



CITY OF BEACON, NEW YORK
VIRTUAL MEETING

Mayor Lee Kyriacou
Councilmember Amber J. Grant, At Large
Councilmember George Mansfield, At Large
Councilmember Terry Nelson, Ward 1
Councilmember Air Rhodes, Ward 2
Councilmember Jodi M. McCredo, Ward 3
Councilmember Dan Aymar-Blair, Ward 4
City Administrator Anthony Ruggiero

**January 19, 2021
7:00 PM
City Council Agenda**

Call to Order

Pledge of Allegiance

Roll Call

Public Comment:

[Notice of Change in Meeting Location January 19, 2021](#)

Community Segment

[Community Energy Engagement Program Presentation](#)

Public Hearings:

1. [Public Hearing to Receive Comment on a Special Use Permit Application for 416-420 Main Street](#)
2. [Public Hearing to Receive Comment on a Proposed Local Law to Amend Chapter 223, Sections 24.5, 26.4, 25\(A\)\(19\) and 41.21\(A\)\(10\) of the Code of the City of Beacon Regarding Wireless Telecommunications Service Facilities](#)
3. [Public Hearing to Receive Comment on a Proposed Local Law to Amend Chapter 55, Section 16 of the Code of the City of Beacon Regarding Records Retention](#)

Reports

Local Laws and Resolutions:

1. [Resolution Condemning the Attack on January 6 of the U.S. Capital and Congress](#)
2. [Resolution Setting a Public Hearing to Receive Comment on a Proposed Local Law to Create Chapter 223, Section 25.1 of the Code of the City of Beacon Regarding Scenic Viewsheds Protection for February 16, 2021](#)

Approval of Minutes

City Council Meeting Minutes January 4,
2021

2nd Opportunity for Public Comments:

Adjournment:

Executive Session

Personnel

City of Beacon City Council Agenda
01/19/2021

Title:

Notice of Change in Meeting Location January 19, 2021

ATTACHMENTS

[Notice of Change in Meeting Location January 19, 2021](#)



NOTICE OF CHANGE IN PUBLIC MEETING LOCATION

PLEASE TAKE NOTICE, that effective immediately and based upon notices and health advisories issued by Federal, State and Local officials related to the COVID-19 virus, the City Council will not hold in-person meetings. Until further notice, all future City Council meetings (including public hearings) will be held via videoconferencing, as permitted by the NYS Open Meetings Law. Due to public health and safety concerns, the public will not be permitted to attend at the remote locations where the City Council members will be situated. The public, however, will be able to fully observe the videoconference meeting and comment during regular City Council meetings (i.e for public hearings and during designated public comment periods) at

<https://us02web.zoom.us/j/83654632228?pwd=OU1ZcUNFN2RJUWtHTUtiZlJZbHpvdz09>

Webinar ID: 836 5463 2228 Passcode: 138866. To the extent internet access is not available, the public can attend and comment via telephone by dialing + 1 929 205 6099 and entering the Webinar ID: 836 5463 2228 Passcode: 138866. The City Council's agenda is available online in advance of meetings at <http://www.cityofbeacon.org/index.php/agendas-minutes/>. The public can email written comments or questions for regular City Council Meetings by 5pm on the day of the meeting addressed to cityofbeacon@cityofbeacon.org. Any member of the public who has questions should contact the City Administrator in advance of the meeting at 845 838 5010 or aruggiero@cityofbeacon.org.

PLEASE TAKE FURTHER NOTICE, that any Executive Session of the Council will be initiated with the Council first convening on the public videoconferencing site, and then adopting a motion to go into Executive Session.

PLEASE TAKE FURTHER NOTICE, that the City Council Meeting of January 19, 2021 at 7:00 pm can be accessed live at <https://www.youtube.com/channel/UCvPpigGwZDeR7WYmw-SuDxg>

City of Beacon City Council Agenda
01/19/2021

Title:

Community Energy Engagement Program Presentation

ATTACHMENTS

[Community Energy Engagement Program Presentation](#)

Mid-Hudson Energy Choices

Community Energy Engagement Program (CEEP)

Your local Community Energy Advisors:

Sean Welsh

CCE Sullivan County
sw288@cornell.edu
845-292-6180 ext 127

Collin Adkins

CCE Dutchess County
cda37@cornell.edu
845-677-8223 ext 113

Danielle Salisbury

CCE Dutchess County
ds778@cornell.edu
845-677-8223 ext 138

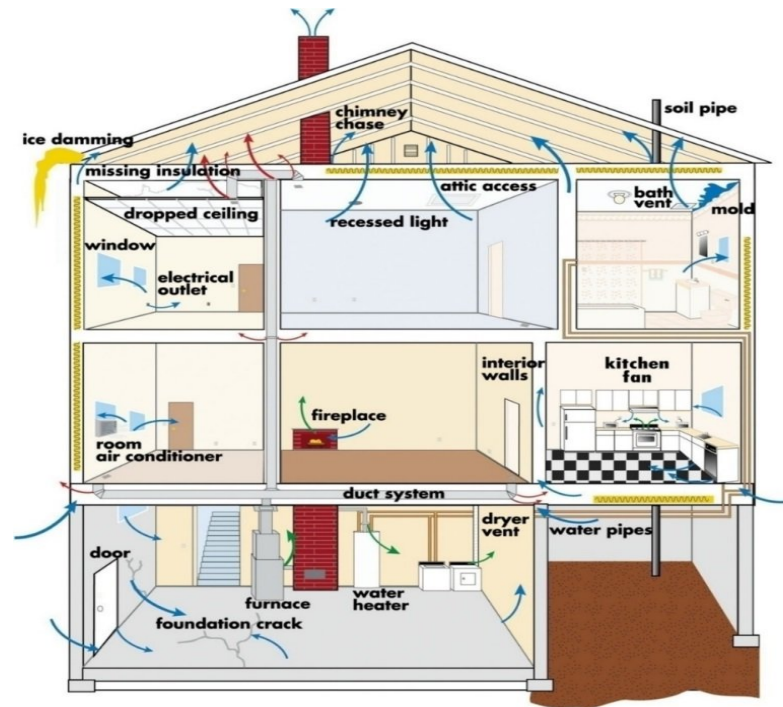


NYSERDA

Cornell Cooperative Extension | Dutchess County

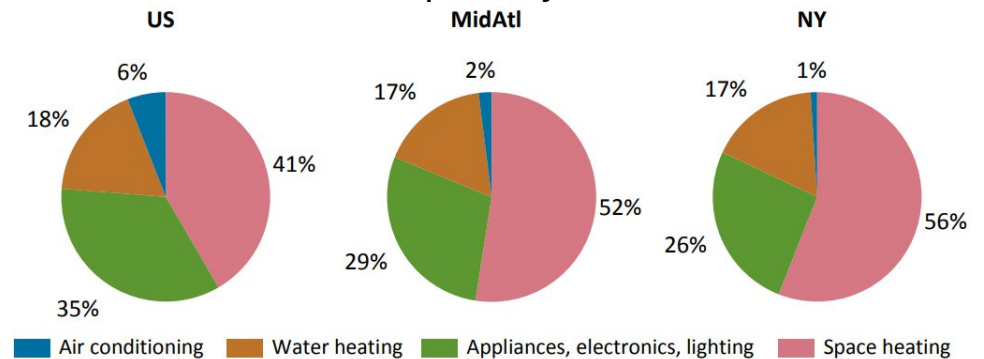
Independent Contractor to NYSERDA

Energy Inefficiency Hurts Our Budget...

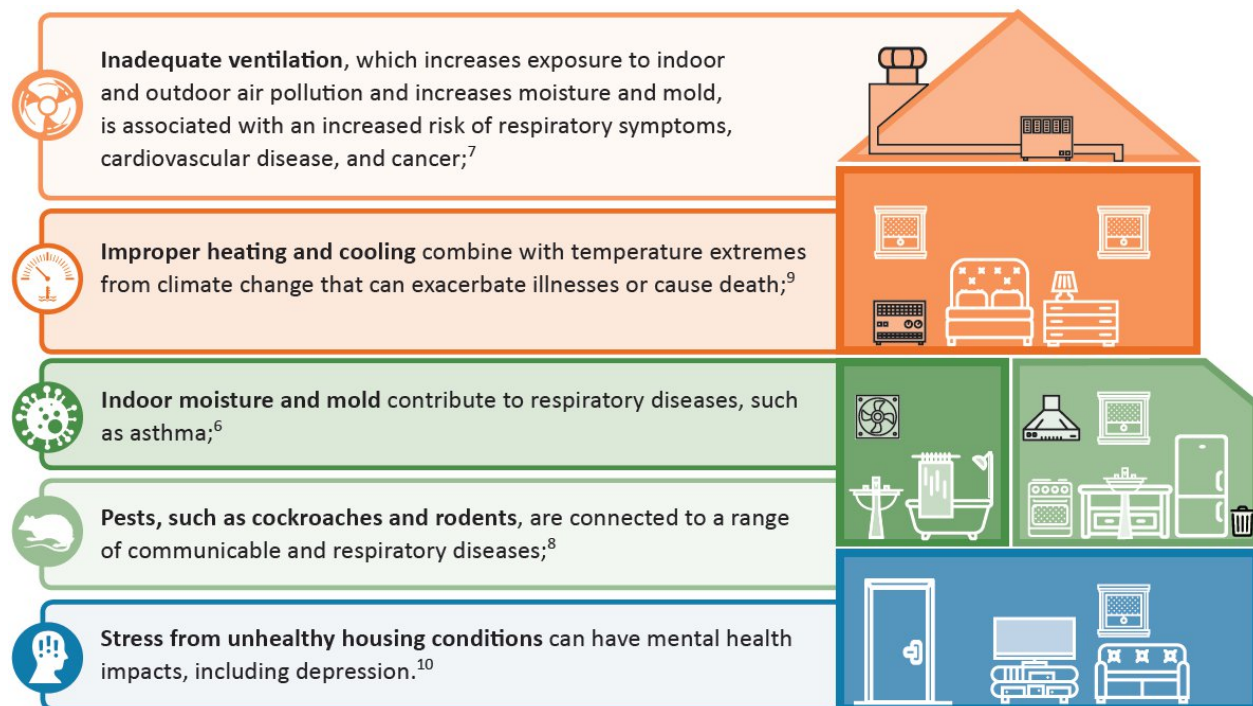


Source: U.S.E.I.A. 2009 RECS State Briefs

Consumption by End Use



...And Our Health



Source: RAMP Asthma, 2018. Energy Efficiency and Health.

There Are Programs for New York State Residents of All Income Levels

	Residential Energy Audit	Residential Financing
Eligibility	Own or rent* a single-family home or multifamily home with up to 4 units	Own or rent* a single-family home or multifamily home with up to 4 units
Income Guidelines	Household income is greater than: \$76,752	Not applicable
Home Energy Assessment Cost	Free	Not applicable
Income Eligible Discounts	Not applicable	Not applicable

* Income guidelines vary by household size and location.

Assistance Is Available to Income-Qualified Households

	Assisted Home Performance with ENERGY STAR®	EmPower New York
Eligibility	Own or rent* a single-family home or live in a building with 100 or fewer units	Own or rent* a single-family home or live in a building with 100 or fewer units
Income Guidelines	Household income is less than: \$76,752	Household income less than: \$57,564 or participate in a utility payment assistance program
Home Energy Assessment Cost	Free	Free
Income Eligible Discounts	Up to 50%	100%

* Income guidelines vary by household size and location.

We Are Here to Help All Along the Way



Outreach &
Consultation with an
Energy Advisor



Engage a contractor
& get an energy
assessment



Understand your
options & apply for
assistance/financing



Construction &
make the most of
your upgrades



Energy Efficiency Helps Our Friends & Neighbors

Konstanty Family – Gasport, NY

- > Chilly house made family uncomfortable
- > Attic and basement insulation, cracks sealed, and lighting updates
- > EmPower New York covered 100% of the work done



Alan Jones – Monticello, NY

- > Modern home but drafty and uneven temperatures
- > Air sealing and added insulation
- > Cut energy bill in half!

Questions?

Learn more at MidHudsonEnergyChoices.org

Or contact us at:

Collin Adkins
CCE Dutchess County
cda37@cornell.edu
845-677-8223 ext 113

Holly O'Grady
Energy Navigator
Volunteer, Beacon
h.ogrady.en@gmail.com



NYSERDA

Cornell Cooperative Extension | Dutchess County

Independent Contractor to NYSERDA

City of Beacon City Council Agenda
01/19/2021

Title:

Public Hearing to Receive Comment on a Special Use Permit Application for 416-420 Main Street

ATTACHMENTS

1-6-21 416-220 Main Street - City Council Special Permit Supplemental Submission Cover Letter.PDF

Site Plan,Sheet1 of 10 Revised 1-6-21.PDF

Exhibit A - Debra Adamsons of Landscape Restorations Letter Dated 1-6-21.PDF

Exhibit B - Maser Consulting, P.A Letter Dated 1-5-21.PDF

Memorandum from the City Attorney's Office Regarding 416-420 Main Street

Memorandum from the City of Beacon Planning Board

Memorandum from the Dutchess County Department of Planning and Development

11-4-20 416-420 Main Street - Cover Letter - City Council Special Permit Supplemental Submission

416-420 Main Street Application for SUP

416-420 Main Street Sheet 1 Site Plan

416-420 Main Street Sheet 1 Subdivision Plat

416-420 Main Street Sheet 3 Landscape and Lighting Plan.pdf

416-420 Main Street Sheet 2 Existing Condition Demolition Plan.pdf

416-420 Main Street Sheet 4 Floor Plans.pdf

416-420 Main Street Sheet 5 Building Elevations and Views

Exhibit A - Planning Board Negative Declaration and Environmental Findings dated October 14, 2020

Exhibit B - Traffic Impact Study & Parking Analysis Prepared by Maser Consulting Revised June 29, 2020 - Including On Street Parking Plan

Affidavit of Mailing(4649720.1).pdf

Affidavit of Posting(4649721.1)

Date stamped Certified Receipts(4646176.1)

Mailing Address List 416-420 Main

Affidavit of Posting - 1-19-21



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

January 6, 2021

VIA E-MAIL

Hon. Mayor Lee Kyriacou
And Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Supplemental Submission – Application for Special Use Permit Approval
Office, Commercial, Residential & Green Space Mixed-Use Development
Premises: 416-420 Main Street, Beacon, New York
Tax Parcel IDs: (6054-29-056780 & 6054-29-056774)

Dear Mayor Kyriacou and Members of the City Council:

On behalf of 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC (collectively, the “Applicant”), the owners of the above-referenced Premises, we respectfully submit this letter and referenced enclosures in furtherance of the pending Application for a Special Use Permit (the “SUP Application”) for the stepped-back fourth-story component of the Applicant’s mixed-use office, commercial and limited residential development, and now including a further enlarged green space (the “Project”).

Since we last appeared before the City Council on December 7th, the Applicant worked with the Project’s landscape designer and architects to refine the proposal and to further enlarge the proposed green space in order to make it much more inviting and to draw the public in. As is more fully detailed in the enclosed updated Site Plan and Landscape Plan, the Applicant has made the following changes to maximize the public benefits of the Project:

- 1) The prior 1,710 +/- sq. ft. proposed green space was further enlarged by 2,521 +/- sq. ft., and the now the enlarged green space comprises 4,231 +/- sq. ft. on the Premises;
- 2) The off-street parking area was shifted so that vehicles now enter the property from South Street rather than off of Schenck Avenue, which creates two (2) additional on-street parking spaces along Schenck Avenue where the curb cut will be closed off and makes the enlarged green space more accessible and inviting to pedestrians;
- 3) The proposed live-work building was adjusted to accommodate additional green space; and

- 4) The landscape design elements were enhanced, including more clearly defined entrances to the enlarged green space and more amenities that make the green space more inviting to users.

It is respectfully submitted that the enlarged, more-inviting public green space further enhances the public benefits of the Project, which also include the two (2) upper floors of commercial office space right on Main Street.

In support of this supplemental submission, we respectfully submit a copy of the revised Site Plan, Sheet 1 of 10, entitled “Site Plan Application – 416-420 Main Street”, prepared by Aryeh Siegel, Architect, dated April 28, 2020 and last revised January 6, 2021. Enclosed as **Exhibit A**, please also find a copy the letter prepared by Debra Adamsons of Landscape Restorations dated January 6, 2021, which details the enhancements to the updated Landscape Plan entitled “Conceptual Landscape Plan”, dated January 6, 2021 that is annexed to the letter and also enclosed herein.¹

Additionally, in furtherance of refinements to the building program and to the Site, please also see the enclosed letter memorandum, prepared by Maser Consulting, P.A., dated January 5, 2021, which affirms that there are no changes to the findings in Maser’s Traffic Impact Study & Parking Analysis for the Project. See **Exhibit B**. Indeed, as noted in the enclosed letter memorandum, the off-street parking requirements for the residential portion of the Project will continue to be satisfied with the proposed three (3) off-street parking spaces provided on the Site, and the “... addition of two (2) [parking] spaces along Schenck Avenue will provide additional parking in the vicinity of the Site and as well as additional parking for public use in the vicinity of Main Street, resulting in a net ‘gain’ of one (1) parking space over the prior reviewed site plan.” See **Exhibit B**.

CONCLUSION:

For all the reasons set forth herein, and as will be further discussed at the City Council’s Work Session on January 11th, the Applicant respectfully submits that the Project meets and or exceeds the applicable criteria for a Special Use Permit for the limited stepped back fourth floor.

¹ **Note:** The details on the updated Landscape Plan will be incorporated into the Sheet 1 of 10 of the enclosed Site Plan drawing in advance of the City Council’s January 11th Workshop Meeting. The enclosed revised Site Plan (Sheet 1 of 10) shows the landscaped area without the planting schedule and site furniture/amenities, which are shown on the enclosed updated Landscape Plan.



January 6, 2021
Page 3

We look forward to appearing at the City Council's, January 11th Work Session for our continued review of the Project. In the meantime, should the City Council 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 "Taylor M. Palmer". The signature is stylized with a large, sweeping "T" and "P".

Taylor M. Palmer
Enclosures

Cc: Nicholas M. Ward-Willis, Esq.
Jennifer L. Gray, Esq.
Anthony Ruggiero – City Administrator
Aryeh J. Seigel Architect
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.
Maser Consulting P.A.
Debra Adamsons

Bulk Zoning Regulations Table - Main Building																
	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CMS*	0'-10'	0'	20'	6'-3" - 7'-3" **	0'	118'	100%	100%	75'	Varies: 105' - 192'-11"	3 38' & 4th Story w/ Special Permit	4 Stories ***	10% 5% if open to public	25% (2,743 sf)	10,673 SF	11,715 SF
Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts * Main Building lies within the CMS District ** Front setback varies along Main Street *** Seeking special permit for 4th-Story w/ 15' Building setback																

Bulk Zoning Regulations Table - Live/Work Residence												
	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
T*	9.24****	10'	20'	10'	10'/10'	146'	100'	192'-11"	2.5 35'	2 stories 34'	10,673 SF	1,000 SF

Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts

** Live/Work Residence lies within the T District.

** 10' side yard towards neighbor. 10' side yard towards Schenck Ave.

**** To align with the average front yard setback of houses within 250' along the south side of South Street

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS
5	09/09/20	SUPPLEMENTAL LANDSCAPE INFORMATION	AJS
6	09/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
7	01/06/21	REVISED PER CITY COUNCIL COMMENTS	AJS



Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	CMS (Central Main Street) & T (Transition Zone)
Tax Map No.:	6054-29-056780 (416 Main Street) & 6054-29-056774 (418-420 Main Street)
Lot Area:	0.177 Acres & 0.068 Acres = 0.245 Acres Total
Building Footprint:	4,166 SF (Front Building) & 500 SF (Back Building) = 5,116 SF Total Footprint
Partial Overlay District:	Yes
Parking Overlay District:	Partial, not the portion of the lot in the T District where the Back Building will be located.
Existing Use:	Vacant (416 Main Street) & Commercial (Restaurant/Coffee House)
Proposed Use:	Mixed-Use: Retail/Office/Residential (Front Building) & Artist Live Work Residential (Back Building)

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
(1) space per unit (CMS)	(1) Apartments in Front Building	1 parking spaces
(1) space for each dwelling unit, plus 1/4 space for each bedroom, plus 1/2 space for each live/work space containing retail area	(1) one-bedroom Artist Live Work with retail	2 parking spaces
Commercial		
(2) spaces per 1,000 SF (CMS) for Retail	4,295 sf	8 parking spaces
(2) spaces per 1,000 SF (CMS) for Office	6,220 sf	12 parking spaces
Total Required		23 parking spaces
Total Provided		3 parking spaces See Note 1

Notes:

1. The Applicant proposes to provide 4 parking spaces for the residential uses and requests a waiver of the parking for commercial uses. A Zoning Variance to provide 6 parking spaces where 36 were required was granted for a previously approved project in 2013. Zoning Variance #2013-09
2. There are public parking lots within 800' of the property.
3. No signage is proposed as part of this application. Retail tenants will apply separately to the Planning Board for their own signage

Index of Drawings

Sheet 1 of 1 Subdivision Plat

Sheet 1 of 10	Site Plan
Sheet 2 of 10	Existing Conditions & Demolition Plan
Sheet 3 of 10	Landscape Plan & Planting Schedule
Sheet 4 of 10	Building Plans
Sheet 5 of 10	Building Elevations & Renderings
Sheet 6 of 10	Grading & Utility Plan
Sheet 7 of 10	Erosion and Sediment Control Plan
Sheet 8 of 10	Utility Profiles
Sheet 9 of 10	Construction Details
Sheet 10 of 10	Construction Details

Site Plan Application

Sheet 1 of 10 - Site Plan

Beacon, New York
Scale: 1" = 10'
September 9, 2020

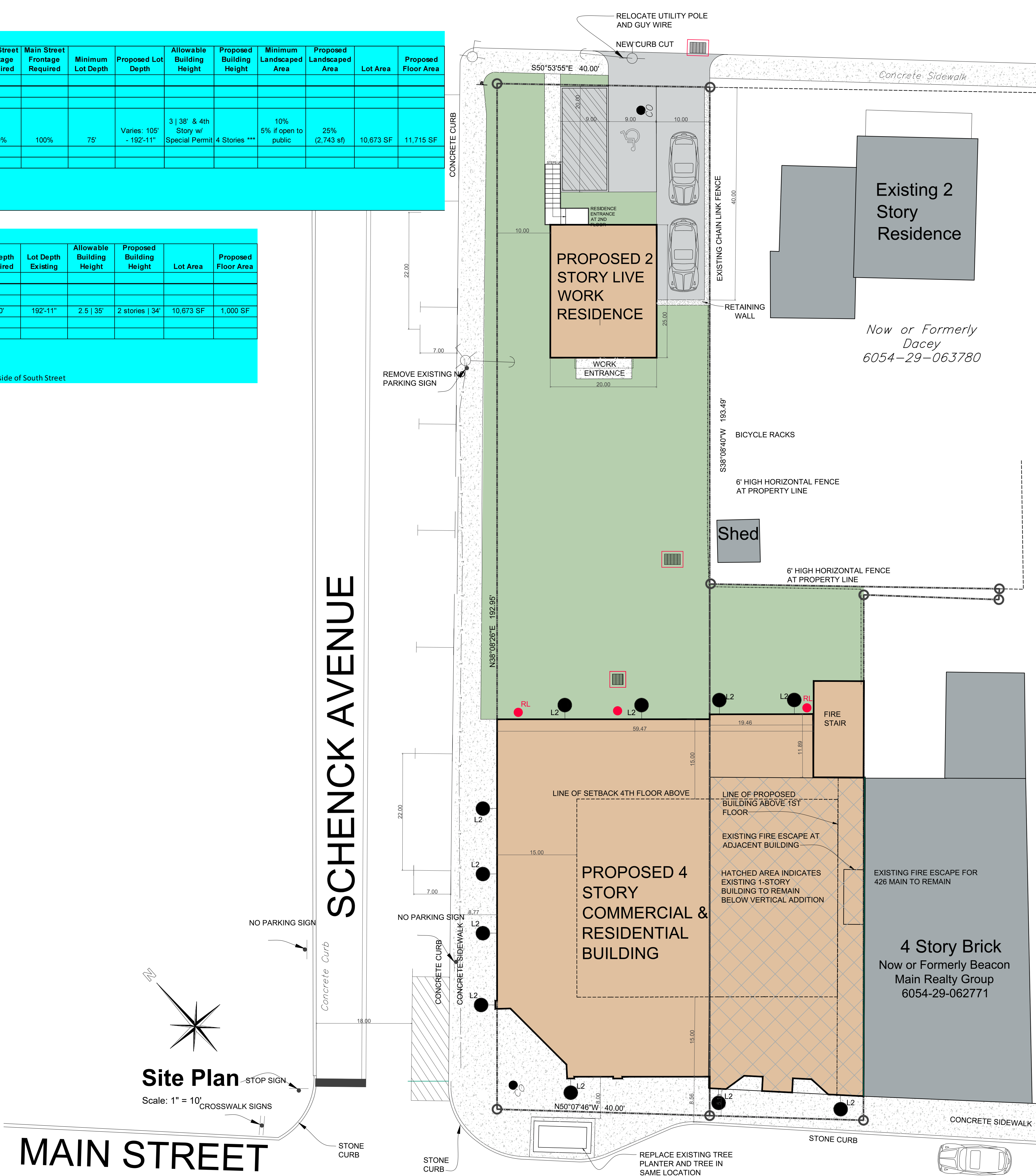
Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
 C/O Cuddy & Feder LLP
 445 Hamilton Avenue
 White Plains, NY 10601

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

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508



January 6, 2021

City of Beacon
1 Municipal Plaza
Beacon, New York 12508
Re: 416-420 Main Street, Beacon, NY – Landscaping Plan

Dear Members of Beacon City Council and Planning Board,

The Applicant for the 416-420 Main Street development (the “Project”) is pleased to provide this update regarding the proposed landscape component of the enlarged and refined green space on the site. As is more fully shown on the enclosed landscape plan, by closing off the Schenck Avenue curb cut and relocating the parking area out of the center of the green space, the new entrances to the green space and live/work space are now more clearly defined and inviting to the public. For the City Council and Planning Board’s further consideration, the following amenities, visual cues and common vocabulary were designed to welcome and invite the public into the site and experience the green space:

1. Two (2) inviting entrances along Schenck Avenue;
 - One (1) at the main (southerly) entrance to the green space; and
 - One (1) opposite the live/work building, for ADA and stroller access to the building and the green space.
2. Benches for the public to enjoy;
3. A rolling lawn planted with eco-grass (that requires very few resources to maintain) offers opportunities for many public uses (including lounging on the grass, cultural events & speaking events) and
4. Trash and recycling receptacles for public use.

The above-referenced features all serve to invite and welcome the public into the enlarged green space to enjoy a reprieve from the urban environment, within naturalistic plantings. Reducing infrastructure and increasing native plants in urban green spaces (regardless of size) has been proven to reduce stress, strengthen community ties and enrich biodiversity.

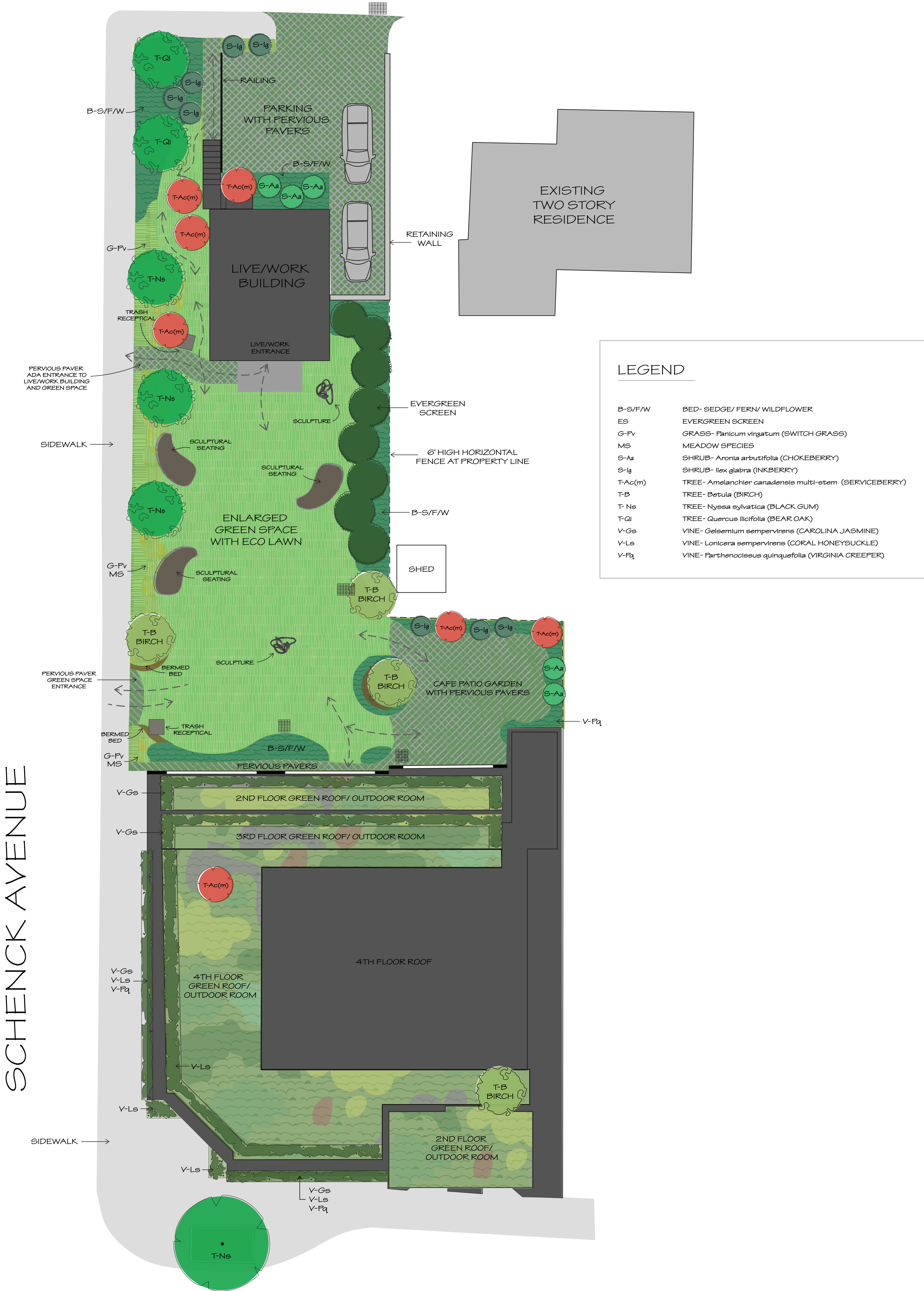
The City of Beacon currently has limited open spaces that are planted along Main Street. This enlarged green space will serve residents and visitors alike by uniting and inviting people to take a moment and enjoy the green open space, whether alone or with others. This is an exciting opportunity for the City to model how urban communities “green up” and create safe, open spaces for people to gather and appreciate the natural environment within an urban setting.

Respectfully,

Debra Adamsons

-Using Native Plants is Economically and Ecologically Sound-

SOUTH STREET



MAIN STREET



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Planners
Surveyors
Landscape Architects
Environmental Scientists

400 Columbus Avenue, Suite 180E
Valhalla, NY 10595
T: 914.347.7500
F: 914.347.7266
www.maserconsulting.com

January 5, 2021

VIA E-MAIL

Mr. Thomas Lee
416 Main Street Beacon, LLC;
420 Main Street, LLC
Beacon, NY 12508

Re: 416-420 Main Street
City of Beacon, Dutchess County, New York
MC Project No. 20000282A

Dear Mr. Lee:

Our office has reviewed the revised Site Plan for the proposed 416-420 Main Street development (the "Project"), which has been updated based on comments from the City Council in order to expand and improve the proposed green space within the Site. In order to accomplish this enlarged green space and to make it more inviting to the public, the previously proposed onsite parking area (that provided four (4) spaces) located between the Main Street building and the live/work building fronting on South Street (that provided two (2) off-street parking spaces) has been eliminated. In addition, the previously proposed driveway access connection to Schenck Avenue has also been eliminated. Accordingly, all onsite parking is now located at the rear of the Site in the vicinity of the live/work building to be accessed via South Street. As revised, the Project will provide three (3) off-street parking spaces in this location, which now consists of two (2) tandem parking spaces for use by the live/work building, which were present on the previously proposed plan, and one (1) additional parking space for the 4th floor apartment that is proposed in the Main Street building. Pursuant to the revised site plan and enlarged green space, the total parking space count (considering both on-street and off-street) actually results in the creation of one (1) additional parking space over the prior proposal. This is achieved by providing three (3) off-street parking spaces for the residential components of the Project, and two (2) new/additional on-street parking spaces on the east side of Schenck Avenue in place of the closed off curb-cut, where parking could not previously be provided due to the entrance to the Site.

As noted above, the off-street parking requirements for the residential portion of the Project will continue to be satisfied by the three (3) proposed off-street parking spaces provided on the Site. Per the City of Beacon Zoning Code requirements, the 4th floor apartment in the Main Street building and the live/work building in the rear building require a total of three (3) parking spaces. As previously noted, these spaces will now be accessed from South Street via a new approximately 19 ft. wide curb cut. This location will require the vehicles parked onsite to back onto South Street



Mr. Thomas Lee
MC Project No. 20000282A
January 5, 2021
Page 2 of 2

when exiting the Site, which is a common configuration for residential driveways including other driveways along South Street. Since these onsite parking spaces will be utilized by the residential uses only and are not expected to generate frequent entering and exiting movements, the onsite parking configuration is not expected cause any traffic related impacts to South Street. Furthermore, given the one-way eastbound nature of South Street, these vehicles will be required to access the Site via Schenck Avenue to South Street and exit the Site via South Street east to Main Street. Again, since only three (3) vehicles will be accommodated by the onsite parking, this additional traffic will not create any adverse traffic impacts.

Finally, the elimination of the previously proposed driveway connection to Schenck Avenue allows for a further reconfiguration of the proposed parking along the east side of Schenck Avenue. As shown on Drawing No. SP-01 (attached), the elimination of the previously proposed curb cut on Schenck Avenue allows for the inclusion of two (2) new/additional parking spaces along the east side of the roadway increasing the total parking from six (6) spaces under existing conditions and the previously proposed plan, to eight (8) spaces under future conditions with this modified plan. This addition of two (2) spaces along Schenck Avenue will provide additional parking in the vicinity of the Site as well as additional parking for public use in the vicinity of Main Street, resulting in a net "gain" of one (1) parking space over the prior reviewed site plan.

Very truly yours,

MASER CONSULTING CONNECTICUT, P.C.

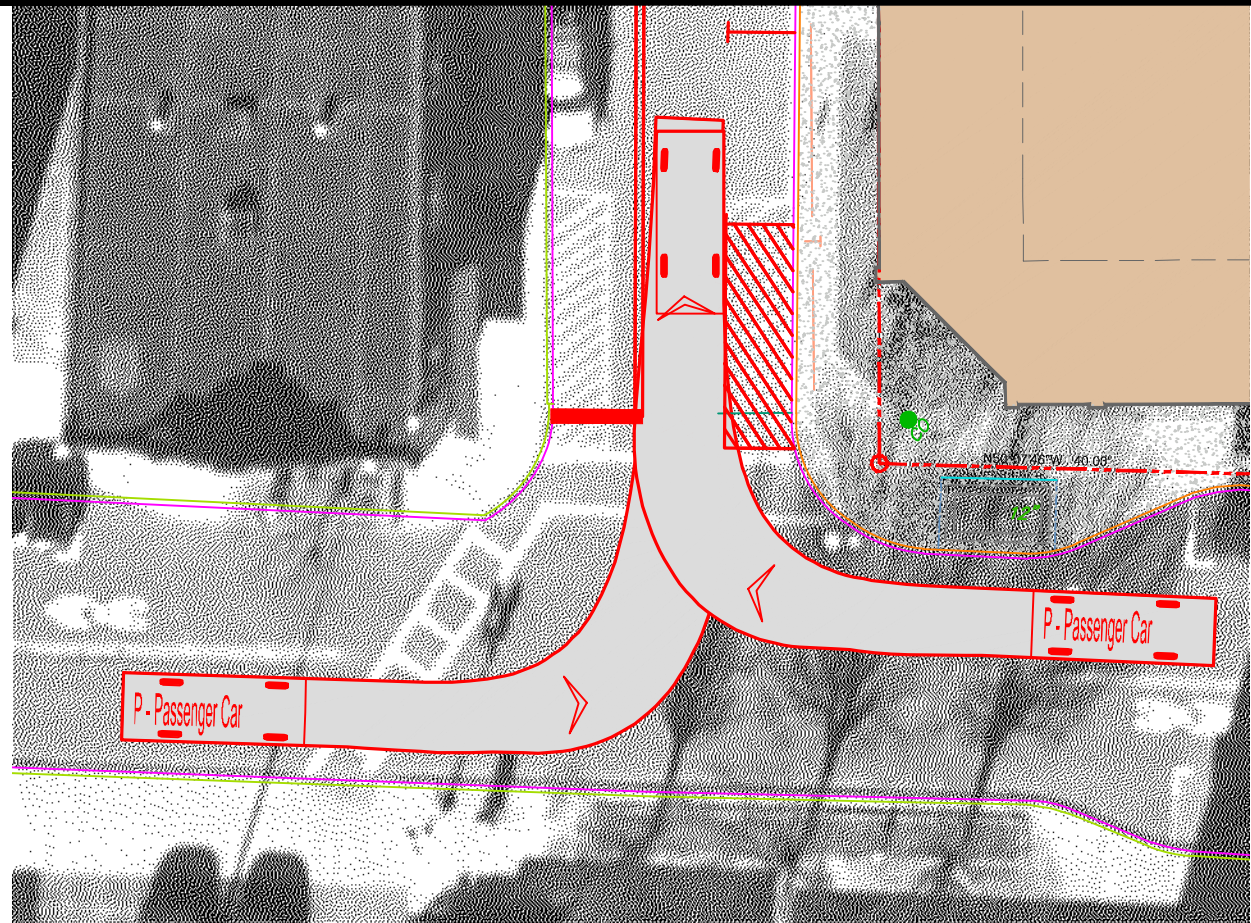
A handwritten signature in black ink, appearing to read 'Richard G. D'Andrea', with a stylized flourish at the end.

Richard G. D'Andrea, P.E., PTOE
Principal Associate/Project Manager

Enclosures

cc: T. Palmer
A. Siegel

R:\Projects\2020\20000282A\Correspondence\OUT\210105RGD_Lee_Ltr_Modified Plan.docx



PASSENGER CAR
TURNING RADIUS DIAGRAM

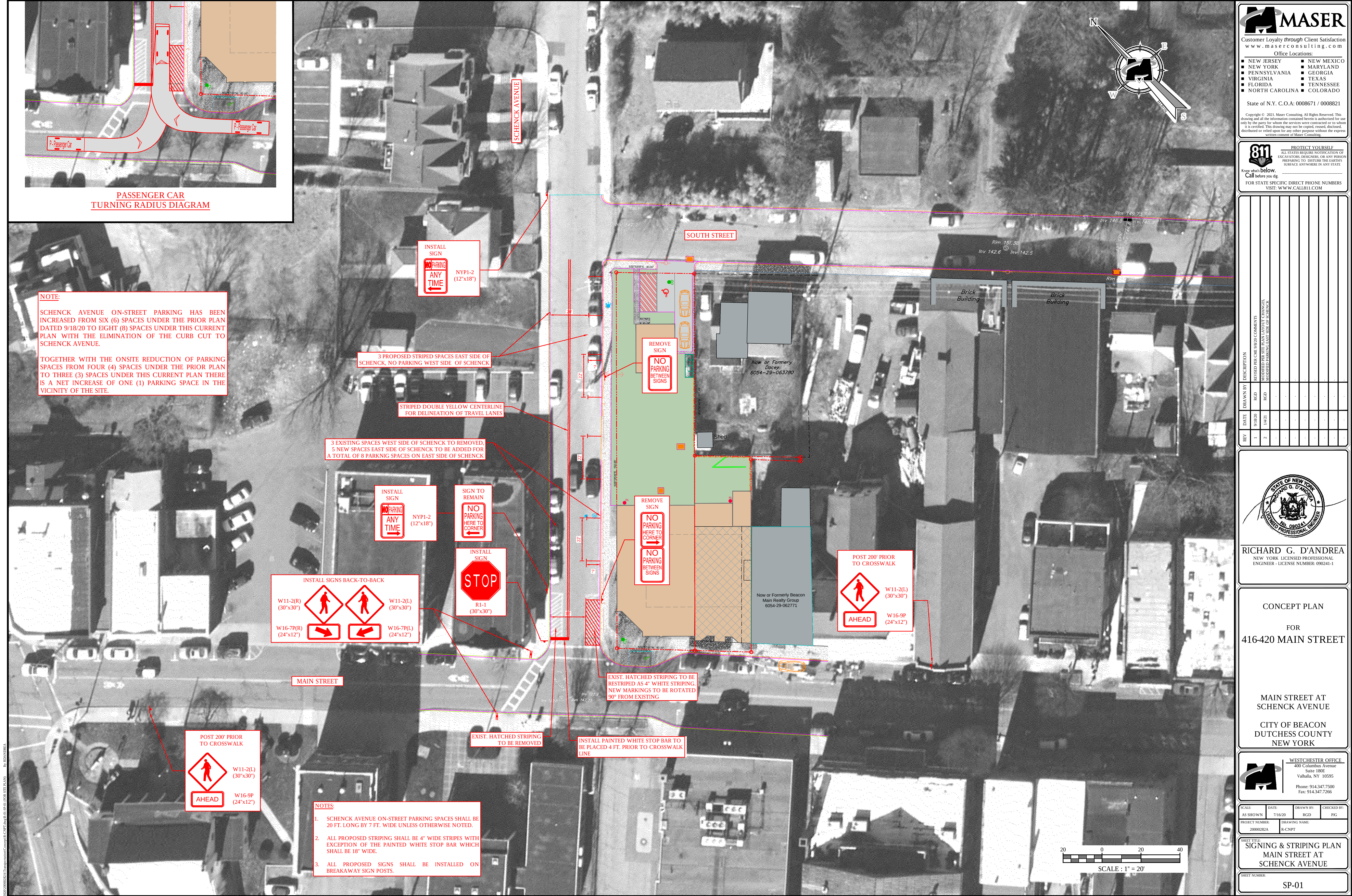
NOTE:

SCHENCK AVENUE ON-STREET PARKING HAS BEEN INCREASED FROM SIX (6) SPACES UNDER THE PRIOR PLAN DATED 9/18/20 TO EIGHT (8) SPACES UNDER THIS CURRENT PLAN WITH THE ELIMINATION OF THE CURB CUT TO SCHENCK AVENUE.

TOGETHER WITH THE ONSITE REDUCTION OF PARKING SPACES FROM FOUR (4) SPACES UNDER THE PRIOR PLAN TO THREE (3) SPACES UNDER THIS CURRENT PLAN THERE IS A NET INCREASE OF ONE (1) PARKING SPACE IN THE VICINITY OF THE SITE.

NOTES:

1. SCHENCK AVENUE ON-STREET PARKING SPACES SHALL BE 20 FT. LONG BY 7 FT. WIDE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED STRIPING SHALL BE 4" WIDE STRIPES WITH EXCEPTION OF THE PAINTED WHITE STOP BAR WHICH SHALL BE 18" WIDE.
3. ALL PROPOSED SIGNS SHALL BE INSTALLED ON BREAKAWAY SIGN POSTS.



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State of N.Y. C.O.A: 0008671 / 0008821

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	9/18/20	REVISED PER CDE 18/20 COMMENTS	RCD		
2	11/2/21	MODIFIED PER SITE PLAN LAYOUT CHANGES	RCD		
		MODIFIED PARKING LAYOUT CHANGES			

RICHARD G. D'ANDREA
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 090241-1

CONCEPT PLAN
FOR
416-420 MAIN STREET

MAIN STREET AT
SCHENCK AVENUE

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

WESTCHESTER OFFICE
400 Columbus Avenue
Suite 100E
Valhalla, NY 10595
Phone: 914.347.7500
Fax: 914.347.7266

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	7/16/20	RCD	PG
PROJECT NUMBER	20000282A	DRAWING NAME	R-CNPT

SHEET TITLE:
SIGNING & STRIPING PLAN
MAIN STREET AT
SCHENCK AVENUE

SHEET NUMBER:
SP-01

MEMORANDUM

TO: Mayor Kyriacou and Members of the
City Council of the City of Beacon

FROM: Keane & Beane, P.C.

RE: 416-420 Main Street – Building Height Special Permit

DATE: December 2, 2020

The City Council has received an application from 416 Main Street Beacon, LLC & 420 Main Street, LLC (the “Applicant”) for a Special Permit to allow the Applicant to construct a fourth story on a 11,715 square foot mixed-use building fronting on Main Street, comprised of a 4,295 square foot ground floor retail space, as well as 6,220 square feet of commercial office space on the second and third floors and 1,200 square feet of residential space containing one (1) apartment unit on the stepped back fourth floor, as well as an 1,440 square foot artist live-work space in the rear of the Premises fronting on South Street (the “Project”) on property located at 416-420 Main Street, on parcels known and designated on the tax map as 6054-29-056780 and 6054-29-056774 (the “Property”). The proposed 11,715 square foot mixed use building is proposed for the area of the Property in the Central Main Street (CMS) District and the 1,440 square foot artist live/work home is proposed at the rear of the Property in the Transition (T) District. The entire Property is also located in the Historic District and Landmark Overlay Zone (HDLO). The Project is an Unlisted Action under the State Environmental Quality Review Act. The Planning Board issued a negative declaration on October 14, 2020.

Please review the memorandum from the Planning Board, dated October 15, 2020 and cover letter submitted on behalf of the Applicant by Taylor Palmer, from Cuddy and Feder dated November 4, 2020 for additional background information.

Pursuant to City Code § 223-41.18.E(7)(a), the City Council may grant a special permit to allow a fourth story on proposed buildings on CMS parcels in the HDLO Zone. Although the Council is only considering the issuance of one (1) special permit, the City Council must consider the standards and requirements set forth in the following three (3) sections prior to issuing a building height special permit:

1. **General Special Permit Standards in (§ 223-18.B)**- These standards are considered by the City Council or the Planning Board for every designated special permit use in the City and apply to the proposed fourth story building height special permit use at issue.

2. **Building Height Special Permit Standards (§ 223-41.18.E(7))**- Special permit uses must also conform to applicable individual standards and regulations set forth in the City Code. Individual standards for building height special permits in the CMS District are set forth in City Code § 223-41.18E(7)(b)- (c).
3. **Special Permit Design Standards in the HDLO Zone (§ 134-7)**- The City Council and the Planning Board must consider the standards set forth in City Code § 134-7 when considering any application in the Central Main Street District, site development plan application or special permit application concerning a property in the HDLO Zone. The City Council should consider and discuss these standards generally. The Planning Board will thoroughly review these standards in conjunction with its Certificate of Appropriateness review.

