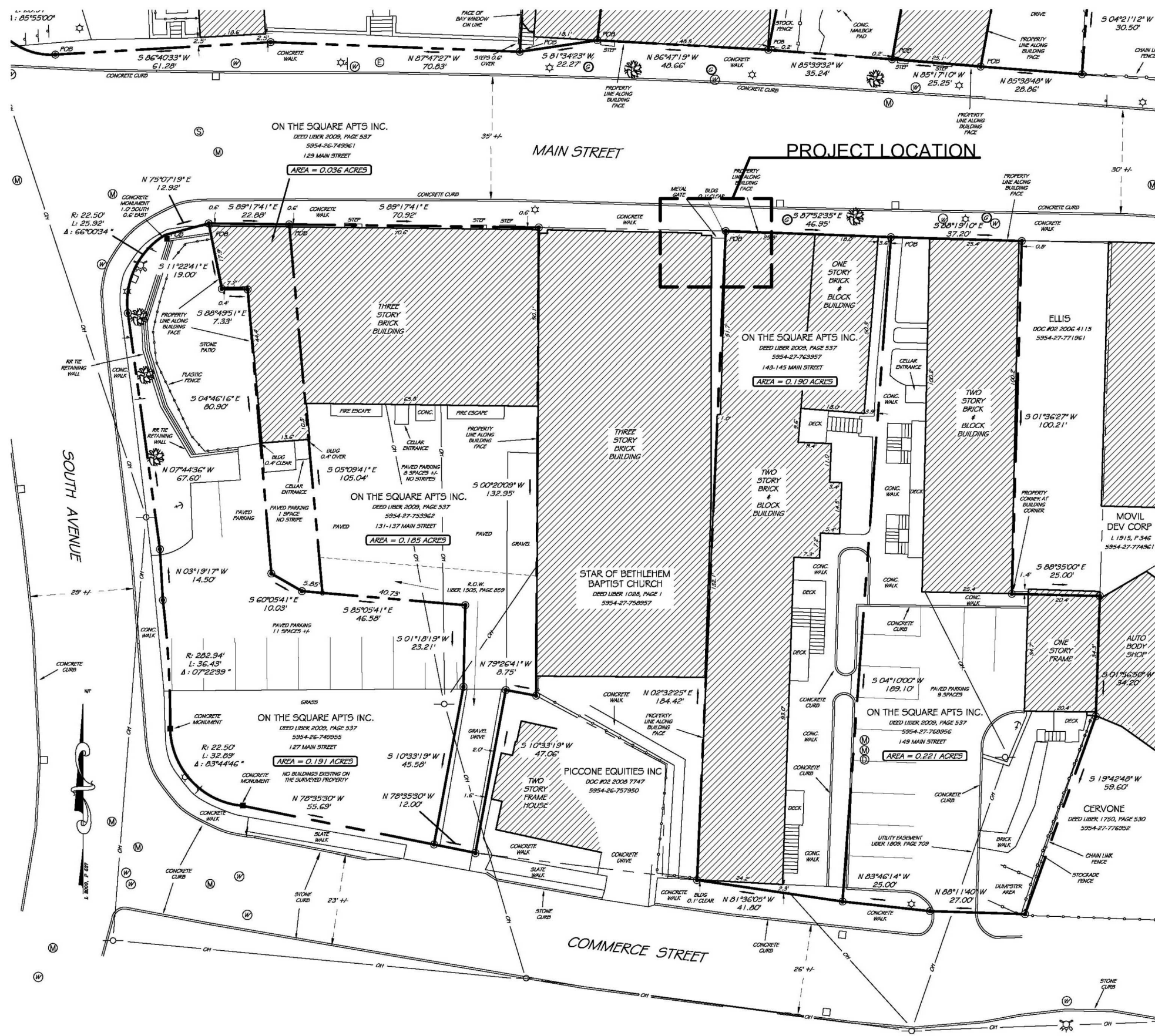
(Date)