General Special Permit Standards (§ 223-18.B)

The City Council may authorize the issuance of a special permit, provided that it shall find that all of the following conditions and standards have been met:

- The location and size of the use, the nature, hours and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will not conflict with the appropriate and orderly development of the site and the existing permitted uses on adjacent blocks.
- The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not conflict with the existing permitted uses on adjacent blocks and will not hinder or discourage the appropriate development use of adjacent land and buildings.
- Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic in Article IV than would be the operations of any permitted use, not requiring a special permit.
- Parking areas will be of adequate size for the particular use and properly located and suitably screened from adjoining residential uses, the entrance and exit drives shall be laid out so as to achieve maximum safety, and uses will not cause unreasonable traffic congestion or create a traffic hazard.
- Uses, buildings, and operations will be accessible for emergency services and appropriately located for water, sewer, and other infrastructure requirements.
- The use will comply with other regulations in the Code and will be compatible with the recommendations in the City's Comprehensive Plan and Local Waterfront Revitalization Program.

The City Council may attach such conditions and safeguards to the Special Permit as are necessary to assure continual conformance with all applicable standards and requirements. City Code § 223-18.E. The conditions must relate to the conditions and standards set forth in City Code § 223-18.B.

Building Height Special Permit Standards (§223-41.18.E(7))

The City Council may issue a special permit to permit construction of a fourth story on buildings on CMS parcels in the HDLO Zone, provided the City Council finds there are no substantial detrimental effects on shadows, parking, traffic, or specific views adopted as important by the City Council or in the Comprehensive Plan update, that the new building will be compatible with the historic character of adjacent buildings, and that the conditions and standards in § 223-18B have been met.

The City Council must also determine there is a specific public benefit or benefits, such as additional below-market-rate housing above the amount by the City Code, commercially used floor or floors included above the ground level, additional parking spaces available for general public use, green building or renewable energy features beyond what is required by code, or the construction and/or maintenance of public plaza space or green space.

Criteria for Approval of Special Permit in the HDLO (§ 134-7)

In reviewing an application for a Special Permit in the HDLO the City Council must also consider the conditions and standards set forth in City Code § 134-7:

- The historic or architectural value or significance of the structure and its relation to the historic character of the surrounding area.
- The relationship of the exterior architectural features of such structure to the rest of the structure and to the surrounding area.
- The compatibility of exterior design in terms of scale, arrangement, texture and materials proposed, roof and cornice forms, spacing and proportion of windows and doors, exterior architectural details, signs, and street -front fixtures.

In applying the principle of compatibility, the City Council shall use the following standards for new structures, additions, or alterations in the HDLO.

- (1) The design, character, and appropriateness to the property of the proposed alteration or new construction.
 - Construction shall build on the historic context with applications required to demonstrate aspects of inspiration or similarities to adjacent HDLO structures or historic buildings in the surrounding area.

- Compatibility does not imply historic reproduction, but new architecture shall also not arbitrarily impose contrasting materials, scales, colors, or design features.
 - The intent is to reinforce and extend the traditional patterns of the HDLO district, but new structures may still be distinguishable in up-to-date technologies and details, most evident in window construction and interiors.
 - Exterior accessory elements, such as signs, lighting fixtures, and landscaping, shall emphasize continuity with adjacent HDLO properties and the historic characteristics of the sidewalk and streetscape.
 - Where possible, parking shall be placed towards the rear of the property in an unobtrusive location with adequate screening from public views, unless another location provides better screening.
- (2) The scale and height of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood.
- Where possible, an addition to a historic structure should be placed towards the rear, or at least recessed, so that the historic structure remains more prominent than the subsidiary addition
 - Any alteration or addition to a historic structure shall not damage or obscure the character -defining features of the architecture or site to the maximum extent possible.
 - The height of any new building facades in the HDLO shall not conflict with the heights of adjacent historic structures on adjoining HDLO parcels.
 - Larger buildings or additions should incorporate significant breaks in the facades and rooflines, generally at intervals of no more than 35 feet.
- (3) Architectural and site elements and their relation to similar features of other properties in the HDLO.
- It is not appropriate to disrupt the relationship between an historic building and its front yard or landscape, including screening historic properties from traditional street views by high walls or hedges.
 - Historic storefronts, porches, cornices, window and door surrounds, or similar architectural features should not be enclosed, obscured, or removed so that the character of the structure is substantially changed.

- Deteriorated building features should be repaired rather than being replaced and, if not repairable, should be replicated in design, materials, and other historic qualities.
- New buildings in the HDLO should have a top-floor cornice feature or eave and first-floor architectural articulation, such as an architecturally emphasized entrance doorway or porch, to accent the central body of the building.
- Architectural features and windows shall be continued on all sides that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common property walls.
- New HDLO buildings shall have a front entrance door facing the primary street and connected to the sidewalk.
- Primary individual window proportions shall be greater in height than width, but the approving body may allow exceptions for storefront, transom, and specialty windows. Mirrored, reflective, or tinted glass and all-glass walls, except greenhouses, shall not be permitted. Any shutters shall match the size of the window opening and appear functional.
- Finish building materials should be wood, brick, traditional cement-based stucco, stone, smooth cast stone, smooth-finished fiber-cement siding, or other materials deemed acceptable by the approving body. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic rough-cut stone, synthetic brick, synthetic stucco, exterior insulation and finishing system (EIFS), direct-applied finish system (DAFS), and chain link, plastic, or vinyl fencing shall not be permitted.
- Materials and colors should complement historic buildings on the block. Fluorescent, neon, metallic, or other intentionally garish colors, as well as stripes, dots, or other incompatible patterns, shall be prohibited.
- Mechanical equipment and refuse containers shall be concealed from public view by approved architectural or landscaping elements and shall be located to the rear of the site. Window or projecting air conditioners shall not be permitted on the front facade of new buildings or additions.

Certificate of Appropriateness

Please note after the City Council approves the Special Permit, the Planning Board must approve a certificate of appropriateness in order to grant site plan approval. The Planning Board will again consider the criteria set forth in City Code § 134-7 and issue its determination pursuant to City Code § 134-8.F.

BEACON PLANNING BOARD
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026
John Gunn, Chairman

October 15, 2020

Mayor Kyriacou & City Council Members
 One Municipal Plaza - Suite One
 Beacon, New York 12508

RE: Special Use Permit – Mixed Use Building & Artist Live/Work Building
 416-420 Main Street
 Applicant: 416 Main Street Beacon, LLC & 420 Main Street, LLC (d/b/a 420 Main Street, LLC)

Dear Mayor Kyriacou & Council Members:

At its May 2020, July 2020, August 2020 and October 2020 meetings the Planning Board reviewed applications for Site Plan and Special Use Permit approvals for a project at 416-420 Main Street located in the Central Main Street (CMS) district, submitted by 420 Main Street, LLC. The applicant is proposing to construct a 11,715 sq. ft. building fronting on Main Street, comprised of a 4,295 sq. ft. ground floor retail space, 6,220 square feet of commercial office space on the second and third floors, and 1,200 sq. ft. of residential space containing one (1) residential apartment unit on a stepped back fourth floor. The proposal also includes a 1,440 square foot live/work building on the rear portion of the parcel in the Transition (T) district. The entire property lies in the Historic District and Landmark Overlay Zone which requires a Certificate of Appropriateness. The action includes a request for a site plan and subdivision (lot merger) from the Planning Board and a Special Permit from the City Council for the proposed fourth story. This is an Unlisted Action under SEQR and on October 14, 2020 the Planning Board, acting as Lead Agency, adopted a SEQR Negative Declaration finding the project will not result in any significant adverse environmental impacts.

After careful review, members in attendance voted unanimously in support of the Special Use Permit and believed that the office space would be a benefit to the Beacon community. They felt the pocket park space could be improved in terms of size and location. The park is located off the side street rather than Main Street and members felt the park could be improved with enhanced design and positioning that results in a space that is more inviting to the public. The Planning Board members recommended emphasizing the design of an outdoor space that will be inviting and useful to members of the public. A copy of the application and Site Plan are attached for your information. If you have any questions regarding the Planning Board's action, please call me.

Yours truly,



John Gunn, Chairman

Dutchess County Department of Planning and Development		Fax Info Only	To	Date	#pgs
			Co./Dept.	From	
			Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Municipality: **City of Beacon**

Referring Agency: **Municipal Board**

Tax Parcel Numbers(s): **0567800000, 0567740000**

Project Name: **416-420 Main Street**

Applicant: **416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC**

Address of Property: **Main St, Beacon, NY 125080000**

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☒ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☒ State Road: **NY 52**
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **12/7/2020**

Entered By: **Milone, Collin**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
No Comments: ☒ Matter of Local Concern ☐ No Jurisdiction ☐ No Authority ☐ Withdrawn ☐ Incomplete - municipality must resubmit to County ☐ Exempt from 239 Review ☐ None		Comments Attached: ☐ Local Concern with Comments ☐ Conditional ☐ Denial ☐ Incomplete with Comments- municipality must resubmit to County ☐ Informal Comments Only (Action Exempt from 239 Review)	
Date Submitted: 12/3/2020	Notes:	☐ Major Project	
Date Received: 12/3/2020		Referral #: ZR20-316	
Date Requested: 12/7/2020			
Date Required: 12/31/2020	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 12/7/2020			



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

November 4, 2020

VIA E-MAIL

Hon. Mayor Lee Kyriacou
And Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application for Special Use Permit Approval
Office, Commercial, Residential & Green Space Mixed-Use Development
Premises: 416-420 Main Street, Beacon, New York
Tax Parcel IDs: (6054-29-056780 & 6054-29-056774)

Dear Mayor Kyriacou and Members of the City Council:

This letter is respectfully submitted on behalf of 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC (collectively, the "Applicant"), the owners of the above-referenced Premises, in furtherance of its Application for a Special Use Permit (the "SUP Application") for the stepped-back fourth-story component of the Applicant's mixed-use office, commercial and limited residential development, including a large green space (the "Project"). For the reasons set forth herein, we respectfully submit that the Project provides specific public benefits including two (2) upper floors of commercial office space and a large public green space, and that this SUP Application demonstrates compliance with all applicable Special Use Permit criteria for the proposed stepped-back fourth story.

PROJECT BACKGROUND

As you know, the Applicant first appeared at the City Council's June 29, 2020 Work Session for an informal discussion the Project. After our Work Session with the City Council, the Applicant spent a great deal of time working with the Planning Board and its consultants to further refine the building program and enhance the proposed green space and landscaping at the site. The Applicant made significant changes to the building program, some of which include:

- Reduced the size and scale of the proposed mixed-use building and the artist/live work space;
- Removed the corner tower and refined the architecture of the proposed mixed-use building to provide variation and prominence in the design of the corner;
- Reduced the proposed fourth story to one (1) unit (reduced from 2 units) and revised the layout of the fourth floor to square off the building; and
- Prepared new renderings that include the artist/live work space as the site transitions to South Street, which incorporate the significant landscape plan for the green space.



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The Project as refined represents a unique opportunity for the City of Beacon – incorporating both public green space and two (2) upper floors of commercial office space right on Main Street. As we discussed with the Council at its June 29th Work Session, the Applicant is a local Beacon developer who is committed to producing a product that the community supports. The Project is very important to the Applicant who desires to redevelop the Premises in a productive manner that compliments the character of Main Street and the surrounding area. Accordingly, the significantly refined building program, including the limited fourth story improvement, is designed to be consistent with the traditional character of Main Street, the City’s Historic District Overlay (“HDLO”) Zone and the surrounding neighborhood, including the Beacon Hotel.

PROCEDURAL INFORMATION:

At this time, the Applicant is requesting to appear again before this Council in connection with the continued review of its SUP Application regarding the stepped back fourth story, which is on referral from the Planning Board.¹ As this Council is aware, the Applicant has been appearing at the Planning Board since May 12, 2020 as the Planning Board is the approval authority that reviews the Applicant’s requests for Site Plan Approval and Subdivision Approval.

The Applicant’s collective Application(s), including the instant SUP Application are considered an Unlisted Action under the State Environmental Quality Review Act (“SEQRA”) Regulations. Accordingly, the proposed action underwent a Coordinated Review with the Planning Board acting as Lead Agency. The Planning Board opened the SEQRA Public Hearing on August 11, 2020, and further considered SEQRA comments regarding the Project, including the proposed fourth story at the Planning Board’s September 9, and October 14, 2020 meetings, at which time the SEQRA Public Hearing was closed. Over several months of SEQRA Public Hearings, the Planning Board took the requisite “hard look” at the Applicant’s detailed submissions, including the Applicant’s site plans, landscaping plans and a Traffic Impact Study & Parking Analysis.² On October 14, 2020, the Planning Board confirmed that the proposed Project will not have any potentially significant adverse environmental impacts, and accordingly issued a Negative Declaration. See **Exhibit A**.

The Planning Board has ample authority, under its Site Plan and Subdivision review jurisdiction

¹ Zoning Code Section 223-18(B)(1), provides that an “[a]pplication for required special permits shall be made to the Planning Board as agent for the City Council...” and that “[t]he Planning Board shall, upon receiving such application, forward a copy of the application to the City Council for the Council’s use...”

² See enclosed Traffic Impact Study & Parking Analysis, including a revised response to comments letter and referenced on-street parking plan that highlights the updated on-street parking along Schenck Avenue, as recommended by the Planning Board.



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to discuss and further evaluate the Project as the review moves forward. Indeed, additional Site Plan and Subdivision Public Hearings will be held before the Planning Board in connection with the Project. Accordingly, as will be more fully discussed herein, it is respectfully submitted that the only item for consideration before the City Council regarding the proposed Project is the SUP Application for the limited stepped-back fourth story.

THE PROPOSED LIMITED STEPPED-BACK FOURTH STORY IMPROVEMENT SATISFIES THE SPECIAL USE PERMIT CRITERIA:

Pursuant to N.Y. Gen. City Law § 27-b and City of Beacon Zoning Code § 223-18 (the “Special Permit Provisions”), special uses shall be deemed to be principally permitted use in their respective districts, subject to the standards set forth in Zoning Code § 223-18.

According to the New York Court of Appeals, New York’s highest court, generally:

a special exception [permit/use] gives permission to use property in a way that is consistent with the zoning ordinance, although not necessarily allowed as of right. The significance of this distinction is that the ‘inclusion of the permitted use in the ordinance is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the neighborhood’...³

In considering the SUP Application, Zoning Code §223-18(B)(1) directs that the City Council shall consider the following standards and conditions:

- (a) The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.

³ Retail Prop. Trust v. Bd. of Zoning Appeals of Town of Hempstead, 98 N.Y.2d 190, 195, 774 N.E.2d 727 (2002) (citing Matter of North Shore Steak House v. Board of Appeals of Inc. Vil. of Thomaston, 30 N.Y.2d 238, 243 (1972) [citations omitted]); see also Nathan v. Bd. of Appeals of Town of Hempstead, 125 A.D.3d 866, 5 N.Y.S.3d 127 (N.Y. App. Div. 2015) (holding that “[a]n applicant for a special exception permit need only show that it has complied with every legislatively imposed condition on the permitted use”); see also Juda Const., Ltd. v. Spencer, 21 A.D.3d 898, 900, 800 N.Y.S.2d 741, 743 (2005) (the Supreme Court, Appellate Division, Second Department held that “[a] use permitted by special exception use permit is a use that has been found by the local legislative body to be appropriate for the zoning district and ‘in harmony with the general zoning plan and will not adversely affect the neighborhood’” [citations omitted] and further held that “[t]he [special] permit must be granted if the application satisfies the criteria set forth in the zoning law (citing Matter of Pleasant Val. Home Constr. v. Van Wagner, 41 N.Y.2d 1028, 1029, 395 N.Y.S.2d 631, 363 N.E.2d 1376)).

- (b) The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the appropriate development use of adjacent land and buildings.
- (c) Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.
- (d) Parking areas will be of adequate size for the particular use and properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.

As this Board is aware, the CMS District is designed to increase the vitality, attractiveness, and marketability of Main Street, as recommended in the City of Beacon Comprehensive Plan Update adopted on April 3, 2017.⁴ There will be no adverse effects of noise, vibrations, odor, traffic, or impact on public services caused by the proposed Project and it is respectfully submitted that the proposed the commercial and office uses proposed in this Project further these goals. **See Exhibit A - SEQRA Negative Declaration.**

Additionally, the Project is also built to be consistent with the character of the existing Beacon Hotel and the uses along the Main Street frontage that the Premises share. As noted in the Negative Declaration for the Project, “[t]he project has been designed to be consistent with the character of the surrounding neighborhood, including the Beacon hotel and the properties located in the HDLO...” and “[t]he Project will not have a significant adverse impact on aesthetic resources.” **See Exhibit A.**

In addition to its design-compatibility with the historic character of adjacent and nearby buildings in the HDLO, the proposed mixed-use building is also designed to ensure that there are no substantial detrimental effects from shadows, parking or traffic, which is consistent with the findings prescribed in City of Beacon Zoning Code (the “Zoning Code”) Section 223-41.18. **See** attached Site Plans & Renderings & **Exhibit B – Traffic & Parking Study. See also Exhibit A.** As noted above, the Applicant’s Traffic Consultant, Maser Consulting P.A., prepared a Traffic Impact Study & Parking Analysis that the Lead Agency considered during the SEQRA review process. The Traffic Impact Study & Parking Analysis evaluated the proposed entry and exit points of the Premises and the potential traffic and parking impacts associated with the proposed Project. Ultimately, the Traffic Impact Study & Parking Analysis concludes that similar levels of service and delays will be experienced at the area intersections under the future No-Build and Build Conditions. **See Exhibit B.** Additionally, the Traffic Impact Study & Parking Analysis concludes

⁴ See ZONING CODE Section 223-41.16.



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that parking needs for the proposed development can be accommodated by the public parking in the vicinity of the Premises during both Weekday and Weekend peak parking periods. *See Exhibit B.* As noted in the enclosed Negative Declaration, the Lead Agency determined that “[b]ased on professional traffic impact review, the Project will not create a significant adverse traffic impact... [and] the Project will not create a significant adverse parking impact”. *See Exhibit A.*⁵

It is also important to note that even in these uncertain times, the Applicant proposes to further the City’s efforts to bring office space to Main Street through the development of the proposed Project. At the same time, the location, size, nature, and intensity of the proposed Project is in harmony with the appropriate and orderly development of the CMS and T Zoning Districts. Accordingly, the development program for the Project also incorporates public benefits, including green building designs, green space between the mixed-use building and the proposed residential building and the development of two (2) upper floors of commercial office space right on Main Street. *See attached Site Plans & Renderings.* It is respectfully submitted that the proposed Project complies with these legislatively imposed criteria and will have no adverse impacts on the neighborhood as demonstrated herein.

CONCLUSION:

In support of this supplemental submission, we respectfully submit copies of the revised site plans and renderings entitled “Site Plan Application – 416-420 Main Street”, prepared by Aryeh Siegel, Architect, and Hudson Land Design Professional Engineering, P.C., dated April 28, 2020, last revised September 28, 2020 and numbered and titled as follows:

- Sheet 1 of 1 – Preliminary Subdivision Plat;
- Sheet 1 of 10 – Site Plan;
- Sheet 2 of 10 – Existing Conditions & Demolition Plan;
- Sheet 3 of 10 – Landscape Plan & Planting Schedule;
- Sheet 4 of 10 – Building Plans;
- Sheet 5 of 10 – Building Plans & Renderings;
- Sheet 6 of 10 – Grading & Utility Plan;

⁵ **Note:** We would also highlight that but for the proposed fourth-story improvements, the mixed-uses proposed for the Premises would otherwise be considered permitted uses as-of-right. As noted above, the updated Project is also fully zoning-compliant, and does not require any variances from the Zoning Board of Appeals. Indeed, the Planning Board took a straw poll-vote in support of granting a parking waiver specific to the commercial (non-residential) parking for the Project. We understand that a positive referral letter regarding the Project is also forthcoming from the Planning Board to the Council for its review and consideration.



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- Sheet 7 of 10 – Erosion and Sediment Control Details;
- Sheet 8 of 10 – Utility Profiles;
- Sheet 9 of 10 – Construction Details; and
- Sheet 10 of 10 – Construction Details.

INDEX OF ENCLOSURES:

Additionally, in further support of this Application and for ease of reference, in addition to the updated site plan sheets referenced above, the following documents are enclosed in advance of the City Council's November 9th Work Session Agenda:

Exhibit A: Planning Board Negative Declaration and Environmental Findings, dated October 14, 2020; and

Exhibit B: Traffic Impact Study & Parking Analysis prepared by Maser Consulting P.A., dated April 28, 2020, last revised June 29, 2020 – including on-street parking plan;

For all the reasons set forth herein, and as will be further discussed at the City Council's Work Session on November 9th, the Applicant respectfully submits that the Project meets and or exceeds the applicable criteria for a Special Use Permit for the limited stepped back fourth floor.

We look forward to appearing at the City Council's, November 9th Work Session for our continued review of the Project. In the meantime, should the City Council 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 'Taylor M. Palmer', with a long horizontal flourish extending to the right.

Taylor M. Palmer
Enclosures

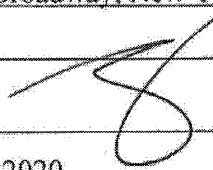
Cc: Nicholas M. Ward-Willis, Esq.
Jennifer L. Gray, Esq.
Anthony Ruggiero – City Administrator
Aryeh J. Seigel Architect
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.
Maser Consulting P.A.
Debra Adamsons

APPLICATION FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANT

Name: 416 Main Street Beacon, LLC and 420 Main
Street, LLC, D/B/A 420 Main St. Beacon, LLC
Address: 688 Broadway, New York, NY 10012

Signature: 
Date: April 28, 2020
Phone: (347) 559-0880

(For Official Use Only)

Application & Fee Rec'd
Initial Review

Date Initials

PB Public Hearing

Sent to City Council

City Council Workshop

City Council Public Hearing

City Council Approve/Disapprove

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Cuddy + Feder LLP
Address: 445 Hamilton Avenue, 14th Floor, White
Plains, NY 10601

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

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 416-420 Main Street, Beacon, NY 12508
Tax Map Designation: 130200-6054-29-056780-0000 and 130200-6054-29-056774-0000

Land Area: 0.245 Zoning District(s) CMS / PB (Note: PB Zoning Changing to Transitional)

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Mixed-Use Commercial, Office & Residential Development
Gross Non-Residential Floor Space: Existing (Former Ellas Bella's Space) 1,675 sq. ft. Proposed 10,813 sq. ft.
TOTAL: 12,488 sq. ft.
Dwelling Units (by type): Existing 0 Proposed 3
TOTAL: 2 Apartments in Mixed-Use Building & 1 Unit in the Single-Family Live/Work Structure in the Rear of the Premises.

ITEMS TO ACCOMPANY THIS APPLICATION

- a. Five (5) folded copies and One (1) digital copy of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- a. Five (5) folded copies and One (1) digital copy 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.
- a. Five (5) folded copies and One (1) digital copy of additional sketches, renderings or other information.

- d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

<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: 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

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

Thomas Lee

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

Applicant Address: 319 Lafayette #151, New York, NY 10012

Project Address: 416-420 Main Street, Beacon, NY 12508

Project Tax Grid # 130200-6054-29-056780-0000 and 130200-6054-29-056774-0000

Type of Application Special Permit and Subdivision (Lot Line Removal) for Mixed-Use Project

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

I, Thomas Lee, 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
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
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current X

416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

By:

Signature of Owner (Thomas Lee)

Principal

Title if owner is corporation

Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)

ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)

ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

NO	YES	Initial
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

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 or firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	✓	
LEGAL DATA		
Name and address of the owner of record.	✓	
Name and address of the applicant (if other than the owner).	✓	
Name and address of person, firm or organization preparing the plan.	✓	
Date, north arrow, and written and graphic scale.	✓	
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	✓	
Approximate boundaries of any areas subject to flooding or stormwater overflows.	✓	
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.	✓	
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.	✓	
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.	✓	
Other existing development, including fences, retaining walls, landscaping, and screening.	✓	
Sufficient description or information to define precisely the boundaries of the property.	✓	
The owners of all adjoining lands as shown on the latest tax records.	✓	
The locations, names, and existing widths of adjacent streets and curb lines.	✓	
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.	✓	

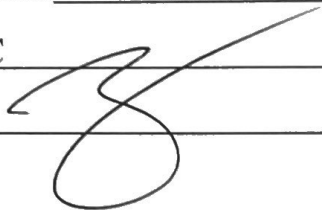
PROPOSED DEVELOPMENT	YES	NO
The location, use and design of proposed buildings or structural improvements.	✓	
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	✓	
Any proposed division of buildings into units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

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

****Please see attached project narrative in connection with this Application Form ****

Applicant/Sponsor Name: 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420
Main St. Beacon, LLC

Signature: _____

A handwritten signature in black ink, consisting of a large, stylized 'B' or '8' shape, is written over the signature line.

Bulk Zoning Regulations Table - Main Building																
	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CMS*	0'-10'	0'	20'	6'-3" - 7'-3" **	0'	118'	100%	100%	75'	Varies: 105' ~ 192'-11'	3 38' & 4th Story w/ Special Permit	4 Stories ***	10% 5% if open to public	25% (2,743 sf)	10,673 SF	11,715 SF
Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts * Main Building lies within the CMS District ** Front setback varies along Main Street *** Seeking special permit for 4th-Story w/ 15' Building setback																

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
T*	9.24***	10'	20'	10'	10/10'	146'	100'	192'-11"	2.5 35'	2 stories 34'	10,673 SF	1,440 SF

Lot 6054-29-056790 (416 Main Street) is located in both CMS & T Zoning Districts
 * Live/Work Residence lies within the T District.
 ** 10' side yard towards neighbor. 10' side yard towards Schenck Ave.
 *** To align with the average front yard setback of houses within 250' along the south side of South Street

[illegible]

Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	CMS (Central Main Street) & T (Transition Zone)
Tax Map No.:	6054-29-056780 (416 Main Street) & 6054-29-056774 (418-420 Main Street)
Lot Area:	0.177 Acres & 0.068 Acres = 0.245 Acres Total
Building Footprint:	4,616 SF (Front Building) & 720 SF (Back Building) = 5,336 SF Total Footprint
Partial Overlay District:	Yes
Parking Overlay District:	Partial, not the portion of the lot in the T District where the Back Building will be located.
Existing Use:	Vacant (416 Main Street) & Commercial (Restaurant/Coffee House)
Proposed Use:	Mixed-Use: Retail/Office/Residential (Front Building) & Artist Live Work Residential (Back Building)

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
(1) space per unit (CMS)	(1) Apartments in Front Building	1 parking spaces
(1) space for each dwelling unit, plus 1/4 space for each bedroom, plus 1/2 space for each live/work space containing retail area	(1) one-bedroom Artist Live Work with retail	2 parking spaces
Commercial		
(2) spaces per 1,000 SF (CMS) for Retail	4,295 sf	8 parking spaces
(2) spaces per 1,000 SF (CMS) for Office	6,220 sf	12 parking spaces
Total Required		23 parking spaces
Total Provided		4 parking spaces See Note 1

Notes:

1. The Applicant proposes to provide 4 parking spaces for the residential uses and requests a waiver of the parking for commercial uses. A Zoning Variance to provide 6 parking spaces where 36 were required was granted for a previously approved project in 2013. Zoning Variance #2013-09
2. There are public parking lots within 800' of the property.
3. No signage is proposed as part of this application. Retail tenants will apply separately to the Planning Board for their own signage

Index of Drawings

Sheet 1 of 1 Subdivision Plat

Sheet 1 of 10	Site Plan
Sheet 2 of 10	Existing Conditions & Demolition Plan
Sheet 3 of 10	Landscape Plan & Planting Schedule
Sheet 4 of 10	Building Plans
Sheet 5 of 10	Building Elevations & Renderings
Sheet 6 of 10	Grading & Utility Plan
Sheet 7 of 10	Erosion and Sediment Control Plan
Sheet 8 of 10	Utility Profiles
Sheet 9 of 10	Construction Details
Sheet 10 of 10	Construction Details

Site Plan Application

Sheet 1 of 10 - Site Plan

Beacon, New York
Scale: 1" = 10'
September 9, 2020

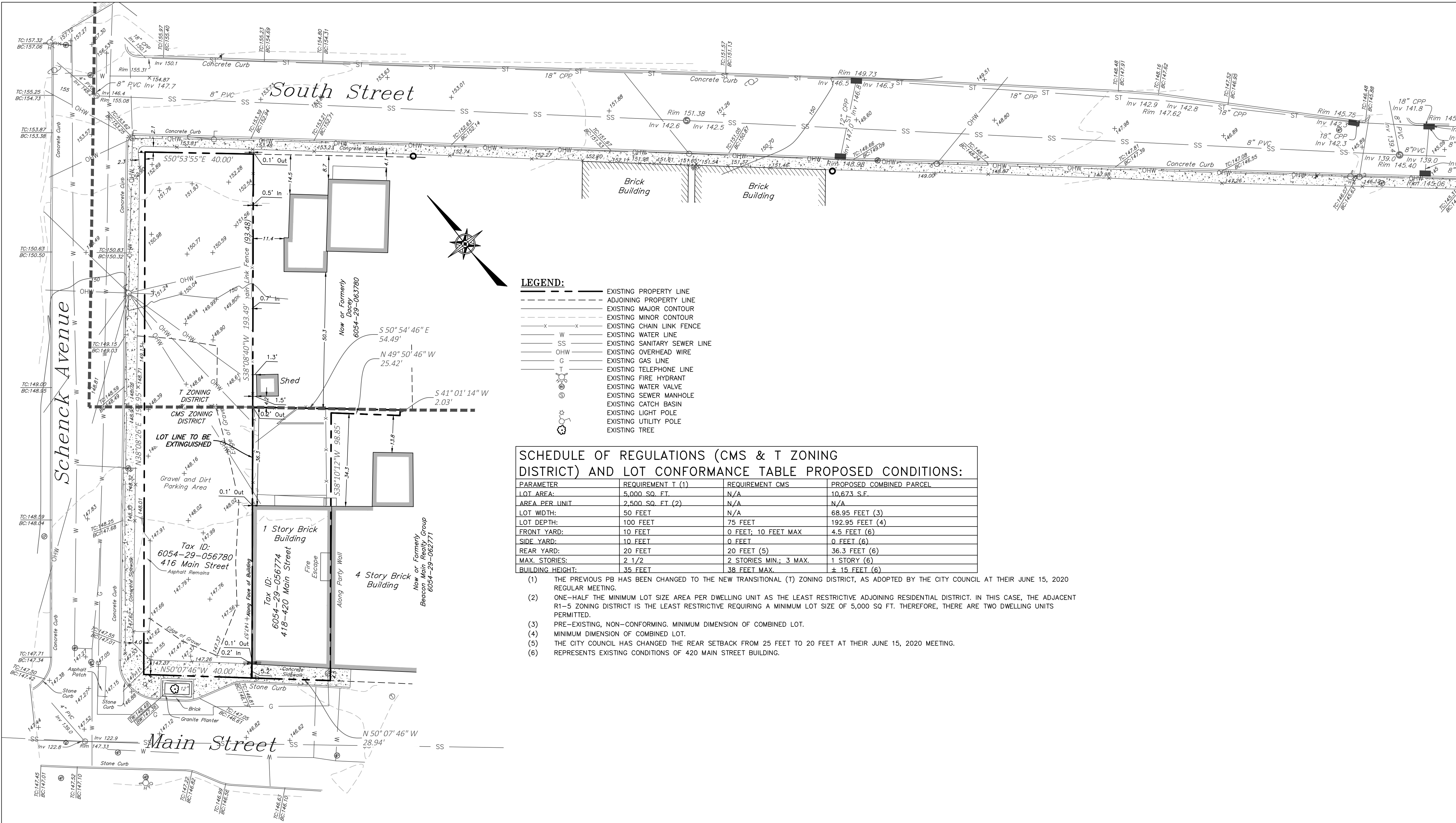
Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
 C/O Cuddy & Feder LLP
 445 Hamilton Avenue
 White Plains, NY 10601

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

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524





PRELIMINARY SUBDIVISION PLAT

SCALE: 1"=20'

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD WIRE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TREE

SCHEDULE OF REGULATIONS (CMS & T ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS:

PARAMETER	REQUIREMENT T (1)	REQUIREMENT CMS	PROPOSED COMBINED PARCEL
LOT AREA:	5,000 SQ. FT.	N/A	10,673 S.F.
AREA PER UNIT	2,500 SQ. FT. (2)	N/A	N/A
LOT WIDTH:	50 FEET	N/A	68.95 FEET (3)
LOT DEPTH:	100 FEET	75 FEET	192.95 FEET (4)
FRONT YARD:	10 FEET	0 FEET; 10 FEET MAX.	4.5 FEET (6)
SIDE YARD:	10 FEET	0 FEET	0 FEET (6)
REAR YARD:	20 FEET	20 FEET (5)	36.3 FEET (6)
MAX. STORIES:	2 1/2	2 STORIES MIN.; 3 MAX.	1 STORY (6)
BUILDING HEIGHT:	35 FEET	38 FEET MAX.	± 15 FEET (6)

- THE PREVIOUS PB HAS BEEN CHANGED TO THE NEW TRANSITIONAL (T) ZONING DISTRICT, AS ADOPTED BY THE CITY COUNCIL AT THEIR JUNE 15, 2020 REGULAR MEETING.
- ONE-HALF THE MINIMUM LOT SIZE AREA PER DWELLING UNIT AS THE LEAST RESTRICTIVE ADJOINING RESIDENTIAL DISTRICT. IN THIS CASE, THE ADJACENT R1-5 ZONING DISTRICT IS THE LEAST RESTRICTIVE REQUIRING A MINIMUM LOT SIZE OF 5,000 SQ FT. THEREFORE, THERE ARE TWO DWELLING UNITS PERMITTED.
- PRE-EXISTING, NON-CONFORMING. MINIMUM DIMENSION OF COMBINED LOT.
- MINIMUM DIMENSION OF COMBINED LOT.
- THE CITY COUNCIL HAS CHANGED THE REAR SETBACK FROM 25 FEET TO 20 FEET AT THEIR JUNE 15, 2020 MEETING.
- REPRESENTS EXISTING CONDITIONS OF 420 MAIN STREET BUILDING.

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON DECEMBER 22, 2019.

By: Tom E. Cerchiara N.Y. State Lic. no. 050732

DCDOH STANDARD NOTE:

FOR PERMISSION TO FILE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

DATE



SITE LOCATION MAP

SCALE: 1" = 400'

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN PROVIDED BY A SURVEY COMPLETED IN DECEMBER 22, 2019, BY TEC LAND SURVEYING P.C..

SURVEY NOTES:

- COPYRIGHT TEC LAND SURVEYING. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND / OR COPYRIGHT HOLDER IS OBTAINED.
- 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.
- ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR RED INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED OR RED INKED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.
- CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
- THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
- SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
- SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
- BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING NYSNET RTN GPS.
- CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RTN GPS.

DEED REFERENCE

Doc. #02 2016 8895
DTE Diversified LLC
To
McDermott Properties
December 15, 2016

Doc. #02 2014 5391
Fir Properties, Inc.
To
EB 1 LLC
September 10, 2014

AREA

6054-29-056744
2,947 Square Feet
0.068 Acres

6054-29-056780
7,726 Square Feet
0.177 Acre

DATE OF SURVEY

Field Completion: December 22, 2019

OWNERS

416 Main Street Beacon, LLC
420 Main Street, LLC D/B/A 420 Main Street Beacon, LLC

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.

PRELIMINARY SUBDIVISION PLAT

416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #: 2020:005

DATE: 4/28/2020

SCALE: 1" = 20'

TITLE: SUB-1

SHEET: 1 OF 1

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

SEAL

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

416-420 Main Street
Beacon, New York
Scale: $\frac{1}{16}" = 1'-0"$
April 28, 2019



Main Building Floor Plans

Site Plan Application

Sheet 4 of 10 - Building Plans

416-420 Main Street
Beacon, New York
Scale: $\frac{3}{32}" = 1'-0"$
April 28, 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 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 (sec 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: 416-420 Main Street

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: 10/15/2020

Signature of Preparer (if different from Responsible Officer) 

Date: 10-14-20

For Further Information:

Contact Person: Etha Grogan, Planning Board Secretary

Address: 1 Municipal Plaza, Beacon, New York 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

Page 2 of 2

**ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION**

**APPLICATION FOR SPECIAL PERMIT,
SUBDIVISION (LOT LINE ADJUSTMENT), SITE PLAN AND CERTIFICATE OF
APPROPRIATENESS APPROVALS FOR 416-420 MAIN STREET**

Parcel Nos. 6054-29-056780 and 6054-29-056774

CONCLUSIONS

Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action (Unlisted), along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the City of Beacon Planning Board, undergoing an coordinated review, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the construction of a 11,715 s.f. mixed-use building fronting on Main Street, comprised of a 4,295 s.f. ground floor retail space, as well as 6,220 s.f. of commercial office space on the second and third floors and 1,200 s.f. of residential space containing one (1) apartment unit on the stepped back fourth floor, as well as an 1,440 s.f. artist live-work space in the rear of the Premises fronting on South Street (the “Proposed Action” or “Project”) on property consisting of approximately 0.245 acres, combined, and identified as Parcel Nos. 6054-29-056780 and 6054-29-056774 (collectively, the “Property”). The Property is proposed to be subdivided to remove the existing lot line and merge the two lots. The Property will provided off-street parking facilities with one driveway connection to Schenck Avenue providing parking for the residential components of the Proposed Action. The proposed 11,715 s.f. mixed use building is proposed for the area of the Property in the Central Main Street (CMS) District and the 1,440 s.f. artist live/work home is proposed at the rear of the Property in the Transition (T) District. The entire Property is also located in the Historic District and Landmark Overlay Zone (HDLO).

The Proposed Action includes a request for approval of a Special Permit, Subdivision (lot line adjustment), Site Plan and Certificate of Appropriateness. The City Council is the approval authority for the Special Permit for the proposed fourth story and the Planning Board is the approval authority for the Subdivision, Site Plan and Certificate of Appropriateness.

The Proposed Action is an Unlisted action. The Planning Board opened a public hearing to consider comments on the SEQRA review of the Proposed Action on August 11, 2020

which was continued to September 9, 2020 and October 14, 2020. The public hearing was closed on October 14, 2020.

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.**

Lot 056774 is currently improved with a one story brick building. Lot 056780 is currently vacant but was previously developed and was the subject of land use approvals for a 144-seat movie theater which were never implemented. The Project would include disturbance of the entire site except for the area of the existing one story brick building which will remain and is currently occupied by “Kitchen + Coffee.” There are no steep slopes or wetlands on the site. In its developed condition, 25% of the site is proposed to be landscaped. Based on the information set forth herein, the Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

- **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 on the Property.

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

The Project proposes to install a yard drain, two catch basins and associated piping for the collection and distribution of stormwater to the City’s existing stormwater system.

The Project does not include or require wastewater discharged to groundwater. 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 4,060 gallons per day. Adequate water supply and sewer capacity exist for these flows. The artist live/work building at the corner of South Street and Schenck Avenue proposes new service lines from the existing mains to the building. The new mixed-use building will re-connect to existing service lines that run from the existing mains to the Site.

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 portion of the Property is within the 100 year flood plain. The Project will not have a significant adverse impact on or alter 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 Property. 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 existing impervious surfaces and vegetation, and site grading. These unavoidable short term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes and is expected to continue for approximately 8 months.

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

No trees are proposed to be removed from the Property although a street tree is proposed to be removed and replaced within the City right-of-way. The City of Beacon Tree Committee recommends the replacement tree should be a 5.0-6.0' caliper eastern redbud (*Cercis canadensis*). The particular species of tree will be determined during site plan review. The Tree Committee also recommended that a new public bench should be installed, the planting well should be flush with the new sidewalk and installed with permeable pavers, the old planter stones should be retained by the City of Beacon and maintenance of the tree should be the responsibility of the applicant for a period of one year and should include weekly watering. A Landscape Plan has been prepared which will be finalized during the Site Plan review stage, including details for the proposed green roof.

- **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, including the proposed stepped back fourth story. Based on the plans submitted by the applicant and reviewed by the City's professional consultants, the height of the proposed building is approximately the same height as the neighboring building to the east. The project has been designed to be consistent with the character of the surrounding neighborhood, including the Beacon Hotel, and will continue to undergo architectural review by the Planning Board.

Therefore, the Project will not have a significant adverse impact on aesthetic resources.

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

The Project is located in close proximity to sites listed or eligible for listing on the State and National Register. In particular, there are several eligible properties as listed in the EAF Mapper. The project has been designed to be consistent with the character of the surrounding neighborhood, including the Beacon Hotel and the properties located in the HDLO, and will continue to undergo architectural review by the Planning Board.

Based on the historic disturbance and development on the Property, the potential for archeological resources present on-site is very low.

Therefore, the Project will not have a significant adverse impact on historic or archeological resources.

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

The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. In its built condition, the Project proposes to retain 25% open space on the site.

- **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 Applicant submitted a Traffic Impact Study prepared by Maser Consulting P.A., dated April 28, 2020 to review the traffic impacts associated with the Project.

Based on data provided by the Institute of Transportation Engineers (ITE) as contained in their publication Trip Generation, 10th Edition dated 2017, the Project is estimated to generate a nominal number of total trips during the AM Peak Hour and PM Peak Hour. Capacity analyses were conducting utilizing Existing, No-Build and Build Traffic Volumes to determine the existing and future operating conditions in the vicinity of the Property. The results indicate that the site generated traffic can be accommodated on the area roadways without significant impacts to operating conditions at the study area intersections. The study area intersections included: (1) Fishkill Avenue/Teller Avenue (NYS Route 52) and Main Street and (2) Main Street and Schenck Avenue. The traffic report by Maser Consultant was reviewed by the City's Traffic Engineer, Creighton Manning Engineering, LLP. Creighton Manning generally concurred with the results.

Based on the professional traffic impact review, the Project will not create a significant adverse traffic impact.

Manual parking counts of the available and occupied parking spaces were collected by Maser Consulting PA for all on-street and off-street public parking spaces within 500 feet of the Site to identify the existing parking conditions in the area. The parking counts were conducted pre-COVID-19, in early February 2020. The data indicated that during the weekday periods there are in excess of 125 available, unoccupied parking spaces within 500 feet of the Site. However, during the Saturday and Sunday peak periods there were as few as 30 available parking spaces.

The Applicant is proposing four (4) off-street parking spaces on-site to accommodate the parking requirements for the residential components of the commercial buildings. Also, as part of the Project, the applicant is proposing to stripe new on-street parking spaces on Schenck Avenue between Main Street and South Street in order to better define parking in this area. One of the two existing curb cuts on Schenck Avenue is proposed to be removed which will provide additional space for parking on the east side of Schenck Avenue. The proposed re-striping would maintain the two-way traffic on Schenck Avenue but relocate parking to the east side of the street only. Other proposals were suggested by the Applicant, but this configuration is the Planning Board's preference in order to maintain two-way traffic and enhance on-street parking.

Beyond the four (4) off-street spaces proposed, an additional twenty (20) parking spaces are required by the Zoning Code for the proposed commercial uses (8 for retail; 12 for office). The Applicant has requested a waiver from the Planning Board for the twenty spaces based on Section 223-41.18.G(3) of the Zoning Code which permits the

Planning Board to waive required parking spaces under several conditions, including where public parking is available within 800 feet of the Site.

It is anticipated, and ITE parking data confirms, that the office use will not be fully active on the weekend when parking availability is limited. Further, the proposed striping improvements to Schenk Avenue will result in no net loss of parking spaces between Main Street and South Street. Lastly, although not part of this project, the Planning Board is aware that the City is undertaking a corridor improvement project along NYS Route 52 which will increase the number of parking spaces available within 500 feet of this Site. While the Planning Board is not relying on the results of that project in this SEQRA determination, it is further evidence that the Project will not create a significant impact on parking during the weekend peak hours.

Based on the professional studies presented to the Board, the Project will not create a significant adverse parking impact.

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

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

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

The Proposed Action is not anticipated to generate any noxious odors. Outdoor lighting will be consistent with typical Main Street lighting and will include building mounted lights and pole mounted lights. All lighting shall be shielded and pointed downward. 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 the hours permitted by the City of Beacon Code. Construction activities are anticipated to continue for approximately 8 months. It is not anticipated that blasting will be necessary during the proposed construction. If blasting does become necessary, it will be performed in accordance with all applicable state and local requirements. In addition, there will be no significant noise impacts post-construction.

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

The EAF references two projects within 2,000 feet of the site that are in the NYSDEC Environmental Site Remediation database: C314118, B00130. C314118 is located at 1

East Main Street and is a Class N site. B00130 is located at 33 North Cedar Street, is identified as a Class C site and has been remediated. Any contamination discovered during construction which requires remediation shall be remediated in accordance with all State and local laws, rules and regulations. The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

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

The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code.

Based upon this information and the information in the Full Environmental Assessment Form, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. .

Adopted: October 14, 2020
Beacon, New York

Motion by Mr. Williams, seconded by Mr. Byrne:

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

Approved: 4-0



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

400 Columbus Avenue, Suite 180E
Valhalla, NY 10595
T: 914.347.7500
F: 914.347.7266
www.maserconsulting.com

September 18, 2020

VIA E-MAIL

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

Re: 416-420 Main Street
City of Beacon, Dutchess County, New York
MC Project No. 20000282A

Dear Chairman Gunn and Members of the Planning Board:

We are writing on behalf of the Applicant for the proposed 416-420 Main Street project in order to provide additional information regarding the parking associated with the proposed development in response to comments received from Creighton Manning Engineering (CME) in their letter dated September 8, 2020.

Based on the CME letter and discussions at the most recent Planning Board Meeting held on September 9, 2020 it was determined that the proposed concept for on-street parking on the east side of Schenck Avenue only is the City's preferred parking concept. This concept plan has been finalized based on the CME comments and meeting discussions.

Two specific changes were made to this concept (attached) based on the CME comments as identified below.

1. The "Pedestrian Ahead" (W11-2/W16-9P) signs have been shown and noted to be installed 200 feet east and west of the subject crosswalk crossing Main Street at Schenck Avenue.
2. The existing "No Parking Here to Corner" sign at the south end of the southerly-most parking space on the west side of Schenck Avenue is now shown to remain and the "No Parking Any Time" sign to be added at the same location in order to indicate the no parking condition along the west side of Schenck Avenue. .



Chairman John Gunn & City of Beacon Planning Board
MC Project No. 20000282A
September 18, 2020
Page 2 of 2

These proposed modifications to the Schenck Avenue on-street parking, signing and striping as well as the additional crosswalk signing along Main Street will be reflected on the Site Plans for the proposed project as well.

Very truly yours,

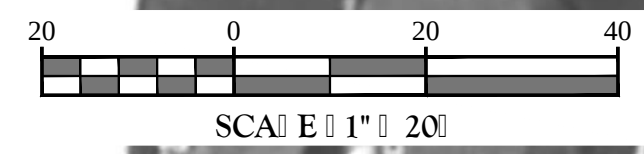
MASER CONSULTING CONNECTICUT, P.C.

A handwritten signature in black ink, appearing to read 'Richard D'Andrea', written in a cursive style.

Richard G. D'Andrea, P.E., PTOE
Principal Associate/Project Manger

RGD/ces
Enclosures

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SHEET NUMBER: SP-01

NOTES:

1. SCHENCK AVENUE ON-STREET PARKING SPACES SHALL BE 20 FT. LONG BY 7 FT. WIDE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED STRIPING SHALL BE 4" WIDE STRIPES WITH EXCEPTION OF THE PAINTED WHITE STOP BAR WHICH SHALL BE 18" WIDE.
3. ALL PROPOSED SIGNS SHALL BE INSTALLED ON BREAKAWAY SIGN POSTS.



Traffic Impact Study

416-420 Main Street
City of Beacon, Dutchess County, New York

April 28, 2020
Revised June 29, 2020

Prepared For
416 Main Street, LLC
420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC
319 Lafayette #151
New York, NY 101

Prepared By
Maser Consulting P.A.
400 Columbus Avenue, Suite 180E
Valhalla, NY 10595
914.347.7500

A handwritten signature in black ink, appearing to read 'Philip J. Grealy'.

Philip J. Grealy, Ph.D., P.E.
License No. 59858

A handwritten signature in black ink, appearing to read 'Richard G. D'Andrea'.

Richard G. D'Andrea, P.E., PTOE
License No. 090241

MC Project No. 20000282A

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I. INTRODUCTION

A. PROJECT DESCRIPTION AND LOCATION

(Figure No. 1)

This report, which is an update of our original April 28, 2020 report, has been prepared to evaluate the potential traffic and parking impacts associated with the proposed 416-420 Main Street Mixed-Use Development, which is proposed to be developed on the property located on the northeast corner of the Main Street/Schenck Avenue intersection and extended to South Street in the City of Beacon, Dutchess County, New York. The Site, which currently consist of an existing one (1)-story retail building and a vacant adjoining lot, is proposed to consist of two (2) buildings totaling 14,595 sq. ft. including 13,155 sq. ft. at the front mixed-use building (fronting on Main Street) and 1,440 sq. ft. at the rear building (fronting on South Street). This represents a reduction in the overall building size since the time of our original traffic study. The mixed-use building fronting on Main Street will consist of a total of 4,295 sq. ft. of first floor retail space, which will include the existing 1,720 sq. ft. Kitchen & Coffee (formerly Ella's Bellas Café) that will remain, as well as 6,220 sq. ft. of commercial office space on the second and third floors and approximately 1,200 sq. ft. of residential space containing one (1) residential apartment unit on the fourth floor. The rear lot building will consist of a 1,440 sq. ft. residential live/work building that will contain one (1) residential unit. The Site will provide limited off-street parking facilities with one (1) driveway connection to Schenck Avenue for two (2) off-street parking spaces for use by the mixed-use building tenants while a second driveway connection will be provided to South Street for use by the residential building to the rear of the Site, which will also provide two (2) off-street parking spaces.

A Design Year of 2025 has been utilized in completing the traffic analysis in order to evaluate future traffic conditions associated with this proposed development.

B. SCOPE OF STUDY

This study has been prepared to identify current and future traffic operating conditions on the surrounding roadway network and to assess the potential traffic impacts of the proposed 416-420 Main Street Mixed-Use Development. Existing and future parking conditions were also evaluated.

All available traffic count data for the study area intersections were obtained from previous reports prepared by our office. These data were supplemented with new traffic counts collected by representatives of Maser Consulting, P.A. These data were also compared to count data obtained from the New York State Department of Transportation (NYSDOT). Together these data were utilized to establish the Year 2020 Existing Traffic Volumes representing existing traffic conditions in the vicinity of the site.

The Year 2020 Existing Traffic Volumes were then projected to the 2025 Design Year to take into account background traffic growth. In addition, traffic for other specific potential or approved developments in the area were estimated and then added to the Projected Traffic Volumes to obtain the Year 2025 No-Build Traffic Volumes.

Estimates were then made of the potential traffic that the proposed development would generate during each of the peak hours (see Section III-C for further discussion). The resulting site generated traffic volumes were then added to the roadway system and combined with the Year 2020 No-Build Traffic Volumes resulting in the Year 2020 Build Traffic Volumes.

The Existing, No-Build and Build Traffic Volumes were then compared to roadway capacities based on the procedures from the Highway Capacity Manual to determine existing and future Levels of Service and operating conditions. Recommendations for improvements were made where necessary to serve the existing and/or future traffic volumes.

In addition to the traffic analysis summarized above, a detailed parking analysis has also been conducted, which identifies the current available parking supply in the vicinity of the site based on observations of the occupied and available parking spaces during weekday and weekend peak periods. The available parking supply was then compared to the required parking spaces as determined by the City of Beacon Zoning Code parking requirements.

II. EXISTING ROADWAY AND TRAFFIC DESCRIPTIONS

A. DESCRIPTION OF EXISTING ROADWAYS

(Figure No. 1)

As shown on Figure No. 1, the proposed 416-420 Main Street Mixed-Use Development will be accessed from Main Street, Schenck Avenue and South Street. One driveway connection will be provided to Schenck Avenue for parking to be provided for the building with Main Street frontage while a second driveway connection will be provided to South Street for use by the residential building to the rear of the Site. The following is a brief description of the roadways located within the study area. In addition, Section III-F provides a further description of the existing geometrics, traffic control and a summary of the existing and future Levels of Service and any recommended improvements for each of the study area intersections. Appendix “D” contains copies of the capacity analyses which indicate the existing geometrics (including lane widths) and other characteristics for each of the individual intersections studied.

1. Main Street

Main Street is a City street that consists of one lane in each direction and traverses in a northwest/southeast direction between NYS Route 9D and Churchill Street. Beyond Churchill Street, Main Street continues in a more northeasterly direction. Northwest of Fishkill Avenue, the roadway is classified as an Urban Major Collector, southeast of Fishkill Avenue it is classified as a local roadway. In the vicinity of the site, the roadway intersects with Schenck Avenue at an unsignalized “T” shaped intersection as well as with Fishkill Avenue/Teller Avenue (NYS Route 52) at a signalized full movement intersection. Sidewalks are provided on both sides of the street and striped pedestrian crossings are provided at the Schenck Avenue intersection. Signalized pedestrian crossings are provided at the Fishkill Avenue/Teller Avenue intersection. Parking is permitted on both sides of Main Street for its entire length with the parking limited to two-hour parking between 9AM and 5PM seven days a week. Main Street has a City Speed Limit of 30 MPH northeast of Fishkill Avenue, while the speed limit southwest of Fishkill Avenue is 25 MPH.

2. Schenck Avenue

Schenck Avenue is a local City street that consists of one lane in each direction and traverses in a north/south direction. Within the study area, the roadway intersects with Main Street and South Street at two unsignalized “T” shaped intersections. Sidewalks and on-street parking, with no parking restrictions, are provided on both sides of the roadway between Main Street and Van Nydeck Avenue. South of Van Nydeck Avenue a sidewalk is only provided on the west side of the roadway.

3. Fishkill Avenue/Teller Avenue (NYS Route 52)

Fishkill Avenue and Teller Avenue are classified as Urban Minor Arterials. These roadways are also known as NYS Route 52 but are owned and maintained by the City. Fishkill Avenue and Teller Avenue each consist of one lane in each direction and traverse in a generally north/south direction. The roadway intersects Main Street at a full movement signalized intersection. Sidewalks are provided on both sides of the roadway to the north and south of Main Street. On street parking is not permitted along Teller Avenue, while limited on street parking is permitted along the east side of Fishkill Avenue. Fishkill Avenue and Teller Avenue each have a posted City Speed Limit of 30 MPH.

B. YEAR 2019 EXISTING TRAFFIC VOLUMES

(Figures No. 2, 3 and 4)

Manual traffic counts were collected by representatives of Maser Consulting, P.A. on Tuesday February 4, 2020 for the AM and PM Peak Hours and Saturday February 1, 2020 for the Saturday Midday Peak Hour to determine the existing traffic volume conditions at the study area intersections. These traffic counts were then compared to traffic volume data from previous traffic studies conducted by our office and to traffic volume data available from the New York State Department of Transportation (NYSDOT) for the Fishkill Avenue/Teller Avenue (NYS Route 52) Corridor. Based on this information, the Year 2020 Existing Traffic Volumes were established for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours at the following study area intersections.

- Fishkill Avenue/Teller Avenue (NYS Route 52) and Main Street
- Main Street and Schenck Avenue

Based upon a review of the traffic counts, the peak hours were generally identified as follows:

- | | |
|------------------------|--------------------|
| ▪ Weekday Peak AM Hour | 8:30 AM – 9:30 AM |
| ▪ Weekday Peak PM Hour | 3:45 PM – 4:45 PM |
| ▪ Saturday Peak Hour | 12:00 PM – 1:00 PM |

The resulting Year 2020 Existing Traffic Volumes are shown on Figures No. 2, 3 and 4 for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

III. EVALUATION OF FUTURE TRAFFIC CONDITIONS

A. YEAR 2025 NO-BUILD TRAFFIC VOLUMES

(Figure No. 5 through 13)

The Year 2020 Existing Traffic Volumes were increased by a growth factor of 2.0% per year to account for general background growth resulting in the Year 2025 Projected Traffic Volumes, which are shown on Figures No. 5, 6 and 7 for each of the Peak Hours. In addition, traffic associated with the proposed 13 Creek Drive Development was also accounted for. The resulting Other Development traffic volumes associated with that development are shown on Figures No. 8, 9 and 10 for each of the peak hours. These volumes were added to the 2025 Projected Traffic Volumes resulting in the Year 2025 No-Build Traffic Volumes, which are shown on Figures No. 11, 12 and 13 for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

B. SITE GENERATED TRAFFIC VOLUMES

(Table No. 1)

Estimates of the amount of traffic to be generated by the proposed residential development during each of the peak hours were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled “Trip Generation”, 10th Edition, 2017, based on Land Use Category – 820 – Retail, 710 – Office Building and 220 – Multifamily Home and 210 – Single Family Home. Table No. 1 summarizes the trip generation rates and corresponding site generated traffic volumes for the Weekday Peak AM, Weekday Peak PM and Saturday Hours.

It should be noted that the Kitchen & Coffee use (formerly Ella’s Bellas Café), which consists of 1,675 sq. ft. is an existing operating use that will be incorporated into the overall development but will remain upon completion. Traffic associated with this use has been captured in the existing traffic volume counts identified above, therefore no additional traffic generation associated with this use has been accounted for in the analysis.

In addition, the rear lot which is currently zoned PB – Business Off-Street, may be rezoned into to the T-Transitional Zone in the near future. Under this zoning, even if the proposed single-family home artist/live work space was be modified to two (2) artist live-work units, it is expected that this would result in similar traffic generation to the single live-work space and therefore no separate analysis has been conducted for this condition.

C. ARRIVAL/DEPARTURE DISTRIBUTIONS

(Figures No. 14 and 15)

It was necessary to establish arrival and departure distributions to assign the site generated traffic volumes to the surrounding roadway network. Based on a review of the Existing Traffic Volumes and the expected travel patterns on the surrounding roadway network, the distributions were identified. The anticipated arrival and departure distributions are shown on Figures No. 14 and 15, respectively.

D. 2020 BUILD CONDITIONS TRAFFIC VOLUMES

(Figures No. 16 through 21)

The Site Generated Traffic Volumes were assigned to the roadway network based on the arrival and departure distributions referenced above. The resulting site generated traffic volumes for each of the study area intersections are shown on Figures No. 16, 17 and 18 for each of the peak hours, respectively. The site generated traffic volumes were then added to the Year 2025 No-Build Traffic Volumes to obtain the Year 2025 Build Traffic Volumes. The resulting Year 2025 Build Traffic Volumes are shown on Figures No. 19, 20 and 21 for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

E. DESCRIPTION OF ANALYSIS PROCEDURES

It was necessary to perform capacity analyses in order to determine existing and future traffic operating conditions at the study area intersections. The following is a brief description of the analysis method utilized in this report:

- **Signalized Intersection Capacity Analysis**

The capacity analysis for a signalized intersection was performed in accordance with the procedures described in the *Highway Capacity Manual, 6th Edition*, published by the Transportation Research Board. The terminology used in identifying traffic flow conditions is Levels of Service. A Level of Service “A” represents the best condition and a Level of Service “F” represents the worst condition. A Level of Service “C” is generally used as a design standard while a Level of Service “D” is acceptable during peak periods. A Level of Service “E” represents an operation near capacity. In order to identify an intersection’s Level of Service, the average amount of vehicle delay is computed for each approach to the intersection as well as for the overall intersection.

- Unsignalized Intersection Capacity Analysis

The unsignalized intersection capacity analysis method utilized in this report was also performed in accordance with the procedures described in the *Highway Capacity Manual, 6th Edition*. The procedure is based on total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. The average total delay for any particular critical movement is a function of the service rate or capacity of the approach and the degree of saturation. In order to identify the Level of Service, the average amount of vehicle delay is computed for each critical movement to the intersection.

Additional information concerning signalized and unsignalized Levels of Service can be found in Appendix “C” of this report.

F. RESULTS OF ANALYSIS

(Tables No. 2AM, 2PM and 2SAT)

Capacity analyses which take into consideration appropriate truck percentages, pedestrian activity, roadway grades and other factors were performed at the study area intersections utilizing the procedures described above to determine the Levels of Service and average vehicle delays. Summarized below are a description of the existing geometrics, traffic control and a summary of the existing and future Levels of Service as well as any recommended improvements.

Tables No. 2AM, 2PM and 2SAT, contained in Appendix “B” summarize the results of the capacity analysis for the 2020 Existing, 2025 No-Build and 2025 Build Conditions for each of the peak hours analyzed, respectively. Appendix “D” contains copies of the capacity analysis which also indicate the existing geometrics (including lane widths) and other characteristics for each of the individual intersections studied.

1. Fishkill Avenue/Teller Avenue (NYS Route 52) and Main Street

Fishkill Avenue/Teller Avenue and Main Street intersect at a full movement signalized intersection. Each of the approaches to the intersection consist of a single lane and signalized pedestrian crosswalks are provided on all four intersection approaches. “Right Turns on Red” are also prohibited on all four approaches. On-street parking is also provided on each of the Main Street intersection approaches as well as the east side of Fishkill Avenue within approximately 250 ft. of the intersection.

Capacity analysis was conducted for this intersection utilizing the 2020 Existing, 2025 No-Build and 2025 Build Traffic Volumes. The analysis results indicate that the intersection is currently operating at an overall Level of Service “B” during each of the peak hours and will remain under all analysis conditions (existing, no-build and build).

2. Main Street and Schenck Avenue

Main Street and Schenck Avenue intersect at a “T” shaped unsignalized intersection. Main Street consists of one lane in each direction and on-street parallel parking is provided on both sides of the street. Schenck Avenue also consists of one lane in each direction and is controlled by a “Stop” sign approaching the intersection. On-street parallel parking is provided on the west side of Schenck Avenue only. Painted pedestrian crosswalks are provided on the eastbound and southbound approaches to the intersection.

Capacity analysis was conducted for this intersection utilizing the 2020 Existing, 2025 No-Build and 2025 Build Traffic Volumes. The analysis results indicate that the intersection is currently operating at an overall Level of Service “B” or better during all time periods and that this level of service will be maintained under future No-Build and Build conditions.

Associated with the project, additional signing and striping will be installed at the Main Street/Schenck Avenue intersection including new crosswalk warning signs for the crosswalk spanning Main Street. A new “Stop” sign and painted white stop bar will also be installed on Schenck Avenue at its intersection with Main Street. These proposed signing and striping modifications area identified in Exhibit No. 1 below. It should be noted that in order to accommodate the installation of the painted white stop bar, the existing yellow hatching on either side of Schenck Avenue will be required to be removed to provide sufficient roadway width for the stop bar and to maintain two-way traffic. The yellow hatching, which is non-standard was installed to reinforce the no parking condition in this area, however the existing “No Parking Here to Corner” signs are proposed to remain to designate this no parking area.



EXHIBIT NO. 1
MAIN STREET/SCHENCK AVENUE SIGNING & STRIPING IMPROVEMENTS

IV. PARKING ANALYSIS

A. EXISTING PARKING CONDITIONS

(Figure 1P, Tables P-1, P-2, P-3)

Manual parking counts of the available and occupied parking spaces were collected by representatives of Maser Consulting, P.A. for all on-street and off-street public parking spaces found within 500± ft. of the proposed project Site location, in order to identify the existing parking conditions in the area. These parking counts included the following areas, which are also identified on Figure 1P contained in Appendix “A”:

- Main Street between Tioronda Avenue & Veterans Place (On-Street)
- Van Nydeck Avenue between Tioronda Avenue & Fishkill Avenue (On-Street)
- Schenck Avenue between Main Street & North Street (On-Street)
- South Street between Schenck Avenue & Locust Place (On-Street)
- North Street between Schenck Avenue & North Street (On-Street)
- Main Street/Van Nydeck Street Public Lot (70 Spaces Off-Street)
- Van Nydeck Street Public Lot (23 Spaces Off-Street)
- Veterans Place/Henry Street Public Lot (70 Spaces Off-Street)

Figure No. 1P also provides a summary of the parking restrictions for the study area including in the off-street public parking lots and all area roadways listed above with on-street parking provided. It should also be noted that alternate side of the street parking is enforced from 4:00 AM to 9:00AM along Main Street.

The parking counts were conducted on Wednesday February 5th, 2020 during the AM (7AM-9AM), Midday (11AM-2PM) and PM (3:30PM-7PM) peak periods, on Saturday February 8th, 2020 between 11:00 AM and 2:30 PM and Sunday February 9th, 202 between 11:00 AM and 2:00 PM.

The parking counts are summarized in Tables P-1, P-2 and P-3, contained in Appendix “B”, for the Weekday, Saturday and Sunday parking counts respectively. The tables identify the total parking spaces, the total occupied spaces and the total available (unoccupied) spaces within the studied area. The parking count data indicates that during the Weekday periods there are in excess of 125 available (unoccupied) parking spaces within the 500± ft. study area, while during the Saturday and Sunday peak periods there are as few as 30 available parking spaces in the vicinity of the site.

B. FUTURE PARKING CONDITIONS

The parking requirements for the proposed development based on the City of Beacon Code as identified in Section 223-26.F and 223-41.18.G.(2) were reviewed in order to determine the required parking supply for the development. The below summarizes the required City Code parking supply ratios and the equivalent required number of parking spaces for each use within the proposed development. Note that the below parking requirements does not account for the parking required for the existing Kitchen & Coffee (formerly Ella's Bellas Café) since this is an existing use and any parking currently associated with this use is already accounted for in the parking counts discussed above.

SUMMARY OF OFF-STREET PARKING REQUIREMENTS PER CITY OF BEACON CITY CODE		
USE	REQUIRED PARKING RATIO	REQUIRED PARKING SPACES
MIXED-USE BUILDING FRONTING MAIN STREET (CMS – CENTRAL MAIN STREET ZONING DISTRICT)		
NEW RETAIL (2,575 SQ.FT.)	2 SPACE/1,000 SQ. FT.	6 SPACES
OFFICE (6,220 SQ.FT.)	2 SPACE/1,000 SQ. FT.	13 SPACES
APARTMENTS (1 UNITS)	1 SPACE/DWELLING UNIT	1 SPACES
REAR LOT BUILDING (PB- BUSINESS OFF-STREET ZONING DISTRICT)		
RESIDENTIAL (1 UNIT)	2 SPACES/DWELLING UNIT	2 SPACES
	TOTAL	22 SPACES

The proposed development will be provided a total of four (4) off-street parking spaces, two (2) spaces for the use of the mixed-use building's tenants and two (2) spaces for the rear residential building. No designated parking will be provided for the retail or commercial office space in the mixed-use building. The rear lot building will be provided with two (2) off-street parking spaces in the driveway for the one (1) live/work unit. The remaining of the required 18 parking spaces would have to be accommodated by public parking, both on-street and in City of Beacon Public Parking lots in the area. In addition, as part of the proposed development, the Applicant proposes to stripe new on-street parking spaces along the east side of Schenck Avenue between Main Street and South Street and along both sides of South Street in the vicinity of the Site in order better define parking in

this area. Furthermore, the elimination of one (1) of the two (2) existing curb cuts to the subject property from Schenck Avenue will provide for an additional parking space along the east side of Schenck Avenue.

As indicated previously, during a typical weekday, greater than 125 parking spaces were found to be available within 500 ft. of the proposed development, which would more than accommodate the required parking that is not captured by the on-site parking provided. During the Weekend (Saturday & Sunday) peak parking periods, as few as 30 parking spaces were found to be available within 500 ft. of the proposed development. However, on Saturday and Sunday the second and third floor office uses are anticipated to be closed and/or have very limited activity. In fact, based on Institute of Transportation Engineers (ITE) data contained in their publication entitled Parking Generation Manual, 5th Edition, an office use of this size can be expected to generate a peak parking demand of between 2 (based on average parking rate) and 5 vehicles (based on 85th percentile parking rate) on a Saturday. Using the ITE parking data for a Saturday, the development would require 14 total parking spaces on Saturday and a similar total would be required on Sunday. Including the four (4) parking spaces provided on-site the net parking demand on the weekend would be approximately 10 spaces, which can be accommodated by the available public parking in the vicinity of the site.

In addition to the above, per Section 223-26C(6) of the City Code “...*the Planning Board may approve the joint use of parking spaces by two or more establishments on the same lot or on contiguous lots, the total capacity of which is less than the sum of the spaces required for each, provided that said Board finds that the capacity to be provided will substantially meet the intent of this article by reason of variation in the probable time of maximum use by patrons or employees at such establishments and provided that such approval of such joint use shall be automatically terminated upon a change of use at any such establishment.*” Shared on-street parking can be expected to occur within 500 ft. of the Site between the proposed project and other uses along Main Street where patrons may park along the Main Street area to visit multiple properties/uses in the same trip and/or spaces occupied by residential tenants during the nighttime hours may be available for use by retail and commercial patrons during the daytime hours. While shared parking may occur as indicated, no credit for this has been accounted for in the parking analysis discussed above.

Finally, it should also be noted that as indicate in the City Code Section 223-41.18.G.(3) the CMS Zone parking requires identified in Section 223-41.18.G.(2) may be modified by the Planning, in its discretion, based on information provided demonstrating one or more of the following.

- (a) That the projected operational characteristics of the proposed use require a different amount of parking.
- (b) That adequate shared parking, contractually obligated for the duration of the proposed use, is available within 500 feet of the site and within the CMS or PB Districts.
- (c) That the applicant has provided sufficient bicycle parking to reduce anticipated vehicular travel demand.
- (d) That there is sufficient public parking available within 800 feet of the site and within the CMS or PB Districts to meet foreseeable parking needs of the proposed use and surrounding uses for the duration of the proposed use.
- (e) That the applicant will voluntarily dedicate land for public parking on site or will acquire land by purchase or long-term lease (for the duration of the proposed use) within 800 feet of the site and within the CMS or PB Districts and voluntarily dedicate such land to the City for public parking.
- (f) That a professional parking study of the proposed use and the surrounding area demonstrates that a different amount of parking would be appropriate for the use in its particular location and/or that existing and/or proposed off-site parking is sufficient.

The information presented herein demonstrates that items (b), (d), (e) and (f) are met for this development. The Applicant is also proposing to provide two (2) sets of bicycle racks at the rear of the front lot building for public use, which satisfies item (c) as well.

C. OTHER PARKING RELATED CONSIDERATIONS

1. Off-Street Loading – No separate off-street loading space is provided as part of the proposed development. Per City Code Section 233-26H.2.(a) and (b) no off-street loading spaces are required for retail buildings with a gross floor of less than 5,000 sq. ft. and for office establishments of less than 10,000 sq. ft.
2. Rear Lot Zoning – As previously indicated the rear lot is currently zoned PB – Business Off-Street but may be rezoned to the T-Transitional Zone in the future by the City. Under this zoning, even if the proposed single-family artist live/work space was modified to one (1) artist live-work unit with two bedrooms, the unit would require the same number of parking spaces (two (2) spaces - 1 space per dwelling unit + 1/4 for

- each bedroom + 1/2 for the live/work space) as the apartment unit, which results in the same parking conclusions as discussed above.
3. Schenck Avenue One-Way – Schenck Avenue is currently a two-way roadway with on-street parking on both sides of the roadway. Between Main Street and South Street, the roadway has an approximate width of 26 ft. curb-to-curb. Assuming a 7 ft. parking lane on each side of the street this leaves an approximately 12 ft. travel lane between parked vehicles to accommodate two-way traffic. While hourly volumes on this road are relatively low, less than 70 cars per hour, the City could consider making this roadway a one-way roadway from Main Street to South Street. This would result in southbound traffic traveling towards Main Street being redirected to other local roadways, but it is not anticipated that this would result in any significant traffic impacts. Appropriate signing would be necessary at the Main Street/Schenck Avenue and Schenck Avenue/South Street intersections would be required to accommodate this modification. A modification to one-way flow on this portion of Schenck Avenue would better accommodate the existing two-sided parking.

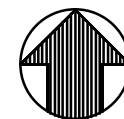
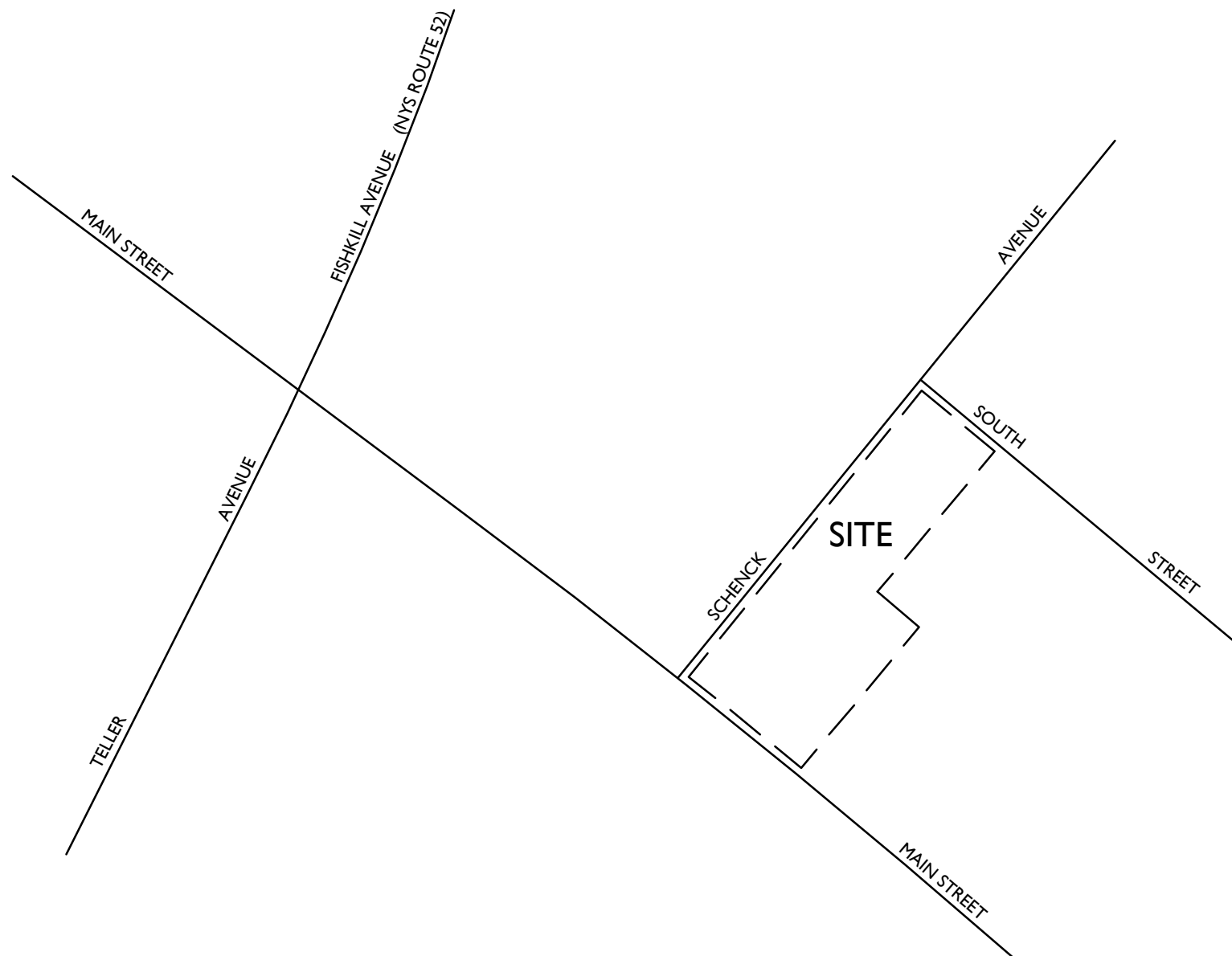
V. SUMMARY AND CONCLUSION

Based on the above analysis, similar Levels of Service and delays will be experienced at the area intersections under the future No-Build and future Build Conditions. Thus, the traffic associated with the proposed 416-420 Main Street Mixed-Use Development is not expected to cause any significant impact in overall operation. Furthermore, based on the observations of the existing available parking in the vicinity of the Site as well as the analysis of the required parking demand of the development, the parking needs for the proposed development can be accommodated by the public parking in the vicinity of the Site during both Weekday and Weekend peak parking periods.

416 – 420 MAIN STREET

APPENDIX A

FIGURES



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SITE LOCATION MAP

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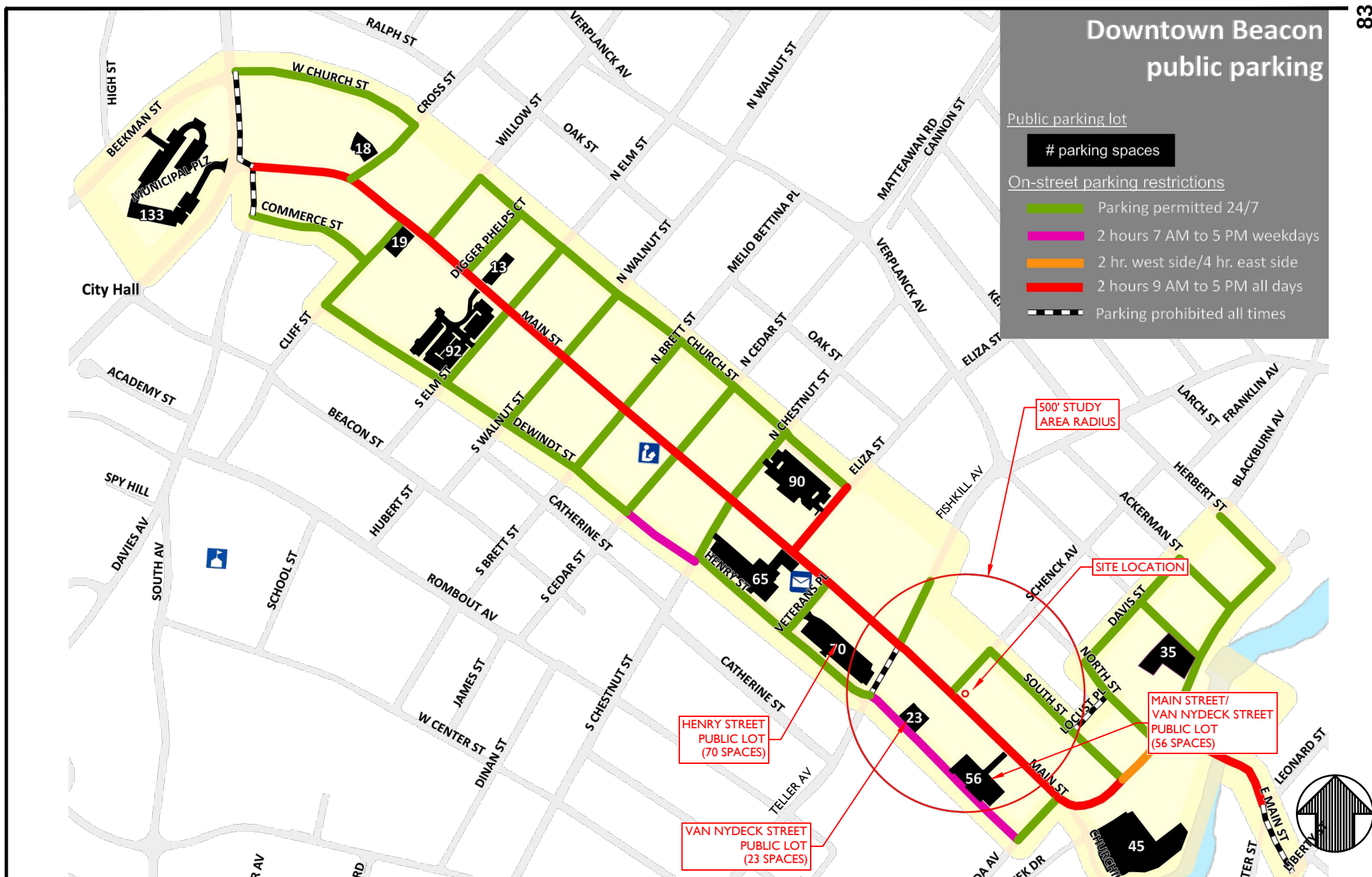
Downtown Beacon public parking

Public parking lot

parking spaces

On-street parking restrictions

- █ Parking permitted 24/7
- █ 2 hours 7 AM to 5 PM weekdays
- █ 2 hr. west side/4 hr. east side
- █ 2 hours 9 AM to 5 PM all days
- █ Parking prohibited all times



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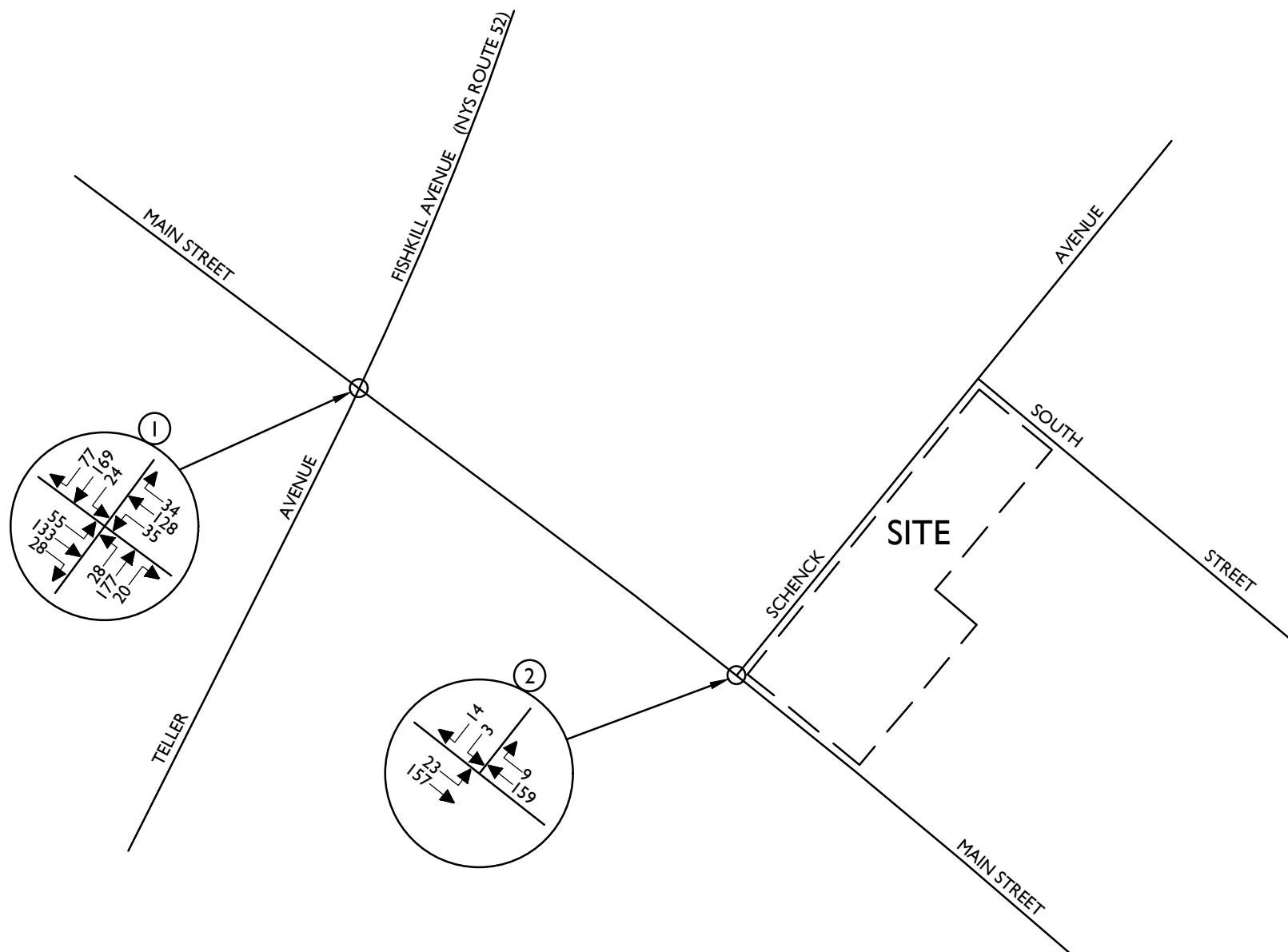
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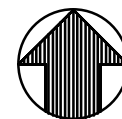
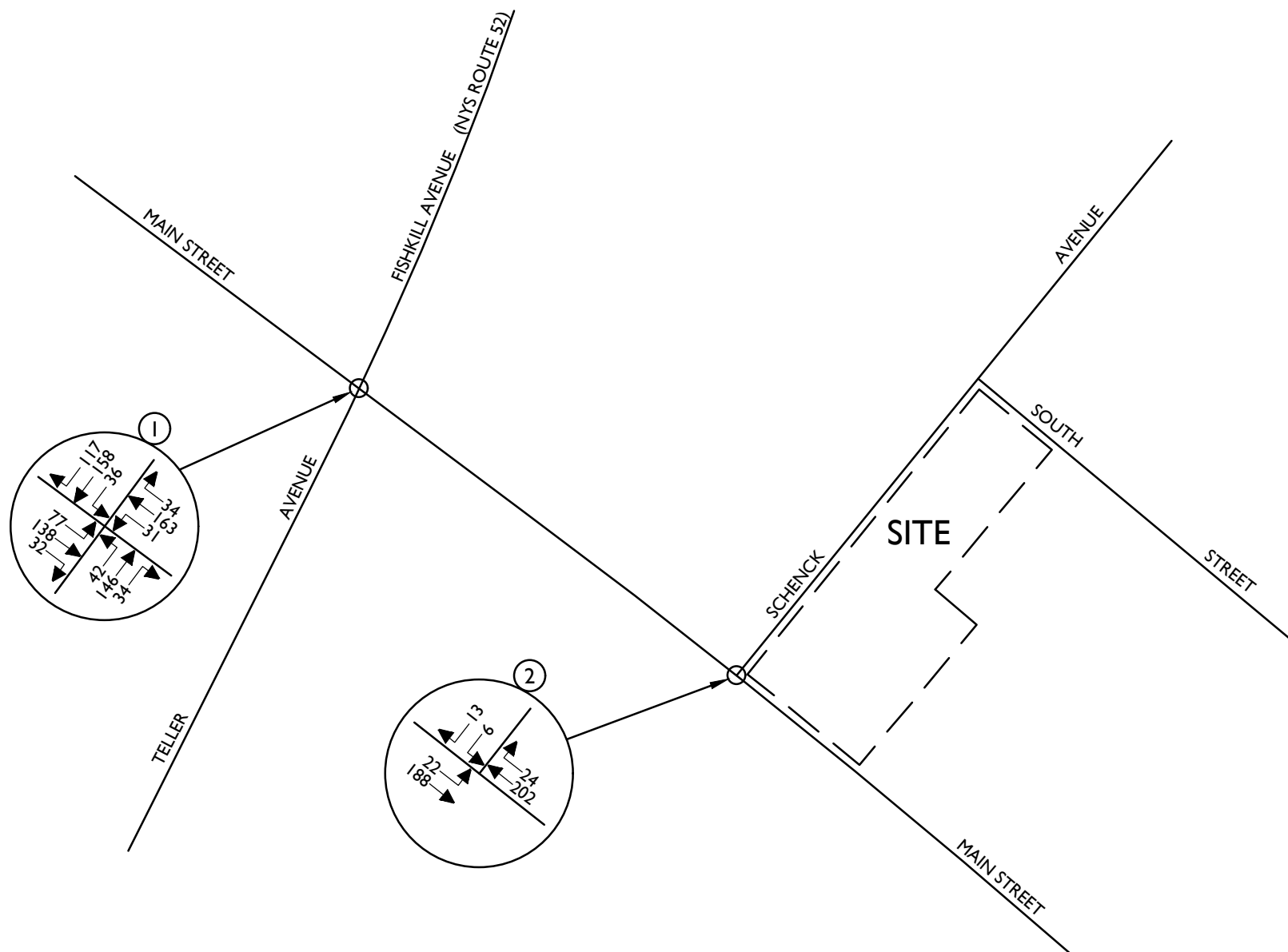
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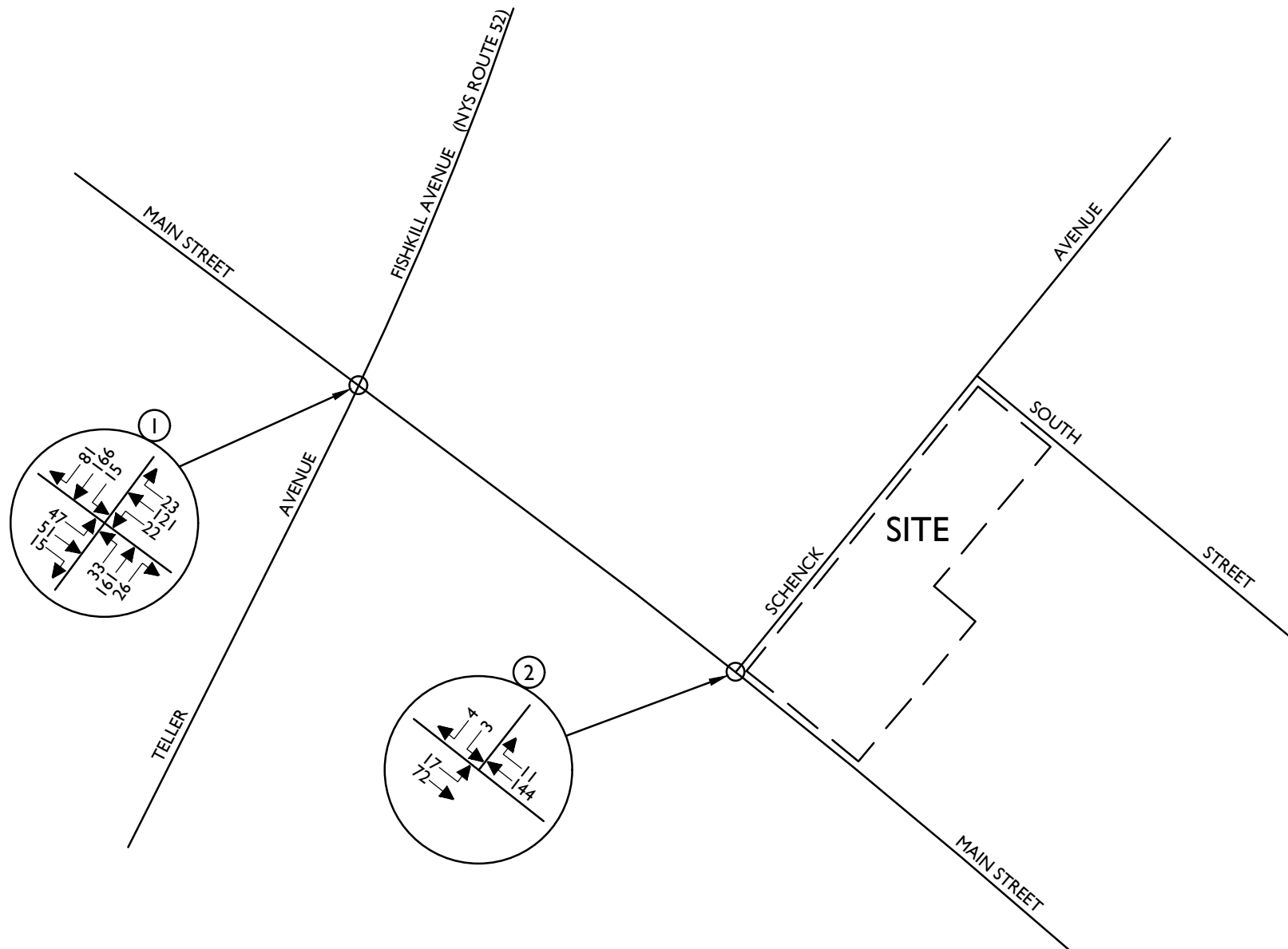
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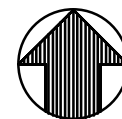
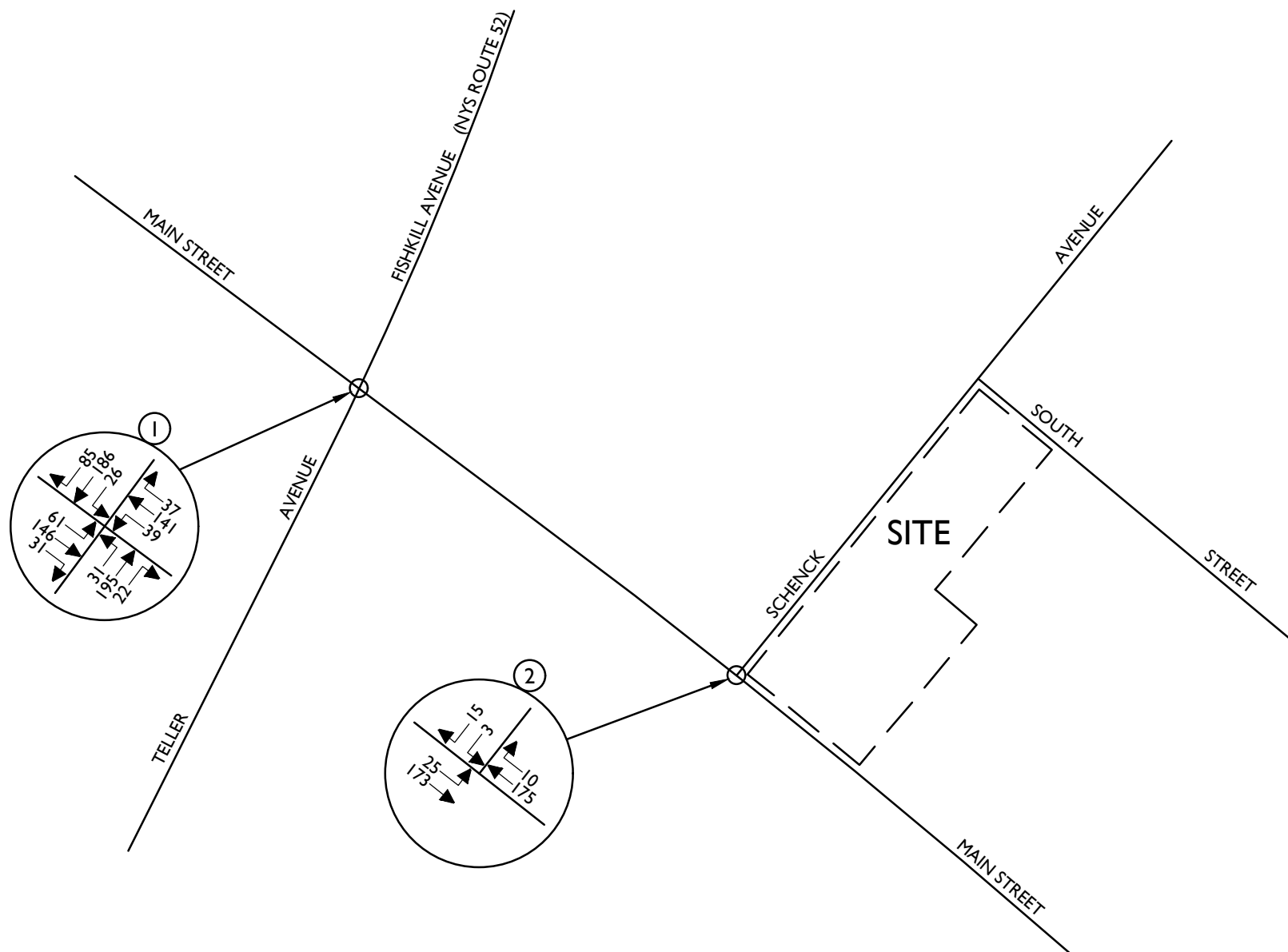
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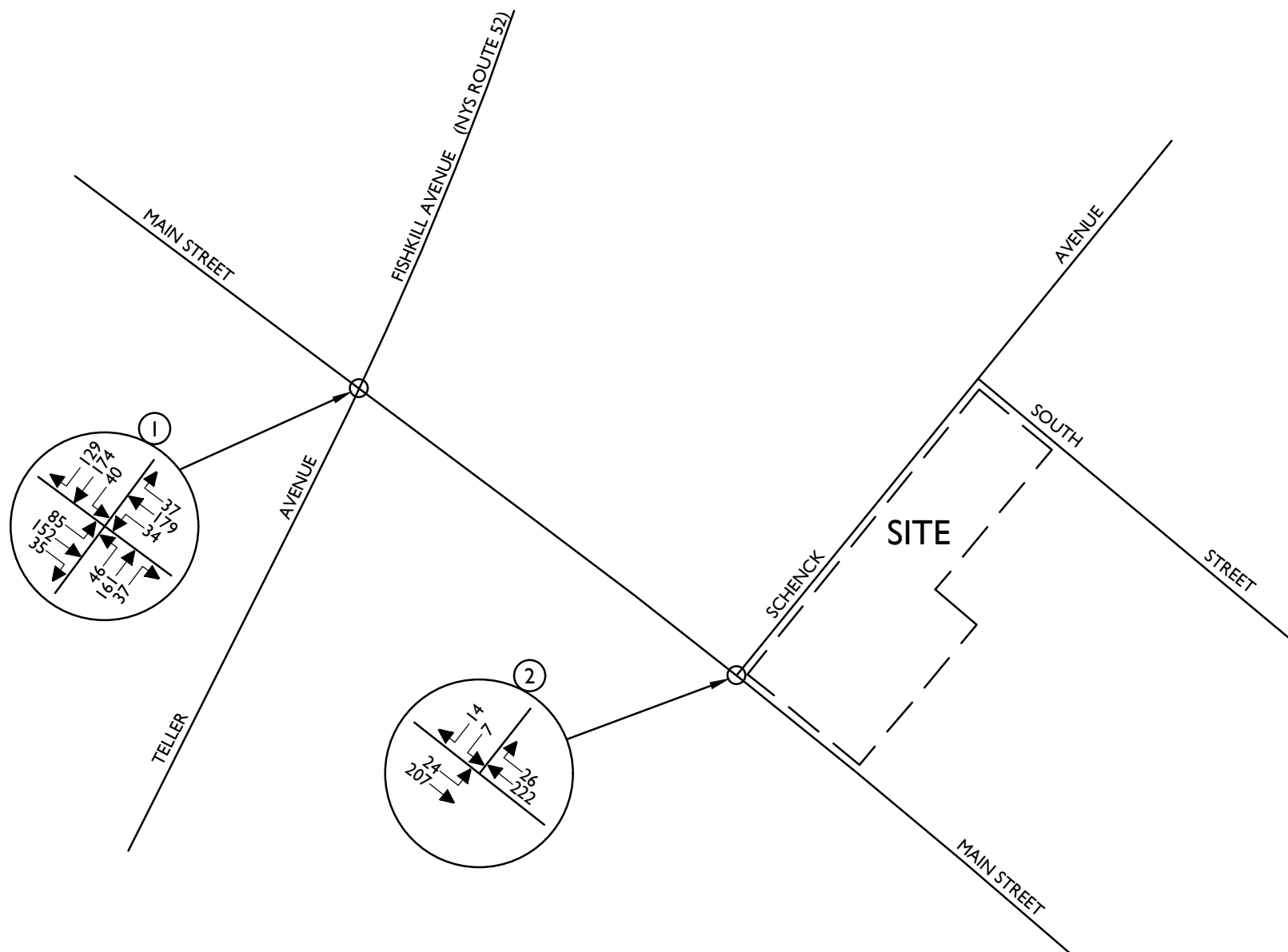
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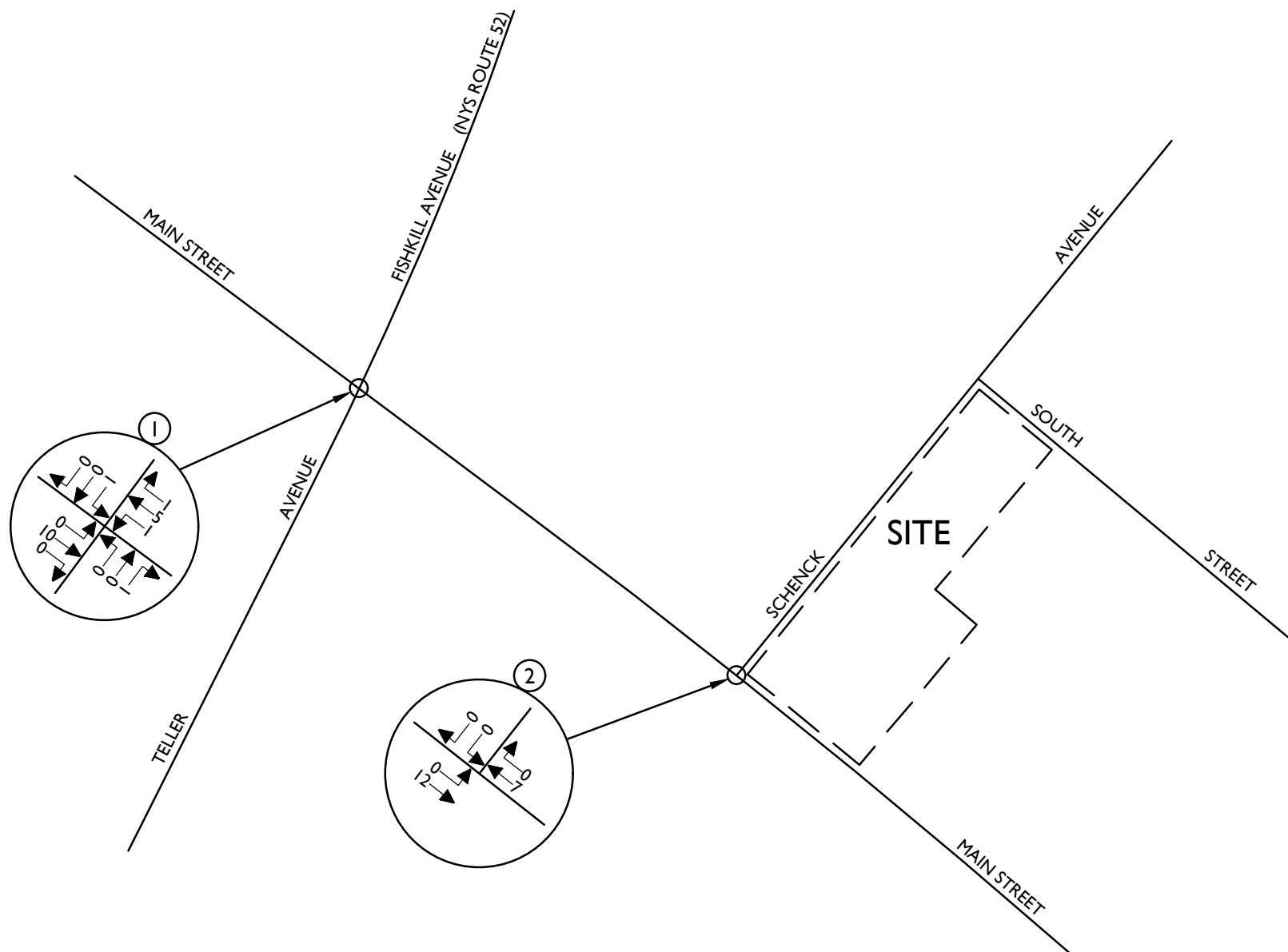
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PROJECT NUMBER	DRAWING NAME		
20000282A	200626RGD_FIGURE		