Plan Approved

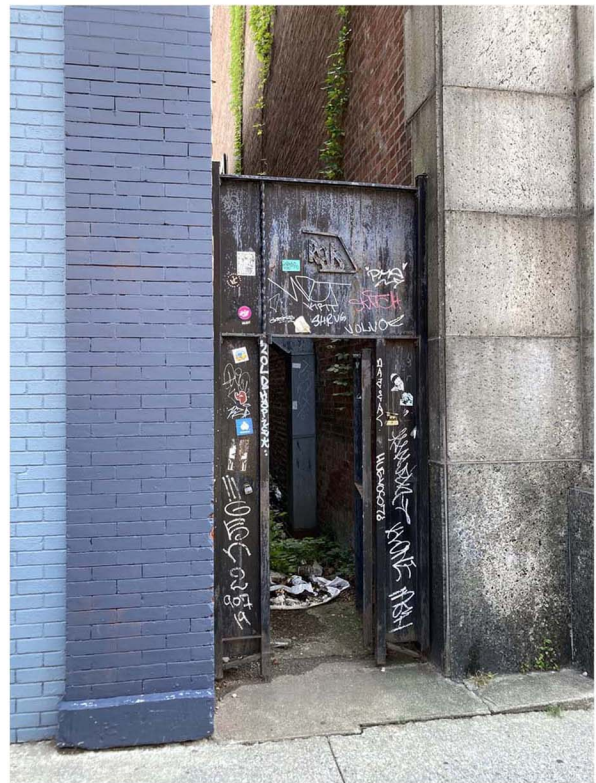
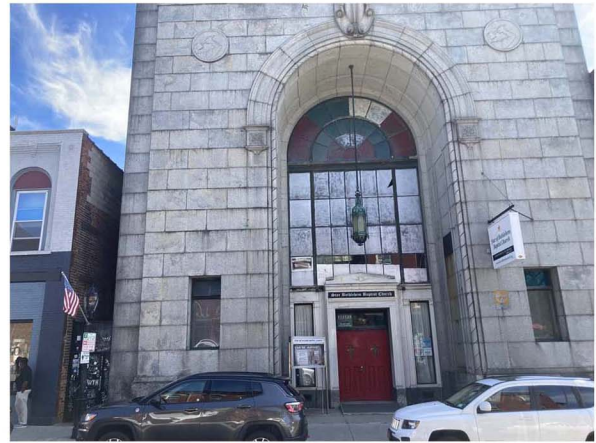
(Date)

Subject to the following:

FEE: \$100.00



① EXISTING SITE PLAN
SCALE: 1/32" = 1' - 0"