SHEET TITLE
2025 PROJECTED TRAFFIC VOLUMES WEEKEND PEAK SAT HOUR

SHEET NUMBER
7



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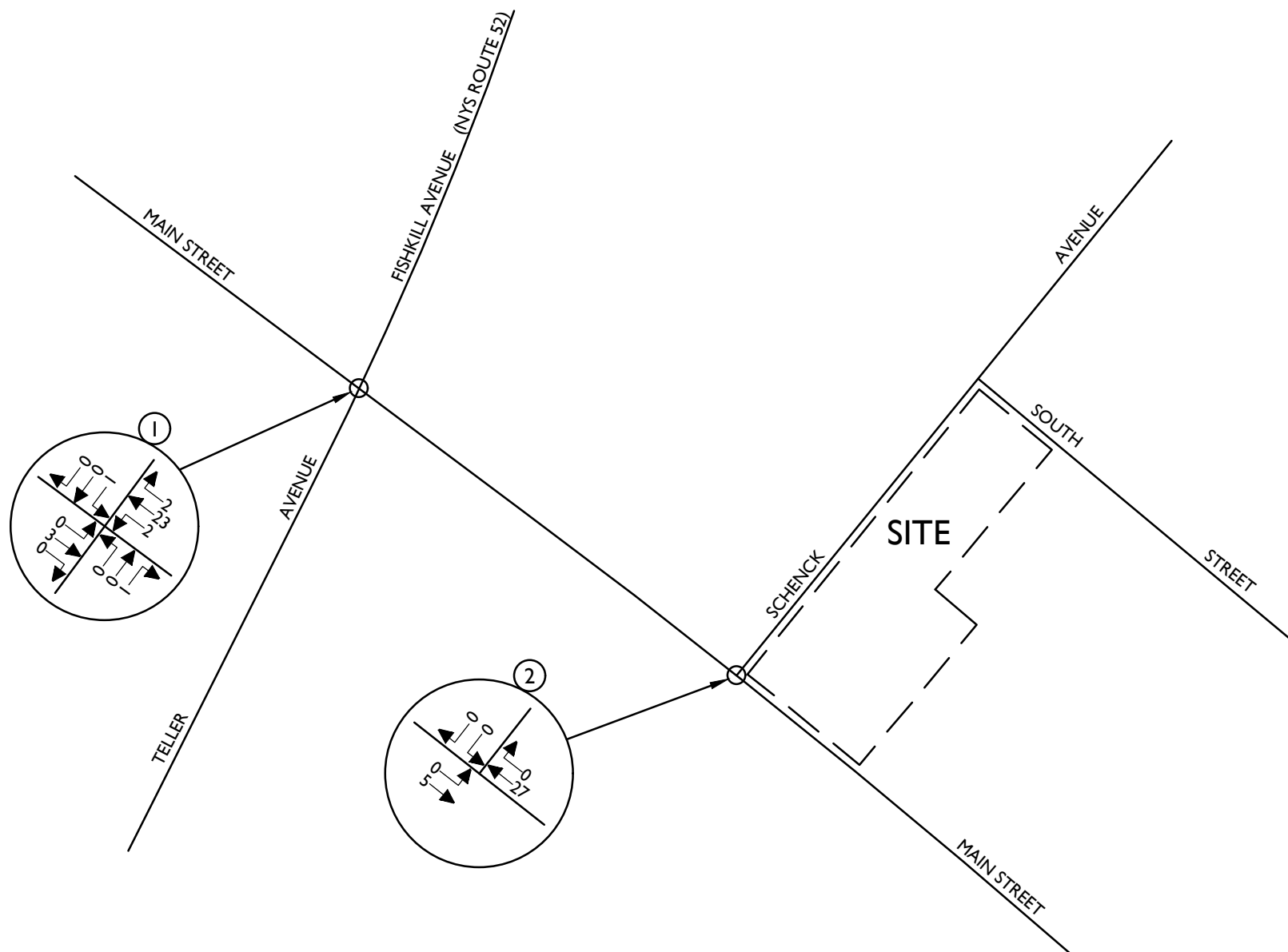
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PROJECT NUMBER	DRAWING NAME		
20000282A	200626RGD_FIGURE		

SHEET TITLE:
**OTHER DEVELOPMENT
TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR**

SHEET NUMBER:

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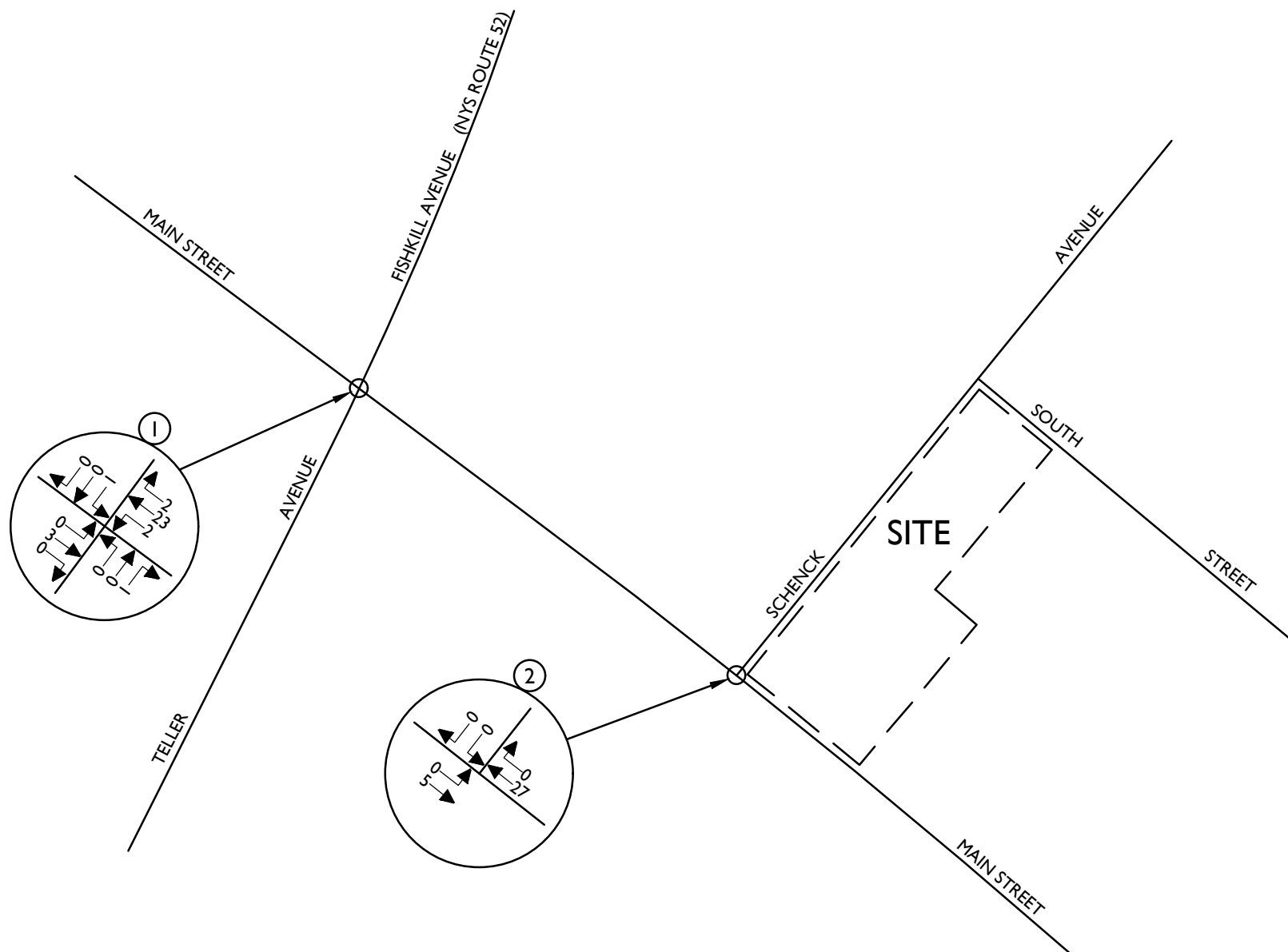
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PROJECT NUMBER	DRAWING NAME		
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OTHER DEVELOPMENT
TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
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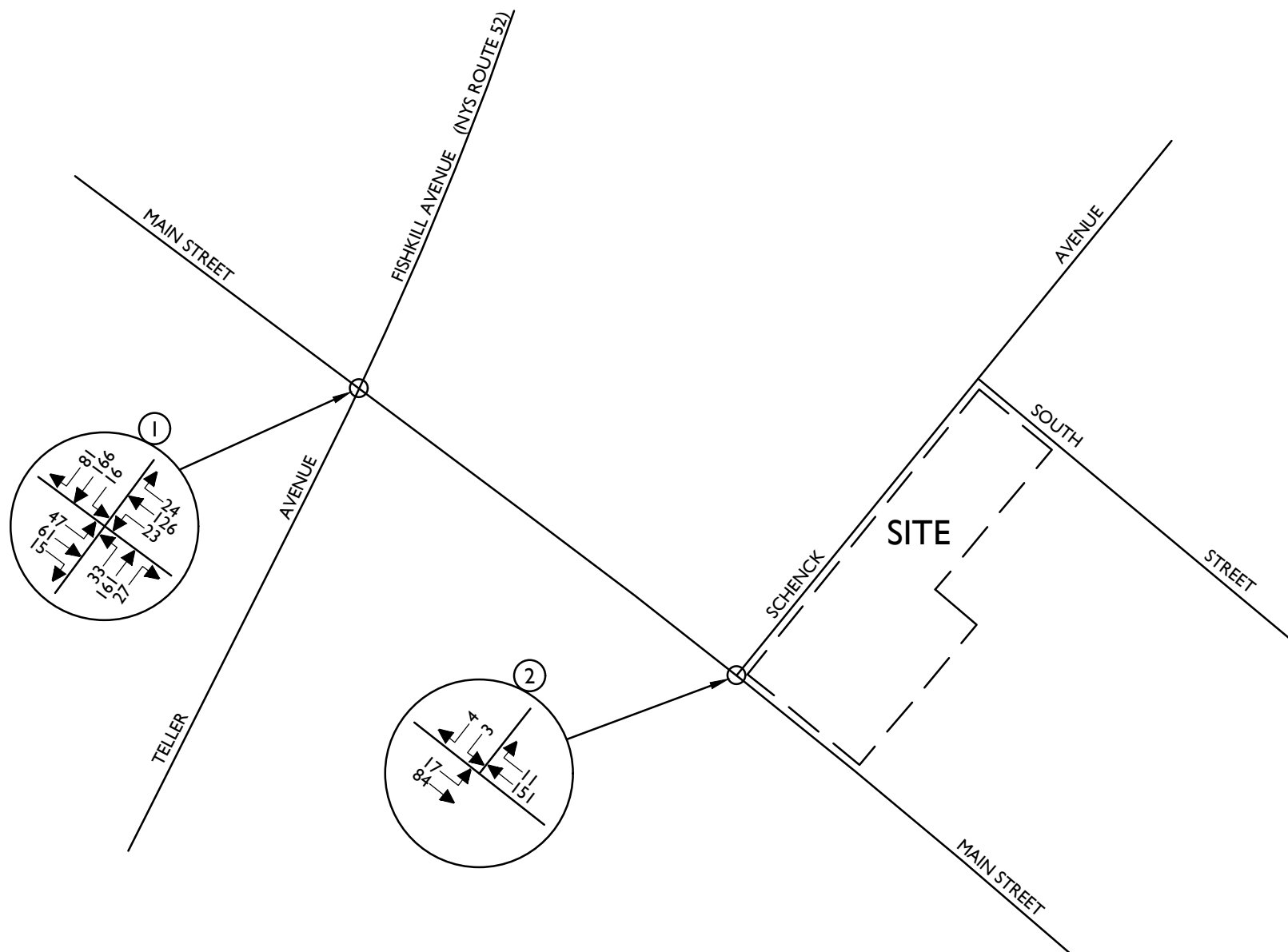
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TRAFFIC VOLUMES
WEEKEND PEAK SAT HOUR

SHEET NUMBER:

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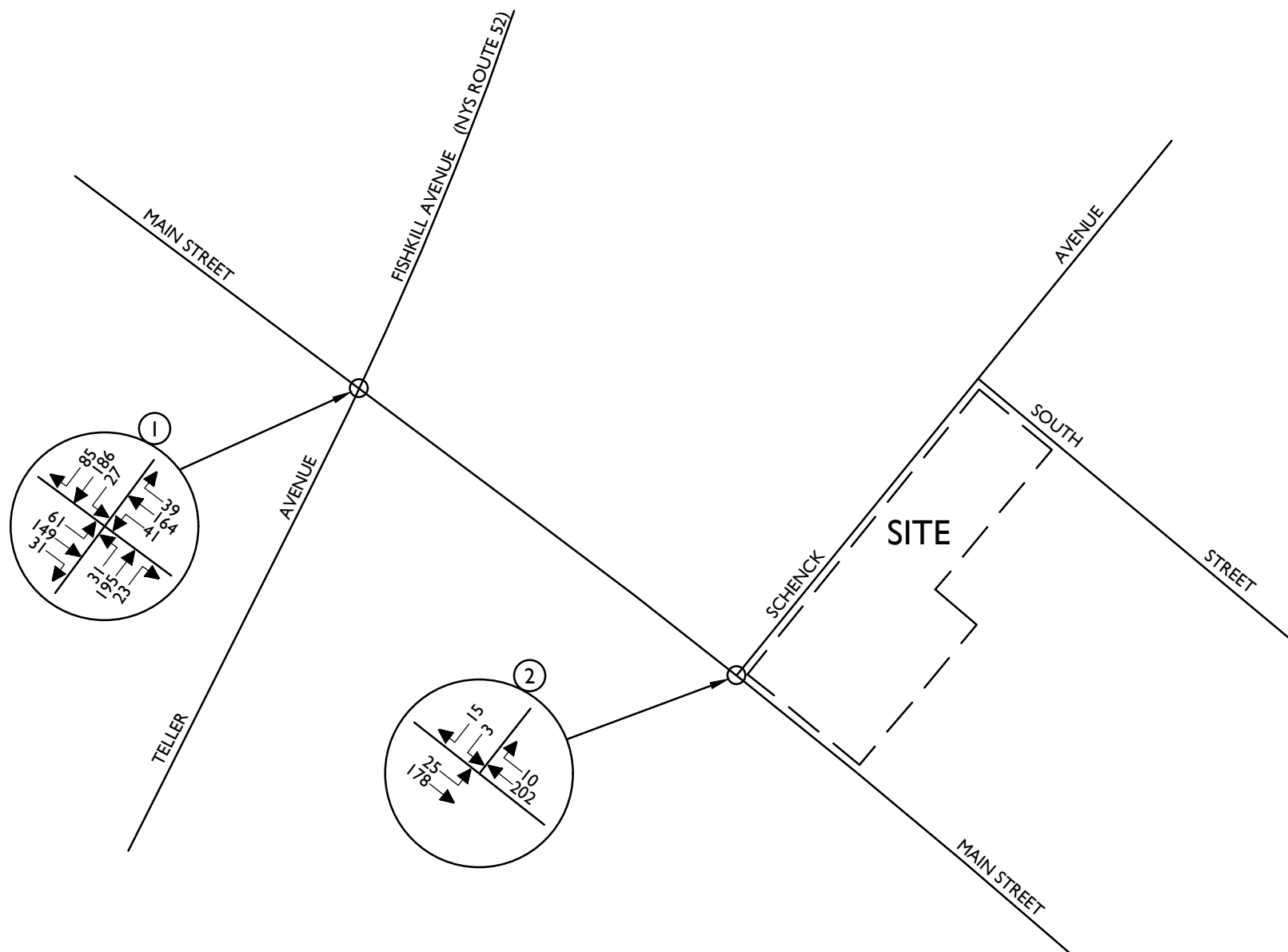
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PROJECT NUMBER	DRAWING NAME		
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WEEKDAY PEAK AM HOUR

SHEET NUMBER:
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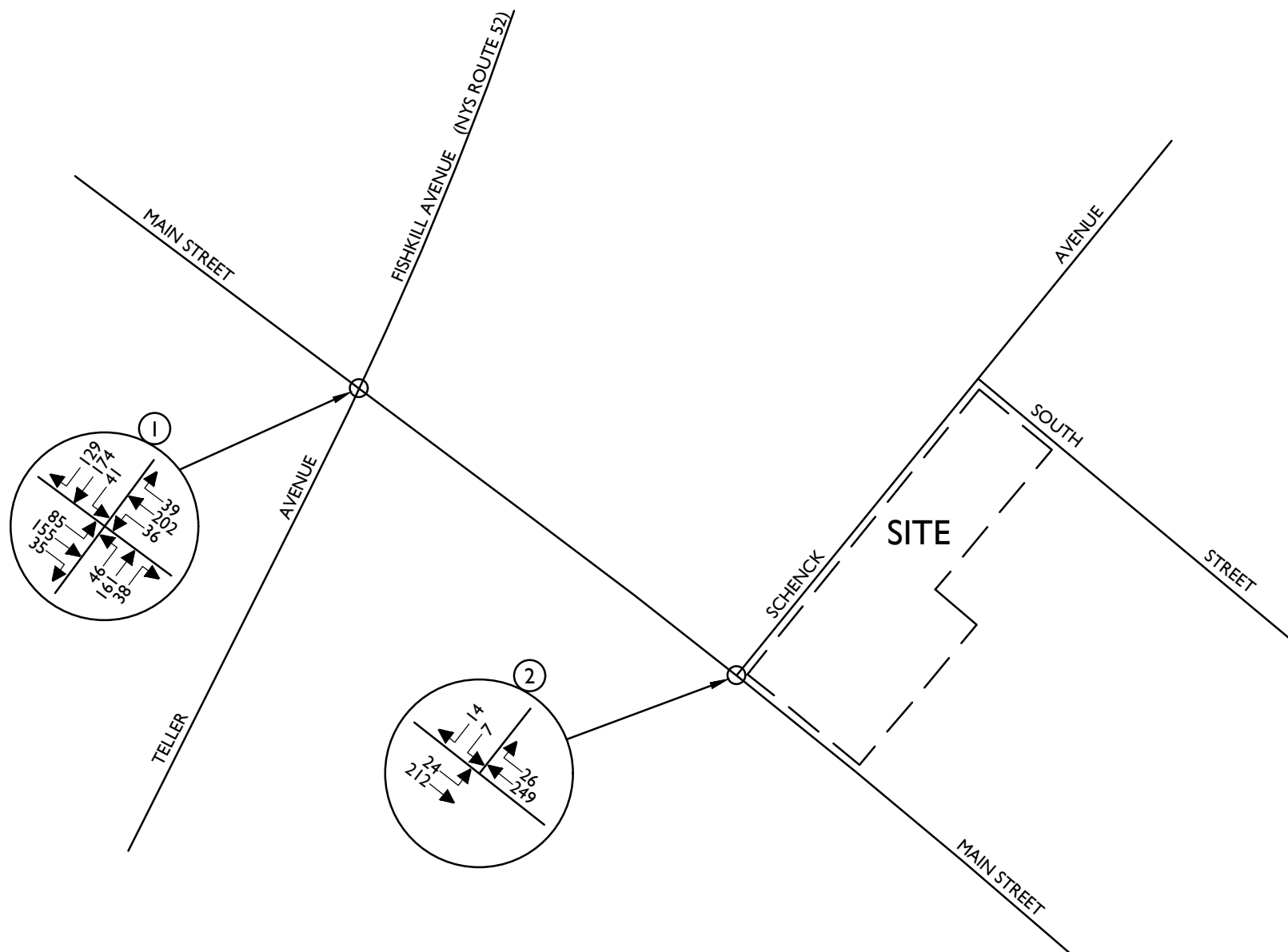
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WEEKDAY PEAK PM HOUR**

SHEET NUMBER:

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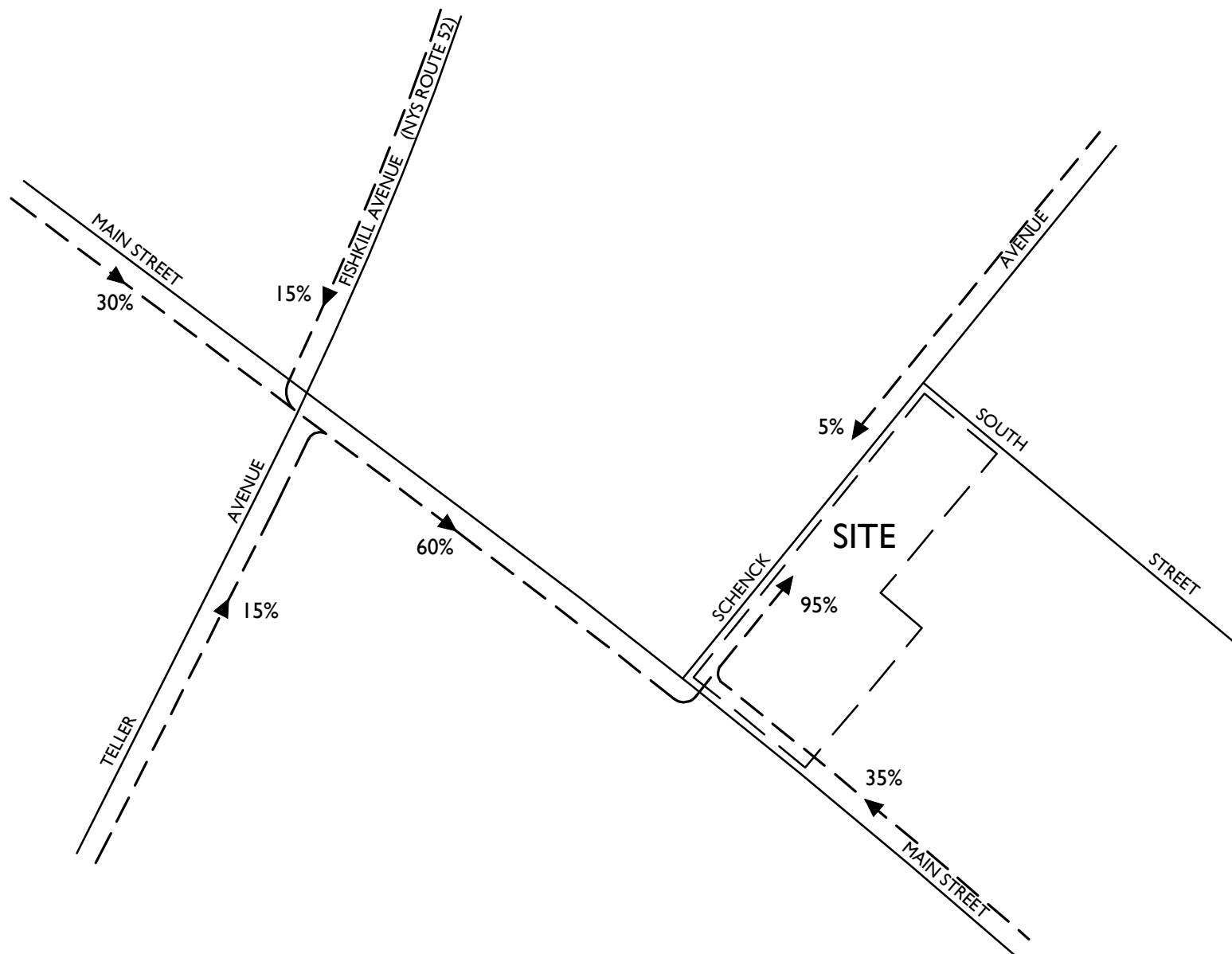
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PROJECT NUMBER	DRAWING NAME		
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WEEKEND PEAK SAT HOUR**

SHEET NUMBER:

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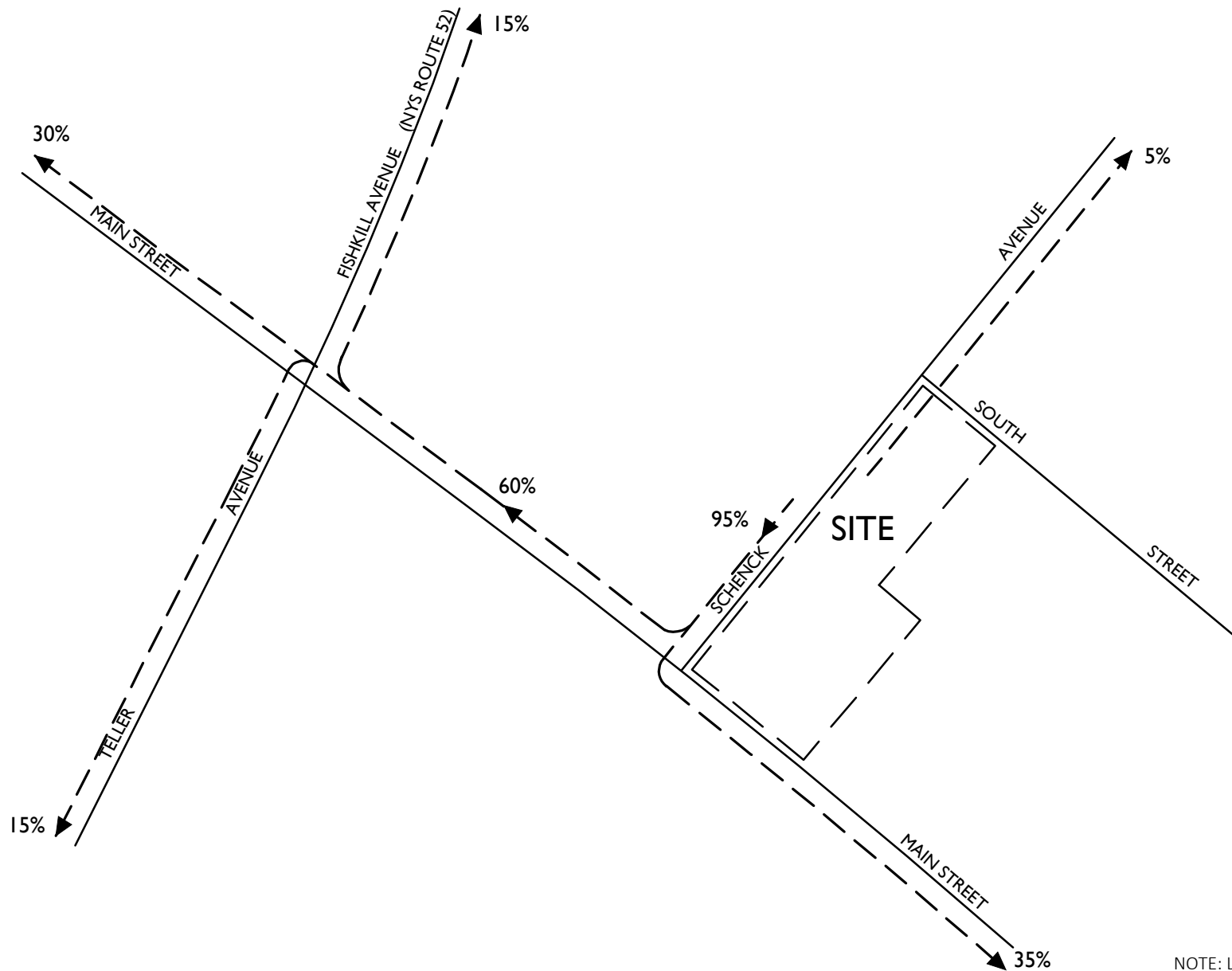
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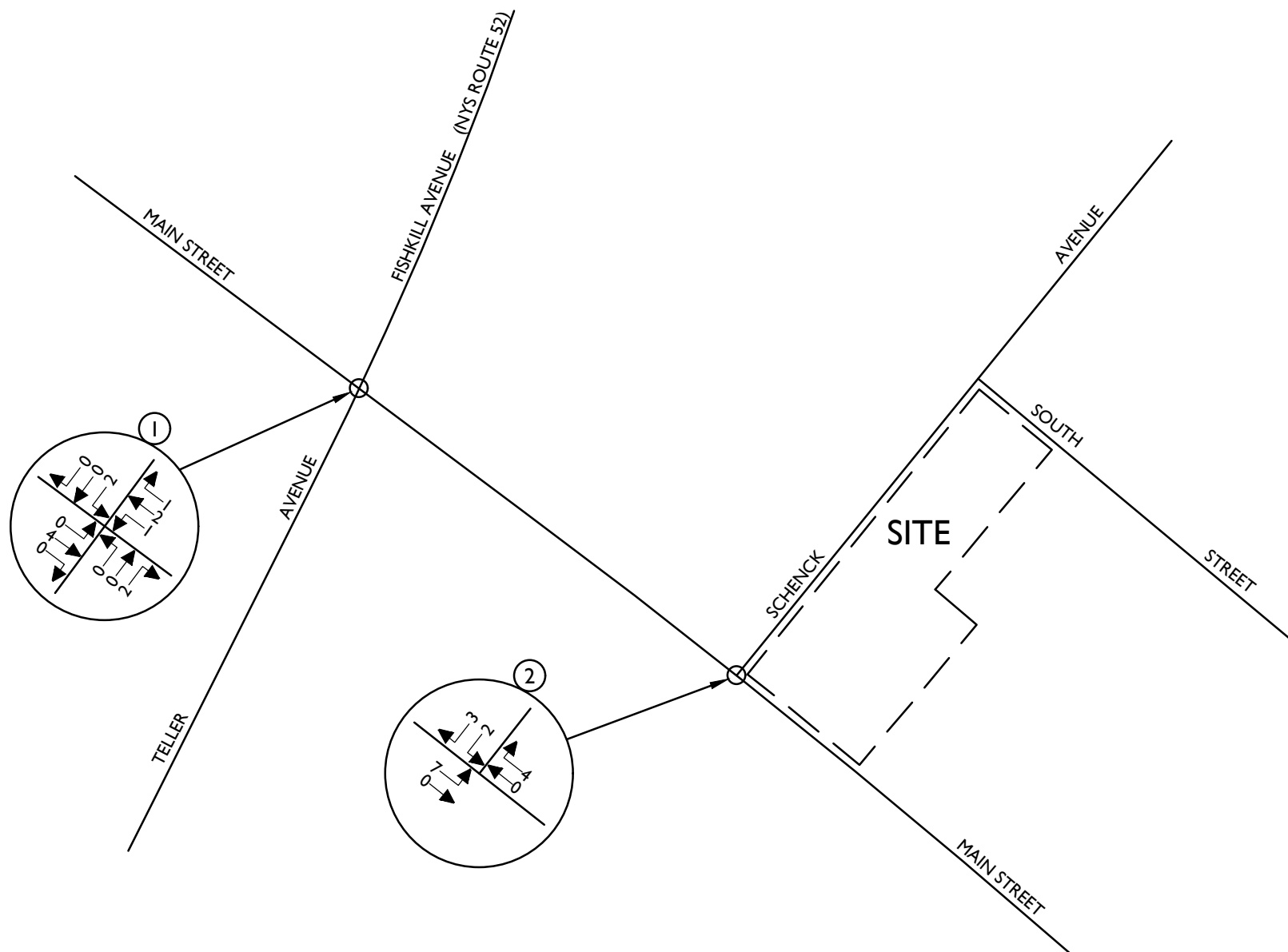
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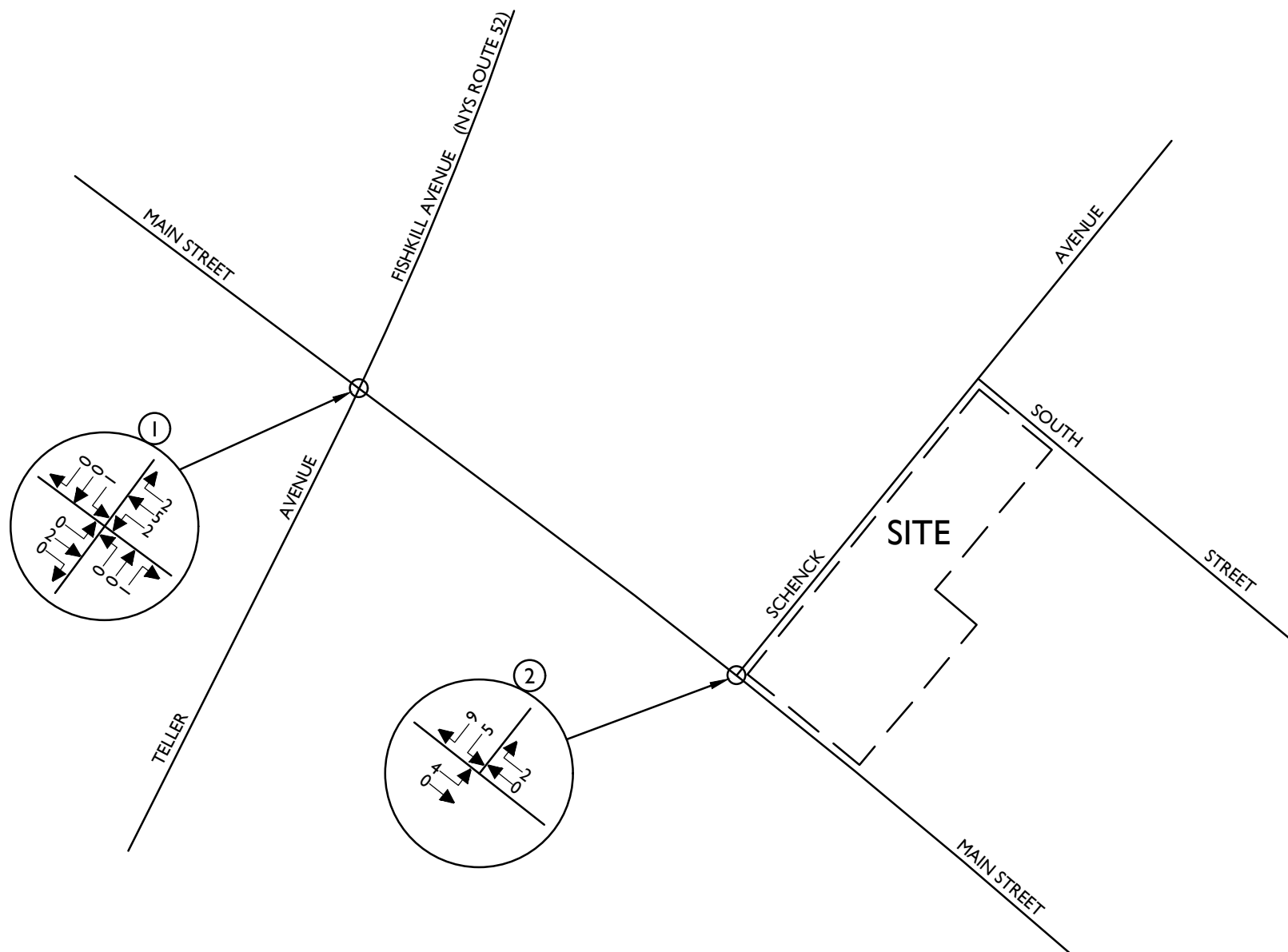
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SHEET TITLE:
SITE GENERATED
TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
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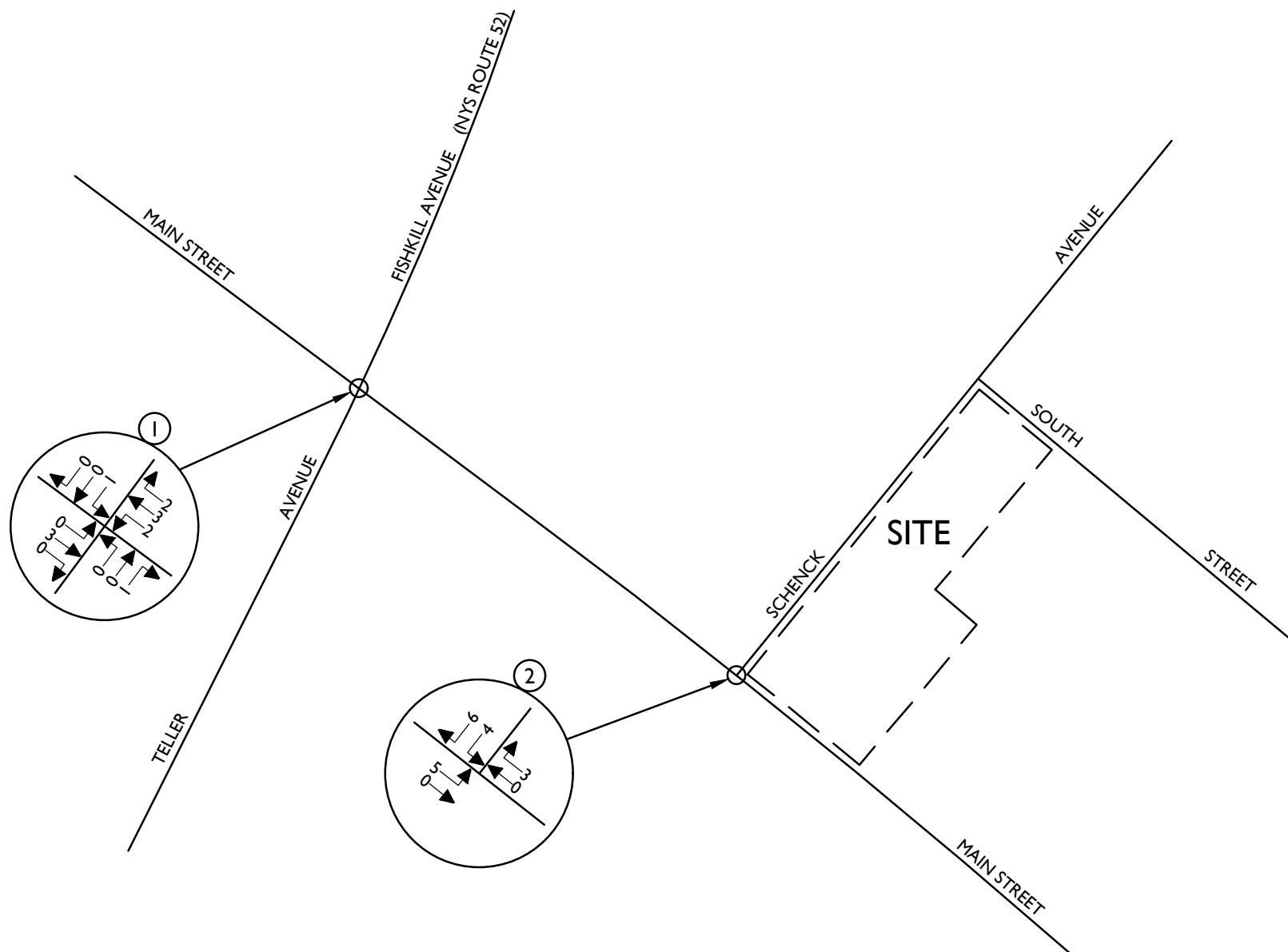
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SHEET TITLE:	SITE GENERATED TRAFFIC VOLUMES WEEKDAY PEAK PM HOUR
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SHEET NUMBER:	17
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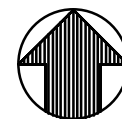
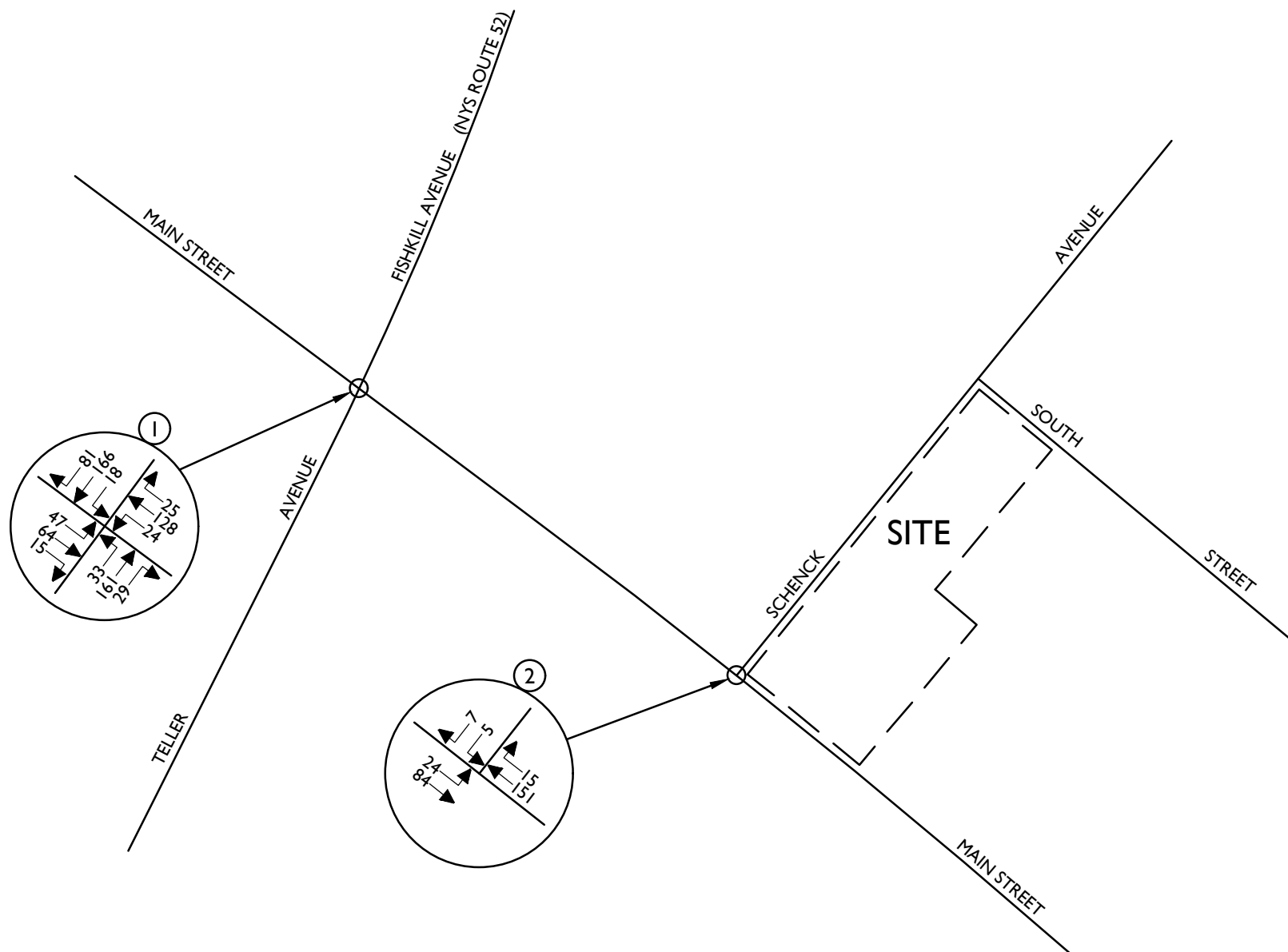
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**SITE GENERATED
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WEEKEND PEAK SAT HOUR**