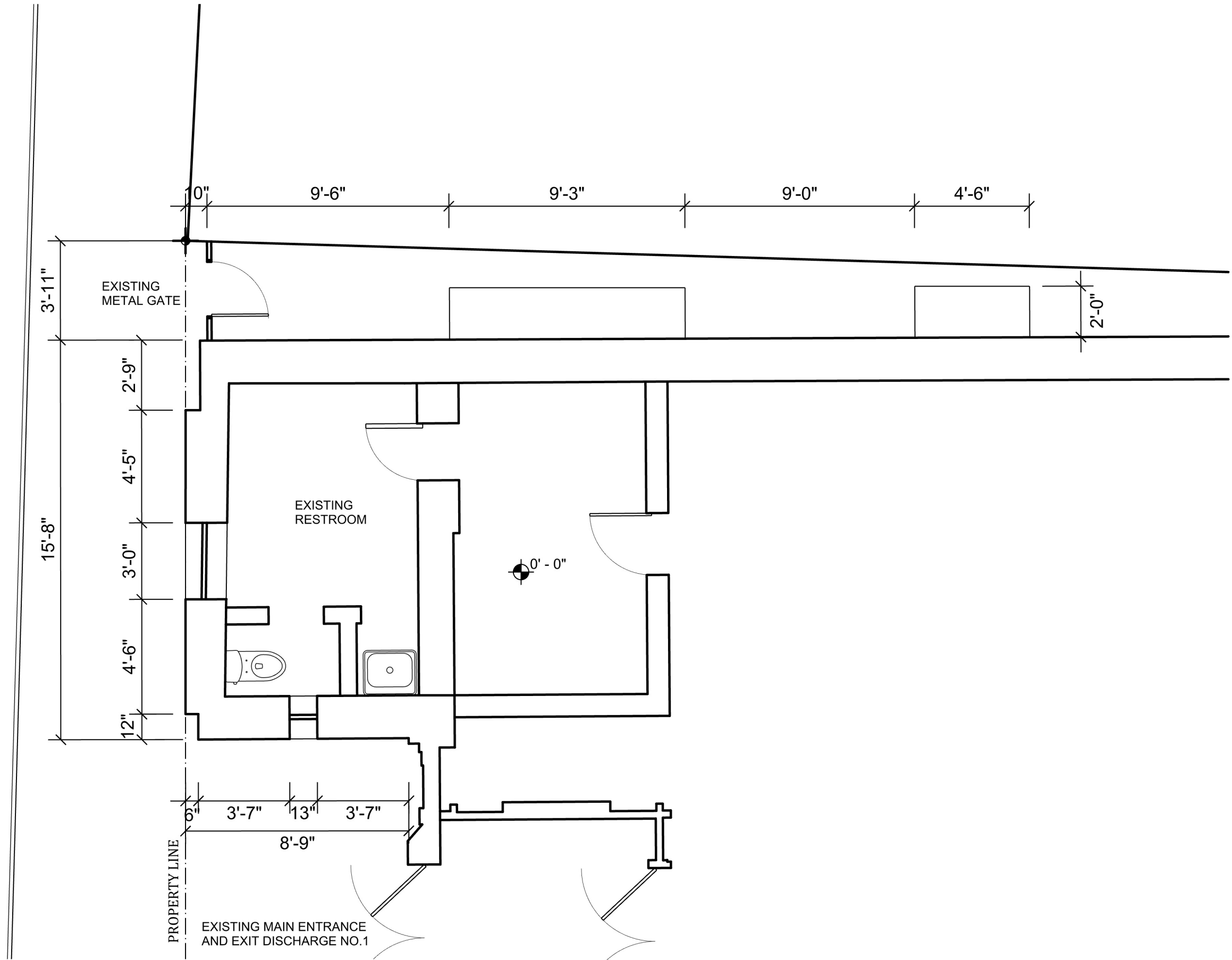
② SITE PHOTOS

Project Name

NEW ENTRANCE FOR:
139-141 MAIN ST
BEACON, NY 12508

No.	Revision/Issue	Date

MAIN STREET



① EXISTING PARTIAL FLOOR PLAN
SCALE: 1/4" = 1' - 0"



Project Name

NEW ENTRANCE FOR:
139-141 MAIN ST
BEACON, NY 12508

No.	Revision/Issue	Date

Drawing Title

EXISTING PARTIAL
FLOOR PLAN

Scale

AS NOTED

Date

09.28.21

Sheet No.