SHEET NUMBER:

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REV	DATE	DRAWN BY	DESCRIPTION
1	6/26/20	RGD	REVISED DEVELOPMENT SIZES

416 - 420 MAIN STREET

CITY OF BEACON
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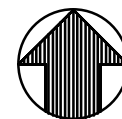
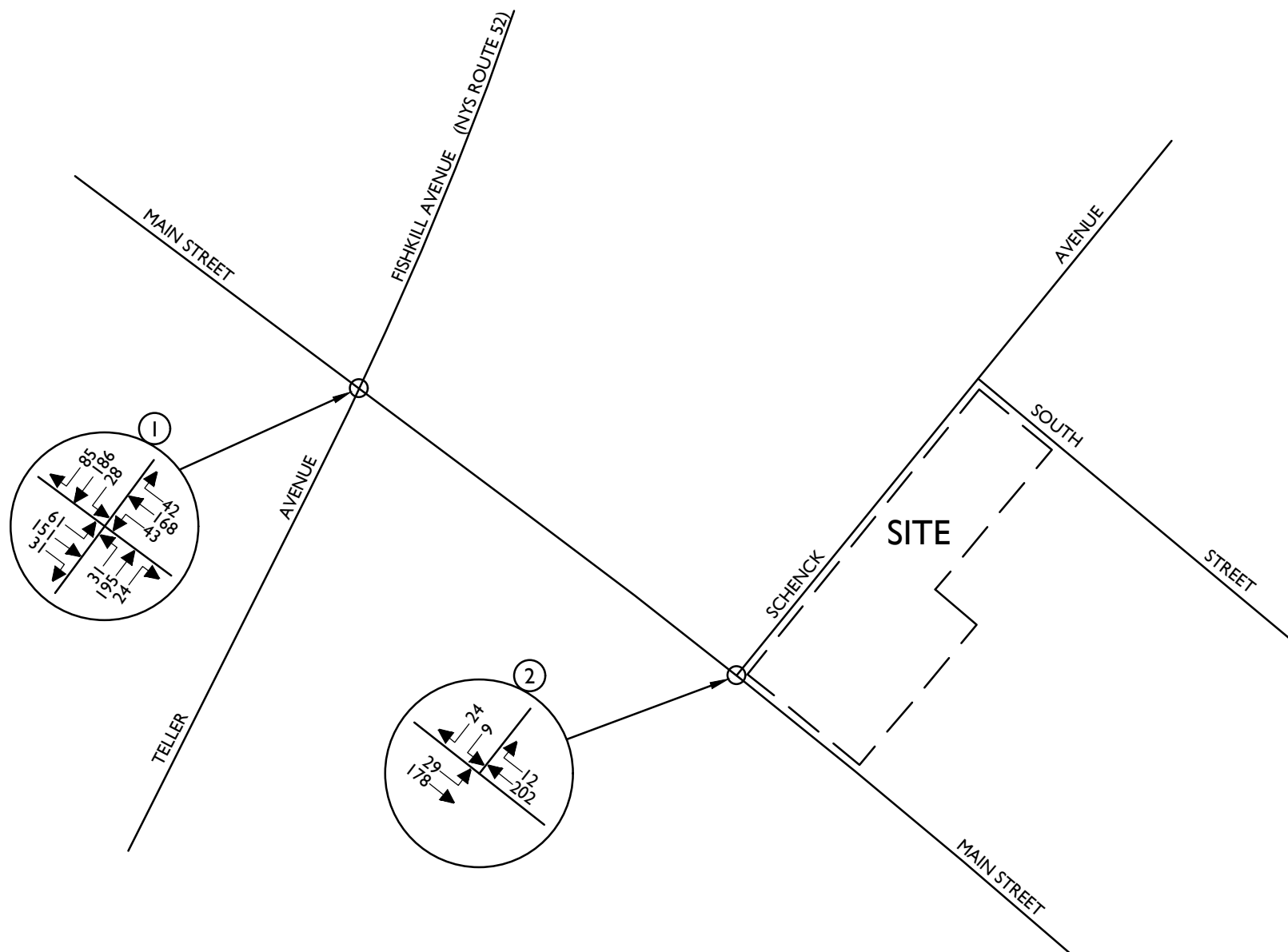
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PROJECT NUMBER	DRAWING NAME		
20000282A	200626RGD_FIGURE		

SHEET TITLE:
**2025 BUILD TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR**

SHEET NUMBER:
19



NOTE: LINE DIAGRAM NOT TO SCALE



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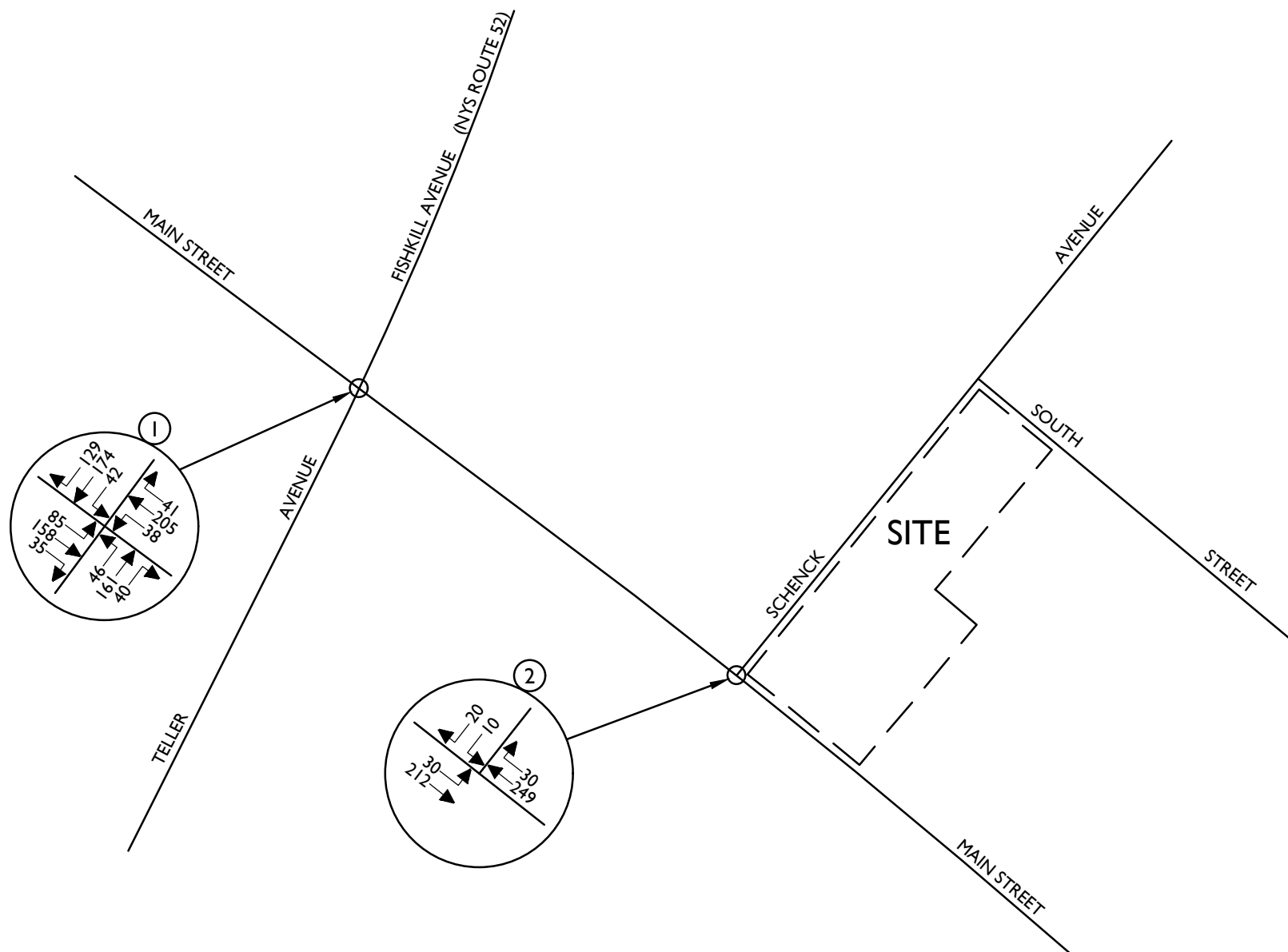
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AS SHOWN	4/28/20	R.H.	R.D.
PROJECT NUMBER	DRAWING NAME		
20000282A	200626RGD_FIGURE		

SHEET TITLE:

2025 BUILD TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:

20



NOTE: LINE DIAGRAM NOT TO SCALE



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AS SHOWN	4/28/20	R.H.	R.D.
PROJECT NUMBER	DRAWING NAME		
20000282A	200626RGD_FIGURE		

SHEET TITLE:

2025 BUILD TRAFFIC VOLUMES
WEEKEND PEAK SAT HOUR

SHEET NUMBER:

21

416 – 420 MAIN STREET

APPENDIX B

TABLES

TABLE NO. 1

**HOURLY TRIP GENERATION RATES (HTGR) AND ANTICIPATED
SITE GENERATED TRAFFIC VOLUMES**

416-420 MAIN STREET CITY OF BEACON, NEW YORK	ENTRY		EXIT	
	HTGR ¹	VOLUME	HTGR ¹	VOLUME
NEW RETAIL ² (2,575 S.F.)				
PEAK AM HOUR	1.55	4	1.55	4
PEAK PM HOUR	1.94	5	2.33	6
SATURDAY PEAK HOUR	2.33	6	2.33	6
OFFICE (6,220 S.F.)				
PEAK AM HOUR	0.96	6	0.16	1
PEAK PM HOUR	0.16	1	1.13	7
SATURDAY PEAK HOUR	0.16	1	0.32	2
APARTMENTS 4TH FLOOR RESIDENTIAL (1 DWELLING UNITS)				
PEAK AM HOUR	1.00	1	0.00	0
PEAK PM HOUR	0.00	0	1.00	1
SATURDAY PEAK HOUR	1.00	1	1.00	1
APARTMENTS REAR LOT RESIDENTIAL (1 DWELLING UNITS)				
PEAK AM HOUR	1.00	1	0.00	0
PEAK PM HOUR	0.00	0	1.00	1
SATURDAY PEAK HOUR	1.00	1	1.00	1
TOTAL				
PEAK AM HOUR	-	12	-	5
PEAK PM HOUR	-	6	-	15
SATURDAY PEAK HOUR	-	9	-	10

NOTES:

1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 10TH EDITION, 2017. ITE LAND USE CODE - 820 - SHOPPING CENTER, ITE LAND USE CODE - 710 - OFFICE BUILDING, ITE LAND USE CODE - 220 - MULTIFAMILY HOME, AND ITE LAND USE CODE - 210 - SINGLE FAMILY.

2) KITCHEN AND COFFEE, FORMERLY ELLA'S BELLAS CAFÉ, (1,675 S.F.) IS AN EXISTING USE THAT WILL BE INCORPORATED INTO THE PROPOSED DEVELOPMENT. TRAFFIC GENERATION ASSOCIATED WITH THIS USE IS CAPTURED IN THE EXISTING TRAFFIC VOLUME COUNTS AND THEREFORE NO NEW TRAFFIC GENERATION HAS BEEN ASSUMED FOR THIS USE. THE TOTAL RETAIL SPACE INCLUDED IN THE DEVELOPMENT WILL BE 3,620 S.F.

6/29/2020

JOB 20000282A

TABLE NO. 2 AM
LEVEL OF SERVICE SUMMARY TABLE

				2020 EXISTING			2025 NO-BUILD			2025 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
				AM	V/C	LOS	DELAY	V/C	LOS	DELAY	V/C	LOS	
1	MAIN STREET & TELLER AVENUE/ FISHKILL AVENUE			SIGNALIZED									
	MAIN STREET	EB	LTR	0.20	B	14.1	0.22	B	14.2	0.22	B	14.2	0.0
	MAIN STREET	WB	LTR	0.26	B	14.7	0.27	B	14.7	0.27	B	14.7	0.0
	TELLER AVENUE	NB	LTR	0.27	B	11.6	0.30	B	11.9	0.30	B	11.9	0.0
	FISHKILL AVENUE	SB	LTR	0.30	B	11.9	0.33	B	12.2	0.34	B	12.3	0.1
	OVERALL			-	B	12.7	-	B	13.0	-	B	13.0	0.0
2	MAIN STREET & SCHENCK AVENUE			UNSIGNALIZED									
	MAIN STREET	EB	LT	0.01	A	7.7	0.01	A	7.8	0.02	A	7.8	0.0
	SCHENCK AVENUE	SB	LR	0.01	A	9.8	0.01	B	10.0	0.02	B	10.1	0.1

NOTES:

- 1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

TABLE NO. 2 PM
LEVEL OF SERVICE SUMMARY TABLE

				2020 EXISTING			2025 NO-BUILD			2025 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
				PM	V/C	LOS	DELAY	V/C	LOS	DELAY	V/C	LOS	
1	MAIN STREET & TELLER AVENUE/ FISHKILL AVENUE			SIGNALIZED									
	MAIN STREET	EB	LTR	0.37	B	16.2	0.42	B	16.8	0.42	B	16.9	0.1
	MAIN STREET	WB	LTR	0.32	B	15.5	0.40	B	16.5	0.41	B	16.6	0.1
	TELLER AVENUE	NB	LTR	0.28	B	11.6	0.31	B	12.0	0.31	B	12.0	0.0
	FISHKILL AVENUE	SB	LTR	0.32	B	12.1	0.35	B	12.4	0.35	B	12.4	0.0
	OVERALL			-	B	13.7	-	B	14.3	-	B	14.4	0.1
2	MAIN STREET & SCHENCK AVENUE			UNSIGNALIZED									
	MAIN STREET	EB	LT	0.02	A	7.9	0.02	A	8.0	0.03	A	8.1	0.1
	SCHENCK AVENUE	SB	LR	0.03	B	10.6	0.03	B	10.9	0.06	B	11.3	0.4

NOTES:

- 1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

TABLE NO. 2 SAT
LEVEL OF SERVICE SUMMARY TABLE

				2020 EXISTING			2025 NO-BUILD			2025 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
				SAT	V/C	LOS	DELAY	V/C	LOS	DELAY	V/C	LOS	
1	MAIN STREET & TELLER AVENUE/ FISHKILL AVENUE			SIGNALIZED									
	MAIN STREET	EB	LTR	0.45	B	17.3	0.50	B	18.2	0.50	B	18.3	0.1
	MAIN STREET	WB	LTR	0.37	B	16.2	0.45	B	17.3	0.46	B	17.5	0.2
	TELLER AVENUE	NB	LTR	0.28	B	11.7	0.31	B	12.0	0.32	B	12.0	0.0
	FISHKILL AVENUE	SB	LTR	0.37	B	12.7	0.42	B	13.2	0.42	B	13.2	0.0
	OVERALL			-	B	14.4	-	B	15.2	-	B	15.3	0.1
2	MAIN STREET & SCHENCK AVENUE			UNSIGNALIZED									
	MAIN STREET	EB	LT	0.02	A	8.3	0.02	A	8.5	0.03	A	8.5	0.0
	SCHENCK AVENUE	SB	LR	0.04	B	12.7	0.05	B	13.4	0.07	B	13.6	0.2

NOTES:

- 1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

TABLE P-1
SUMMARY OF BEACON PARKING SPACE UTILIZATION
WEEKDAY PEAK PARKING CONDITIONS

JOB # 20000282A
LOCATION: BEACON, NY
DAY: WEDNESDAY
DATE: 02/05/20
TIME: 7:00 AM - 9:30AM, 11:00 AM - 2:30 PM, & 3:30 PM - 7:00 PM

	PARKING AREA CAPACITY ¹								TOTAL OCCUPIED PARKING SPACES	TOTAL UNOCCUPIED PARKING SPACES
	HENRY STREET PUBLIC LOT	VAN NYDECK AVENUE PUBLIC LOT	MAIN STREET/ VAN NYDECK AVENUE PUBLIC LOT	VAN NYDECK AVENUE ON-STREET PARKING	MAIN STREET ON-STREET PARKING	SCHENCK AVENUE ON-STREET PARKING ²	SOUTH STREET ON-STREET PARKING ²	NORTH STREET ON-STREET PARKING ²		
299 TOTAL PARKING SPACES	72	23	57	34	60	19	21	13		
TIME	OCCUPIED PARKING SPACES									
7:00 AM 7:30 AM	3	0	30	15	15	3	6	2	74	225
7:30 AM 8:00 AM	6	0	27	15	9	3	8	3	71	228
8:00 AM 8:30 AM	11	0	23	15	11	3	8	1	72	227
8:30 AM 9:00 AM	17	0	22	12	14	3	6	2	76	223
9:00 AM 9:30 AM	26	0	23	14	24	6	10	2	105	194
11:00 AM 11:30 AM	51	1	27	14	44	8	14	1	160	139
11:30 AM 12:00 PM	48	0	29	13	47	8	10	1	156	143
12:00 PM 12:30 PM	43	1	28	13	47	7	12	1	152	147
12:30 PM 1:00 PM	46	1	32	13	48	8	12	1	161	138
1:00 PM 1:30 PM	44	1	35	12	48	9	11	3	163	136
1:30 PM 2:00 PM	45	1	44	11	47	9	11	3	171	128
2:00 PM 2:30 PM	43	1	43	11	47	10	10	3	168	131
3:30 PM 4:00 PM	34	1	42	11	50	9	8	2	157	142
4:00 PM 4:30 PM	39	1	39	11	39	7	7	2	145	154
4:30 PM 5:00 PM	41	2	37	12	37	5	6	2	142	157
5:00 PM 5:30 PM	40	1	40	13	48	2	7	2	153	146
5:30 PM 6:00 PM	43	2	40	14	42	3	7	4	155	144
6:00 PM 6:30 PM	33	1	40	13	46	3	9	4	149	150
6:30 PM 7:00 PM	27	1	41	11	45	2	8	5	140	159

NOTES:

- 1) CAPACITY OF IDENTIFIED PARKING AREAS INCLUDING TOTAL SPACES AND OCCUPIED SPACES BY TIME INTERVAL FOR EACH AREA ARE BASED ON PARKING COUNT DATA COLLECTED BY REPRESENTATIVES OF MASER CONSULTING ON FEBRUARY 4, 2020. SEE FIGURE 1P CONTAINED IN APPENDIX A FOR FURTHER IDENTIFICATION OF PARKING AREAS AND INFORMATION ON PARKING RESTRICTIONS.
- 2) ON-STREET PARKING SPACES ALONG SCHENCK AVENUE, SOUTH STREET AND NORTH STREET ARE NOT STRIPED. TOTAL AVAILABLE PARKING SPACES IS AN ESTIMATE OF THE APPROXIMATE CAPACITY ALONG EACH ROADWAY.

TABLE P-2

SUMMARY OF BEACON PARKING SPACE UTILIZATION SATURDAY PEAK PARKING CONDITIONS

JOB # 20000282A
LOCATION: BEACON, NY
DAY: SATURDAY
DATE: 02/08/20
TIME: 11:00 AM - 2:30 PM

	PARKING AREA CAPACITY ¹								TOTAL OCCUPIED PARKING SPACES	TOTAL UNOCCUPIED PARKING SPACES
	HENRY STREET PUBLIC LOT	VAN NYDECK AVENUE PUBLIC LOT	MAIN STREET/ VAN NYDECK AVENUE PUBLIC LOT ³	VAN NYDECK AVENUE ON-STREET PARKING	MAIN STREET ON-STREET PARKING	SCHENCK AVENUE ON-STREET PARKING ²	SOUTH STREET ON-STREET PARKING ²	NORTH STREET ON-STREET PARKING ²		
299 TOTAL PARKING SPACES	72	23	57	34	60	19	21	13		
TIME	OCCUPIED PARKING SPACES									
11:00 AM 11:30 AM	68	2	55	23	55	10	15	6	234	65
11:30 AM 12:00 PM	64	2	57	24	56	15	17	5	240	59
12:00 PM 12:30 PM	70	2	54	30	57	16	15	4	248	51
12:30 PM 1:00 PM	72	2	56	26	59	14	16	3	248	51
1:00 PM 1:30 PM	72	6	57	31	59	17	19	4	265	34
1:30 PM 2:00 PM	72	6	57	29	57	16	18	5	260	39
2:00 PM 2:30 PM	70	5	57	29	58	14	15	3	251	48

NOTES:

- 1) CAPACITY OF IDENTIFIED PARKING AREAS INCLUDING TOTAL SPACES AND OCCUPIED SPACES BY TIME INTERVAL FOR EACH AREA ARE BASED ON PARKING COUNT DATA COLLECTED BY REPRESENTATIVES OF MASER CONSULTING ON FEBRUARY 4, 2020. SEE FIGURE 1P CONTAINED IN APPENDIX A FOR FURTHER IDENTIFICATION OF PARKING AREAS AND INFORMATION ON PARKING RESTRICTIONS.
- 2) ON-STREET PARKING SPACES ALONG SCHENCK AVENUE, SOUTH STREET AND NORTH STREET ARE NOT STRIPED. TOTAL AVAILABLE PARKING SPACES IS AN ESTIMATE OF THE APPROXIMATE CAPACITY ALONG EACH ROADWAY.
- 3) THE MAIN STREET/VAN NYDECK AVENUE PUBLIC LOT WAS OBSERVED TO HAVE ADDITIONAL VEHICLES PARKED BEYOND ITS AVAILABLE CAPACITY IN UNMARKED PARKING SPACES DURING PEAK PARKING PERIODS.

TABLE P-3

SUMMARY OF BEACON PARKING SPACE UTILIZATION SUNDAY PEAK PARKING CONDITIONS

JOB # 20000282A
LOCATION: BEACON, NY
DAY: SUNDAY
DATE: 02/09/20
TIME: 11:00 AM - 2:30 PM

	PARKING AREA CAPACITY ¹								TOTAL OCCUPIED PARKING SPACES	TOTAL UNOCCUPIED PARKING SPACES
	HENRY STREET PUBLIC LOT	VAN NYDECK AVENUE PUBLIC LOT	MAIN STREET/ VAN NYDECK AVENUE PUBLIC LOT ³	VAN NYDECK AVENUE ON-STREET PARKING	MAIN STREET ON-STREET PARKING	SCHENCK AVENUE ON-STREET PARKING ²	SOUTH STREET ON-STREET PARKING ²	NORTH STREET ON-STREET PARKING ²		
299 TOTAL PARKING SPACES	72	23	57	34	60	19	21	13		
TIME	OCCUPIED PARKING SPACES									
11:00 AM 11:30 AM	46	4	46	16	50	7	9	9	187	112
11:30 AM 12:00 PM	47	5	51	21	53	7	14	8	206	93
12:00 PM 12:30 PM	46	6	57	28	53	9	16	9	224	75
12:30 PM 1:00 PM	56	3	57	28	58	13	16	8	239	60
1:00 PM 1:30 PM	60	6	57	31	60	13	21	6	254	45
1:30 PM 2:00 PM	68	14	57	31	59	14	20	6	269	30
2:00 PM 2:30 PM	62	12	57	32	57	13	20	6	259	40

NOTES:

- 1) CAPACITY OF IDENTIFIED PARKING AREAS INCLUDING TOTAL SPACES AND OCCUPIED SPACES BY TIME INTERVAL FOR EACH AREA ARE BASED ON PARKING COUNT DATA COLLECTED BY REPRESENTATIVES OF MASER CONSULTING ON FEBRUARY 4, 2020. SEE FIGURE 1P CONTAINED IN APPENDIX A FOR FURTHER IDENTIFICATION OF PARKING AREAS AND INFORMATION ON PARKING RESTRICTIONS.
- 2) ON-STREET PARKING SPACES ALONG SCHENCK AVENUE, SOUTH STREET AND NORTH STREET ARE NOT STRIPED. TOTAL AVAILABLE PARKING SPACES IS AN ESTIMATE OF THE APPROXIMATE CAPACITY ALONG EACH ROADWAY.
- 3) THE MAIN STREET/VAN NYDECK AVENUE PUBLIC LOT WAS OBSERVED TO HAVE ADDITIONAL VEHICLES PARKED BEYOND ITS AVAILABLE CAPACITY IN UNMARKED PARKING SPACES DURING PEAK PARKING PERIODS.

416 – 420 MAIN STREET

APPENDIX C

LEVEL OF SERVICE STANDARDS

LEVEL OF SERVICE STANDARDS

LEVEL OF SERVICE FOR SIGNALIZED INTERSECTIONS

Level of Service (LOS) can be characterized for the entire intersection, each intersection approach, and each lane group. Control delay alone is used to characterize LOS for the entire intersection or an approach. Control delay and volume-to-capacity (v/c) ratio are used to characterize LOS for a lane group. Delay quantifies the increase in travel time due to traffic signal control. It is also a measure of driver discomfort and fuel consumption. The volume-to-capacity ratio quantifies the degree to which a phase's capacity is utilized by a lane group.

LOS A describes operations with a control delay of 10 s/veh or less and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.

LOS B describes operations with control delay between 10 and 20 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.

LOS C describes operations with control delay between 20 and 35 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when progression is favorable or the cycle length is moderate.

LOS D describes operations with control delay between 35 and 55 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long.

LOS E describes operations with control delay between 55 and 80 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long.

LOS F describes operations with control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long.

A lane group can incur a delay less than 80 s/veh when the volume-to-capacity ratio exceeds 1.0. This condition typically occurs when the cycle length is short, the signal progression is favorable, or both. As a result, both the delay and volume-to-capacity ratio are considered when lane group LOS is established. A ratio of 1.0 or more indicates that cycle capacity is fully utilized and represents failure from a capacity perspective (just as delay in excess of 80 s/veh represents failure from a delay perspective).

The Level of Service Criteria for signalized intersections are given in Exhibit 19-8 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 19-8

Control Delay (s/veh)	LOS by Volume-to-Capacity Ratio	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10-20	B	F
> 20-35	C	F
> 35-55	D	F
> 55-80	E	F
> 80	F	F

For approach-based and intersection wide assessments, LOS is defined solely by control delay.

LEVEL OF SERVICE CRITERIA

FOR TWO-WAY STOP-CONTROLLED (TWSC) UNSIGNALIZED INTERSECTIONS

Level of Service (LOS) for a two-way stop-controlled (TWSC) intersection is determined by the computed or measured control delay. For motor vehicles, LOS is determined for each minor-street movement (or shared movement) as well as major-street left turns. LOS is not defined for the intersection as a whole or for major-street approaches.

The Level of Service Criteria for TWSC unsignalized intersections are given in Exhibit 20-2 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 20-2

Control Delay (s/veh)	LOS by Volume-to-Capacity Ratio	
	v/c ≤ 1.0	v/c > 1.0
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

The LOS criteria apply to each lane on a given approach and to each approach on the minor street.
LOS is not calculated for major-street approaches or for the intersection as a whole.

As Exhibit 20-2 notes, LOS F is assigned to the movement if the volume-to-capacity ratio for the movement exceeds 1.0, regardless of the control delay.

The Level of Service Criteria for unsignalized intersections are somewhat different from the criteria for signalized intersections.

LEVEL OF SERVICE CRITERIA

FOR ALL-WAY STOP-CONTROLLED (AWSC) UNSIGNALIZED INTERSECTIONS

The Levels of Service (LOS) for all-way stop-controlled (AWSC) intersections are given in Exhibit 21-8. As the exhibit notes, LOS F is assigned if the volume-to-capacity (v/c) ratio of a lane exceeds 1.0, regardless of the control delay. For assessment of LOS at the approach and intersection levels, LOS is based solely on control delay.

The Level of Service Criteria for AWSC unsignalized intersections are given in Exhibit 21-8 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 21-8

Control Delay (s/veh)	LOS by Volume-to-Capacity Ratio	
	v/c ≤1.0	v/c >1.0
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

For approaches and intersection wide assessment, LOS is defined solely by control delay.

416 – 420 MAIN STREET

APPENDIX D

CAPACITY ANALYSIS

2020 Existing Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak AM Hour
02/20/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	30	146	24	14	151	74	43	46	14	20	110	21
Future Volume (vph)	30	146	24	14	151	74	43	46	14	20	110	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.984			0.958			0.982			0.981	
Flt Protected		0.993			0.997			0.979			0.993	
Satd. Flow (prot)	0	1955	0	0	1921	0	0	1512	0	0	1568	0
Flt Permitted		0.930			0.979			0.840			0.959	
Satd. Flow (perm)	0	1828	0	0	1886	0	0	1279	0	0	1511	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	34	166	27	16	172	84	49	52	16	23	125	24
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	227	0	0	272	0	0	117	0	0	172	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

2020 Existing Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak AM Hour
02/20/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.27			0.31			0.24			0.30	
Control Delay		11.9			12.3			15.2			15.7	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		11.9			12.3			15.2			15.7	
Queue Length 50th (ft)		52			64			30			46	
Queue Length 95th (ft)		91			108			62			86	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		843			870			491			581	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.27			0.31			0.24			0.30	

Intersection Summary

Area Type: Other

Cycle Length: 65

Actuated Cycle Length: 65

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 55

Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street

 Ø2 (R)	 Ø4
35 s	30 s
 Ø6 (R)	 Ø8
35 s	30 s

2020 Existing Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak AM Hour
02/20/2020

												
Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	30	146	24	14	151	74	43	46	14	20	110	21
Future Volume (veh/h)	30	146	24	14	151	74	43	46	14	20	110	21
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.97		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1773	1844	1773	1879	1954	1879	1835	1761	1835	1949	1871	1949
Adj Flow Rate, veh/h	34	166	27	16	172	84	49	52	16	23	125	24
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	2	2	2
Cap, veh/h	138	615	93	78	562	260	262	251	69	108	478	85
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	161	1333	202	41	1218	562	476	653	179	117	1243	220
Grp Volume(v), veh/h	227	0	0	272	0	0	117	0	0	172	0	0
Grp Sat Flow(s),veh/h/ln	1696	0	0	1821	0	0	1308	0	0	1580	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.0	0.0	0.0	6.1	0.0	0.0	3.3	0.0	0.0	4.7	0.0	0.0
Prop In Lane	0.15		0.12	0.06		0.31	0.42		0.14	0.13		0.14
Lane Grp Cap(c), veh/h	846	0	0	899	0	0	582	0	0	671	0	0
V/C Ratio(X)	0.27	0.00	0.00	0.30	0.00	0.00	0.20	0.00	0.00	0.26	0.00	0.00
Avail Cap(c_a), veh/h	846	0	0	899	0	0	582	0	0	671	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.8	0.0	0.0	11.1	0.0	0.0	13.3	0.0	0.0	13.8	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.9	0.0	0.0	0.8	0.0	0.0	0.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	2.4	0.0	0.0	1.2	0.0	0.0	1.7	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.6	0.0	0.0	11.9	0.0	0.0	14.1	0.0	0.0	14.7	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		227			272			117			172	
Approach Delay, s/veh		11.6			11.9			14.1			14.7	
Approach LOS		B			B			B			B	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		7.0		5.3		8.1		6.7				
Green Ext Time (p_c), s		0.9		0.4		1.1		0.6				
Intersection Summary												
HCM 6th Ctrl Delay				12.7								
HCM 6th LOS				B								

2020 Existing Traffic Volumes
2: Main Street & Schenck Avenue

Peak AM Hour
02/20/2020

						
Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	15	65	131	10	3	4
Future Volume (vph)	15	65	131	10	3	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.990		0.923	
Flt Protected		0.991			0.979	
Satd. Flow (prot)	0	1806	1835	0	1495	0
Flt Permitted		0.991			0.979	
Satd. Flow (perm)	0	1806	1835	0	1495	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	34			29	29	34
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	7%	3%	2%	2%	2%	2%
Parking (#/hr)				0		0
Adj. Flow (vph)	16	71	144	11	3	4
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	87	155	0	7	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					

2020 Existing Traffic Volumes
2: Main Street & Schenck Avenue

Peak AM Hour
02/20/2020

Intersection

Int Delay, s/veh 0.8

Movement SEL SET NWT NWR SWL SWR

Lane Configurations 

Traffic Vol, veh/h 15 65 131 10 3 4

Future Vol, veh/h 15 65 131 10 3 4

Conflicting Peds, #/hr 34 0 0 29 29 34

Sign Control Free Free Free Free Stop Stop

RT Channelized - None - None - None

Storage Length - - - - 0 -

Veh in Median Storage, # 0 0 - 0 -

Grade, % - 1 1 - -5 -

Peak Hour Factor 91 91 91 91 91 91

Heavy Vehicles, % 7 3 2 2 2 2

Mvmt Flow 16 71 144 11 3 4

Major/Minor Major1 Major2 Minor2

Conflicting Flow All 189 0 - 0 316 218

Stage 1 - - - - 184 -

Stage 2 - - - - 132 -

Critical Hdwy 4.17 - - - 5.42 5.72

Critical Hdwy Stg 1 - - - - 4.42 -

Critical Hdwy Stg 2 - - - - 4.42 -

Follow-up Hdwy 2.263 - - - 3.518 3.318

Pot Cap-1 Maneuver 1855 - - - 739 847

Stage 1 - - - - 892 -

Stage 2 - - - - 928 -

Platoon blocked, % - - - -

Mov Cap-1 Maneuver 1826 - - - 698 802

Mov Cap-2 Maneuver - - - - 698 -

Stage 1 - - - - 861 -

Stage 2 - - - - 908 -

Approach SE NW SW

HCM Control Delay, s 1.5 0 9.8

HCM LOS A

Minor Lane/Major Mvmt NWT NWR SEL SE\$WLn1

Capacity (veh/h) - - 1326 - 754

HCM Lane V/C Ratio - - 0.012 - 0.01

HCM Control Delay (s) - - 7.7 0 9.8

HCM Lane LOS - - A A A

HCM 95th %tile Q(veh) - - 0 - 0

2020 Existing Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak PM Hour
02/20/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	28	177	20	24	169	77	55	133	28	35	128	34
Future Volume (vph)	28	177	20	24	169	77	55	133	28	35	128	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.97			0.97	
Frt		0.988			0.961			0.983			0.977	
Flt Protected		0.994			0.996			0.987			0.991	
Satd. Flow (prot)	0	1971	0	0	1929	0	0	1543	0	0	1544	0
Flt Permitted		0.943			0.964			0.879			0.920	
Satd. Flow (perm)	0	1868	0	0	1866	0	0	1352	0	0	1423	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	29	186	21	25	178	81	58	140	29	37	135	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	236	0	0	284	0	0	227	0	0	208	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

2020 Existing Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak PM Hour
02/20/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.27			0.33			0.44			0.38	
Control Delay		11.9			12.5			18.1			17.0	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		11.9			12.5			18.1			17.0	
Queue Length 50th (ft)		55			67			64			58	
Queue Length 95th (ft)		97			117			120			108	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		862			861			520			547	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.27			0.33			0.44			0.38	

Intersection Summary

Area Type: Other

Cycle Length: 65

Actuated Cycle Length: 65

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 55

Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street

 Ø2 (R)	 Ø4
35 s	30 s
 Ø6 (R)	 Ø8
35 s	30 s

2020 Existing Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak PM Hour
02/20/2020

												
Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	28	177	20	24	169	77	55	133	28	35	128	34
Future Volume (veh/h)	28	177	20	24	169	77	55	133	28	35	128	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.95		0.92	0.95		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1758	1828	1758	1879	1954	1879	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	29	186	21	25	178	81	58	140	29	37	135	36
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	4	4	4	2	2	2	2	2	2
Cap, veh/h	118	666	71	95	563	238	172	366	69	131	413	100
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	121	1444	153	75	1219	516	267	952	178	171	1073	260
Grp Volume(v), veh/h	236	0	0	284	0	0	227	0	0	208	0	0
Grp Sat Flow(s),veh/h/ln	1717	0	0	1810	0	0	1397	0	0	1504	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.3	0.0	0.0	6.3	0.0	0.0	7.0	0.0	0.0	6.0	0.0	0.0
Prop In Lane	0.12		0.09	0.09		0.29	0.26		0.13	0.18		0.17
Lane Grp Cap(c), veh/h	855	0	0	896	0	0	607	0	0	644	0	0
V/C Ratio(X)	0.28	0.00	0.00	0.32	0.00	0.00	0.37	0.00	0.00	0.32	0.00	0.00
Avail Cap(c_a), veh/h	855	0	0	896	0	0	607	0	0	644	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.8	0.0	0.0	11.1	0.0	0.0	14.4	0.0	0.0	14.1	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.9	0.0	0.0	1.8	0.0	0.0	1.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	2.5	0.0	0.0	2.5	0.0	0.0	2.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.6	0.0	0.0	12.1	0.0	0.0	16.2	0.0	0.0	15.5	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h	236				284				227			
Approach Delay, s/veh	11.6				12.1				16.2			
Approach LOS	B				B				B			
Timer - Assigned Phs	2				4				6			
Phs Duration (G+Y+Rc), s	35.0				30.0				35.0			
Change Period (Y+Rc), s	5.0				5.0				5.0			
Max Green Setting (Gmax), s	30.0				25.0				30.0			
Max Q Clear Time (g_c+I1), s	7.3				9.0				8.3			
Green Ext Time (p_c), s	0.9				0.8				1.1			
Intersection Summary												
HCM 6th Ctrl Delay	13.7											
HCM 6th LOS	B											

2020 Existing Traffic Volumes
2: Main Street & Schenck Avenue

Peak PM Hour
02/20/2020

						
Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	23	157	159	9	3	14
Future Volume (vph)	23	157	159	9	3	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.993		0.886	
Flt Protected		0.994			0.992	
Satd. Flow (prot)	0	1842	1840	0	1454	0
Flt Permitted		0.994			0.992	
Satd. Flow (perm)	0	1842	1840	0	1454	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	57			48	48	57
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Parking (#/hr)				0		0
Adj. Flow (vph)	26	178	181	10	3	16
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	204	191	0	19	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					

Intersection						
Int Delay, s/veh	1					
Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations		↰	↱		↰	↱
Traffic Vol, veh/h	23	157	159	9	3	14
Future Vol, veh/h	23	157	159	9	3	14
Conflicting Peds, #/hr	57	0	0	48	48	57
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	- None		- None		- None	
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	0	-	0	-	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	178	181	10	3	16
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	248	0	-	0	521	300
Stage 1	-	-	-	-	243	-
Stage 2	-	-	-	-	278	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-3.518	3.318	
Pot Cap-1 Maneuver	1818	-	-	-	596	771
Stage 1	-	-	-	-	853	-
Stage 2	-	-	-	-	831	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1270	-	-	-	541	703
Mov Cap-2 Maneuver	-	-	-	-	541	-
Stage 1	-	-	-	-	804	-
Stage 2	-	-	-	-	801	-
Approach	SE	NW		SW		
HCM Control Delay, s	1	0		10.6		
HCM LOS	B					
Minor Lane/Major Mvmt	NWT	NWR	SEL	SE	SWLn1	
Capacity (veh/h)	-	-	1270	-	668	
HCM Lane V/C Ratio	-	-	0.021	-	0.029	
HCM Control Delay (s)	-	-	7.9	0	10.6	
HCM Lane LOS	-	-	A	A	B	
HCM 95th %tile Q(veh)	-	-	0.1	-	0.1	

2020 Existing Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak SAT Hour
02/20/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	42	146	34	36	158	117	77	138	32	31	163	34
Future Volume (vph)	42	146	34	36	158	117	77	138	32	31	163	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.95			0.96	
Frt		0.979			0.949			0.983			0.980	
Flt Protected		0.991			0.994			0.985			0.993	
Satd. Flow (prot)	0	2005	0	0	1902	0	0	1527	0	0	1536	0
Flt Permitted		0.894			0.947			0.845			0.934	
Satd. Flow (perm)	0	1801	0	0	1808	0	0	1269	0	0	1429	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	45	155	36	38	168	124	82	147	34	33	173	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	236	0	0	330	0	0	263	0	0	242	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	20	20		20	20		55	55		55	55	

2020 Existing Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak SAT Hour
02/20/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.28			0.40			0.54			0.44	
Control Delay		12.0			13.3			20.6			18.0	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.0			13.3			20.6			18.0	
Queue Length 50th (ft)		55			81			79			69	
Queue Length 95th (ft)		98			138			146			126	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		831			834			488			549	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.28			0.40			0.54			0.44	

Intersection Summary

Area Type: Other

Cycle Length: 65

Actuated Cycle Length: 65

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 55

Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street

 Ø2 (R)	 Ø4
35 s	30 s
 Ø6 (R)	 Ø8
35 s	30 s

2020 Existing Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak SAT Hour
02/20/2020

												
Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	42	146	34	36	158	117	77	138	32	31	163	34
Future Volume (veh/h)	42	146	34	36	158	117	77	138	32	31	163	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.92		0.86	0.92		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	45	155	36	38	168	124	82	147	34	33	173	36
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	169	550	118	114	459	308	201	320	67	107	454	87
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	224	1191	255	113	995	667	334	833	173	115	1180	226
Grp Volume(v), veh/h	236	0	0	330	0	0	263	0	0	242	0	0
Grp Sat Flow(s),veh/h/ln	1670	0	0	1776	0	0	1341	0	0	1521	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.2	0.0	0.0	7.7	0.0	0.0	8.5	0.0	0.0	7.1	0.0	0.0
Prop In Lane	0.19		0.15	0.12		0.38	0.31		0.13	0.14		0.15
Lane Grp Cap(c), veh/h	837	0	0	881	0	0	588	0	0	648	0	0
V/C Ratio(X)	0.28	0.00	0.00	0.37	0.00	0.00	0.45	0.00	0.00	0.37	0.00	0.00
Avail Cap(c_a), veh/h	837	0	0	881	0	0	588	0	0	648	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.8	0.0	0.0	11.5	0.0	0.0	14.9	0.0	0.0	14.5	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	1.2	0.0	0.0	2.4	0.0	0.0	1.6	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	2.6	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.7	0.0	0.0	12.7	0.0	0.0	17.3	0.0	0.0	16.2	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h	236		330				263		242			
Approach Delay, s/veh	11.7		12.7				17.3		16.2			
Approach LOS	B		B				B		B			
Timer - Assigned Phs	2		4		6		8					
Phs Duration (G+Y+Rc), s	35.0		30.0		35.0		30.0					
Change Period (Y+Rc), s	5.0		5.0		5.0		5.0					
Max Green Setting (Gmax), s	30.0		25.0		30.0		25.0					
Max Q Clear Time (g_c+I1), s	7.2		10.5		9.7		9.1					
Green Ext Time (p_c), s	0.9		1.0		1.4		0.8					
Intersection Summary												
HCM 6th Ctrl Delay			14.4									
HCM 6th LOS			B									

2020 Existing Traffic Volumes
2: Main Street & Schenck Avenue

Peak SAT Hour
02/20/2020

						
Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	22	188	202	24	6	13
Future Volume (vph)	22	188	202	24	6	13
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.986		0.905	
Flt Protected		0.995			0.985	
Satd. Flow (prot)	0	1844	1827	0	1475	0
Flt Permitted		0.995			0.985	
Satd. Flow (perm)	0	1844	1827	0	1475	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	113			104	104	113
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Parking (#/hr)				0		0
Adj. Flow (vph)	24	202	217	26	6	14
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	226	243	0	20	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					

Intersection

Int Delay, s/veh 0.9

Movement SEL SET NWT NWR SWL SWR

Lane Configurations 

Traffic Vol, veh/h 22 188 202 24 6 13

Future Vol, veh/h 22 188 202 24 6 13

Conflicting Peds, #/hr 113 0 0 104 104 113

Sign Control Free Free Free Free Stop Stop

RT Channelized - None - None - None

Storage Length - - - - 0 -

Veh in Median Storage, # 0 0 - 0 -

Grade, % - 1 1 - -5 -

Peak Hour Factor 93 93 93 93 93 93

Heavy Vehicles, % 2 2 2 2 2 2

Mvmt Flow 24 202 217 26 6 14

Major/Minor Major1 Major2 Minor2

Conflicting Flow All 356 0 - 0 697 456

Stage 1 - - - - 343 -

Stage 2 - - - - 354 -

Critical Hdwy 4.12 - - - 5.42 5.72

Critical Hdwy Stg 1 - - - - 4.42 -

Critical Hdwy Stg 2 - - - - 4.42 -

Follow-up Hdwy 2.218 - - - 3.518 3.318

Pot Cap-1 Maneuver 203 - - - 494 644

Stage 1 - - - - 790 -

Stage 2 - - - - 784 -

Platoon blocked, % - - -

Mov Cap-1 Maneuver 117 - - - 415 533

Mov Cap-2 Maneuver - - - - 415 -

Stage 1 - - - - 716 -

Stage 2 - - - - 728 -

Approach SE NW SW

HCM Control Delay, s 0.9 0 12.7

HCM LOS B

Minor Lane/Major Mvmt NWT NWR SEL SE\$WLn1

Capacity (veh/h) - - 1117 - 489

HCM Lane V/C Ratio - - 0.021 - 0.042

HCM Control Delay (s) - - 8.3 0 12.7

HCM Lane LOS - - A A B

HCM 95th %tile Q(veh) - - 0.1 - 0.1

2025 No-Build Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak AM Hour
02/20/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	33	161	27	16	166	81	47	61	15	23	126	24
Future Volume (vph)	33	161	27	16	166	81	47	61	15	23	126	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.983			0.958			0.983			0.981	
Flt Protected		0.993			0.997			0.981			0.993	
Satd. Flow (prot)	0	1953	0	0	1921	0	0	1366	0	0	1411	0
Flt Permitted		0.923			0.977			0.840			0.955	
Satd. Flow (perm)	0	1812	0	0	1882	0	0	1155	0	0	1354	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)								0			0	
Adj. Flow (vph)	38	183	31	18	189	92	53	69	17	26	143	27
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	252	0	0	299	0	0	139	0	0	196	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.38	1.01	0.99	1.35	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

2025 No-Build Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak AM Hour
02/20/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.30			0.34			0.31			0.38	
Control Delay		12.2			12.6			16.5			17.1	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.2			12.6			16.5			17.1	
Queue Length 50th (ft)		59			72			37			54	
Queue Length 95th (ft)		101			119			75			100	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		836			868			444			520	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.30			0.34			0.31			0.38	

Intersection Summary

Area Type: Other

Cycle Length: 65

Actuated Cycle Length: 65

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 55

Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street

 Ø2 (R)	 Ø4
35 s	30 s
 Ø6 (R)	 Ø8
35 s	30 s

2025 No-Build Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak AM Hour
02/20/2020

												
Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	33	161	27	16	166	81	47	61	15	23	126	24
Future Volume (veh/h)	33	161	27	16	166	81	47	61	15	23	126	24
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.97		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1773	1844	1773	1879	1954	1879	1835	1761	1835	1949	1871	1949
Adj Flow Rate, veh/h	38	183	31	18	189	92	53	69	17	26	143	27
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	2	2	2
Cap, veh/h	138	609	96	79	561	258	259	313	69	112	533	93
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	161	1319	208	44	1215	560	475	813	180	128	1385	242
Grp Volume(v), veh/h	252	0	0	299	0	0	139	0	0	196	0	0
Grp Sat Flow(s),veh/h/ln	1688	0	0	1819	0	0	1468	0	0	1755	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.7	0.0	0.0	6.8	0.0	0.0	3.5	0.0	0.0	4.8	0.0	0.0
Prop In Lane	0.15		0.12	0.06		0.31	0.38		0.12	0.13		0.14
Lane Grp Cap(c), veh/h	843	0	0	898	0	0	641	0	0	738	0	0
V/C Ratio(X)	0.30	0.00	0.00	0.33	0.00	0.00	0.22	0.00	0.00	0.27	0.00	0.00
Avail Cap(c_a), veh/h	843	0	0	898	0	0	641	0	0	738	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.2	0.0	0.0	13.4	0.0	0.0	13.8	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.0	0.0	0.0	0.8	0.0	0.0	0.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	0.0	0.0	2.7	0.0	0.0	1.4	0.0	0.0	2.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.9	0.0	0.0	12.2	0.0	0.0	14.2	0.0	0.0	14.7	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h	252		299				139				196	
Approach Delay, s/veh	11.9		12.2				14.2				14.7	
Approach LOS	B		B				B				B	
Timer - Assigned Phs	2		4				6				8	
Phs Duration (G+Y+Rc), s	35.0		30.0				35.0				30.0	
Change Period (Y+Rc), s	5.0		5.0				5.0				5.0	
Max Green Setting (Gmax), s	30.0		25.0				30.0				25.0	
Max Q Clear Time (g_c+I1), s	7.7		5.5				8.8				6.8	
Green Ext Time (p_c), s	1.0		0.5				1.2				0.7	
Intersection Summary												
HCM 6th Ctrl Delay			13.0									
HCM 6th LOS			B									

2025 No-Build Traffic Volumes
2: Main Street & Schenck Avenue

Peak AM Hour
02/20/2020

						
Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	17	84	151	11	3	4
Future Volume (vph)	17	84	151	11	3	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.991		0.923	
Flt Protected		0.992			0.979	
Satd. Flow (prot)	0	1809	1837	0	1495	0
Flt Permitted		0.992			0.979	
Satd. Flow (perm)	0	1809	1837	0	1495	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	34			29	29	34
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	7%	3%	2%	2%	2%	2%
Parking (#/hr)				0		0
Adj. Flow (vph)	19	92	166	12	3	4
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	111	178	0	7	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					

2025 No-Build Traffic Volumes
2: Main Street & Schenck Avenue

Peak AM Hour
02/20/2020

Intersection

Int Delay, s/veh 0.7

Movement SEL SET NWT NWR SWL SWR

Lane Configurations 

Traffic Vol, veh/h 17 84 151 11 3 4

Future Vol, veh/h 17 84 151 11 3 4

Conflicting Peds, #/hr 34 0 0 29 29 34

Sign Control Free Free Free Free Stop Stop

RT Channelized - None - None - None

Storage Length - - - - 0 -

Veh in Median Storage, # 0 0 - 0 -

Grade, % - 1 1 - -5 -

Peak Hour Factor 91 91 91 91 91 91

Heavy Vehicles, % 7 3 2 2 2 2

Mvmt Flow 19 92 166 12 3 4

Major/Minor Major1 Major2 Minor2

Conflicting Flow All 212 0 - 0 365 240

Stage 1 - - - - 206 -

Stage 2 - - - - 159 -

Critical Hdwy 4.17 - - - 5.42 5.72

Critical Hdwy Stg 1 - - - - 4.42 -

Critical Hdwy Stg 2 - - - - 4.42 -

Follow-up Hdwy 2.263 - - - 3.518 3.318

Pot Cap-1 Maneuver 1829 - - - 702 826

Stage 1 - - - - 877 -

Stage 2 - - - - 909 -

Platoon blocked, % - - - -

Mov Cap-1 Maneuver 1800 - - - 661 782

Mov Cap-2 Maneuver - - - - 661 -

Stage 1 - - - - 845 -

Stage 2 - - - - 889 -

Approach SE NW SW

HCM Control Delay, s 1.3 0 10

HCM LOS B

Minor Lane/Major Mvmt NWT NWR SEL SE\$WLn1

Capacity (veh/h) - - 1300 - 725

HCM Lane V/C Ratio - - 0.014 - 0.011

HCM Control Delay (s) - - 7.8 0 10

HCM Lane LOS - - A A B

HCM 95th %tile Q(veh) - - 0 - 0

2025 No-Build Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak PM Hour
02/20/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	31	195	23	27	186	85	61	149	31	41	164	39
Future Volume (vph)	31	195	23	27	186	85	61	149	31	41	164	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.98			0.98	
Frt		0.988			0.962			0.982			0.978	
Flt Protected		0.994			0.996			0.988			0.992	
Satd. Flow (prot)	0	1971	0	0	1931	0	0	1543	0	0	1550	0
Flt Permitted		0.936			0.960			0.864			0.915	
Satd. Flow (perm)	0	1854	0	0	1860	0	0	1330	0	0	1421	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	33	205	24	28	196	89	64	157	33	43	173	41
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	262	0	0	313	0	0	254	0	0	257	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

2025 No-Build Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak PM Hour
02/20/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.31			0.36			0.50			0.47	
Control Delay		12.2			12.9			19.4			18.6	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.2			12.9			19.4			18.6	
Queue Length 50th (ft)		61			76			74			74	
Queue Length 95th (ft)		107			129			137			135	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		855			858			511			546	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.31			0.36			0.50			0.47	

Intersection Summary

Area Type: Other

Cycle Length: 65

Actuated Cycle Length: 65

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 55

Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street

 Ø2 (R)	 Ø4
35 s	30 s
 Ø6 (R)	 Ø8
35 s	30 s

2025 No-Build Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak PM Hour
02/20/2020

												
Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	31	195	23	27	186	85	61	149	31	41	164	39
Future Volume (veh/h)	31	195	23	27	186	85	61	149	31	41	164	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	0.99		0.99	0.95		0.92	0.95		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1758	1828	1758	1879	1954	1879	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	33	205	24	28	196	89	64	157	33	43	173	41
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	4	4	4	2	2	2	2	2	2
Cap, veh/h	120	659	72	96	561	237	170	368	70	125	429	93
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	124	1428	157	78	1215	514	263	957	182	157	1116	242
Grp Volume(v), veh/h	262	0	0	313	0	0	254	0	0	257	0	0
Grp Sat Flow(s),veh/h/ln	1709	0	0	1807	0	0	1402	0	0	1514	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	6.0	0.0	0.0	7.1	0.0	0.0	7.8	0.0	0.0	7.6	0.0	0.0
Prop In Lane	0.13		0.09	0.09		0.28	0.25		0.13	0.17		0.16
Lane Grp Cap(c), veh/h	851	0	0	894	0	0	609	0	0	647	0	0
V/C Ratio(X)	0.31	0.00	0.00	0.35	0.00	0.00	0.42	0.00	0.00	0.40	0.00	0.00
Avail Cap(c_a), veh/h	851	0	0	894	0	0	609	0	0	647	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.3	0.0	0.0	14.7	0.0	0.0	14.6	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.1	0.0	0.0	2.1	0.0	0.0	1.8	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	2.8	0.0	0.0	2.8	0.0	0.0	2.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	12.4	0.0	0.0	16.8	0.0	0.0	16.5	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h	262				313				254		257	
Approach Delay, s/veh	12.0				12.4				16.8		16.5	
Approach LOS	B				B				B		B	
Timer - Assigned Phs	2		4		6		8					
Phs Duration (G+Y+Rc), s	35.0		30.0		35.0		30.0					
Change Period (Y+Rc), s	5.0		5.0		5.0		5.0					
Max Green Setting (Gmax), s	30.0		25.0		30.0		25.0					
Max Q Clear Time (g_c+I1), s	8.0		9.8		9.1		9.6					
Green Ext Time (p_c), s	1.0		0.9		1.2		0.9					
Intersection Summary												
HCM 6th Ctrl Delay			14.3									
HCM 6th LOS			B									

2025 No-Build Traffic Volumes
2: Main Street & Schenck Avenue

Peak PM Hour
02/20/2020



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	25	178	202	10	3	15
Future Volume (vph)	25	178	202	10	3	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.994		0.885	
Flt Protected		0.994			0.993	
Satd. Flow (prot)	0	1842	1842	0	1454	0
Flt Permitted		0.994			0.993	
Satd. Flow (perm)	0	1842	1842	0	1454	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	57			48	48	57
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Parking (#/hr)				0		0
Adj. Flow (vph)	28	202	230	11	3	17
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	230	241	0	20	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					

2025 No-Build Traffic Volumes
2: Main Street & Schenck Avenue

Peak PM Hour
02/20/2020

Intersection

Int Delay, s/veh 0.9

Movement SEL SET NWT NWR SWL SWR

Lane Configurations						
Traffic Vol, veh/h	25	178	202	10	3	15
Future Vol, veh/h	25	178	202	10	3	15
Conflicting Peds, #/hr	57	0	0	48	48	57
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	202	230	11	3	17

Major/Minor Major1 Major2 Minor2

Conflicting Flow All	298	0	-	0	599	350
Stage 1	-	-	-	-	293	-
Stage 2	-	-	-	-	306	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	263	-	-	-	549	728
Stage 1	-	-	-	-	821	-
Stage 2	-	-	-	-	813	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	217	-	-	-	497	664
Mov Cap-2 Maneuver	-	-	-	-	497	-
Stage 1	-	-	-	-	771	-
Stage 2	-	-	-	-	784	-

Approach SE NW SW

HCM Control Delay, s	1	0	10.9
HCM LOS			B

Minor Lane/Major Mvmt NWT NWR SEL SE\$WLn1

Capacity (veh/h)	-	-	1217	-	629
HCM Lane V/C Ratio	-	-	0.023	-	0.033
HCM Control Delay (s)	-	-	8	0	10.9
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.1

2025 No-Build Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak SAT Hour
02/20/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	46	161	38	41	174	129	85	155	35	36	202	39
Future Volume (vph)	46	161	38	41	174	129	85	155	35	36	202	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.95			0.97	
Frt		0.979			0.949			0.983			0.981	
Flt Protected		0.991			0.994			0.985			0.994	
Satd. Flow (prot)	0	2005	0	0	1902	0	0	1528	0	0	1542	0
Flt Permitted		0.885			0.939			0.825			0.930	
Satd. Flow (perm)	0	1783	0	0	1793	0	0	1244	0	0	1428	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	49	171	40	44	185	137	90	165	37	38	215	41
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	260	0	0	366	0	0	292	0	0	294	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	20	20		20	20		55	55		55	55	

2025 No-Build Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak SAT Hour
02/20/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.32			0.44			0.61			0.54	
Control Delay		12.4			14.0			22.8			19.9	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.4			14.0			22.8			19.9	
Queue Length 50th (ft)		61			93			90			87	
Queue Length 95th (ft)		107			155			167			157	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		822			827			478			549	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.32			0.44			0.61			0.54	

Intersection Summary

Area Type: Other

Cycle Length: 65

Actuated Cycle Length: 65

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 55

Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street

 Ø2 (R)	 Ø4
35 s	30 s
 Ø6 (R)	 Ø8
35 s	30 s

2025 No-Build Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak SAT Hour
02/20/2020

												
Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	46	161	38	41	174	129	85	155	35	36	202	39
Future Volume (veh/h)	46	161	38	41	174	129	85	155	35	36	202	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.93		0.86	0.93		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	49	171	40	44	185	137	90	165	37	38	215	41
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	167	550	118	118	454	306	199	323	65	104	464	82
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	219	1191	256	122	984	662	328	841	170	109	1206	213
Grp Volume(v), veh/h	260	0	0	366	0	0	292	0	0	294	0	0
Grp Sat Flow(s),veh/h/ln	1667	0	0	1769	0	0	1338	0	0	1528	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.8	0.0	0.0	8.7	0.0	0.0	9.9	0.0	0.0	9.0	0.0	0.0
Prop In Lane	0.19		0.15	0.12		0.37	0.31		0.13	0.13		0.14
Lane Grp Cap(c), veh/h	835	0	0	878	0	0	587	0	0	650	0	0
V/C Ratio(X)	0.31	0.00	0.00	0.42	0.00	0.00	0.50	0.00	0.00	0.45	0.00	0.00
Avail Cap(c_a), veh/h	835	0	0	878	0	0	587	0	0	650	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.8	0.0	0.0	15.2	0.0	0.0	15.1	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	1.5	0.0	0.0	3.0	0.0	0.0	2.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	3.5	0.0	0.0	3.5	0.0	0.0	3.4	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	13.2	0.0	0.0	18.2	0.0	0.0	17.3	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h	260				366				292		294	
Approach Delay, s/veh	12.0				13.2				18.2		17.3	
Approach LOS	B				B				B		B	
Timer - Assigned Phs	2		4		6		8					
Phs Duration (G+Y+Rc), s	35.0		30.0		35.0		30.0					
Change Period (Y+Rc), s	5.0		5.0		5.0		5.0					
Max Green Setting (Gmax), s	30.0		25.0		30.0		25.0					
Max Q Clear Time (g_c+1), s	7.8		11.9		10.7		11.0					
Green Ext Time (p_c), s	1.0		1.1		1.5		1.0					
Intersection Summary												
HCM 6th Ctrl Delay			15.2									
HCM 6th LOS			B									

2025 No-Build Traffic Volumes
2: Main Street & Schenck Avenue

Peak SAT Hour
02/20/2020

						
Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	24	212	249	26	7	14
Future Volume (vph)	24	212	249	26	7	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.987		0.912	
Flt Protected		0.995			0.983	
Satd. Flow (prot)	0	1844	1829	0	1483	0
Flt Permitted		0.995			0.983	
Satd. Flow (perm)	0	1844	1829	0	1483	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	113			104	104	113
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Parking (#/hr)				0		0
Adj. Flow (vph)	26	228	268	28	8	15
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	254	296	0	23	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					

2025 No-Build Traffic Volumes
2: Main Street & Schenck Avenue

Peak SAT Hour
02/20/2020

Intersection						
Int Delay, s/veh	0.9					
Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	24	212	249	26	7	14
Future Vol, veh/h	24	212	249	26	7	14
Conflicting Peds, #/hr	113	0	0	104	104	113
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	- None		- None		- None	
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	0	-	0	-	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	228	268	28	8	15
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	409	0	-	0	779	508
Stage 1	-	-	-	-	395	-
Stage 2	-	-	-	-	384	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1150	-	-	-	452	606
Stage 1	-	-	-	-	759	-
Stage 2	-	-	-	-	766	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1067	-	-	-	378	502
Mov Cap-2 Maneuver	-	-	-	-	378	-
Stage 1	-	-	-	-	685	-
Stage 2	-	-	-	-	711	-
Approach	SE	NW		SW		
HCM Control Delay, s	0.9	0		13.4		
HCM LOS				B		
Minor Lane/Major Mvmt	NWT	NWR	SEL	SE	SWLn1	
Capacity (veh/h)	-	-	1067	-	453	
HCM Lane V/C Ratio	-	-	0.024	-	0.05	
HCM Control Delay (s)	-	-	8.5	0	13.4	
HCM Lane LOS	-	-	A	A	B	
HCM 95th %tile Q(veh)	-	-	0.1	-	0.2	

2025 Build Traffic Volumes

Peak AM Hour

1: Teller Avenue/Fishkill Avenue & Main Street

06/26/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	33	161	29	18	166	81	47	64	15	24	127	25
Future Volume (vph)	33	161	29	18	166	81	47	64	15	24	127	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.982			0.959			0.984			0.981	
Flt Protected		0.993			0.997			0.982			0.993	
Satd. Flow (prot)	0	1951	0	0	1924	0	0	1369	0	0	1411	0
Flt Permitted		0.923			0.973			0.843			0.953	
Satd. Flow (perm)	0	1810	0	0	1876	0	0	1161	0	0	1351	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)								0			0	
Adj. Flow (vph)	38	183	33	20	189	92	53	73	17	27	144	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	254	0	0	301	0	0	143	0	0	199	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.38	1.01	0.99	1.35	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

Synchro 10 Report

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2025 Build Traffic Volumes

Peak AM Hour

1: Teller Avenue/Fishkill Avenue & Main Street

06/26/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.30			0.35			0.32			0.38	
Control Delay		12.2			12.7			16.6			17.2	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.2			12.7			16.6			17.2	
Queue Length 50th (ft)		60			72			39			55	
Queue Length 95th (ft)		102			119			77			102	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		835			865			446			519	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.30			0.35			0.32			0.38	

Intersection Summary

Area Type: Other

Cycle Length: 65

Actuated Cycle Length: 65

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 55

Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street

 Ø2 (R)	 Ø4
35 s	30 s
 Ø6 (R)	 Ø8
35 s	30 s

2025 Build Traffic Volumes

Peak AM Hour

1: Teller Avenue/Fishkill Avenue & Main Street

06/26/2020

												
Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	33	161	29	18	166	81	47	64	15	24	127	25
Future Volume (veh/h)	33	161	29	18	166	81	47	64	15	24	127	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.97		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1773	1844	1773	1879	1954	1879	1835	1761	1835	1949	1871	1949
Adj Flow Rate, veh/h	38	183	33	20	189	92	53	73	17	27	144	28
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	2	2	2
Cap, veh/h	137	604	101	83	558	256	253	323	67	114	528	95
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	159	1309	219	51	1210	555	460	839	175	132	1372	246
Grp Volume(v), veh/h	254	0	0	301	0	0	143	0	0	199	0	0
Grp Sat Flow(s),veh/h/ln	1687	0	0	1815	0	0	1475	0	0	1751	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.8	0.0	0.0	6.8	0.0	0.0	3.6	0.0	0.0	4.9	0.0	0.0
Prop In Lane	0.15		0.13	0.07		0.31	0.37		0.12	0.14		0.14
Lane Grp Cap(c), veh/h	842	0	0	897	0	0	643	0	0	736	0	0
V/C Ratio(X)	0.30	0.00	0.00	0.34	0.00	0.00	0.22	0.00	0.00	0.27	0.00	0.00
Avail Cap(c_a), veh/h	842	0	0	897	0	0	643	0	0	736	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.3	0.0	0.0	13.4	0.0	0.0	13.8	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.0	0.0	0.0	0.8	0.0	0.0	0.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	0.0	0.0	2.7	0.0	0.0	1.4	0.0	0.0	2.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.9	0.0	0.0	12.3	0.0	0.0	14.2	0.0	0.0	14.7	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		254			301			143			199	
Approach Delay, s/veh		11.9			12.3			14.2			14.7	
Approach LOS		B			B			B			B	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		7.8		5.6		8.8		6.9				
Green Ext Time (p_c), s		1.0		0.5		1.2		0.7				
Intersection Summary												
HCM 6th Ctrl Delay				13.0								
HCM 6th LOS				B								

2025 Build Traffic Volumes
2: Main Street & Schenck Avenue

Peak AM Hour
06/26/2020



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	23	84	151	15	5	7
Future Volume (vph)	23	84	151	15	5	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.988		0.917	
Flt Protected		0.989			0.981	
Satd. Flow (prot)	0	1800	1831	0	1489	0
Flt Permitted		0.989			0.981	
Satd. Flow (perm)	0	1800	1831	0	1489	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	34			29	29	34
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	7%	3%	2%	2%	2%	2%
Parking (#/hr)				0		0
Adj. Flow (vph)	25	92	166	16	5	8
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	117	182	0	13	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					

2025 Build Traffic Volumes
2: Main Street & Schenck Avenue

Peak AM Hour
06/26/2020

Intersection						
Int Delay, s/veh	1.1					
Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	23	84	151	15	5	7
Future Vol, veh/h	23	84	151	15	5	7
Conflicting Peds, #/hr	34	0	0	29	29	34
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	3	2	2	2	2
Mvmt Flow	25	92	166	16	5	8
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	216	0	-	0	379	242
Stage 1	-	-	-	-	208	-
Stage 2	-	-	-	-	171	-
Critical Hdwy	4.17	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.263	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1325	-	-	-	692	824
Stage 1	-	-	-	-	876	-
Stage 2	-	-	-	-	901	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1296	-	-	-	648	780
Mov Cap-2 Maneuver	-	-	-	-	648	-
Stage 1	-	-	-	-	839	-
Stage 2	-	-	-	-	881	-
Approach	SE	NW		SW		
HCM Control Delay, s	1.7	0		10.1		
HCM LOS				B		
Minor Lane/Major Mvmt		NWT	NWR	SEL	SETSWLn1	
Capacity (veh/h)		-	-	1296	-	719
HCM Lane V/C Ratio		-	-	0.02	-	0.018
HCM Control Delay (s)		-	-	7.8	0	10.1
HCM Lane LOS		-	-	A	A	B
HCM 95th %tile Q(veh)		-	-	0.1	-	0.1

2025 Build Traffic Volumes

Peak PM Hour

1: Teller Avenue/Fishkill Avenue & Main Street

06/26/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	31	195	24	28	186	85	61	151	31	42	168	41
Future Volume (vph)	31	195	24	28	186	85	61	151	31	42	168	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.98			0.98	
Frt		0.987			0.962			0.983			0.978	
Flt Protected		0.994			0.995			0.988			0.992	
Satd. Flow (prot)	0	1969	0	0	1929	0	0	1545	0	0	1549	0
Flt Permitted		0.936			0.958			0.863			0.915	
Satd. Flow (perm)	0	1852	0	0	1856	0	0	1330	0	0	1420	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	33	205	25	29	196	89	64	159	33	44	177	43
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	263	0	0	314	0	0	256	0	0	264	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

Synchro 10 Report

Page 1

2025 Build Traffic Volumes

Peak PM Hour

1: Teller Avenue/Fishkill Avenue & Main Street

06/26/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.31			0.37			0.50			0.48	
Control Delay		12.3			12.9			19.5			18.8	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.3			12.9			19.5			18.8	
Queue Length 50th (ft)		62			76			75			77	
Queue Length 95th (ft)		108			130			139			139	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		854			856			511			546	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.31			0.37			0.50			0.48	

Intersection Summary

Area Type: Other

Cycle Length: 65

Actuated Cycle Length: 65

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 55

Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street

 Ø2 (R)	 Ø4
35 s	30 s
 Ø6 (R)	 Ø8
35 s	30 s

2025 Build Traffic Volumes
1: Teller Avenue/Fishkill Avenue & Main Street

Peak PM Hour
06/26/2020

												
Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	31	195	24	28	186	85	61	151	31	42	168	41
Future Volume (veh/h)	31	195	24	28	186	85	61	151	31	42	168	41
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	0.99		0.99	0.95		0.92	0.95		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1758	1828	1758	1879	1954	1879	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	33	205	25	29	196	89	64	159	33	44	177	43
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	4	4	4	2	2	2	2	2	2
Cap, veh/h	119	656	75	98	559	236	169	370	70	125	427	95
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	124	1422	162	82	1212	512	260	963	181	156	1111	246
Grp Volume(v), veh/h	263	0	0	314	0	0	256	0	0	264	0	0
Grp Sat Flow(s),veh/h/ln	1708	0	0	1805	0	0	1404	0	0	1513	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	6.0	0.0	0.0	7.1	0.0	0.0	7.9	0.0	0.0	7.8	0.0	0.0
Prop In Lane	0.13		0.10	0.09		0.28	0.25		0.13	0.17		0.16
Lane Grp Cap(c), veh/h	851	0	0	893	0	0	609	0	0	647	0	0
V/C Ratio(X)	0.31	0.00	0.00	0.35	0.00	0.00	0.42	0.00	0.00	0.41	0.00	0.00
Avail Cap(c_a), veh/h	851	0	0	893	0	0	609	0	0	647	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.3	0.0	0.0	14.7	0.0	0.0	14.7	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.1	0.0	0.0	2.1	0.0	0.0	1.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	2.9	0.0	0.0	2.9	0.0	0.0	2.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	12.4	0.0	0.0	16.9	0.0	0.0	16.6	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		263			314			256			264	
Approach Delay, s/veh		12.0			12.4			16.9			16.6	
Approach LOS		B			B			B			B	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		8.0		9.9		9.1		9.8				
Green Ext Time (p_c), s		1.0		0.9		1.3		0.9				
Intersection Summary												
HCM 6th Ctrl Delay				14.4								
HCM 6th LOS				B								

2025 Build Traffic Volumes
2: Main Street & Schenck Avenue

Peak PM Hour
06/26/2020



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	33	178	202	12	8	23
Future Volume (vph)	33	178	202	12	8	23
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.992		0.900	
Flt Protected		0.992			0.987	
Satd. Flow (prot)	0	1839	1839	0	1470	0
Flt Permitted		0.992			0.987	
Satd. Flow (perm)	0	1839	1839	0	1470	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	57			48	48	57
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Parking (#/hr)				0		0
Adj. Flow (vph)	38	202	230	14	9	26
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	240	244	0	35	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					

2025 Build Traffic Volumes
2: Main Street & Schenck Avenue

Peak PM Hour
06/26/2020

Intersection						
Int Delay, s/veh	1.4					
Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	33	178	202	12	8	23
Future Vol, veh/h	33	178	202	12	8	23
Conflicting Peds, #/hr	57	0	0	48	48	57
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	202	230	14	9	26
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	301	0	-	0	620	351
Stage 1	-	-	-	-	294	-
Stage 2	-	-	-	-	326	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1260	-	-	-	536	727
Stage 1	-	-	-	-	821	-
Stage 2	-	-	-	-	801	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1214	-	-	-	481	663
Mov Cap-2 Maneuver	-	-	-	-	481	-
Stage 1	-	-	-	-	764	-
Stage 2	-	-	-	-	772	-
Approach	SE	NW		SW		
HCM Control Delay, s	1.3	0		11.3		
HCM LOS	B					
Minor Lane/Major Mvmt		NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)		-	-	1214	-	604
HCM Lane V/C Ratio		-	-	0.031	-	0.058
HCM Control Delay (s)		-	-	8.1	0	11.3
HCM Lane LOS		-	-	A	A	B
HCM 95th %tile Q(veh)		-	-	0.1	-	0.2

2025 Build Traffic Volumes

Peak SAT Hour

1: Teller Avenue/Fishkill Avenue & Main Street

06/26/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	46	161	40	42	174	129	85	157	35	37	205	41
Future Volume (vph)	46	161	40	42	174	129	85	157	35	37	205	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.96			0.97	
Frt		0.978			0.950			0.983			0.980	
Flt Protected		0.991			0.994			0.985			0.994	
Satd. Flow (prot)	0	2002	0	0	1904	0	0	1528	0	0	1538	0
Flt Permitted		0.886			0.937			0.822			0.929	
Satd. Flow (perm)	0	1783	0	0	1791	0	0	1240	0	0	1424	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	49	171	43	45	185	137	90	167	37	39	218	44
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	263	0	0	367	0	0	294	0	0	301	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	20	20		20	20		55	55		55	55	

Synchro 10 Report

Page 1

2025 Build Traffic Volumes

Peak SAT Hour

1: Teller Avenue/Fishkill Avenue & Main Street

06/26/2020

												
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.32			0.44			0.62			0.55	
Control Delay		12.4			14.0			23.0			20.3	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.4			14.0			23.0			20.3	
Queue Length 50th (ft)		62			93			91			90	
Queue Length 95th (ft)		109			156			169			162	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		822			826			476			547	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.32			0.44			0.62			0.55	

Intersection Summary

Area Type: Other

Cycle Length: 65

Actuated Cycle Length: 65

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 55

Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street

 Ø2 (R)	 Ø4
35 s	30 s
 Ø6 (R)	 Ø8
35 s	30 s

2025 Build Traffic Volumes

Peak SAT Hour

1: Teller Avenue/Fishkill Avenue & Main Street

06/26/2020

												
Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	46	161	40	42	174	129	85	157	35	37	205	41
Future Volume (veh/h)	46	161	40	42	174	129	85	157	35	37	205	41
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.93		0.86	0.93		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	49	171	43	45	185	137	90	167	37	39	218	44
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	165	544	126	120	453	304	197	324	65	105	458	86
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	216	1178	272	126	981	659	324	844	168	110	1190	223
Grp Volume(v), veh/h	263	0	0	367	0	0	294	0	0	301	0	0
Grp Sat Flow(s),veh/h/ln	1666	0	0	1766	0	0	1336	0	0	1523	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.9	0.0	0.0	8.7	0.0	0.0	10.0	0.0	0.0	9.3	0.0	0.0
Prop In Lane	0.19		0.16	0.12		0.37	0.31		0.13	0.13		0.15
Lane Grp Cap(c), veh/h	835	0	0	877	0	0	586	0	0	648	0	0
V/C Ratio(X)	0.32	0.00	0.00	0.42	0.00	0.00	0.50	0.00	0.00	0.46	0.00	0.00
Avail Cap(c_a), veh/h	835	0	0	877	0	0	586	0	0	648	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.8	0.0	0.0	15.3	0.0	0.0	15.2	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	1.5	0.0	0.0	3.0	0.0	0.0	2.4	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	3.5	0.0	0.0	3.5	0.0	0.0	3.5	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	13.2	0.0	0.0	18.3	0.0	0.0	17.5	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		263			367			294			301	
Approach Delay, s/veh		12.0			13.2			18.3			17.5	
Approach LOS		B			B			B			B	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		7.9		12.0		10.7		11.3				
Green Ext Time (p_c), s		1.1		1.1		1.5		1.0				
Intersection Summary												
HCM 6th Ctrl Delay				15.3								
HCM 6th LOS				B								

2025 Build Traffic Volumes
2: Main Street & Schenck Avenue

Peak SAT Hour
06/26/2020



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	29	212	249	29	9	19
Future Volume (vph)	29	212	249	29	9	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.986		0.910	
Flt Protected		0.994			0.984	
Satd. Flow (prot)	0	1842	1827	0	1482	0
Flt Permitted		0.994			0.984	
Satd. Flow (perm)	0	1842	1827	0	1482	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	113			104	104	113
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Parking (#/hr)				0		0
Adj. Flow (vph)	31	228	268	31	10	20
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	259	299	0	30	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					

2025 Build Traffic Volumes
2: Main Street & Schenck Avenue

Peak SAT Hour
06/26/2020

Intersection

Int Delay, s/veh 1.1

Movement SEL SET NWT NWR SWL SWR

Lane Configurations 

Traffic Vol, veh/h 29 212 249 29 9 19

Future Vol, veh/h 29 212 249 29 9 19

Conflicting Peds, #/hr 113 0 0 104 104 113

Sign Control Free Free Free Free Stop Stop

RT Channelized - None - None - None

Storage Length - - - - 0 -

Veh in Median Storage, # - 0 0 - 0 -

Grade, % - 1 1 - -5 -

Peak Hour Factor 93 93 93 93 93 93

Heavy Vehicles, % 2 2 2 2 2 2

Mvmt Flow 31 228 268 31 10 20

Major/Minor Major1 Major2 Minor2

Conflicting Flow All 412 0 - 0 791 510

Stage 1 - - - - 397 -

Stage 2 - - - - 394 -

Critical Hdwy 4.12 - - - 5.42 5.72

Critical Hdwy Stg 1 - - - - 4.42 -

Critical Hdwy Stg 2 - - - - 4.42 -

Follow-up Hdwy 2.218 - - - 3.518 3.318

Pot Cap-1 Maneuver 1147 - - - 447 605

Stage 1 - - - - 758 -

Stage 2 - - - - 760 -

Platoon blocked, % - - - -

Mov Cap-1 Maneuver 1065 - - - 372 501

Mov Cap-2 Maneuver - - - - 372 -

Stage 1 - - - - 680 -

Stage 2 - - - - 705 -

Approach SE NW SW

HCM Control Delay, s 1 0 13.6

HCM LOS B

Minor Lane/Major Mvmt NWT NWR SEL SETSWLn1

Capacity (veh/h) - - 1065 - 451

HCM Lane V/C Ratio - - 0.029 - 0.067

HCM Control Delay (s) - - 8.5 0 13.6

HCM Lane LOS - - A A B

HCM 95th %tile Q(veh) - - 0.1 - 0.2

City of Beacon City Council
Beacon, New York

AFFIDAVIT OF MAILING

In the matter of the application for

Special Use Permit

416-420 Main Street
(Property Address)

30-6054-29-056780 & 056774-00
(Tax Map ID Numbers)

The undersigned, Sandra L. Way, being
duly sworn hereby deposes and says:

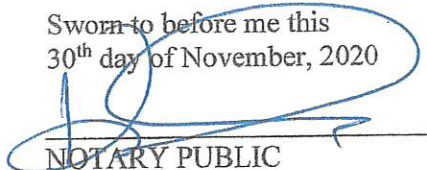
1. I am over the age of 18 years of age and am a resident of the State of New York.
2. That on November 25, 2020, in anticipation of the Public
Hearing on December 7, 2020, the attached public notice was
mailed on November 25, 2020, a copy of names and addresses to whom
the mailing was sent is attached.


(Signature)

Sandra L. Way
(Printed Name)

Pursuant to the Executive Order signed
By Governor Cuomo

Sworn to before me this
30th day of November, 2020


NOTARY PUBLIC

KELLIE MCCRAY-GENTLE
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01MC6033171
QUALIFIED IN DUTCHES COUNTY
COMMISSION EXPIRES: NOVEMBER 15, 2021

4646203.v1

City Council
Notice of Public Hearing

Notice is hereby given that a public hearing will be held by the City Council of the City of Beacon, Dutchess County, New York, on December 7, 2020 via video conference (at <https://us02web.zoom.us/j/82732277025?pwd=Y0tHMmo3TDVxazVlSFlwZVlrYUdndz09> Webinar ID: 827 3227 7025 Passcode: 697992) to hear and consider comments related to an application for Special Use Permit approval to construct a mixed-use building on the front portion of the property and an Artist Live/Work building on the rear portion of the property at 416-420 Main Street, Beacon, New York identified on City of Beacon Tax Maps as Section 6054, Block 29, Lots 056780 & 056774, submitted by 416 Main Street Beacon, LLC & 420 Main Street, LLC (D/B/A 420 Main St., LLC)

Said City Council will, at said time and place hear all persons in support of such matter or any objections thereto. Individuals may appear in person, by agent or by attorney.

Beacon City Council

Dear Neighboring Property Owner:

420 Main St., LLC has applied to the City Council for a Special Use Permit for property at 416-420 Main Street to construct a four-story mixed use building, with the fourth floor being stepped back, and a new Artist Live/Work building. A copy of their proposal is available for inspection at the Municipal Center, lower level, One Municipal Plaza, Beacon, New York during regular business hours (Monday-Friday 8:30 a.m. – 3:30 p.m.)

Plans are also available online at

<https://d2kbkoa27fdvtw.cloudfront.net/cityofbeacon/6a2f2251bd9198224682c1d02f2a2adf0.pdf>

Colleen Bullock		371 Verplanck Ave	Beacon	NY	12508
Thomas Kenny	Susan Phillips	365 Verplanck Ave	Beacon	NY	12508
Daniel L. Weise	Kalene M. Rivers	369 Verplanck Ave	Beacon	NY	12508
Ethra Grogan		52 Schenck Ave	Beacon	NY	12508
Kathryn Tomlins		48 Schenck Ave	Beacon	NY	12508
James Moran		41 Schenck Ave	Beacon	NY	12508
Mehna Moshref	Abdullah Moshref	56 Schenck Ave	Beacon	NY	12508
George D. Atkinson		4 Locust Pl	Beacon	NY	12508
Qualamar Corporation		P.O. Box 4292	New Windsor	NY	12553
7215-18th Avenue Realty Corp.		P.O. Box 417	Shrub Oak	NY	10588
Daniel Frasco		P.O. Box 938	Beacon	NY	12508
Michael F. Schlein	Sally Schlein	315 7th St E	Brooklyn	NY	11218
Matthew D. Sorrell	Christina Marthos-Sorrell	32 North Ave	Beacon	NY	12508
398 Main Street LLC		P.O. Box 468	Beacon	NY	12508
ADP Diner, Inc.		397 Main St	Beacon	NY	12508
Miriam Alonso	Alice Dross	38 Schenck Ave	Beacon	NY	12508
Virginia Bechard		15 South St	Beacon	NY	12508
420 Main Street LLC		319 Lafayette St	Beacon	NY	12508
Stephan M. Seaward		18 South St	New York	NY	10012
Sabra Munoz	Anna C. Seaward	7 Davis St	Beacon	NY	12508
Dawn Critni	Christopher Torres	9 Davis St	Beacon	NY	12508
Nicholas V. Spaccarelli DVM PC	Erica Inzary	395 Main St	Beacon	NY	12508
Tibet Holdings LLC		93 Tibet Dr	Kent Lakes	NY	10512
Stokeba Moshref		111 Stony Brook Rd	Fishkill	NY	12524
Tibet Holdings LLC		93 Tibet Dr	Carmel	NY	10512
Grtster LLC		P.O. Box 1798	Pleasant Valley	NY	12569
Un-Locked LLC		35 Rombout Ave	Beacon	NY	12508
BBTR LLC		21 High St	Beacon	NY	12508
Melissa Badger		200 17th St E	New York	NY	10003
Thomas A. Baldino	Marcia A. Frahman	19 North St	Beacon	NY	12508
Bryant Turner		40 Schenck Ave	Beacon	NY	12508
Milagros Kenyon		22 Schenck Ave	Beacon	NY	12508
James M. Cotter, Jr.		10 Van Nydeck Ave	Beacon	NY	12508
Beacon Housing Authority		1 Forrestal Hts	Beacon	NY	12508
333 Verplanck Development Co.		P.O. Box 390	Beacon	NY	12508
Mark Haug, Claudia Haug, Jordan T. Haug	and Logan Haug	63 Elm St N	Beacon	NY	12508
Anthony J. Fernandes	Rebecca M. Fernandes	361 Verplanck Ave	Beacon	NY	12508
Carmen V. Cesar		42 Schenck Ave	Beacon	NY	12508
James R. Gunn, Mary R. Gunn,	Janice Gunn Patorella, Michelle Gunn Chumas	67 Kensington Dr N	Hopewell Junction	NY	12533
Joann Locker		P.O. Box 14	Chelsea	NY	12512
Wail Moshref	Forogh Moshref	316 Honness Rd	Fishkill	NY	12524
Dutchess Point II LLC		P.O. Box 229	Beacon	NY	12508
Eureka3 Home Buyers LLC		40 Barker Ave	White Plains	NY	10601
Scott M. Bajcar	Robin K. Reiners-Bajcar	P.O. Box 1502	Wappingers Falls	NY	12590
152-158 Fishkill Avenue LLC		316 Main St	Poughkeepsie	NY	12601
Fadil Mavraj	Lendita Mavraj	59 River Glen Rd	Wallkill	NY	12589
Thomas Garvey	Margaret Garvey	81 Dogwood Rd	Hopewell Junction	NY	12533
Phyllis Norris		44 Schenck Ave	Beacon	NY	12508

James D. Reyes	Alexis M. Cooper	21 Schenck Ave	Beacon	NY	12508
Vincent J. Latronica, Jr.	Helen L. Latronica	251 Beekman Rd	Hopewell Junction	NY	12533
Sharon Brant		37 South St	Beacon	NY	12508
Beacon Main Street Theater LLC		484 Main St	Beacon	NY	12508
466 Beacon Associates LLC		465 Main St	Beacon	NY	12508
Stuart Wilensky	Donna Wilensky	14 Longview Ln	Middletown	NY	10941
473 Main Street Beacon LLC		473 Main St	Beacon	NY	12508
Dennis Meyer	Karen Meyer	43 Ackerman St	Beacon	NY	12508
Jeffrey T. Toland	Christopher W. Toland	27 Schenck Ave	Beacon	NY	12508
Paul Queaaley	Anthony Fox	15 Saddlerock Dr	Poughkeepsie	NY	12603
475 Main Street Beacon LLC		200 Business Park Drive 310	Armonk	NY	10504
Beacon Court Associates Inc.		427 Main St	Beacon	NY	12508
Joseph V. Condon	Nancy Condon	20 Grove St	Beacon	NY	12508
Jon Car Inc.		451 Main St	Beacon	NY	12508
Howland Center for		477 Main St	Beacon	NY	12508
Verizon New York		P.O. Box 2749	Addison	TX	75001
Elizabeth Russett		9 South St	Beacon	NY	12508
Main Street Retail, LLC	d/b/a Kitchen & Coffee	420 Main St	Beacon	NY	12508

**City of Beacon City Council
Beacon, New York**

AFFIDAVIT OF POSTING

In the matter of the application for

Special Use Permit

416-420 Main Street

(Property Address)

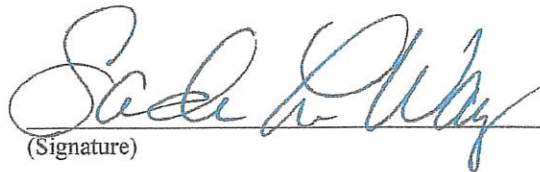
30-6054-29-056780 & 056774

(Tax Map ID Numbers)

The undersigned, Sandra L. Way, being duly sworn hereby deposes and says:

1. I am over the age of 18 years of age and am a resident of the State of New York
2. That on November 25th, 2020, in anticipation of the Public Hearing on December 7, 2020, the public notice signs at the referenced address were posted, with assistance, to reflect the Public Hearing in accordance with the City of Beacon's Zoning Ordinance.

Photographs were taken on November 25th, 2020 showing the signs and the location are attached.

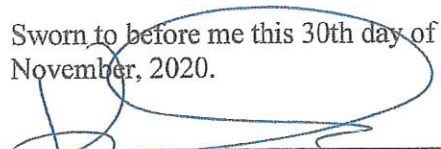


(Signature)

Sandra L. Way
(Printed Name)

**Pursuant to the Executive Order signed
By Governor Cuomo**

Sworn to before me this 30th day of
November, 2020.