Drawn by

JK

Checked by

DB

XC2

Project Name

NEW ENTRANCE FOR:
139-141 MAIN ST
BEACON, NY 12508

No.	Revision/Issue	Date

Drawing Title

EXISTING PARTIAL
ELEVATION

Scale

AS NOTED

Date

09.28.21

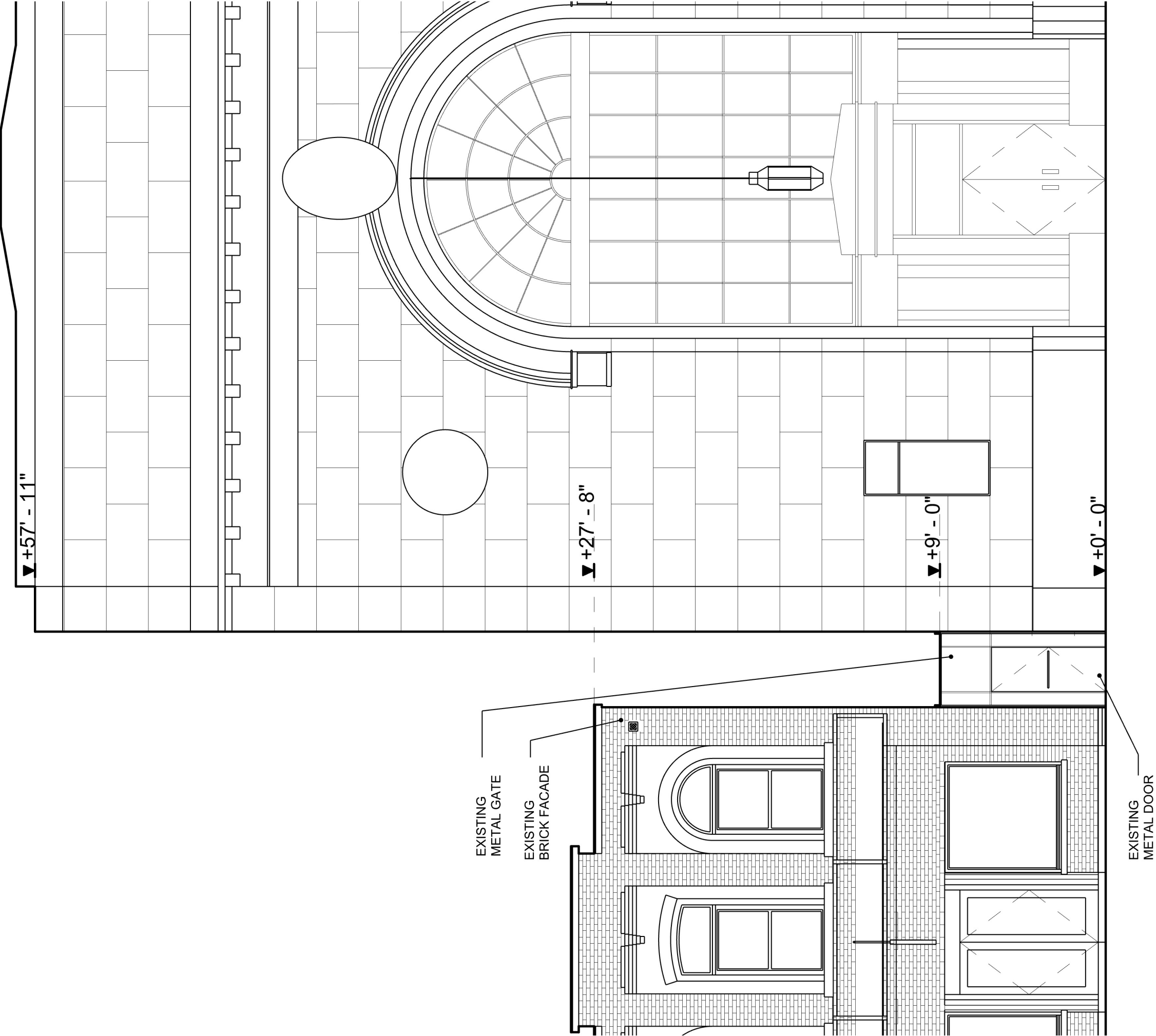
Sheet No.

Drawn by

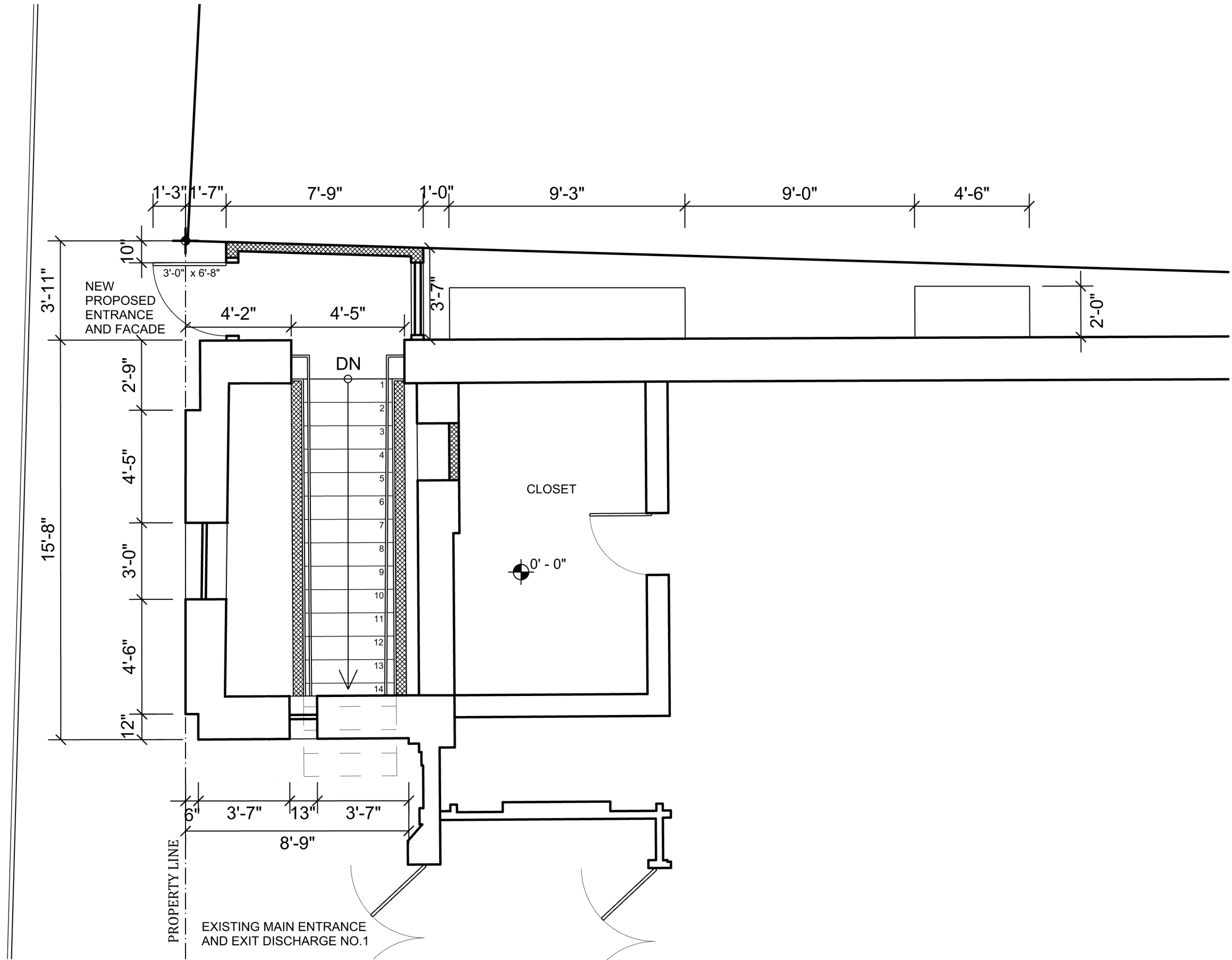
JK

Checked by

DB



MAIN STREET



① PROPOSED PARTIAL FLOOR PLAN
SCALE: 1/4" = 1' - 0"



Project Name

NEW ENTRANCE FOR:
139-141 MAIN ST
BEACON, NY 12508

No.	Revision/Issue	Date

Drawing Title

PROPOSED PARTIAL
FLOOR PLAN

Scale

AS NOTED

Date

09.28.21

Sheet No.