NOTARY PUBLIC

KELLIE MCCRAY-GENTLE
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01MC6033171
QUALIFIED IN DUTCHESS COUNTY
COMMISSION EXPIRES: NOVEMBER 15, 2021

4646195.v1













U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER		USPS® ARTICLE NUMBER		USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1152 44		9307 1699 0430 0077 1152 51		9307 1699 0430 0077 1152 68	
Certified Mail Fee	\$ 3.55	Certified Mail Fee	\$ 3.55	Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00	Return Receipt (Hardcopy)	\$ 0.00	Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00	Return Receipt (Electronic)	\$ 0.00	Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00	Certified Mail Restricted Delivery	\$ 0.00	Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50	Postage	\$ 0.50	Postage	\$ 0.50
Total Postage and Fees	\$ 4.05	Total Postage and Fees	\$ 4.05	Total Postage and Fees	\$ 4.05
Sent to: Paul Quealey Anthony Fox 15 Saddlerock Dr Poughkeepsie, NY 12603		Sent to: 475 Main Street Beacon LLC 200 Business Park Drive 310 Armonk, NY 10504		Sent to: Beacon Court Associates Inc. 427 Main St Beacon, NY 12508	
Reference Information		Reference Information		Reference Information	
PS Form 3800, Facsimile, July 2015		PS Form 3800, Facsimile, July 2015		PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER		USPS® ARTICLE NUMBER		USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1152 75		9307 1699 0430 0077 1152 82		9307 1699 0430 0077 1152 99	
Certified Mail Fee	\$ 3.55	Certified Mail Fee	\$ 3.55	Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00	Return Receipt (Hardcopy)	\$ 0.00	Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00	Return Receipt (Electronic)	\$ 0.00	Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00	Certified Mail Restricted Delivery	\$ 0.00	Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50	Postage	\$ 0.50	Postage	\$ 0.50
Total Postage and Fees	\$ 4.05	Total Postage and Fees	\$ 4.05	Total Postage and Fees	\$ 4.05
Sent to: Joseph V. Condon Nancy Condon 20 Grove St Beacon, NY 12508		Sent to: Jon Car Inc. 451 Main St Beacon, NY 12508		Sent to: Howland Center for 477 Main St Beacon, NY 12508	
Reference Information		Reference Information		Reference Information	
PS Form 3800, Facsimile, July 2015		PS Form 3800, Facsimile, July 2015		PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER		USPS® ARTICLE NUMBER		USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1153 05		9307 1699 0430 0077 1153 12		9307 1699 0430 0077 1153 29	
Certified Mail Fee	\$ 3.55	Certified Mail Fee	\$ 3.55	Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00	Return Receipt (Hardcopy)	\$ 0.00	Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00	Return Receipt (Electronic)	\$ 0.00	Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00	Certified Mail Restricted Delivery	\$ 0.00	Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50	Postage	\$ 0.50	Postage	\$ 0.50
Total Postage and Fees	\$ 4.05	Total Postage and Fees	\$ 4.05	Total Postage and Fees	\$ 4.05
Sent to: Verizon New York P.O. Box 2749 Addison, TX 75001		Sent to: Elizabeth Russett 9 South St Beacon, NY 12508		Sent to: Main Street Retail, LLC d/b/a Kitchen & Coffee 420 Main St Beacon, NY 12508	
Reference Information		Reference Information		Reference Information	
PS Form 3800, Facsimile, July 2015		PS Form 3800, Facsimile, July 2015		PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER 9307 1699 0430 0077 1151 14	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Neil E. Vaughn 432 Main St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER 9307 1699 0430 0077 1151 21	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Neil E. Vaughn Erika M. Foy 432 Main St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER 9307 1699 0430 0077 1151 69	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Vincent J. Latronica, Jr. Helen L. Latronica 251 Beekman Rd Hopewell Junction, NY 12533	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
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Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Sharon Brant 37 South St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER 9307 1699 0430 0077 1151 90	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: 465 Beacon Associates LLC 465 Main St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER 9307 1699 0430 0077 1151 83	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Beacon Main Street Theater LLC 484 Main St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER 9307 1699 0430 0077 1152 06	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Stuart Wilensky Donna Wilensky 14 Longview Ln Middletown, NY 10941	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
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Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: 473 Main Street Beacon LLC 473 Main St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER 9307 1699 0430 0077 1152 20	
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Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Dennis Meyer Karen Meyer 43 Ackerman St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

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Return Receipt (Electronic)	\$	0.00																	
Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: Jeffrey T. Toland Christopher W. Toland 27 Schenck Ave Beacon, NY 12508																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

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Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
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Reference Information																			
PS Form 3800, Facsimile, July 2015																			

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Return Receipt (Electronic)	\$	0.00																	
Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
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Reference Information																			
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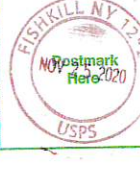
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Return Receipt (Electronic)	\$	0.00																	
Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: Carmela U. Lujan 20 Schenck Ave Beacon, NY 12508																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>																			
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Return Receipt (Electronic)	\$	0.00																	
Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: Felicia McKeon 111 Teller Ave Beacon, NY 12508																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>																			
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Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: Verplank Estates HOA 171 Main St New Paltz, NY 12561																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>																			
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Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: Anne L. Picard 99 Teller Ave Beacon, NY 12508																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>																			
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Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: Melzingah Chapter N S D A R 50 Van Nydeck Ave Beacon, NY 12508																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>																			
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Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: Mary C. Mazzacone 10 South St Beacon, NY 12508																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1151 38	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: 436 LLC 32 Cedar St Dobbs Ferry, NY 10522	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1151 45	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: David Rich Paulette Myers-Rich 469 Main St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1149 33	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
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Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
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Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Timothy Turner Annie L. Turner 36 Crescent Dr Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1149 64	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: John W. H. Dacey Holly R. Summer 48 South St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1149 71	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Alexander W. Bloomstein P.O. Box 248 Hillsdale, NY 12529	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1149 88	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Equity Trust Company, Custdn 19 Carmel Hts. Wappingers Falls, NY 12590	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1149 95	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: 456 Main LLC 450 Alton Rd Unit 4003 Miami Beach, FL 33139	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0077 1150 08

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05

Sent to:
Herbert L. Hill
Doice Hill
12 South St
Beacon, NY 12508

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0077 1150 15

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05

Sent to:
Kenneth Millington
Anette Millington
14 South St
Beacon, NY 12508

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0077 1150 22

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05

Sent to:
Mary C. Miller
24 Van Nydeck Ave
Beacon, NY 12508

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0077 1150 39

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05

Sent to:
Elizabeth Filardi
James O'Shea
3 North St
Apt. 4
Beacon, NY 12508

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0077 1149 26

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05

Sent to:
Haidee A. Padua
17 South St
Beacon, NY 12508

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0077 1148 03

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05

Sent to:
Eric J. Allgauer
Patrick M. Malouf
403 Main St
Beacon, NY 12508

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0077 1148 10

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05

Sent to:
Scott H. Lerman
Susan M. Keiser
40 North St
Beacon, NY 12508

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0077 1148 27

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05

Sent to:
Mary Anne Magagnos
47 North St
Beacon, NY 12508

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0077 1148 34

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05

Sent to:
Cheung Kong Realty, Inc.
393 Main St
Beacon, NY 12508

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1148 41	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Anthony Hardisty 80 Sargent Ave Beacon, NY 12508	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1148 58	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: City of Beacon 1 Municipal Plz Beacon, NY 12508	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1148 65	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: 416 Main Street Beacon LLC 688 Broadway Apt6A New York, NY 10012	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1148 72	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Dawn M. Cook 34 Schenck Ave Beacon, NY 12508	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1148 89	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Hardy Homes LLC 5 Wodenethe Dr Beacon, NY 12508	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1148 96	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Ross J. Beeley, America Olivo Campbell and Rebecca A. Engle 25 Rombout Ave Beacon, NY 12508	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1149 02	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Beacon Main Real Estate Group Beacon Art Hotel LLC 38 Green Valley Rd Armonk, NY 10504	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1149 19	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Jennifer E. Rossa 32 South St Beacon, NY 12508	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1149 97	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Keith P. Donnelly Linda J. Donnelly 24 Schenck Ave Beacon, NY 12508	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1146 74	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: James Vivian Melissa L. Vivian 163 Fishkill Ave Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1146 81	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Eric Betancourt Theresa Betancourt 54 Schenck Ave Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1146 98	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Karl F. Kaye, Trustee 291 Lime Ridge Rd Poughquag, NY 12570	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1147 04	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Karen Dreeste 51 North St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1147 11	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Kimberly L. Garcia James J. Halstead 159 Fishkill Ave Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1147 28	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Salvation Army The 120-130 14th St W New York, NY 10011	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1147 35	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Beacon United LLC 284 Main St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1147 42	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: JP Morgan Chase Bank Natl Assn P.O. Box 810490 Dallas, TX 75381	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1147 59	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: RCU Inc 6 Schnabl Ct Wappingers Falls, NY 12590	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1147 66	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Walter Dearing, III Emily A. Tuttle 1 Davis St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1147 73	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Sergio Delarosa Gabriela Morales Delarosa 39 North St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1147 80	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Dean Mitchell 8 Davis St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1144 76	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Melissa Badger 200 17th St E Apt 5D New York, NY 10003	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1144 83	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Thomas A. Baldino Marcia A. Frahmman 19 North St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1144 90	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Bryant Turner 40 Schenck Ave Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1145 06	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Milagros Kenyon 22 Schenck Ave Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1145 13	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: James M. Cotter, Jr. 10 Van Nydeck Ave Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1145 20	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Beacon Housing Authority 1 Forrestal Hts Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only																			
USPS® ARTICLE NUMBER 9307 1699 0430 0077 2058 77																			
<table border="0"> <tr><td>Certified Mail Fee</td><td>\$</td><td>3.55</td></tr> <tr><td>Return Receipt (Hardcopy)</td><td>\$</td><td>0.00</td></tr> <tr><td>Return Receipt (Electronic)</td><td>\$</td><td>0.00</td></tr> <tr><td>Certified Mail Restricted Delivery</td><td>\$</td><td>0.00</td></tr> <tr><td>Postage</td><td>\$</td><td>0.50</td></tr> <tr><td>Total Postage and Fees</td><td>\$</td><td>4.05</td></tr> </table>	Certified Mail Fee	\$	3.55	Return Receipt (Hardcopy)	\$	0.00	Return Receipt (Electronic)	\$	0.00	Certified Mail Restricted Delivery	\$	0.00	Postage	\$	0.50	Total Postage and Fees	\$	4.05	
Certified Mail Fee	\$	3.55																	
Return Receipt (Hardcopy)	\$	0.00																	
Return Receipt (Electronic)	\$	0.00																	
Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: 333 Verplanck Development Co. P.O. Box 390 Beacon, NY 12508																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only																			
USPS® ARTICLE NUMBER 9307 1699 0430 0077 1145 44																			
<table border="0"> <tr><td>Certified Mail Fee</td><td>\$</td><td>3.55</td></tr> <tr><td>Return Receipt (Hardcopy)</td><td>\$</td><td>0.00</td></tr> <tr><td>Return Receipt (Electronic)</td><td>\$</td><td>0.00</td></tr> <tr><td>Certified Mail Restricted Delivery</td><td>\$</td><td>0.00</td></tr> <tr><td>Postage</td><td>\$</td><td>0.50</td></tr> <tr><td>Total Postage and Fees</td><td>\$</td><td>4.05</td></tr> </table>	Certified Mail Fee	\$	3.55	Return Receipt (Hardcopy)	\$	0.00	Return Receipt (Electronic)	\$	0.00	Certified Mail Restricted Delivery	\$	0.00	Postage	\$	0.50	Total Postage and Fees	\$	4.05	
Certified Mail Fee	\$	3.55																	
Return Receipt (Hardcopy)	\$	0.00																	
Return Receipt (Electronic)	\$	0.00																	
Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: Mark Haug, Claudia Haug, Jordan T. Haug and Logan Haug 63 Elm St N Beacon, NY 12508																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

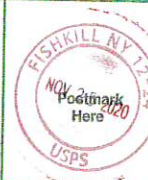
U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only																			
USPS® ARTICLE NUMBER 9307 1699 0430 0077 1145 51																			
<table border="0"> <tr><td>Certified Mail Fee</td><td>\$</td><td>3.55</td></tr> <tr><td>Return Receipt (Hardcopy)</td><td>\$</td><td>0.00</td></tr> <tr><td>Return Receipt (Electronic)</td><td>\$</td><td>0.00</td></tr> <tr><td>Certified Mail Restricted Delivery</td><td>\$</td><td>0.00</td></tr> <tr><td>Postage</td><td>\$</td><td>0.50</td></tr> <tr><td>Total Postage and Fees</td><td>\$</td><td>4.05</td></tr> </table>	Certified Mail Fee	\$	3.55	Return Receipt (Hardcopy)	\$	0.00	Return Receipt (Electronic)	\$	0.00	Certified Mail Restricted Delivery	\$	0.00	Postage	\$	0.50	Total Postage and Fees	\$	4.05	
Certified Mail Fee	\$	3.55																	
Return Receipt (Hardcopy)	\$	0.00																	
Return Receipt (Electronic)	\$	0.00																	
Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: Anthony J. Fernandes Rebecca M. Fernandes 361 Verplanck Ave Beacon, NY 12508																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only																			
USPS® ARTICLE NUMBER 9307 1699 0430 0077 1145 68																			
<table border="0"> <tr><td>Certified Mail Fee</td><td>\$</td><td>3.55</td></tr> <tr><td>Return Receipt (Hardcopy)</td><td>\$</td><td>0.00</td></tr> <tr><td>Return Receipt (Electronic)</td><td>\$</td><td>0.00</td></tr> <tr><td>Certified Mail Restricted Delivery</td><td>\$</td><td>0.00</td></tr> <tr><td>Postage</td><td>\$</td><td>0.50</td></tr> <tr><td>Total Postage and Fees</td><td>\$</td><td>4.05</td></tr> </table>	Certified Mail Fee	\$	3.55	Return Receipt (Hardcopy)	\$	0.00	Return Receipt (Electronic)	\$	0.00	Certified Mail Restricted Delivery	\$	0.00	Postage	\$	0.50	Total Postage and Fees	\$	4.05	
Certified Mail Fee	\$	3.55																	
Return Receipt (Hardcopy)	\$	0.00																	
Return Receipt (Electronic)	\$	0.00																	
Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: Carmen V. Cesar 42 Schenck Ave Beacon, NY 12508																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only																			
USPS® ARTICLE NUMBER 9307 1699 0430 0077 1145 75																			
<table border="0"> <tr><td>Certified Mail Fee</td><td>\$</td><td>3.55</td></tr> <tr><td>Return Receipt (Hardcopy)</td><td>\$</td><td>0.00</td></tr> <tr><td>Return Receipt (Electronic)</td><td>\$</td><td>0.00</td></tr> <tr><td>Certified Mail Restricted Delivery</td><td>\$</td><td>0.00</td></tr> <tr><td>Postage</td><td>\$</td><td>0.50</td></tr> <tr><td>Total Postage and Fees</td><td>\$</td><td>4.05</td></tr> </table>	Certified Mail Fee	\$	3.55	Return Receipt (Hardcopy)	\$	0.00	Return Receipt (Electronic)	\$	0.00	Certified Mail Restricted Delivery	\$	0.00	Postage	\$	0.50	Total Postage and Fees	\$	4.05	
Certified Mail Fee	\$	3.55																	
Return Receipt (Hardcopy)	\$	0.00																	
Return Receipt (Electronic)	\$	0.00																	
Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: James R. Gunn, Mary R. Gunn, Janice Gunn Patorella, Michelle Gunn Chumas 67 Kensington Dr N Hopewell Junction, NY 12533																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only																			
USPS® ARTICLE NUMBER 9307 1699 0430 0077 1145 82																			
<table border="0"> <tr><td>Certified Mail Fee</td><td>\$</td><td>3.55</td></tr> <tr><td>Return Receipt (Hardcopy)</td><td>\$</td><td>0.00</td></tr> <tr><td>Return Receipt (Electronic)</td><td>\$</td><td>0.00</td></tr> <tr><td>Certified Mail Restricted Delivery</td><td>\$</td><td>0.00</td></tr> <tr><td>Postage</td><td>\$</td><td>0.50</td></tr> <tr><td>Total Postage and Fees</td><td>\$</td><td>4.05</td></tr> </table>	Certified Mail Fee	\$	3.55	Return Receipt (Hardcopy)	\$	0.00	Return Receipt (Electronic)	\$	0.00	Certified Mail Restricted Delivery	\$	0.00	Postage	\$	0.50	Total Postage and Fees	\$	4.05	
Certified Mail Fee	\$	3.55																	
Return Receipt (Hardcopy)	\$	0.00																	
Return Receipt (Electronic)	\$	0.00																	
Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: Joann Locker P.O. Box 14 Chelsea, NY 12512																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only																			
USPS® ARTICLE NUMBER 9307 1699 0430 0077 1145 99																			
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Certified Mail Fee	\$	3.55																	
Return Receipt (Hardcopy)	\$	0.00																	
Return Receipt (Electronic)	\$	0.00																	
Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: Wali Moshref Forogh Moshref 316 Honness Rd Fishkill, NY 12524																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only																			
USPS® ARTICLE NUMBER 9307 1699 0430 0077 1146 05																			
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Certified Mail Fee	\$	3.55																	
Return Receipt (Hardcopy)	\$	0.00																	
Return Receipt (Electronic)	\$	0.00																	
Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: Dutchess Point II LLC P.O. Box 229 Beacon, NY 12508																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only																			
USPS® ARTICLE NUMBER 9307 1699 0430 0077 1146 12																			
<table border="0"> <tr><td>Certified Mail Fee</td><td>\$</td><td>3.55</td></tr> <tr><td>Return Receipt (Hardcopy)</td><td>\$</td><td>0.00</td></tr> <tr><td>Return Receipt (Electronic)</td><td>\$</td><td>0.00</td></tr> <tr><td>Certified Mail Restricted Delivery</td><td>\$</td><td>0.00</td></tr> <tr><td>Postage</td><td>\$</td><td>0.50</td></tr> <tr><td>Total Postage and Fees</td><td>\$</td><td>4.05</td></tr> </table>	Certified Mail Fee	\$	3.55	Return Receipt (Hardcopy)	\$	0.00	Return Receipt (Electronic)	\$	0.00	Certified Mail Restricted Delivery	\$	0.00	Postage	\$	0.50	Total Postage and Fees	\$	4.05	
Certified Mail Fee	\$	3.55																	
Return Receipt (Hardcopy)	\$	0.00																	
Return Receipt (Electronic)	\$	0.00																	
Certified Mail Restricted Delivery	\$	0.00																	
Postage	\$	0.50																	
Total Postage and Fees	\$	4.05																	
Sent to: Eureka3 Home Buyers LLC 40 Barker Ave Apt 6B White Plains, NY 10601																			
Reference Information																			
PS Form 3800, Facsimile, July 2015																			

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1146 29	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Scott M. Bajcar Robin K. Reiniers-Bajcar P.O. Box 1502 Wappingers Falls, NY 12590	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1146 36	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: 152-158 Fishkill Avenue LLC 316 Main St Ste 6 Poughkeepsie, NY 12601	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
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Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Fadil Mavraj Lendita Mavraj 59 River Glen Rd Wallkill, NY 12589	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1146 50	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Thomas Garvey Margaret Garvey 81 Dogwood Rd Hopewell Junction, NY 12533	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1146 67	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Phyllis Norris 44 Schenck Ave Beacon, NY 12508	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1141 93	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Colleen Bullock 371 Verplanck Ave Beacon, NY 12508	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1142 09	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Thomas Kenny Susan Phillips 365 Verplanck Ave Beacon, NY 12508	
Reference Information	

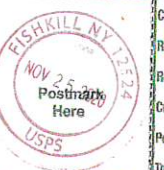
PS Form 3800, Facsimile, July 2015

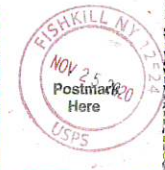
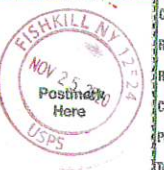
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Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
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Total Postage and Fees	\$ 4.05
Sent to: Daniel L. Weise Kalene M. Rivers 369 Verplanck Ave Beacon, NY 12508	
Reference Information	

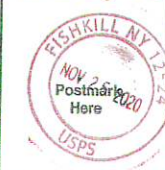
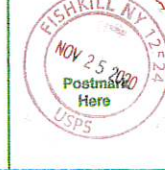
PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
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Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Etha Grogan 52 Schenck Ave Beacon, NY 12508	
Reference Information	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER		USPS® ARTICLE NUMBER		USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1142 30		9307 1699 0430 0077 1142 47		9307 1699 0430 0077 1142 54	
Certified Mail Fee \$ 3.55 Return Receipt (Hardcopy) \$ 0.00 Return Receipt (Electronic) \$ 0.00 Certified Mail Restricted Delivery \$ 0.00 Postage \$ 0.50 Total Postage and Fees \$ 4.05		Certified Mail Fee \$ 3.55 Return Receipt (Hardcopy) \$ 0.00 Return Receipt (Electronic) \$ 0.00 Certified Mail Restricted Delivery \$ 0.00 Postage \$ 0.50 Total Postage and Fees \$ 4.05		Certified Mail Fee \$ 3.55 Return Receipt (Hardcopy) \$ 0.00 Return Receipt (Electronic) \$ 0.00 Certified Mail Restricted Delivery \$ 0.00 Postage \$ 0.50 Total Postage and Fees \$ 4.05	
Sent to: Kathryn Tomlins 48 Schenck Ave Beacon, NY 12508		Sent to: James Moran 41 Schenck Ave Beacon, NY 12508		Sent to: Mehria Moshref Abdullah Moshref 56 Schenck Ave Beacon, NY 12508	
Reference Information		Reference Information		Reference Information	
PS Form 3800, Facsimile, July 2015		PS Form 3800, Facsimile, July 2015		PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER		USPS® ARTICLE NUMBER		USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1142 61		9307 1699 0430 0077 1142 78		9307 1699 0430 0077 1142 85	
Certified Mail Fee \$ 3.55 Return Receipt (Hardcopy) \$ 0.00 Return Receipt (Electronic) \$ 0.00 Certified Mail Restricted Delivery \$ 0.00 Postage \$ 0.50 Total Postage and Fees \$ 4.05		Certified Mail Fee \$ 3.55 Return Receipt (Hardcopy) \$ 0.00 Return Receipt (Electronic) \$ 0.00 Certified Mail Restricted Delivery \$ 0.00 Postage \$ 0.50 Total Postage and Fees \$ 4.05		Certified Mail Fee \$ 3.55 Return Receipt (Hardcopy) \$ 0.00 Return Receipt (Electronic) \$ 0.00 Certified Mail Restricted Delivery \$ 0.00 Postage \$ 0.50 Total Postage and Fees \$ 4.05	
Sent to: George D. Atkinson 4 Locust Pl Beacon, NY 12508		Sent to: Qualamar Corporation P.O. Box 4292 New Windsor, NY 12553		Sent to: 7215-18th Avenue Realty Corp. P.O. Box 417 Shrub Oak, NY 10588	
Reference Information		Reference Information		Reference Information	
PS Form 3800, Facsimile, July 2015		PS Form 3800, Facsimile, July 2015		PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER		USPS® ARTICLE NUMBER		USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1142 92		9307 1699 0430 0077 1143 08		9307 1699 0430 0077 1143 15	
Certified Mail Fee \$ 3.55 Return Receipt (Hardcopy) \$ 0.00 Return Receipt (Electronic) \$ 0.00 Certified Mail Restricted Delivery \$ 0.00 Postage \$ 0.50 Total Postage and Fees \$ 4.05		Certified Mail Fee \$ 3.55 Return Receipt (Hardcopy) \$ 0.00 Return Receipt (Electronic) \$ 0.00 Certified Mail Restricted Delivery \$ 0.00 Postage \$ 0.50 Total Postage and Fees \$ 4.05		Certified Mail Fee \$ 3.55 Return Receipt (Hardcopy) \$ 0.00 Return Receipt (Electronic) \$ 0.00 Certified Mail Restricted Delivery \$ 0.00 Postage \$ 0.50 Total Postage and Fees \$ 4.05	
Sent to: Daniel Frasco P.O. Box 938 Beacon, NY 12508		Sent to: Michael F. Schein Sally Schein 315 7th St E Apt 2B Brooklyn, NY 11218		Sent to: Matthew D. Sorrell Christina Manthos-Sorrell 32 North Ave Beacon, NY 12508	
Reference Information		Reference Information		Reference Information	
PS Form 3800, Facsimile, July 2015		PS Form 3800, Facsimile, July 2015		PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1143 22	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: 398 Main Street LLC P.O. Box 468 Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1143 39	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: ADP Diner, Inc. 397 Main St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1143 46	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Miriam Alonzo Alice Dross 38 Schenck Ave Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1143 53	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Virginia Bechard 15 South St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1143 60	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: 420 Main Street LLC 319 Lafayette St #51 New York, NY 10012	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1143 77	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Stephan M. Seaward Anna C. Seaward 18 South St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1143 84	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Sabra Munoz Christopher Torres 7 Davis St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1143 91	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Dawn Crimi Erica Irizarry 9 Davis St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9307 1699 0430 0077 1144 07	
Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 0.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.50
Total Postage and Fees	\$ 4.05
Sent to: Nicholas V. Spaccarelli DVM PC 395 Main St Beacon, NY 12508	
Reference Information	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9307 1699 0430 0077 1144 14

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:

Tibet Holdings LLC
93 Tibet Dr
Kent Lakes, NY 10512

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9307 1699 0430 0077 1144 45

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:

Gritster LLC
P.O. Box 1798
Pleasant Valley, NY 12569

Reference Information

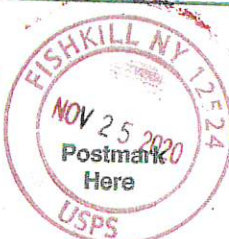
PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9307 1699 0430 0077 1144 21

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:

Shekeba Moshref
111 Stony Brook Rd
Fishkill, NY 12524

Reference Information

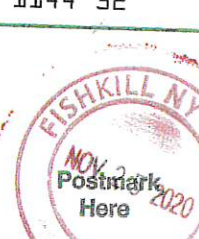
PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9307 1699 0430 0077 1144 52

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:

Un-Locked LLC
35 Rombout Ave
Beacon, NY 12508

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9307 1699 0430 0077 1144 38

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:
Tibet Holdings LLC
93 Tibet Dr
Carmel, NY 10512

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9307 1699 0430 0077 1144 69

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:
BBTR LLC
21 High St
Beacon, NY 12508

Reference Information

PS Form 3800, Facsimile, July 2015

Colleen Bullock
371 Verplanck Ave
Beacon, NY 12508
For Property: 13020000605400291068180000

Thomas Kenny
365 Verplanck Ave
Beacon, NY 12508
For Property: 13020000605400291008240000

Daniel L. Weise
369 Verplanck Ave
Beacon, NY 12508
For Property: 13020000605400291038210000

Etha Grogan
52 Schenck Ave
Beacon, NY 12508
For Property: 13020000605400290788230000

Kathryn Tomlins
48 Schenck Ave
Beacon, NY 12508
For Property: 13020000605400290748180000

James Moran
41 Schenck Ave
Beacon, NY 12508
For Property: 13020000605400290958190000

Mehria Moshref
56 Schenck Ave
Beacon, NY 12508
For Property: 13020000605400290818260000

George D. Atkinson
4 Locust Pl
Beacon, NY 12508
For Property: 13020000605400291127810000

Qualamar Corporation
PO Box 4292
New Windsor, NY 12553
For Property: 13020000605400290787560000

7215-18th Avenue Realty Corp
PO Box 417
Shrub Oak, NY 10588
For Property: 13020000605400370857490000

Daniel Frasco
PO Box 938
Beacon, NY 12508
For Property: 13020000605400290747600000

Michael F. Schein
315 7th St E Apt 2B
Brooklyn, NY 11218
For Property: 13020000605400291127670000

Matthew D. Sorrell
32 North St
Beacon, NY 12508
For Property: 13020000605400290987810000

398 Main Street LLC
PO Box 468
Beacon, NY 12508
For Property: 13020000605400290367910000

ADP Diner Inc
397 Main St
Beacon, NY 12508
For Property: 13020000605400290117900000

Miriam Alonso
38 Schenck Ave
Beacon, NY 12508
For Property: 13020000605400290678090000

Virginia Bechard
15 South St
Beacon, NY 12508
For Property: 13020000605400291057600000

420 Main Street LLC
319 Lafayette St #51
New York, NY 10012
For Property: 13020000605400290567740000

7215-18th Avenue Realty Corp
PO Box 417
Shrub Oak, NY 10588
For Property: 13020000605400370877470000

Stephan M. Seaward
18 South St
Beacon, NY 12508
For Property: 13020000605400290937550000

Sabra Munoz
7 Davis St
Beacon, NY 12508
For Property: 13020000605400291137900000

Dawn Crimi
9 Davis St
Beacon, NY 12508
For Property: 13020000605400291147950000

Nicholas V Spaccarelli DVM PC
395 Main St
Beacon, NY 12508
For Property: 13020000605400290067920000

Tibet Holdings LLC
93 Tibet Dr
Kent Lakes, NY 10512
For Property: 13020000605400370947410000

Shekeba Moshref
111 Stony Brook Rd
Fishkill, NY 12524
For Property: 13020000605400290668070000

Tibet Holdings LLC
93 Tibet Dr
Carmel, NY 10512
For Property: 13020000605400370967400000

Gritster LLC
PO Box 1798
Pleasant Valley, NY 12569
For Property: 13020000605400370927440000

Un-Locked LLC
35 Rombout Ave
Beacon, NY 12508
For Property: 13020000605400290347920000

BBTR LLC
21 High St
Beacon, NY 12508
For Property: 13020000605400290757570000

Melissa Badger
200 17th St E Apt 5D
New York, NY 10003
For Property: 13020000605400370907450000

Thomas A. Baldino
19 North St
Beacon, NY 12508
For Property: 13020000605400291177810000

Bryant Turner
40 Schenck Ave
Beacon, NY 12508
For Property: 13020000605400290688100000

Milagros Kenyon
22 Schenck Ave
Beacon, NY 12508
For Property: 13020000605400290597990000

James M. Cotter, Jr
10 Van Nydeck Ave
Beacon, NY 12508
For Property: 13020000605400370597140000

Beacon Housing Authority
1 Forrestal Hts
Beacon, NY 12508
For Property: 13020000605400290308460000

333 Verplanck Development Co
PO Box 390
Beacon, NY 12508
For Property: 13020000605400290528340000

Mark Haug
63 Elm St N
Beacon, NY 12508
For Property: 13020000605400290738170000

Anthony J. Fernandes
361 Verplanck Ave
Beacon, NY 12508
For Property: 13020000605400290898330000

Carmen V. Cesar
42 Schenck Ave
Beacon, NY 12508
For Property: 13020000605400290698130000

James R. Gunn, LT
67 Kensington Dr N
Hopewell Junction, NY 12533
For Property: 13020000605400290968270000

Joann Locker
PO Box 14
Chelsea, NY 12512
For Property: 13020000605400290768210000

Wali Moshref
316 Honness Rd
Fishkill, NY 12524
For Property: 13020000605400290822280000

Dutchess Point II LLC
PO Box 229
Beacon, NY 12508
For Property: 13020000605400290208080000

Eureka3 Home Buyers LLC
40 Barker Ave Apt 6B
White Plains, NY 10601
For Property: 13020000605400291128140000

Scott M. Bajcar
PO Box 1502
Wappingers Falls, NY 12590
For Property: 13020000605400290938160000

152-158 Fishkill Avenue LLC
316 Main St Ste 6
Poughkeepsie, NY 12601
For Property: 13020000605400290428140000

Fadil Mavraj
59 River Glen Rd
Wallkill, NY 12589
For Property: 13020000605400291038070000

Thomas Garvey
81 Dogwood Rd
Hopewell Junction, NY 12533
For Property: 13020000605400290878350000

Phyllis Norris
44 Schenck Ave
Beacon, NY 12508
For Property: 13020000605400290718150000

James Vivian
163 Fishkill Ave
Beacon, NY 12508
For Property: 13020000605400290268300000

Eric Betancourt
54 Schenck Ave
Beacon, NY 12508
For Property: 13020000605400290808250000

Karl F. Kaye, Trustee
291 Lime Ridge Rd
Poughquag, NY 12570
For Property: 13020000605400290858120000

Karen Dreste
51 North St
Beacon, NY 12508
For Property: 13020000605400290898090000

Kimberly L. Garcia
159 Fishkill Ave
Beacon, NY 12508
For Property: 13020000605400290248270000

Salvation Army The
120-130 14Th St W
New York, NY 10011
For Property: 13020000605400290188180000

Beacon United LLC
284 Main St
Beacon, NY 12508
For Property: 13020000605400290307950000

152-158 Fishkill Avenue LLC
316 Main St Ste 6
Poughkeepsie, NY 12601
For Property: 13020000605400290418010000

JP Morgan Chase Bank Natl Assn
PO Box 810490
Dallas, TX 75381
For Property: 13020000605400290497890000

R C U Inc
6 Schnabl Ct
Wappingers Falls, NY 12590
For Property: 13020000605400290238010000

Walter Dearing, III
1 Davis St
Beacon, NY 12508
For Property: 13020000605400291077860000

Sergio Delarosa
39 North St

Dean Micheli
8 Davis St

Keith P. Donnelly
24 Schenck Ave

Beacon, NY 12508
For Property: 13020000605400290987970000

Beacon, NY 12508
For Property: 13020000605400291027990000

Beacon, NY 12508
For Property: 13020000605400290608010000

JP Morgan Chase Bank Natl Assn
PO Box 810490
Dallas, TX 75381
For Property: 13020000605400290447840000

Erik J. Allgauer
403 Main St
Beacon, NY 12508
For Property: 13020000605400290157860000

Scott H. Lerman
40 North St
Beacon, NY 12508
For Property: 13020000605400290867850000

Mary Anne Magagnos
47 North St
Beacon, NY 12508
For Property: 13020000605400290938040000

Cheung Kong Realty Inc
393 Main St
Beacon, NY 12508
For Property: 13020000605400290037940000

Anthony Hardisty
80 Sargent Ave
Beacon, NY 12508
For Property: 13020000605400290547930000

City Of Beacon
1 Municipal Plz
Beacon, NY 12508
For Property: 13020000595400369947400000

416 Main Street Beacon LLC
688 Broadway Apt 6A
New York, NY 10012
For Property: 13020000605400290567800000

Dawn M. Cook
34 Schenck Ave
Beacon, NY 12508
For Property: 13020000605400290648060000

JP Morgan Chase Bank Natl Assn
PO Box 810490
Dallas, TX 75381
For Property: 13020000605400290397880000

Hardy Homes LLC
5 Wodenethe Dr
Beacon, NY 12508
For Property: 13020000605400290487800000

Ross J. Beeley
25 Rombout Ave
Beacon, NY 12508
For Property: 13020000605400290827640000

Beacon Main Real Estate Group
38 Green Valley Rd
Armonk, NY 10504
For Property: 13020000605400290627710000

Jennifer E. Rossa
32 South St
Beacon, NY 12508
For Property: 13020000605400290797680000

Haidee S. Padua
17 South St
Beacon, NY 12508
For Property: 13020000605400291027730000

Juan Cabrera
21 South St
Beacon, NY 12508
For Property: 13020000605400290987650000

George D. Atkinson
4 Locust Pl
Beacon, NY 12508
For Property: 13020000605400291047740000

Nancy Wendel
27 South St
Beacon, NY 12524
For Property: 13020000605400290927730000

Qualamar Corporation
PO Box 4292
New Windsor, NY 12553
For Property: 13020000605400290867570000

Timothy Turner
36 Crescent Dr
Beacon, NY 12508
For Property: 13020000605400291087700000

John W H. Dacey
48 South St
Beacon, NY 12508
For Property: 13020000605400290637800000

Alexander W. Bloomstein
PO Box 248
Hillsdale, NY 12529
For Property: 13020000595400369997610000

Equity Trust Company, Custdn
19 Carmel Hts
Wappingers Falls, NY 12590
For Property: 13020000605400290957540000

456 Main LLC
450 Alton Rd Unit 4003
Miami Beach, FL 33139
For Property: 13020000605400370847500000

Herbert L. Hill
12 South St
Beacon, NY 12508
For Property: 13020000605400290987510000

7215-18th Avenue Realty Corp
PO Box 417
Shrub Oak, NY 10588
For Property: 13020000605400370897460000

Kenneth Millington
14 South St
Beacon, NY 12508
For Property: 13020000605400290977520000

Mary C. Miller
24 Van Nydeck Ave
Beacon, NY 12508
For Property: 13020000605400370487230000

Elizabeth Filardi
3 North St Apt 4
Beacon, NY 12508
For Property: 13020000605400370547240000

Michael Haley
305 Blauvelt Rd
Pearl River, NY 10965
For Property: 13020000605400370567180000

Carmela U. Lujan
20 Schenck Ave
Beacon, NY 12508
For Property: 13020000605400290577970000

Felicia McKeon
111 Teller Ave
Beacon, NY 12508
For Property: 13020000605400290027650000

Verplank Estates HOA
171 Main St
New Paltz, NY 12561
For Property: 13020000605400290678240000

Anne L. Picard
99 Teller Ave
Beacon, NY 12508
For Property: 13020000595400369957540000

Melzingah Chapter N S D A R
50 Van Nydeck Ave
Beacon, NY 12508
For Property: 13020000605400370207300000

Mary C. Mazzacone
10 South St
Beacon, NY 12508
For Property: 13020000605400371017480000

Neil E. Vaughn
432 Main St
Beacon, NY 12508
For Property: 13020000605400290687680000

Neil Vaughn
432 Main St
Beacon, NY 12508
For Property: 13020000605400290757700000

436 LLC
32 Cedar St
Dobbs Ferry, NY 10522
For Property: 13020000605400290697620000

David Rich
469 Main St
Beacon, NY 12508
For Property: 13020000605400370757380000

James D. Reyes
21 Schenck Ave
Beacon, NY 12508
For Property: 13020000605400290697900000

Vincent J. Latronica, Jr
251 Beekman Rd
Hopewell Junction, NY 12533
For Property: 13020000605400290827930000

City Of Beacon
1 Municipal Plz
Beacon, NY 12508
For Property: 13020000605400370627390000

Sharon Brant
37 South St
Beacon, NY 12508
For Property: 13020000605400290757850000

Beacon Main Street Theater LLC
484 Main St
Beacon, NY 12508
For Property: 13020000605400290557580000

465 Beacon Associates LLC
465 Main St
Beacon, NY 12508
For Property: 13020000605400370717410000

Stuart Wilensky
14 Longview Ln
Middletown, NY 10941
For Property: 13020000605400370617500000

473 Main Street Beacon LLC
473 Main St
Beacon, NY 12508
For Property: 13020000605400370777350000

Dennis Meyer
43 Ackerman St
Beacon, NY 12508
For Property: 13020000605400370737250000

Jeffrey T. Toland
27 Schenck Ave
Beacon, NY 12508
For Property: 13020000605400290757970000

Paul Quealey
15 Saddlerock Dr
Poughkeepsie, NY 12603
For Property: 13020000605400370687430000

475 Main Street Beacon LLC
200 Business Park Dr 310
Armonk, NY 10504
For Property: 13020000605400370767300000

City Of Beacon
1 Municipal Plz
Beacon, NY 12508
For Property: 13020000605400290267730000

Beacon Court Associates Inc
427 Main St
Beacon, NY 12508
For Property: 13020000605400290357640000

Joseph V. Condon
20 Grove St
Beacon, NY 12508
For Property: 13020000605400370637470000

Jon Car Inc
451 Main St
Beacon, NY 12508
For Property: 13020000605400290597520000

Howland Center For
477 Main St
Beacon, NY 12508
For Property: 13020000605400370847300000

Verizon New York Inc
PO Box 2749
Addison, TX 75001
For Property: 13020000605400290417610000

Verizon New York Inc
PO Box 2749
Addison, TX 75001
For Property: 13020000605400290457580000

Elizabeth Russett
9 South St
Beacon, NY 12508
For Property: 13020000605400291087580000

Scott H. Lerman
40 North St
Beacon, NY 12508
For Property: 13020000605400290837760000

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[Download or Open CSV file.](#)

City of Beacon City Council
Beacon, New York

AFFIDAVIT OF POSTING

In the matter of the application for

Special Use Permit

416-420 Main Street

(Property Address)

30-6054-29-056780 & 056774

(Tax Map ID Numbers)

The undersigned, Sandra L. Way, being duly sworn hereby deposes and says:

1. I am over the age of 18 years of age and am a resident of the State of New York
2. That on December 30th, 2020, in anticipation of the Public Hearing on January 19th, 2021, the public notice signs at the referenced address were updated with assistance, to reflect the continued Public Hearing date and updated meeting information in accordance with the City of Beacon's Zoning Ordinance.

Photographs were taken on December 30th, 2020 showing the signs and the location are attached.



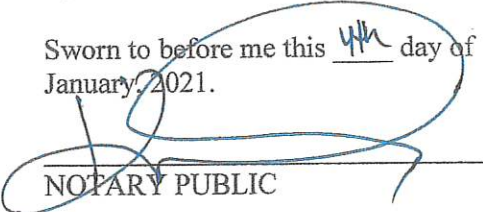
(Signature)

Sandra L. Way

(Printed Name)

**Pursuant to the Executive Order signed
By Governor Cuomo**

Sworn to before me this 4th day of
January, 2021.


NOTARY PUBLIC

KELLIE MCCRAY-GENTLE
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01MC6033171
QUALIFIED IN DUTCHES COUNTY
COMMISSION EXPIRES: NOVEMBER 15, 2021

PUBLIC NOTICE

A Public Hearing for a
Special Use Permit
Application will be held by The City of Beacon
City Council (Zoom Webinar)

On Jan 19th, 2021 At 7:00 P.M.

Webinar I.D: 836 5463 2228

Passcode: 138866

Additional information is available at:
Beacon Building Dept. (845) 838-5020
416 - 420 Main St.

Hillman Signs

PUBLIC NOTICE

A Public Hearing for a
Special Use Permit
Application will be held by The City of Beacon
City Council via Zoom

On *Jan 19th, 2021* At *7:00* P.M.

Webinar I.D: 836 5463 2228

Passcode: 138866

Additional information is available at:
Beacon Building Dept. (845) 838-5020
416-420 Main St.

PUBLIC NOTICE

— A Public Hearing for a
Special Use Permit

Application will be held by The City of Beacon
City Council via Zoom

On *Jan 19th, 2021* At *7:00* P.M.

Webinar I.D *836 5463 2228*

Passcode *138866*

Additional information is available at:
Beacon Building Dept. (845) 838-5020

416-420 Main St.

Hillman Signs

PUBLIC NOTICE

A Public Hearing for a
Special Use Permit

Application will be held by The City of Beacon
City Council via Zoom

On JAN 19th, 2021 At 7:00 P.M.

Webinar I.D.: 836 5463 2228

Passcode: 138866

Additional information is available
Beacon Building Dept. (845) 838-5000

Willman Signs

PUBLIC NOTICE

A Public Hearing for a
Special Use Permit
Application will be held by The City of Beacon
City Council via Zoom

On JANUARY 19th 2021 At 7:00 P.M.

Webinar ID: 836 5463 2228

Passcode: 1388666

Additional information is available at:
Beacon Building Dept. (845) 838-5020
416-420 Main St.

PUBLIC NOTICE

A Public Hearing for a
Special Use Permit

Application will be held by The City of Beacon
City Council via Zoom

On *JANUARY 19th, 2021* At *7:00 P.M.*

Webinar I.D: 836 5463 2225

Passcode: 138866

Additional information is available at:
Beacon Building Dept. (845) 838-5020

416-426 Main St. Hillman Signs

City of Beacon City Council Agenda
01/19/2021

Title:

Public Hearing to Receive Comment on a Proposed Local Law to Amend Chapter 223, Sections 24.5, 26.4, 25(A)(19) and 41.21(A)(10) of the Code of the City of Beacon Regarding Wireless Telecommunications Service Facilities

ATTACHMENTS

Proposed Local Law to Amend Chapter 223, Sections 24.5, 26.4, 25(A)(19) and 41.21(A)(10) of the Code of the City of Beacon Regarding Wireless Telecommunications Service Facilities

Memorandum from the City of Beacon Planning Board Regarding Small Cell Wireless Facilities

Memorandum from Dutchess County Department of Planning and Development

DRAFT LOCAL LAW NO. ____ OF 2020

CITY COUNCIL
CITY OF BEACON

PROPOSED LOCAL LAW TO AMEND
CHAPTER 223, SECTIONS 24.5, 26.4, 25(A), 41.18(A)(19) AND 41.21(A)(10)
THE CODE OF THE CITY OF BEACON

A LOCAL LAW to amend Chapter 223, SECTIONS 24.5, 26.4, 25(A), 41.18(A)(19) and 41.21(A)(10) of the Code of the City of Beacon concerning wireless telecommunications service facilities.

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

Section 1. Chapter 223, Section 24.5 of the Code of the City of Beacon entitled “Wireless Telecommunication Services Facilities” is hereby repealed in its entirety.

Section 2. Chapter 223, Section 26.4 of the Code of the City of Beacon entitled “Small Cell Wireless Telecommunications Facilities” is hereby repealed in its entirety.

Section 3. Chapter 223, Section 26.4 of the Code of the City of Beacon entitled “Wireless Telecommunications Services Facilities” is hereby created as follows.

§ 223-26.4 Wireless telecommunications service facilities.

A. Statement of intent and objectives.

- (1) The City Council has determined that the establishment of zoning provisions to institute minimum standards for wireless telecommunications service facilities shall be among the legislative purposes of the Zoning Law of the City of Beacon and is in accordance with the goals, objectives and policies of the City's Development

Plan.

- (2) The purpose of these special regulations is to reasonably control the location, construction and maintenance of wireless telecommunications service facilities in order to protect, to the maximum extent practicable, aesthetic impacts, the open space character of portions of the City of Beacon, the property values of the community, and the health and safety of citizens, while not unreasonably limiting competition among telecommunications providers.
- B. Except as provided hereinafter, no wireless telecommunications service facility shall be located, constructed or maintained on any lot, building, structure or land area in the City of Beacon without first filing a wireless telecommunications service facility application with the Planning Board and obtaining approval from the Planning Board. All wireless telecommunications service facilities shall also require site development plan review and approval from the Planning Board in accordance with the provisions of § 223-25.
- C. Exemptions. The provisions of this section shall not apply to:
- (1) Unlicensed wireless telecommunications service facilities installed wholly within a principal or accessory building, such as but not limited to baby monitors, heart monitors, garage door openers and burglar alarm transmitters, and serving only that building.
 - (2) Notwithstanding anything to the contrary in this chapter, an eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure shall not require review under this section. A building permit must be obtained prior to any modification of an eligible support structure pursuant to an eligible facilities request.
- D. An application for approval of a wireless telecommunications service facility shall be jointly filed by the operator of the wireless telecommunication service facility and the owner of the property on which such facility is proposed to be located and shall contain the following.
- (1) A site development plan meeting the requirements of § 223-25.B(1).
 - (2) An engineering plan illustrating the design and specifications of the proposed structure and equipment, including location of radios, antenna facilities, transmitters, equipment shelters, cables, conduits, point of demarcation,

- transport solution, electrical distribution panel, electric meter, and electrical conduit and cabling. Where applicable the design documents should include specifications on design, pole modifications and ADA compliance;
- (3) Where applicable, a load bearing study to determine whether the structure requires reinforcement in order to accommodate the attachment of the proposed wireless telecommunication facility. If pole reinforcement is warranted, the design documents should include the proposed pole modification.
 - (4) The location, size, and height of all existing and proposed structures on the property which is the subject of the application;
 - (5) The applicant's name, address, telephone number, and e-mail address;
 - (6) The names, addresses, telephone numbers, and e-mail addresses of all consultants, if any, acting on behalf of the applicant;
 - (7) A descriptive statement of the objective(s) for the new facility or modification including and expanding on a need such as coverage and/or capacity requirements;
 - (8) The location of the nearest residential structure;
 - (9) Identify all existing and proposed wireless telecommunications service facilities which impact upon the service area covering the City of Beacon, including but not limited to topographic maps of the City with service coverage and service gap grids and all proposed as well as other functionally acceptable locations for such facility(ies);
 - (10) A visual impact assessment of the proposed wireless telecommunications service facility based upon appropriate modeling, photographic simulation and other pertinent analytical techniques as required by the Planning Board;
 - (11) Where the owner of the property on which a wireless telecommunication service facility is proposed contemplates that such property may be used for the installation of two or more such facilities, the property owner shall submit a conceptual master plan identifying the total number and location of such facilities; and
 - (12) In the case of an application for approval of a wireless telecommunications

service facility to be located on lands owned by a party other than the applicant or the City, a copy of the lease agreement with the property owner, absent the financial terms of such agreement, together with any subsequent modifications thereof, shall be provided to the Planning Board and a copy shall be filed with the City Clerk and the Building Inspector.

- (13) For applications concerning small cell wireless telecommunications facilities, the Planning Board may waive any of the above application submission requirements that it believes to be unnecessary.