Drawn by

JK

Checked by

DB

Project Name

NEW ENTRANCE FOR:
139-141 MAIN ST
BEACON, NY 12508

No.	Revision/Issue	Date

Drawing Title

PROPOSED PARTIAL
ELEVATION

Scale

AS NOTED

Date

09.28.21

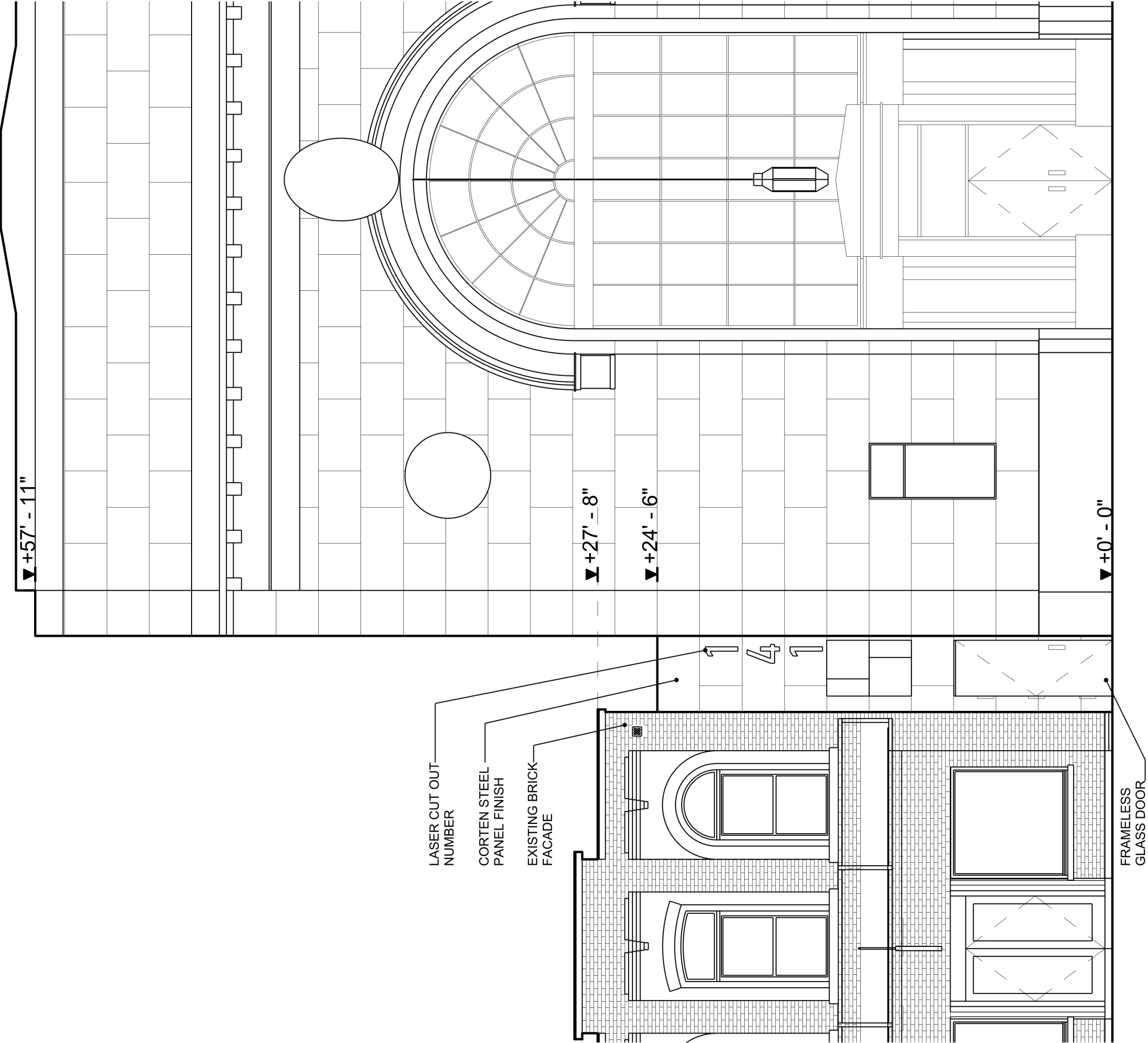
Sheet No.

Drawn by

JK

Checked by

DB





Project Name

NEW ENTRANCE FOR:
139-141 MAIN ST
BEACON, NY 12508

No.	Revision/Issue	Date
-----	----------------	------

Drawing Title
**RENDERING -
STREET VIEW 1**

Scale
AS NOTED

Date 09.28.21

Drawn by JK
Checked by DB

SD3
178



Project Name

NEW ENTRANCE FOR:
139-141 MAIN ST
BEACON, NY 12508

No.	Revision/Issue	Date

Drawing Title

RENDERING -
STREET VIEW 2

Scale

AS NOTED

Date 09.28.21

Sheet No.

Drawn by JK

Checked by DB



Project Name

NEW ENTRANCE FOR:
139-141 MAIN ST
BEACON, NY 12508

No.	Revision/Issue	Date

Drawing Title

RENDERING -
NIGHT VIEW

Scale

AS NOTED

Date

09.28.21

Sheet No.

Drawn by

JK

Checked by

DB