E. Approval procedures for small wireless facilities.

- (1) A public hearing may be held by the Planning Board on each application concerning a small wireless facility. Public notice of said hearing shall be provided by the applicant in accordance with § 223-61.3 of this chapter. Notwithstanding anything to the contrary, where appropriate, the Planning Board may, at its discretion, waive the public hearing requirement.
- (2) Time frames for approval.
 - (a) Within 60 calendar days of receipt of a complete application for the collocation of a small wireless facility on a preexisting utility pole, monopole or other existing support structure, the Planning Board shall make a final decision on whether to approve the application and shall notify the applicant in writing of such decision.
 - (b) Within 90 calendar days of receipt of a complete application for a small wireless facility on a new utility pole, monopole or other new support structure, the Planning Board shall make a final decision on whether to approve the application and shall notify the applicant in writing of such decision.
 - (c) Within 10 calendar days of receipt of an incomplete application for a small wireless facility, the Village shall notify the applicant in writing of any supplemental information required to complete the application. Upon receipt of an applicant's supplemental information in response to the initial notification of incompleteness by the Village, the applicable shot clock will reset to zero, and the Village shall have the full 60 calendar days or 90 calendar days permitted by law to act on the completed application.

- (d) For any subsequent determinations of incompleteness beyond the initial, the Village shall notify the applicant of any required supplemental information within 10 days of receipt of the supplemental submission, and such notice shall toll the applicable shot clock until the applicant submits the required supplemental information.

F. Approval procedures for non-small wireless facilities.

- (1) A public hearing shall be held by the Planning Board on each application concerning a non-small wireless facility. Public notice of said hearing shall be provided by the applicant in accordance with § 223-61.3 of this chapter.
- (2) Time frames for approval.
 - (a) Within 90 calendar days of receipt of a complete application for the collocation of a non-small wireless facility on a preexisting utility pole, monopole or other existing support structure, the Planning Board shall make a final decision on whether to approve the application and shall notify the applicant, in writing, of such decision.
 - (b) Within 150 days of receipt of a complete application for a new non-small wireless facility with accompanying support structure, including such technical information from the applicant as may be required by the City, the Planning Board shall make a final decision on whether to approve the application and shall notify the applicant, in writing, of such decision.
 - (c) Within 30 calendar days of receipt of any application for a non-small wireless facility, the City shall notify the applicant, in writing, of any supplemental information required to complete the application. Such notification shall stop the applicable shot clock until the applicant submits the required supplemental information. Upon receipt of an applicant's supplemental submission and adequate response to the initial notification of incompleteness by the City, the applicable shot clock will reset to zero, and the City shall have the full 90 calendar days or 150 calendar days permitted by law to act on the completed application.
 - (d) For any subsequent determinations of incompleteness beyond the initial submission, the City shall notify the applicant of any required supplemental information within 10 days of receipt of the supplemental submission, and

such notice shall stop the applicable shot clock until the applicant submits the required supplemental information.

- G. The applicant and all future owners of the premises and the wireless telecommunications service facility shall at all times keep on file in the office of the City Clerk the name, address, and telephone number of the owner and operator of such facility and of at least one individual who shall have authority to arrange for the maintenance of the premises and facility and who shall be authorized to accept service of notices and legal process on behalf of the owner and operator(s) of the premises and facility and to bind the owner to any settlement, fine, judgment, or other disposition (other than incarceration) which may result from any civil or criminal action or proceeding instituted by the City against such owner and/or operator(s).
- H. Application fees. At the time an applicant submits an application for a wireless telecommunications service facility, such applicant shall pay a nonrefundable application fee in an amount as determined by the City Council and set forth in the City of Beacon fee schedule, in addition to any other fee required by law.
- I. Reimbursement for the use of the public right-of-way. In addition to permit application fees, every wireless telecommunication service facility located in the public right-of-way is subject to the City's right to fix annually a fair and reasonable fee to be paid for use and occupancy of the public right-of-way. The annual fee for use of the public right-of-way shall be set forth in the City of Beacon fee schedule.
- J. Setbacks. Wireless telecommunications service facilities, except those structurally mounted to an existing building or structure, shall be located not less than two times the otherwise applicable setback requirements for principal structures for the district in which the property is located, or not less than the height of the facility plus the otherwise applicable setback requirements for principal structures for the zoning district in which the property is located, whichever shall be greater. Wireless telecommunications service facilities structurally mounted to the roof of an existing building or structure shall be set back at least 15 feet from the edge of the roof along any street frontage, unless the Planning Board makes a written determination that such designs are not necessary or feasible.
- K. Height limitations. Within the height limitations set forth below, a wireless telecommunications service facility shall not exceed the minimum height reasonably necessary to accomplish the purpose it is proposed to serve. Coverage requirements, safety, visual impacts, and proximity to occupied buildings are all factors that can be

considered in determining the appropriate height.

- (1) The height of any antennas, or other associated antenna equipment, structurally mounted as part of a wireless telecommunications service facility shall not be placed more than 10 feet above the highest point of the existing structure on which such antennas or antenna equipment is affixed or ten percent taller than the highest point of the adjacent structures if the adjacent structures are taller than the structure to which the antennas and equipment are proposed to be affixed, unless the Planning Board determines that a requested height is required to provide the necessary service and/or capacity (i.e. network densification). Antennas shall be mounted so that the bottom of the antenna is at least 20 feet above the grade at the base of the pole.
- (2) The height of any monopole or tower utilized in a wireless telecommunications service facility shall not exceed 150 feet in height measured from the highest point of such facility to the finished grade elevation of the ground immediately adjacent to the structure.
- (3) Applicants must submit documentation justifying the total height.

L. Visual mitigation.

- (1) All wireless telecommunications service facilities shall be sited so as to have the least adverse visual effect on the environment and its character, on existing vegetation and on the residents in the area of the wireless telecommunications service facility.
- (2) Landscaping and/or other screening and mitigation, including but not limited to architectural treatment, stealth design, use of neutral or compatible coloring and materials, or alternative construction and transmission technologies, shall be required to minimize the visual impact of such facility from public thoroughfares, important viewsheds designated by the City Council or listed in the City's Comprehensive Plan, and surrounding properties to the extent practicable, as determined by the Planning Board.
- (3) No signs shall be erected on any wireless telecommunications service facility except as may be required by the FCC or other governmental agency with jurisdiction over such facilities.

- (4) All equipment enclosures and storage buildings associated with the wireless telecommunications service facilities shall be consistent or compatible with adjacent buildings in terms of design, materials and colors and shall be appropriately landscaped. All accessory equipment shall maximize use of building materials, colors and textures designed to blend with the structure to which it may be affixed and/or to harmonize with the natural surroundings.
- (5) All wireless telecommunication service facilities shall be sited to have the least adverse visual effect on the environment and its character, on existing vegetation and on the residences in the area of the wireless telecommunication service facilities.
- (6) No wireless telecommunications service facility shall be located in the Historic District and Landmark Overlay Zone, unless the applicant demonstrates to the satisfaction of the Planning Board that the selected site is necessary to provide wireless services, including but not limited to, filling a gap in coverage, densifying a wireless network, introducing a new service or otherwise improving service capabilities.
- (7) The Planning Board may consider alternative locations for equipment.
- (8) The Planning Board shall consider all impacts to sight lines and aesthetic views.
- (9) No wireless telecommunications service facility shall obstruct pedestrian or vehicular traffic in any way.
- (10) Wherever possible, new wireless telecommunications service facilities shall be in the form of antennas attached to an existing building or structure and/or shall be in the form of stealth structures. Towers shall be the structures of last resort.
- (11) All applications for a small wireless facility permit shall comply with the Small Wireless Facility Design and Review Guideline Policy, to the maximum extent feasible, and the applicable provisions of this section. However, notwithstanding anything to the contrary, where appropriate, the Planning Board shall have the authority to waive any requirements set forth in the Small Wireless Facility Design and Review Guideline Policy and this subsection relating to an application for, or approval of, a small wireless facility permit. The Wireless Facility Design and Review Guideline Policy shall be created by the Building Inspector, upon consultation with the City Planner, and shall be approved by the Planning Board.

- M. Materials. A wireless telecommunications service facility shall be of galvanized finish or painted gray or another neutral or compatible color determined to be appropriate for the proposed location of such facility in the reasonable judgment of the Planning Board. The mountings of wireless telecommunications antennas shall be nonreflective and of the appropriate color to blend with their background.
- N. Lighting. The wireless telecommunications service facility shall not be artificially lighted unless otherwise required by the Federal Aviation Administration or other federal, state or local authority.
- O. Operational characteristics. Unless otherwise superseded by the Federal Communications Commission (FCC), the design and use of the proposed wireless telecommunications service facility, including its cumulative impact with other existing and approved facilities, shall be certified to conform to the maximum NIER exposure standards promulgated by the FCC, as amended. Said certification shall include a report by a licensed professional electrical engineer with expertise in radio communication facilities and/or health physicist acceptable to the Planning Board. A copy of such certification report shall be submitted to the Planning Board prior to commencing operation of such facility and a copy shall be filed with the Building Inspector. The Planning Board may require annual certification of conformance with the applicable emission standards. Additionally, copies of certification reports shall be submitted to the Planning Board whenever they are required to be submitted to the FCC. The Planning Board may hire a qualified professional of its choosing to review and confirm such initial and subsequent certification report(s), the cost of which shall be reimbursed by the applicant in accordance with the escrow account procedures established by the City for the reimbursement of professional review fees for subdivision, site plan and special use permit applications. Any violation of the emissions standards shall require immediate discontinuation and correction of the use responsible for the violation.
- P. Utility service. Electrical and land-based telephone lines extended to serve the wireless telecommunications service facility sites shall be installed underground. If the wireless telecommunications service facility is attached to a building, and if determined practical and economically feasible by the Planning Board, all wires from the ground to said facility shall be located within the building. If permitted to be located outside said building, the wires shall be enclosed in a conduit whose materials and colors are consistent or compatible with the building.
- Q. Safety provisions. A wireless telecommunications service facility shall be designed and erected so that in the event of structural failure it will fall within the required setback area

and, to the maximum extent possible, away from adjacent development.

- R. Security provisions. A wireless telecommunications service facility shall be designed to prevent unauthorized access and may include the incorporation of physical features such as fencing, anti-climbing devices or elevating ladders on monopoles and towers, and/or monitoring either by staff or electronic devices to prevent unauthorized access and vandalism.
- S. Structural/safety inspection and report.
- (1) A monopole or tower over 50 feet in height shall be inspected at least every five years from a structural and safety perspective at the expense of the service provider by a licensed professional engineer, or at any other time upon a determination by the Building Inspector that the monopole or tower may have sustained structural damage, and a copy of the inspection report shall be submitted to the Building Inspector.
 - (2) The City of Beacon reserves the right to inspect any wireless telecommunications service facility to ensure compliance with the provisions of this section and any other provisions found within the Federal Communications Commission (FCC) regulations and City of Beacon Code, state or federal law. The City of Beacon and/or its agents shall have the authority to enter the property upon which a wireless telecommunications service facility is located at any time, upon reasonable notice to the operator, to ensure such compliance.
- T. Interference. In the event that the wireless telecommunications service facility causes interference with the radio or television reception within the City of Beacon, the applicant, at the applicant's sole expense, shall thereafter ensure that any interference problems are promptly corrected.
- U. The Secretary of the Planning Board shall forward a copy of the Planning Board decision to the City Tax Assessor to allow the City to better assess the utility infrastructure for wireless telephone facilities.
- V. Duration. Construction must be commenced within 12 months of issuance of the Planning Board's approval and diligently pursued thereafter, or such approval shall expire.
- W. Removal, relocation or modification of wireless telecommunications service facilities in

the public right-of-way.

- (1) Notice. Within 90 days following written notice from the City, the wireless provider shall, at its own expense, protect, support, temporarily or permanently disconnect, remove, relocate, change or alter the position of any wireless telecommunications service facility within the public right-of-way whenever the City has determined that such removal, relocation, change or alteration is necessary for the construction, repair, maintenance, or installation of any City improvement in or upon, or the operations of the City in or upon, the public right-of-way.
- (2) Abandonment of facilities. Upon abandonment of a wireless telecommunications service facility within a public right-of-way of the City, the wireless provider shall notify the City within 90 days. Following receipt of such notice the City may direct the wireless provider to remove all or any portion of the small cell facility if the City, or any of its departments, determines that such removal will be in the best interest of the public health, safety and welfare.
- (3) A wireless telecommunications provider is authorized, after 30 days written notice to the City Building Inspector, to remove its facility at any time from the rights-of-way and cease paying the City the administrative fee.

Section 4. Subsection A of Chapter 223, Section 25 of the Code of the City of Beacon entitled "Site development plan approval" is hereby amended as follows:

- A. Approval required. No building permit shall be issued, other than for interior alterations, and no change in type of use, as categorized in § 223-26F hereof, shall be permitted, other than one-family dwellings ~~or small cell wireless telecommunications services facilities~~, except in conformity with an approved site development plan, and no certificate of occupancy for such structure or use shall be issued until all the requirements for such approval and any conditions attached thereto have been met. The continued validity of any certificate of occupancy shall be subject to continued conformance with such approved plan and conditions. Revisions of such plans shall be subject to the same approval procedure.

Section 5. Subsection A(19) of Chapter 223, Section 41.18 of the Code of the City of Beacon entitled "Regulations" is hereby amended as follows:

§ 223-41.18 Regulations.

- A. Uses by right. The uses listed below are permitted by right in the CMS District, in the manner and under the conditions specified below. Unless otherwise indicated in this § 223-41.18, all such uses require site plan review and approval. Site plan review shall not be required for a change of use in an existing building where the new use is allowed by right, the building will not be expanded, and the minimum number of off-street parking spaces required for the new use in § 223-41.18G(2) is not more than 25% greater than the requirement for the existing use in § 223-26F herein.

...

- (19) Wireless telecommunications services facilities, provided that they are consistent with § 223-~~26.424.5~~ and, if mounted on a building, they do not increase its height by more than 15 feet above applicable height limits.

Section 6. Subsection A(10) of Chapter 223, Section 41.21 of the Code of the City of Beacon entitled “Regulations” is hereby amended as follows:

- A. Uses by right. Uses listed below in this Subsection [A](#) are permitted by right subject to site plan review, except as otherwise noted, to be conducted in an expedited fashion pursuant to Subsection [H](#) below. Site plan review shall not be required for a change of use in an existing building where the new use is allowed by right, the building will not be expanded, and the minimum number of off-street parking spaces required for the new use in § 223-41.21F(2) is not more than 25% greater than the requirement for the existing use in § [223-26F](#) herein. The following uses are allowed by right subject to site plan review:

...

- (10) Wireless telecommunications services facilities, provided that they are mounted on a building and do not increase its height by more than 15 feet above applicable height limits and are consistent with § 223-~~26.424.5~~.

Section 7. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, Chapter 223 of the Code of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 8. Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to

accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word “Local Law” shall be changed to “Chapter,” “Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 9. Severability. The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 10. Effective Date

This local law shall take effect immediately filing with the Office of the Secretary of State.



Memorandum

Planning Board

TO: Mayor Lee Kyriacou and City Council Members

FROM: Planning Board Chairman Gunn and Planning Board Members

RE: City Council Request to Review Proposed Local Law to amend Chapter 223 concerning Wireless Telecommunications

DATE: October 15, 2020

At the September 9, 2020 and October 14, 2020 Planning Board meetings, members reviewed and discussed the proposed amendments to Chapter 223, Sections 24.5, 26.4, 25(A), 41.18(A)(19) and 41.21(A)(10) of the City Code concerning wireless telecommunications services facilities. A comprehensive review of the proposed law took place with the City Attorney Jennifer Gray with particular attention to areas of the law that pertain to planning and zoning issues, and changes in the Planning Board's jurisdiction. Considerable discussion took place regarding height limitations in proposed Section 223-26.5(I). The current Code requires antennas to be "mounted so that the bottom of the antenna is at least 20 feet above the grade at the base of the pole". This limitation is eliminated in the proposed local law. Planning Board Members expressed concern that eliminating the 20 ft. height restriction may result in unintended consequences and recommends that the City Council consider retaining a height requirement, perhaps with a provision that allows a waiver, if deemed appropriate under the circumstances. If a waiver is included, the circumstances under which the waiver may be implemented should be clearly and specifically proscribed by the City Council in the proposed local law. Further discussion took place with regard to the proximity small cell wireless facilities to residential dwellings as the facilities may visually impact residents. Upon review of the proposed Section 223-26.4(J)(5), Planning Board Members recommended including more specific direction in the local law regarding the location of such facilities in relation to residences.

Should you have any questions or require additional information, please feel free to contact me.

Dutchess County Department of Planning and Development

Fax Info

To Jennifer Cocozza

Date 8/11/20 # pgs 44

Dept Planning and Development

From Collin Milone

Fax #

Phone # 845 838 5010

239 Planning/Zoning Referral – Exemption Communities

Municipality: City of Beacon

Referring Agency: ☐ Planning Board ☐ Zoning Board of Appeals ☒ Municipal Board

Tax Parcel Number(s):

Project Name: Proposed Local Law Regarding Wireless Telecommunication Service Facilities

Applicant:

Address of Property:

Parcel(s) within 500 feet of:

- ☐ State Road _____
- ☐ County Road _____
- ☐ State Property (w/public building or recreation area)
- ☐ County Property (w/public building or recreation area)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Rezoning involving all map changes
- ☒ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses

Exempt Actions:*

239 Review Is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals
- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Date Response Requested (if less than 30 days):

If subject of a previous referral, please note County referral number(s):

* These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

FOR COUNTY OFFICE USE ONLY

Response from Dutchess County Department of Planning and Development

No Comments:

- ☒ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Project Withdrawn
- ☐ Exempt from 239 Review

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete — municipality must resubmit to County
- ☐ Incomplete with Comments — municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: 8/11

Notes:

☐ Major Project

Date Received: 8/11

Date Requested:

Referral #: ZR 20-212

Date Required: 9/9

☐ Also mailed hard copy

Date Response Faxed: 9/9

Reviewer:

Jennifer Houser

City of Beacon City Council Agenda
01/19/2021

Title:

Public Hearing to Receive Comment on a Proposed Local Law to Amend Chapter 55, Section 16 of the Code of the City of Beacon Regarding Records Retention

ATTACHMENTS

[Proposed Local Law to Amend Chapter 55, Section 16 of the Code of the City of Beacon Regarding Records Retention](#)

DRAFT LOCAL LAW NO. ____ OF 2020

CITY COUNCIL
CITY OF BEACON

PROPOSED LOCAL LAW TO AMEND
CHAPTER 55, SECTION 16 OF THE CODE
OF THE CITY OF BEACON

A LOCAL LAW to amend
Chapter 55, SECTION 16 of
the Code of the City of Beacon
concerning records retention.

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

Section 1. Chapter 55, Section 16 of the Code of the City of Beacon entitled “Records retention.” is hereby amended as follows:

§ 55-16. Records retention.

A records retention schedule will be adopted in accordance with the current records retention and disposition schedules ~~Records Retention and Disposition Schedule MU-1~~ issued pursuant to Article 57-A of the Arts and Cultural Affairs Law and as may be amended from time to time.

Section 2. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, Chapter 55 of the Code of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local

Law; that the word “Local Law” shall be changed to “Chapter,” “Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability. The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 5. Effective Date

This local law shall take effect immediately filing with the Office of the Secretary of State.

City of Beacon City Council Agenda
01/19/2021

Title:

Resolution Condemning the Attack on January 6 of the U.S. Capital and Congress

ATTACHMENTS

[Resolution Condemning the Attack on January 6 of the U.S. Capital and Congress](#)



CITY OF BEACON CITY COUNCIL

Resolution No.____ of 2021

RESOLUTION CONDEMNING THE ATTACK ON JANUARY 6 OF THE U.S. CAPITOL AND CONGRESS

WHEREAS, on January 6, 2021, there was a violent attack on the U.S. Capitol and on the U.S. Congress, described succinctly by *USA Today*: “As a shocked nation watched..., a pro-Trump mob battled police, broke into the U.S. Capitol, and sent members of Congress fleeing as lawmakers were counting Electoral College votes.... Now, five people are dead, including a U.S. Capitol police officer.”; and

WHEREAS, this attack on the U.S. Capitol and Congress was caused by the current President, as stated by third-ranking House Republican Liz Cheney, “The President of the United States summoned this mob, assembled the mob, and lit the flame of this attack. Everything that followed was his doing.... There has never been a greater betrayal by a President of the United States of his office and his oath to the Constitution.”; and

WHEREAS this attack on the U.S. Capitol and Congress followed the November national election with more than 150 million Americans exercising their constitutional right to vote, and thereafter by the counting and certification of votes by state election officials, as well as the meeting and voting by the Electoral College, and also by the adjudication of many dozens of court challenges by the current President that affirmed all the election results; and

WHEREAS, this attack on the U.S. Capital also followed months of assertions without proof by the current President that elections in states where the President lost were somehow unfair, which were repeated and amplified by the current President, culminating in and repeated at a White House rally immediately preceding the attack on the U.S. Capitol, which attack was largely perpetrated by individuals attending that rally; and

WHEREAS, the practical demonstration of a true democracy is the peaceful transfer of power from outgoing to incoming officials, which for President and Vice President of the United States has occurred peacefully and as prescribed by the U.S. Constitution after every national election since 1788 – until now; and

WHEREAS, each elected representative of the City of Beacon takes an oath of office, which includes supporting the Constitution of the United States.

THEREFORE, BE IT RESOLVED that the City of Beacon condemns the violent attack on the U.S. Capitol and Congress, and supports all actions to ensure accountability for those inciting and conducting the attack.

BE IT FURTHER RESOLVED that the City Council of the City of Beacon hereby directs the City Clerk to send this Resolution to United States Senator Charles Schumer, United States Senator Kirsten Gillibrand, and to United States Representative Sean Patrick Maloney.

Resolution No. _____ of 2021			Date: <u>January 19, 2021</u>				
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
01/19/2021

Title:

Resolution Setting a Public Hearing to Receive Comment on a Proposed Local Law to Create Chapter 223, Section 25.1 of the Code of the City of Beacon Regarding Scenic Viewsheds Protection for February 16, 2021

ATTACHMENTS

Resolution Setting a Public Hearing to Receive Comment on a Proposed Local Law to Create Chapter 223, Section 25.1 of the Code of the City of Beacon Regarding Scenic Viewsheds Protection for February 16, 2021

Proposed Local Law to Create Chapter 223, Section 25.1 of the Code of the City of Beacon Regarding Scenic Viewsheds Protection for February 16, 2021

Environmental Assessment Form Part 1 Viewshed Local Law



CITY OF BEACON
CITY COUNCIL

Resolution No.____ of 2021

RESOLUTION SETTING A PUBLIC HEARING TO RECEIVE COMMENT ON
A PROPOSED LOCAL LAW TO CREATE CHAPTER 223, SECTION 25.1 OF
THE CODE OF THE CITY OF BEACON REGARDING SCENIC VIEWSHEDS
PROTECTION FOR FEBRUARY 16, 2021

THEREFORE, BE IT RESOLVED that the City of Beacon City Council hereby sets a public hearing to receive comment on a Proposed Local Law to Create Chapter 223, Section 25.1 of the Code of the City of Beacon Regarding Scenic Viewsheds Protection for February 16, 2021.

BE IT FURTHER RESOLVED, that the City Council hereby refers the Proposed Local Law to Create Chapter 223, Section 25.1 of the Code of the City of Beacon Regarding Scenic Viewsheds Protection to the City of Beacon Planning Board and the Dutchess County Department of Planning and Development for review and comment.

Resolution No.____ of 2021			Date: <u>January 19, 2021</u>				
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

DRAFT LOCAL LAW NO. ____ OF 2021

CITY COUNCIL
CITY OF BEACON

PROPOSED LOCAL LAW TO CREATE
CHAPTER 223, SECTION 25.1 OF THE CODE OF THE CITY OF
BEACON

A LOCAL LAW to
create Chapter 223,
Section 25.1 of the
Code of the City of
Beacon concerning
Scenic Viewshed
Protection.

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

Section 1. Chapter 223, Section 25.1 of the Code of the City of Beacon is hereby created as follows:

§ 223-25.1 Scenic Viewshed Protection.

- A. Statutory authority. Pursuant to the General Municipal Law § 96-a of the State of New York and the General City Law of the State of New York, the Beacon City Council hereby enacts a Scenic Viewshed Protection Law.
- B. Legislative findings and purpose. The City of Beacon finds that certain public view locations and viewsheds, as herein defined, have a special scenic, historic, or aesthetic value and any future obstruction of such viewsheds would constitute an irreplaceable loss to the people of the City. It is hereby declared as a matter of public policy that the protection, enhancement, perpetuation, and scenic use of designated view locations is a public necessity and is required in the interest of health, safety and general welfare. The purpose of this section is to:
 - (1) Safeguard the City's scenic and aesthetic resources, as embodied in designated viewpoints and viewsheds.
 - (2) Preserve property values in such scenic resource areas.
 - (3) Foster civic pride in the beauty of the City.

- (4) Implement the objectives and policies of the City's Comprehensive Plan, Local Waterfront Revitalization Program, and Natural Resources Inventory.

C. Legislative Intent

- (1) It the intent of the City of Beacon to protect and preserve the scenic resources of the City, to ensure that the benefits provided by the scenic resource will not be lost for present and future generations, and to protect the broader public interest.
- (2) This section is enacted with the intent of providing an equitable balance between the rights of individual property owners to the use of their property and the rights of present and future generations to enjoy scenic viewsheds. Therefore, this section recognizes the rights of property owners that may be affected by a designated scenic resource to use their property for reasonable purposes consistent with these and other regulations and controls, provided that such use does not result in a significant loss or impairment to public scenic viewsheds.
- (3) It is not the intent of this section to protect views from private properties or to affect property development constructed prior to the designation of a specific scenic viewshed or scenic view location. However, it is the intent of the City of Beacon that the provisions of this section shall apply to any enlargement, alteration, improvement, or modification of any existing building or structure that affects a designated scenic viewshed.

- D. Definitions. Unless specifically defined below, words or phrases in this section shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this section its most reasonable application.

SCENIC VIEW LOCATION

A designated position from a public street, public sidewalk, public property, or publicly accessible easement at standing height in a designated direction that overlooks a scenic viewshed.

SCENIC VIEWSHED

A designated area which exhibits outstanding or unique arrangements of natural or built features, including water or water-related features, streetscape, landforms or vegetative patterns, or other historic or environmental features that provide inspiration, hold interest and command the attention of the viewing public. A scenic viewshed is visible from a scenic view location.

- E. Designation process. From time to time the City Council may, on its own motion, identify and designate certain areas within the City of Beacon as a scenic view location and a scenic viewshed:

- (1) The City Council shall identify a scenic view location and scenic viewshed for possible designation. The City Council shall prepare and make public a justification assessment which shall include maps, photographs, and a written description to describe the potential scenic view location and scenic viewshed under consideration.
- (2) The City Council shall request comments regarding the potential scenic view location and scenic viewshed from the Planning Board and Conservation Advisory Committee. The City Council may also request comments from other officials and committees as the Council deems appropriate. All comments shall be provided to the City within 30 days of the City's initial request.
- (3) After the City Council has identified a specific scenic view location and scenic viewshed for protection, it shall hold a public hearing on the designation of each identified scenic view location at which time the general public, interested parties, and property owners in the area shall have the opportunity to be heard regarding the proposed scenic view location and scenic viewshed designation.
- (4) Notice of the public hearing on the designation of the scenic view location and scenic viewshed shall be provided as follows:
 - (a) The City shall submit a notice of public hearing to the official City newspaper and one additional local newspaper for publication at least 10 days before such hearing. The notice shall be published at the expense and direction of the City. The notice shall contain the time, date and place of the public hearing, and shall identify the view location and viewshed to be designated.
 - (b) Notice of the public hearing shall be sent by the City, by certified mail (return receipts not required) at least 10 days before such hearing to all property owners within a distance of 250 feet of any boundary of the proposed scenic view location. The notice shall contain the time, date and place of the public hearing, and shall identify the view location and viewshed to be designated.
- (5) After conducting a public hearing on the intent to designate a scenic view location the City Council shall approve or disapprove the designation according to its regular voting procedures and include any designated view location on the City of Beacon Zoning Map.
- (6) The designation of a scenic view location or scenic viewshed may be amended or rescinded by the City Council, after a public hearing.

F. Criteria for designation.

- (1) Prior to designating a scenic view location or scenic viewshed, the City Council must find the scenic view location or scenic viewshed possesses one or more of the following characteristics:

- (a) The view represents a key view location for which public sensitivity to an alteration of the view will be the highest, such as at gateway entrances to the City, public parks, and major intersections.
 - (b) The view is illustrative of a natural landscape feature, water body, or geologic feature important to the natural character of the City. The City's Natural Resources Inventory identified three primary scenic viewsheds worthy of protection, including views of the Hudson River, Fishkill Creek, Fishkill Ridge and Mt. Beacon.
 - (c) The view encompasses a significant historic location which is important to the cultural history of the City. Designated view locations may include historic structures, but views of historic buildings shall be protected by the provisions in Chapter 134, Historic Preservation.
- (2) Scenic viewsheds shall possess a unique overall quality of scenic beauty.
- (3) If multiple nearby locations have similar views, the best view locations shall be designated.
- (4) Designation shall consider foreground elements and the longer-distance viewshed, as well as whether the view will be available in both summer and winter.
- (5) Only legally accessible public property, including existing roads, parks, or other legally accessible public property, may be designated as a protected scenic view location.
- G. Site development plan regulations for proposed projects affecting a designated scenic view location or designated scenic viewshed.
 - (1) Where site development plan approval is required by the Planning Board pursuant to § 223-25, the Planning Board shall consider the consistency of the proposed development, alteration, modification or improvement with the provisions of this section.
 - (2) An application for site development plan approval for a proposed development, alteration, modification or improvement that may affect a designated scenic view location or designated scenic viewshed shall include a visual assessment of the proposed action as part of the application packet. The visual assessment shall include the following:
 - (a) An aerial photograph showing the subject property, adjoining parcels, and the designated view location and direction.
 - (b) Perspective drawings, plans and section diagrams, photographs, or photo-simulations of proposed improvements in relation to the designated view location and viewshed.

- (c) A written description of the proposed development, the predicted impacts on the designated view location and viewshed, and suggested mitigation measures to avoid any potential impacts.
 - (d) The reviewing authority may request additional information as part of the review process.
- (3) Before granting or denying any site development plan, the Planning Board shall consider the following standards when reviewing a site development plan application that may affect a designated scenic viewshed or scenic view location:
- (a) The proposed activity, including any new structure, parking lot, overhead wires, antenna, light fixture, fencing, mechanical equipment, or other new site feature, shall be located or clustered on the parcel so as to avoid affecting the designated viewshed or cause the least possible obstruction of the view.
 - (b) If there is no reasonable alternative on the site to placing permitted buildings near designated views, such buildings shall be located to maintain a substantial viewshed corridor between buildings, thereby framing the view rather than obstructing it.
 - (c) To protect designated scenic viewsheds over buildings, rooftop mechanical equipment and other potential obstructions shall be avoided, or at least minimized and screened, and any visible flat roof surfaces shall be integrated into views with green roof plantings or other architectural measures.
 - (d) Disturbance to existing vegetation that contributes to the scenic viewshed shall only be permitted to the extent that it is absolutely necessary for the development or improvement. Existing overgrown vegetation that is blocking scenic views may be selectively cut down or trimmed back.
 - (e) New landscaping, including trees, shrubs, and hedges, shall be planted so as to avoid obstruction of designated public viewsheds and maintained over time as a condition of any approval.
 - (f) Development that may affect the designated viewshed shall be integrated with existing vegetation and kept screened behind and below the natural tree line, whenever possible.
 - (g) Designated viewsheds may be additionally protected by providing enhanced scenic view locations as part of a development plan, such as the incorporation of a publicly accessible viewpoint, greenspace, promenade, or Greenway Trail into the proposal.

- (4) The Planning Board may request alternative design options that would avoid or minimize negative impacts to the designated viewshed.
- (5) In order to achieve the purposes of this section, the Planning Board may modify the zoning regulations with respect to site layout and lot design, including minimum lot area, width, depth, and frontage, minimum front, side, and rear yards, and other similar requirements in the § 223-17, Schedule of Dimensional Regulations, provided that:
 - (a) The permitted number of dwellings or overall square feet of development in no case exceeds the number that could be permitted if the land was developed in conformance with the normally applicable requirements of the zoning district.
 - (b) The maximum permitted building height requirements shall be the same as those normally applicable to other dwellings in the zoning district.

Section 2. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, Chapter 223 of the City of Beacon are otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word “Local Law” shall be changed to “Chapter,” “Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not

been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 5. Effective Date

This local law shall take effect immediately upon filing with the Office of the Secretary of State.

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			
Proposed Local Law to Protect Scenic Viewsheds			
Name of Action or Project: Local Law to add Chapter 223, Section 25.1 to the Code of the City of Beacon concerning protection of scenic viewsheds.			
Project Location (describe, and attach a location map): City of Beacon			
Brief Description of Proposed Action: The City of Beacon finds that certain public view locations and viewsheds have a special scenic, historic, or aesthetic value and any future obstruction of such viewsheds would constitute an irreplaceable loss to the people of the City. The City of Beacon has prepared a proposed local law to create Chapter 223, Section 25.1 of the Code of the City of Beacon to protect and preserve the scenic resources of the City, to ensure that the benefits provided by the scenic resource will not be lost for present and future generations, and to protect the broader public interest. The purpose of the proposed local law is to safeguard the City's scenic and aesthetic resources.			
Name of Applicant or Sponsor: City of Beacon		Telephone: 845-383-5000 E-Mail: Mayor@cityofbeacon.org	
Address: 1 Municipal Plaza			
City/PO: Beacon		State: NY	Zip Code: 12509
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? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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:	☐	☐
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 ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>City of Beacon</u> Date: <u>1/14/2021</u>		
Signature: <u>Jim Garib</u> , on behalf of the city of Beacon Title: <u>City Attorney</u>		

Environmental Assessment Form
Part 1 – Project Information
Narrative Description

The City Council of the City of Beacon (“City Council”) has prepared a proposed local law to create Chapter 223, Section 25.1 of the Code of the City of Beacon to protect scenic viewsheds in the City of Beacon. Certain public view locations and viewsheds have a special scenic, historic, or aesthetic value and any future obstruction of such viewsheds would constitute an irreplaceable loss to the people of the City. The protection, enhancement, perpetuation, and scenic use of designated view locations is a public necessity and is required in the interest of health, safety and general welfare. It the intent of the proposed local law to protect and preserve the scenic resources of the City, to ensure that the benefits provided by the scenic resource will not be lost for present and future generations, and to protect the broader public interest. The proposed local law provides an equitable balance between the rights of individual property owners to the use of their property and the rights of present and future generations to enjoy scenic viewsheds. The proposed local law recognizes the rights of property owners that may be affected by a designated scenic resource to use their property for any reasonable purpose consistent the provisions of § 223-25.1 and other regulations and controls, provided that such use does not result in a significant loss or impairment to public scenic viewsheds or scenic view location.

The proposed local law establishes a process to identify and designate areas within the City of Beacon as scenic view locations and scenic viewsheds. A scenic view location is a designated position from a public street, public sidewalk, public property, or publicly accessible easement at standing height in a designated direction that overlooks a scenic viewshed. A scenic viewshed is designated area which exhibits outstanding or unique arrangements of natural or man-made features, including water or water-related features, streetscape, landforms or vegetative patterns, or other historic or environmental features that provide inspiration, hold interest and command the attention of the viewing public. A scenic viewshed is visible from a view location.

Prior to designating a scenic viewshed or scenic view location, the City Council must determine that the scenic viewshed or scenic view location meets the criteria for designation set forth in § 223-25.1.F(1) of the proposed local law.

Where site development plan approval is required by the Planning Board pursuant to City Code § 223-25, the Planning Board must consider the standards set forth in § 223-25.1.G(3) of the proposed local law to mitigate potential impacts to a designated scenic view location or designated scenic viewshed. In connection with its site development plan review, the Planning Board may request alternative design options that would avoid or minimize negative impacts to the designated viewshed.

The proposed local law will have a positive impact on the City’s resources as the purpose of the proposed local law is to safeguard the City’s scenic and aesthetic resources, as embodied in designated viewpoints and viewsheds.

City of Beacon City Council Agenda
01/19/2021

Title:

City Council Meeting Minutes January 4, 2021

ATTACHMENTS

[City Council Meeting Minutes January 4, 2021](#)

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council. Due to COVID-19 the City Council Meeting was held through video conference. The public was able to attend through video or telephone and were made aware via the City of Beacon website, cityofbeacon.org. Please note that the video recording of this meeting is available at <https://vimeo.com/460413328>. Please take further notice that in accordance with New York State Governor Andrew Cuomo's Executive Order 202.1 the full transcript of this meeting is available upon request at City Hall Suite 1, 1 Municipal Plaza, Beacon NY 12508, or by calling 845 838 5010, or by emailing cityofbeacon@cityofbeacon.org.

Councilmembers Present

Amber Grant, At Large
George Mansfield, At Large
Terry Nelson, Ward One
Air Rhodes, Ward Two
Jodi McCredo, Ward Three
Dan Aymar-Blair, Ward Four
Lee Kyriacou, Mayor

Councilmembers Absent**Also Present:**

Anthony Ruggiero, City Administrator Nick
Ward-Willis, City Attorney

Reports

- Tax Warrant

Local Laws and Resolutions: Consent Agenda

1. Proposed Boards and Committees Reappointments
2. Proposed 2021 City Council Meeting Dates
3. Resolution Approving the 2021 City Council Meeting Dates and Times
4. Resolution Approving the 2021 City Council Rules and Procedures
5. Resolution Designating Poughkeepsie Journal as the Official Newspaper of the City Council
6. Resolution Approving the 2021 City of Beacon Procurement Policy
7. Resolution Approving the City of Beacon Investment Policy
Services for 2021
8. Resolution Approving the City of Beacon Whistleblower Policy
9. Resolution Approving the City of Beacon Domestic Violence Policy (See below for the adopted Domestic Violence Policy which was altered from the Proposed Domestic Violence Policy published in the City Council Agenda on January 4, 2021)

- Motion to pass the Consent Agenda by Councilmember McCredo
- Second by Councilmember Nelson
- Motion passes 7 - 0

Approval of Minutes:

1. Resolution Appointing Christopher White to the Position of City Administrator
 - Motion to pass by Councilmember Grant
 - Second by Councilmember McCredo
 - Motion passes 7 - 0
2. Resolution Approving the Mayor's Appointment of Sands Frost to the Position of Police Chief
 - Motion to pass by Councilmember Rhodes
 - Second by Councilmember Grant
 - Motion passes 7 - 0
3. Resolution Approving the Mayor's Appointment of Michael O'Connor to the Position of Police Sergeant
 - Motion to pass by Councilmember Aymar-Blair
 - Second by Councilmember Rhodes
 - Motion passes 7 - 0
4. Resolution Approving the Mayor's Appointment of James Sirrine to the Position of Police Sergeant
 - Motion to pass by Councilmember Nelson
 - Second by Councilmember Mansfield
 - Motion passes 7 - 0
5. Resolution Approving an Agreement with Keane and Beane for Legal Services
 - Motion to pass by Councilmember Mansfield
 - Second by Councilmember McCredo
 - Motion passes 7 - 0

6. Resolution Approving an Agreement with Lanc and Tully for Engineering Services

- Motion to pass by Councilmember Grant
- Second by Councilmember Mansfield
- Motion passes 7 - 0

7. Resolution Authorizing and Agreement with Choice Words for Grant Writing Services

- Motion to pass by Councilmember Grant
- Second by Councilmember Aymar-Blair
- Motion passes 7 - 0

8. Resolution Authorizing and Agreement with John Clarke Planning and Design for Planning Services

- Motion to pass by Councilmember Mansfield
- Second by Councilmember Grant
- Motion passes 7 - 0

9. Resolution Authorizing and Agreement with Videographer (Note that due to a clerical error, Mayor Kyriacou added this resolution during the meeting. The resolution was discussed at the City Council Workshop on January 4, 2021 prior to the City Council vote.)

- Motion to pass by Councilmember Grant
- Second by Councilmember McCredo
- Motion passes 7 - 0

Approval of Minutes

City Council Meeting Minutes

December 21, 2020

- Motion to Approve the Minutes by Councilmember Grant
- Second by Councilmember McCredo
- Motion passes 7 - 0

**Executive Session
& Adjournment**

- Motion to enter Executive Session by Councilmember Nelson
- Second by Councilmember Grant
- Motion passes 7 – 0

- Motion to Exit Exec and Adjourn the Meeting by Councilmember McCredo
- Second by Councilmember Mansfield
- Motion passes 7 – 0

Domestic Violence Policy

- a. **Policy Statement.** The purpose of this policy is to identify and prescribe City of Beacon (City) practices that will promote safety in the workplace and respond effectively to the needs of victims of domestic violence.
- b. **Definitions.** For purposes of this policy, the following terms will be defined as follows:
- i. **Domestic Violence:** A pattern of coercive tactics which can include physical, psychological, sexual, economic and emotional abuse, perpetrated by one person against a Family or Household Member with the goal of establishing and maintaining power and control over the victim.
 - ii. **Family or Household Member:** Includes persons related by consanguinity or affinity; persons legally married to one another; persons formerly married to one another; persons who have a child in common, regardless of whether such persons are married or have lived together at any time; and unrelated persons who are continually or at regular intervals living in the same household or who have in the past continually or at regular intervals lived in the same household.
 - iii. **Abuser:** A person who perpetrates this pattern of coercive tactics.
 - iv. **Victim:** The person against whom an abuser directs coercive and/or violent acts and/or their child.
 - v. **Domestic Violence Service Provider:** Agency or staff member of an agency that primarily or exclusively provides comprehensive services to victims of domestic violence, including residential programs licensed by the NYS Office of Children and Family Services.
- c. **Guidelines.** Employee Awareness: The City shall increase awareness of domestic violence and inform employees of available sources of assistance i.e. The Employee Assistance Program, local domestic violence service providers, the NYS Domestic Violence and Sexual Assault hotline, and/or trained Human Resources personnel who are available to serve as confidential sources of information, support, and referral (Domestic Violence Liaison).
- d. **Non-Discriminatory and Responsive Personnel Policies for Victimized Employees.** The City will ensure that personnel policies and procedures do not discriminate against victims of domestic violence and are responsive to the needs of victims of domestic violence.
- ✱ In Accordance with Executive Law §§292(34), 296(1), 296(22) employees will be allowed reasonable time off for the following reasons:
- To seek medical attention for injuries caused by domestic violence;
 - To obtain services from a domestic violence shelter, program or rape crisis center;

- To obtain psychological counseling related to an incident of domestic violence;
- To participate in safety planning or to take other actions to increase safety from future incidents of domestic violence; or
- To obtain legal services, assist in the prosecution of the offense, or appear in court in relation to the incident of domestic violence.

An employee who requires reasonable accommodations must give advanced notice to the employer if possible. If it is not possible to give notice, the employer may request that the employee certify their victim status after the time off with either a police report, court order or other evidence from a court or prosecutor, medical records, or service provider records. Acceptable forms of notification are:

- A police report indicating that the employee or their child was a victim of domestic violence;
 - A court order protecting or separating the employee or their child from the perpetrator of an act of domestic violence;
 - Other evidence from the court or prosecuting attorney that the employee appeared in court;
 - Documentation from a medical professional, domestic violence advocate, healthcare provider, or counselor that the employee or their child was undergoing counseling or treatment for physical or mental injuries or abuse resulting in victimization from an act of domestic violence.
 - Any other proof accepted at the discretion of the Director of Human Resources.
- ii. Employees who are victims of domestic violence and who separate from a spouse (or terminate a relationship with a domestic partner, if covered), shall be allowed to make reasonable changes in benefits at any time during the calendar year where possible, in accordance with statute, regulation, contract and policy.
 - iii. In cases in which it is identified that an employee's work performance difficulties are a result of being a victim of domestic violence, said employee shall be afforded all of the proactive measures outlined in this policy, and shall be provided clear information about performance expectations, priorities, and performance evaluation. If a disciplinary process is initiated, special care will be taken to consider all aspects of the victimized employee's situation, and all available options in trying to resolve the performance problems should be exhausted, including making a referral to the Employee Assistance Program, consistent with existing collective bargaining unit agreements, statute, regulations and City policy.
 - iv. If reasonable measures have been taken to resolve domestic violence-related performance problems of victimized employees, but the performance problems persist and the employee is terminated or voluntarily separates from employment, the employee will be informed

of their potential eligibility for unemployment insurance and other separation benefits.

e. Workplace Safety Plans.

- i. The City shall have a Domestic Violence Workplace Safety Response Plan in place and provide reasonable means to assist victimized employees in developing and implementing individualized domestic violence workplace safety plans, consistent with existing collective bargaining agreements, statutes and regulations.
- ii. The City's response plan consists of alerting the appropriate law enforcement agency by dialing 911, with subsequent notification given to the Director of Human Resources, and City Administrator. Such a plan will allow appropriate actions to be taken if an abuser gains unauthorized access to the work site, or if an abuser engages in any acts that threaten the safety of employees or public.
- iii. Employees are responsible for providing a written report of any incidents of domestic violence in the workplace, including any threats which they have witnessed, received, or have been told that another person has witnessed or received. These reports should be submitted to the Director of Human Resources. Any employee who obtains a protective or restraining order which includes City-owned or leased premises as a protected area shall provide a copy of such order to the Director of Human Resources.
- iv. The City shall comply and assist with enforcement of all known court orders of protection, particularly orders in which abusers have been ordered to stay away from the work site. If requested by the victim of domestic violence or law enforcement, the City shall provide information in its possession concerning an alleged violation of an order of protection.
- v. Employees are encouraged to bring their orders of protection (OP) to the attention of the Director of Human Resources, who will secure the document, along with any other confidential information. The Director of Human Resources will discuss with the employee a plan on how best to proceed to ensure the safest possible work environment for the employee and the rest of the staff. With the permission of the employee, this may include providing a copy of the OP and/or photo of the perpetrator to Department Supervisors, the Police Department and/or front desk personnel. The employee is responsible for notifying the Director of Human Resources if there are any changes to the OP.
- vi. Information related to an employee being a victim of domestic violence shall not be divulged without the express written consent of the victimized employee, unless it is determined that maintaining said confidentiality puts the victim or other employees at risk of physical harm. In such circumstances, where possible, the victimized employee should be given advanced notification of the intent to provide information to third parties.

f. Accountability for Employees Who Are Offenders.

The City shall hold accountable employees who engage in the following behavior: (1) using City resources to commit an act of domestic violence; (2) committing an act of domestic violence from or at the workplace, or from any other location while on official City business; or (3) using their job-related City resources in order to negatively affect victims and/or assist perpetrators in locating a victim and/or in perpetrating an act of domestic violence.

- i.** In cases in which the City has found that an employee has threatened, harassed, or abused an intimate partner at the workplace using City resources such as work time, workplace telephones, FAX machines, mail, e-mail or other means, said employee may be subject to corrective or disciplinary action , up to and including termination.
- ii.** In cases in which the City has verification that an employee is responsible for a domestic violence-related offense, or is the subject of any order of protection, including temporary, final or out-of-state order, as a result of domestic violence, and said employee has job functions that include the authority to take actions that directly impact victims of domestic violence and/or actions that may protect abusers from appropriate consequences for their behavior, the City shall determine if corrective action is warranted.
- iii.** In cases in which any employee intentionally uses their job-related authority and/or intentionally uses City resources in order to negatively impact a victim of domestic violence, assist an abuser in locating a victim, assist an abuser in perpetrating acts of domestic violence, or protect an abuser from appropriate consequences for their behavior, said employee may be subject to corrective or disciplinary action, , up to and including termination.

City of Beacon City Council Agenda
01/19/2021

Title:

Personnel

ATTACHMENTS